

**CITY OF WYANDOTTE  
PLANNING COMMISSION  
Agenda for Thursday, June 1, 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 April 20, 2023. Meeting of May 18, 2023, was canceled due to lack of quorum.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

1. **PUBLIC HEARING #03202023**– Request of Northline Biddle LLC, Owner and Appellant, requesting approval for a retail and restaurant with a drive-thru at 2003 Biddle Avenue, Wyandotte, Michigan. The property is zoned Office Service District (O-S) and requires review and approval by the Planning Commission per §190.141 and §190.307 of the Zoning Ordinance.

**§ 190.141 SPECIAL USES:** The following uses may be permitted by the Planning Commission subject to the conditions hereinafter imposed in §§ [190.305](#) through [190.307](#) of this chapter for each use and subject to the review and approval of a site plan in accord with § [190.377](#) of this chapter and after a public hearing in accord with § [190.378](#) of this chapter by the Planning Commission:

(A) Business services;

**§ 190.307 SPECIAL LAND USE DESIGNATED:** The following are those uses identified as special land uses and the provisions or conditions that must be met so as to be approved in whole or conditionally.

(K) *Business services located in O-S Districts.*

- (1) Businesses shall be clearly necessary as service uses to the office uses of the district or for the servicing of the workday needs of the personnel employed in the Office-Service District. These uses may include such businesses uses as drug stores, pharmacies, restaurant (not including drive-in restaurants), office supply stores, barber and beauty and other similar types of retail services.

2. **PUBLIC HEARING #04262023** – Request of Wyandotte Holdings, LLC, Owner and Charity Reeder, Appellant, have applied for a Certificate of Occupancy for a massage therapy clinic and wellness spa at 3363 3<sup>rd</sup> Street, Wyandotte, Michigan. The property is zoned PD (Planned Development District) and accordance to the City's Zoning Ordinance, §190.276 requires a public hearing before the Planning Commission.

**OTHER BUSINESS:**

None

**MOTION TO ADJOURN:**

NEXT SCHEDULED MEETING IS THURSDAY JUNE 15, 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, June 1, 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, April 20, 2023, Meeting***  
**MINUTES AS RECORDED**

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

COMMISSIONERS PRESENT: Duran, Jalbert, Kowalewski, Lupo, Pasko, Sarnacki, Schultz, Williams

COMMISSIONERS EXCUSED: Kelly

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

**COMMUNICATIONS:**

No communications were received

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

MOTION BY COMMISSIONER LUPO, supported by Commissioner Schultz to approve the minutes of the Meeting of March 16, 2023, with the changes given to the secretary from Commissioner Kowalewski regarding the changes to the Zoning Ordinance as follows:

- 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 and RT-2 Family
- Need classification on the railroad properties at I-2.
- See attached email of March 9 for comments that were discussed from Commissioner Kowalewski.

MOTION PASSED

**OLD 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 JALBERT, supported by Commissioner Williams to approve this request for a mural at 100 Oak Street, Wyandotte.

YEAS: DURAN, JALBERT, KOWALEWSKI, LUPO, PASKO, SARNACKI, SCHULTZ, WILLIAMS

NAYS: NONE

ABSENT: KELLY

MOTION PASSED

**NEW BUSINESS:**

2. **PUBLIC HEARING #03272023**– Wyandotte Crossings, Owner and Appellant, has applied to the Planning Commission for approval for a temporary school bus yard and office at 3897 Fort Street, Wyandotte, Michigan. The property is zoned Planned Development (PD) and

requires review and approval by the Planning Commission per §190.275 to §190.278 of the Zoning Ordinance.

MOTION BY COMMISSIONER KOWALEWSKI, supported by Commissioner Jalbert to approve this request for a temporary school bus yard and office at 3897 Fort Street, Wyandotte for a one (1) year period or until April 20, 2024 and that the lights for the area be shielded so as not to shine on the adjacent residential properties.

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

3. **PUBLIC HEARING #03202023**– Request of Northline Biddle LLC, Owner and Appellant, requesting approval for a retail and restaurant with a drive-thru at 2003 Biddle Avenue, Wyandotte, Michigan. The property is zoned Office Service District (O-S) and requires review and approval by the Planning Commission per §190.141 and §190.307 of the Zoning Ordinance.

The Owner/Appellant requested this be held in abeyance until the next meeting.

4. **PUBLIC HEARING #03212023** – Request of Ron Thomas, Owner and Appellant, requesting approval for second floor and above dwelling units at 3131 Biddle Avenue, Wyandotte, Michigan. The property is zoned Central Business District (CBD) and requires approval of the Planning Commission per §190.171 and §190.307 of the Zoning Ordinance.

MOTION BY COMMISSIONER KOWALEWSKI, supported by Commissioner Schultz that the request of Ron Thomas, Owner and Appellant, for second floor and above dwellings at 3131 Biddle Avenue, Wyandotte be approved provided that the Engineering Department and Fire Department review the elevator size for the uses in the building; and that the balconies, if required by ordinance, are shown on plan and reviewed by the Planning Commission; and that the mezzanine level will be for work area only and no bedrooms will be located on this level.

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

5. Review of the landscape plan for the parking lot at 3131 Biddle Avenue, Wyandotte as presented by Ron Thomas, Owner and Appellant.

