

**CITY OF WYANDOTTE  
PLANNING COMMISSION  
Agenda for Thursday, March 16, 2023, at 6:00 p.m.  
Council Chambers, Wyandotte City Hall**

**CALL TO ORDER:**

**COMMISSIONERS:**

Duran	Pasko
Jalbert	Sarnacki
Kelly	Schultz
Kowalewski	Williams
Lupo	

**ALSO PRESENT** \_\_\_\_\_

**COMMUNICATIONS:**

- None

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

Motion by Commissioner \_\_\_\_\_, supported by Commissioner \_\_\_\_\_ to approve the minutes of the regular Meeting of February 16, 2023.

**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.
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.

**OTHER BUSINESS:**

None

**MOTION TO ADJOURN:**

NEXT SCHEDULED MEETING IS THURSDAY, APRIL 20, 2023

City of Wyandotte, Michigan  
Public Notice for Hybrid In-Person/Virtual Meeting of the Planning Commission In the  
Wyandotte City Hall Council Chambers, 3200 Biddle Avenue & via “Zoom”  
scheduled for  
**THURSDAY, March 16, 2023 at 6:00 PM**

The City of Wyandotte’s priority is always the health, safety, and welfare of residents, businesses, visitors and its staff. Wyandotte has proactively taken steps to prevent the further spread of the coronavirus (COVID-19) throughout the city, including hosting of virtual meetings. All City Council, Commission and Board meetings will be conducted as virtual meetings until further notice.

The Planning Commission of the City of Wyandotte will be held IN THE City Hall Council Chambers and via the “Zoom” meeting platform in accordance with the Wayne County Local Public Health Department Emergency Epidemic Order and PA228 of 2020. The meeting is open remotely to the public to follow along and participate during the public portion of the meeting when asked by the Chairperson. The agenda and related information can be accessed on the City of Wyandotte’s website here:

[http://www.wyandotte.net/front\\_desk/agenda\\_and\\_minutes/planning\\_commission.php](http://www.wyandotte.net/front_desk/agenda_and_minutes/planning_commission.php)

Access the electronic meeting by doing the following:

1. To attend the meeting by phone:
  - Call: 312-626-6799
    - Use webinar ID: **992 636 8831 (wyandotte1)**
2. To addend the meeting over the Internet:
  - <https://us02web.xoom.us/j/9926368831>
    - Passcode: 3200

Should you have any questions or would like to provide input on any business that will come before the public body at the meeting, please contact Kelly Roberts at **(734) 324-4555**, or via email **kroberts@wyandottemi.gov**

**ELECTRONIC PLANNING COMMISSION MEETING PARTICIPATION**

- To help meeting flow and organization, all public comments will be taken at the Call to the Public portion of the meeting and after each item is considered by the Commission as outlined on the agenda.
  - **Phone-in audience: To make a public comment, press “\*9” to signify your desire to speak when public comment is called for and you will be called upon in order by the Chairperson or his designee.**
  - **Internet audience: To make a public comment, select “Raise Hand” to signify your desire to speak when public comment is called for and you will be called upon in order by the Chairperson or his designee.**

As required by the Americans with Disabilities Act of 1990, access to all programs, services and activities provided by the City of Wyandotte are available to individuals with disabilities with 48 hours’ notice. Individuals who believe they are in need of an accommodation should contact the Wyandotte City Clerk’s Office by emailing Lawrence Stec at [clerk@wyandottemi.gov](mailto:clerk@wyandottemi.gov).

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

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

COMMISSIONERS PRESENT: Jalbert, Kelly, Lupo, Pasko, Sarnacki, Williams

COMMISSIONERS EXCUSED: Duran, Kowalewski, Schultz

ALSO PRESENT: Kelly Roberts, Recording Secretary

**COMMUNICATIONS:**

No communications were received

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

MOTION BY COMMISSIONER Jalbert, supported by Commissioner Sarnacki to approve the minutes of the Meeting of January 19, 2023. MOTION PASSED.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

1. **PUBLIC HEARING #01302023** - Request of the Finazzo Investments Co., Owner, and Arun Kumar, Appellant, have applied to the Planning Commission for Stage I Site Plan Review for a Dunkin Donut with a drive thru window at the east side of the building at 211 Eureka, Wyandotte, Michigan. The property is located in a PD District (Planned Development) and per Section 190.275, proposed restaurant with drive thru will require City Council and Planning Commission approval with documentation submitted as per Section 190.275-190.279 of the Zoning Ordinance.

