

City of Wyandotte
PLANNING COMMISSION
Minutes of the Thursday, June 18, 2020, Meeting
MINUTES AS RECORDED

The meeting was called to order by Chairperson Pasko at 6:35 p.m. this was a virtual auto-only meeting.

COMMISSIONERS PRESENT: Duran, Kowalewski, Parker, Paso, Rutkowski, Sarnacki
Stec

COMMISSIONERS EXCUSED: Adamczyk, Lupo

ALSO PRESENT: Kelly Roberts, Recording Secretary

COMMUNICATIONS:

MOTION BY COMMISSIONER DURAN, supported by Commissioner Kowalewski to receive and place all communications on file. MOTION PASSED.

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING:

MOTION BY COMMISSIONER RUTKOWSKI, supported by Commissioner Parker to approve the minutes of the Meeting of February 13, 2020. MOTION PASSED. (No meeting on March 19, April 16 of May 21, 2020)

OLD BUSINESS:

None

NEW BUSINESS:

- 1. PUBLIC HEARING #02242020** - Request by Frank Mucci, Owner and Appellant, requesting to rezone the property at 2011 Oak Street, Wyandotte, County of Wayne and State of Michigan (13276 LOTS 119 120 121 EUREKA ESTATES SUBDIVISION). It is proposed that said land be rezoned from O-S (Office Service District) to B-1 (Neighborhood Business District).

MOTION BY COMMISSIONER KOWALEWSKI, SUPPORTED BY COMMISSIONER Rutkowski to recommend to the Mayor and City Council that the property known as at 2011 Oak Street be approved for rezoning to B-1 (Neighborhood Business District).

Reason: The adjacent properties are zoned B-1 and the uniqueness of the property

YEAS: DURAN, KOWALEWSKI, PARKER, PASKO, RUTKOWSKI, SARNACKI, STEC

NAYS: NONE

ABSENT: ADAMCZYK, LUPO

MOTION PASSED

2. PUBLIC HEARING #060820201702: Request from Phyllis Soltz Trust, Owner and Applicant, requesting the rezoning of the property known as 1040 Ford Avenue, Wyandotte, Michigan. (LOT 241 and 242 G.F. Bennett's Boulevard Park Subdivision) County of Wayne and State of Michigan. It is proposed that said land be rezoned from B-1 (Neighborhood Business District) to B-2 (General Business District).

MOTION BY COMMISSIONER KOWALEWSKI, Supported by Commissioner Rutkowski to recommend to the Mayor and Council that the requested rezoning of the property at 1040 Ford Avenue to B-2 (General Business District) be denied.

Reason: The request to rezone this property to B-2 would be considered spot zoning and not consistent with Master Plan.

YEAS: DURAN, KOWALEWSKI, PARKER, PASKO, RUTKOWSKI, SARNACKI, STEC
NAYS: NONE
ABSENT: ADAMCZYK, LUPO
MOTION PASSED

3. PUBLIC HEARING #05142020 Request from Rick DeSana/Les Salliotte, Owner and Applicant, requesting a change to their Outdoor Café at 126 Oak Street, Wyandotte, Michigan. The property is zoned CBD, which conflicts with Section 2200 of the City of Wyandotte Zoning Ordinance.

MOTION BY COMMISSIONER KOWALEWSKI, supported by Commissioner Sarnacki that the Commission reviewed the application and plan for the outdoor café at **126 Oak** as requested by Rick DeSana/Les Salliotte (Owner and Appellant); AND

BE IT RESOLVED that the Permit for an Outdoor Café on Private Property at the rear of the property at 126 Oak Street, Wyandotte is hereby approved with compliance of all ordinance requirements and the conditions below prior to use as an outdoor café:

- Approval of the rear café expansion is for an additional 1,600 square feet.
- Outdoor cafes adjacent to residential properties shall be screened with a solid brick wall at a minimum of eight (8) feet high to be completed within 30 days as indicated by Owner. The existing (or new) fence on the north side of the café shall be reinstalled prior to opening of the rear café, complete with a 36-inch wide gate with panic hardware. Relocation of the gate to the east side if allowed by City.
- A fire extinguisher will be required in the outdoor café, located at the direction of the Wyandotte Fire Chief.
- The occupancy limit for the rear outdoor café shall remain 75 persons.
- The front outdoor café was approved by the Planning Commission by Resolution, March 15, 2018, and remains in effect as there have been no changes.

NOTE: This approval supersedes any previously approved plan for the rear outdoor café.

YEAS: DURAN, KOWALEWSKI, PARKER, PASKO, RUTKOWSKI, SARNACKI, STEC
NAYS: NONE
ABSENT: ADAMCZYK, LUPO
MOTION PASSED

PERSONS IN THE AUDIENCE:

None

OTHER BUSINESS:

Monthly Report from Ben Tallerico, Beckett & Raeder was received.

Commissioner Kowalewski was appointed to the Design Review Board and Commissioner Stec was appointed as the Alternate Member to the Design Review Board. All agreed.

BILLS AND ACCOUNT:

MOTION BY COMMISSIONER RUTKOWSKI, supported by Commissioner Parker to:
Pay Beckett & Raeder for Planning Consultant fee for March, April, May and June 2020 in the amount of \$2,800.

YEAS: DURAN, KOWALEWSKI, PARKER, PASKO, RUTKOWSKI, SARNACKI, STEC
NAYS: NONE
ABSENT: ADAMCZYK, LUPO
MOTION PASSED

MOTION TO ADJOURN:

MOTION BY COMMISSIONER RUTKOWSKI, supported by Commissioner Duran to adjourn the meeting at 8:05 p.m.

PUBLIC HEARING #02242020 Request by Frank Mucci, Owner and Appellant, requesting to rezone the property at 2011 Oak Street, Wyandotte, County of Wayne and State of Michigan.

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

Chairperson Pasko read the letter from the City Engineer into the record.

Commissioner Kowalewski indicated that the letter talks about parking required, but the Planning Commission is only reviewing the rezoning of the property and not parking.

Chairperson Pasko indicated that was correct.