MOTION BY COMMISSIONER DURAN, supported by Commissioner Jalbert, that the landscape plan for the project 3131 Biddle Avenue, Wyandotte, Page AS.100 dated 3/20/23 is approved as presented.

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



6. **PUBLIC HEARING #03232023** – Request of Josh Cade, Whiskeys on the Water, Owner and Appellant, requesting a change to the outdoor café at 2903 Biddle Avenue, Wyandotte, Michigan. The property is zoned Central Business District (CBD) and requires approval of the Planning Commission per §190.307(S).

MOTION BY COMMISSIONER SCHULTZ, supported by Commissioner Sarnacki that the Commission reviewed the application and plan for the outdoor café at 2903 Biddle Avenue, Wyandotte, located in the right-of-way of Oak Street, as requested by Josh Cade, Whiskeys on the Water, Owner and Appellant; AND

WHEREAS, the Commission approves the application provided the outdoor café complies with 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 on public property in accordance with §190.307(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 applicant/owner dated 03/22/23.
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, if any.
5. Use of the outdoor café shall be allowed from 7 a.m. to 12 midnight Monday, Tuesday, Wednesday, Thursday and Sunday and 7 a.m. to 2:00 a.m. on Friday and Saturday. In addition, each day of the Wyandotte Street Art Fair, March 17 (St. Patrick's Day), New Year's Eve, Wednesday immediately before Thanksgiving Day and Thursday immediately before Traditional Easter Sunday the hours are from 7:00 a.m. to 2:00 a.m.; and events approved by Resolution.
6. The outdoor café shall comply with all applicable laws and regulations of the City, County, and the State.
7. Umbrellas to have name of establishment on the drip-tee only, no logos for products.
8. Occupancy is limited to 65 persons.
9. Owner/Applicant to provide a trash receptacle, located in the public right of way adjacent to the café, as directed by City Engineer. The Owner/ Applicant shall be responsible for the daily emptying of the trash receptacle. The receptacle shall be of size and design as approved by City Engineer
10. A hold harmless agreement and grant of license to be approved and executed by City and property owner.

YEAS: DURAN, JALBERT, KOWALEWSKI, LUPO, PASKO, SARNACKI, SCHULTZ, WILLIAMS

NAYS: NONE

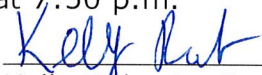
ABSENT: KELLY

MOTION PASSED

**OTHER BUSINESS:** None

**MOTION TO ADJOURN:**

MOTION BY COMMISSIONER DURAN, supported by Commissioner Lupo to adjourn the meeting at 7:50 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 indicated that this was held in abeyance from last month's meeting for additional information.

Mr. Joseph Gruber, DDA Director, present.

Commissioner Jalbert indicated that she thought the mural looked nice.

Chairperson Pasko indicated that the Commission did receive the size of the mural and the placement of the mural on the wall.

Commissioner Schultz asked who was going to maintain the mural.

Mr. Gruber indicated that it would be maintained by the property owner and if not maintained it would be removed.

There being no further discussion, the hearing was closed.

No communications were received regarding this request.

**PUBLIC HEARING #03272023**– Wyandotte Crossings, Owner and Appellant, has applied to the Planning Commission for approval for a temporary school bus yard and office at 3897 Fort Street, Wyandotte, Michigan. The property is zoned Planned Development (PD) and requires review and approval by the Planning Commission per §190.275 to §190.278 of the Zoning Ordinance.

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

Mr. Ferris Atty, Wyandotte Crossings Owner, present

Mr. Atty indicated that they are just helping a friend who needs a place to store school busses. Mr. Atty indicated that they are trying to get tenants in the units for years but have been unsuccessful. Mr. Atty did indicate that they might have a tenant in the near future.

Chairperson Pasko asked about how many buses are stored at the site.

Mr. Atty indicated that it is a small fenced in area and there are only 8 to 12 busses stored there.

Chairperson Pasko asked about the small shed on the property.

Mr. Atty indicated that is where the bus drivers check in and out.

Chairperson Pasko asked about the gas tanks stored on the lot.



Mr. Atty indicated that the Wyandotte Fire Department reviewed the tanks and they were in compliance.

Commissioner Jalbert asked if they use the alley to come in and out.

Mr. Atty indicated no they only use Fort Street.

Commissioner Lupo asked if any maintenance was done on the busses while they are parked there.

Mr. Atty indicated no.

Mr. Bruce Howell, 3654 23<sup>rd</sup> Street, Wyandotte on zoom.

Mr. Howell indicated that there are flood lights on the building that shine into his property and would like them to be shielded or changed to shine down.

Chairperson Pasko indicated that Mr. Atty has agreed to change the lights so they will not shine into the residential properties.

There being no further discussion, the hearing was closed.

No communications were received regarding this request.

**PUBLIC HEARING #03212023** – Request of Ron Thomas, Owner and Appellant, requesting approval for second floor and above dwelling units at 3131 Biddle Avenue, Wyandotte, Michigan.

Chairperson Pasko read the letter from the City Engineer.

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

Mr. Ron Thomas, Developer and Jeremy, Architect, present.

Mr. Thomas indicated that they are planning to have four (4) floors with 35 residential units. Mr. Thomas indicated that all the items in the City Engineer's letter have been resolved and the plans meet the codes.

