

City of Wyandotte
PLANNING COMMISSION
Minutes of the Thursday, January 19, 2023, Meeting
MINUTES AS RECORDED

The meeting was called to order by Chairperson Pasko at 6:30 p.m.

COMMISSIONERS PRESENT: Jalbert, Kelly, Lupo, Pasko, Sarnacki, Williams

COMMISSIONERS EXCUSED: Duran, Kowalewski, Schultz

ALSO PRESENT: Peggy Green, Recording Secretary

COMMUNICATIONS:

No communications were received

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING:

MOTION BY COMMISSIONER Lupo, supported by Commissioner Jalbert to approve the minutes of the Meeting of November 17, 2022. MOTION PASSED.

OLD BUSINESS:

None

NEW BUSINESS:

1. Request of the Ambros Food, Owner and GLMV Architects, Appellant, to review the parking lot layout and landscaping located at 1241 Fort Street, Wyandotte in accordance with §190.325 Off-Street Parking space layout, standards, construction and maintenance. The property is located in a B-2 General Business District

MOTION BY COMMISSIONER LUPO, supported by Commissioner Sarnacki that the site plan for the parking lot at 1241 Fort Street, Wyandotte as submitted by GLMV Architecture, SP103, dated 12-16-22, is hereby approved as submitted with a variance for no screening wall along the east property line.

YEAS: JALBERT, KELLY, LUPO, PASKO, SARNACKI

NAYS: WILLIAMS

ABSENT: DURAN, KOWLAEWSKI, SCHULTZ

MOTION PASSED

PERSONS IN THE AUDIENCE: None

OTHER BUSINESS: None

MOTION TO ADJOURN:

MOTION BY COMMISSIONER Jalbert, supported by Commissioner Lupo to adjourn the meeting at 6:45 p.m.

Discussion regarding request at 1241 Fort.

The letter submitted by the City Engineer regarding 1241 Fort was read into the record.

Karissa Pankratz, GLMV Architects, and Bob, representing the owner, called in.

Chairperson Pasko commented that the upgrades look good and the appellant will be complying with the lighting required.

Ms. Pankratz agreed and added that the trash truck will be using the alley, and a wall would hinder it, and also a wall would create an unsafe condition for the customers and employees, they would not be able to see. Ms. Pankratz continued that an improvement to the site and aesthetics has been made

Lydeen Ramirez, 1295 23rd, present.

Ms. Ramirez discussed the location of the wall and indicated and felt that the garbage truck would have access, and wanted to know the reason for not wanting the wall.

Chairperson Pasko stated that the wall would hinder truck traffic, and security issues for the employees and customers. Ms. Ramirez discussed the wall again. Chairperson Pasko explained that there is a dumpster area wall on the east edge of the property, but the appellant does not want to put up a solid wall.

Ms. Ramirez asked if there was a door coming out the back of the building. Chairperson Pasko stated that the back is for deliveries. Ms. Pankratz added that there is a customer entrance and a side door, majority of the deliveries are in the back.

Commissioner Sarnacki asked Ms. Ramirez if she was concerned about trash. Ms. Ramirez replied yes and rat problems. Ms. Pankratz stated that the dumpster area will be enclosed. Bob added that the dumpster is dumped twice a week, and the area is gates and fully enclosed, the trash will be contained. Ms. Ramirez asked is there was something showing the gates. Chairperson Pasko stated that it is on the site plan. Chairperson Pasko added that the ordinance officer can be asked to keep a check on the alley.

Commissioner Kelly stated that it looks nice, and most businesses don't have screening.

Commissioner Williams expressed concern that the house directly behind the parking lot has a chainlink fence, and the headlights could be a nuisance, and he feels that should be considered.

There was discussion as to what was in the building before. Bob stated that it was a drycleaner before it was vacant.

Commissioner Lupo congratulated Pizza Hut on locating in the City of Wyandotte.

There was no further discussion.
