

City of Wyandotte
PLANNING COMMISSION
Minutes of the Thursday, August 15, 2019, Meeting
MINUTES AS RECORDED

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

COMMISSIONERS PRESENT: Benson, Duran, Kowalewski, Parker, Pasko, Rutkowski, Sarnacki

COMMISSIONERS EXCUSED: Adamczyk, Lupo

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

COMMUNICATIONS:

None

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING:

MOTION BY COMMISSIONER BENSON, supported by Commissioner Sarnacki, to approve the minutes of the regular Meeting of June 20, 2019. MOTION PASSED (meeting of July 18, 2019 was postponed until August 15th due to lack of quorum).

OLD BUSINESS:

None

NEW BUSINESS:

- 1. PUBLIC HEARING #06032019** - Request from Jason Ptak, Owner and Applicant, requesting the rezoning of the property known as 9 Walnut, Wyandotte, Michigan. (Lot 16 River Park Subdivision). It is proposed that said land be rezoned from Recreation Unit District (RU) to One Family Residential District (RA).

1st MOTION BY COMMISSIONER DURAN, supported by Commissioner Rutkowski, Whereas THE PLANNING COMMISSION OF THE CITY OF WYANDOTTE, held the required public hearing on August 15, 2019, regarding the request to rezone the property known as 9 Walnut, Wyandotte; AND

BE IT RESOVLED that the Commission recommends to the Mayor and City Council that the property described as Lot 16 River Park Subdivision, known as 9 Walnut located in Wyandotte, County of Wayne, and State of Michigan be approved for rezoning to One Family Residential District (RA).

Reason: This request is consistent with the Future Master Plan Map.

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

NAYS: NONE ABSENT: ADAMCZYK, LUPO

MOTION PASSED

2nd MOTION BY COMMISSIONER KOWALEWSKI, Supported by Commissioner Benson that the Public Hearing process be started to rezone the remaining properties on Walnut (Lots 1 to 21 River Park Subdivision) that are currently zoned Recreation Unit District (RU) to One Family Residential District (RA) which will correspond with the adopted Future Master Plan Map.

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

NAYS: NONE ABSENT: ADAMCZYK, LUPO

MOTION PASSED

- 2. PUBLIC HEARING #06172019** - Request from Southtown Acquisitions, LLC, Owner and Applicant, requesting the rezoning of the property known as 1410 McKinley, Wyandotte, Michigan. (East 6 feet of Lot 4 Also all of Lots 5 to 10 Hudson's Subdivision). It is proposed that said land be rezoned from Industrial District (I-1) to Industrial District (I-2).

MOTION BY COMMISSIONER KOWALEWSKI, supported by Commissioner Rutkowski, Whereas, THE PLANNING COMMISSION OF THE CITY OF WYANDOTTE, held the required public hearing on August 15, 2019, regarding the request to rezone the property known as 1410 McKinley, Wyandotte, Michigan.; AND

BE IT RESOVLED that the Commission recommends to the Mayor and City Council that the property described as East 6 feet of Lot 4 Also all of Lot 5 to 10 Hudson's Subdivision, known as 1410 McKinley located in Wyandotte, County of Wayne, and State of Michigan be DENIED for rezoning to Industrial District (I-2).

Reason: This request is not consistent with the Future Master Plan Map.

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

NAYS: NONE ABSENT: ADAMCZYK, LUPO

MOTION PASSED

- 3. PUBLIC HEARING #07012019** - Request from J & A Family LLC, Owner and Applicant, requesting the rezoning of the vacant property at Mulberry and Walnut between 3rd and 4th Street (known as former 365 Mulberry and Vacant Walnut), Wyandotte, Michigan. (Lots 1 thru 6, both inclusive, the vacated alley lying west of Lot 5 and the north ½ of the vacated alley abutting Lots 4, 5, and 6, and Lots 14 and 15 and the south ½ of the abutting vacated alley, Block 97 "Northside" Subdivision). It is proposed that said land be rezoned from Multiple Family Residential District (RM-1) to Multiple Family Residential District (RM-1A).

1st MOTION BY COMMISSIONER KOWALEWSKI, to recommend splitting the rezoning request into two (2) resolutions Lots 1 thru 6 and Lots 14 and 15. There was no support for this Motion.

2nd MOTION BY COMMISSIONER BENSON, supported by Commissioner Parker Whereas, THE PLANNING COMMISSION OF THE CITY OF WYANDOTTE, held the required public hearing on August 15, 2019, regarding the request to rezone the property described as Lots 1 thru 6, both inclusive, the vacated alley lying west of Lot 5 and the north ½ of the vacated alley abutting Lots 4, 5, and 6, and Lots 14 and 15 and the south ½ of the abutting vacated alley, Block 97 "Northside" Subdivision known as former 365 Mulberry and Vacant Walnut,

Wyandotte, Michigan., County of Wayne, and State of Michigan be **denied** for rezoning to Multiple Family Residential District (RM-1A).

Reason: This request is not consistent with the Future Master Plan Map.

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

NAYS: NONE ABSENT: ADAMCZYK, LUPO

MOTION PASSED

4. PUBLIC HEARING #05302019 – Request from Gary McQuiston, Owner and Applicant, for a Certificate of Occupancy for Auto Sales at Former 2997 Fort Street, Wyandotte, Michigan, the property is located in the B-2 Zoning District, which conflicts with Section 1401.H of the City of Wyandotte's Zoning Ordinance.

MOTION BY COMMISSIONER PARKER, supported by Commissioner Kowalewski, Whereas THE PLANNING COMMISSION OF THE CITY OF WYANDOTTE, held the required public hearing on August 15, 2019, regarding the request of Gary McQuiston, Applicant, for a Certificate of Occupancy for Auto Sales at former 2997 Fort Street, Wyandotte, Michigan be APPROVED.

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

NAYS: NONE ABSENT: ADAMCZYK, LUPO

MOTION PASSED

5. PUBLIC HEARING - to hear comments regarding changes to certain portions of Article VIII. RM-1 District; Article XIII. CBD Central Business District; Article XIV, B-2 District and Article XVIII. IRO District regarding Land Use and Institutionalized Person Act of 2000.

MOTION BY COMMISSIONER KOWALEWSKI, Supported by Commissioner Benson, that the Public Hearing held on August 15, 2019, regarding changes to certain portions of Article VIII. RM-2 District; Article XIII. CBD Central Business District; Article XIV, B-2 District and Article XVIII. IRO District as follows:

- Add to Article VIII. RM-2 Townhouse Residential District, Section 801 Special Uses by adding Subsection B:
 - B. Churches, Mosques and Synagogues
- Add to Article XIII, CBD Central Business District, Section 1300, Principal Uses Permitted by adding Subsection Q:
 - Q. Churches, Mosques and Synagogues
- Amendment to Article XIV. B-2 General Business Districts, Section 1401, Special Uses, Subsection I as follows:
 - I. Private clubs and lodges.

NOTE: Section 1400- Principal Uses Permitted in B-2 Section A will permit churches as a principal use so needs to be deleted as a Special Use.
- Add to Article XVIII. IRO Industrial Research Office District, Section 1800, Principal Uses Permitted by adding Subsection I:
 - I. Churches, Mosques and Synagogues

AND WHEREAS, public comments were received; AND NOW THEREFORE, BE IT RESOLVED that the Planning Commission hereby recommends to the City Council to adopt said changes.

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

6. PUBLIC HEARING – Request from MI Custom Signs, Applicant and Molnar Funeral Home, Owner, for the Building Permit for an Electronic Message Center at 2544 Biddle Avenue, Wyandotte, the property is located in a PD Zoning District, which conflicts with Section 2408.F(a)(1); Section 2408.F(a)(3) and Section 2408.F(a)(4) of the City of Wyandotte's Zoning Ordinance.

MOTION BY COMMISSIONER KOWALEWSKI, Supported by Commissioner Rutkowski, that THE PLANNING COMMISSION OF THE CITY OF WYANDOTTE, held the required public hearing on August 15, 2019, regarding the request of MI Custom Signs Appellant, and Molnar Funeral Home, Owner, for an Electronic Message Center at 2544 Biddle Avenue, Wyandotte, Michigan; AND

BE IT RESOVLED that the Commission recommends to the Mayor and City Council that the request for the Electronic Message Center at 2544 Biddle Avenue which is located in a PD Zoning District be approved with the following stipulation:

STIPULATION: That the electronic message sign is 6 feet in height and is located 7 ½ feet west of the sidewalk.

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

PERSONS IN THE AUDIENCE:

None

OTHER BUSINESS:

- Monthly Report from Ben Tallerico, Beckett & Raeder.
Commissioner Kowalewski recommended that the Commission receive the notice that was sent to LARA regarding the City prohibiting all marijuana facilities and businesses within the City.
- 2019-2020 Budget – MOTION BY COMMISSIONER KOWALEWSKI, Supported by Commission Benson that the 2019-2020 budget as submitted be approved. Motion Passed
- Nomination of Officers:
 - Motion by Commissioner Kowalewski, Supported by Commissioner Benson to nominate Commissioner Pasko as Chairperson Motion Passed
 - Motion by Commissioner Kowalewski, Supported by Commissioner Benson to nominate Commissioner Lupo as Vice-Chairperson Motion Passed
 - Motion by Commissioner Parker, Supported by Commissioner Sarnacki to nominate Commissioner Benson as Secertary Motion Passed

BILLS AND ACCOUNT:

MOTION BY COMMISSIONER PARKER, supported by Commissioner Rutkowski to:
Pay Beckett & Raeder for Planning Consultant fee for June and July 2019 in the amount of \$1,400.00

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

MOTION TO ADJOURN:

MOTION BY COMMISSIONER BENSON, supported by Commissioner Parker to adjourn the meeting at 8:55 p.m.

PUBLIC HEARING #06032019 - Request from Jason Ptak, Owner and Applicant, requesting the rezoning of the property known as 9 Walnut, Wyandotte, Michigan. (Lot 16 River Park Subdivision).

Chairperson Pasko asked the City Planner to explain the current use of the property.

Mr. Tallerico indicated that the current use is a boat house which matches with the land use as residential. Mr. Tallerico further indicated that the boat house must meet the current city codes as a home.

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

Jason Ptak, Owner, present

Mr. Ptak indicated that he purchased the property last year and wants to live in the boat house all year round. Mr. Ptak further indicated that the request does match the Future Master Plan Map.

Mr. Ptak stated that the property is up to current residential codes.

Commissioner Rutkowski asked if the Commission should look at rezoning the remaining properties on Walnut to meet the Future Master Plan Map.

The other Commissioners agreed that the properties should be rezoned to match the Future Master Plan Map.

Chairperson Pasko asked if there was anyone else present who wished to speak regarding this hearing. There being none the hearing was closed.

PUBLIC HEARING #06172019 - Request from Southtown Acquisitions, LLC, Owner and Applicant, requesting the rezoning of the property known as 1410 McKinley, Wyandotte, Michigan. (East 6 feet of Lot 4 Also all of Lots 5 to 10 Hudson's Subdivision).

Chairperson Pasko asked the City Planner to explain the current use of the property.