Jeremy indicated that they will be providing 37 parking spaces and there is 1,000 sq. ft. of green space, planters will be along the Biddle Avenue side to screen the parking.

Commissioner Williams asked why there is such large space on the east and west side of the parking lot.

Mr. Thomas indicated that they would be used as pedestrian walkways.

Chairperson Pasko asked if the elevator is sufficient for the numbers of occupants in the building.

Jeremy indicated that an additional elevator would be ideal, but it is very expensive and the current elevator is large enough for the uses. Jeremy further indicated that there will be two (2) stair cases for use by the tenants.

Commissioner Kowalewski asked how many units will there be.

Mr. Thomas indicated that the on the 2<sup>nd</sup> floor there will be 11 units (6 – 1 bedroom; 4 – 2 bedrooms; 1-3 bedroom) 3<sup>rd</sup> floor there will be 11 units (8-1 bedrooms; 3-2 bedrooms) 4<sup>th</sup> floor will be 11 units (8 – 1 bedroom; 3 – 2 bedrooms). Mr. Thomas indicated that there will be a work/living (no bedrooms) area on the mezzanine level.

Commissioner Kowalewski asked if there will be balconies for each unit.

Mr. Thomas indicated that if they were required, they would put them in, but he did not think it was a requirement. Mr. Thomas did indicate that there would be double doors that would open up on the Biddle Avenue side, but they would not have balconies.

There was a discussion if the balconies were required.

Mr. Thomas did also indicate that there will be a roof top bar with open space and if needed they would consider allowing the tenants the use of that space.

Commissioner Kowalewski asked what was the time frame for the project.

Mr. Thomas indicated that they are just about ready to submit construction plans for the permits, but he expected it to be completed by 2025.

Chairperson Paso indicated that the Fire Department should review and indicated that one (1) elevator would be sufficient.

Commissioner Kowalewski indicated that the plans could be resubmitted if the balconies are required.

Ms. Mary Anne Reiman, 3148 Van Alstyne, Wyandotte.

Ms. Reiman asked if any public parking would be left.

Mr. Thomas indicated that yes, there would still be a part of the parking lot for the public.

Mr. Thomas further indicated that he feels that stop signs should be put on the end of the alley.

Commissioner Williams asked if there would be assigned parking for the tenants.

Mr. Thomas indicated yes.

Debby Adkins, 3169 Biddle Avenue, owner of Jimmy Johns building.

Ms. Adkins indicated that the owners or tenants of the properties on Van Alstyne and the Credit Union employees park in the lots all day and asked if a time limit could be put on the lot.



Commissioner Kowalewski indicated that it would be a private lot and it would be up to Mr. Thomas.

Mr. Thomas indicated that he had no objections to that and he would talk to the owner/tenants on Van Alstyne and the credit union employees.

Tom Kaul, 3115 Van Alstyne, present.

Mr. Kaul indicated that he feels the parking is insufficient for the use of the building. Mr. Kaul stated that Van Alstyne is full of cars and with the credit union there is not enough parking, what will happen when there are guests or if there are 2 tenants in a unit with 2 cars, where would people park.

Mr. Kaul further indicated that he is concerned about the noise from the roof top bar and stated that it could be moved to the Biddle Side of the building. Mr. Kaul indicated that there was an event on the roof of the credit union building and noise when through their neighborhood.

Jeremy indicated that in the CBD, with the number of units they will have they are required to supply 44 parking spaces and they have 47.

There being no further discussion, the hearing was closed.

No communications were received regarding this request.

**PUBLIC HEARING #03232023** – Request of Josh Cade, Whiskeys on the Water, Owner and Appellant, requesting a change to the outdoor café at 2903 Biddle Avenue, Wyandotte, Michigan.

Chairperson Pasko read the letter from the City Engineer.

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

Josh Cade, Present.

Mr. Cade indicated that they needed to remove the existing decking and trellis and replace it so they would like to extend the trellis over the entire café area. Mr. Cade indicated that the foot print of the outdoor café will not change.

Commissioner Kowalewski asked the height of the trellis.

Mr. Cade indicated that it is about 7 feet high.

There being no further discussion, the hearing was closed.

No communications were received regarding this request.

## Kelly Roberts

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**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







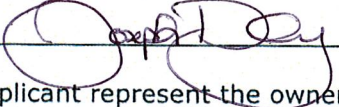
This appeal is respectfully submitted to your Commission for hearing because:

☐ 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 190.306.B 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  Address 3005 Biddle Avenue, Wyandotte, MI 48192

In what way does the applicant represent the owner? \_\_\_\_\_

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 Northline Biddle, LLC/Joseph Daly, Mgr Address 3005 Biddle Avenue, 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

Theodore H. Galeski  
CITY ASSESSOR

Lawrence S. Stec  
CITY CLERK

Todd M. Browning  
CITY TREASURER



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 22, 2023

Planning Commission  
Stan Pasko, Chairman  
3200 Biddle Avenue  
Wyandotte, Michigan

RE: 2003 Biddle Avenue  
Proposed Retail and Restaurant

Dear Chairman Pasko and Planning Commission Members:

The undersigned has reviewed the application regarding the proposed uses, retail and restaurant with drive-thru, at the referenced address and the following applies.