Lisa Gunter, 2917 21st Street, Wyandotte

Ms. Gunter indicated that her driveway is connected to the parking lot of the property that is being required to be rezoned and her car is always getting blocked in. Ms. Gunter further indicated that the lot is not lined, there is trash all over and not cleaned up. Ms. Gunter indicated that she put up a \$10,000 fence and does not feel this is the place for parties to be held.

Frank Mucci, Owner

Mr. Mucci indicated that he wants to be a good neighbor. Mr. Mucci further indicated that he has applied for funding to repair the building and to keep it a historical building.

Mr. Mucci further indicated that they would not be using the 2nd floor of the building. Mr. Mucci indicated that there are 13 parking spaces on the site and he has received permission to utilize the parking lot at 2205 Oak Street for the remaining parking spaces required.

Mr. Mucci stated further that he is planning on bringing the building up to code and having the parking lot resurfaced and striped to bring income in and share with the community.

Ms. Gunter indicted that she is concerned about the smoking and drinking in the parking lot.

Mr. Mucci indicated that he has written rules for the use of the building and if they are not followed their deposit will not be returned. Mr. Mucci indicated that he wants to be a good neighbor.

Commissioner Stec asked what funding source has he applied for to correct the repairs.

Mr. Mucci stated that he talked to the Historical Society and they indicated that there were no funds available for private property so the funds to repair the building will be coming out of his pocket.

Mr. Mucci indicated that he would lease the building to people for small parties.

Commissioner Rutkowski stated that it is too bad the parking lot across 20th Street could not be used.

Mr. Mucci indicated that he tried to work a deal with the Church, but they are not interested in leasing any of their property to him.

Commissioner Rutkowski asked if he would consider a shuttle service to use the lot down the block.

Mr. Mucci indicated that he might consider it.

There being no further discussion, the hearing was closed.

Two (2) communications were received.

PUBLIC HEARING#06082020 Request from Phyllis Soltz Trust, Owner and Applicant, requesting the rezoning of the property known as 1040 Ford Avenue, Wyandotte, Michigan.

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

Aaron Burnett, 2666 22nd Street, Wyandotte. Proposed purchaser.

Mr. Burnett indicated that he would like to buy the property, but he can't close on the property until his use is approved. Mr. Burnett stated further that there are other businesses on the block being used as the same use as he would like to use the building for.

Mr. Burnett further indicated that he would like to use the building for his plumbing business and the hours would be 9-5 with no equipment on the property.

Mr. Burnett stated further that the property was previously zoned B-2 and he is not sure when the zoning was changed.

Commissioner Kowalewski indicated that the adjacent properties on the north side of Ford Avenue from Electric to 21st Street are zoned B-1 and changing the property to B-2 would be spot zoning. Commissioner Kowalewski indicated that the Applicant should apply to the Zoning Board for a use variance.

There being no further discussion, the hearing was closed.

No communications were received regarding this hearing.

PUBLIC HEARING#05142020 Request from Rick DeSana/Les Salliotte, Owner and Applicant, requesting a change to their Outdoor Café at 126 Oak Street, Wyandotte, Michigan.

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

Mr. Bruce Yinger, 117 Chestnut, Wyandotte.

Mr. Yinger indicated that 126 Oak had a site plan approved by the City in 2018 that was never implemented. Mr. Yinger stated that the rear fence is just a cyclone fence with a cloth fabric on it and noise is louder than ever. Mr. Yinger stated further that now they want to enlarge the café to the alley without any building. Mr. Yinger continued that he is concerned that there will be no sound barrier and an increase in occupancy and he is against it.

Chairperson Pasko indicated that the drawing submitted tonight will supersede anything that was previously approved and indicated further that nothing from the old plan was completed.

Mr. Yinger stated that the current restrooms are not sufficient for the change in the size of the rear outdoor café. Mr. Yinger further stated that the handicap parking was never installed.

Chairperson Pasko read the letter received from the City Engineer dated June 10, 2020.

Mr. Yinger asked if the cyclone fence that is 6 feet high was acceptable.

Chairperson Pasko indicated that it would have to be a solid fence at least 6 feet in height.

Mr. Yinger stated that he wants the solid wall constructed adjacent to the neighborhood property.

Joe Hirsch, 144 Chestnut, Wyandotte.

Mr. Hirsch stated that he is concerned since the Governor opened up the State there has been no social distance on the rear outdoor café. Mr. Hirsch stated further that he is tired of the noise and the music all hours of the night.

Mr. Hirsch stated that the expansion of the rear outdoor café will be larger than the inside bar area and he does not feel there are enough bathrooms.

Mr. Hirsch stated that he feels their license should be revoked there is no quality of life for the neighbors adjacent to this bar.

Rick DeSana, Owner 126 Oak, Wyandotte.

Mr. DeSana indicated that the main reason for the expansion is to allow for the requirements of Covid19 and there will be no increase in occupancy. Mr. DeSana indicated that they turn off the music at midnight. Mr. DeSana further indicated that he will put up a wall whatever height the Commission wants and it will take him 30 days to complete.

Mr. DeSana continued that they have been shut down for 3 months and they are only allowed ½ the occupancy in the inside bar and he needs this expansion.

Commissioner Duran indicated that she is concerned that Mr. DeSana has no urgency in completing what needs to be done on the café to meet the City requirements. (ie the brick wall).

Mr. DeSana indicated that no additional occupancy is being asked for. Mr. DeSana just started he wants to expand to meet the social distance requirements. Mr. DeSana further indicated that neither the Commission nor the City ever put a time frame on him to complete the requirements of the previously approved plan.

Mr. Yinger indicated that he understands the struggles that businesses have had, but it has been 5 years and the neighbors are tired of hearing the music/noise from this bar. Mr. Yinger stated that the most important part of the requirements, the wall is not getting done.

Mr. DeSana indicated that he is 100% in compliance he had a 6 foot wooden fence and was going to do a building, but at this time they cannot afford to do it.

Ms. Guilloz, 145 Chestnut indicate that her home is directly behind the bar and she can't even open her windows and sleep because the noise is so bad. Ms. Guilloz indicated that the music is on from 1 pm to 1 am every day. Ms. Guilloz further stated that there is no handicap parking and she can't understand why the plan from 2018 was never started.