MOTION BY COMMISSIONER SARNACKI, supported by Commissioner Williams, WHEREAS, the Planning Commission received a request from Finazzo Investments Co, Owner and Arun Kumar, Appellant, for Phase I Preliminary Site Plan review for the property at 211 Eureka, Wyandotte to be used as a Dunkin Donuts with a drive-thru in a Plan Development District (PD); AND

WHEREAS, the Planning Commission held the required public hearing on February 16, 2023, where comments were heard and made part of the file;

WHEREAS, the site plan prepared by Nick Scarlatis & Associates, LTD, generally meets the criteria of the City of Wyandotte's Zoning Map in terms of the Planned Development District in that the PD District reflects the Master Plan which designates said area for business; and

NOW THEREFORE, BE IT RESOLVED that the Commission recommends to the City Council that the site plan for the project at 211 Eureka be APPROVED.

YEAS: JALBERT, KELLY, LUPO, PASKO, SARNACKI, WILLIAMS  
NAYS: NONE  
ABSENT: DURAN, KOWLAIEWSKI, SCHULTZ  
MOTION PASSED

2. **PUBLIC HEARING #01202023** – Request of 166 Oak Development, LLC owner and Rick DeSana, Appellant, have applied for a Certificate of Occupancy for an Outdoor Café at 166 Oak - Unit 107, Wyandotte, Michigan. The property is zoned CBD and accordance to the City's Zoning Ordinance, Section 190.307(S) requires approval by the Planning Commission and City Council.

MOTION BY COMMISSIONER SARNACKI, supported by Commissioner Jalbert, WHEREAS THE PLANNING COMMISSION OF THE CITY OF WYANDOTTE, that the request of A & J Realty Ventures, LLC, Owner and Rick DeSana, Appellant for a Certificate of Occupancy to operate an Outdoor Café at 166 Oak (unit 107) basis on the following reasons:

The proposed outdoor café complies with all ordinance requirements or will comply with said requirements and the conditions below prior to use as an outdoor café. Further, during the public hearing for this application, there was 1 objection to the proposed project.

Said approval is subject to the following conditions:

1. The outdoor café is subject to all conditions applicable to an outdoor café on public property in the Central Business District (CBD), §190.307(S) of the City's Zoning Ordinance. The applicant is responsible for carefully reviewing, understanding and complying with the requirements of the ordinance.
2. Approval by the Wyandotte City Council.
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. Use of the outdoor café shall be allowed Subject to all of the conditions described herein, an outdoor café may be set up and used annually from January 1 through December 31 for a **TWO (2) YEAR PERIOD ONLY**. The permitted hours of operation are:
  - Monday 7:00 a.m. to 12:00 midnight (17 hours);
  - Tuesday 7:00 a.m. to 12:00 midnight (17 hours);
  - Wednesday 7:00 a.m. to 12:00 midnight (17 hours);
  - Thursday 7:00 a.m. to 12:00 midnight (17 hours);
  - Friday 7:00 a.m. to 2:00 a.m. Saturday morning (19 hours);
  - Saturday 7:00 a.m. to 2:00 a.m. Sunday morning (19 hours); and
  - Sunday 7:00 a.m. to 12:00 midnight (17 hours)

In addition to the above:

- Each day of the Wyandotte Street Art Fair 7:00 a.m. to 2:00 a.m. of the following day (19 hours);
- March 17 (St. Patrick's Day) 7:00 a.m. to 2:00 a.m. of the next day (19 hours);
- New Year's Eve 7:00 a.m. to 2:00 a.m. of the next day (19 hours);
- Wednesday immediately before Thanksgiving Day 7:00 a.m. to 2:00 a.m. of the next day (19 hours); and
- Thursday immediately before Traditional Easter Sunday 7:00 a.m. to 2:00 a.m. of the next day (19 hours).

5. The outdoor café shall comply with all applicable laws and regulations of the City, County, and the State.
6. The building exits shall not be blocked by tables and/or chairs.
7. The requirements of the Police Department, Fire Department and the Engineering and Building Department, as noted in their communications dated January 24, 2023.
  - o Applicant to provide trash receptacles at a location and type approved by the City Engineer.
  - o Applicant responsible for snow removal for the ground level cafe.
  - o Grant of License and Hold Harmless Agreement required to be executed by Owner and Tenant.
8. Occupancy shall be limited to 16 Occupants
9. The Commission approved the Temporary Plan for a two (2) year period. Owner/Appellant must reapply on or before April 21, 2024.