The property is located in an O-S Office Service Zoned District. In accordance with the City of Wyandotte Zoning Ordinance, retail and restaurant uses in an O-S district are permitted by the Planning Commission as follows:

### **§ 190.141 SPECIAL USES.**

The following uses may be permitted by the Planning Commission subject to the conditions hereinafter imposed in §§ 190.305 through 190.307 of this chapter for each use and subject to the review and approval of a site plan in accord with § 190.377 of this chapter and after a public hearing in accord with § 190.378 of this chapter by the Planning Commission:

(A) Business services;

### **§ 190.307 SPECIAL LAND USE DESIGNATED.**

The following are those uses identified as special land uses and the provisions or conditions that must be met so as to be approved in whole or conditionally.

(K) *Business services located in O-S Districts.*

(1) Businesses shall be clearly necessary as service uses to the office uses of the district or for the servicing of the workday needs of the personnel employed in the Office-Service District. These uses may include such businesses uses as drug stores, pharmacies, restaurant (not including drive-in restaurants), office supply stores, barber and beauty and other similar types of retail services.

If you have any questions, contact the undersigned by email at [gmayhew@wyandottemi.gov](mailto:gmayhew@wyandottemi.gov), or phone 734-324-4554.

Very truly yours,



Gregory J. Mayhew  
City Engineer



***Wyandotte Zoning Ordinance Section 190.141 Special Uses in an Office Service District Lists***

Business Services as a permitted use subject to review and approval of a site plan by the Planning Commission.

***Wyandotte Zoning Ordinance "Section 1900.307 Special Land Use Designated, K.***

**Business Services Located in OS, Office Service Districts.**

1. Businesses shall be clearly necessary as service uses to the office uses of the district or for the servicing of the workday needs of the personnel employed in the Office-Service District. These uses may include such businesses uses as drug stores, pharmacies, **restaurants (not including drive-in restaurants)**, office supply stores, barber and beauty and other similar types of retail services."

***Wyandotte Zoning Ordinance "Section 190.004 Definitions:***

***DRIVE-IN.*** A business so developed that its retail or service character is dependent on providing a driveway approach or parking spaces for motor vehicles so as to service patrons while in the motor vehicle rather than within a building or structure or to permit patron self-service.

***DRIVE-THROUGH.*** An establishment so developed that some portion of its retail or service character is dependent upon providing a driveway approach and staging area specifically designed for motor vehicles so as to serve patrons while in their motor vehicles rather than within a building or structure, for carry-out and consumption or use after the vehicle is removed from the premises."

The Zoning Ordinance clearly states restaurants are a permissible use in the Office Service District. **The only restaurant exception is a drive-in restaurant which this request is not.** Had the Zoning Ordinance wanted to exempt **drive-through** restaurants this would have been stated at this portion of the ordinance. There is also a similar use of a **drive-through** across the street at Rite Aid.



The property to the south is Wyandotte Henry Ford Hospital which has the greatest number of employees in Wyandotte and the property to the north is BASF which has the second highest number of employees in Wyandotte. This drive-through restaurant clearly meets the requirements as being a necessary business to service the workday needs of the personnel employed adjacent to the Office-Service District.

The development of this property includes the vacant 7,600 SF office building constructed in 2021, directly to the east. The completion of this building corresponds with the pandemic we all experienced. The pandemic has caused a major decrease in the demand for office space as people have continued to work at home. It certainly would not make any sense to construct another office building. Therefore, the provision in the Zoning Ordinance to permit Business Services in the Office Service District is very much needed and appreciated.

The ideal location for a drive-through restaurant is a major thoroughfare. Both Biddle Avenue and Ford(Northline) Avenue are major thoroughfares. In addition, the traffic light at Biddle Avenue & Ford Avenue provides perfect controlled circulation into and out of the site. The additional recorded easement off Biddle Avenue into the entrance to the Police/Court provides ingress and egress that further enhances access to the site.

The review of Special Uses should include the impact of Special Uses upon neighboring land. There is no impact on neighboring properties other than the obvious benefit of providing a destination to gather or pick up a meal before returning to work.

***Wyandotte Zoning Ordinance Special Land Use Section  
190.306.D.***

***General Provisions Standards responses are listed below:***

(1) The establishment, maintenance or operation of this Special Use will not be detrimental to or endanger the public health, safety or general welfare or the natural environment;

(2) This Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor shall it substantially diminish and impair property values within its neighborhood;

(3) This Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

(4) There are adequate utilities, access roads, drainage and necessary facilities for this Special Use;

(5) Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets for this Special Use;

(6) This Special Use does, in all other respects, conform to the applicable regulations of the district in which it is located and to any additional conditions or procedures as specified in this chapter; and

(7) This applicant is amenable to any conditions that the Planning Commission may decide to specify. Any decision with conditions by the Planning Commission on a Special Use shall be incorporated in a statement of findings and conclusions relative to the Special Use which specifies the basis for the decision and any conditions imposed.