Mr. Tallerico indicated that the current use is warehouse and the applicant is requesting outdoor storage which requires rezoning to I-2. Mr. Tallerico indicated that the Future Master Plan Map does indicate industrial but it does not designate between I1-I2 or I3. Mr. Tallerico indicated that to the west of this property is industrial to the east is vacant church property to the north and south is residential.

Chairperson Pasko read the communication received and made part of the file.

Mr. Walker, owner, present

Mr. Walker indicated that he would like the property rezoned for parking of trailers and vehicles. Mr. Walker indicated that he has 21 parking spaces that he could use for storage. Mr. Walker indicated that he would fence in the space in the future. Mr. Walker stated further that he currently uses the building for his personal storage and he will use the outside storage for personal use.

Commissioner Benson asked if a fence would be constructed.

Mr. Walker indicated that he would put up a fence in about a year or two.

Mr. Tallerico indicated that rezoning the property to I-2 would allow for all permitted uses in an I-2 not just outdoor storage.

Chairperson Pasko asked if I-1 allows for inside storage only.

Mr. Tallerico indicated that was correct.

Mr. Walker indicated that he does not have any semi's or deliveries the warehouse is used for his personal use only.

Angela Burr, 333 Hudson, Wyandotte.

Ms. Burr asked what property was being rezoned.

Mr. Tallerico indicated that it is the lots on the corner of McKinley and Antoine.

Ms. Burr indicated that she looks out her window and sees the property and the lot is already full of cars, motor homes and trailers and she was confused because property in the area was at the Zoning Board for a variance and she was not sure if this was the same property.

Chairperson Pasko indicated that today the Commission is just reviewing the building and property on McKinley and Antoine.

Ms. Burr indicated that she is not for the rezoning of the property, the area is residential and should be kept that. Ms. Burr stated that the residential area should be preserved.

Ms. Paulien Kulcsar, 292 Hudson, Wyandotte

Ms. Kulcsar stated that there are a lot of vehicles parked there currently and items in alley and asked if this rezoning allow more cars.

Chairperson Pasko indicated that the rezoning the property to I-2 could allow more industrial type uses on that property.

Ms. Kulcsar asked if they could paint vehicles at this site.

Chairperson Pasko stated it seems yes, anything allowed in an I-2 would be allowed.

Ms. Kulcsar stated that this rezoning should not be allowed.

Chairperson Pasko asked if there was anyone else present who wished to speak regarding this hearing. There being none the hearing was closed.

One (1) communication was received regarding this hearing.

PUBLIC HEARING #07012019 - Request from J & A Family LLC, Owner and Applicant, requesting the rezoning of the vacant property at Mulberry and Walnut between 3rd and 4th Street (known as former 365 Mulberry and Vacant Walnut), Wyandotte, Michigan. (Lots 1 thru 6, both inclusive, the vacated alley lying west of Lot 5 and the north ½ of the vacated alley abutting Lots 4, 5, and 6, and Lots 14 and 15 and the south ½ of the abutting vacated alley, Block 97 "Northside" Subdivision).

Chairperson Pasko asked the Planner to explain the RM-1A and RT zoning districts.

Mr. Tallerico reviewed the lot coverage allowed with the Commission for RM-1A and RT zoning districts.

Chairperson Pasko indicated that the Commission received 13 communications and a 30 page petition against this rezoning. These communications are made part of this hearing.

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

Corki Benson, 404 Vinewood, Wyandotte

Mrs. Benson indicated that she is the Secretary of the Garfield United and Wyandotte Community Alliance. Mrs. Benson read her communication into the record and it is attached.

John Paul Finazzo, representing J & A Family LLC, Owners.

Mr. Finazzo indicated that he is the owner and developer of the property and they have owned this property for over 25 years. Mr. Finazzo indicated that he cannot compete with the City's Build a Future in Wyandotte Program and that is why he does not want to build single family homes. Mr. Finazzo indicated that the property is currently zoned for townhouses, but he does not feel that would be desirable to the neighborhood.

Mr. Finazzo explained that he is proposing to construction 2 buildings on Mulberry and 1 building on Walnut, they would be 2 stories high and his target renters would be the hospital and BASF Employees.

Mr. Finazzo stated that the 1st floor will be handicap units and he expects with the Copeland Center adjacent to this property that those units would rented to seniors.

Mr. Finazzo stated that his company owns 50 rental units currently in Wyandotte and they want to continue to invest in Wyandotte. Mr. Finazzo stated that they are not slum lords. Mr. Finazzo indicated that he currently has a waiting list of tenants to live in these units and there are not enough rental units in Wyandotte. Mr. Finazzo indicated that he does not own the current apartment building on 4th and Walnut.

Commissioner Kowalewski indicated that the Commission has not seen any plans for the property.

Mr. Finazzo indicated that the plans are very preliminary right now, but they would like to build 2 buildings on Mulberry with 12 units each and 1 building on Walnut with 8 units. Mr. Finazzo indicated further that this conceptual plan might not work with the code. Mr. Finazzo indicated that there is a lot of site work that needs to be done but he would like to maximize the usage for the property.

Mr. Tallerico indicated that the Commission is not reviewing any plans at this time just the rezoning. Mr. Tallerico stated further that the Commission is not approving 32 units just rezoning of the property.

Mr. Jerry Szpondowski, 359 Cedar, Wyandotte

Mr. Szpondowski asked how long has the property been zoned RM-1.

Mr. Finazzo indicated that 25 years ago it was I-1 and then it was rezoned to RM-2 but Mr. Finazzo was not notified when it was changed.

Mr. Szpondowski indicated that the neighbors property look nice and looking at an apartment would not increase the values or enhance the current homes. Mr. Szpondowski stated that the rezoning should be rejected and stated that if they had submitted a plan that the residents could see, that might have been better.

Mr. Tallerico indicated that the Future Master Plan Map indicated residential promotion single family land use.

Mr. Bruce Yinger, 117 Chestnut

Mr. Yinger indicated that he does not live by the project site, but the Commission should keep in mind the density, occupancy and the parking required to see what the zoning should be. Mr. Yinger indicated that the current zoning allows for and fits with the rest of the neighborhood.

Mr. Paul Gallagher, 348 Mulberry.

Mr. Gallagher indicated that he lives across the street from the property and they purchased the property in 2004 at that time they checked with the City about the property and they were told it was low density housing or 2 family, not apartments. Mr. Gallagher indicated that he was the one who circulated the petitions where 211 people signed urging no apartments. Mr. Gallagher stated they need to have community that invests in home and apartments are not the way to go the Master Plan should be followed.

David Jenkins, 313 Walnut, Wyandotte

Mr. Jenkins stated he drove the area from Ford to Eureka and Biddle to the Railroad and there are 43 rental units in this area. Mr. Jenkins stated that additional apartments are not needed.

Diana Jenkins, 313 Walnut, Wyandotte

Mrs. Jenkins stated that she is a life-long resident of Wyandotte. Mrs. Jenkins indicated that they own rental property in the area, the current property is not kept up, grass is barely cut and the snow is never plowed in the winter that is not the kind of property owner they want in their neighborhood.

Mrs. Gallagher, 348 Mulberry, Wyandotte

Mrs. Gallagher stated that she is very upset with the proposed rezoning. Mrs. Gallagher continued that her and her husband retired to this area and they checked into what could be built on this property before they purchased across the street and was told it would be single family homes. Mrs. Gallagher asked the Commission to think about this development across the street from their homes. Mrs. Gallagher reminded the Commission the trash, traffic and people that could be in the area if this was approved.

Chairperson Pasko asked if there was anyone else present who wished to speak regarding this hearing. There being none the hearing was closed.

Fourteen (14) communications and a 30 page petition with signatures was received regarding this hearing.

The Commission discussed that the notice that was sent out for the public hearing indicated all the properties were currently zoned RM-1, whereas the vacant 365 Mulberry is zoned RM-2 Townhouses Residential District and the vacant Walnut is zoned RT Two Family Residential District and that the request is to rezone both properties to RM-1A Multiple Family Residential District.

PUBLIC HEARING #05302019 – Request from Gary McQuiston, Owner and Applicant, for a Certificate of Occupancy for Auto Sales at Former 2997 Fort Street, Wyandotte, Michigan, the property is located in the B-2 Zoning District, which conflicts with Section 1401.H of the City of Wyandotte's Zoning Ordinance.

Chairperson Pasko asked the City Planner to explain the current use of the property.

Mr. Tallerico indicated that the adjacent properties are commercial uses to the north and south and east is residential.

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

Mr. Gary McQuiston, 3017 Fort Street, Wyandotte.

Mr. McQuiston indicated he owns the car lot next to this vacant property and he wants to buy this property, but needs to have the use approved before he can purchase it. Mr. McQuiston indicated that if the Commission approves the use they will pave the lot and place an entrance off of Fort Street, currently they don't have any entrance on Fort Street.

Chairperson Pasko asked if there was anyone else present who wished to speak regarding this hearing. There being none the hearing was closed.

One (1) communication was received in favor of this use.

PUBLIC HEARING - to hear comments regarding changes to certain portions of Article VIII. RM-2 District; Article XIII. CBD Central Business District; Article XIV, B-2 District and Article XVIII. IRO District regarding Land Use and Institutionalized Person Act of 2000.

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

No one was present to speak to this issue so the hearing was closed.

No communications were received.

PUBLIC HEARING - Request from MI Custom Signs, Appellant and Molnar Funeral Home, Owner, for the Building Permit for an Electronic Message Center at 2544 Biddle Avenue, Wyandotte, the property is located in a PD Zoning District, which conflicts with Section 2408.F(a)(1); Section 2408.F(a)(3) and Section 2408.F(a)(4) of the City of Wyandotte's Zoning Ordinance.

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

Mr. Tallerico indicated that the surrounding property to the south and north is office and to the east is residential.

MI Custom Signs present.

MI indicated that they will be bring down the sign to 72 inches and the message board sign will be 2 feet off the sidewalk. MI indicated that the new sign will be more conforming than the existing sign. The Commission reviewed the site plan with MI.

Commissioner Kowalewski indicated that he is concerned with the sign being that close to the property line.

MI indicated that if you put it further west you could not see it.

Commissioner Kowalewski asked if it could be moved 2 ½ feet to the west.

MI indicated that should not be an issue.

Commissioner Kowalewski asked who verified where the lot line was located.

MI indicated that the Engineering Department did.

MI stated that there are currently 2 other message board signs on Biddle not far from this property.

Commissioner Benson asked if the sign would be changing.

MI stated yes it will change while there are persons in service, but there would be no flashing lights it would be the same a Thon's sign down the block.

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

No communications were received.

COMMUNICATIONS RECEIVED REGARDING:

PUBLIC HEARING #06172019 - Request from Southtown Acquisitions, LLC, Owner and Applicant, requesting the rezoning of the property known as 1410 McKinley, Wyandotte, Michigan. (East 6 feet of Lot 4 Also all of Lots 5 to 10 Hudson's Subdivision). It is proposed that said land be rezoned from Industrial District (I-1) to Industrial District (I-2).