YEAS: JALBERT, KELLY, LUPO, PASKO, SARNACKI, WILLIAMS

NAYS: NONE

ABSENT: DURAN, KOWLAIEWSKI, SCHULTZ

MOTION PASSED

**PERSONS IN THE AUDIENCE:** None

**OTHER BUSINESS:** None

**MOTION TO ADJOURN:**

MOTION BY COMMISSIONER LUPO, supported by Commissioner Sarnacki to adjourn the meeting at 7:15 p.m.

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**PUBLIC HEARING #01302023** - Request of the Finazzo Investments Co., Owner, and Arun Kumar, Appellant, have applied to the Planning Commission for Stage I Site Plan Review for a Dunkin Donut with a drive thru window at the east side of the building at 211 Eureka, Wyandotte, Michigan.

Chairperson Pasko read the communications received regarding this hearing.

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

Mr. Kumar, appellant, present on zoom.

Mr. Kumar indicated that they would like to expand the Dunkin Donuts to 211 Eureka, the adjacent building. Mr. Kumar indicated that the use previous was a bank with a drive-up window.

Commissioner Lupo asked if they baked donuts at this location.

Mr. Kumar indicated that they did not and that Dunkin Donuts has a central bakery in Livonia.

Commissioner Lupo asked if the dining area would be expanded.

Mr. Kumar indicated that it probably would and indicated that they currently have 10 tables and it might increase to 20.

Commissioner Lupo asked if the menu would increase.

Mr. Kumar indicated that they will only serve what Dunkin Donut allows. Sandwiches and donuts.

Mr. Mayhew asked if there would be changes to the exterior of the building.

Mr. Kumar indicated that they would be updating as required by the Dunkin Donut standards (new signage) and there would be interior renovations.

Mr. Mayhew indicated that if the Commission approves this plan tonight, the appellant would not need to come back to the Commission for Phase II approval as there would not be any major changes to the building that would require Commission approval.

There being no further discussion, the hearing was closed.

No communications were received.

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**PUBLIC HEARING #01202023** – Request of 166 Oak Development, LLC owner, and Rick DeSana, Appellant, have applied for a Certificate of Occupancy for an Outdoor Café at 166 Oak - Unit 107, Wyandotte, Michigan

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

Chairperson Pasko read the communications received from the City Engineer, Police Chief and Resident.

Commissioner Sarnacki asked why they are requesting the approval for a short term.

Mr. DeSana, present.

Mr. DeSana indicated that there is a long-term plan that requires removal of planter boxes and street lighting and reconfiguring of the curb parking that the owner will be proposing to the City in a Phase II project.

Chairperson Pasko asked if the flower boxes are in line with the other outdoor cafes at the building.

Mr. DeSana indicated that they were.

Chairperson Pasko asked what would be served at this location.

Mr. DeSana indicated it is a smaller place than their current location, they would serve pizza, grinders and salads, there would be no hood or vent they would utilize a ventless conveyor belt to slide food through to heat.

Chairperson Pasko indicated that this approval is only good until April 24, 2024, and a final plan would need to be submitted and approved at that time.

Mr. DeSana indicated that he understood.

Commissioner Jalbert asked if Mr. DeSana would comply with the requirements of the City Engineer.

Mr. DeSana indicated that he would and he plans on providing a trash can.

There being no further discussion, the hearing was closed.

One (1) communication was received in opposition to this request.

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This is a reply to public hearing # 01202023

I'm not in favor of any outdoor café this close to residential homes  
Sometimes it gets loud keep it indoors.

you would feel the same if you lived close like I do its one thing  
we have big apartments behind my house with balcony facing my  
back yard that took away my privacy. Its just one thing after another  
this commission never considered how it could effect the residents  
if I knew living in my house 54 years this is what I got to live with I  
would never lived in Wyandotte.the residents don't matter just the  
the business do

joe schichl at 163 chestnut

RECEIVED

FEB 8 2023

CITY OF WYANDOTTE

PUBLIC HEARING  
#02102023

Appeal # 02102023

**Instruction to APPLICANT:** Appeals to come before the Commission must be submitted on this form with all information typewritten or written legibly in ink. Additional pages may be attached and any other information furnished which the applicant feels will aid the Commission in reaching its decision. Appeals must be filed with the secretary of the Planning and Rehabilitation Commission at least 3 weeks prior to the time of the meeting at which they are to be considered. Notice of the action taken by the Commission will be sent to the person designated to receive such notice on this form. You have the right to appear before the Commission in person or by a representative. A **\$125.00 fee for residential OR a \$200.00 fee for commercial** must be paid at time of filing application.

