

**City of Wyandotte**  
**PLANNING COMMISSION**  
***Minutes of the Thursday, March 16, 2023, Meeting***  
**MINUTES AS RECORDED**

The meeting was called to order by Chairperson Pasko at 6:00 p.m.

COMMISSIONERS PRESENT: Kelly, Kowalewski, Pasko, Sarnacki, Schultz, Williams

COMMISSIONERS EXCUSED: Duran, Jalbert, Lupo

ALSO PRESENT: Kelly Roberts, Recording Secretary  
Gregory J. Mayhew, City Engineer  
Jesus Plasencia, Assistant City Engineer

**COMMUNICATIONS:**

No communications were received

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

MOTION BY COMMISSIONER SCHULTZ, supported by Commissioner Sarnacki to approve the minutes of the Meeting of February 16, 2023. MOTION PASSED.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

1. **PUBLIC HEARING #02102023**– Request of MJ Properties, LLC, Owner and Joe Gruber, DDA Director, City of Wyandotte, Appellant, have applied for a Sign Permit for a mural on the exterior at 100 Oak Street, Wyandotte, Michigan. The property is zoned Central Business District (CBD) and requires review and approval by the Planning Commission per §190.307 (MM) Murals.

MOTION BY COMMISSIONER KOWALEWSKI, supported by Commissioner Kelly to table this request for 30 days until additional information can be submitted.

YEAS: KELLY, KOWALEWSKI, PASKO, SARNACKI, SCHULTZ, WILLIAMS

NAYS: NONE

ABSENT: DURAN, JALBERT, LUPO

MOTION PASSED

2. **PUBLIC HEARING** – To hear public comments on the proposed new Zoning Ordinance and Zoning Map which is intended to replace the current Zoning Ordinance adopted in 2007 and implementing recommendations from the Master Plan of the City of Wyandotte. The proposed Zoning Ordinance and Zoning Map provided for the establishment of zoning districts within which the proper use of and natural resources may be encouraged or regulated by the Ordinance, and within which district provisions are adopted designating the location of, the size of, the uses that may be made of, the maximum open spaces, sanitary, safety and protective measures that shall be required for, and the maximum number of families that may be housed in dwellings, buildings and structures; to provide for appeals and for the organization and procedures to be followed by the Zoning Board of Appeals; and to provide for penalties for the violation of said Ordinances.

Public comments were heard and Natalie Rankine, Special Projects, will meet with the consultant and the steering committee, to come up with a list of items in conflict; make all agreed changes and note them in red in the document; and consider comments from the public hearing that were received.

All agreed.

**PERSONS IN THE AUDIENCE:** None

**OTHER BUSINESS:** None

**MOTION TO ADJOURN:**

MOTION BY COMMISSIONER SCHULTZ, supported by Commissioner Williams to adjourn the meeting at 8:00 p.m.

  
Kelly Roberts, Secretary

**PUBLIC HEARING #02102023**– Request of MJ Properties, LLC, Owner and Joe Gruber, DDA Director, City of Wyandotte, Appellant, have applied for a Sign Permit for a mural on the exterior at 100 Oak Street, Wyandotte, Michigan.

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

Mr. Joseph Gruber, on zoom.

Mr. Gruber indicated that this project was part of the 2019 Detroit Institute of Arts (DIA) Grant through the DIA millage. The DIA will be funding 100% of the project.



Mr. Gruber indicated that they had a public survey performed and they wanted the mural to depict the city's features, water front, parks, historical district. Mr. Gruber further indicated that the project stalled due to COVID.

Mr. Gruber indicated that they needed to review all the suggestions with the local and federal Tribes and get their input along with the citizens.

Mr. Gruber indicated that the project was restarted in 2022 and they picked a muralist, Fel3000ft, who is a Wyandotte resident, to do the renderings and Mr. Fel spoke with the Tribes to get stories of Wyandotte and that is where the bear and the buck came about.

Mr. Gruber indicated that he did not have the dimensions of the mural. Mr. Gruber indicated that his thought would be to place it on the east facing wall between the limestone ribbons on the building. Mr. Gruber further indicated that he did not have the type of paint that would be used. Mr. Gruber indicated that this would be the 1<sup>st</sup> mural in the city.

Commissioner Schultz asked how many are planned.

Mr. Gruber indicated that this was the only one planned.

Commissioner Schultz asked who would be responsible for the maintenance or removal of the mural.

Mr. Gruber indicated that the DDA would be responsible and he hoped that the artist and Downriver Council of the Arts on Chestnut would be a team member also.

Commissioner Kelly indicated that he likes the mural concept and it fits well with the city and he likes it.

Chairperson Pasko asked if the group surveyed for the concept reviewed the mural rendering.