Kelly Roberts

From: Pauline Kulcsar <paulineafk@yahoo.com>
Sent: Thursday, July 18, 2019 1:01 PM
To: Kelly Roberts
Cc: Pauline Frost Kulcsar
Subject: rezoning 1410 McKinley

This is in concern of the rezoning of 1410 McKinley. My concern is what does the rezoning from I-1 to I-2 exactly mean. I live at 292 Hudson and have a clear view of the parking lot and building in question. Does this mean there will be more vehicles in the parking lot than there already is? At times the lot is very messy along with the alley behind the building. I can see this anytime looking out my door. I know there is a public hearing tonight #06172019 which I was trying to attend. I will not be able to attend this hearing because of prior commitments but would like to express my concerns. Will truck traffic increase? What will be the changes in this area? I have been a resident at this location since 1983 and am wondering what the changes will be. I recently had the tree on the side of my house backed into by a semi truck. The city had to remove my tree that has been here since 1983, so the semi truck could become unentangled from the tree. My tree is gone and I feel rather sad. Being raised in Wyandotte all my life and living in this house for many years I feel some sentiment. Is this area going to become an area that no one wants to live here and their homes will loose value? I hope not. At my retirement age, my goal is to live here as long as I am able. Please take my letter into consideration of your rezoning.

Thank You
Pauline Kulcsar
292 Hudson
Wyandotte Mi 48192

COMMUNICATIONS RECEIVED REGARDING:

PUBLIC HEARING #07012019 - Request from J & A Family LLC, Owner and Applicant, requesting the rezoning of the vacant property at Mulberry and Walnut between 3rd and 4th Street (known as former 365 Mulberry and Vacant Walnut), Wyandotte, Michigan. (Lots 1 thru 6, both inclusive, the vacated alley lying west of Lot 5 and the north ½ of the vacated alley abutting Lots 4, 5, and 6, and Lots 14 and 15 and the south ½ of the abutting vacated alley, Block 97 "Northside" Subdivision). It is proposed that said land be rezoned from Multiple Family Residential District (RM-1) to Multiple Family Residential District (RM-1A).

OFFICIALS

Lawrence S. Stec
CITY CLERK

Todd M. Browning
CITY TREASURER

Theodore Galeski
CITY ASSESSOR



GREGORY J. MAYHEW, P.E.
CITY ENGINEER

MAYOR
Joseph R. Peterson

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

July 15, 2019

Planning Commission
Stan Pasko, Chairman
3200 Biddle Avenue
Wyandotte, Michigan

RE: Public Hearing PC #07012019
Re-Zoning of Property

Dear Planning Commission:

With respect to the requested re-zoning referenced above, the following applies.

Lots 14 and 15, Vacant Walnut, are currently zoned RT – Two Family Residential. This zoning prohibits the construction of a multiple family dwellings or apartments over two (2) units. To the east of and across Walnut Street from this Vacant Walnut, properties are zoned RT and consist of mainly one- and two-family dwellings. To the west of Vacant Walnut, there is an existing two-story multiple family apartment building on property zoned RM-1A Multiple Family Residential District. RM-1A allows multiple story-multiple dwelling buildings. Lots 14 and 15, Vacant Walnut, is being requested to be rezoned to the RM-1A zoning.

Lots 1 thru 6, 365 Mulberry, are currently zoned RM-2 Townhouse Residential District. This zoning is designated for single family attached dwellings commonly referred to as “townhouses”. The properties to the east, facing Third Street, are zoned RT – Two Family Residential and consist of mainly one- and two-family dwellings. The properties to the north, across Mulberry Street, are zoned RA – One Family Residential District and consist of single-family dwellings. Lots 1 thru 6, 365 Mulberry is being requested to be rezoned to RM-1A, which allows multiple story-multiple dwelling buildings.

Very truly yours,

Gregory J. Mayhew, P.E.
City Engineer



Corki – 404 Vinewood,

Secretary for Garfield Neighbors United

Garfield Neighbors United has worked with the City of Wyandotte to support the NSP houses. We have several in our Garfield neighborhood enhancing those long vacant lots. For those of you who know me, I am personally delighted that cottage homes have been included in our new City Master Plan. We also applaud those residents who chose to turn their multi-family houses into single family homes knowing they cannot revert back to multi-family units. That's a big commitment in a neighborhood yet it is often done. Recently Wyandotte Community took a three family rental and turned it into a single family home spurring a lot of home improvement on that street.

The additions of the newer homes in the Copeland area were a great replacement for the industry that once occupied that property. We have several nice condos units that offer a good alternative to those who may not want the work associated with a larger home. The townhouses on Biddle are ideal for those who desire the lifestyle of living in a vibrant downtown.

We do have several smaller size apartment buildings throughout the Garfield neighborhood. But we also have a very large apartment complex at Superior along the railroad tracks. I am not a realtor, but I did receive an email from a local realtor, who expressed his concern "that another large apartment complex would cause a decline in the area property values". Building condos, townhouses, or cottage homes, whose residents have a vested interest in their property, would not lower the value of the neighborhood's property already zoned in the new Master Plan, RM-1 for such units.

Our Garfield neighborhood offers a variety of living places for our residents, and the heart of this area has always been the many single family homes that currently surround the property on tonight's agenda.

A handwritten signature in cursive script, appearing to read "Corki".

Communication
#3

Kelly Roberts

From: Jerome S Szpondowski <Jerryss@wyandotte.com>
Sent: Friday, July 12, 2019 10:39 AM
To: Kelly Roberts
Subject: Public Hearing # 07012019 - Rezoning of 365 Mulberry and Vacant Walnut

I am responding to Public Hearing # 07012019 - Rezoning of 365 Mulberry and Vacant Walnut notice that I received.

I am opposed to this rezoning.

The current apartments in our neighborhood do not reflect the pride of ownership that much of this neighborhood displays.

This area has undergone developments that enhance and add value to this area.

I don't see how 3 Apartment buildings enhance the neighborhood or property values.

I am not opposed to other development in this area such as single family homes or condominiums.

I urge the Planning Commission to reject this proposal.

Sincerely

Jerome S Szpondowski
359 Cedar Street
Wyandotte, MI 48192

Jerome S. Szpondowski (Jerry Jr)
President
Wyandotte Industries, Inc.
Phone (734) 283-1870 ext 110
Fax (734) 283-6166
<http://www.wyandotte.com>
Special Nuts, Locknuts, Screw Machine & CNC Products

#3

Kelly Roberts

From: April Ciolek <celtic_heart63@yahoo.com>
Sent: Monday, July 15, 2019 1:30 PM
To: Kelly Roberts
Subject: Apartment rezoning proposal on Mulberry/Walnut

My name is April Ciolek and I live at 452 Poplar.

I am opposed to this proposal (hearing #07012019).

We already have apartment buildings in our neighborhood and they are run down and atrocious. With more people wanting to move to this area of Wyandotte, why not build homes or condos? Homeowners take better care of their property than those who don't own the property. More apartments can't be good for our property values.

We already have 5 rentals on my block alone.

This is our neighborhood, and most of us are trying to make it an attractive and well maintained part of the city. Please don't allow for these apartment buildings to be set in the middle of our neighborhood.

Sincerely
April Ciolek
452 Poplar St.
Wyandotte, MI
Sent from my iPad

#3

Kelly Roberts

From: Julie Sadlowski
Sent: Monday, August 05, 2019 8:01 AM
To: Kelly Roberts
Subject: FW: Objection to Zoning at Walnut & Mulberry

From: Jennifer Zieger <jenzieger@yahoo.com>
Sent: Friday, August 02, 2019 6:17 PM
To: Joseph R. Peterson <mayor@wyandottemi.gov>; rdesana@wyan.org; ralderman@wyan.org; ccalvin@wyan.org; mmajani@wyan.org; lsabuda@wyan.org; dschultz@wyan.org
Subject: Objection to Zoning at Walnut & Mulberry

Dear Mayor Peterson & Wyandotte City Council Members:

I am the property owner at the corner of 2nd & Mulberry. My name is Jen Zieger.

I am writing to request you thoroughly consider the zoning at the corner of Walnut & Mulberry. I am so proud of our neighborhood and community, especially in our little part of Wyandotte. It is truly a treasure, the fact that we all know our neighbors, help each other out and have a safe and non-transient community for our kids and stable environment for us as residents.

I believe building 32 new apartments at the corner of Walnut & Mulberry will significantly negatively change the dynamic of our neighborhood and will potentially compromise the longevity of residency for all current homeowners in the immediate vicinity.

I write to you with my objection of the zoning.

Thank you for your consideration.

Jen Zieger
2319 2nd St.
313-693-7386

From: Tracie Clarke <tracie.clarke@gmail.com>

Sent: Monday, August 05, 2019 8:41 AM

To: Joseph R. Peterson <mayor@wyandotte.mi.gov>; rdesana@wyan.org; ralderman@wyan.org; ccalcin@wyan.org; mmaiani@wyan.org; lsabuda@wyan.org; dschultz@wyan.org

Subject: Public Hearing #07012019 Rezoning

#3

Dear Mayor & Planning commission

I attended the meeting that was postponed due to lack of quorum on July 18th, I understand that this hearing is now scheduled for August 15th which I may not be able to attend.

I am so disappointed in the city's consideration to allow rezoning of such a beautiful neighborhood to allow the addition of 32 (low income) apartments, This would be detrimental to our neighborhood which already suffers from Flooding caused by Water run off, and lack of parking.

I purchased my home in 2016, I have been a wyandotte resident for 9 years, I looked long and hard to find my home on 4th & walnut, and have invested heavily in it to restore it to the Beauty that she was when built in 1920. We already have issues with Water run off on the corners of 4th & walnut, I would be interested to see the civil engineer's report an how much this complex would add to that run off effect, as we know that building on open land increases the issue.

Also I am very concerned with how this will affect my property values, traffic flow trash removal crime rate etc etc

This building will look directly into my back yard and take away privacy as well as increasing a possible crime risk . There is already an apartment block on the corner of 4th walnut, that is not up kept to our Local standards, we have sheets in windows acting as curtains, broken glass & sofa's dumped on the street that come from the complex on block 16 & 17.

We have the Copeland center that is frequented by elderly people everyday, this will surely have a diverse effect on that area also.

When we get snow in the winter and have to move all cars off of the street, we struggle to find somewhere already, and often have to use the Copeland center parking lot.

Our downtown area of 4th & walnut is a very nice place to live, It is safe, and clean, and I planned on remaining in my home for a very long time, investing in the community and improving my property. I am a high income family contributing to our city. I chose to live in the more desirable expensive area of Wyandotte to avoid over crowding and apartment complex's with low income families, Why do we want to lower the standard of the area, ? why do we not want to keep attracting High income families?

There are so many empty lots in wyandotte to consider, why here ? in the prime area, when we already have an extremely clear situation today, with the current residence on that corner that is not looked after, and the residents are not contributing to our city & Community.

I have no issues with building on the green land, but please build something that will lift the area, and reward the people who invest and upkeep their homes, new high end townhouses, or Larger family homes,

Please to not allow the decline of a truly old style Wyandotte neighborhood.

I want to stay here, dont drive me away.