***Wyandotte Zoning Ordinance Section 190.306.B.- Application of Special Land Uses states,***

The application shall also include a statement in writing by the applicant and adequate evidence showing that the Special Land Use will conform to the standards set forth in this section. Please accept this



application with all the associated attachments to clarify that all the standards are met. As evidence that all requirements will be completed, below is a list of previously completed projects in Wyandotte:

- 2005 Biddle Ave - New construction 7,500 SF office
- 3099 Biddle Ave - Renovation of Sears Roebuck historical building
  - + Renovation of 3rd floor into 10 residential apartments
  - + Renovation of 2nd floor for Daly Merritt - Assured Partners Offices
  - + Renovation of 1st floor for Daly Merritt - Assured Partners Offices & Community Choice Credit Union
- 3001-3005 Biddle Ave - Renovation of Historic Wyandotte Savings Bank built in 1871
  - + Conversion of second floor into 2 residential loft apartments
  - +Renovation of 1st floor into professional offices for Raymond James
- Southeast corner at Oak St. and Fort St. - New Construction
  - +ALDI Supermarket
  - +AAA Insurance Office
  - +AT&T Store
  - +Endodontics Dental Specialist Office
- 100 Maple St. - Renovation of 20,000 SF into professional offices
- Northeast corner at Eureka and Fort St. - New construction
  - +Walgreens Drugstore
  - +Jackson Hewitt Tax Service
  - +US Armed Forces Career Center recruiting Offices
  - +Supercuts
  - +T-Mobile Retail Store
  - +Medical Office and other retail
- 2121 Biddle Ave - Three story 26,000 SF new construction - office/residential

This application has met all requirements and conditions for approval for a Business Service (restaurant with drive-through) located in an Office Service District and we therefore respectfully request the Planning Commission grant this Special Use of Business Services Permit.

# PROPOSED RESOLUTION

## Planning Commission Wyandotte, Michigan

June 1, 2023

RESOLVED BY THE PLANNING COMMISSION, that the request of Northline Biddle LLC, Owner and Appellant, for a Certificate of Occupancy for a retail and restaurant with a drive-thru at 2003 Biddle, Wyandotte, Michigan in a O-S (Office Service District); AND

WHEREAS, the Planning Commission held the required public hearing on April 20, 2023, where comments were heard and made part of the file;

NOW THEREFORE, BE IT RESOLVED that the Commission APPROVES the request of Northline Biddle LLC for a Certificate of Occupancy for a retail and restaurant with a drive-thru at 2003 Biddle Avenue, Wyandotte, based on the following reason:

I move the adoption of the foregoing resolution.

Motion By Commissioner \_\_\_\_\_

Supported by Commissioner \_\_\_\_\_

<u>Yeas</u>	<u>Members</u>	<u>Nays</u>
	Duran	
	Jalbert	
	Kelly	
	Kowalewski	
	Lupo	
	Pasko	
	Sarnacki	
	Schultz	
	Williams	



## FEES

Preliminary PD Review \$400.00

Final PD Review \$300.00

PD PLANNED DEVELOPMENT DISTRICT  
CITY OF WYANDOTTE  
APPLICATION FOR APPROVAL

NOTE TO APPLICANT: Application must be submitted to the Department of Engineering and Building on Thursday before 12:00 p.m. to be placed on the Council Agenda the following Monday. The application must be reviewed by the Department of Engineering and Building to insure proper legal description, proper site plan and required attachments are included.

The Honorable Mayor and City Council Members:

I (We), the undersigned, hereby petition the City Council to approve the Stage I Preliminary Site Plan or Final Site Plan as hereinafter required, and in support of this Application, the following facts are shown:

The property is located at 3363 3<sup>rd</sup> Street between Eureka  
(street address) (street)  
and Pine on the E side of the street, and is known as Lot (s) \_\_\_\_\_  
(street address) N-S-E-W  
\_\_\_\_\_ of \_\_\_\_\_, Subdivision,  
front footage of 25 feet and a depth of 60 feet.

The property is owned by: Wyandotte Plaza Holdings LLC Street Address 2969 Orchard Place  
(Name)  
City Orchard Lake State Mi Zip 48324 Phone No. \_\_\_\_\_ Fax No. \_\_\_\_\_

MASTER PLAN – ORIGINAL LAND USE:

Medical / Retail

It is proposed that the property will be put to the following use:

