

**CITY OF WYANDOTTE  
PLANNING COMMISSION**

Agenda for Thursday, March 15, 2018, at 6:30 p.m.  
Council Chambers, Wyandotte City Hall

**CALL TO ORDER:**

<b>COMMISSIONERS:</b>	Adamczyk	Parker
	Benson	Pasko
	Duran	Rutkowski
	Lupo	Sarnacki
	Mayhew	

**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 15, 2018.

**OLD BUSINESS:**

- None

**NEW BUSINESS:**

1. Review of Renewal Applications for the following Outdoor Cafes:
  - 2817 Van Alstyne – American Legion
  - 152 Elm – Magdaleno Ristorante
  - 6 Perry Place – Seaway Boat Club
  - 633-639 Ford Avenue – VFW #1136
  - 2910 Van Alstyne – Wine Dotte Bistro
  - 130 Maple – Sushi Bar
2. **PUBLIC HEARING** - Request from Dotte Pub, Owner and Applicant, requesting special approval for a Certificate of Occupant to renewal there outdoor café on public property at 116 Oak, Wyandotte, MI, in a CBD zoning district, which requires approval by the Planning Commission per Section 2200.S.2.11 to the Zoning Ordinance.
3. **PUBLIC HEARING** - Request from Captain's, Owner and Applicant, requesting special approval for a Certificate of Occupant to renewal there outdoor café on public property at 126 Oak, Wyandotte, MI, in a CBD zoning district, which requires approval by the Planning Commission per Section 2200.S.2.11 to the Zoning Ordinance.
4. **Public Hearing – 022618** Request from Jesus Moreno, Owner and Applicant, requesting review of the plans for the proposed development at 785 Forest, Wyandotte, MI, in a (PD) Planned Development Zoning District, which requires approval by the Planning Commission per Article XX Section 2000 of the Ordinance which governs the procedure for approval of plans in areas zoned as PD. The owner/Applicant is proposing the development of seven (7) residential units.

**CITY OF WYANDOTTE  
PLANNING COMMISSION**  
Agenda for Thursday, March 15, 2018,  
Page 2

**5. PUBLIC HEARING** to hear comments regarding changes to ARTICLE XXII SPECIAL LAND USES SUB-SECTION 2202-SPECIAL LAND USES DESIGNATED AMENDING SECTION S – OUTDOOR CAFÉ of the City of Wyandotte Zoning Ordinance. The following sections are being considered for amendment:

- Outdoor Café may be set up and used from January 1<sup>st</sup> thru December 31<sup>st</sup> for all Zoning Districts (CBD, RU and B-2).
- Hours of operation be extended on Friday and Saturday until 1:00 a.m.
- Hours of operation be extended to 2:00 a.m. for special events as approved by City Council for all Zoning Districts (CBD, RU and B-2).
- The Commission will also hear comments on any other changes received regarding outdoor cafes during the public hearing.

**PERSONS IN THE AUDIENCE:**

**OTHER BUSINESS:**

Monthly Report from the City Planner.

**BILLS AND ACCOUNT:**

Motion by Commissioner \_\_\_\_\_, supported by Commissioner \_\_\_\_\_, to:

1. Pay Beckett & Raeder for Planning Consultant fee for: March 2018 - \$700

**MOTION TO ADJOURN:**

**City of Wyandotte**  
**PLANNING COMMISSION**  
***Minutes of the Thursday, February 15, 2018, Meeting***  
**MINUTES AS RECORDED**

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

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

COMMISSIONERS EXCUSED: Adamczyk

ALSO PRESENT: Ben Tallerico, Planning Consultant  
Peggy Green, Recording Secretary

**COMMUNICATIONS:**

MOTION BY COMMISSIONER BENSON, Supported by Commissioner Lupo to receive and place on file the communication that all Planning Commission minutes for 2017 were received by the City Clerk. MOTION PASSED

MOTION BY COMMISSIONER BENSON, supported by Commissioner Mayhew that the communication regarding the Special Land Uses, Section 2202.S Outdoor Cafe from the City Council dated January 29, 2018 be hereby received and placed on file; AND

BE IT RESOLVED that a public hearing be held at the March 15, 2018, Planning Commission meeting, to review and hear public comments on the request to extend the dates and hours of operation for calendar year 2018 and/or changing the ordinance in accordance with Section 2202.S as follows:

- Outdoor Café may be set up and used from January 1<sup>st</sup> thru December 31<sup>st</sup> for all Zoning Districts (CBD, RU and B-2).
  - Hours of operations be extended on Friday and Saturday until 1:00 a.m.
  - Hours of operations be extended to 2:00 a.m. for special events as approved by City Council for all Zoning Districts (CBD, RU and B-2).
  - And any other changes will be considered during the public hearing.
- to receive and place on file the Council Resolution regarding review of Article XXII, Section 2202.S – Outdoor Café.

