

City of Wyandotte
PLANNING COMMISSION
Minutes of the Thursday, May 16, 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, Lupo, Parker, 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 BENSON, supported by Commissioner Parker to approve the minutes of the Meeting of April 18, 2019. MOTION PASSED

OLD BUSINESS:

None

NEW BUSINESS:

- 1. PUBLIC HEARING** – A request from the City of Wyandotte to hear comments on the proposed changes to the City's Master Plan.

MOTION BY COMMISSIONER Benson, Supported by Commissioner Parker, WHEREAS, Michigan Public Act 33 of 2008, as amended, the Michigan Planning Enabling Act, provides for the preparation of a Master Plan for the physical development of the municipality, with the general purpose of guiding and accomplishing development of the municipality and its environs that is coordinated, adjusted, harmonious, efficient and economical; considers the character of the planning jurisdiction and its suitability for particular uses, judged in terms of such factors as trends in land and population development; will, in accordance with present and future needs, best promote public health, safety, morals, order, convenience, prosperity, and general welfare;

WHEREAS, development of a future land use plan is pivotal in accommodating development in an organized manner while retaining its unique characteristics and promoting economic development; and

WHEREAS, a Master Plan is important to provide a sound basis for zoning, other related regulations, and community investments; and

WHEREAS, the planning process involved analysis of existing conditions and an analysis of the basic needs of the current and future population; and

WHEREAS, the plan contains recommendations for future land use arrangement and character, neighborhoods, multi-modal transportation improvements, economic development strategies, and redevelopment strategies to guide growth and development; and

WHEREAS, the plan includes implementation strategies and responsibility for completion of each recommendation to ensure the plan is able to be accomplished; and

WHEREAS, the City complied with required plan development steps of notifying and involving surrounding communities and outside agencies; and

WHEREAS, the Wyandotte City Council has also asserted their right to also adopt the plan; and

WHEREAS, a public hearing was held on the Master Plan update amendment on 16th day of May, 2019 to formally receive community input.

NOW THEREFORE, BE IT RESOLVED, that the City of Wyandotte Planning Commission adopts the City of Wyandotte Master Plan, in accordance with Section 43 of Michigan Public Act 33 of 2008, as amended.

YES: Adamczyk, Benson, Duran, Kowalewski, Lupo, Parker, Sarnacki

NO: None ABSENT: Pasko and Rutkowski

MOTION PASSED

OTHER BUSINESS:

- Monthly Report from the City Planner.

Mr. Tallerico reviewed the monthly report with the Commission.

PERSONS IN THE AUDIENCE:

None

BILLS AND ACCOUNT:

MOTION BY COMMISSIONER BENSON, supported by Commissioner Parker to: Pay Beckett & Raeder for Planning Consultant fee for April 2019 in the amount of \$700

YES: Adamczyk, Benson, Duran, Kowalewski, Lupo, Parker, Sarnacki

NO: None ABSENT: Pasko and Rutkowski

MOTION PASSED

MOTION TO ADJOURN:

MOTION BY COMMISSIONER PARKER, supported by Commissioner Duran to adjourn the meeting at 7:15 PM.

PUBLIC HEARING – A request from the City of Wyandotte to hear comments on the proposed changes to the City's Master Plan.

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

Corki Benson, 404 Vinewood, Wyandotte. Mrs. Benson indicated that she is on the Garfield United Group and the Community Alliance and she is encouraged by the new Master Plan.

Mrs. Benson indicated that she is a big advocate of the cottage homes in lieu of larger houses and feels that there is a place in Wyandotte for these homes.

Mrs. Benson continued that she is happy the pathways on Superior Blvd. are included in this plan even though there is no funding at this time for this type of project.

Mrs. Benson stated that the Master Plan recognizes the need for ground floor entry rental units. However, it is not a good idea, in her opinion, for front yard parking as pictured on page 5-18.

Mrs. Benson indicated that on page 5-20 regarding the Art Fair, she feels that the Art Fair needs to go back to being an artist Art Fair and not a vendor's fair.