Chairperson Pasko indicated that the drawing before the Commission tonight will replace the drawing from 2018.

Mr. DeSana confirmed this plan will replace the plan from 2018. Mr. DeSana further indicated that he is not sure if a building will ever get built.

Chairperson Pasko indicated to Mr. DeSana that if they do decide to build, he would need to get approval for it from the Planning Commission.

Commissioner Parker stated that the plan from 2018 will go away if this plan that is before the Commission tonight is approved.

Chairperson Pasko stated that was correct.

Commissioner Parker stated that he is concerned that the increase in the rear outdoor café will require additional toilets per the Plumbing Code.

Mr. DeSana indicated that he has 3 women's and 3 men's toilets currently and he is not asking for additional occupancy.

Mr. Hirsch indicated that men are urinating in the alley all the time and there is not sufficient toilets for the occupancy.

Chairperson Pasko indicated that there will be no addition to the occupancy for the bar.

Mr. DeSana indicated that all the persons on the rear outdoor café will be sitting, there will be no standing customers.

There being no further discussion, the hearing was closed.

Three (3) communications were received regarding this hearing.

Regarding rezoning of Firehouse at 2011 Oak Street

May I start this letter with my name Lisa Gunter of
2917 21st Street, Wyandotte.
I wish all neighbors to be happy, healthy, kind, safe and clean.

I carefully looked for a house to call home in this particular neighborhood (due to my Grzywa family history).

I have a Dentist across my front, but I was not aware I would have a rental hall behind me.
I was actually very excited when I was told that my neighbor was an old empty Historical Firehouse.
(sadly I was misinformed)

I purchased my home in September 2019.
I've lived in it a little less than 6 months.

When I first started clean up of the outside (weeds and tree removal)
from my property and neighbors property. I had to track down the owner of the Firehouse to have his
trailer moved so I could access the side of my garage to clean weeds from alley. He told me his name was
Frank and he lived a couple hours away, he did have it moved by the next day.

Now the Firehouse is rented out for parties.

This has already become a very big inconvenience for me.
There has been approximately 20 parties so far, that I've seen.

The main problems are parking, crowds and noise, although I'm not pleased with how many people smoke
and drink alcohol in the parking lot during some events.

I have 3 times had to walk around the block to ask " customers" to please not block my access and let me
leave my driveway. The people have all been nice, a couple of times I've been invited in to have food and
drinks, I declined.

I have also 3 or 4 times just sat in my car and blow my horn until they let me out. (I'm disabled with
difficulty walking).

One time I had to call Wyandotte Police for help getting cars moved.

(I needed to rush to hospital and couldn't deal with it myself)

I fear the problems will only become worse.

I understand this man has put time and money into this building, but my opinion is this building does not
have adequate parking for party goers.

Also brings a lot of people very close to mine and others homes.

This can be disturbing in many ways.

This is a nice residential area. This will definitely effect the neighborhood negatively. I've only had a
chance to speak with a few neighbors, they are unhappy with this building being used this way.

Some are complaining of previous years activities.

Could this building be used for something that wouldn't bring massive amounts of different strangers on a
regular basis.

I have also put a lot of time, money and energy into my property.

Thousands just into the gates that the " customers" are blocking.

Thankfully nobody has damaged my new fencing, but there have been a few close calls already. There are
no lights in lot. I light my yard up when I see a party, but I can't always watch the Firehouse.

I'm hoping to peacefully enjoy the rest of my life in my beautiful Wyandotte home and know and care for
my neighbors.

I plan to attend this meeting in person, but with the new virus I'm not sure.

So in closing I'll say I object to the re zoning.

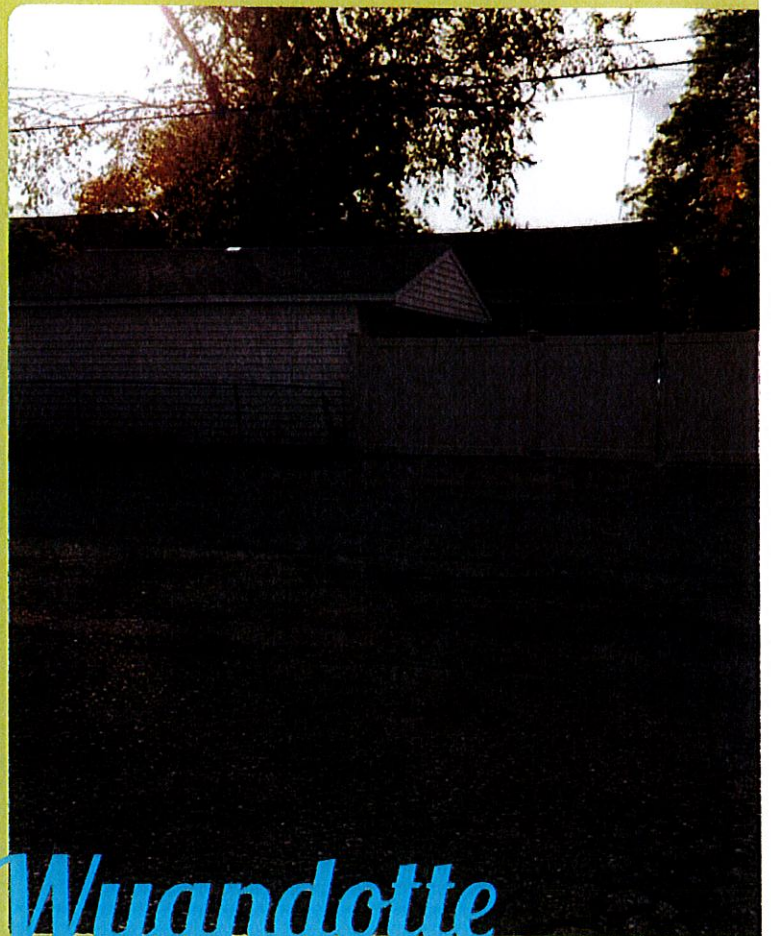
I have included several pictures that may help visualize my explanation.