MOTION PASSED

**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 January 18, 2018. MOTION PASSED.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

1. The Planning Commission reviewed the following Renewal Applications for Outdoor Cafes:
  - 2903 Biddle Avenue – Whiskeys on the Water
  - 3162 Biddle Avenue – Stroh's Ice Cream Parlor
  - 3030 Biddle Avenue – Belicoso Café (Biddle and 1<sup>st</sup> Street)
  - 2962 Biddle Avenue – Nanna's
  - 232 Maple – Firehouse Pub
  - 118 Sycamore – Bobcat Bonnies
  - 2913 Biddle - Yogurtown

Resolutions duly adopted are attached.

**PERSONS IN THE AUDIENCE:**

Owners of Dotte Pub  
Owner of Magdalena's

**OTHER BUSINESS:**

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

**BILLS AND ACCOUNT:**

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

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

**MOTION TO ADJOURN:**

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

---



RESOLUTION  
FEBRUARY 15, 2018

RESOLUTION BY COMISSIONER \_\_\_\_\_ LUPO \_\_\_\_\_

SUPPORTED BY COMMISSIONER \_\_\_\_\_ BENSON \_\_\_\_\_

RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WYANDOTTE, that the Commission reviewed the renewal application and plan for the outdoor café at 2903 Biddle Avenue as requested by Whiskeys on the Water (Appellant);

AND BE RESOLVED that the Permit for an Outdoor Café on Public Property at 2903 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 on public property in the Central Business District (CBD) Zoning District, 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 February 1, 2017.
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.
5. Use of the outdoor café shall be allowed from 7:00 a.m. to 12 midnight with extended hours to 2:00 a.m. on 3<sup>rd</sup> Fridays, Street Art Fair and events approved by Resolution by the City Council from March 15 through November 15.
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 logo's for products.
8. Occupancy is limited to 65 persons.
9. Approval by the Wyandotte City Council.

I move adoption of the foregoing resolution.

<u>Yeas</u>	<u>Members</u>	<u>Nays</u>
	Adamczyk (Absent)	
X	Benson	
X	Duran	
X	Lupo	
X	Mayhew	
X	Parker	
X	Pasko	
X	Rutkowski	
X	Sarnacki	

MOTION PASSED

RESOLUTION  
FEBRUARY 15, 2018

RESOLUTION BY COMISSIONER DURAN

SUPPORTED BY COMMISSIONER RUTKOWSKI

RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WYANDOTTE, that the Commission reviewed the renewal application and plan for the outdoor café at 3162 Biddle Avenue as requested by Stroh's Ice Cream (Appellant);

AND BE RESOLVED that the Permit for an Outdoor Café on Public Property at 3162 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 on public property in the Central Business District (CBD) Zoning District, 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 January 24, 2018.
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.
5. Use of the outdoor café shall be allowed from 7:00 a.m. to 12 midnight with extended hours to 2:00 a.m. on 3<sup>rd</sup> Fridays, Street Art Fair and events approved by Resolution by the City Council from March 15 through November 15.
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 logo's for products.
8. Occupancy is limited to 40 persons.

I move adoption of the foregoing resolution.

<u>Yeas</u>	<u>Members</u>	<u>Nays</u>
	Adamczyk (Absent)	
X	Benson	
X	Duran	
X	Lupo	
X	Mayhew	
X	Parker	
X	Pasko	
X	Rutkowski	
X	Sarnacki	

MOTION PASSED

RESOLUTION  
FEBRUARY 15, 2018

RESOLUTION BY COMISSIONER \_\_\_\_\_ LUPO \_\_\_\_\_

SUPPORTED BY COMMISSIONER \_\_\_\_\_ BENSON \_\_\_\_\_

RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WYANDOTTE, that the Commission reviewed the renewal applications and plans for the two (2) outdoor cafés at 3030 Biddle Avenue as requested by Belicoso Cafe (Appellant);

AND BE RESOLVED that the Permits for an Outdoor Cafés on Public Property at 3030 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 on public property in the Central Business District (CBD) Zoning District, 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 January 22, 2018 and December 18, 2017.
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.
5. Use of the outdoor cafés shall be allowed from 7:00 a.m. to 12 midnight with extended hours to 2:00 a.m. on 3<sup>rd</sup> Fridays, Street Art Fair and events approved by Resolution by the City Council from March 15 through November 15.
6. The outdoor cafés 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 logo's for products.
8. Occupancy is limited to 25 persons on Biddle avenue and 21 Persons on 1<sup>st</sup> Street.

I move adoption of the foregoing resolution.

<u>Yeas</u>	<u>Members</u>	<u>Nays</u>
	Adamczyk (Absent)	
X	Benson	
X	Duran	
X	Lupo	
X	Mayhew	
X	Parker	
X	Pasko	
X	Rutkowski	
X	Sarnacki	

MOTION PASSED

RESOLUTION  
FEBRUARY 15, 2018

RESOLUTION BY COMISSIONER PARKER

SUPPORTED BY COMMISSIONER MAYHEW

RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WYANDOTTE, that the Commission reviewed the renewal application and plan for the outdoor café at 2962 Biddle Avenue as requested by Nanna's Kitchen (Appellant);

AND BE RESOLVED that the Permit for an Outdoor Café on Public Property at 2962 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 on public property in the Central Business District (CBD) Zoning District, 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 January 29, 2018.
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.
5. Use of the outdoor café shall be allowed from 7:00 a.m. to 12 midnight with extended hours to 2:00 a.m. on 3<sup>rd</sup> Fridays, Street Art Fair and events approved by Resolution by the City Council from March 15 through November 15.
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 logo's for products.
8. Occupancy is limited to 27 persons.
9. Approval by the Wyandotte City Council.

