

City of Wyandotte
PLANNING COMMISSION
Minutes of the Thursday, April 18, 2019, Meeting
MINUTES AS RECORDED

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

COMMISSIONERS PRESENT: Lupo, Parker, Pasko, Rutkowski, Sarnacki

COMMISSIONERS EXCUSED: Adamczyk, Benson, Duran, Kowalewski

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

COMMUNICATIONS:

None

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING:

MOTION BY COMMISSIONER LUPO, supported by Commissioner Rutkowski to approve the minutes of the Meeting of March 21, 2019. MOTION PASSED

OLD BUSINESS:

None

NEW BUSINESS:

1. PUBLIC HEARING – A request from Ziad Nakad, (Appellant) and Wyandotte Boat Club (Owner) to amend their approved PD Plan by placing a Seasonal Tent covering the Outdoor café Area at 1 James DeSana Drive, Wyandotte, in a PD Zoning District where the proposed is governed by Section 2400.D of the City of Wyandotte Zoning Ordinance.

MOTION BY COMMISSIONER LUPO, Supported by Commissioner Sarnacki, WHEREAS, on April 18, 2019, the Planning Commission of the City of Wyandotte held a Public Hearing with proper notice regarding the requested change to the approved PD Plan for the property at 1 James DeSana Drive; and

WHEREAS, the Planning hereby determines that the request for the Seasonal Tent covering the Outdoor Area at 1 James DeSana Drive generally complies with the requirements set forth in the Zoning Ordinance, Section 2400 which governs the PD District;

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WYANDOTTE, that the Seasonal Tent over the Outdoor Area be approved.

YES: Lupo, Parker, Pasko, Rutkowski, Sarnacki

NO: None ABSENT: Adamczyk, Benson, Duran, Kowalewski

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 PARKER, supported by Commissioner Rutkowski to: Pay Beckett & Raeder for Planning Consultant fee for March 2019 in the amount of \$700

YES: Lupo, Parker, Pasko, Rutkowski, Sarnacki

NO: None ABSENT: Adamczyk, Benson, Duran, Kowalewski

MOTION PASSED

MOTION TO ADJOURN:

MOTION BY COMMISSIONER PARKER, supported by Commissioner Lupo to adjourn the meeting at 7:00 PM.

PUBLIC HEARING – A request from Ziad Nakad, (Appellant) and Wyandotte Boat Club (Owner) to amend their approved PD Plan by placing a Seasonal Tent covering the Outdoor café Area at 1 James DeSana Drive, Wyandotte, in a PD Zoning District where the proposed is governed by Section 2400.D 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 PD District. Mr. Tallerico indicated that the property to the north is industrial zoning; the Detroit River is to the east, RM-3 zoning to the west and residential zoning to the south.

Chairperson Pasko read the communication that was received into the record.

Mr. Nakad, Owner present.

Mr. Nakad stated that he is the owner of Silver Shores Waterfront Banquet and they have a 10 year lease with the Boat Club who owns the property. Mr. Nakad indicated that last year they had 30 weddings and they would put up a tent on Friday and remove it on Sunday and there were no issues. Mr. Nakad is requesting a more permanent tent to be erected April thru October. Mr. Nakad indicated that there have been no complaints in the past when the tent was erected.

Mr. Nakad indicated further that if additional parking is needed, they have an agreement with the Hospital to use their parking area, but they have never had to use the additional parking.

Mr. Tallerico asked if they will be having the same services just adding a more permanent tent that they can keep up from April thru October.

Mr. Nakad indicated that there is no change to the use, it is a banquet facility and not opened to the public unless it is leased for a wedding or private party.

There being no other discussions the hearing was closed.

One (1) communication was received regarding this hearing.