

City of Wyandotte
PLANNING COMMISSION
Minutes of the Thursday, November 17, 2022, Meeting
MINUTES AS RECORDED

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

COMMISSIONERS PRESENT: Jalbert, Kelly, Lupo, Pasko, Sarnacki, Williams

COMMISSIONERS EXCUSED: Duran, Kowalewski, Schultz

ALSO PRESENT: Kelly Roberts, Recording Secretary

COMMUNICATIONS:

No communications were received

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING:

MOTION BY COMMISSIONER SARNACKI, supported by Commissioner Lupo to approve the minutes of the Meeting of October 20, 2022.

Commissioner Kelly abstained.

MOTION PASSED.

OLD BUSINESS:

None

NEW BUSINESS:

1. Request of the City Engineer to review the proposed changeable message sign on a ground sign located at the K of C, 3530 Biddle Avenue, Wyandotte in accordance with §190.279 Required conditions. The property is located in a PD District.

MOTION BY COMMISSIONER JALBERT, supported by Commissioner Williams to approve the changeable message sign on a ground sign located at 3530 Biddle Avenue, Wyandotte provided the sign is set back a minimum of 4 feet from the property line on Biddle Avenue.

YEAS: JALBERT, KELLY, LUPO, PASKO, SARNACKI, WILLIAMS

NAYS: NONE

ABSENT: DURAN, KOWLAEWSKI, SCHULTZ

MOTION PASSED

2. **Public Hearing #10242022** – Request of FFIVE, LLC, Owner and Appellant, to rezone the property at 3008 1st Street (3002 1st Street/113-125 Elm), Wyandotte, Michigan described as Lot 5 Plat of Part of Wyandotte, Part 2, Block 71 as recorded in Liber 57, Page 5 of deeds Wayne County Records

It is proposed that said land be rezoned from Central Business district (CBD) to General Business District (B-2).

MOTION BY COMMISSIONER LUPO, supported by Commissioner Sarnacki to recommend to the City Council that the request to rezone the property at 3008 1st Street, Wyandotte to General Business District (B-2) be DENIED.

YEAS: JALBERT, KELLY, LUPO, PASKO, SARNACKI, WILLIAMS
NAYS: NONE
ABSENT: DURAN, KOWLAEWSKI, SCHULTZ
MOTION PASSED

PERSONS IN THE AUDIENCE:

None

OTHER BUSINESS:

- MOTION BY COMMISSIONER JALBERT, supported by Commissioner Lupo, RESOLVED BY THE PLANNING COMMISSION, that Commission approves the 2023-2028 Capital Improvement Plan as presented to the Commission on November 17, 2022.

YEAS: JALBERT, KELLY, LUPO, PASKO, SARNACKI, WILLIAMS
NAYS: NONE
ABSENT: DURAN, KOWLAEWSKI, SCHULTZ
MOTION PASSED

- Nomination of Officers:
MOTION BY COMMISSIONER SARNACKI, supported by Commissioner Kelly:
 - Nominate Commissioner Pasko as Chairperson
 - Nominate Commissioner Lupo as Vice-Chairperson
 - Nominate Commissioner Kowalewski as SecretaryMOTION PASSED
- Commission approved the 2023 Schedule of Meeting and Filing Dates.

MOTION TO ADJOURN:

MOTION BY COMMISSIONER JALBERT, supported by Commissioner Lupo to adjourn the meeting at 7:05 p.m.

Discussion regarding changeable message sign on a ground sign located at 3530 Biddle Avenue, Wyandotte.

Chairperson Pasko read the letter submitted by the City Engineer regarding 3530 Biddle Avenue.

Mr. Dave Daywood, Representative of K of C, 3530 Biddle Avenue, Wyandotte, present.

Commissioner Jalbert stated that she feels the sign is too close to Biddle Avenue and it might be dangerous for cars pulling out onto Biddle Avenue and the sign should be moved back.

Mr. Daywood indicated that the sign will be located in an existing parking spot and it will have a barrier so it won't get hit.

Commissioner Jalbert indicated that her concern is blocking traffic when turning from Pine Street to Biddle Avenue.

Commissioner Williams asked Mr. Daywood if he would consider moving the sign back 4 feet.

Mr. Daywood indicated that he has no issues with moving the sign back 4 feet.

There was no further discussion.

PUBLIC HEARING #10242022

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

Dan Mysiwiec, 314 Vinewood, Wyandotte present.

Chairperson Pasko asked Mr. Mysiwiec what his intent was.

Mr. Mysiwiec indicated that he will be renting the building for a tattoo studio. Mr. Mysiwiec indicated that it will be very professional and it will help the City of Wyandotte grow. Mr. Mysiwiec indicated that he has been in the tattoo business for 17 years.

Commissioner Kelly asked where is was located now.

Mr. Mysiwiec indicated that he has a private studio on Grosse Ile and wants to move his business to his hometown.

Commissioner Lupo asked what is body art makeup.

Mr. Mysiwiec indicated that it is basic tattoos. Mr. Mysiwiec indicated that he will also be selling high end body jewelry. Mr. Mysiwiec indicated that his clients have to go to Royal Oak and he would like to sell it in Wyandotte.

Commissioner Lupo indicated that there are areas on Fort Street for this type of use.

Mr. Mysiwiec indicated that he would like to be downtown to allow for his clients to eat and shop in the downtown area. Mr. Mysiwiec stated further that he feels this will help Wyandotte grow.

Chairperson Pasko indicated that rezoning this property would be "spot zoning" and it is not consistent with the Master Plan. Chairperson Pasko indicated that Mr. Mysiwiec could appeal to the Zoning Board of Appeals if the rezoning is not approved.

Karil Czajka, 219 Oak Street, Wyandotte.

Mr. Czajka indicated that he was an attorney and the vice president of Rocket Mortgage and he is in favor of this use in downtown Wyandotte. Mr. Czajka stated that Mr. Mysiwiec is very professional and that his clientele pays a lot of money for the tattoos, it is not like it was 20 years ago.

Mr. Czajak indicated that he understands spot zoning, but this will benefit the city.

Ms. Kaylyn Crayne, 763 Cherry, Wyandotte.

Ms. Crayne indicated that the current zoning ordinance is out dated and she believes that this use should be allowed in the CBD. Ms. Crayne did indicate that the City is updating the ordinance, but the owner cannot wait for it to be completed, property needs to get rented.

Ms. Crayne further stated that it is very expensive to get tattoos and the city needs to grow with the times and allow this type of use.

There being no further discussion, the hearing was closed.

No communications were received regarding this request.