I move adoption of the foregoing resolution.

<u>Yeas</u>	<u>Members</u>	<u>Nays</u>
	Adamczyk (Absent)	
X	Benson	
X	Duran	
X	Lupo	
X	Mayhew	
X	Parker	
X	Pasko	
X	Rutkowski	
X	Sarnacki	

MOTION PASSED

RESOLUTION  
FEBRUARY 15, 2018

RESOLUTION BY COMISSIONER \_\_\_\_\_ MAYHEW \_\_\_\_\_

SUPPORTED BY COMMISSIONER \_\_\_\_\_ SARNACKI \_\_\_\_\_

RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WYANDOTTE, that the Commission reviewed the renewal application and plan for the outdoor café at 232 Maple as requested by Firehouse Pub (Appellant);

AND BE RESOLVED that the Permits for an Outdoor Café on Private Property at 232 Maple, 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 on public property in the Central Business District (CBD) Zoning District, 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 February 1, 2018.
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.
5. Use of the outdoor cafés shall be allowed from 7:00 a.m. to 12 midnight with extended hours to 2:00 a.m. on 3<sup>rd</sup> Fridays, Street Art Fair and events approved by Resolution by the City Council from March 15 through November 15.
6. The outdoor cafés 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 logo's for products.
8. A six (6) foot fence with panic hardware is required to be installed adjacent to the residential properties in accordance with Section 2201.S.3 by April 1, 2018.
9. Occupancy is limited to 113 persons.

I move adoption of the foregoing resolution.

<u>Yeas</u>	<u>Members</u>	<u>Nays</u>
	Adamczyk (Absent)	
X	Benson	
X	Duran	
X	Lupo	
X	Mayhew	
X	Parker	
X	Pasko	
X	Rutkowski	
X	Sarnacki	

MOTION PASSED

RESOLUTION  
FEBRUARY 15, 2018

RESOLUTION BY COMISSIONER \_\_\_\_\_ PARKER \_\_\_\_\_

SUPPORTED BY COMMISSIONER \_\_\_\_\_ BENSON \_\_\_\_\_

RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WYANDOTTE, that the Commission reviewed the renewal application and plan for the outdoor café at 118 Sycamore as requested by Bobcat Bonnie's (Appellant);

AND BE RESOLVED that the Permit for an Outdoor Café on Public Property at 118 Sycamore, 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 on public property in the Central Business District (CBD) Zoning District, 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 January 20, 2018.
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.
5. Use of the outdoor café shall be allowed from 7:00 a.m. to 12 midnight with extended hours to 2:00 a.m. on 3<sup>rd</sup> Fridays, Street Art Fair and events approved by Resolution by the City Council from March 15 through November 15.
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 logo's for products.
8. Occupancy is limited to 50 persons.

I move adoption of the foregoing resolution.

<u>Yeas</u>	<u>Members</u>	<u>Nays</u>
	Adamczyk (Absent)	
X	Benson	
X	Duran	
X	Lupo	
X	Mayhew	
X	Parker	
X	Pasko	
X	Rutkowski	
X	Sarnacki	

MOTION PASSED



RESOLUTION  
FEBRUARY 15, 2018

RESOLUTION BY COMMISSIONER LUPO

SUPPORTED BY COMMISSIONER PARKER

RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WYANDOTTE, that the Commission reviewed the renewal application and plan for the outdoor café at 2913 Biddle Avenue as requested by Yogurtown Wyandotte (Appellant);

AND BE RESOLVED that the Permit for an Outdoor Café on Public Property at 2913 Biddle, 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 on public property in the Central Business District (CBD) Zoning District, 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 January 22, 2018, with the exception that the furniture shall be the same as 2017, wicker couch is not approved.
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.
5. Use of the outdoor café shall be allowed from 7:00 a.m. to 12 midnight with extended hours to 2:00 a.m. on 3<sup>rd</sup> Fridays, Street Art Fair and events approved by Resolution by the City Council from March 15 through November 15.
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 logo's for products.
8. Occupancy is limited to 9 persons.

I move adoption of the foregoing resolution.