Thank you for your time and consideration.

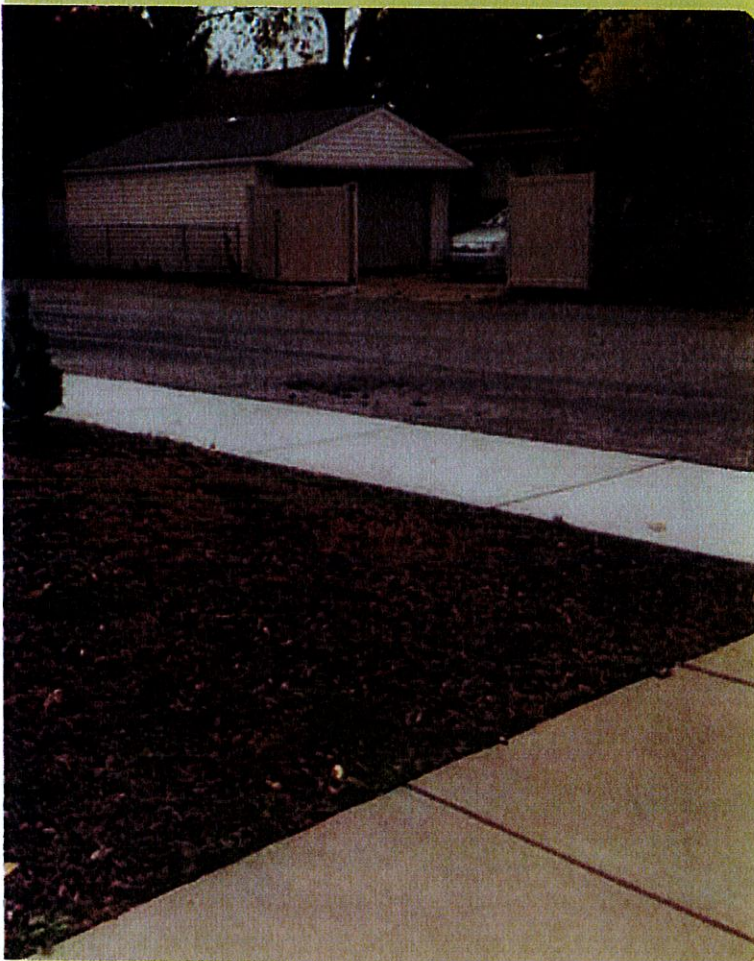
Lisa Gunter
2917 21st
Wyandotte

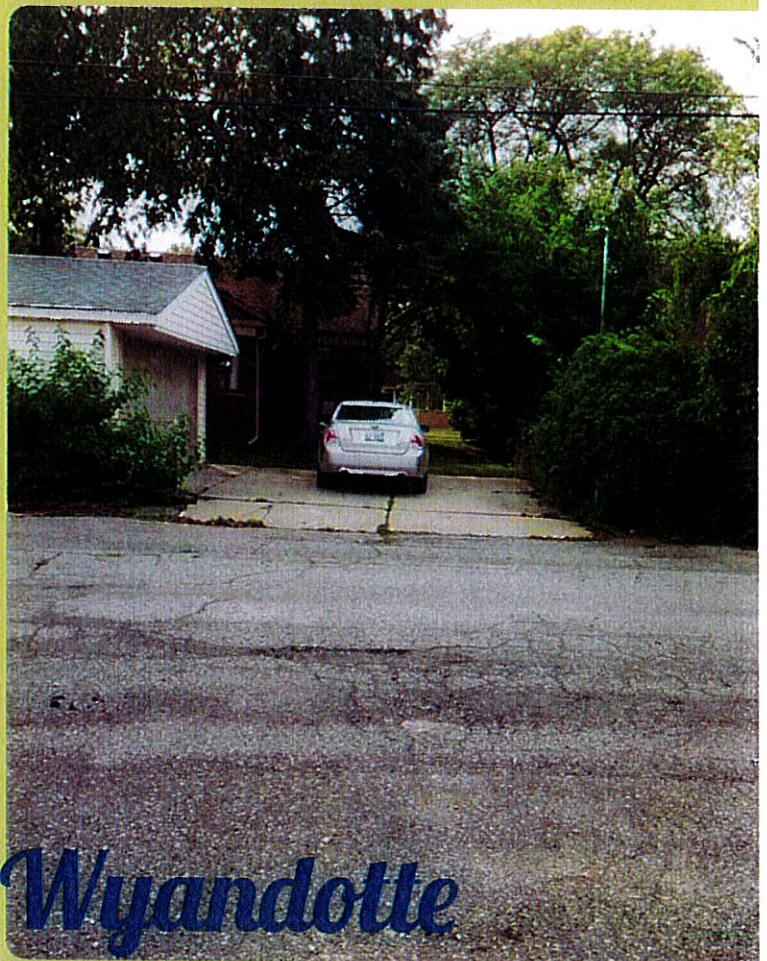
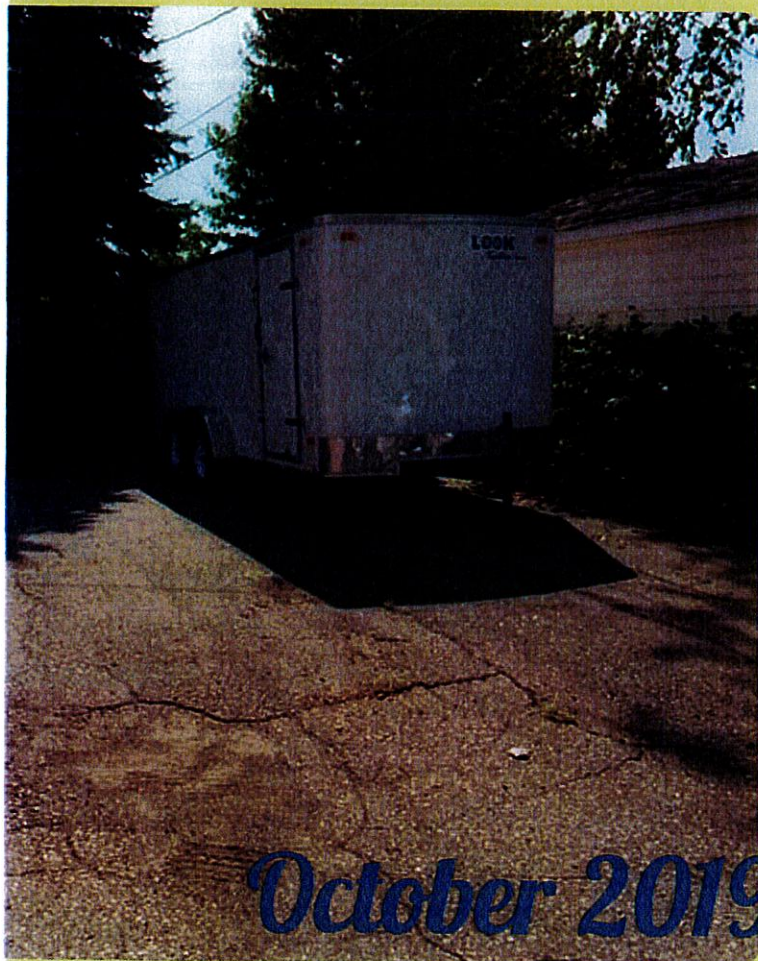
734 675 1213