Yours sincerely,

Tracie Clarke

412 Walnut Street

Wyandotte, Mi 48192

248-224-7973

Tracie.clarke@gmail.com

Rec 8/5/19

#3

Kelly Roberts

Subject: FW: Rezoning

From: almma <almma@att.net>

Date: August 8, 2019 at 9:37:14 AM EDT

To: mayor@wyan.org

Subject: Rezoning

Mr. Mayor

The area at Mulberry and 4th should be used for houses. We as a city and community have been building up our wonderful city. We have been on the correct path in getting rid of apartments, deteriorating homes and building new homes for individual families that create revenue for the city. I and alot of others in our awesome town would greatly appreciate that you and the council will vote against the rezoning and keep this area for individual homes to be built. Thank you Mr. Mayor and have a great day

Sent from my T-Mobile 4G LTE Device

#3

Kelly Roberts

Subject: FW: Rezoning on Mulberry

From: Shaena Peters [<mailto:speters1028@gmail.com>]

Sent: Thursday, August 08, 2019 9:56 AM

To: kroberts@wyandottemi.org; Peggy Green

Subject: Fwd: Rezoning on Mulberry

Good Morning,

I am writing to express my opposition for the rezoning proposal for the Mulberry/4th street.

I reside at 324 Mulberry and live directly across the street from the current vacant lot.

If the addition of 3 new apartment buildings were to built in this area, my family and I would most likely be forced to move due to the detrimental effects it would have on the surrounding neighborhood.

First, with the addition of the apartment building, my currently estimated \$280,000 home's value would plummet, as would the surrounding properties. The homes on Mulberry between 3rd and 4th street are relatively newer construction homes, as are the ones on Cedar. Unfortunately, apartment buildings with a transient community will not increase or assist in maintaining property values. Apartment dwellers do not have any level of investment in the community as us homeowners do.

Secondly, our quiet neighborhood will no longer be that. With 32 new apartments, there will bring the additional of too many people to be living in one concentrated block. The flow of traffic and parking will make the days of the quiet, peaceful neighborhood long gone. I can truly say I do not believe I would enjoy living on my street with the introduction of so many temporary residents.

Lastly and most importantly, my largest concern is that of my six year old daughter. My daughter, Olivia, has grown up in our home on Mulberry Street. She recently learned to ride her bike on this safe and quiet street. With the influx of tens of people in one concentrated area, I would have concerns regarding her safety with traffic walking to Garfield Elementary every day. Additionally, I would no longer allow her to ride up and down Mulberry on her bike that she so loves to do.

These are just some of my pressing thoughts in regards to the current rezoning proposal. As a resident of Wyandotte for nearly 30 years, a graduate of Garfield Elementary, Wilson Middle School, and Roosevelt High School, I speak strongly in stating these changes would have a damaging impact on my neighborhood and the community of Wyandotte.

Thank you for your time,
Shaena Peters, LMSW
734-730-9705

#3

Kelly Roberts

From: Carol Bobrowski <carolboz@msn.com>
Sent: Tuesday, August 06, 2019 8:10 PM
To: Kelly Roberts
Subject: Proposed Apartments

Dear Ms. Roberts,

I have lived in Wyandotte all, my life and love Wyandotte but am opposed to building of any more Apartments in our city. I live at 668 Lincoln and built my house in 1987 when a school was torn down. We had a wonderful neighborhood for so many years but lately has gone downhill. The rentals are not desirable and seem to be more than home owners. The renters do not care for their property and have family living there that fight all the time, it gets old to hear this activity. This renter across the street was to have an inspection but was never done, to keep them out she says she's buying the house, but I doubt it. The parking in our neighborhood is terrible too, single driveways and 4 cars to one house, no one uses their garages and park on the street, never move for snow days and park in front of fire hydrants, no consideration for others. Now they want to add an apartment building with 30 units, where will they park, and the poor neighbors putting up with all the traffic. I have enough traffic with cars going to Circle K using my street all day long. Please build homes, 3 bedroom affordable ranch homes, with 2 car garages, maybe young people will move in and take pride in their home....please no more rentals in our city!

Regards,
Carol A Bobrowski
734 284-1164

Get [Outlook for Android](#)

#3

Kelly Roberts

From: Joseph R. Peterson
Sent: Monday, August 05, 2019 6:39 PM
To: Kelly Roberts
Subject: Fwd: Apartment zoning

Sent from my iPhone

Begin forwarded message:

From: Judi's GMail <judik1121@gmail.com>
Date: August 5, 2019 at 6:21:32 PM EDT
To: mayor@wyandottemi.gov
Subject: Apartment zoning

Dear Sir

I am raising my objection to 32 apartments being built on Walnut, Muberry, 3 and 4 th streets.

Sincerely,
Judith K Ryba
3052 20 th
Wyandotte Michigan 48192
313-268-1619

Sent from my iPhone 6

A3

Kelly Roberts

Subject: FW: Public Hearing #07012019

Kelly,

I am sure you've gotten many emails objecting to the proposed apartment expansion. I went to the original hearing but it was rescheduled for tomorrow. I will not be able to attend. I still strongly object. One concern I've heard is the density of apartments in the area and lack of parking as well as the concern for children playing in the area. I would like to see if Finnazo would object to building single family homes or condos there. I think apartments are good, just not within the neighborhood.

I still feel it will decrease property value to this neighborhood. I would like us to follow what Wyandotte did to redevelop the south end.

Thank you,
Paul & Patti Thomas
Cedar Street
734.673.9620

#3

Kelly Roberts

From: Theresa <theresa1108@yahoo.com>
Sent: Thursday, August 15, 2019 3:46 PM
To: Kelly Roberts
Subject: 4th and Mulberry Apartments

Attention Planning Commission!

I would like to state that I object to the construction of three apartment buildings at 4th and Mulberry. That would add congestion in the neighborhood with all the additional traffic.

What we need are some nice homes like all the new construction that took place in that neighborhood a few years ago. NOT APARTMENT BUILDINGS.

Theresa Jamula
2260 15th St. Wyandotte

Sent from my iPhone

#3

Kelly Roberts

From: Paula <puddlespaula@aol.com>
Sent: Tuesday, August 13, 2019 2:04 PM
To: Kelly Roberts
Subject: Objection to proposed multi unit rental 3rd 4th and Walnut

Planning Commission,

I have a major concern with the proposed 32 new apts to be built on the field bounded by Third, Fourth, Mulberry and Walnut. This will make over 50 residences in one square block, and Wyandotte does not need to be developed that densely. We need people who invest in their property. Take pride in and become part of the community.

We have already had theft and indecent activities happening in the existing apartments on fourth and Walnut.

This would also negatively affect my property values.

I have no objection to single family homes not condos not apartments.

Concerned Citizen

Paula S Hart
503 Walnut st

Sent from my iPhone

Kelly Roberts

From: April Ciolek <celtic_heart63@yahoo.com>
Sent: Monday, July 15, 2019 1:30 PM
To: Kelly Roberts
Subject: Apartment rezoning proposal on Mulberry/Walnut

My name is April Ciolek and I live at 452 Poplar.

I am opposed to this proposal (hearing #07012019).

We already have apartment buildings in our neighborhood and they are run down and atrocious. With more people wanting to move to this area of Wyandotte, why not build homes or condos? Homeowners take better care of their property than those who don't own the property. More apartments can't be good for our property values.

We already have 5 rentals on my block alone.

This is our neighborhood, and most of us are trying to make it an attractive and well maintained part of the city. Please don't allow for these apartment buildings to be set in the middle of our neighborhood.

Sincerely

April Ciolek

452 Poplar St.

Wyandotte, MI

Sent from my iPad

July 10, 2019

City of Wyandotte
Planning Commission
3200 Biddle Ave.
Wyandotte, MI 48192

Dear Planning Commission Members,

I am writing this letter to ask your **help and support** in maintaining our neighborhood of single family homes.

We have recently learned that the city block bordered by Mulberry, 4th and Walnut streets are sited for the proposed building of three (3) large, two (2) story apartment buildings. **I cannot fathom** that directly across from our homes will be 44 apartments, potentially housing 100 transient people. People who have no financial investment in the property or its upkeep.

I have lived in Wyandotte my entire life, and along with my husband we raised two children, been active in church and service clubs. We both worked in Wyandotte, my husband a respected funeral director and myself a teacher in the Wyandotte Public Schools.

We chose to stay in Wyandotte for our retirement, moved across town and built our new home at 348 Mulberry St. in 2004. Our block of homes have ten families, all of which we know personally. We are the heart of Wyandotte, we have deep roots and are committed to our community.

I implore you to study this matter wisely. We are and should continue to be a neighborhood of homes. Not apartments where people come and go, but families that will commit to establishing roots in our town.

Most Sincerely,



Jean A. Gallagher
348 Mulberry St.
Wyandotte, MI
(734)284-7148
Cell (734)552-4030
jeanalice2g@yahoo.com



Paul E. Gallagher
348 Mulberry St.
Wyandotte, MI
(734)284-7148
Cell (734)552-4929
pgallagher31@yahoo.com

Petition to the Wyandotte Planning Commission

1

The undersigned Wyandotte residents hereby OBJECT to the amendment to change the zoning of the former 365 Mulberry and vacant Walnut St. property from Multifamily Residential District RM-1 to RM-1A. The purpose of this change is to allow for the building of three 2 story apartment buildings. The residents OBJECT on the basis that the proposed buildings would create an extremely high density land use with 44 apartments units (32 new units and 12 existing) plus homes on a single square block. The grand majority of these new residents would have no financial investment in this property or its upkeep. This does not comply in any way with the values of the other residents of our beautiful neighborhood. We implore you to not allow this change for the good of our whole community.

NO.	RESIDENT'S NAME	ADDRESS	PHONE	EMAIL optional	Signature	DATE
01	KATH Squire	441 CEDAR			Kath Squire	7.10.19
02	HELEN WALLACE	2144 4th			Helen Wallace	7-10-19
03	THOMAS BLACK	2144 4th			Thomas Black	7-18-19
04	Laurence Kraft	499 Cedar	814-730-0701		Laurence Kraft	7-15-19
05	Charlene Kamarske	527 Cedar			Charlene Kamarske	7-15-19
06	FIORRENCE O'BRIEN	486 MULBERRY	734- 934 519		Fiorrence O'Brien	7/15/19
07	NANCY AFFHOLTZ	526 MULBERRY	734- 285-3123		Nancy Affholtz	7/15/19
08						
09						

Petition to the Wyandotte Planning Commission

3

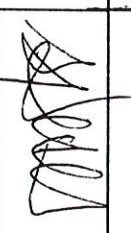



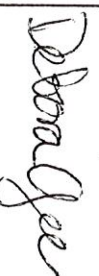




The undersigned Wyandotte residents hereby OBJECT to the amendment to change the zoning of the former 365 Mulberry and vacant Walnut St. property from Multifamily Residential District RM-1 to RM-1A. The purpose of this change is to allow for the building of three 2 story apartment buildings. The residents OBJECT on the basis that the proposed buildings would create an extremely high density land use with 44 apartments units (32 new units and 12 existing) plus homes on a single square block. The grand majority of these new residents would have no financial investment in this property or its upkeep. This does not comply in any way with the values of the other residents of our beautiful neighborhood. We implore you to not allow this change for the good of our whole community.

