

City of Wyandotte
PLANNING COMMISSION
Minutes of the Thursday, June 20, 2019, Meeting
MINUTES AS RECORDED

The meeting was called to order by Vice-Chairperson Lupo at 6:30 p.m.

COMMISSIONERS PRESENT: Adamczyk, Benson, Duran, Kowalewski, Parker, Lupo, Sarnacki

COMMISSIONERS EXCUSED: Pasko, Rutkowski

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

COMMUNICATIONS:

None

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING:

MOTION BY COMMISSIONER PARKER, supported by Commissioner Benson, to approve the minutes of the regular Meeting of May 16, 2019. MOTION PASSED.

OLD BUSINESS:

None

NEW BUSINESS:

1. Review of the parking lot layout and landscape for the proposed development at 166 Oak Street, Wyandotte. NOTE: Reviewing the parking lot on Chestnut.

MOTION BY COMMISSIONER SARNACKI, Supported by Commissioner Benson that the request of Thomas Roberts Architects, LLC applicant, requesting the review of the landscape plan and parking lot layout for the property at 166 Oak Street, (Chestnut Street Parking Lot) Wyandotte, is APPROVED as submitted, (Plan dated 12/12/18, Sheet No. A003a).

YEAS: ADAMCZYK, BENSON, DURAN, KOWALEWSKI, LUPO, PARKER, SARNACKI

NAYS: NONE

ABSENT: PASKO, RUTKOWSKI

MOTION PASSED

2. **PUBLIC HEARING 06122019** – A request from Sheryl Maroon, 3704 3rd Street, Owner and Applicant, for a Certificate of Occupancy for shared office space/hourly to daily rental by businesses in need of conference area at 3708 3rd Street, Wyandotte, the property is located in the Plan Development (PD) District which conflicts with Section 2004.D of the Zoning Ordinance.

MOTION BY COMMISSIONER KOWALEWSKI, supported by Commissioner Benson, that the request of Sheryl Maroon, Owner and Applicant, requesting a Certificate of Occupancy for shared office space/hourly to daily rental by businesses in need of conference area at 3708 3rd Street Wyandotte, is APPROVED.

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

3. PUBLIC HEARING #05152019 – Request from Major Biddles, Applicant and 3 Wisemen LLC, Owner for a Certificate of Occupancy for an outdoor café at 930 Biddle Avenue, Wyandotte, Michigan, the property is located in the B-2 Zoning District, which conflicts with Section 2202.S of the City of Wyandotte Zoning Ordinance.

MOTION BY COMMISSIONER LUPO, Supported by Commissioner Benson, THAT THE PLANNING COMMISSION OF THE CITY OF WYANDOTTE, reviewed the application and plan for the outdoor café at 930 Biddle Avenue as requested by 3 Wisemen, LLC (Owner) and Major Biddles (Applicant);

AND BE IT RESOLVED that the Permit for an Outdoor Café on Private Property at 930 Biddle Avenue, Wyandotte, is hereby **approved** with compliance of all ordinance requirements and the conditions below prior to use as an outdoor café:

1. The outdoor café is subject to all conditions applicable to an outdoor café Section 2202.S of the City of Wyandotte's Zoning Ordinance. The applicant is responsible for carefully reviewing, understanding and complying with the requirements of the ordinance.
2. Outdoor café to be constructed in accordance with the site plan submitted by Owner/Applicant dated May 15, 2019.
3. If alcoholic beverages are served, the current Michigan Liquor Control Commission rules and regulations shall apply, and the applicant shall obtain all necessary approvals.
4. Compliance with all Police, Fire and City Engineer requirements see letter dated June 13, 2019.
5. The outdoor café shall comply with all applicable laws and regulations of the City, County, and the State.
6. Umbrellas to have name of establishment on the drip-tee only, no logo's for products.
7. Panic Hardware and an illuminated Exit Sign is required at shared egress door located in the northwest corner of the outdoor café.
8. Fire extinguisher will be required in the outdoor café located at the direction of the Fire Chief.
9. Occupancy is limited to 32 person occupancy

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

- 4. PUBLIC HEARING #0512019** – Request from Frank Emmanuel, Applicant and Dawsar Najor, Owner for a Sign Permit for a pole sign at 1817 Fort Street, Wyandotte, Michigan the property is located in the OS Zoning District which conflicts with Sections 2408.F.2.b.(1) and Section 2408.F.2.b.(2) of the City of Wyandotte Zoning Ordinance.

MOTION BY COMMISSIONER KOWALEWSKI, Supported by Commissioner Benson, that the request of Frank Emmanuel, Applicant and Dawser Najor, Owner requesting a Pole Sign at 1817 Fort Street Wyandotte, is APPROVED provided the existing sign is removed and the properties at 1805/1807 Fort Street and 1817 Fort are considered one (1) development.