P.S. Downriver Veterans have helped with proper care and hanging of the Flag on the Firehouse.

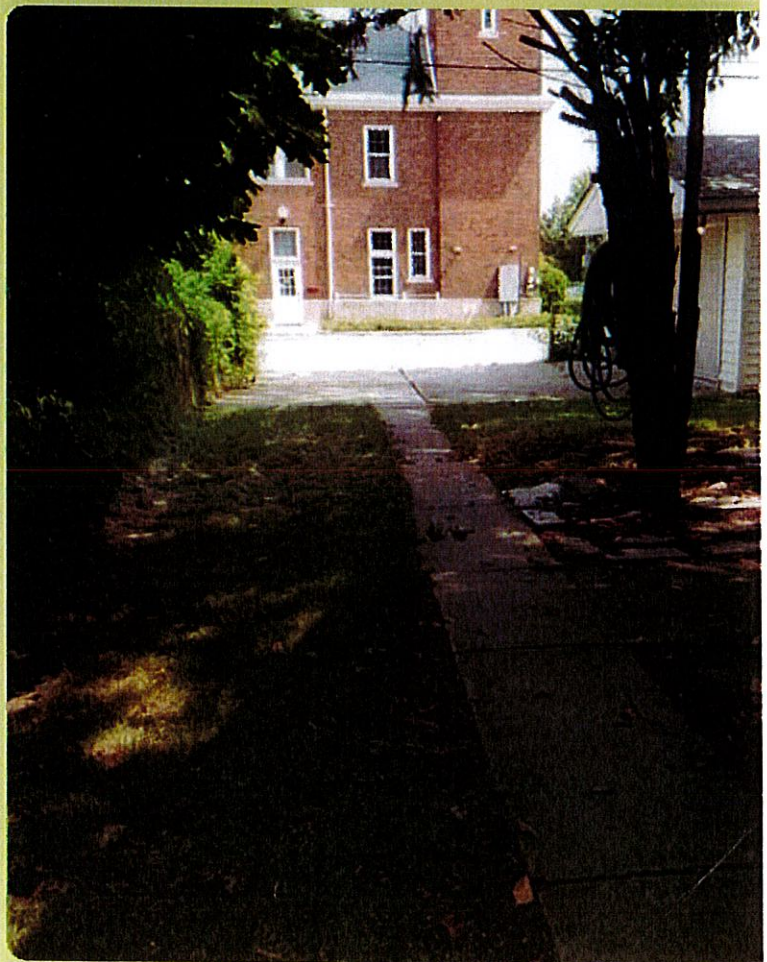
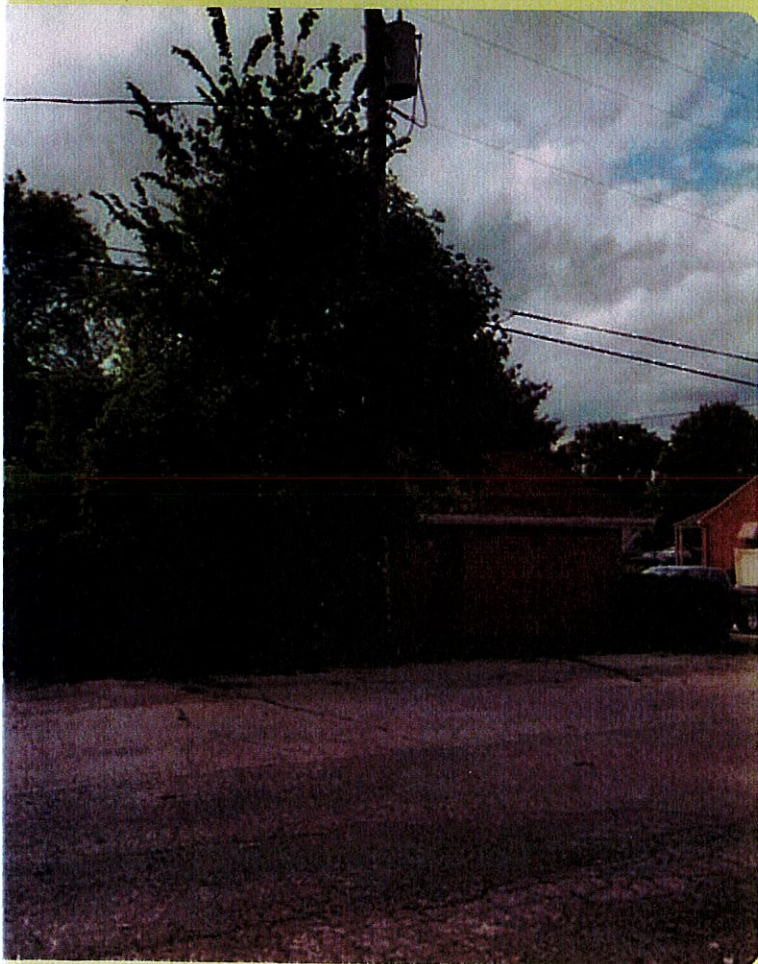