Massage Clinic and Wellness Spa

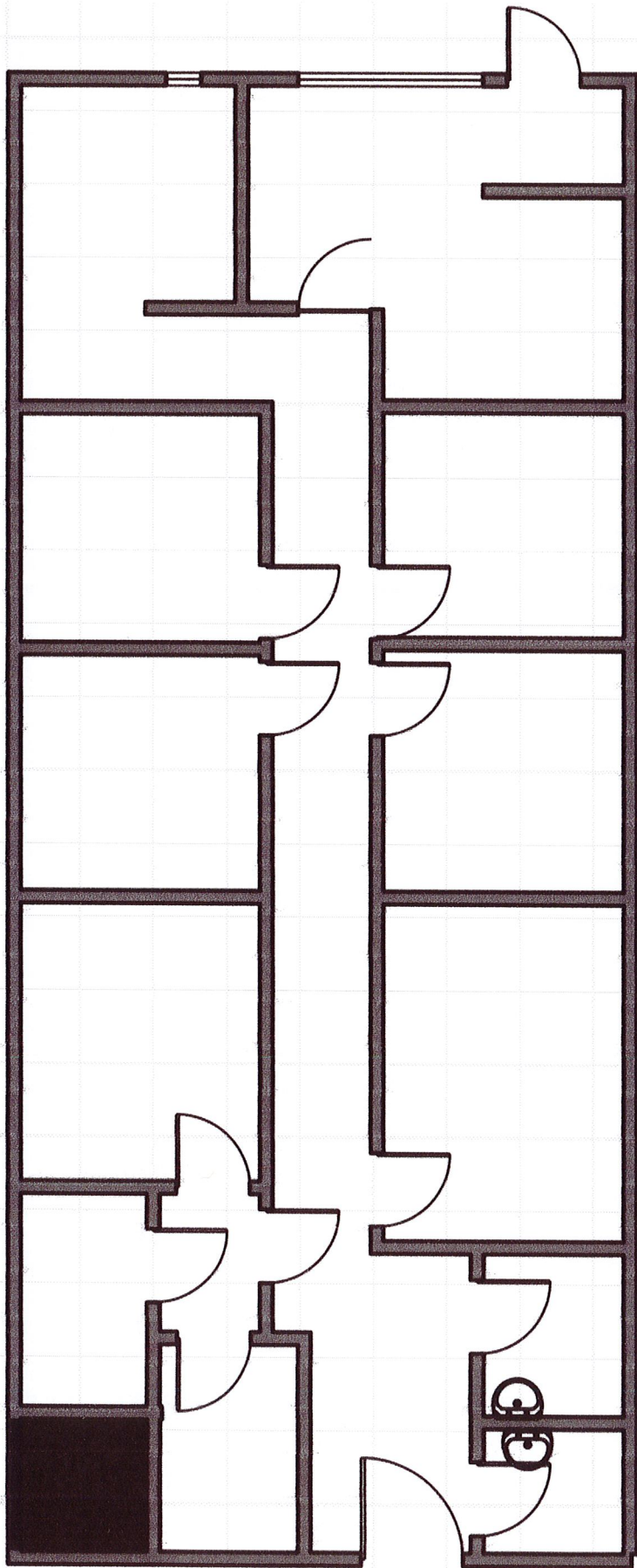
Attached hereto are three (3) prints of a site plan showing the lots or parcel under petition, and are drawn to scale

We attach a statement hereto indicating why, in our opinion, the development requested is necessary for the preservation and enjoyment of substantial property rights, and why such development will not be detrimental to the public welfare, or to the property of other persons located in the vicinity thereof.

Signature of Applicant: Chy Rar Print Name Charity Reeder  
Address: 356 Cherry City: Wyandotte State Mi Zip 48192 Phone No. 734-363-8240

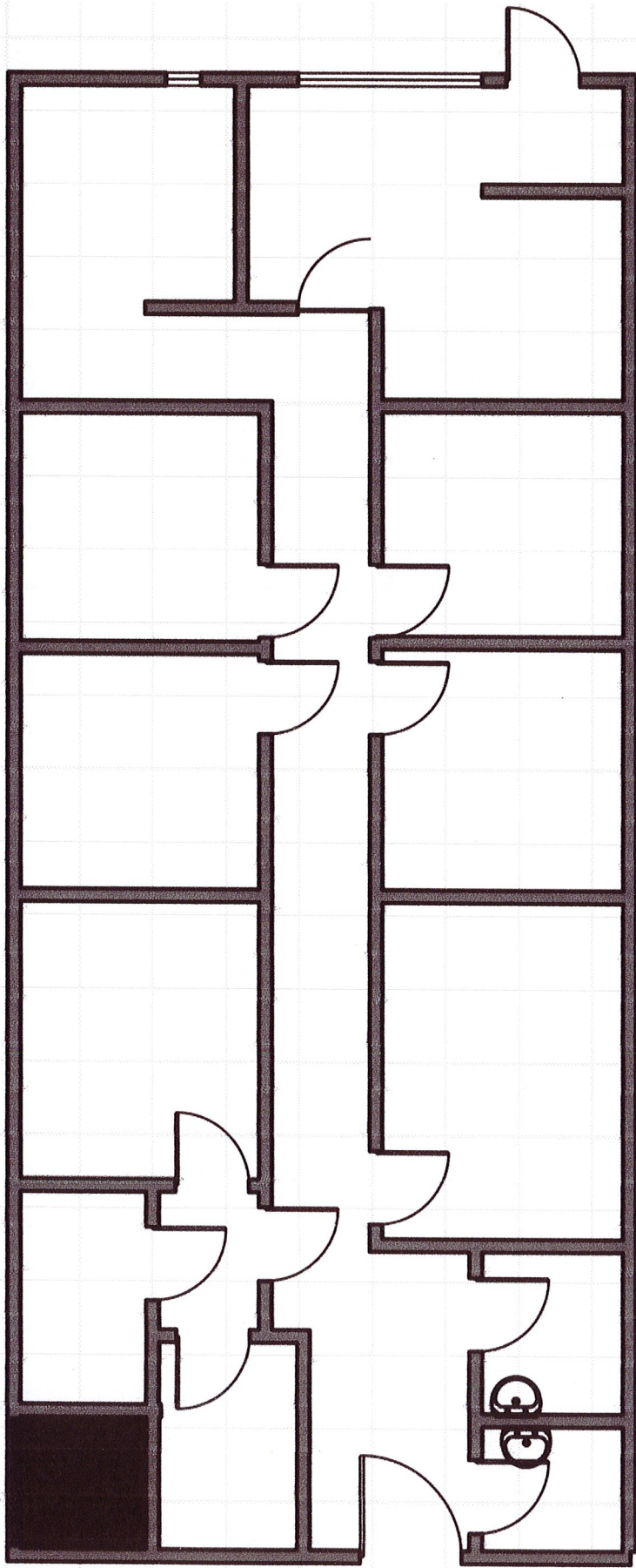
\*\*\*\*\*  
Receipt No. \_\_\_\_\_ Date Received: 04/26/2023