YEAS: ADAMCZYK, BENSON, DURAN, KOWALEWSKI, LUPO, PARKER, SARNACKI

NAYS: NONE ABSENT: PASKO, RUTKOWSKI

MOTION PASSED

- 5. PUBLIC HEARING #05222019** – Request from Joshua Cade Owner and Applicant for a Certificate of Occupancy for an outdoor café at 2935 Biddle Avenue, Wyandotte, Michigan, the property is located in the CBD Zoning District, which conflicts with Section 2202.S of the City of Wyandotte Zoning Ordinance.

MOTION BY COMMISSIONER DURAN, Supported by Commissioner Sarnacki, THAT THE PLANNING COMMISSION OF THE CITY OF WYANDOTTE, reviewed the application and plan for the outdoor café at 2935 Biddle Avenue as requested by Joshua Cade (Owner and Applicant);

AND BE IT RESOLVED that the Permit for an Outdoor Café on Private Property at 2935 Biddle Avenue, Wyandotte, is hereby **approved** with compliance of all ordinance requirements and the conditions below prior to use as an outdoor café:

1. The outdoor café is subject to all conditions applicable to an outdoor café Section 2202.S of the City of Wyandotte's Zoning Ordinance. The applicant is responsible for carefully reviewing, understanding and complying with the requirements of the ordinance.
2. Outdoor café to be constructed in accordance with the site plan submitted by Owner/Applicant dated April 23, 2019.
3. If alcoholic beverages are served, the current Michigan Liquor Control Commission rules and regulations shall apply, and the applicant shall obtain all necessary approvals.
4. Compliance with all Police, Fire and City Engineer requirements see letter dated June 13, 2019.
5. The outdoor café shall comply with all applicable laws and regulations of the City, County, and the State.
6. Umbrellas to have name of establishment on the drip-tee only, no logo's for products.
7. All gates exiting will be required to have panic hardware.
8. Fire extinguisher will be required in the outdoor café located at the direction of the Fire Chief.
9. Patio storm water discharge shall be directed to the alley.
10. Occupancy is limited to 232 person occupancy.
11. Outdoor café cannot open until the adjacent restaurant/bar has an approved Certificate of Occupancy issued by the Engineering and Building Department.

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

PERSONS IN THE AUDIENCE:

None

OTHER BUSINESS:

- Monthly Report from Ben Tallerico, Beckett & Raeder. Mr. Tallerico informed the Commission that the City of Riverview is updating their Master Plan in accordance with MCL 125.3839 of the Planning Enabling Act. Mr. Tallerico indicated that if Wyandotte has any recommendation a notice could be sent to Riverview.

Commissioner Kowalewski recommended that a communication should be sent to Riverview along with Wyandotte's newly updated Master Plan to highlight the area along Wye Street just East of Biddle Avenue which indicates parks and open space for the area. Commissioner Benson seconded this recommendation and all Commissioners agreed.

BILLS AND ACCOUNT:

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

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

MOTION TO ADJOURN:

MOTION BY COMMISSIONER BENSON, supported by Commissioner Parker to adjourn the meeting at 7:55 p.m.

PUBLIC HEARING 06122019 – A request from Sheryl Maroon, 3704 3rd Street, Owner and Applicant, for a Certificate of Occupancy for shared office space/hourly to daily rental by businesses in need of conference area at 3708 3rd Street, Wyandotte, the property is located in the Plan Development (PD) District which conflicts with Section 2004.D of the Zoning Ordinance.

Vice-Chairperson Lupo asked if there was anyone present who wished to speak regarding this hearing.

Sheryl Maroon, 3704 3rd Street, Owner, present.

Ms. Maroon indicated that the property was a barber shop and she would like to convert the property into an office area for businesses that work from home and need a space to hold a meeting.

Vice-Chairperson Lupo asked Ms. Maroon lived on the property.

Ms. Maroon indicated that she lives in the home that is behind the commercial building.

Vice-Chairperson Lupo asked what the square footage of the building is.

Ms. Maroon indicated that it is about 315 square feet with a bathroom.

Commissioner Benson asked if there was off street parking for the requested use.

Ms. Maroon indicated that there was parking on Biddle and Pine, but no off street parking.

Vice-Chairperson Lupo asked how many people did Ms. Maroon expect to rent the building.

Ms. Maroon indicated maybe 6 to 8 people maximum.

Vice-Chairperson Lupo asked if she had people lined up to rent the space.

Ms. Maroon indicated no.

Vice-Chairperson Lupo asked what the hours of operation would be.

Ms. Maroon indicated 7:00 a.m. to 6:00 p.m.