<u>Yeas</u>	<u>Members</u>	<u>Nays</u>
	Adamczyk (Absent)	
X	Benson	
X	Duran	
X	Lupo	
X	Mayhew	
X	Parker	
X	Pasko	
X	Rutkowski	
X	Sarnacki	

MOTION PASSED



City of Wyandotte  
Outdoor Café  
Annual Renewal Application

Engineering and Building  
3200 Biddle Avenue  
Wyandotte, Michigan

Date: 2/26/18

**REQUIRED INFORMATION:**

Address of Outdoor Café: 2817 VAN ALSTYNE, Wyandotte, MI

Name of Business: AMERICAN LEGION EDWARD C. HEADMAN POST 217

Property Owner: CITY OF WYANDOTTE

Address: 3200 BIDDLE AVE City: Wyandotte State MI Zip Code 48152

Phone Number: (734) 324-4555 Fax: ( ) Email: 734-658-0908

Applicant: EDWARD C. HEADMAN POST 217 - ROBERT SALAMON - COMMANDER

Address: 2817 VAN ALSTYNE City: Wyandotte State MI Zip Code 48152

Phone Number: (734) 282-2698 Fax: ( ) Email:

Zoning of property  Outdoor Café Location:  Public Property ☒ Private Property

Hours of occupancy for Outdoor Café: 7:00 AM thru 12 MIDNITE PM  
(Sec. 2202.S.17:00 a.m. to 12 midnight Monday thru Sunday with extended hours to 2:00 a.m. on 3<sup>rd</sup> Fridays, Street Art Fair and events approved by Resolution by City Council.)

Dates of occupancy for Outdoor Café: From: 3/15/18 to 11/15/18  
(Sec. 2202.S. 1 - Dates Allowed 3/15 to 11/15)

Area of occupancy in square feet: 864 sq ft; dimensions 34 x 26

Capacity of existing establishment: 99 people (with seating)  people (without seating)

Capacity of proposed outdoor café: 35 people (total number of seats)

Will alcoholic beverages be served at the outdoor café:  Yes ☒ No

Any changes to the approved plan  Yes ☒ No

**INSURANCE FOR OUTDOOR CAFES ON PUBLIC PROPERTY:**

Attach updated Certificate of Insurance ☒ Yes

**CERTIFICATION:**

Applicant covenants and agrees to strictly comply with all terms and conditions of the Outdoor Café Ordinance, all other ordinances and requirements of State and Federal laws, and further understands and agrees that the Planning Commission in its sole and absolute discretion, may approve, deny or set any conditions or limitations on any outdoor café which may be approved.