Engineer's Signature: \_\_\_\_\_



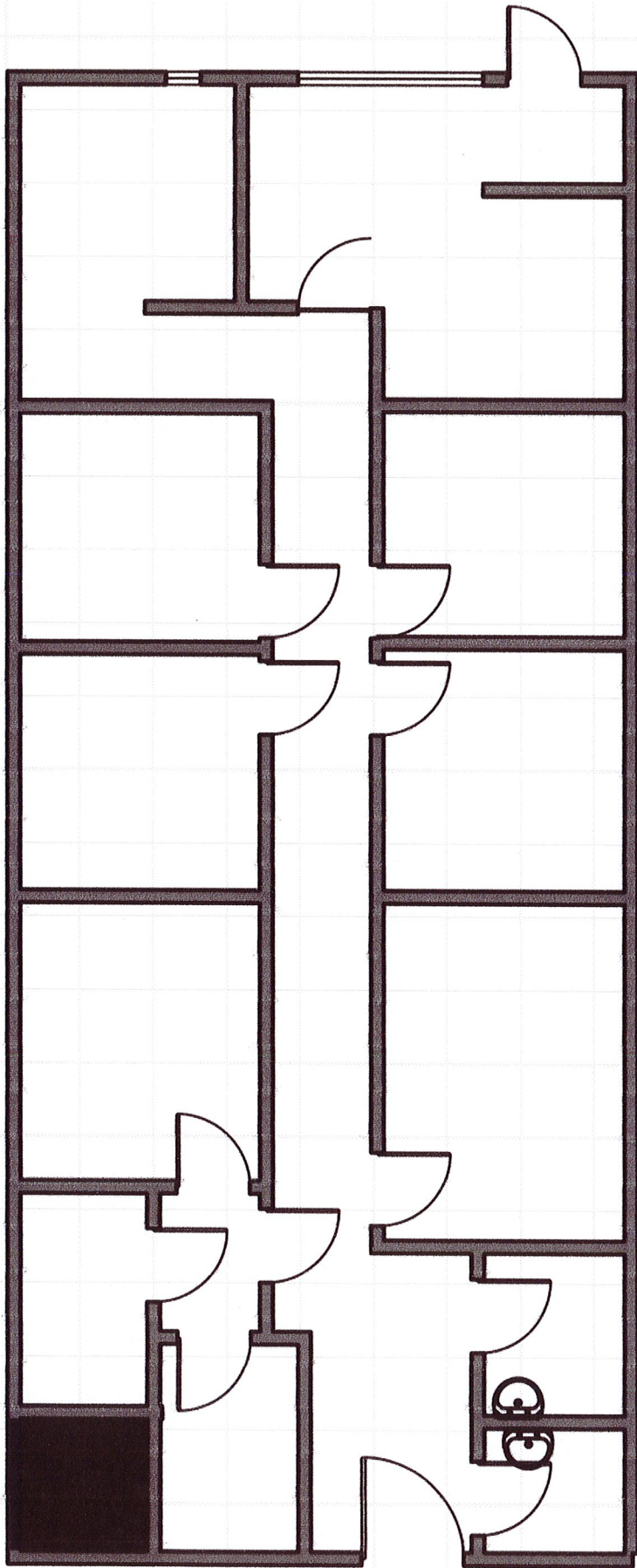
Calibrate





Calibrate





Calibrate

**To whom it may concern,**

**I believe that my business will be a welcome addition to the neighborhood. I have seen a significant increase in the amount of people making changes for better health. Many of these changes have been made as a result of battling COVID. Healthier You Wellness Spa is happy to be a part of those changes.**

**During my 17 years as a licensed massage therapist, I have made many connections in this community. A large percentage of my clients are Wyandotte residents. I have even had the opportunity to provide massage therapy for some of the city's elected officials and employees, their families and friends.**

**I look forward to starting the next chapter of my business as well as providing the city of Wyandotte with therapeutic massage and wellness treatments.**

**Yours sincerely,  
Charity Reeder**



84-4360894



**Contact**

Charity Bronson  
Kim Allen

•  
313-671-2722  
734-775-0980  
•

Downriverfostercloset@gmail.  
com

*We are a local non-profit in Wyandotte, we feel that adding Charity to the community would be a great blessing. She isn't just a massage therapist or another spa service, she cares deeply about the health of her clients, she goes above and beyond trying to find new ways to help educate herself on new massage practices that might help her clients feel better or have a healthier life. She is very involved with community events and is a great business leader! She will make an excellent addition to our community.*

*Sincerely,  
Charity Bronson  
Downriver Foster Closet*



Charity is very good at her job as a massage therapist. She is organized, professional, kind and knowledgeable. I have been working with various massage therapist most of my adult life and Charity is the best I have seen. I am excited to see what her next chapter brings. I run a non profit in Wyandotte and I believe allowing her to open her own business will be great for the community.