NO.	RESIDENT'S NAME	ADDRESS	PHONE	EMAIL optional	Signature	DATE
01	Peggy Thomas	347 Cedar	734 673-9620	PThomas001@gmail.com	Peggy Thomas	7/10/19
02	Patti Thomas	347 Cedar	" "	" "	Patti Thomas	7/10/19
03	Jean Mulberry	348 Mulberry	734 884-7148	jeanaliedg@yahoo.com	Jean Mulberry	7/10/19
04	Phil Mulberry	348 Mulberry	734 884-7148	phil.mulberry@earthlink.net	Phil Mulberry	7-10-19
05	Michelle Mulberry	334 Mulberry	734 334-7470	MichelleMulberry@yahoo.com	Michelle Mulberry	7-10-19
06	Stanley Klink	323 Cedar	734 884-9977	Kim, Tackett & Caretrelins.com	Stanley Klink	7-10-19
07	Paula Stanko	335 Cedar	734 674-3861		Paula Stanko	7-10-19
08	Jerry Scrimshaw	359 Cedar	734 881-0566		Jerry Scrimshaw	7-10-19
09	Tan Bunting	404 Cedar	734 884-0847		Tan Bunting	7-10-19

Petition to the Wyandotte Planning Commission

3


The undersigned Wyandotte residents hereby OBJECT to the amendment to change the zoning of the former 365 Mulberry and vacant Walnut St. property from Multifamily Residential District RM-1 to RM-1A. The purpose of this change is to allow for the building of three 2 story apartment buildings. The residents OBJECT on the basis that the proposed buildings would create an extremely high density land use with 44 apartments units (32 new units and 12 existing) plus homes on a single square block. The grand majority of these new residents would have no financial investment in this property or its upkeep. This does not comply in any way with the values of the other residents of our beautiful neighborhood. We implore you to not allow this change for the good of our whole community.

NO.	RESIDENT'S NAME	ADDRESS	PHONE	EMAIL optional	Signature	DATE
01	Sharon Deke Williams	324 Mulberry	734-730-9705	Speters7028@gmail.com		7/10/19
02	Michael Deke Williams	324 Mulberry	734-770-0332	MP395a@gmail.com		7/10/19
03	Chris Williams Mulberry	139 Mulberry	734-282-7900	CTW4000@j3cglc.com		7/11/19
04	Jeremy Cooper	312 Mulberry	734-367-4430	acuppari4@hotmail.com		7/11/19
05	Debbie Gee	2231 3rd	734-285-5709			7-11-19
06	DAVE JENKINS	313 WALNUT	734-693-6517			7-11-19
07	Ansel Dooley	324 Walnut St	734-282-0906			7-11-19
08	Ammanda Milikovic	420 Walnut				7-11-19
09	Shirley Solget	463 Walnut	734-306-4611	harley.sks@yahoo.com		7/11/19

Petition to the Wyandotte Planning Commission

4


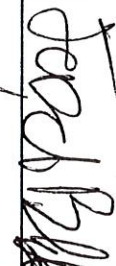







The undersigned Wyandotte residents hereby OBJECT to the amendment to change the zoning of the former 365 Mulberry and vacant Walnut St. property from Multifamily Residential District RM-1 to RM-1A. The purpose of this change is to allow for the building of three 2 story apartment buildings. The residents OBJECT on the basis that the proposed buildings would create an extremely high density land use with 44 apartments units (32 new units and 12 existing) plus homes on a single square block. The grand majority of these new residents would have no financial investment in this property or its upkeep. This does not comply in any way with the values of the other residents of our beautiful neighborhood. We implore you to not allow this change for the good of our whole community.

NO.	RESIDENT'S NAME	ADDRESS	PHONE	EMAIL optional	Signature	DATE
01	Deborah Dulek	411 Cedar	734 516-3126	ddulek@comcast.com		7/11/19
02	David Borker	2235 SE Cass	734 282-6589	VADIE@Dol.com	Alice Borker	7/14/19
03	134 Kaleski	3335 SE Cass	734 382-8589	VADIE@Dol.com	L. Borker	7-14-19
04	Rachel	2228 NW	734 284-0994		Alice Borker	7-14-19
05	John Zuger	2319 2nd	33- 693-7386	johnzuger@yahoo.com	John Zuger	7.14.19
06	John Francis	159 Mulberry	734 576	john11@upan.org	John Francis	7.14.19
07	Christopher Francis	159 Mulberry St	313-595- 7542	christopher.franis@gmail.com	Christopher Francis	7-14-19
08	Marie Olsen	127 Mulberry	734 752-1598	marie1228@yahoo.com	Marie Olsen	7/14/19
09	Steve Mulberry	2396 NW	734 282-2101	Steve Mulberry	Steve Mulberry	7/17/19

Petition to the Wyandotte Planning Commission

5

The undersigned Wyandotte residents hereby OBJECT to the amendment to change the zoning of the former 365 Mulberry and vacant Walnut St. property from Multifamily Residential District RM-1 to RM-1A. The purpose of this change is to allow for the building of three 2 story apartment buildings. The residents OBJECT on the basis that the proposed buildings would create an extremely high density land use with 44 apartments units (32 new units and 12 existing) plus homes on a single square block. The grand majority of these new residents would have no financial investment in this property or its upkeep. This does not comply in any way with the values of the other residents of our beautiful neighborhood. We implore you to not allow this change for the good of our whole community.

NO.	RESIDENT'S NAME	ADDRESS	PHONE	EMAIL optional	Signature	DATE
01	Gail Ortiz	4155 1st St NW	734 925 3751			2-11-19
02	Michelle	410 1st St NW	313-671-4857			7/11/19
03	Shirley	410 1st St NW	734 4766			7/11/19
04	Myra Lee	2235 3rd St	941-518 2475			7/12/19
05	Kathleen Lee	2235 2nd St	941-518 2104			7/12/19
06	Maria Simone	214 Cedar	734- 1073-377	marisa.simone52@gmail.com		7/12/19
07	Lore Holder	2293 9th	419- 327-0701			7/12/19
08	Jeff Steffen	2665 2nd St	734 283-4383			7/12/19
09	Racie Clark	412 Walnut	248 224 7473	racie.clark@gmail.com		7/12/19

Petition to the Wyandotte Planning Commission

6

The undersigned Wyandotte residents hereby OBJECT to the amendment to change the zoning of the former 365 Mulberry and vacant Walnut St. property from Multifamily Residential District RM-1 to RM-1A. The purpose of this change is to allow for the building of three 2 story apartment buildings. The residents OBJECT on the basis that the proposed buildings would create an extremely high density land use with 44 apartments units (32 new units and 12 existing) plus homes on a single square block. The grand majority of these new residents would have no financial investment in this property or its upkeep. This does not comply in any way with the values of the other residents of our beautiful neighborhood. We implore you to not allow this change for the good of our whole community.

NO.	RESIDENT'S NAME	ADDRESS	PHONE	EMAIL optional	SIGNATURE	DATE
01	Theresa Tamula	2260 - 15th St.	734-715-2414	theresa1108@yahoo.com	Theresa Tamula	7-10-19
02	RICHARD BILLOREZSKI	1577 Superior Wyandotte	734-283-2295	BILLOREZSKI@GMAIL.COM	Richard T. Billorezski	7/10/19
03	Nichole Wallace	1128 10th	(734) 934-6617	Nickyrick400@gmail.com	Nichole Wallace	7-10-19
04	Paul Czuchra	508 Walnut	1-734-282-2402		Paul Czuchra	7-12-19
05	JAMES HAKNEY	2321 VIRGINIA	734-281-3829		James Hakney	7-12-19
06	Colleen Heelney	2324 Virginia	734-281-3829	ColleenHeelney84@gmail.com	Colleen Heelney	7-12-19
07	Linda J. Bongers	2300 Virginia	239-244-8493	lsongers56@gmail.com	Linda Bongers	7-12-19
08	George Bongers	211	11		George Bongers	7-12-19
09	Sarah Dabbs	136 Mulberry St.	734-680-9873		Sarah Dabbs	7-14-19
10	Wendy Braelett	257 Walnut	313-443-6927		Wendy Braelett	7/14
11	Clayton Baird	357 Walnut	313-443-6997		Clayton Baird	

Petition to the Wyandotte Planning Commission

7

The undersigned Wyandotte residents hereby OBJECT to the amendment to change the zoning of the former 365 Mulberry and vacant Walnut St. property from Multifamily Residential District RM-1 to RM-1A. The purpose of this change is to allow for the building of three 2 story apartment buildings. The residents OBJECT on the basis that the proposed buildings would create an extremely high density land use with 44 apartments units (32 new units and 12 existing) plus homes on a single square block. The grand majority of these new residents would have no financial investment in this property or its upkeep. This does not comply in any way with the values of the other residents of our beautiful neighborhood. We implore you to not allow this change for the good of our whole community.

NO.	RESIDENT'S NAME	ADDRESS	PHONE	EMAIL optional	Signature	DATE
01	Mike Bonomo	213 Walnut St	734/738- 3490		Mike Bonomo	7/14/19
02	CHRISTOPHER ROBERTS	213 Walnut St.	734/604- 6904		Chris Roberts	7/14/19
03	STEPHEN GORDON	2420 3RD ST.	734-250 0365		Stephen Gordon	7/14/19
04	Joseph Sutka	3028 4th St.	734/407 7777		Joseph Sutka	7-14-19
05	Colleen Ostenberg	412 Poplar	734 636- 5660	vicandcoll@ameritech.net	Colleen Osterberg	7-14-19
06	VICTOR OSTENBERG	412 POPLAR	734 934 5059		Victor Osterberg	7-14-19
07	APRIL CIBLER	452 POPLAR	734 532- 7689		April Cibler	7/14/19
08	Ken Cielek	452 Poplar	734- 787- 5057	kcielek@sbcglobal.net	Ken Cielek	7/14/19
09	HOWARD HARRIS	461 CEDAR	848-895 5124		Howard Harris	7/14/19

Petition to the Wyandotte Planning Commission

8

The undersigned Wyandotte residents hereby OBJECT to the amendment to change the zoning of the former 365 Mulberry and vacant Walnut St. property from Multifamily Residential District RM-1 to RM-1A. The purpose of this change is to allow for the building of three 2 story apartment buildings. The residents OBJECT on the basis that the proposed buildings would create an extremely high density land use with 44 apartments units (32 new units and 12 existing) plus homes on a single square block. The grand majority of these new residents would have no financial investment in this property or its upkeep. This does not comply in any way with the values of the other residents of our beautiful neighborhood. We implore you to not allow this change for the good of our whole community.

NO.	RESIDENT'S NAME	ADDRESS	PHONE	EMAIL optional	Signature	DATE
01	PAUL BALOG	667 NORTH ME	313 575 2664		Paul Balog	7-10-19
02	KATE HOLMES	469 CEDAR	734- 308- 7312		Chad Holmes	7-14-19
03	BETTY LESLIE	477 CEDAR	734 341 5103		Betty Leslie	7-14-19
04	Jim Boyd	503 CEDAR	734 341-7817	James Boyd	Michael Pans	7-14-19
05	Mudell Paislee	510 Mulberry	734 158 2593			
06	Wallace Haylen	502 Mulberry	734 281-1911		Wallace Haylen	7-14-19
07	ANN McDaniel	498 Mulberry	734 250- 1400		Ann McDaniel	7-14-19
08	Luis Miller	485 Mulberry			Jose Miller	7-14-19
09	CERARD MILLEN	485 Mulberry			Jerrell Miller	7-14-19

Petition to the Wyandotte Planning Commission

9

The undersigned Wyandotte residents hereby OBJECT to the amendment to change the zoning of the former 365 Mulberry and vacant Walnut St. property from Multifamily Residential District RM-1 to RM-1A. The purpose of this change is to allow for the building of three 2 story apartment buildings. The residents OBJECT on the basis that the proposed buildings would create an extremely high density land use with 44 apartments units (32 new units and 12 existing) plus homes on a single square block. The grand majority of these new residents would have no financial investment in this property or its upkeep. This does not comply in any way with the values of the other residents of our beautiful neighborhood. We implore you to not allow this change for the good of our whole community.