**FEE:**

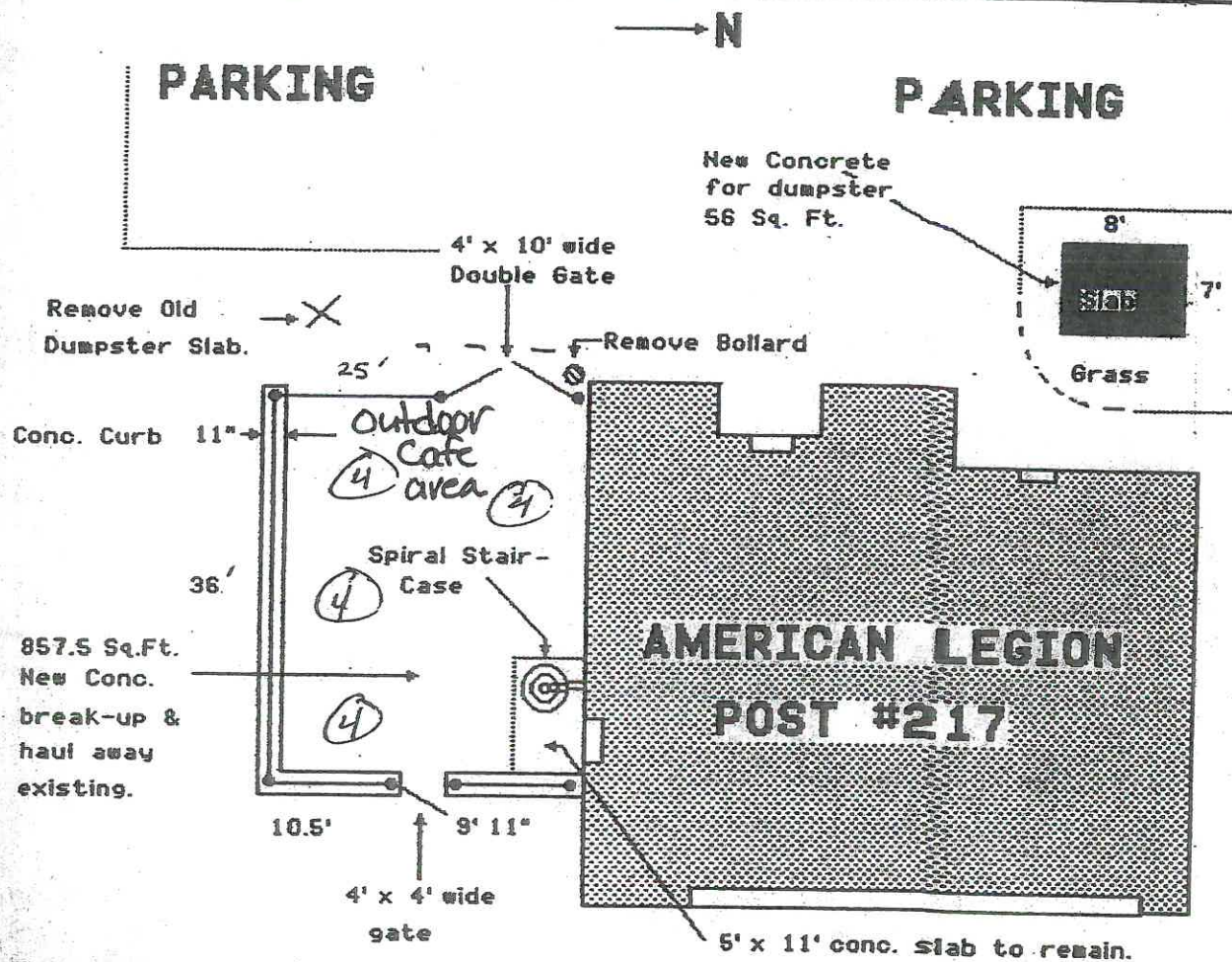
Dated this 26 day of February, 2018

Applicant's Signature: [Signature]

ROBERT S. SALAMON, COMMANDER  
Print Name and Title

Office Use Only	
FEE: <u>49527</u>	\$150 with no alcohol served \$600 with alcohol served
Public Department Approval: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date: <u>3/5</u> , 20 <u>18</u>	Notes:
Fire Department Approval: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date: <u>2/26</u> , 20 <u>18</u>	
Eng/Bldg. Department Approval: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date: <u>3/9</u> , 20 <u>18</u>	
Insurance Certification on File: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date: <u>    </u> , 20 <u>    </u>	
Hold Harmless Agreement Executed: <input type="checkbox"/> Yes <input type="checkbox"/> No Date: <u>    </u> , 20 <u>    </u>	<u>N/A</u>
Grant of License Issued: <input type="checkbox"/> Yes <input type="checkbox"/> No Date: <u>    </u> , 20 <u>    </u>	<u>N/A</u>





## DETROIT RIVER

American Legion #217  
2817 Van Alstyne  
Wyandotte, Mi 48192  
Contact: Commander  
Don Howard:  
734-231-2118



Owens Fence, Inc.

Owens Fence, Inc.  
17114 Dix-Toledo Rd.  
Brownstown, MI. 48192  
734-281-1132 Fax: 734-281-4750

American Legion #217

DRAWN BY: 08/07/10

SCALE: NONE

PAGE:

REVISED: 08/14/10

FILE: American 1 of 1

**OFFICIALS**

Theodore H. Galeski  
CITY ASSESSOR

Lawrence S. Stec  
CITY CLERK

Todd M. Browning  
CITY TREASURER



**MAYOR**  
Joseph R. Peterson

**COUNCIL**  
Robert Alderman  
Chris Calvin  
Robert A. DeSana  
Megan Maiani  
Leonard T. Sabuda  
Donald Schultz Jr.

MARK A. KOWALEWSKI, P.E.  
CITY ENGINEER

March 9, 2018

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

**RE: Outdoor Café Application at 2817 Van Alstyne.  
American Legion Post #217**

Dear Mr. Pasko:

The undersigned has reviewed the renewal application for the outdoor café at 2817 Van Alstyne. The plans meet the requirements of the City of Wyandotte Zoning Ordinance. The occupancy limit for the outdoor café is 35 persons. The enclosed outdoor café plans are enclosed for your review and approval. Note the outdoor café is on public property, there is no significant change in layout, and the outdoor café was approved by City Council previously.

If you have any questions you may contact the undersigned at (734) 324 – 4554.

Sincerely,

Mark Kowalewski  
City Engineer



PROPOSED  
PLANNING COMMISSION  
RESOLUTION MARCH 15, 2018

RESOLUTION BY COMMISSIONER \_\_\_\_\_

SUPPORTED BY COMMISSIONER \_\_\_\_\_

RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WYANDOTTE, that the Commission reviewed the renewal application and plan for the outdoor café at 2817 Van Alstyne as requested by American Legion Post 217 (Appellant);

AND BE RESOLVED that the Permit for an Outdoor Café on Public Property at 2817 Van Alstyne, 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 on public property in the Central Business District (CBD) Zoning District, 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 February 26, 2018.
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.
5. Use of the outdoor café shall be allowed from 7:00 a.m. to 12 midnight with extended hours to 2:00 a.m. on 3<sup>rd</sup> Fridays, Street Art Fair and events approved by Resolution by the City Council from March 15 through November 15.
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 logo's for products.
8. Occupancy is limited to 36 persons
9. Approval by the Wyandotte City Council for the use of City –Owned Property.

I move adoption of the foregoing resolution.

