

**City of Wyandotte**  
**PLANNING COMMISSION**  
***Minutes of the Thursday, November 21, 2019, Meeting***  
**MINUTES AS RECORDED**

The meeting was called to order by Secretary Benson at 6:30 p.m.

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

COMMISSIONERS EXCUSED: Adamczyk, Lupo, Pasko

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

**COMMUNICATIONS:**

All communications were received and placed on file.

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

MOTION BY COMMISSIONER RUTKOWSKI, supported by Commissioner Sarnacki, to approve the minutes of the regular Meeting of October 17, 2019. MOTION PASSED.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

- 1. PUBLIC HEARING PC #10212019** - Request from Mooney Real Estate Holdings, Owner and KS Management, Applicant, requesting to rezone the property known as 141 Goodell, 136 Goodell and Vacant 1203 2<sup>nd</sup> Street, Wyandotte, Michigan. (Lots 10 to 12 Incl I. Witkowski Sub also Lots 1 to 6 Incl Noah Leblancs Biddle Ave Sub; The E 112.48 Ft of W 222.48 Ft of Lots 3 and 4 Exc s 50 Ft of lot 3, the Estate of Joseph Goodell deceased Sub; Lot 150 Assessor's Wyandotte Plat No. 8).

It is proposed that said land be rezoned from RT (Two Family Residential District) to B-1 (Neighborhood Business District).

MOTION BY COMMISSIONER KOWALEWSKI, Supported by Commissioner Rutkowski to recommend to the Mayor and City Council that the property known as 141 Goodell, 136 Goodell and vacant 1203 2<sup>nd</sup> Street, Wyandotte be denied for rezoning to B-1 (Neighborhood Business District).

REASON: The request to rezone this property to B-1 is not consistent with the City's Master Plan.

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

NAYS: NONE

ABSENT: ADAMCZYK, LUPO, PASKO      MOTION PASSED

**2. PUBLIC HEARING PC #10222019** - Request from the City of Wyandotte, Owner and Applicant, requesting to rezone the property known as former 124-146 Davis, Wyandotte, Michigan ( Lots 21-24 also the South 110 feet of the North 406.05 feet of Lot A also vacated alley adjacent thereof, Biddle Subdivision as recorded in Liber 17 Page 39 of Plats, Wayne county Records also East 5.00 feet of fractional Section 20, Town 3 South Range 11 East lying between North and South lines of said Lot 24 extended Westerly of said Biddle Subdivision also Easterly part of Lot 1 measuring 1.87 feet on South lot line and 1.97 feet on North lot line thereof, Woodruff's Subdivision, Town 3 South Range 11 East, as recorded in Liber 25, Page 67 of Plats, Wayne County Records).

It is proposed that said land be rezoned from P-1 (Vehicular Parking District) to RM-2 (Multiple Family Residential District).

MOTION BY COMMISSIONER KOWALEWSKI, Supported by Commissioner Rutkowski to recommend to the Mayor and City Council that the property known as former 124-146 Davis, Wyandotte be rezoned from P-1 (Vehicular Parking District) to RM-2 (Multiple Family Residential District).

REASON: The rezoning of this property is consistent with the City's Master Plan.

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

NAYS: NONE

ABSENT: ADAMCZYK, LUPO, PASKO

MOTION PASSED

**3.** Request from Michigan Legacy Credit Union, Owner and Thompson-Phelan Group, Inc., Applicant requesting a review of the parking lot layout and landscaping plan for 269 Oak Street, Wyandotte.

MOTION BY COMMISSIONER PARKER, supported by Commissioner Sarnacki to approve the plans submitted provided all requirements indicated on the City Engineer's letter dated November 12, 2019 are met.

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

NAYS: NONE

ABSENT: ADAMCZYK, LUPO, PASKO

MOTION PASSED

**PERSONS IN THE AUDIENCE:**

None

**OTHER BUSINESS:**

- Monthly Report from Ben Tallerico, Beckett & Raeder.

