

City of Wyandotte
PLANNING COMMISSION
Minutes of the Thursday, December 19, 2019, Meeting
MINUTES AS RECORDED

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

COMMISSIONERS PRESENT: Adamczyk, Benson, Duran, Kowalewski, Lupo, Pasko, Rutkowski, Sarnacki

COMMISSIONERS EXCUSED: Parker

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 Kowalewski, to approve the minutes of the regular Meeting of November 21, 2019. MOTION PASSED.

OLD BUSINESS:

None

NEW BUSINESS:

- 1. PUBLIC HEARING #11212019** – Request from Bobcat Bonnie’s (Appellant) for Special Approval for three (3) igloos to be located on their Outdoor Café area at 118 Sycamore, Michigan in a CBD Zoning District where the proposed conflicts with Section 2200.S.2 of the Zoning Ordinance.

MOTION BY COMMISSIONER DURAN, supported by Commissioner Rutkowski, that the Commission approves the use of the three (3) igloos to be located on the Outdoor Café at 118 Sycamore, Wyandotte.

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

- 2. PUBLIC HEARING #11182019** – Request from Michelle VanMarter (Owner and Appellant) to rezone the property known as 735 Forest, Wyandotte, Michigan (Lots 17 to 20 Incl. Also the east 4 feet of Lot 21 Garfield Place Subd. Block 12).

It is proposed that said land be rezoned from RA (Single Family Residential District) to RT (Two Family Residential District).

MOTION BY COMMISSIONER KOWALEWSKI, Supported by Commissioner Sarnacki to recommend to the Mayor and City Council that the property known as 735 Forest, Wyandotte be denied for rezoning to RT (Two Family Residential District).

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

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

PERSONS IN THE AUDIENCE:

None

OTHER BUSINESS:

MOTION BY COMMISSIONER BENSON, supported by Commissioner Duran to approve the 2020 Schedule of Meeting and Filing Dates for the Commission.

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

BILLS AND ACCOUNT:

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

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

MOTION TO ADJOURN:

MOTION BY COMMISSIONER RUTKOWSKI, supported by Commissioner Duran to adjourn the meeting at 7:20 p.m.

PUBLIC HEARING #11212019 – Request from Bobcat Bonnie's (Appellant) for Special Approval for three (3) igloos to be located on their Outdoor Café area at 118 Sycamore, Michigan in a CBD Zoning District where the proposed conflicts with Section 2200.S.2 of the Zoning Ordinance.

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

Britney, Director of Operations for Bobcat Bonnies.

Britney indicated that Bobcat Bonnie's would like to utilize three (3) igloos on their Outdoor Café area for the winter months.

Chairperson Pasko indicated that he feels it is a nice idea, but the application was dated November 21, 2019, and the igloos are already up on the Outdoor Café and asked if they received approval from the City.

Britney indicated that they have been up for about 3 to 4 weeks and no approvals were received by the City. Britney indicated further that the igloos are in compliance with the codes.

Chairperson Pasko indicated that permission from the City should have been received before using the igloos.

Britney apologized for placing the igloos out without permission and she will talk to the Owner.

Commissioner Duran asked about the time frame on the application it states 1/1/19 to 1/1/20.

Britney indicated that they will be reapplying for their 2020 Outdoor Café Permit by the end of the year.

Commissioner Kowalewski indicated that the Outdoor Café Permit is only good for 1 year the applicant would need to reapply 1/1/20. Commissioner Kowalewski stated further that the application for 2020 would be approved by the Engineering Department.

Commissioner Kowalewski asked if they were heated.

Britney indicated that there is an electrical heater inside each igloo.

Chairperson Pasko indicated that the Fire Chief has reviewed the request and approved it. Letter is attached.

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

Communications from the City Engineer, Police Chief and Fire Chief are attached.

PUBLIC HEARING #11182019 – Request from Michelle VanMarter (Owner and Appellant) to rezone the property known as 735 Forest, Wyandotte, Michigan (Lots 17 to 20 Incl. Also the east 4 feet of Lot 21 Garfield Place Subd. Block 12).

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

Mr. Tallerico stated that this area is Master Planned residential the adjoining properties are RA and any recommendation from the Commission would go to the City Council.

Michelle and Josh VanMarter, Owner present.

Mrs. VanMarter indicated that they live next door to the property that they are requesting to be rezoned. Mrs. VanMarter indicated that they purchased this property years ago to make it a two (2) family dwelling.

Mrs. VanMarter indicated they would be utilizing one side of the building for their mother in law to live in and the other side would be rented out. Mrs. VanMarter indicated that there is enough room to put a driveway in on each side of the building for parking.

Mr. Tallerico indicated that the use is not relevant, if the property is rezoned any use allowed in an RT District would be allowed there.

Mr. Tallerico asked what the parking requirements would be for a two (2) family dwelling.

Commissioner Kowalewski indicated that 1 parking spot per unit would be required. Commission Kowalewski asked if they wanted to convert the existing building.

Mrs. VanMarter indicated that they want to just split the building down the middle and have two (2) rental units. Mrs. VanMarter stated further that they just replaced the roof on the building.

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

No communications were received regarding this request.