NO.	RESIDENT'S NAME	ADDRESS	PHONE	EMAIL optional	Signature	DATE
01	Denise Carol Anderson	499 Mulberry	734-776-6199		Denise Anderson	7-14-19
02	Seneca Kline	521 Mulberry	515 231 0272		Seneca Kline	7-14-19
03	David	519 Mulberry	734-776-6199		David	7/14/19
04	Jeffrey	517 Mulberry	248 534-5503		Jeffrey	7-14-19
05	Marie King	513 Mulberry	734-612-1711		Marie King	7/14/19
06	Robert King	513 Mulberry	734-776-6199		Robert King	7/14/19
07	Erica Miller	511 Mulberry	313 371 3476		Erica Miller	7/14/19
08	Patricia	537 Mulberry	313 4126		Patricia	7/14/19
09	Patricia	479 Mulberry	734 367 6980		Patricia	7/14/19

Petition to the Wyandotte Planning Commission









10

The undersigned Wyandotte residents hereby OBJECT to the amendment to change the zoning of the former 365 Mulberry and vacant Walnut St. property from Multifamily Residential District RM-1 to RM-1A. The purpose of this change is to allow for the building of three 2 story apartment buildings. The residents OBJECT on the basis that the proposed buildings would create an extremely high density land use with 44 apartments units (32 new units and 12 existing) plus homes on a single square block. The grand majority of these new residents would have no financial investment in this property or its upkeep. This does not comply in any way with the values of the other residents of our beautiful neighborhood. We implore you to not allow this change for the good of our whole community.

NO.	RESIDENT'S NAME	ADDRESS	PHONE	EMAIL optional	Signature	DATE
01	Diane Jenkins	313 Walnut	734 350 3434	✓	Diane Jenkins	7-15-19
02	Diane Marden	2408 3rd	734 558 0190	✓	Diane Marden	7-15-19
03	Steve Marden	2408 3rd	734 741 4407	—	Steve Marden	7-15-19
04	Barbara Gordon	2420 3rd	313 588 5944	✓	Barbara Gordon	7/15/19
05	Victoria Keim	324 Walnut	734 282 2775		Victoria Keim	7/15/19
06	Dawn Witt	304 Walnut	734 288 4189		Dawn Witt	7/15/19
07	Ann Leighton	349 Walnut	313 976 5350	✓	Ann Leighton	7/15/19
08	Diane Leighton	349 Walnut	313 976 5277		Diane Leighton	7/15/19
09	Barbara Marden	359 Walnut	734 303 3688	✓	Barbara Marden	7/15/19

Petition to the Wyandotte Planning Commission





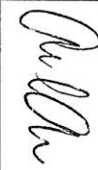




The undersigned Wyandotte residents hereby OBJECT to the amendment to change the zoning of the former 365 Mulberry and vacant Walnut St. property from Multifamily Residential District RM-1 to RM-1A. The purpose of this change is to allow for the building of three 2 story apartment buildings. The residents OBJECT on the basis that the proposed buildings would create an extremely high density land use with 44 apartments units (32 new units and 12 existing) plus homes on a single square block. The grand majority of these new residents would have no financial investment in this property or its upkeep. This does not comply in any way with the values of the other residents of our beautiful neighborhood. We implore you to not allow this change for the good of our whole community.

NO.	RESIDENT'S NAME	ADDRESS	PHONE	EMAIL optional	Signature	DATE
01	John Samyn	224 Walnut	734 301 8448	JohnSamyn@gmail.com		7-16-19
02	Thomas Suhail	247 Walnut	248 346 3794	tesuhail@gmail.com		7-16-19
03	Kate Samuel	247 Walnut	313 804 7200			7-16-19
04	Gary Klein	314 Poplar	734 674 1489	Gary Klein		7-16-19
05	Bernice Klein	314 Poplar	734 674 1135	bernicesamyn@gmail.com		7-16-19
06	Kathy Scattergood	316 Poplar	313 910 0991	generelle.kath@gmail.com		7-16-19
07	Milvarel Daker	326 Poplar	313 910 0991	daker_d@gmail.com		7-16-19
08	Carmella Harding	344 Poplar	248 224 7446	chardad1903997@gmail.com		7-16-19
09						

Petition to the Wyandotte Planning Commission

12

The undersigned Wyandotte residents hereby OBJECT to the amendment to change the zoning of the former 365 Mulberry and vacant Walnut St. property from Multifamily Residential District RM-1 to RM-1A. The purpose of this change is to allow for the building of three 2 story apartment buildings. The residents OBJECT on the basis that the proposed buildings would create an extremely high density land use with 44 apartments units (32 new units and 12 existing) plus homes on a single square block. The grand majority of these new residents would have no financial investment in this property or its upkeep. This does not comply in any way with the values of the other residents of our beautiful neighborhood. We implore you to not allow this change for the good of our whole community.

NO.	RESIDENT'S NAME	ADDRESS	PHONE	EMAIL optional	Signature	DATE
01	Ryan Boncosky	314 Walnut	248-756-5517	RyanBoncosky@gmail.com		7/15/19
02	Michelle Martin	314 Walnut	734-341-4345	MichelleLae3672@gmail.com		7/15/19
03	Leanne Davis	1140 CORA	734-991-5080	✓		7-15-2019
04	Jacob Landsel	404 Walnut	734-624-0058			7/15 2019
05	AMBER ANDRELLIC	4147 Ric St	734-231-5785			7/15 2019
06	ANTHERY MATECIE	354 Walnut	734-284-4814	✓		7-16-2019
07	Eleanor Samyn	229 Walnut	734-7328			7/16/19
08	Mike Wleczynski	204 Walnut	734-532-4980	WLEZYNSKI@gmail.com		7-16-19
09	CAUDREY BULGER	219 Walnut	734-231-3342	CMEUDOCK831@gmail.com		7-16-19

Petition to the Wyandotte Planning Commission

13

The undersigned Wyandotte residents hereby OBJECT to the amendment to change the zoning of the former 365 Mulberry and vacant Walnut St. property from Multifamily Residential District RM-1 to RM-1A. The purpose of this change is to allow for the building of three 2 story apartment buildings. The residents OBJECT on the basis that the proposed buildings would create an extremely high density land use with 44 apartments units (32 new units and 12 existing) plus homes on a single square block. The grand majority of these new residents would have no financial investment in this property or its upkeep. This does not comply in any way with the values of the other residents of our beautiful neighborhood. We implore you to not allow this change for the good of our whole community.

NO.	RESIDENT'S NAME	ADDRESS	PHONE	EMAIL optional	Signature	DATE
01	TIMOTHY E. DAILEY	2405 3RD			Timothy E. Dailey	7-15-19
02	BRUCE CAMPBELL	160 Walnut	734 / 771-4087		Bruce Campbell	7/15/19
03	Sarah Campbell	160 Walnut	734-516-4163		Sarah E. Campbell	7-15-19
04	Kelly Salmon	355 Walnut	540-814-1272	Kelly Salmon kellyamsalmon@gmail.com	Kelly Salmon	7/15/19
05	Brian Kernick	357 Walnut			Brian Kernick	7/15/19
06	Jeff Wilson	365 Walnut	848 227 8568		Jeff Wilson	7/15/19
07	LYNN WILSON	365 Walnut	734 608 4951			
08	AMY BIELBY	426 Walnut	734-778-8570		Amy Bielby	7/15/19
09	Jim Dick	416 Walnut	734 755 7578		Jim Dick	7-15-19

Petition to the Wyandotte Planning Commission

14



The undersigned Wyandotte residents hereby OBJECT to the amendment to change the zoning of the former 365 Mulberry and vacant Walnut St. property from Multifamily Residential District RM-1 to RM-1A. The purpose of this change is to allow for the building of three 2 story apartment buildings. The residents OBJECT on the basis that the proposed buildings would create an extremely high density land use with 44 apartments units (32 new units and 12 existing) plus homes on a single square block. The grand majority of these new residents would have no financial investment in this property or its upkeep. This does not comply in any way with the values of the other residents of our beautiful neighborhood. We implore you to not allow this change for the good of our whole community.

NO.	RESIDENT'S NAME	ADDRESS	PHONE	EMAIL optional	Signature	DATE
01	LISA Neifert	2647-25	734-934-4733	N/A	Lisa Neifert	7-11-19
02	KATHY Peters	1334 Vinewood	734-626-8958	N/A	Kathy Peters	7-11-19
03	Paul Peters	1334 Vinewood	734-776-8100	N/A	Paul Peters	7-11-19
04	ROGER KOCH	1344 Vinewood	734-2845976	N/A	Roger Koch	7-11-19
05	GARY NEIFERT	2647-21st	734-486-3946	N/A	Gary Neifert	7-12-19
06	LAUREN NEIFERT	2647 21st	734-934-0992	N/A	Lauren Neifert	7-14-19
07	LINDA McCOMACK	2636 21st	734-283-6492	N/A	Linda McComack	7-15-19
08	GARY McCOMACK	2636 21st	734-283-6192	Gary McComack 834880 outback.com	Gary McComack	7-15-19
09	Sandra Fisher	2086 19th	734-552-0198		Sandra Fisher	7-15-19

Petition to the Wyandotte Planning Commission

15


The undersigned Wyandotte residents hereby OBJECT to the amendment to change the zoning of the former 365 Mulberry and vacant Walnut St. property from Multifamily Residential District RM-1 to RM-1 A. The purpose of this change is to allow for the building of three 2 story apartment buildings. The residents OBJECT on the basis that the proposed buildings would create an extremely high density land use with 44 apartments units (32 new units and 12 existing) plus homes on a single square block. The grand majority of these new residents would have no financial investment in this property or its upkeep. This does not comply in any way with the values of the other residents of our beautiful neighborhood. We implore you to not allow this change for the good of our whole community.

NO.	RESIDENT'S NAME	ADDRESS	PHONE	EMAIL optional	Signature	DATE
01	MEL FISHKA	2086 - 19th ST.	734 - 552 - 1176			7/15/19
02	TIM TALBOT	1465 21st	734 634 0050			7/15/2019
03						
04						
05						
06						
07						
08						
09						

Petition to the Wyandotte Planning Commission

16


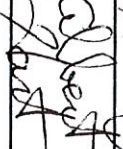

The undersigned Wyandotte residents hereby OBJECT to the amendment to change the zoning of the former 365 Mulberry and vacant Walnut St. property from Multifamily Residential District RM-1 to RM-1A. The purpose of this change is to allow for the building of three 2 story apartment buildings. The residents OBJECT on the basis that the proposed buildings would create an extremely high density land use with 44 apartments units (32 new units and 12 existing) plus homes on a single square block. The grand majority of these new residents would have no financial investment in this property or its upkeep. This does not comply in any way with the values of the other residents of our beautiful neighborhood. We implore you to not allow this change for the good of our whole community.