Thank you

Debbie Aue

To whom it may concern,

My husband and I have been clients of Charity's for a number of years. She has extensive experience and knowledge as a Massage Therapist and has been in the field for years. Charity is extremely professional and takes a lot of pride in getting to know her clients, remembering personal details and clients specific massage needs. I have recommended Charity to my friends and family many times. As a small business owner myself in Wyandotte, I know she would be a wonderful, professional asset to our community. If you have any further questions please reach out to me and I will be happy to answer them!

Joanna Brookshire

Owner

Brooks Books

[Brooksbooks48192@gmail.com](mailto:Brooksbooks48192@gmail.com)

734-589-BOOK



## NOTIFICATION

### Nonconformance of Proposed Building or Occupancy

OF23-0026

04/03/2023

APPLICANT

HEATHIER YOO  
WELLNESS SPA LLC  
3363 3<sup>RD</sup> STREET  
WYANDOTTE, MI 48192

OWNER

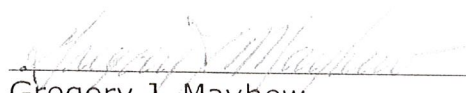
WYANDOTTE PLAZA HOLDINGS LLC  
2969 ORCHARD PLACE  
ORCHARD LAKE, MI 48324

**RE: 3363 3<sup>rd</sup> Street  
Wyandotte, Michigan**

In accordance with §190.370 of the Zoning Ordinance, you are hereby notified that your application, dated March 30, 2023, for a **Certificate of Occupancy for message therapy** on PART OF LOT 3 OF IRA J KREGER URBAN RENEWAL PLAT, in a PD (Planned Development) zoning district does not comply with Section 190.275 Procedure for Application, of the Ordinance, which requires:

Section 190.275(A): Application shall be made to the City Council under this district along with application to the Planning Commission for review and recommendation. The applicant shall also apply for a license, upon approval to the City Clerk Office for a massage therapy license and to be inspected by the city's Building, Plumbing, fire, electrical and health codes under Section 132.701 prior to a Certificate of Occupancy being issued for massage therapy.

If you should have any questions regarding this Notification, please contact Jim Karp, 734-324-4557 or via email at [jkarp@wyandottemi.gov](mailto:jkarp@wyandottemi.gov).

  
\_\_\_\_\_  
Gregory J. Mayhew  
City Engineer



**CITY OF WYANDOTTE, MICHIGAN  
CERTIFIED RESOLUTION  
2023-140**

REGULAR MEETING OF THE MAYOR AND COUNCIL OF THE CITY OF WYANDOTTE, WAYNE COUNTY, MICHIGAN, HELD IN COUNCIL CHAMBERS AND VIA VIRTUAL TELECOMMUNICATION METHODS, DUE TO COVID-19 IN ACCORDANCE WITH WAYNE COUNTY LOCAL PUBLIC HEALTH DEPARTMENT "GUIDANCE FOR MEETINGS OF GOVERNMENTAL BODIES HELD UNDER PUBLIC ACT 228 OF 2020", USING THE ZOOM AUDIO PLATFORM.

UNDER THE DATE OF: MAY 8, 2023

MOVED BY: Councilperson Calvin

SUPPORTED BY: Councilperson Crayne

BE IT RESOLVED that the PD Planned Development Application submitted by Wyandotte Plaza Holdings, LLC and Charity Reeder, for the property known as 3363 3rd Street, Wyandotte, is hereby referred to the Planning Commission for the required public hearing.

Motion unanimously carried.

**I, LAWRENCE S. STEC, duly authorized City Clerk of Wyandotte, do hereby certify that the foregoing is a true and complete copy of the resolution adopted by the City Council on May 8, 2023 said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meeting Act, being Act 267, Public Acts of Michigan, 1976.**

A handwritten signature in black ink, appearing to read 'Lawrence S. Stec', is written over a horizontal line.

Lawrence S. Stec  
City Clerk

**PROPOSED RESOLUTION**

**Planning Commission  
Wyandotte, Michigan**

June 1, 2023

WHEREAS, the Planning Commission received a request from Wyandotte Plaza Holdings, LLC, Owner and Wellness Spa LLC, Charity Reeder, Appellant, for a Certificate of Occupancy for a message therapy clinic and wellness spa at 3363 3<sup>rd</sup> Stret, Wyandotte, Michigan in a Planned Development District (PD); AND

WHEREAS, the Planning Commission held the required public hearing on June 1, 2023, where comments were heard and made part of the file;

NOW THEREFORE, BE IT RESOLVED that the Commission recommends to the City Council that the message therapy clinic and wellness spa at 3363 3<sup>rd</sup> Street be APPROVED provided all the requirements of Section 190.275(A) are met.

I move the adoption of the foregoing resolution.

Motion By Commissioner \_\_\_\_\_  
Supported by Commissioner \_\_\_\_\_

<u>Yeas</u>	<u>Members</u>	<u>Nays</u>
	Duran	
	Jalbert	
	Kelly	
	Kowalewski	
	Lupo	
	Pasko	
	Sarnacki	
	Schultz	
	Williams	