Commissioner Benson indicated that there are some housekeeping that needs to be addressed as follows:

- Acknowledgement Section – Names need to be looked into there are some changes.
- Page 2-11 Historic Picture is kind of dark and needs to be lightened up.
- New picture of the restored Fire Station needs to be included.
- Page 2-13 unclear what that is a picture of?

Commissioner Kowalewski asked that the street names on Fort Street just indicate Wyandotte Streets and not Southgate.

Commissioner Kowalewski asked if the property behind the Hospital is residential.

Natalie Rankin, Special Project Coordinator for City, stated that she will remove the Southgate Street names and the boat houses behind the Hospital are residential.

Commissioner Kowalewski also stated that the streets at go over the Railroads need to be a solid black line. Commissioner Kowalewski stated that the current map does not indicate which streets cross the railroad.

Ms. Rankin indicated that she would change the map.

The Commission requested that once the Master Plan Map is adopted, they would lie a large print of the map.

Ms. Rankin indicated that she would make sure they received a large scale map.

There being no other discussions, the hearing was closed.

No communications were received regarding this hearing.

Rec 5/14/19
Carlene Benson

I have a few comments regarding this city Master Plan. Since I am a big neighborhood fan most of my input applies to that part of the Plan.

Many of you know I have been a big advocate of cottage homes for years. Some of you will remember the ceritts that were held when the McCord property was in a proposal stage. The original plan that included some cottage homes faced so many changes in lieu of larger houses that it failed. I still feel cottage homes have a place in Wyandotte and thank you for including the cottage home idea in this Master Plan.

Pathways are also part of this Plan. Garfield Neighbors, then working with Councilman Talluto, spent 3 weekends clearing out the old shrubby on Superior Blvd. and planting a few new trees to replace old dying ones. These old shrubs hid needles, alcohol bottles and cans, and misc. belongings from vagrants that were living on the Blvd at that time. This being the only Blvd in Wy we discussed putting a windy pathway with benches on the grassy divide from Biddle to the tracks. This pathway would provide a connection with our seniors in the hi-rises and the residents of this neighborhood. Although the lack of funds and water were not available the idea has merit and I appreciate pathways especially on Superior Blvd. being included in this Master Plan.

The "ageing in place" suggestion of taking an older home and adding a bathroom/laundry/ and or a bedroom on the main floor of these old houses is

suggested so older residents can continue to live there comfortably. This looks good on paper but this is not an easy task with older Wy homes. I am a hands-on person working every day in old houses in Wy. It is costly to demo load bearing walls and makes adjoining spaces smaller unless you can also add on. WCA has added bathroom/laundries/ and or bedrooms to 5 houses we have done recently including 307 Ford where we are currently working. In my opinion with a city of older homes it is the ideal solution but a good majority of homes in Wy do not fit with this process.

This Master Plan recognizes the need for ground floor entry rental units and the need for elevators to access structures with upper floors. We would not want to miss an opportunity like this to serve our growing senior market. The McKinley project would be an example of using the OLD to provide NEW for a growing group of seniors. Thank you for recognizing this need as many of us hope to live at McKinley one day.

On page 5-18 parking in front yard spaces is mentioned. I live by a rental with 2 units parking 5 cars. I would not want to drive thru a neighborhood where front yards look like used car lots. Once again, in my opinion this is not a good idea and definitely takes away the front porch views and neighborhood ambiances buyers are looking for in Wy.

On page 5-20 is info regarding the Art Fair. Past Art Fairs contained all real art. Now there are people promoting windows (not stained), roofing, and siding, etc. This is not art. Do we want to become a Street Fair instead of being true to the artists who rent a booth to sell actual art across from a roofing vendor? There are many Home Improvement shows for those vendors. We need to stress real art to retain our status of one of Michigan's best Art Fairs.

Thanks for listening to my opinions. I will also be relating them to the City Council when the Master Plan goes to them for review.