NO.	RESIDENT'S NAME	ADDRESS	PHONE	EMAIL optional	Signature	DATE
01	ZACHARY FRANKO	2309 3RD	313 926 3111	ZACHARYFRANKO@gmail.com		7/11/14
02						
03						
04						
05						
06						
07						
08						
09						

Petition to the Wyandotte Planning Commission

17

The undersigned Wyandotte residents hereby OBJECT to the amendment to change the zoning of the former 365 Mulberry and vacant Walnut St. property from Multifamily Residential District RM-1 to RM-1A. The purpose of this change is to allow for the building of three 2 story apartment buildings. The residents OBJECT on the basis that the proposed buildings would create an extremely high density land use with 44 apartments units (32 new units and 12 existing) plus homes on a single square block. The grand majority of these new residents would have no financial investment in this property or its upkeep. This does not comply in any way with the values of the other residents of our beautiful neighborhood. We implore you to not allow this change for the good of our whole community.

NO.	RESIDENT'S NAME	ADDRESS	PHONE	EMAIL optional	Signature	DATE
01	Paula Wisk	2319-3051	No Phone	minnaheli3@wyandotte.org		7-11-19
02	Albert Wisk	2310 3rd	X	X		7-11-19
03	Paula Wisk	503 Walnut	309-5106	PaulaWisk@aol.com		7-11-19
04						
05						
06						
07						
08						
09						

Petition to the Wyandotte Planning Commission

18

The undersigned Wyandotte residents hereby OBJECT to the amendment to change the zoning of the former 365 Mulberry and vacant Walnut St. property from Multifamily Residential District RM-1 to RM-1A. The purpose of this change is to allow for the building of three 2 story apartment buildings. The residents OBJECT on the basis that the proposed buildings would create an extremely high density land use with 44 apartments units (32 new units and 12 existing) plus homes on a single square block. The grand majority of these new residents would have no financial investment in this property or its upkeep. This does not comply in any way with the values of the other residents of our beautiful neighborhood. We implore you to not allow this change for the good of our whole community.

NO.	RESIDENT'S NAME	ADDRESS	PHONE	EMAIL optional	Signature	DATE
01	MARILYN J. LERITY	2302-3RD WYANDOTTE 48192	734-285-0609		Marilyn Lerity	7/12/19
02	Chaire A. Ziemba	339 WALNUT 48192	734-752-7817		Chaire Ziemba	7/16/19
03	CHRIS ZIEMBA	339 WALNUT 48192	734-286-1997		Chris Ziemba	7-16-19
04						
05						
06						
07						
08						
09						

Petition to the Wyandotte Planning Commission

19

The undersigned Wyandotte residents hereby OBJECT to the amendment to change the zoning of the former 365 Mulberry and vacant Walnut St. property from Multifamily Residential District RM-1 to RM-1A. The purpose of this change is to allow for the building of three 2 story apartment buildings. The residents OBJECT on the basis that the proposed buildings would create an extremely high density land use with 44 apartments units (32 new units and 12 existing) plus homes on a single square block. The grand majority of these new residents would have no financial investment in this property or its upkeep. This does not comply in any way with the values of the other residents of our beautiful neighborhood. We implore you to not allow this change for the good of our whole community.

RECEIVED

AUG 14 2019

CITY OF WYANDOTTE

NO.	RESIDENT'S NAME	ADDRESS	PHONE	EMAIL optional	Signature	DATE
01	Rebecca McEntney	477 Mulberry	431-3799	beckymiller57@yahoo.com	Rebecca McEntney	7-17-19
02	Kenneth McEntney	477 Mulberry	479-0979	—	Kenneth McEntney	7-17-19
03	Janice McEntney	534 Mulberry	734-550-9874	janicemcintosh@gmail.com	Janice McEntney	7/18/19
04	Bob McEntney	547 Mulberry	734-550-9874	—	Bob McEntney	7/18/19
05	Aela Zamedi	545 Mulberry	817-306-2716	aela.zamedi@yahoo.com	Aela Zamedi	7/17/19
06	George Zamedi	753 Mulberry	734-732-6237	ezamedi@yahoo.com	George Zamedi	7-18-19
07	George Purdu	4127 Walnut	313-3300	gPurdu@gmail.com	George Purdu	7-18-19
08	Carolyn Taylor	2255 2nd	734-771-2834	—	Carolyn Taylor	7-22-19
09	Alvin Taylor	2255 2nd	734-771-2834	—	Alvin Taylor	7-22-19

Petition to the Wyandotte Planning Commission

20

The undersigned Wyandotte residents hereby OBJECT to the amendment to change the zoning of the former 365 Mulberry and vacant Walnut St. property from Multifamily Residential District RM-1 to RM-1A. The purpose of this change is to allow for the building of three 2 story apartment buildings. The residents OBJECT on the basis that the proposed buildings would create an extremely high density land use with 44 apartments units (32 new units and 12 existing) plus homes on a single square block. The grand majority of these new residents would have no financial investment in this property or its upkeep. This does not comply in any way with the values of the other residents of our beautiful neighborhood. We implore you to not allow this change for the good of our whole community.

RECEIVED

AUG 14 2019

CITY OF WYANDOTTE

NO.	RESIDENT'S NAME	ADDRESS	PHONE	EMAIL optional	Signature	DATE
01	Debbie Miller	477 Mulberry	479-0979	beckymiller57@yahoo.com		
02	Debbie Miller	477 Mulberry	771-3603			7/23/19
03	Edelyn Smith	1577 Satelex	283-2285			7/23/19
04	Patricia Smith	544 North Dr.	785-2076			7/23/19
05	Andrew Smith	544 N. Dr.	285-2076			7/23/19
06	Judith K. RYBA	3052 North St	313-868-1619			7/26/19
07	Richard Ashcroft	2139 5th St.	734-775 3444			7-27-19
08	Richard Ashcroft	2139 5th St	734-775 3444			7-27-19
09	Kath A Luce	147 Spruce	734-221 5359	kathmaria@aol.com		7-27-19

Petition to the Wyandotte Planning Commission

21

The undersigned Wyandotte residents hereby OBJECT to the amendment to change the zoning of the former 365 Mulberry and vacant Walnut St. property from Multifamily Residential District RM-1 to RM-1A. The purpose of this change is to allow for the building of three 2 story apartment buildings. The residents OBJECT on the basis that the proposed buildings would create an extremely high density land use with 44 apartments units (32 new units and 12 existing) plus homes on a single square block. The grand majority of these new residents would have no financial investment in this property or its upkeep. This does not comply in any way with the values of the other residents of our beautiful neighborhood. We implore you to not allow this change for the good of our whole community.

RECEIVED

AUG 14 2019

CITY OF WYANDOTTE

NO.	RESIDENTS NAME	ADDRESS	PHONE	EMAIL optional	Signature	DATE
01	Rachel Phillips	360 Mulberry	313-388-9000	rachelphillips@shesglobal.net	R Phillips	7-16-19
02	Michael Phillips	360 Mulberry	734-363-7353		MD Phillips	7-16-19
03	Marina Phillips	360 Mulberry	734-231-54		Marina Phillips	7-16-19
04	Lois Phillips	1215 Oak	734-261-9933		Lois	7-26-19
05	Lois Phillips	1215 Oak	734-261-9933	lois@wyandotte.org	Lois J. Phillips	7-26-19
06	Georgia Anne Lilly	883 Lincoln	734-363-4830	busia887@gmail.com	Georgia Anne Lilly	7-26-19
07	Susan Koppel	813 Plum St.	734-301-5371	blonde-one63@yahoo.com	Susan Koppel	7-27-19
08	Susan Towsey	3522 4th St.	313-903-5879	teacher313@shesglobal.net	Susan Towsey	7/27/19
09	Lisa Gilliam	2130 5th St.	734-552-9388	lisamarie@hotmail.com	Lisa Gilliam	7/27/19

Petition to the Wyandotte Planning Commission

22

The undersigned Wyandotte residents hereby OBJECT to the amendment to change the zoning of the former 365 Mulberry and vacant Walnut St. property from Multifamily Residential District RM-1 to RM-1A. The purpose of this change is to allow for the building of three 2 story apartment buildings. The residents OBJECT on the basis that the proposed buildings would create an extremely high density land use with 44 apartments units (32 new units and 12 existing) plus homes on a single square block. The grand majority of these new residents would have no financial investment in this property or its upkeep. This does not comply in any way with the values of the other residents of our beautiful neighborhood. We implore you to not allow this change for the good of our whole community.

RECEIVED
AUG 14 2019
CITY OF WYANDOTTE

NO.	RESIDENTS NAME	ADDRESS	PHONE	EMAIL optional	Signature	DATE
01	RENKUS Casper	1575 Spruce	313 588 0447		<i>Don Nee</i>	7-22-19
02	Edgar A. Poe	147 Spruce	602 614 0503	Edgar.poe4@ccol.com	<i>Edgar A. Poe</i>	7/25/2019
03	AMT Poe	151 Spruce	313 655 652818		<i>Ann Poe</i>	7/27/19
04						
05						
06						
07						
08						
09						

Petition to the Wyandotte Planning Commission

23

The undersigned Wyandotte residents hereby OBJECT to the amendment to change the zoning of the former 365 Mulberry and vacant Walnut St. property from Multifamily Residential District RM-1 to RM-1A. The purpose of this change is to allow for the building of three 2 story apartment buildings. The residents OBJECT on the basis that the proposed buildings would create an extremely high density land use with 44 apartments units (32 new units and 12 existing) plus homes on a single square block. The grand majority of these new residents would have no financial investment in this property or its upkeep. This does not comply in any way with the values of the other residents of our beautiful neighborhood. We implore you to not allow this change for the good of our whole community.

RECEIVED
AUG 14 2019
CITY OF WYANDOTTE

NO.	RESIDENT'S NAME	ADDRESS	PHONE	EMAIL optional	Signature	DATE
01	SHARON & WIMPY	2651 BIDDLE APT 806	734 281 3233	SFC	Sharon & Wimpy	7-29-19
02	Jaclyn Malna	188 Cedar	313-333-6680		Jaclyn Malna	7-29-19
03	Sharon & Wimpy	803 St. John	734 304 2918	SFC	Sharon & Wimpy	7-29-19
04	Wimpy & Sharon	1741 Maple		SFC	Wimpy & Sharon	7-29-19
05	WIMPY ELLEN & ZADORA	3651 BIDDLE APT 806	1-734 720-3600	SFC	Wimpy & Zadora	7-30-19
06	Mary Ann Vandemen	2651 Biddle	—	SFC	Mary Ann Vandemen	7-30-19
07	SALLY DAWIDKIN	2047-4th St	734-283-6724	SFC	Sally Dawidkin	7-30-19
08	Richard Mieszkowski	1715 3RD ST	734 285-3362	SFC	Richard F. Mieszkowski	7-30-19
09	KAREN MIESZKOWSKI	1715 3RD	734 285-3362	SFC	Karen Mieszkowski	7-30-19

Petition to the Wyandotte Planning Commission

24

The undersigned Wyandotte residents hereby OBJECT to the amendment to change the zoning of the former 365 Mulberry and vacant Walnut St. property from Multifamily Residential District RM-1 to RM-1A. The purpose of this change is to allow for the building of three 2 story apartment buildings. The residents OBJECT on the basis that the proposed buildings would create an extremely high density land use with 44 apartments units (32 new units and 12 existing) plus homes on a single square block. The grand majority of these new residents would have no financial investment in this property or its upkeep. This does not comply in any way with the values of the other residents of our beautiful neighborhood. We implore you to not allow this change for the good of our whole community.