YEAS

MEMBERS

NAYS

ADAMCYK  
BENSON  
DURAN  
LUPO  
MAYHEW  
PARKER  
PASKO  
RUTKOWSKI  
SARNACKI





City of Wyandotte  
Outdoor Café  
Annual Renewal Application

Engineering and Building  
3200 Biddle Avenue  
Wyandotte, Michigan

Date: 1-26-18

REQUIRED INFORMATION:

Address of Outdoor Café: 152 ELM

Name of Business: MAGDALENO RISTORANTE

Property Owner: Joe Daly | Patrick Guentner <sup>140 ELM PKM HOLDINGS</sup>

Address: 152 ELM City: Wyandotte State: MI Zip Code: 48192

Phone Number: (734) 283-8200 Fax: ( ) \_\_\_\_\_ Email: magdaleno@restaurant@gmail.com

Applicant: Ernesto Magdaleno

Address: Same City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone Number: ( ) 283-8700 Fax: ( ) \_\_\_\_\_ Email: \_\_\_\_\_

Zoning of property \_\_\_\_\_ Outdoor Café Location: ☐ Public Property ☒ Private Property

Hours of occupancy for Outdoor Café: 10:00 AM thru 12:00 PM  
(Sec. 2202.S.17:00 a.m. to 12 midnight Monday thru Sunday with extended hours to 2:00 a.m. on 3<sup>rd</sup> Fridays, Street Art Fair and events approved by Resolution by City Council.)

Dates of occupancy for Outdoor Café: From: 3/15 to 11/15  
(Sec. 2202.S. 1 - Dates Allowed 3/15 to 11/15)

Area of occupancy in square feet: 792 sq ft; dimensions 72 x 11

Capacity of existing establishment: 44 people (with seating) 60 people (without seating)

Capacity of proposed outdoor café: 52 ~~46~~ people (total number of seats)

Will alcoholic beverages be served at the outdoor café: ☒ Yes ☐ No

Any changes to the approved plan ☐ Yes ☒ No

INSURANCE FOR OUTDOOR CAFES ON PUBLIC PROPERTY:

Attach updated Certificate of Insurance ☒ Yes

↓  
AISLE & TABLE  
WIDTH LIMITATIONS

**CERTIFICATION:**

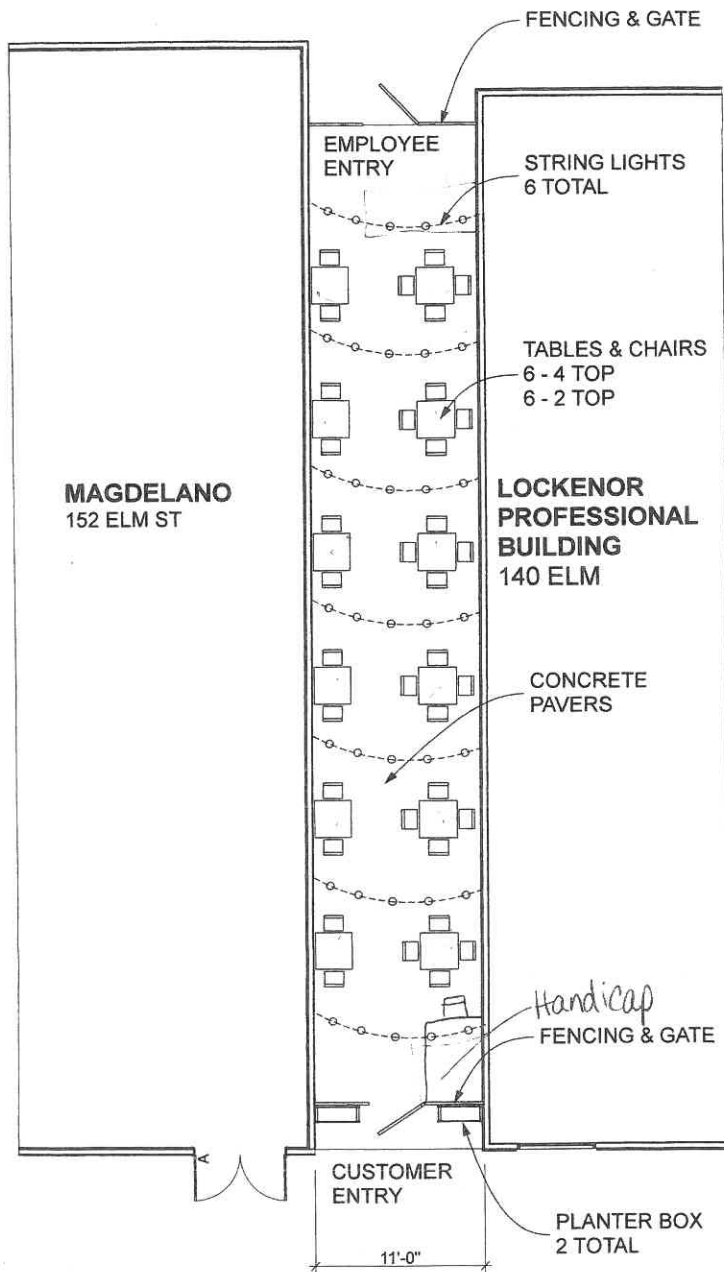
Applicant covenants and agrees to strictly comply with all terms and conditions of the Outdoor Café Ordinance, all other ordinances and requirements of State and Federal laws, and further understands and agrees that the Planning Commission in its sole and absolute discretion, may approve, deny or set any conditions or limitations on any outdoor café which may be approved.