13. Give unusual conditions applicable to premises pertinent to the granting of the appeal. Additional pages may be attached.

h/specapp.doc

This appeal is respectfully submitted to your Commission for hearing because:

☐ It is my understanding and belief that the City Engineer has erred in finding that the building and/or use covered by the application is not in conformity with all the provisions of the zoning ordinance.

☐ It is my understanding and belief that the Commission is expressly given the power to authorize the Certificate under Section \_\_\_\_\_ of the zoning ordinance.

☐ It is my understanding and belief that unusual conditions applying to my land render the strict application of the provisions of the ordinance unduly harsh and unreasonable to an extent not intended by the ordinance and not generally suffered by others.

In my support of this claim, I submit the facts and information contained herein, which are made a part of this appeal, and are to the best of my knowledge, true and accurate.

Signature of Applicant Joe Gruber Address 3200 Biddle Avenue

In what way does the applicant represent the owner? Project Manager

Indicate below any person in addition to applicant to whom notices of the date of the hearing and decision in the case should be sent.

Name Dr. Marla Price Address 100 Oak Street, Wyandotte, MI 48192

Use the space below or attach an additional sheet for a sketch of the land and the buildings thereon.

NOTE: The Commission shall fix a reasonable time for hearing of the appeal and shall give due notice thereof to the parties including all owners of record of property within 300 feet of the premises in question, such notice to be delivered personally or by mail addressed to the respective owners at the address given in the last assessment roll, and shall decide the same within a reasonable time. (Act 207 of the Public Acts of Michigan for 1921, as amended.)



## OFFICIALS

Lawrence S. Stec  
CITY CLERK

Todd M. Browning  
CITY TREASURER

Theodore H. Galeski  
CITY ASSESSOR



GREGORY J. MAYHEW, P.E.  
CITY ENGINEER

MAYOR  
Robert A. DeSana

COUNCIL  
Robert Alderman  
Chris Calvin  
Kaylyn Crayne  
Todd Hanna  
Rosemary Shuryan  
Kelly M. Stec

March 7, 2023

Stan Pasko, Chairperson  
Planning Commission  
3200 Biddle Avenue  
Wyandotte, MI 48192

RE: Proposed Mural at 100 Oak Street  
Wyandotte, Michigan

Dear Mr. Pasko:

The Department of Engineering and Building has received a request for a mural on the exterior wall at 100 Oak Street owned by MJ Properties, LLC. A mural is a Special Land Use requiring approval of the Planning Commission per Section 190.307 (MM). The following sections would apply to this request:

- (1) Design review by the Design Review Committee (§ 190.320 of this chapter) may be requested by the Planning Commission when a proposed mural is within the design review district.
- (2) A mural on private property will be reviewed and approved or denied by the Planning Commission.
- (3) A dimensioned sketch plan in color on a dimensioned wall elevation shall be provided for review.
- (4) Murals shall only be permitted on the side or rear walls of buildings. Permission of a building owner in writing shall be obtained before a mural may be applied.
- (5) A mural shall not serve as an advertising device for any product or business.
- (6) Murals shall be allowed only on building walls that do not contain signs on the same wall as occupants of the building.
- (7) Murals depicting partially nude or seminude persons shall be prohibited.
- (8) Materials utilized in painting a mural shall have proven durability and shall be maintained or removed if not maintained.
- (9) The city may require a bond for assurance that such mural is maintained or removed.
- (10) Lighting of a mural may be permitted, provided it is not of an intermittent or flashing type.
- (11) Graffiti shall not be considered as a mural and shall not be permitted.

The mural is proposed to be placed on the east side wall on 100 Oak Street; no dimensions have been provided to date; no signs exist on the wall proposed for the mural; and, no information regarding materials to be used has been provided.