Mr. Gruber indicated that they have not seen the mural nor has it been shared with the public.

Commissioner Kelly asked Mr. Gruber if all the parties have bought into this concept.

Mr. Gruber indicated that a resolution was passed by the City to accept the DIA grant, but at that time we did not know what the art would be (statue, mural). Mr. Gruber did indicate that the DDA, DIA and the DCA were all in support of this design.

Commissioner Kowalewski asked why that location.

Mr. Gruber indicated that the DIA selected the site location. Mr. Gruber indicated that they had a willing and engaged property owner and felt it would branch the art center on Chestnut with the Downtown.

Chairperson Pasko asked if the property owner has approved the project, there is no letter of authorization.

Mr. Gruber indicate yes; the DIA has been engaged with the property owner and they are on board with this.

Commissioner Kowalewski indicated that we would need dimensions and how it would be placed on the building.

Mr. Gruber indicated that he would have that for the Commission, but he thinks it would be 6' x 30'.

Commissioner Kowalewski indicated it should be held in abeyance until the information is received along with a rendering of the mural superimposed on the building.

Commissioner Kelly asked about the by in to this project and if the Tribes have seen the mural and are in agreement with it. Commissioner Kelly indicate that he did not want to have any miscommunications.

Mr. Gruber indicated that it has gone through the process of the local and federal tribes and they felt it depicted the story of Wyandotte. Mr. Gruber indicated that he would get something in writing from the tribes and forward it to the Commission.

Commissioner Kelly indicated that it is critical that everyone is in agreement.

Mr. Gruber indicated that he would get it in writing. Mr. Gruber further indicated that he would also get the dimensions of the mural and a picture of the building with the mural.

Commissioner Kowalewski indicated that this would be held in abeyance for 30 days.

There being no further discussion, the hearing was closed.

No communications were received regarding this request.

**PUBLIC HEARING** – To hear public comments on the proposed new Zoning Ordinance and Zoning Map which is intended to replace the current Zoning Ordinance adopted in 2007 and implementing recommendations from the Master Plan of the City of Wyandotte.

Natalie Rankine, Special Projects, present.

Ms. Rankine indicated that the zoning ordinance update has been going on for three (3) years, COVID did not help. Ms. Rankine indicated that the Smith Group, is the consultant hired to update the ordinance but they could not make this meeting.

Commissioner Kowalewski asked how the public hearing was advertised.

Ms. Rankine indicated that the public hearing was advertised in the News Herald.

Commissioner Kowalewski asked who was on the steering committee.



Ms. Rankine indicated the Stan Pasko from the Planning Commission, Barb Duran from the Zoning Board of Appeals, Charlie Mix from the TIFA Board, Joe Gruber DDA Director, Chris Calvin and Bob Alderman City Council, City Engineer, and Assistant City Engineer.

Ms. Rankine indicated that the new document would be interactive and be able to do searches, the graphics are readable and professional. It will be much easier to use.

Commissioner Schultz indicated that is why we wanted to update the document.

Ms. Rankine indicated that the ordinance has been amended so there would not be too many appeals to the Zoning Board of Appeals.

Chairperson Pasko asked what is the plan moving forward.

Ms. Rankine indicated that she would review all comments from this hearing with the Steering Committee and consultant and bring it back to the Commission for final approval. Ms. Rankine indicated that no comments were received from the Zoning Board of Appeals.

Commissioner Kowalewski indicated that the Planning Commission needs to review some of the changes and make some decision.

Commissioner Kowalewski indicated that there are changes being made to the Zoning Map and these changes need to be consider carefully.

Chairperson Pasko read a letter received from Libra Marina regarding the change of zoning classification to his property.

Commissioner Kowalewski comments are below:

Suggest that at the top corner of each page the Section # be placed. This will make it easier to look up requirements with long sections. Example: pages 8-20 and 8-21 place "SEC. 804" at the top corner of each page. Commission did not agree.

Page 2-7: Clinic, veterinary. At the end of definition add, "Not more than two animals for overnight boarding." Note: Kennel is defined as three or more dogs/cats.

Page 2-9: Dwelling unit not in proper alphabetical order.

Impervious Surface needs to be removed when calculating lot coverage in all sections.

Page 4-3: Need Adult Foster Care for 7 – 12 residents.

Page 4-3: Add to Schools, "libraries (Public owned & operated) ". Also, include as principal use

Page 4-3: Footnote, change 2nd to "Biddle".

Page 4-4: Table 401.C. at lot width add, "per dwelling unit".

Page 4-6: Table 402.D. Footnote #1. Change side yards may be eliminated to "side yards may be reduced to 4 ft".