**FEE:**

Dated this 26 day of January, 2018

Applicant's Signature: Polly Kenzie  
Polly Kenzie General Manager  
Print Name and Title

		Office Use Only	
FEE:	<del>\$600</del> 49495	\$150 with no alcohol serviced	
		<u>\$600 with alcohol serviced</u>	
Public Department Approval:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Date:	<u>2/2</u> , 20 <u>18</u>
Fire Department Approval:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Date:	<u>2/2</u> , 20 <u>18</u>
Eng/Bldg. Department Approval:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Date:	<u>3/8</u> , 20 <u>18</u>
Insurance Certification on File:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Date:	<u>    </u> , 20 <u>    </u> <u>N/A</u>
Hold Harmless Agreement Executed:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Date:	<u>    </u> , 20 <u>    </u> <u>N/A</u>
Grant of License Issued:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Date:	<u>    </u> , 20 <u>    </u> <u>N/A</u>



MAGDELANO OUTDOOR PATIO

1/8" = 1'-0"

**OFFICIALS**

**Theodore H. Galeski**  
CITY ASSESSOR

**Lawrence S. Stec**  
CITY CLERK

**Todd M. Browning**  
CITY TREASURER



**MAYOR**  
**Joseph R. Peterson**

**COUNCIL**  
**Robert Alderman**  
**Chris Calvin**  
**Robert A. DeSana**  
**Megan Maiani**  
**Leonard T. Sabuda**  
**Donald Schultz Jr.**

**MARK A. KOWALEWSKI, P.E.**  
CITY ENGINEER

March 8, 2018

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

**RE: Outdoor Café Application at 152 Elm  
Magdalenos**

Dear Mr. Pasko:

The undersigned has reviewed the renewal application for the outdoor café at 152 Elm. The plans meet the requirements of the City of Wyandotte Zoning Ordinance. The enclosed outdoor café plans are enclosed for your review and approval. Note the outdoor café is on private property and there is no significant change in layout. The applicant indicated a capacity of 52 persons on the application, as this approved previously by the Planning Commission. However, the previous occupancy was later limited to 46 persons because the narrow nature of café does not allow for the wider required aisle given the actual dimensions of the tables supplied. Thus, the occupancy limit will again be 46 persons.

If you have any questions you may contact the undersigned at (734) 324 – 4554.

Sincerely,

Mark Kowalewski  
City Engineer

PROPOSED  
PLANNING COMMISSION  
RESOLUTION MARCH 15, 2018

RESOLUTION BY COMISSIONER \_\_\_\_\_

SUPPORTED BY COMMISSIONER \_\_\_\_\_

RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WYANDOTTE, that the Commission reviewed the renewal application and plan for the outdoor café at 152 Elm as requested by Magdaleno Ristorante (Appellant);

AND BE RESOLVED that the Permit for an Outdoor Café on Private Property at 152 Elm, 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 on public property in the Central Business District (CBD) Zoning District, 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 January 26, 2018.
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.
5. Use of the outdoor café shall be allowed from 7:00 a.m. to 12 midnight with extended hours to 2:00 a.m. on 3<sup>rd</sup> Fridays, Street Art Fair and events approved by Resolution by the City Council from March 15 through November 15.
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 logo's for products.
8. Occupancy is limited to 46 persons

I move adoption of the foregoing resolution.

YEAS

MEMBERS

NAYS

ADAMCYK  
BENSON  
DURAN  
LUPO  
MAYHEW  
PARKER  
PASKO  
RUTKOWSKI  
SARNACKI





**City of Wyandotte  
Outdoor Café  
Annual Renewal Application**

Engineering and Building  
3200 Biddle Avenue  
Wyandotte, Michigan

Date: 2-24-18

**REQUIRED INFORMATION:**

Address of Outdoor Café: 6 PERRY PLACE

Name of Business: SEAWAY BOAT CLUB of Wyandotte

Property Owner: SEAWAY BOAT CLUB of Wyandotte

Address: 6 PERRY PLACE City: Wyandotte State MI Zip Code 48192

Phone Number: (734) 281-9697 Fax: ( ) Email:

Applicant: FRANK E. LABEAU (FINANCIAL SECRETARY of SBC)

Address: 12176 Howard St City: Southgate State MI Zip Code 48195

Phone Number: (734) 282-1106 Fax: ( ) Email: TIARA@FIREWATER@aol.com

Zoning of property B-2 Outdoor Café Location:  Public Property X Private Property

Hours of occupancy for Outdoor Café: 7:00 AM thru 11:59 PM ~~2:00 AM PM~~  
(Sec. 2202.S.17:00 a.m. to 12 midnight Monday thru Sunday with extended hours to 2:00 a.m. on 3<sup>rd</sup> Fridays, Street Art Fair and events approved by Resolution by City Council.)

