

**City of Wyandotte**  
PLANNING COMMISSION  
**Minutes of the Thursday, May 17, 2018, 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:**

All communications received and placed on file.

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

MOTION BY COMMISSIONER RUTKOWSKI, supported by Commissioner Lupo, to approve the minutes of the regular Meeting of April 19, 2018. MOTION PASSED.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

1. Review of the landscape plan and parking lot layout for the vacant property at the Northeast Corner of 13<sup>th</sup> Street and Pennsylvania (4711 13<sup>th</sup> Street) as submitted by Ronald Thomas, Owner.

MOTION BY COMMISSIONER BENSON, Supported by Commissioner Duran, that the request of Ronald Thomas, Owner, requesting the review of the landscape plan and parking lot layout for the property at 4711 13<sup>th</sup> Street, Wyandotte, is APPROVED as submitted, (Plans dated 3/28/18, revised 5/15/18 Sheet No. 0, A-1, A-2, S-1, L-1), provided all requirements as noted in the City Engineer's letter dated May 14, 2018, are met.

YEAS: ADAMCZYK, BENSON, DURAN, LUPO, MAYHEW, PASKO, RUTKOWSKI, SARNACKI  
NAYS: NONE ABSENT: PARKER  
MOTION PASSED

2. **PUBLIC HEARING #1707-** Request from LTW Investments, LLC, (Owner) and Down River Jacks, LLC dba Smugglers Run on the River (Applicant) for special approval for a Certificate of Occupancy for an outdoor café at 1 St. Johns, Wyandotte, MI in a PD Zoning District, which requires approval by the Planning Commission per Section 2202.S. 2.

MOTION BY COMMISSIONER SARNACKI, supported by Commissioner Adamczyk that the PLANNING COMMISSION OF THE CITY OF WYANDOTTE, reviewed the application and plan for the outdoor café at 1 St. Johns as requested by LTW Investments, LLC (Owner) and Down River Jacks, LLC dba Smugglers Run on the River (Appellant);

AND BE IT RESOLVED that the Permit for an Outdoor Café on Private Property at 1 St. Johns, Wyandotte, is hereby **approved** with compliance of all ordinance requirements and the conditions below prior to use as an outdoor café:

1. The outdoor café is subject to all conditions applicable to an outdoor café Section 2202.S of the City of Wyandotte's Zoning Ordinance. The applicant is responsible for carefully reviewing, understanding and complying with the requirements of the ordinance.
2. Outdoor café to be constructed in accordance with the site plan submitted by Owner/Applicant dated November 26, 2009.
3. If alcoholic beverages are served, the current Michigan Liquor Control Commission rules and regulations shall apply, and the applicant shall obtain all necessary approvals.
4. Compliance with all Police, Fire and City Engineer requirements see letter dated May 15, 2018.
5. Use of the outdoor café shall be allowed from 7:00 a.m. to 12 midnight Monday thru Thursday and Sunday, 7:00 a.m. to 2:00 a.m. Friday and Saturday from May 17 through December 31.
6. The outdoor café shall comply with all applicable laws and regulations of the City, County, and the State.
7. Umbrellas to have name of establishment on the drip-tee only, no logo's for products.
8. Occupancy is limited to 50 seats WITH A total occupancy OF 75.

YEAS: ADAMCZYK, BENSON, DURAN, LUPO, MAYHEW, PASKO, RUTKOWSKI, SARNACKI

NAYS: NONE ABSENT: PARKER

MOTION PASSED

**PERSONS IN THE AUDIENCE:**

None

**OTHER BUSINESS:**

- Monthly Report from Ben Tallerico, Beckett & Raeder. Mr. Tallerico discussed the report that he had submitted to the Board.

**BILLS AND ACCOUNT:**

MOTION BY COMMISSIONER BENSON, supported by Commissioner Sarnacki to:  
Pay Beckett & Raeder for Planning Consultant fee for May 2018 in the amount of \$700.00  
Michigan Association of Planning Membership 7/1/18-7/30/19 \$650

YEAS: ADAMCZYK, BENSON, DURAN, LUPO, MAYHEW, PASKO, RUTKOWSKI, SARNACKI

NAYS: NONE ABSENT: PARKER

MOTION PASSED

**MOTION TO ADJOURN:**

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

**PUBLIC HEARING #1707-** Request from LTW Investments, LLC, (Owner) and Down River Jacks, LLC dba Smugglers Run on the River (Applicant) request special approval for a Certificate of Occupancy for an outdoor café at 1 St. Johns, Wyandotte, MI

The communication received was read into the record.

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

Kevin Travers, 5000 E. Grand River, Howell, MI, representing LTW Investments, LLC.

Mr. Travers indicated that he had not seen the letter from the City Engineer's until tonight's meeting. Mr. Travers indicated that they own all the property and they are not leasing and there is no change from the plan that was approved years ago. Mr. Travers indicated that they are just reopening the restaurant.

Mr. Travers stated they own it.

Mr. Travers reviewed the items on the letter from the City Engineer and stated that the gates have been corrected; the panic hardware is on order and should be installed soon; and they have replaced the steps with a non-skid surface. Mr. Travers stated that he discussed some of these issues with the Engineering Department and they should be resolved.

Chairperson Pasko asked if the pool was removed.

Mr. Travers indicated yes.

Commissioner Duran asked if there would be tables with chairs and picnic tables.

Mr. Travers indicated that they would have a mixture of both.

Commissioner Mayhew asked about the occupancy number. The plan indicates one number and the proposed Resolution indicates another.

Chairperson Pasko indicated that the Engineering Department needs to receive and review the parking lot layout to determine the occupancy allowed for the outdoor café and restaurant.

Commissioner Mayhew asked if the restaurant was open to the public.

Mr. Travers stated it will be open on Saturdays.

There being no further discussion, the hearing was closed.

One (1) communication was received from the City Engineer and Fire Chief.