If you have any questions, feel free to contact the undersigned.

Sincerely,

Gregory J. Mayhew  
City Engineer

3200 Biddle Avenue • Wyandotte, Michigan 48192 • 734-324-4551 • Fax 734-556-3179 • email: [engineering1@wyandottemi.gov](mailto:engineering1@wyandottemi.gov)

# PUBLIC HEARING 03/16/23

CITY OF WYANDOTTE, MI

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## ZONING ORDINANCE

Effective XXX

DRAFT November 2022

**From:** Mark Kowalewski <mark3kowalewski@gmail.com>  
**Sent:** Thursday, March 9, 2023 10:14 PM  
**To:** Kelly Roberts  
**Subject:** Fwd: Draft Zoning Ordinance

Kelly,

Please include this email with the Planning Commission Agenda regarding the public hearing for the new zoning ordinance. Many of the previous comments were incorporated into the ordinance. Some new changes were added to the ordinance and I denoted suggested changes as "new". I have kept the old email below for reference.

Suggest the following changes be included in the new zoning ordinance:

- 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.
- 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.
- Mechanical Amusement device definition deleted. How will they now regulated? Note: Clerk's Office may still license them. How many per location?
- Page 4-3: Delete "SLU" from Group day care home(7-12 children less than 24 hrs/day) from being allowed in RA-1 family & RT-2 family districts.
- Page 4-3: Add to Schools, "libraries(Public owned & operated) ". Also, Include as principal use "P" in RM-2.
- Page 4-3: Footnote, change 2nd to "Biddle".
- New Page 4-3: Table 400 Add "P" to column RM-2 for schools.
- 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. New: This was changed to impervious area which in not correct.
- 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 5-2: Table 500. Delete P from the OS column and change to "SLU".
- Page 5-2: Table 500. Add Tattoo & Body piercing to retail uses and allow as a principal use "P" in B-2 and B-3.
- Page 5-2: Table 500. Add Bowling alleys to retail uses and allow as a principal use "P" in B-2 and B-3.
- Page 5-2: Table 500. Add Pool Halls & amusement arcades to retail uses and allow as a special use "SLU" in B-2 and B-3.
- Page 5-4: Table 500. Delete "SLU" from CBD column for Marine and boat livery facilities.
- New: Page 6-3: Delete "P" in column-I for storage yards.
- Page 7-2: Add to Medical laboratories, "clinics & medical offices".
- New sentence added to Page 8-5: 3.a. Add "Detached" in front of garage in the second sentence.
- Page 8-8: x. delete this sentence.
- Page 8-10, paragraph 6: Delete "single-family" and change to "one-, two- or three-unit".
- Page 9-10: Section 907. Insert the Cities current ordinance for Drop Boxes here. This is NOT correct.
- Page 12-8: Include current Post Office parking requirements as none are included.
- Page 15-4: B.1 Add at end of the sentence, "and the property shall not be in a residential zone immediately prior to reclassification under this article".
- Page 15-6: B.2. Include a Public Hearing at this stage.

In addition, I recommend the Proposed Zoning Map be changed as follows:

- 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.

Thanks,  
Mark Kowalewski  
Planning Commission Member

- From: **Mark Kowalewski** <mark3kowalewski@gmail.com>

Date: Tue, Apr 19, 2022 at 9:30 PM

Subject: Draft Zoning Ordinance

To: Natalie Rankine <nrankine@wyandottemi.gov>, Kelly Roberts <kroberts@wyandottemi.gov>

Cc: Stan Pasko <spaskoj@aol.com>, Barb Duran <bduran3326@yahoo.com>, Don Schultz <donschultz@wyan.org>, Jay Sarnacki <jsarnacki@sarnackiaia.com>, Charles Lupo <lupo2390@att.net>, Raymond Parker <rdparker@engineers.com>, Stan Rutkowski <srutkow7@wyan.org>, Brian Kelly <bkelly09@outlook.com>, Michelle Bennett <mbennett@bria2.com>, Peggy Green <engineering1@wyandottemi.gov>, Greg Mayhew <gmayhew@wyandottemi.gov>, Jesus Plascencia <jplascencia@wyandottemi.gov>

Natalie & Kelly,

Below are comments to the draft zoning ordinance that was provided to the Planning Commission.

I would suggest that all changes be typed in a different color so it will be easier to follow changes.