**BILLS AND ACCOUNT:**

MOTION BY COMMISSIONER RUTKOWSKI, supported by Commissioner Duran to:  
Pay Beckett & Raeder for Planning Consultant fee for October 2019 in the amount of \$700.00

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

NAYS: NONE

ABSENT: ADAMCZYK, LUPO, PASKO

MOTION PASSED



**MOTION TO ADJOURN:**

MOTION BY COMMISSIONER RUTKOWSKI, supported by Commissioner Duran to adjourn the meeting at 7:35 p.m.

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**PUBLIC HEARING PC #10212019** - Request from Mooney Real Estate Holdings, Owner and KS Management, Applicant, requesting to rezone the property known as 141 Goodell, 136 Goodell and Vacant 1203 2<sup>nd</sup> Street, Wyandotte, Michigan.

Secretary Benson asked if there was anyone present who wished to speak regarding this hearing.

Mr. Tallerico indicated that the adjacent properties are residential. Mr. Tallerico further explained what is allowed is a B-1 District;

Jeremy, Applicant, KS Management, present

Jeremy indicated that they are a condo and homeowner association management company and their current facility is at 1166 McKinley. Jeremy indicated that they have 2 different businesses and in 2016 renovated the building at 1166 McKinley. Jeremy indicated that they will be using the building for office only and moving 15 employees to the location and they will be investing \$1 million dollars into fixing up the building.

Jeremy further indicated that there will be no equipment or added traffic.

Commissioner Kowalewski asked what the use of the property is presently.

Jeremy indicated that it was a school and church but it has been vacant for 8 years. Jeremy further indicated that they are purchasing all the property owned by the church including any vacant property.

Commissioner Kowalewski stated that he asked because the application indicates a different lot size.

Secretary Benson asked how many floors are in the building.

Jeremy indicated there are 3 floors with a basement.

Jean and Greg Moczynski, 1164 1<sup>st</sup> Street. Mrs. Moczynski read her email that was sent in and made part of this file. Mrs. Moczynski indicated that they are against the rezoning and they are the ones that submitted the petition which has 38 signatures which has also been made part of the file.

Mr. Moczynski indicated that he contacted the Church to try to buy the vacant piece of property adjacent to his property, but he could not get anyone to call him back.

Dan Romanek, 1080 1<sup>st</sup> Street. Mr. Romanek indicated that he lives adjacent to the parking lot and he has been maintaining the property.

Mr. Romanek asked why anyone who has only 14 employees would want with a 30,000 square foot building, with a gym. Mr. Romanek stated he is concerned with the use of the property.

John Apkarian, 1146 2<sup>nd</sup> Street. Mr. Apkarian indicated that he has lived in his home for 50 years and he is concerned with the proposed use, there were never problems with the church. Mr. Apkarian indicated further that he has no issues with this proposed use but if they were to leave what would happen. Mr. Apkarian stated further he feels that the rezoning would drop the values of the residential properties if it was changed to commercial.

Inga Balke, 127 Goddard. Mrs. Balke indicated that she walks by the church everyday to go to work at BASF and the sidewalks are not maintained. Mrs. Balke indicated that there is a neighborhood park and the neighborhood looks nice and does not want to see a business in her neighborhood.

Mrs. Balke stated that she would like to see BASF purchase the property for office use like they have in the area. Mrs. Balke stated further that she would like to see the neighborhood stay residential.

Karl Balke, 127 Goddard. Mr. Balke indicated that they have raised kids on that adjacent park and does not want to see a business in the neighborhood. Mr. Balke further indicated that by rezoning the property it would be a negative impact to the neighborhood.

Jeremy stated that he currently owns the building 1 block down on McKinley and Antoine and there would be no increase in traffic from the church use and no impact on the neighborhood. Jeremy indicated that the vacant lot of the church is currently being used for the kids hanging out which is a negative impact to the neighborhood.

Jeremy indicated that they would enter the building off of 2<sup>nd</sup> Street and not Goodell and that the parking lot to the north would not be used. Jeremy further stated that there would be no over- night parking in the lot.

Jeremy stated that they would be investing \$1 million dollars into the building to make it look nice just like BASF has done with the buildings they have purchased.

