

**City of Wyandotte**  
PLANNING COMMISSION  
**Minutes of the Thursday, July 16, 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, Kelly, Kowalewski, Lupo, Pasko, Rutkowski, Sarnacki, Stec

COMMISSIONERS EXCUSED: Parker

ALSO PRESENT: Ben Tallerico, City Planner  
Kelly Roberts, Recording Secretary

**COMMUNICATIONS:**

MOTION BY COMMISSIONER RUTKOWSKI, supported by Commissioner Sarnacki 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 Sarnacki to approve the minutes of the Meeting of June 18, 2020. MOTION PASSED.

**OLD BUSINESS:**

**1. PUBLIC HEARING #02242020** – Clarification of the Resolution regarding the property at 2011 Oak Street, Wyandotte to include the Applicant’s request to utilize off street parking located at 2205 Oak Street, Wyandotte.

MOTION BY COMMISSIONER KOWALEWSKI, supported by Commissioner Rutkowski to deny the request for shared parking with 2205 Oak Street, Wyandotte.

Reason: The use of the parking lot at 2205 Oak Street is not in a reasonable distance to 2011 Oak Street, no parking lot layout was submitted and there is no easement agreement between the property owners.

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

**NEW BUSINESS:**

**2. PUBLIC HEARING #2020-141- To hear comments regarding Amendments to the Zoning Ordinance, Article II – Definitions, Article XV - I-1 Industrial District and Article XXII - Special Land Uses relating to Animal Lodging Facilities and Kennels to I-1 Zoning District.**

MOTION BY COMMISSIONER KOWALEWSKI, Supported by Commissioner Lupo to hold this public hearing in abeyance until additional information is received regarding requirements for an outdoor area for a dog run and changes to Section PP. 1. Kennel.

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

**3. PUBLIC HEARING #02020-142** To hear comments regarding Amendment to the Zoning Ordinance, Article XXIV – General Provisions, Section 2411. – Small Cell Wireless relating to the regulations for installation of small cell wireless facilities (six (6) cubic feet maximum in size and associated equipment no larger than 25 cubic feet) in the City’s right-of-way.

MOTION BY COMMISSIONER KOWALEWSKI, Supported by Commissioner Rutkowski to recommend to the Mayor and Council APPROVAL of the amendments to Zoning Ordinance Article XXV- General Provisions, Section 2411- Small Cell Wireless provided the following changes are incorporated into the Ordinance:

- C.3.b add the following to the end of the sentence “and not more than 10% of its original width”.
- E.2 add the following to the first line after approval “in B-2, CBD, I-1, I-2, I-3 and IRO Zoning Districts and shall not exceed the maximum height of structures in Schedule of Regulations Article 200”.

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

**PERSONS IN THE AUDIENCE:**

None

**OTHER BUSINESS:**

None

**BILLS AND ACCOUNT:**

MOTION BY COMMISSIONER RUTKOWSKI, supported by Commissioner Sarnacki to: Pay Beckett & Raeder for Planning Consultant fee for July 2020 in the amount of \$700.

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

**MOTION TO ADJOURN:**

MOTION BY COMMISSIONER LUPO, supported by Commissioner Stec to adjourn the meeting at 7:25 p.m.

**PUBLIC HEARING #02242020** - Regarding Shared Parking Request from 2011 Oak Street.

Chairperson Pasko indicated that this issue was at the last meeting, but a Resolution was never adopted regarding the shared parking with 2205 Oak Street.

Mr. Tallerico indicated that the letter that was received does not indicate a date or a time frame on the use of the parking lot. Mr. Tallerico further indicated that it needs to be determined if it is reasonable distance from 2205 Oak Street.

Commissioner Lupo indicated that the church is not willing to allow them to utilize their parking lot to the east of the building. Commissioner Lupo further stated that there is no mention of the hours for the beauty shop at 2205 Oak Street.

Commissioner Rutkowski indicated that 1 tenth of a mile is a long distance if the weather is bad.

Commissioner Kelly asked for a clarification on the parking and the rezoning from the last meeting.

Mr. Tallerico indicated that last month the Commission just approved the rezoning and the parking should have been a separate Resolution.

Commissioner Kowalewski indicated that usually a request for shared parking is adjacent to the building where the parking is short, not 1 tenth of a mile away.

Commissioner Kelly indicated that the owner at 2011 Oak Street could utilize a shuttle service.

Chairperson Pasko indicated that it is such a small venue, maybe in the future they would do that.

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**PUBLIC HEARING #02020-141** - Regarding Amendments to the Zoning Ordinance, Article II - Definitions, Article XV - I-1 Industrial District and Article XXII - Special Land Uses relating to Animal Lodging Facilities and Kennels to I-1 Zoning District.

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

Mr. Tallerico indicated that he is in agreement with this proposed Ordinance Amendment and indicated that animal lodging facilities and kennels are not currently allowed in Wyandotte. Mr. Tallerico further indicated that he feels this use should be in an industrial district.

The Commissioners discussed changes they wanted to the Ordinance regarding a requirement to have an outdoor area for a dog run and how parking was determined.

There were no public comments regarding this hearing.

There being no further discussion, the hearing was closed.

No communications were received regarding this Ordinance Amendment.

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**PUBLIC HEARING#02020-142** - Regarding Amendment to the Zoning Ordinance, Article XXIV – General Provisions, Section 2411. – Small Cell Wireless relating to the regulations for installation of small cell wireless facilities (six (6) cubic feet maximum in size and associated equipment no larger than 25 cubic feet) in the City’s right-of-way.

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

Mr. Tallerico indicated that this ordinance is in response to Act No. 365 of the Public Acts of 2018 signed by Governor Snyder.

Mr. Mayhew indicated that this will conform to the State requirements for small wireless communication facilities and allow the City to have control as to where the equipment can be placed and allow for fees to be charged by the City.

There were no public comments regarding this hearing.

There was a discussion by the Commission regarding changes to Section C.3.b and Section E.2 that they wanted made.

There being no further discussion, the hearing was closed.

No communications were received regarding this Ordinance Amendment.