

**City of Wyandotte**  
PLANNING COMMISSION  
***Minutes of the Thursday, February 21, 2019, Meeting***  
**MINUTES AS RECORDED**

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

COMMISSIONERS PRESENT: Benson, Duran, Mayhew, Parker, Rutkowski

COMMISSIONERS EXCUSED: Adamczyk, Lupo, Pasko, Sarnacki

ALSO PRESENT: Ben Tallerico, Planning Consultant  
Peggy Green, Recording Secretary

**COMMUNICATIONS:**

None

**APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING:**

MOTION BY COMMISSIONER RUTKOWSKI, supported by Commissioner Mayhew to approve the minutes of the Meeting of December 20, 2018 (no meeting January 17, 2019). MOTION PASSED

**OLD BUSINESS:**

None

**NEW BUSINESS:**

- 1. PUBLIC HEARING** – A request from Jason Ptak, Owner and Applicant, for a Certificate of Occupancy for a two (2) family dwelling at 1267 Oak Street, Wyandotte, in a O-S Zoning District where the proposed conflicts with Section 1101 and 2202.L of the City of Wyandotte Zoning Ordinance.

MOTION BY COMMISSIONER MAYHEW, Supported by Commissioner Parker

WHEREAS, the Planning Commission received a request from Jason Ptak, Owner and Appellant, for a Certificate of Occupancy for a two (2) family dwelling at 1267 Oak Street, Wyandotte in the Office Service District (O-S); AND

WHEREAS, the Planning Commission held the required public hearing on February 21, 2019, where comments were heard and made part of the file;

NOW, THEREFORE BE IT RESOLVED that the Planning Commission **approves** the Certificate of Occupancy for two (2) family dwelling at 1267 Oak Street, Wyandotte, Michigan based on the following:

The proposed use as a two (2) family is compatible with the adjacent properties and is consistent with the Master Plan

YES: Benson, Duran, Mayhew, Parker, and Rutkowski

NO: None

ABSENT: Adamczyk, Lupo, Pasko, Sarnacki

MOTION PASSED

**OTHER BUSINESS:**

- Monthly Report from the City Planner.

Mr. Tallerico reviewed the monthly report with the Commission.

**PERSONS IN THE AUDIENCE:**

None

**BILLS AND ACCOUNT:**

MOTION BY COMMISSIONER RUTKOWSKI, supported by Commissioner Duran to: Pay Beckett & Raeder for Planning Consultant fee for January and February 2019 in the amount of \$1,400

YES: Benson, Duran, Mayhew, Parker, and Rutkowski

NO: None

ABSENT: Adamczyk, Lupo, Pasko, Sarnacki

MOTION PASSED

**MOTION TO ADJOURN:**

MOTION BY COMMISSIONER RUTKOWSKI, supported by Commissioner Mayhew to adjourn the meeting at 6:40 PM.

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**PUBLIC HEARING** – A request from Jason Ptak, Owner and Applicant, for a Certificate of Occupancy for a two (2) family dwelling at 1267 Oak Street, Wyandotte, in a O-S Zoning District.

Acting Chairperson Benson opened the hearing and asked if there was anyone present who wished to speak about this hearing.

Mr. Tallerico explained that the property is located on Oak and 14<sup>th</sup> Streets. There are homes to the east, existing low density area, and is consistent with the existing plan, and he has no concerns for what is proposed.

Jason Ptak, owner, present.

Commissioner Mayhew asked about drawing showing a possible building in the rear. Mr. Ptak replied that it is a potential garage, but a variance would be required. Commissioner Mayhew asked if there were any provisions for off street parking. Mr. Ptak replied that currently there is a two car garage with a driveway.

Acting Chairperson Benson confirmed with Mr. Ptak that he is not asking for the garage now.

Mr. Ptak stated that was correct.

Mr. Tallerico stated that Mr. Ptak is requesting a Special Use.

Commissioner Mayhew read the Notice of Nonconformance from the City Engineer.

Mr. Tallerico commented that this is referring to Article 22 of the Zoning Ordinance only.

There being no other discussion the hearing was closed.

No communications were received regarding this hearing.