

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
SPECIAL STUDY SESSION  
TUESDAY, FEBRUARY 5, 2019**

**APPROVED MINUTES**

Supervisor Heise called the meeting to order at 7:00 p.m.

**MEMBERS PRESENT:** Kurt Heise, Supervisor  
Mark Clinton, Treasurer  
Charles Curmi, Trustee  
Robert Doroshewitz, Trustee  
Gary Heitman, Trustee  
Jerry Vorva, Clerk

**MEMBERS ABSENT:** Jack Dempsey, Trustee, Excused

**OTHERS PRESENT:** Dan Phillips, Fire Chief  
Jon Brothers, Police Lieutenant  
Kevin Bennett, Township Attorney  
Laura Haw, AICP, NCI, Planning Director  
Sandra Groth, Deputy Clerk  
Sue Brams, Executive Assistant to the Supervisor  
Alice Geletzke, Recording Secretary  
23 Members of the Public

**B. APPROVAL OF AGENDA**

Tuesday, February 5, 2019

Moved by Trustee Heitman and seconded by Clerk Vorva to approve the agenda for the Board of Trustees Special Study Session of February 5, 2019. Ayes all.

**C. NEW BUSINESS**

1. Board Discussion on Text Amendments to Chapter 99 of the Zoning Code Article 22 (Cluster Housing Options) – *Planning Consultant Laura Haw & Attorney Kevin Bennett*

- Public Comment on Agenda Item (limited to 3 minutes per person)

Planner Laura Haw gave a brief background and layout examples of a typical subdivision and of cluster housing which can be used for the purpose of preserving quality natural assets on the site or aid in development of the site because of other factors such as configuration, circulation patterns, or suitable living environment. She also explained the proposed text amendments to Zoning Ordinance No. 99, Article XXII, and answered questions from the Board regarding those proposals.

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
SPECIAL STUDY SESSION  
TUESDAY, FEBRUARY 5, 2019**

**APPROVED MINUTES**

Clerk Vorva noted that, although unable to be present, Trustee Dempsey presented a memorandum on the subject.

Attorney Bennett explained the difference in notification requirements for the two ways the Zoning Ordinance is amended. For text amendments, which affect the entire Township and are amendments to the language in the ordinance itself, the Zoning Enabling Act (State law) and the Zoning Ordinance (Township ordinance) both require notice by publication within 15 days of the public hearing to be held by the Planning Commission. Rezoning involves changing a district classification on the zoning map for a specific property, so a mailing to property owners within 300 feet is required, as well as notice by publication within 15 days. He also noted the Cluster Housing Option requires both the mailing notice and the notice by publication. The State Legislature would have to be petitioned regarding any proposed changes to the Zoning Enabling Act. He answered questions from the Board regarding the notification procedures.

Trustee Doroshewitz gave some history, as the Board's liaison to the Planning Commission, on the proposed changes considered, particularly Section 22.11 and the density ambiguity.

Supervisor Heise opened the floor to public discussion.

Residents Patrick Arella, Joe Van Esley, Sean Laycock, John Cullen, Lee Hachigian, Clinton Mikel, and Ron Rotole expressed their concerns and opinions on the various changes proposed for the ordinance, many commenting on the density bonus proposed.

Supervisor Heise suggested the Planning Commission might want to consider a density limit based on some kind of formula to be determined. He also indicated the Cluster Housing application by the property owner, North Ridge Church, has been withdrawn as of this evening.

**D. SUPERVISOR AND TRUSTEE COMMENTS**

Trustee Heitman thanked everyone for coming and Mrs. Haw for her presentation, and he implored the residents to keep their eye on the Board.

Clerk Vorva noted a fund-raiser of the Plymouth Community Band to be held at the First United Methodist Church this Friday from 5-8 p.m., \$12 for Italian cuisine.

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
SPECIAL STUDY SESSION  
TUESDAY, FEBRUARY 5, 2019**

**APPROVED MINUTES**

Treasurer Clinton also thanked everyone for coming out and voicing their opinions. He agrees that thought needs to be given to development of the small amount of remaining land. He is concerned that too much discretion is given with regard to the footage, spacing, and density.

Trustee Curmi expressed his opposition because he felt developers could buy up land and change the character of the community. He feels there is no urgency about this.

**E. ADJOURNMENT**

Moved by Trustee Heitman and seconded by Clerk Vorva to adjourn the meeting at 8:30 p.m. Ayes all.

---

Jerry Vorva, Township Clerk

Minutes approved at Board of Trustees meeting of February 12, 2019.