Mr. Tallerico indicated to the Commission that if the property were to be rezoned the following uses would be allowed:

Wholesale/retail activities; indoor sales of new automobiles, boats, recreation vehicles; minor automobile repair; automobile car wash; bus passenger stations; governmental offices; clinic; tattoo/body piercing; self-service laundry/dry cleaning; bowling alleys; stores that sell alcoholic beverages; multiple dwellings; retail business; hotels; restaurants/taverns; theaters; banks with drive-thru; office/showrooms; business schools/private schools

Jeremy indicated further that the Archdiocese will be placing a deed restriction for the future use of the property which would not allow for strip clubs, bar, or abortion clinic.

Secretary Benson 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 and one (1) petition.



PCH 10212019

Communication

**Kelly Roberts**

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**From:** Joseph R. Peterson  
**Sent:** Wednesday, November 13, 2019 12:53 PM  
**To:** Kelly Roberts; Greg Mayhew  
**Subject:** FW: Proposed zone change

-----Original Message-----

From: Jeanne Mosczynski <[jeannemarie1957@gmail.com](mailto:jeannemarie1957@gmail.com)>  
Sent: Wednesday, November 13, 2019 10:43 AM  
To: [mayor@wyan.org](mailto:mayor@wyan.org)  
Subject: Proposed zone change

Hello Mr. Mayor!

My husband and I are not at all pleased with the proposed change in zoning from residential to business in the property owned by St. Elizabeth church /school. We attended the meeting a year or two ago where we were asked what we hoped for the future of our Wyandotte neighborhoods. At that time we expressed the desire for more homes- not more old tired looking vacant buildings. The property management business KNS that is already close to us wants to buy the building. We are strongly opposed. It seems to us that if the city bought the property, and razed the building, that 8 homes could be built. That would generate a lot of tax base! The parking lot directly behind our home would now have truck traffic, I imagine. Kids of the neighborhood walk through the lot to get to the park! This seems like an accident waiting to happen! Also, the building is getting to be an eyesore- even if this business tried to improve it, it seems like it would still be not much better than an eyesore. A neighborhood is my dream for our area! I'm sure if this were your neighborhood, that you would not be pleased with this proposal! Please consider what is truly best for the people of Wyandotte! We want nice places to take a walk, etc. Our neighborhood has more than our share of ugly! The old Refractory Handling could be bought by the city, put a berm along the tracks and put condos!! The empty lot on Second and Goddard, is screaming for homes!!

I'm thinking that you would not be too pleased to hear that your neighborhood was going to be rezoned this way. It makes me want to move out of the city... and I've lived in this home for all but 16 years of my life. When the church closed, I was excited for the possibility of a real change- for the better! In our opinion, this is definitely NOT an improvement in our neighborhood! Please consider how this proposed change will affect those of us who live nearby! Thx for hearing us out! We will be at the next meeting! With signatures of our neighbors!

Greg and Jeanne Mosczynski

1164 First street

Sent from my iPhone

This petition is in response to the proposed change from RA (one family residential) to B-1 (neighborhood business district) at 141 Goddard, 136 Goodell & former 1203 2nd Street (known to most as St. Elizabeth School & Church.)

A potential buyer wants to use the property as offices & warehouse for a Property Management Co. By signing this petition, you are supporting our efforts to keep our neighborhood residential as it is; hoping that the eyesore building would one day be razed making way for beautiful new homes to improve the look of our neighborhood.