RECEIVED
AUG 14 2019
CITY OF WYANDOTTE

NO.	RESIDENT'S NAME	ADDRESS	PHONE	EMAIL optional	Signature	DATE
01	SOAN NASRZEWSKI	3407 20TH		SFC	Joan Nasrzedzi	7-30-19
02	DEPAINE HERUBIN	2316 ELECTRIC		SFC	Stephine Herubin	
03	DORNA COLOST	4238 15th		SFC	Dorna Colost	7-30-19
04	JILL 1405th	4683 15th		SFC	Jill Hyhn	7-30-19
05	MELVIN MAREON	1614-6th		SFC	Melvin Mareon	7/30/19
06	ROSEMARY PICKENS	1126 19th Wym.		SFC	Rosemary Pickens	7-30-19
07	TEAN RUFFNER	1465-2nd		SFC	Teann Ruffner	7-30-19
08	LITA RODRIGUEZ	3114 20th		SFC	Lita Rodriguez	7-30-19
09	JEANNE LANAGAN	1130-20th		SFC	Jeanne M. Langan	7-30-2019

Petition to the Wyandotte Planning Commission

25

The undersigned Wyandotte residents hereby OBJECT to the amendment to change the zoning of the former 365 Mulberry and vacant Walnut St. property from Multifamily Residential District RM-1 to RM-1A. The purpose of this change is to allow for the building of three 2 story apartment buildings. The residents OBJECT on the basis that the proposed buildings would create an extremely high density land use with 44 apartments units (32 new units and 12 existing) plus homes on a single square block. The grand majority of these new residents would have no financial investment in this property or its upkeep. This does not comply in any way with the values of the other residents of our beautiful neighborhood. We implore you to not allow this change for the good of our whole community.

AUG 14 2019

CITY OF WYANDOTTE

NO.	RESIDENT'S NAME	ADDRESS	PHONE	EMAIL optional	Signature	DATE
01	MARY Kucier	1231 - 11th St	734 775-2414		Mary Kucier	7-30-19
02						
03						
04						
05						
06						
07						
08						
09						

Petition to the Wyandotte Planning Commission

26

The undersigned Wyandotte residents hereby OBJECT to the amendment to change the zoning of the former 365 Mulberry and vacant Walnut St. property from Multifamily Residential District RM-1 to RM-1A. The purpose of this change is to allow for the building of three 2 story apartment buildings. The residents OBJECT on the basis that the proposed buildings would create an extremely high density land use with 44 apartments units (32 new units and 12 existing) plus homes on a single square block. The grand majority of these new residents would have no financial investment in this property or its upkeep. This does not comply in any way with the values of the other residents of our beautiful neighborhood. We implore you to not allow this change for the good of our whole community.

RECEIVED
AUG 14 2019
CITY OF WYANDOTTE

NO.	RESIDENT'S NAME	ADDRESS	PHONE	EMAIL optional	Signature	DATE
01	Marlene Carmichael	461 Poplar	734- 752-7034		Marlene	8/10/19
02	April Bishop	413 Poplar	7281- 3186		April Bishop	8/10/19
03	Robin Foster	343 Poplar			Robin Foster	8/10-19
04	Patricia Coley	255 Poplar	734- 281-0651		Patricia Coley	8-10-19
05	Kenet Watkins	255 Poplar	734- 281-0651		Kenet Watkins	8-10-18
06	Carolyn Harpes	737 Poplar	989- 317-7012		Carolyn Harpes	
07	Eric Nute	317 Poplar	743- 4412		Eric Nute	8-10-19
08	Dawn Jones	244 Poplar	313- 737-5303		Dawn Jones	8-10-19
09	Dawn Jones	244 Poplar	313- 303-5414		Dawn Jones	8-10-19

Petition to the Wyandotte Planning Commission

27

The undersigned Wyandotte residents hereby OBJECT to the amendment to change the zoning of the former 365 Mulberry and vacant Walnut St. property from Multifamily Residential District RM-1 to RM-1 A. The purpose of this change is to allow for the building of three 2 story apartment buildings. The residents OBJECT on the basis that the proposed buildings would create an extremely high density land use with 44 apartments units (32 new units and 12 existing) plus homes on a single square block. The grand majority of these new residents would have no financial investment in this property or its upkeep. This does not comply in any way with the values of the other residents of our beautiful neighborhood. We implore you to not allow this change for the good of our whole community.

RECEIVED
AUG 14 2019
CITY OF WYANDOTTE

NO.	RESIDENT'S NAME	ADDRESS	PHONE	EMAIL optional	Signature	DATE
01	Judy Malheur	114 Oak Apt 410	734-386 7251	malheurjudi@gmail	Judy Malheur	7/26/2019
02	Melissa Ross	204 Linwood	734-258 5289		Melissa Ross	7-7-19
03	Teresa Dupa	194 Maple			Teresa Dupa	8-8-19
04	Chad Hughes	2424 4th St	303- 509762		Chad Hughes	8/10/19
05	Hilary	2424 4th St	734- 7547		Hilary	8/10/19
06	Teri Martin	408 Maple	734- 767-6137		Teri Martin	8.10.19
07	HELEN Beckel	521 Poplar	734- 303- 5817		HELEN Beckel	8.10.19
08	Cornie Fisher	513 Poplar			Cornie Fisher	8/10/19
09	Anne Chapman	505 Poplar	734 934 2633	annechapman2@hotmail.com	Anne Chapman	8/10/19

Petition to the Wyandotte Planning Commission

28

The undersigned Wyandotte residents hereby OBJECT to the amendment to change the zoning of the former 365 Mulberry and vacant Walnut St. property from Multifamily Residential District RM-1 to RM-1A. The purpose of this change is to allow for the building of three 2 story apartment buildings. The residents OBJECT on the basis that the proposed buildings would create an extremely high density land use with 44 apartments units (32 new units and 12 existing) plus homes on a single square block. The grand majority of these new residents would have no financial investment in this property or its upkeep. This does not comply in any way with the values of the other residents of our beautiful neighborhood. We implore you to not allow this change for the good of our whole community.

RECEIVED
AUG 14 2019
CITY OF WYANDOTTE

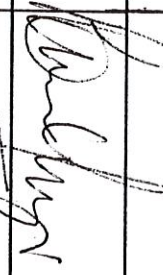

NO.	RESIDENT'S NAME	ADDRESS	PHONE	EMAIL, optional	Signature	DATE
01	Doug Galema	554 Plum	NA	NA	Doug Galema	8/12/19
02	William Hall	3538 E 32nd	313-264-0849	NA	William Hall	8-13-19
03						
04						
05						
06						
07						
08						
09						

Petition to the Wyandotte Planning Commission

29

The undersigned Wyandotte residents hereby OBJECT to the amendment to change the zoning of the former 365 Mulberry and vacant Walnut St. property from Multifamily Residential District RM-1 to RM-1A. The purpose of this change is to allow for the building of three 2 story apartment buildings. The residents OBJECT on the basis that the proposed buildings would create an extremely high density land use with 44 apartments units (32 new units and 12 existing) plus homes on a single square block. The grand majority of these new residents would have no financial investment in this property or its upkeep. This does not comply in any way with the values of the other residents of our beautiful neighborhood. We implore you to not allow this change for the good of our whole community.

RECEIVED
AUG 14 2019
CITY OF WYANDOTTE

NO.	RESIDENT'S NAME	ADDRESS	PHONE	EMAIL optional	Signature	DATE
01	BRUCE MINER	117 QUESTANT	313 314-0611	BVKE96@WYAN.ORG		8/13/19
02	TINA FROST	3120 9TH	734 260-0016			8-13-19
03						
04						
05						
06						
07						
08						
09						

Petition to the Wyandotte Planning Commission

30

The undersigned Wyandotte residents hereby OBJECT to the amendment to change the zoning of the former 365 Mulberry and vacant Walnut St. property from Multifamily Residential District RM-1 to RM-1A. The purpose of this change is to allow for the building of three 2 story apartment buildings. The residents OBJECT on the basis that the proposed buildings would create an extremely high density land use with 44 apartments units (32 new units and 12 existing) plus homes on a single square block. The grand majority of these new residents would have no financial investment in this property or its upkeep. This does not comply in any way with the values of the other residents of our beautiful neighborhood. We implore you to not allow this change for the good of our whole community.

RECEIVED
AUG 14 2019
CITY OF WYANDOTTE

NO.	RESIDENT'S NAME	ADDRESS	PHONE	EMAIL, optional	Signature	DATE
01	Theresa Hall	3617 Superior	734-88923		Theresa Hall	8-11-2019
02	Debra Ward	354 Vinwood	4129-7149		Debra Ward	8-11-19
03	Coreen LaFara	360 Vinwood	813-6100467		Coreen LaFara	8-11-19
04	Wendy Gallagher	212 Vinwood	734-655318		Wendy Gallagher	8-11-2019
05	MADE Koludak	4437 15th	434-495-6735		MADE Koludak	8-12-2019
06	Michael Koludak	4437 15th	734-725-4323		Michael Koludak	8-12-2019
07						
08						
09						

COMMUNICATIONS RECEIVED REGARDING:

PUBLIC HEARING #05302019 – Request from Gary McQuiston, Owner and Applicant, for a Certificate of Occupancy for Auto Sales at Former 2997 Fort Street, Wyandotte, Michigan, the property is located in the B-2 Zoning District, which conflicts with Section 1401.H of the City of Wyandotte's Zoning Ordinance.

Kelly Roberts

From: Joe Daly <Joe.Daly@dalymerritt.com>
Sent: Thursday, July 18, 2019 2:37 PM
To: Kelly Roberts
Subject: Planning Commission

Importance: High

From: Joe Daly <Joe.Daly@dalymerritt.com>
Date: July 18, 2019 at 7:51:44 AM
Subject: Planning Commission Meeting

Good Evening,

I am writing in support of Mr. Gary McQuiston's application for approval of the expansion of his Used Car Sales Operation by incorporating the vacant and unkept sixty foot lot at 2977 Fort Street located adjacent and to the north of his current facility. McQuiston's Used Cars is a long-time Wyandotte business scanning two generations of service to the Community. The owners are trusted and respected and are well known to stand behind their vehicles.

We have developed and currently own many Fort Street properties located between Eureka and Oak. In 2018 we put 2977 Fort under Purchase Agreement with the current owner in an attempt to incorporate it into the Aldi expansion project currently underway. However the lot was encumbered by numerous State and Federal liens rendering it unmarketable. Aldi has no further interest in the vacant parcel as its design is complete and construction underway.

I understand from my discussions with the real estate company marketing the property that all title encumbrances have been lifted through recent legal proceedings. This property is too small to develop. If McQuiston's request is denied, it will remain empty and unattended collecting blowing rubbish and debris off of Fort Street for years to come.

Please support Gary McQuiston's request for approval.

Joe Daly, President
Daly Merritt Properties, Inc.