- 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.
- Page 2-2: Abutting to be in bold type.
- 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.
- Page 2-9: Dwelling, townhouse. Sections A, B, C and D are ordinance requirements more than a definition. Especially B. Not exceed 8 units in any series... Move these requirements out of definition into another section.
- Page 2-9: New ordinance #1467 missing. Need definition for High rise and Mid rise.
- High rise condominiums or apartments: Building that is over 8 stories that are used exclusively as dwelling units.
- Mid rise: condominiums or apartments: 4 to 8 story buildings that are used exclusively as dwelling units.
- Page 2-11: Junk yard: 2nd to last line replace, "zoned for residential" with "not zoned for Junkyards". This will prohibit junk cars in all outside areas and not just residential areas.
- Page 2-13: Motor vehicle repair, major: add to definition, "transmissions".
- Mechanical Amusement device definition deleted. How will they now regulated? Note: Clerk's Office may still license them. How many per location?
- Page 2-14: Nuisance. eliminate one of the repetitive words "noise".
- Page 2-14: Nursing or convalescent home. Add at the end of definition, "Each dwelling unit must contain sanitary facilities".

- Page 2-21: Floor area. Third line first "exterior" should be "interior". This will make it consistent with Page 2-22 definition for Floor area usable.
- Page 2-22: Diagram needs to include the "required side yard".
- Page 2-23: "mezzanine" not defined.
- Page 4-2: Include "high rise and mid rise" within table 400.
- Page 4-2: Delete "SLU" from Adult foster care small group homes( 12 or fewer adults) from being allowed in RA-1 family & RT-2 family districts.
- Page 4-3: Delete "SLU" from Group day care home(7-12 children less than 24 hrs/day) from being allowed in RA-1 family & RT-2 family districts.
- Page 4-3: Add to Schools, "libraries(Public owned & operated) ". Also, Include as principal use "P" in RM-2.
- Page 4-3: Places of worship. Change SLU to "P" to allow it as a principal use in RM-2.
- Page 4-3: Footnote, change 2nd to "Biddle".
- Page 4-4: Table 401.C. at lot width add, "per dwelling unit".
- Page 4-4: Table 401.C. lot width change RT from 30 feet to "35 feet".
- Page 4-4: Table 401.C. Add to Footnote: "Front yard need not be more than the average depth of the block".
- Page 4-6: Table 402.D. Delete "2 stories". If this note were to remain there is NO DISTRICT where a multifamily one story building would be permitted.
- Page 4-6: Table 402.D. Change least side yard setback for RM-3 from 3 to "4".
- Page 4-6: Table 402.D. Change total of both side yards for RM-1 from 15 to "14".
- Page 4-6: Table 402.D. Lot area makes no sense. Unit measure is in feet when it should be in square feet.
- Page 4-6: Table 402.D. Change lot area for RM-1 District from 45 feet to "3,000 SF".
- Page 4-6: Table 402.D. Change lot area for RM-2 and RM-3 to "2,500 SF" where none is provided.
- 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.1. Change, shall not extend into a public right-of-way to "shall not extend more than six feet into a required front yard".
- Page 4-7: C.2. Add at the end of the sentence, "but may not be enclosed".
- 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 4-7: F.1. Change five feet to "one foot".
- Page 4-8: G.1. Need to state a % of usable open area required.
- Page 4-8: Add the following as a requirement, "RM-1, RM-2, and RM-3 districts shall have an outdoor patio or outdoor deck of not less than 40 SF in area shall be provided for each dwelling unit. Such patio or deck shall have direct access from the dwelling unit." This is a current requirement and should not be deleted. It has worked very well.
- 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 5-2: Table 500. Add Tattoo & Body piercing to retail uses and allow as a principal use "P" in B-2 and B-3.
- Page 5-2: Table 500. Add Bowling alleys to retail uses and allow as a principal use "P" in B-2 and B-3.
- Page 5-2: Table 500. Add Pool Halls & amusement arcades to retail uses and allow as a special use "SLU" in B-2 and B-3.
- Page 5-3: Table 500. Delete Marijuana uses. NOT allowed by City Council resolution.
- Page 5-3: Table 500. For the walk up window add CBD and B-2 as an allowed "P" principal use. Already have one in CBD.
- Page 5-4: Table 500. DELETE Motor, vehicle repair, major from THIS TABLE. This should stay in the Industrial district where it is currently.
- Page 5-4: Table 500. Add Motor vehicle repair, minor to B-2 column as permitted use "P".
- Page 5-4: Table 500. Add Auto wash to O-S and B-2 column as a special use "SLU".
- Page 5-4: Table 500. Delete "SLU" from CBD column for Marine and boat livery facilities.

