

City of Wyandotte
PLANNING COMMISSION
Minutes of the Thursday, June 21, 2018, Meeting
MINUTES AS RECORDED

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

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

COMMISSIONERS EXCUSED: Adamczyk, Mayhew, Parker

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

COMMUNICATIONS:

None

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING:

MOTION BY COMMISSIONER RUTKOWSKI, supported by Commissioner Duran, to approve the minutes of the regular Meeting of May 17, 2018. MOTION PASSED.

OLD BUSINESS:

None

NEW BUSINESS:

1. Request from Jesus Moreno, Owner and Applicant, requesting Stage II Final site Plan Review for the development at 785 Forest, Wyandotte, MI, in a PD Zoning District.

MOTION BY COMMISSIONER BENSON, Supported by Commissioner Lupo, WHEREAS, on March 15, 2018, the Planning Commission of the City of Wyandotte, held a Public Hearing with proper notice, adopted a resolution recommending to the City Council that the Preliminary Plan for property at 785 Forest, be accepted and approved subject to the Plan being revised in accordance with certain findings specified in the resolution; and

WHEREAS, the Final Site Plan consists of following Pages A001 dated 2/17/18; A002 dated 05/06/2018; A003 dated 05/01/2018; X101, X102, X103, X300, A101, A102, A300, A700 dated 05/01/18;

WHEREAS, the Planning Commission hereby determines that except as noted below, the Stage II Final Site Plan generally complies with the resolution adopted by the Commission on March 15, 2018, and the requirements set forth in the Zoning Ordinance, Section 2000, and that said Plan is subject to the applicable terms and conditions set forth therein;

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WYANDOTTE, to recommend to the City Council that the Stage II Final Site Plan for property at 785 Forest be accepted and approved subject to the following:

1. Execution of a Grant of License and Hold Harmless Agreement as prepared by the City and approved by City Council.

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

2. PUBLIC HEARING #06042018 - Request from First Presbyterian Church of Wyandotte, Owner and Applicant, requesting to rezone the property at 2250 Oak Street and 2809 23rd Street, Wyandotte, Michigan (Lots 254 and 255, also 291,292 and west 36.70 feet of Lot 293, Assessor’s Wyandotte Plat No 12).

MOTION BY COMMISSIONER BENSON, supported by Commissioner Lupo to recommend to the City Council that the property known as 2250 Oak and 2809 23rd Street, Wyandotte be approved for rezoning to Plan Development (PD).

YEAS: BENSON, DURAN, LUPO
NAYS: PASKO, RUTKOWSKI, SARNACKI
ABSENT: ADAMCZYK, MAYHEW, PARKER
MOTION FAILED TO PASS DUE TO LACK OF MAJORITY VOTE

PERSONS IN THE AUDIENCE:

None

OTHER BUSINESS:

- Approval of the 2018-2019 budget

MOTION BY COMMISSIONER LUPO, supported by Commissioner Rutkowski to approve the budget as presented.

- Monthly Report from Ben Tallerico, Beckett & Raeder. Mr. Tallerico discussed the report that he had submitted to the Board.

BILLS AND ACCOUNT:

MOTION BY COMMISSIONER BENSON, supported by Commissioner Rutkowski to:
Pay Beckett & Raeder for Planning Consultant fee for June 2018 in the amount of \$700.00

YEAS: BENSON, DURAN, LUPO, PASKO, RUTKOWSKI, SARNACKI
NAYS: NONE ABSENT: ADMCZYK, MAYHEW, PARKER
MOTION PASSED

MOTION TO ADJOURN:

MOTION BY COMMISSIONER RUTKOWSKI, supported by Commissioner Duran to adjourn the meeting at 7:45 p.m.

PUBLIC HEARING #06042018 - Request from First Presbyterian Church of Wyandotte, requesting to rezone the property at 2250 Oak Street and 2809 23rd Street, Wyandotte, Michigan

The City Planner reviewed the Future Master Plan for the area which indicated that it is designated as low density residential with a use harmless to the area.

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

Thomas Roberts, Thomas Roberts Architect representing the prospective buyers present.

Mr. Roberts indicated that he reviewed the ordinance and the proposed use for the former church and feels that the PD zoning is appropriate zoning to work with the neighborhood properties.

Mr. Roberts indicated that the use for the church will be a community center, and incubator for businesses, but at this time the home use is uncertain. Mr. Roberts indicated that the parking will be a factor in the use of the home.

Commissioner Lupo asked if Mr. Roberts could describe the uses.

Mr. Roberts indicated that the church building would be split and one area would be used for small businesses to use as offices, which would be leased out probably with one or two persons.

Mr. Tallerico, City Planner, asked if the purchase of the property is contingent upon the rezoning and site plan approval. Mr. Tallerico further stated that it might take a couple of months.

Mr. Roberts indicated that the purchase is contingent upon site plan approval.

Commissioner Benson stated that the 23rd Street home is in the neighborhood and he would like to know what the use would be.

Mr. Roberts indicated the use is unidentified at this time.

Commissioner Benson stated that the uses on Oak Street are O-S and he is concerned about the 23rd Street home and keeping businesses out of the neighborhood.

Mr. Roberts stated that the former church would be used similar to the uses that the church used; banquet facility, weddings, etc....

Commissioner Benson indicated that he just wants to protect the neighborhood.

Anna Davey, 2770 23rd, Wyandotte. Mrs. Davey indicated that she lives across the street from the home at 2809 23rd Street and she is concerned about keeping the neighborhood as a neighborhood. Mrs. Davey indicated that she has no issues with the church uses because it seems like the uses would be similar to the church.

Dave McNealy, 2763 23rd, Wyandotte. Mr. McNealy indicated that he lives north of the parking lot and he is concerned about the keeping the neighborhood as a neighborhood. Mr. McNealy indicated that the traffic has increased on the block. Mr. McNealy stated that he feels the home on 23rd Street should stay a home. Mr. McNealy stated that he does not want to see the property set vacant and added that he cares about the neighborhood. Mr. McNealy asked if anyone could tell what the hours of operation would be and any other information for the uses.

Larry – Owner of 2205 Oak, Wyandotte. Larry indicated that he owns the property across Oak Street and that any uses in the former church building would not be allowed to use his parking lot.

Ms. Renee Serra, 2808 22nd Street. Ms. Serra indicated that she lives across the alley behind the church and is concerned about the cremains that are in the memorial garden.

Mary Lou, member of the First Presbyterian Church. Mary Lou indicated that the cremains were moved to the Lincoln Park Church. Mary Lou stated that they called all the members to see if they wanted their relatives cremains moved which they did, and what is left is just dirt.

Commissioner Lupo asked if the church was closed.

Mary Lou indicated that it has been closed.

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