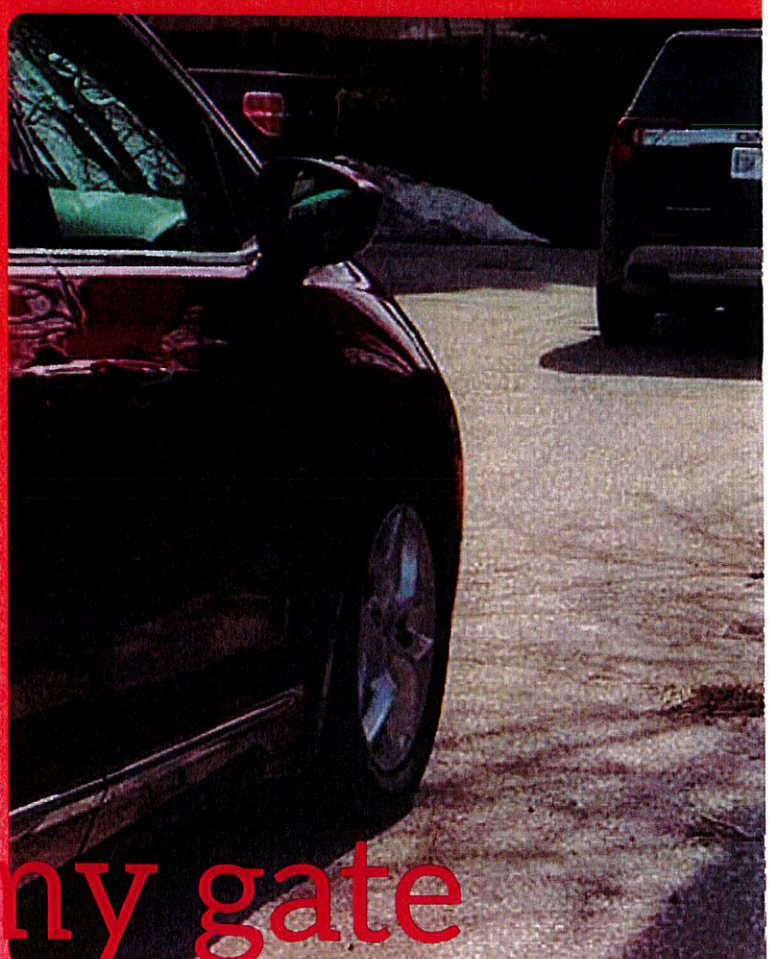
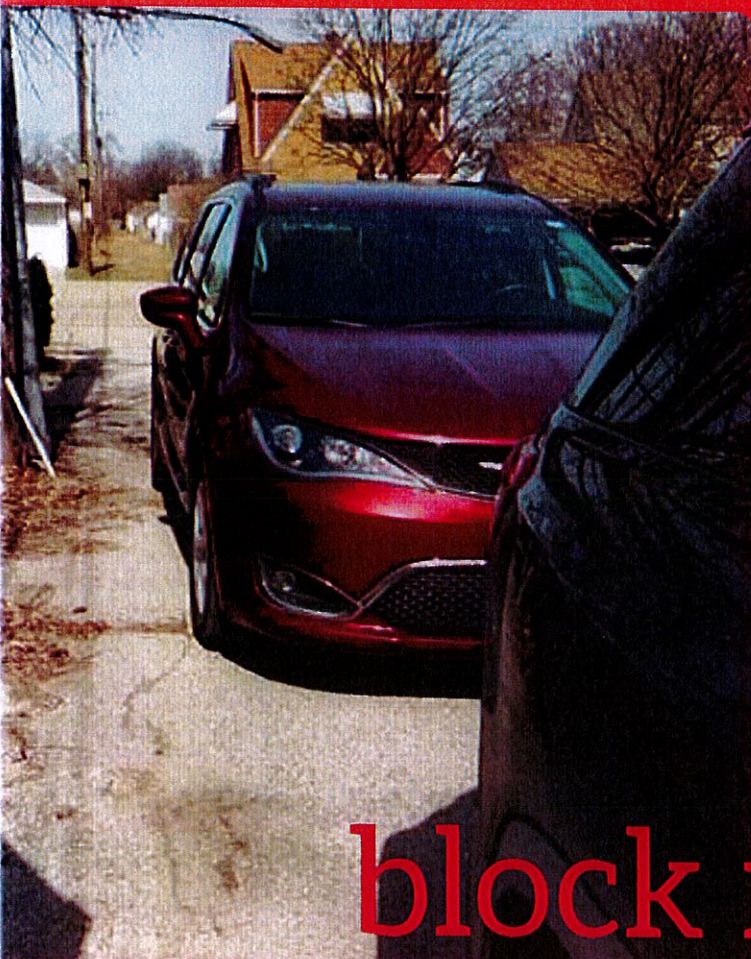
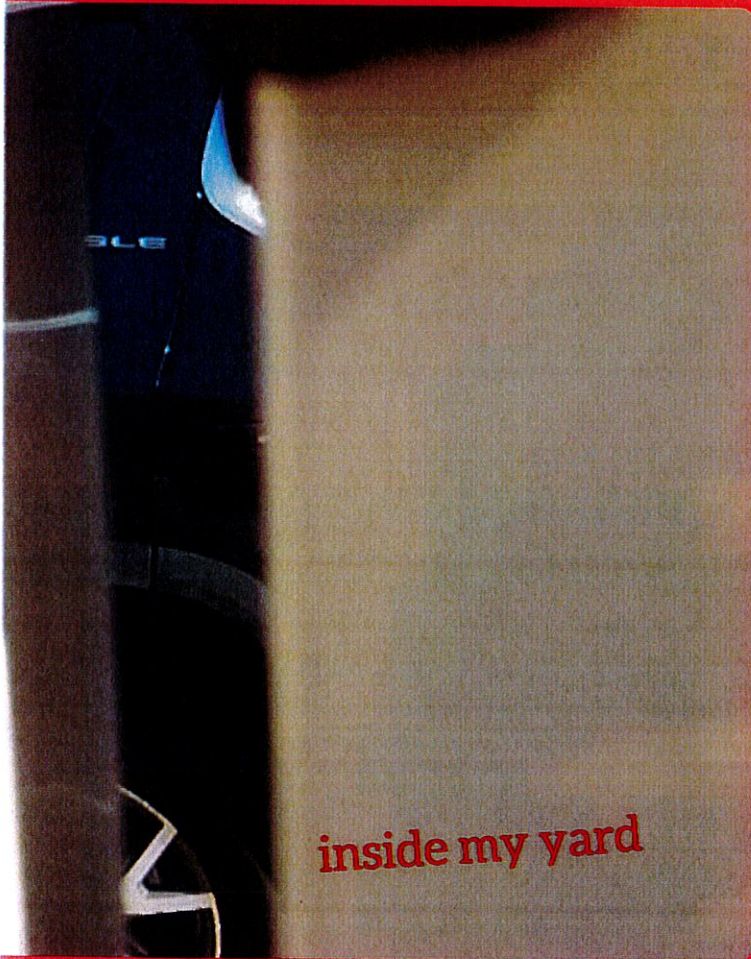
November 2019 Wyandotte





