

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

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

COMMISSIONERS PRESENT: Adamczyk, Benson, Duran, Lupo, Mayhew, Pasko, Rutkowski, Sarnacki

COMMISSIONERS EXCUSED: Parker

ALSO PRESENT: Ben Tallerico, Planning Consultant
Kelly Roberts, Recording Secretary

COMMUNICATIONS:

None

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING:

MOTION BY COMMISSIONER RUTKOWSKI, supported by Commissioner Benson to approve the minutes of the Meeting of February 21, 2019. MOTION PASSED

OLD BUSINESS:

None

NEW BUSINESS:

- 1. PUBLIC HEARING** – A request from Thomas Roberts Architect (Appellant) and Jason D’Herin, A & J Realty Ventures, LLC, (Owner) for site plan approval for Mix Use (Retail and Residential) at 166 Oak Street, Wyandotte, in a CBD Zoning District where the proposed conflicts with Section 2607.A of the City of Wyandotte Zoning Ordinance.

MOTION BY COMMISSIONER BENSON, Supported by Commissioner Rutkowski, that the site plans for the proposed W. Lots & Suites Mixed-Use Development Project at 166 Oak Street and the parking lot on Chestnut, Wyandotte as submitted by Thomas Roberts Architect, LLC, are hereby APPROVED by the Planning Commission provided the overhead lines adjacent to the project are buried underground; AND

BE IT FURTHER RESOLVED that the final landscape plans and detail of brick, block or poured concrete wall to be submitted to Planning Commission for approval.

YES: Adamczyk, Benson, Duran, Lupo, Mayhew, Pasko, Rutkowski, Sarnacki

NO: None ABSENT: Parker

MOTION PASSED

- 2. PUBLIC HEARING** - Request from City of Wyandotte (Appellant and Owner) to rezone the property known as Former 1068-1096 Biddle Avenue, Wyandotte, Michigan. It is proposed that said land be rezoned from General Business District (B-2) to Multiple Family Residential District (RM-1A).

MOTION BY COMMISSIONER BENSON, Supported by Commissioner Mayhew to table and hold in abeyance the rezoning of the former 1068-1096 Biddle, Wyandotte until additional information is received.

YES: Adamczyk, Benson, Duran, Lupo, Mayhew, Pasko, Rutkowski, Sarnacki

NO: None ABSENT: Parker

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 Mayhew to: Pay Beckett & Raeder for Planning Consultant fee for February 2019 in the amount of \$700

YES: Adamczyk, Benson, Duran, Lupo, Mayhew, Pasko, Rutkowski, Sarnacki

NO: None ABSENT: Parker

MOTION PASSED

MOTION TO ADJOURN:

MOTION BY COMMISSIONER BENSON, supported by Commissioner Duran to adjourn the meeting at 7:45 PM.

PUBLIC HEARING – A request from Thomas Roberts Architect (Appellant) and Jason D’Herin, A & J Realty Ventures, LLC, (Owner) for site plan approval for Mix Use (Retail and Residential) at 166 Oak Street, Wyandotte, in a CBD Zoning District where the proposed conflicts with Section 2607.A of the City of Wyandotte Zoning Ordinance

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

Mr. Tallerico informed the Commissioners that the property is located in the CBD towards the end of the District. Mr. Tallerico stated further that the project would require the review of the Design Review Committee and by the Planning Commission because there are over 6 parking spaces.

Thomas Roberts Architect, 2927 4th Street, Wyandotte. Mr. Roberts reviewed the plans with the Commissioners and indicated that the 1st floor will have 30 covered parking spaces and retail; they will be adding a 5 story building to the east of the property. Mr. Roberts indicated that they will have 29 parking spaces in the Chestnut Street parking lot to the north. Mr. Roberts stated that they are required to have 61 parking spaces and they will have 59. Mr. Roberts indicated they will be seeking a variance from the Zoning Board of the Appeals for 2 parking spaces.

Mr. Roberts stated that the location of this building is not located in the historical downtown area, but closer to the neighborhood.