1. Name Rosalind Kiconski  
Address 1165 1st  
Phone 734-286-2921

2. Name Phil Bommarito  
Address 734-934-7672  
Phone 1147 1st Wyandotte.

3. Name Sandy Bommarito  
Address 1147 1st Wy.  
Phone 734 558-8660

4. Name BEATRICE PERRY  
Address 1133 1st  
Phone 734 282 4668

5. Name Phillips Venturiglia  
Address 1102 First  
Phone 734-284-2709

6. Name Danny S. Romanek  
Address 1080 1st St.  
Phone 734 282-8736

7. Name MILT HUCK  
Address 1033 1ST  
Phone 734-246-2549

8. Name JANE KOPP  
Address 1033 1ST  
Phone 734-246-2549

9. Name Amber Gniwewek  
Address 1049 1st St  
Phone 313 1073 8480

10. Name CATHLEEN GNIEWEK  
Address 1049 1ST ST.  
Phone WYANDOTTE MI 48112

11. Name Michael Gniwewek  
Address 1049 1ST STREET  
Phone 734-258 8319

12. Name Janis Cof  
Address 1041 1st Wyandotte  
Phone Wyandotte

13. Name Nina Shalash  
Address 1041 1ST ST.  
Phone 333 919 0418

14. Name Patricia L. Dawson  
Address 1017 1st, 48192  
Phone 734-283-6732

15. Name DENNIS PATTERSON  
Address 113 Goddard Rd.  
Phone 734-282-8423

16. Name Tina Strait  
Address 227 Stoll St  
Phone Wyandotte 734-284-8405

17. Name JERRY Strait  
Address 227 Stoll  
Phone 734-284-8405

18. Name Kuole Phie  
Address 224 Seale  
Phone

19. Name Paula Prigula  
Address 1070 2nd  
Phone 734-250-3040

20. Name May Ann Allen  
Address 1114 Second St  
Phone 734-934-3431

Rec. 11/19/19



This petition is in response to the proposed change from RA (one family residential) to B-1 (neighborhood business district) at 141 Goddard, 136 Goodell & former 1203 2nd Street (known to most as St. Elizabeth School & Church.)

A potential buyer wants to use the property as offices & warehouse for a Property Management Co. By signing this petition, you are supporting our efforts to keep our neighborhood residential as it is; hoping that the eyesore building would one day be razed making way for beautiful new homes to improve the look of our neighborhood.

21. Name JOSEPH PALAZZOLO  
Address 1220 SECOND ST.  
Phone 734 282 4054

22. Name JERRY METCALF  
Address 1254 SECOND ST  
Phone 734 778 0612

23. Name Cecilia O'Connell  
Address 1148 1st St  
Phone 517-759-8270

24. Name Jeannette Maszynski  
Address 1164 First  
Phone 734-301-6757

25. Name Pyg Monchi  
Address 1164 1ST  
Phone 734 516 6605

26. Name GEORGE O'CONNELL  
Address 1148 1ST STREET  
Phone 517-759-0799

27. Name MARTHA HORNBECK  
Address 1139 FIRST ST.  
Phone 734-283-3695

28. Name Cathy Williams  
Address 1120 2nd St.  
Phone 734 286 1971

29. Name lash Woods  
Address 1117 3rd  
Phone 734-652-1671

30. Name Donna Smith  
Address 232 Stoll  
Phone 734-818-7471

31. Name Nicole Chico  
Address 224 Stoll St.  
Phone 313-574-4032

32. Name Fernando Lopez  
Address 224 Stoll St  
Phone 313-399-3064

33. Name Kenneth Smith  
Address 232 Stoll  
Phone 734-818-7471

34. Name Rick McIntyre  
Address 1042 2nd St.  
Phone 734 368 7148

35. Name Karl Balke  
Address 127 Goddard  
Phone 734 552 3833

36. Name Inga Balke  
Address 127 Goddard  
Phone 734 516 4555

37. Name Alex Dupire  
Address 119 Goddard  
Phone 734-925-6837

38. Name Thomas Wasety  
Address 1155 1st  
Phone 734-558-8157

39. Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_

40. Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_

Rec 11/19/19

**PUBLIC HEARING PC #10222019** - Request from the City of Wyandotte, Owner and Applicant, requesting to rezone the property known as former 124-146 Davis, Wyandotte, Michigan.

Secretary Benson asked if there was anyone present who wished to speak regarding this hearing.

Mr. Tallerico stated that this area in the Master Plan is O-S, but the adjacent property is residential to the west and south and business to the east and north. Mr. Tallerico indicated that the property is owned by the City and they are requesting the rezoning.

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

There was no one present in favor of or in objection to this rezoning.