Commissioner Duran asked how it would be managed if Ms. Maroon works 9 am to 5 pm.

Ms. Maroon indicated that should would use a lockbox system and she does work from home one (1) day a week.

Commissioner Benson asked what the parking requirements are for this type of use.

Mr. Tallerico indicated that there is no mention of this type of use for parking, but for business/office professional requires 1 per 300 square feet of usable floor use. Mr. Tallerico indicated that since the building is 315 square feet one (1) spot would be required.

Ms. Maroon indicated that when the barber shop was opened they utilized the street parking on Biddle Avenue.

Commissioner Kowalewski indicated that this is a non-conforming use and the previous use, a barber shop, required one (1) parking space per chair so two (2) parking spaces were required. Commissioner Kowalewski stated further that this use would not increase the parking demand from the previous use.

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

PUBLIC HEARING #05152019 – Request from Major Biddles, Applicant and 3 Wisemen LLC, Owner for a Certificate of Occupancy for an outdoor café at 930 Biddle Avenue, Wyandotte, Michigan, the property is located in the B-2 Zoning District, which conflicts with Section 2202.S of the City of Wyandotte Zoning Ordinance.

Vice-Chairperson Lupo asked if there was anyone present who wished to speak regarding this hearing.

Anthony Syrocki, 930 Biddle Avenue, Wyandotte present. Mr. Syrocki indicated that he is the Chef and is representing Jeremy Syrocki his brother.

Commissioner Benson asked if they are going to put the café on the cement slab on the north of the building.

Mr. Syrocki indicated yes.

Mr. Tallerico indicated that the occupancy for the outdoor café can only be 32.

Mr. and Mrs. McCleese, 944 1st Street, Wyandotte present.

Mr. McCleese indicated that he lives behind the restaurant and he is concerned with the noise that will be coming from the outdoor café. Mr. McCleese indicated that he has lived in his home for 42 years and they are retired and want to be able to enjoy their property.

Mr. McCleese stated that there is not enough parking for the additional occupants on the outdoor café.

Mrs. McCleese stated that currently when the garage doors are opened for the restaurant you can hear the noise three (3) doors down and this is during the day and asked what will it be like when the outdoor café is open.

Mr. Syrocki stated that they will have a solid wall to the roof on the side of the parking lot that is adjacent to the residential properties and the other walls will be screening walls not solid.

Commissioner Benson asked if there would be music on the patio.

Mr. Syrocki indicated that at their other restaurant in Trenton the patio is empty at 10 p.m. and he does not see that there will be an issue.

Commissioner Kowalewski indicated that if there are any issues with the outdoor café and the police are called, the police report will be forwarded to the Engineering Department and when they apply next year for their outdoor café a public hearing would be required and the Commission can deny the application.

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

PUBLIC HEARING #0512019 – Request from Frank Emmanuel, Applicant and Dawsar Najor, Owner for a Sign Permit for a pole sign at 1817 Fort Street, Wyandotte, Michigan the property is located in the OS Zoning District which conflicts with Sections 2408.F.2.b.(1) and Section 2408.F.2.b.(2) of the City of Wyandotte Zoning Ordinance.

Vice-Chairperson Lupo asked if there was anyone present who wished to speak regarding this hearing.

Dr. Najor, 1817 Fort Street, Wyandotte, representing his brother the owner.

Dr. Najor indicated that the current sign on the property has limited visibility on Fort Street and they need a sign to help their business grow.

Vice-Chairperson Lupo asked if their business is on the corner of Davis and Fort Street, but the sign is south of the building.

Dr. Najor stated that they own the building that the sign is located in front of it was a home inspection business that they are now using as their lunch room for their dentist office at 1805 Fort Street. Dr. Najor indicated that that existing pole sign for home inspection would be removed.

Mr. Tallerico asked if this property line abuts the State Farm Building.

Dr. Najor stated it does.

Commissioner Sarnacki asked what happens if the building on the lot with the sign were to get sold.

Commissioner Kowalewski stated that 1805-1807 Fort Street building should be considered one (1) development with the building at 1817 Fort Street where the sign is going to be located.

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

PUBLIC HEARING #05222019 – Request from Joshua Cade Owner and Applicant for a Certificate of Occupancy for an outdoor café at 2935 Biddle Avenue, Wyandotte, Michigan, the property is located in the CBD Zoning District, which conflicts with Section 2202.S of the City of Wyandotte Zoning Ordinance.

Vice-Chairperson Lupo asked if there was anyone present who wished to speak regarding this hearing.

Josh Cade, 2935 Biddle Avenue, Owner present.

Mr. Cade indicated that they had received approval for the outdoor café in 2014, but now they are changing the lower patio that is why he is here today.