Mr. Roberts indicated further that they will be coming back to the Commission for review of the landscaping plan, the brick wall details, and gate enclosure on the site. Mr. Roberts stated that the utilities will be placed underground and the street improvements will match the existing streetscape in the downtown.

Mr. Roberts indicated that the new building will have residential units on the 2nd 3rd 4th and 5th floors. There will be 11 units per floor, 2/3 will have balconies.

Mr. Roberts indicated that the exterior will be similar brick to what the current building has and the upper building will be metals and have some color.

Mr. Roberts indicated that there will be lights in the parking lot that will be screened from the neighborhood.

Commissioner Benson asked if the parking will be only for residents of the building.

Mr. Roberts indicated yes the parking lot will be gated for residents only.

Bruce Yinger, 117 Chestnut, Wyandotte.

Mr. Yinger indicated that he lives west of the parking lot on Chestnut and is impressed with the plans submitted and the use is good for the building. Mr. Yinger asked about the height of the brick wall adjacent to his property, Mr. Yinger indicated that it should be the same height as the brick wall adjacent to the Eye Clinic's wall.

Mr. Yinger indicated further that he is concerned that the parking lot is not constructed too close to Chestnut Street that might block his sight when pulling out of his driveway. Mr. Yinger stated further there should be no entrance off of Chestnut.

Mr. Roberts indicated that it would meet the setback requirements of 15 feet and it should not be an issue and there will be no entrance off of Chestnut into the parking lot.

Mr. Yinger also asked about the lighting and wanted them to be aware of not disturbing the neighbors.

There being no other discussion the hearing was closed.

No communications were received regarding this hearing.

PUBLIC HEARING – Request from City of Wyandotte (Appellant and Owner) to rezone the property known as Former 1068-1096 Biddle Avenue, Wyandotte, Michigan. It is proposed that said land be rezoned from General Business District (B-2) to Multiple Family Residential District (RM-1A).

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

Mr. Tallerico indicated the land to the east is B-2 and to the south is B-2 and north and west is RM this rezoning would be consistent with the Master Plan.

Jeff representing BASF representative read a letter into the record indicating that BASF is against the rezoning due to the location of the lot from their industrial site and indicated that the site might have soil issues. Letter is attached.

Mike Conway, 1032 Biddle Avenue, Wyandotte.

Mr. Conway indicated that he is the Secretary of the Labadie Condo's and BASF has been a good neighbor. Mr. Conway asked if the City owns the property, and if the Planning Commission has the final say if the property gets rezoned.

Mr. Tallerico indicated that the Planning Commission holds the required public hearing and makes recommendations to the City Council. Mr. Tallerico continued that anytime there is a change to the Zoning Map or Zoning Text it has to be approved by the City Council.

Mr. Kowalewski, City Engineer. Mr. Kowalewski indicated that BASF raises two (2) issues, buffering from industrial and soil issues.

Mr. Kowalewski indicated the current zoning allows for residential uses, but since the City owns the property it is important to make sure the property matches the Master Plan. Mr. Kowalewski indicated that the City has entered into a Purchase Agreement with Mr. Pizzo and his site plan meets the requirements.

Mr. Kowalewski indicated that the City has removed an underground tank on the property and the EPA has changed the indoor air requirements and this rezoning should be held in abeyance until a request can be sent to City Council to have the soil tested to insure there are no issues with the soil and residents use.

Commissioner Benson stated that the rezoning would not be considered spot zoning.

Mr. Kowalewski indicated that this is not spot zoning if it matches with the Master Plan. Mr. Kowalewski indicated that it is unrealistic to rezone property adjacent to BASF all I-1 or I-2 for a buffer from their site.

Mr. Tallerico indicated that if the rezoning is held in abeyance or tabled for additional information no new public hearing will be advertised the residents will need to check online for the Planning Commission's agendas.

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Mr. Kowalewski indicated that since the City is the applicant, we can request to hold this issue in abeyance.

There being no other discussion the hearing was closed.

One (1) communication was received regarding this hearing.