- Page 5-4: Table 500. Add "SLU" to B-2 column for Research... and Data processing...
- Page 5-4: Table 500. Add "P", Places of worship to B-1 and B-2 columns.
- Page 5-4: Table 500. Add "SLU", Public utility facilities(w/out storage) to B-3 column.
- Page 5-4: Table 500. Delete Public Utility facilities(with storage yards) from the table and include in the industrial district. Would not appreciate a storage yard on Fort Street.
- Page 5-5: Table 501.B. For front setback delete, "or average of abutting buildings".
- Page 5-5: Table 501.B. table is missing rear setback. Include in the table at 10 feet.
- Page 5-7: E.1. Add at end of sentence, "or Biddle Avenue".
- Page 5-7 Diagram-provide larger font.
- Page 5-8: Change B-2 column for max height form 8 stories-80 feet to "4 stories-40 feet".
- Page 5-8: Add a new paragraph, "F. Conditions. Add all items that are within 501.C-Especially outdoor storage prohibited".
- Page 6-2: Delete Marihuana City Council resolution does not allow within city limits.
- Page 6-5; Add at end of B. "Open storage of contractor's equipment & supplies, provided such is enclosed within an obscuring wall or fence on sides abutting residential, business or office districts, and any yard abutting a public thoroughfare. Minimum 6' in height".
- Page 6-5: Table 602. Add a "Footnote to table, A setback of not less than 100 feet shall be provided for all buildings on those sites abutting the Detroit River ". In current ordinance and should not be deleted.
- Page 7-2: Add to Medical laboratories, "clinics & medical offices".
- Page 7-5: Table 702.B. Add a "Footnote to table, A setback of not less than 100 feet shall be provided for all buildings on those sites abutting the Detroit River ". In current ordinance and should not be deleted.
- Page 8-5: 3.a. Sentences should require parking off a "paved" alley. If the alley is not paved then driveway may enter from the front or side yard.
- Page 8-5: 3.b. Allow parking in the rear or "side" yard.
- Page 8-5: C.3.d. Allow driveways to access from the front yard and park in the side or rear yard.
- Page 8-8: x. delete this sentence small engine repair.
- Page 8-8: xii. delete this sentence.
- Page 8-8: After single-family add, "2-family and 3-family".
- Page 8-8: After single-family add, "2-family and 3-family".
- Page 8-23: B.1. Change 50 feet to "22 feet".
- Page 8-31: Add, "#9. There shall be no shadow or glare flicker effect via the sun shining through the rotating blades of a wind turbine".
- Page 9-10: Section 907. Insert the Cities current ordinance for Drop Boxes here. This is NOT correct.
- Page 10-8: 3. Add to the list "Evergreens".
- Page 10-14: Sec.1005.A.2. Add "paved" in front of public alley.
- Page 12-5: Add ordinance # 1467 to table 1206.E. "Mid rise, high rise in CBD- One parking for each one bedroom, 1.25 parking for each 2 bedroom or more plus one for each eight units".
- Page 12-5: Financial, change gross to "usable".
- Page 12-5: Business, change gross to "usable".
- Page 12-5: Retail, change 250 gross to "200 usable".
- Page 12-6: Bowling alleys, change 3 to "4".
- Page 12-8: Hospitals add, "Plus one for each employee in the largest shift".
- Page 12-8: Include current Post Office parking requirements as none are included.
- Page 15-3: B. change second line "is" to "shall be".
- Page 15-3: 7. add at end of sentence, "and the Future Land Use Map".
- Page 15-4: B.1 Add at end of the sentence, "and the property shall not be in a residential zone immediately prior to reclassification under this article".
- Page 15-6: B.2. Include a Public Hearing at this stage.
- Page 18-4: iv. Add, "within 7 days of a request".
- Page 18-4: d.v. Delete this section.

I have changes to the proposed map but it would be more productive that others and I meet with the consultant regarding proposed changes.

Thanks,  
Mark Kowalewski