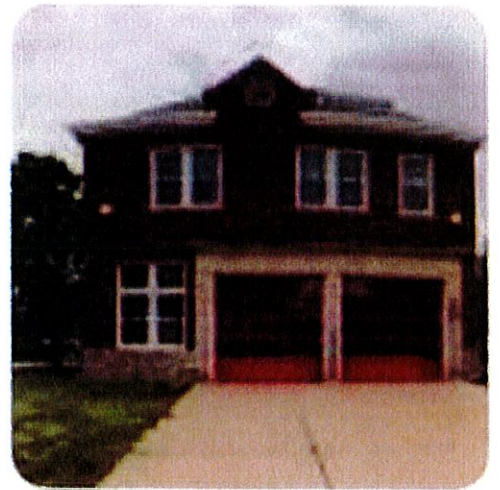
October 2019 Wyandotte





Wyandotte Party Station No. 3 - Home | Facebook

Host your PARTY
at the historical
decommissioned
Wyandotte Fire



Station No 3 ! Perfect for
Baby showers, birthdays,
holiday parties, ...





Wyandotte Party Station No. 3 added 7 new photos.

Oct 29, 2019 at 10:50
PM • 🌐

**Host your PARTY at the
historical decommissioned
Wyandotte Fire Station No
3!**

**Perfect for Baby showers,
birthdays, holiday parties,
work celebrations, and
corporate events.**

\$300 hall rental!

**\$395 hall including seating
for 32 guests!!**

**\$495 hall including seating
for 64 guests!**

**Space includes the use of a
full kitchen if needed.**

**Email us now while
availability exists!**

61 Banquet Halls and Wedding Venues around Wyandotte, Michigan

61 Banquet Halls and
Wedding Venues around
Wyandotte, Michigan.



Best 30 Hall Rentals in Wyandotte, MI with Reviews - YP.com

261 results · Hall Rentals in
Wyandotte on YP. com. ...
more for the best Halls,
Auditoriums & Ballrooms in
Wyandotte, MI. ... this
banquet hall for many other
friends and family ...

Grace Missionary Baptist Church

June 12, 2020

Dear Wyandotte Planning Commission,

This letter is in response to the Rezoning request for 2011 Oak St.

We have a concern with this request because of the lack of parking at this location.

Our Church building is located at 1812 Oak St. (NE corner of intersection) and own the parking lot directly across Oak St. (SE corner of intersection) which is directly across 20th St. from the property requesting this rezoning (SW corner of intersection)

The owner of the 2011 Oak St building approached the Church awhile back requesting permission to use our lot which we denied because of liability.

On several occasions, as members and visitors have arrived to attend Services, Weddings and Funerals at the Church, our lot was almost half full of cars associated with events going on at 2011 Oak St. even though our lot is posted Church Parking only. We are concerned that this rezoning will cause this issue to grow.

We understand they have secured additional parking that is 2 blocks away, but we are concerned that most of their guests are not going to park 2 blocks away but are going to continue to use our private lot, especially in poor weather.

We sincerely hope the owner can find a profitable use of the building that works within the neighborhood using the parking spaces on their property.

Robin Roberts
Deacon
Grace Missionary Baptist Church
1812 Oak St.
Wyandotte, MI 48192
734-281-1484



Kelly Roberts

From: Joseph Hirsch <jhirsch447@att.net>
Sent: Tuesday, June 09, 2020 10:37 PM
To: Kelly Roberts
Subject: Captain's Bar and patio

Dear Ms. Kelly Roberts,

Joe Hirsch here on Chestnut Street. I am sending this note as I am concerned about an apparent expansion of the patio at Captain's.

I do know that one day last week a new concrete pad was installed to within a couple feet of the alley. This as I'm sure you know was on the agenda for Zoning Board of Appeals and then removed before the meeting on June 3rd. So I am unaware of any approval of this expansion.

And with the restrictions being lifted they opened yesterday (Monday) and in the evening they did have patrons occupying the entire space. In fact they operated out there until at least 12:30 last night. It was at that time that I moved to a different room to escape the noise so they could have gone on even later. The owners there seem to bend and break the rules at will.

Any light that could be shed on this would be appreciated. Thank you.

Regards,
Joe Hirsch

Joseph & Sharon Schichl
163 Chestnut
Wyandotte, MI 48192
Tel: (734) 285-6874

June 15th, 2020

Kelly Roberts, Secretary
Wyandotte Planning Commission
3200 Biddle Avenue, Suite 200
Wyandotte, MI 48192

RE: Notice of Public Hearing 05142020

Dear Ms. Roberts:

As long term residents of 163 Chestnut, we would like to offer our comments and concerns regarding the request for a change to the outdoor café located at 126 Oak Street. It is our understanding that they wish to increase the size of their patio with an extension reaching all the way to the alley, but are not requesting an increase in occupancy.