Page 4-6: Table 402.D. Table is missing Lot coverage maximum, create this requirement within table and have RM-1 @ 35% and RM-2 & RM-3 @ 40%. Without this requirement the entire lot could be built on.

Page 4-7: C.4. Change 5 feet to "3 feet", 6 feet to "5 feet" and 9 feet to "5 feet".

Page 4-7: E. Delete not be visible from primary street frontage and in its place put, "shall be underground. If visible from the street frontage must be screened with landscaping".

Page 4-8: G.1. Need to state a % of usable open area required.

Page 5-2 Table 500 Should Tattoo & Body Piercing be allowed in the CBD.

Page 5-2: Table 500. Delete P from the OS column and change to "SLU".

Page 5-2: Table 500. Add mid rise to the table and allow as a principal use "P" in CBD and B-2.

Page 5-2: Table 500. Add high rise to the table and allow as a principal use "P" in CBD.

Page 5-4: Table 500. Delete "SLU" from CBD column for Marine and boat livery facilities.

Page 6-5: Need to add the Rules and Regulations from Municipal Service regarding underground utilities and this needs to be added to all zoning classifications.

Page 7-2: Add to Medical laboratories, "clinics & medical offices".

Page 8-8: After single family add "2 family and 3 family"

Page 9-9 Cargo Containers – need to add the City's Ordinance on Drop Boxes.

Page 12-9 Electric Vehicle Parking need to change note C from to require 6 parking spots.

Page 15-4: B.1 add at end of sentence, "and the property shall not be in a residential zone immediately prior to reclassification under this article".

Page 15-6: B-2 does not agree with PD public hearing, a public hearing should be at this stage.

Regarding the Zoning Map:

Need zoning classification on the railroad properties

Area on Fort Street from Oak Street to Ford Ave and south side of Ford Ave from Fort Street to 21st Street not be changed to B-1 and stay B-2.

Area north of Perry Place and east of Clifford Street not be changed to B-2 and stay PD.

Area from Superior Blvd to Spruce Street from 1st Street to Biddle Ave not be changed to various zoning districts and stay PD.

Chairperson Pasko indicated that Ms. Rankine would review all comments with the Steering Committee and the consultant and get back with the Commission.

There being no further discussion, the hearing was closed.

Communications received regarding changes to the Zoning Ordinance and map will be forwarded to Ms. Rankine and the Consultants.

Communications: Libra Marina; Emails from Commissioner Kelly, Gregory Mayhew, Jesus Plasencia and Commissioner Kowalewski



## Libra Marina

811 Biddle Ave

Wyandotte, MI 48192

734-284-8560 Phone



RECEIVED

JUN 16 2023

CITY OF WYANDOTTE

ref: Rezoning meeting

Planning Commission

City of Wyandotte

Kelly RobertsPlanning Commission

**Subject: Rezoning of property n of Perry Place and East of Clifford Formally known as Libra marina and others.**

To the Commission members,

I just noticed that the previously mentioned property in the subject line, particularly Libra Marina may be rezoned from PD to B2.

Simply put, I believe this may have a negative effect on my property as well as a negative effect on the tax base of Wyandotte. This river front area of Wyandotte should be left PD; as I believe there is a high potential of new future development into condos, for example which would create a larger tax base for Wyandotte and improve our limited waterfront. The Condo use is only 1 possibility, retail, restaurant, high rise hotel etc. **I hope the commission please considers leaving this area as a PD zone.**

I'd should also mention I am a lifelong resident of Wyandotte, not just a business owner.

Respectfully,

Michael Beaubien

734-530-8760

Resident and

Libra Marina Management

## Kelly Roberts

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**From:** Brian Kelly <bkelly09@outlook.com>  
**Sent:** Thursday, March 16, 2023 12:20 PM  
**To:** Kelly Roberts  
**Subject:** RE: Draft Zoning Ordinance

Kelly, sorry this is coming late. Below are my suggested changes

### 802 RESIDENTIAL USE STANDARDS E.3 (a)(i)

Home offices for such professionals as architects, doctors, brokers, engineers, insurance agents, lawyers, travel agents, real estate agents, accountants, financial planners, tax preparers, salespersons, and similar **work-from-home** occupations

### 802 RESIDENTIAL USE STANDARDS E.4 **New**

**(k) No home occupation shall store more than 50 gallons of an OSHA-defined hazardous chemical at one time. Storage of any unused hazardous chemicals shall not exceed 90 days.**

**(l) The home occupation shall capture all waste materials and shall store them in closed containers and shall dispose of all waste materials in compliance with all applicable local, county, state, and federal regulations.**

**(m) The home occupation shall handle all volatile organic compounds and hazardous air pollutant containing materials, including coatings, reducers, solvents, and thinners, in a manner to minimize the generation of fugitive emissions. The home occupation shall keep containers covered at all times except when access is necessary.**

### 806 INDUSTRIAL USE STANDARDS

#### C Junkyards/ **Electronic Waste/Battery Recycling**

4. Open burning of **any** materials or the open burning of junk cars or **the use of acid bath recycling** shall be prohibited.