We purchased our home at 163 Chestnut 50 years ago and in all that time, have never had cause to complain about noise coming from the businesses located along Oak Street. While we are sympathetic to businesses investing in our city, we do not approve any decision that would contribute further to the noise level that has already been very disruptive to our community. There are several residential properties surrounding 126 Oak Street. In addition to the homes located directly behind the outdoor café along Chestnut Street, there is a multi-unit apartment building directly to the east as well as a future high-end residential property to the west. The level of noise coming from the outdoor patio as a result of both music and patrons is beyond an acceptable level. An expansion to the size of the outdoor café will both increase the volume and the proximity for these residences.

According to Sec. 25-85 of the Wyandotte code of ordinances:

"A person is guilty of a misdemeanor if he or she operates or permits the operation of an amplified or un-amplified radio, tape, cassette, stereo, television, phonograph, musical instrument, boom box, loud speaker, other electronic sound producing device, or similar device, which causes total noise exceeding 82 DBA. or which may be heard more than one hundred feet away from the source of the noise."

There are some evenings that it feels as though a wedding reception is taking place in our backyard and can assure you that we live well over 100 feet away from the outdoor café patio. We can't imagine what it is like for the apartment unit directly adjacent or the residence located directly behind. The extension of the patio area can only bring the noise closer to ourselves and our neighbors.

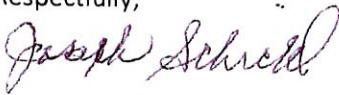
The notice states that the outdoor café located at 126 Oak Street is proposing a change to the layout with no increase in occupancy. It appears that they've already done the expansion to the patio and

tables and chairs will soon be filling it, which leaves us with some questions. If they've increased the seating, how does this not automatically add to their capacity? Can we expect city officials and/or the police to be enforcing their current capacity limit following their outdoor expansion? Will they be prevented from requesting an increase to their capacity in the future or is that just their next step?

Rick DeSana and Les Salliotte, or any future owner of this property, should understand that they did not purchase a property backing up to a commercial district and as a result their business model ought to reflect that. There must be limitations to how a business backing up to a residential neighborhood can and should operate.

The noise level coming from this establishment is unacceptable and it's not just noise from music, their patron's voices and laughter carry all the way to our side of the street. Any decisions made, that will contribute to the volume and its proximity to the residences, we will have to oppose.

Respectfully,

A handwritten signature in dark ink, appearing to read "Joseph Schichl". The script is cursive and fluid.

Joseph Schichl

A handwritten signature in dark ink, appearing to read "Sharon Schichl". The script is cursive and fluid.

Sharon Schichl

OFFICIALS

Theodore H. Galeski
CITY ASSESSOR

Lawrence S. Stec
CITY CLERK

Todd M. Browning
CITY TREASURER



ITEM #3
HEARING #05142020

MAYOR
Joseph R. Peterson

COUNCIL
Robert Alderman
Chris Calvin
Robert A. DeSana
Megan Maiani
Leonard T. Sabuda
Donald Schultz Jr.

GREGORY J. MAYHEW, P.E.
CITY ENGINEER

June 10, 2020

Stan Pasko, Chairperson
Planning Commission
City of Wyandotte
3200 Biddle Avenue
Wyandotte, MI 48192

RE: Outdoor Café Application at 126 Oak
Captain's Bar and Grill

Dear Mr. Pasko:

The undersigned has reviewed the application for the expanded rear outdoor café at 126 Oak Street. Note the rear café is located on private property in the Central Business District. The proposed expansion would be for the purpose of providing ample space for social distancing. Captain's is not requesting an increase in occupancy for the rear café. If the expansion is approved, the occupancy limit of the rear outdoor café will remain unchanged. The 2020 outdoor café application has been approved for use with no changes to the previous approval.

The following items are contingent for approval of the expansion of the rear café:

- Approval of the rear café expansion is for an additional 1,600 square feet.
- Outdoor cafés adjacent to residential properties shall be screened with a solid fence a minimum of six (6) feet high. The existing (or new) fence on the north side of the café shall be reinstalled prior to opening of the rear café, complete with a 36-inch wide gate with panic hardware.
- A fire extinguisher will be required in the outdoor café, located at the direction of the Wyandotte Fire Chief.
- The occupancy limit for the rear outdoor café shall remain 75 persons.
- The front outdoor café was approved by the Planning Commission by Resolution, March 15, 2018, and remains in effect as there have been no changes.
- On January 18, 2018, the Planning Commission, by Resolution, approved an expansion of the rear outdoor café that included a new enclosed patio, an accessory building with storage and restrooms, and the area of use extended to the north property line. This expansion has not been completed/constructed.

If this new application for the rear outdoor café is approved, it would replace the expansion previously approved January 18, 2018, either temporarily or permanently.

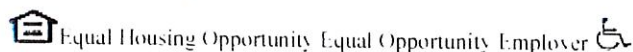
The plans meet the requirements of the City of Wyandotte Zoning Ordinance. The enclosed outdoor café plans are provided for your review and approval.

If you have any questions you may contact the undersigned at (734) 324-4554.

Sincerely,


Gregory J. Mayhew
City Engineer

3200 Biddle Avenue • Wyandotte, Michigan 48192 • 734-324-4551 • Fax 734-324-4540 • www.wyandotte.net



Kelly Roberts

From: bvk96@wyan.org
Sent: Friday, June 05, 2020 1:41 PM
To: Kelly Roberts
Subject: 126 Oak St. Captains rear outdoor patio layout change

Kelly,

I received the resent notice of request for a change to the layout with no additional increase in occupancy of the rear outdoor cafe at Captains.

A serious concern I have, and would be against, any expansion of the patio area regardless of the number of patrons it will occupy, without the construction of an 8 ft. sound barrier wall which was proposed as part of the patio expansion and required as a condition of approval by the Commission in 2017.

The 2017 patio expansion plan and patio capacity, had specific night time conditions of use by the Commission as well as additional permanent bathroom requirements that did not allow for porta potties.

Thank You for working.

Bruce Yinger

117 Chestnut

313-319-0611