5. 75% by weight or volume of material present at the beginning of a calendar year (January 1) must be either recycled for commercial use or transferred to another site for recycling by the end of the calendar year (December 31st). If 75% has not been processed in this way by the end of the calendar year, then the remaining amount becomes a solid waste.

6. Prior to cutting, torching, crushing, grinding, or recycling, all solid wastes, oils, and liquids must be removed from scrapped and recycled materials, and properly disposed of.



7. Cutting, torching, crushing, and grinding of materials shall cause no visible emissions, and operations must be conducted within an appropriately designed and operated enclosure equipped with a fabric filter.

8. All Electronic waste and battery recycling operations and storage must be conducted within a fully enclosed structure.

#### 904 PERFORMANCE STANDARDS **New**

E. Emissions of an air contaminant. It shall be unlawful for any person, firm or corporation to emit any air contaminant in quantities that cause either a) injurious effects to human health or safety, animal life, plant life of significant economic value, or property; or b) unreasonable interference with the comfortable enjoyment of life and property.

Sec. 905. OPEN STORAGE Add sentence to end of paragraph.

Such materials, when stored in open piles, require a fugitive dust control plan approved by the city engineer. Open storage of petroleum coke (pet coke) or similar material is prohibited.

#### 1304 SITE PLAN REVIEW PROCEDURE C.8

Sites which include storage of hazardous materials or **local, county, state, or federally defined solid** waste, fuels, salt, or **OSHA defined hazardous** chemicals will be designed to prevent spills and discharges of polluting materials to the air, surface of the ground, groundwater or nearby water bodies in accordance with local, county, State and Federal standards.

Thanks,  
Brian Kelly  
Planning Commission Member

**From:** Kelly Roberts <kroberts@wyandottemi.gov>

**Sent:** Tuesday, March 14, 2023 7:39 AM

**To:** Barb Duran (bduran3326@yahoo.com) <bduran3326@yahoo.com>; Brian Kelly <bkelly09@outlook.com>; Don Schultz <donschultz@wyan.org>; Jay Sarnacki <jsarnacki@sarnackiaia.com>; lupo2390@att.net; Megan Jalbert <meganjalbert21@gmail.com>; Stanely Pasko <spaskoj@aol.com>; Thomas William <tkwilliams@wyan.org>

**Subject:** FW: Draft Zoning Ordinance

Additional comments from Commissioner Kowalewski regarding the new Zoning Ordinance.

Kelly Roberts/Neighborhood Services and Development Coordinator  
City of Wyandotte  
3200 Biddle Avenue, Suite 200  
Wyandotte, MI 48192

## Kelly Roberts

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**From:** Brian Kelly <bkelly09@outlook.com>  
**Sent:** Friday, March 17, 2023 1:38 PM  
**To:** Kelly Roberts  
**Subject:** Zoning Recommendation Asphalt and Concrete

Hi Kelly,

The most complaints to EGLE are from asphalt and concrete production and concrete and non-metallic mineral crushing. My recommendation to send to the consultant.

806

E. Asphalt and concrete production facilities and concrete and non-metallic mineral crushing facilities.

Shall be located at least 1,500 feet from a Residential District and at least 2,000 feet from a Recreational Unit District.

All source material storage piles must be within a fully enclosed structure.

Before starting operations, the operator shall submit to the city engineer a fugitive dust and odor control plan for review and approval.

The city engineer may grant a temporary 6-month exception to these requirements when, in their opinion, the exception will not adversely affect the health and safety of neighboring properties.

**From:** Brian Kelly  
**Sent:** Thursday, March 16, 2023 12:28 PM  
**To:** Kelly Roberts <kroberts@wyandottemi.gov>  
**Subject:** RE: Draft Zoning Ordinance

Yes, I'll be there!

**From:** Kelly Roberts <kroberts@wyandottemi.gov>  
**Sent:** Thursday, March 16, 2023 12:24 PM  
**To:** Brian Kelly <bkelly09@outlook.com>  
**Subject:** RE: Draft Zoning Ordinance

No problem, I will send this to the consultant. Will you be in attendance tonight??

Kelly Roberts/Neighborhood Services and Development Coordinator  
City of Wyandotte  
3200 Biddle Avenue, Suite 200  
Wyandotte, MI 48192  
Tel: 734-324-4555