Dates of occupancy for Outdoor Café: From: 3/15/2018 to 11/15/2018  
(Sec. 2202.S. 1 - Dates Allowed 3/15 to 11/15)

Area of occupancy in square feet: 760<sup>840</sup> sq ft; dimensions 19 x 40<sup>TWO ALLEYS</sup>

Capacity of existing establishment: 100 people (with seating)  people (without seating)

Capacity of proposed outdoor café: 38 people (total number of seats)

Will alcoholic beverages be served at the outdoor café: X Yes  No

Any changes to the approved plan  Yes X No

**INSURANCE FOR OUTDOOR CAFES ON PUBLIC PROPERTY:**

Attach updated Certificate of Insurance N/A Yes



**CERTIFICATION:**

Applicant covenants and agrees to strictly comply with all terms and conditions of the Outdoor Café Ordinance, all other ordinances and requirements of State and Federal laws, and further understands and agrees that the Planning Commission in its sole and absolute discretion, may approve, deny or set any conditions or limitations on any outdoor café which may be approved.

**FEE:**

Dated this 24 day of FEB, 2018

Applicant's Signature: Frank E. LeBeau

FRANK E. LABEAU (FINANCIAL SECRETARY)  
Print Name and Title

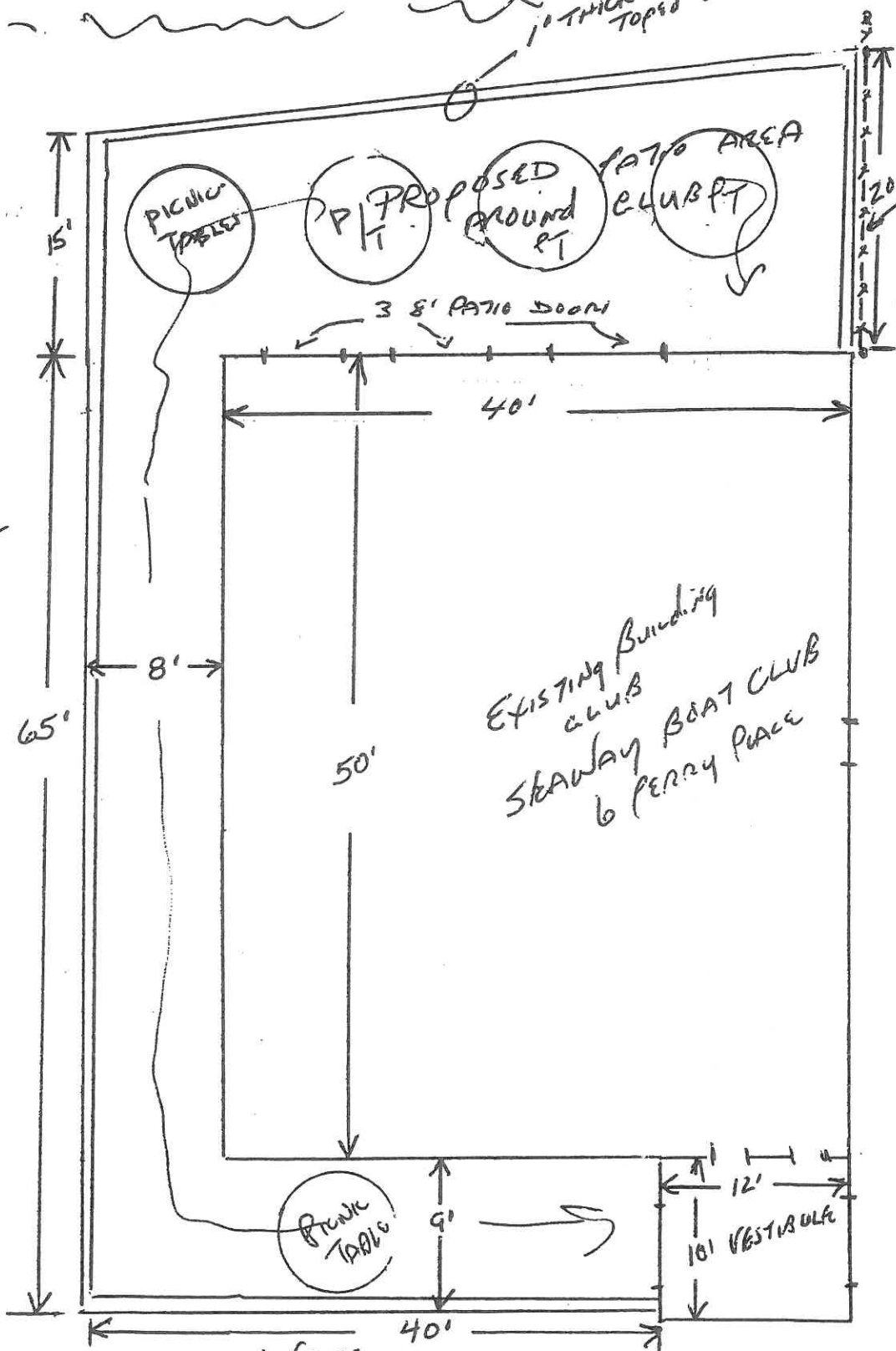
		Office Use Only
FEE:	<u>\$600.00</u>	<u>3-2-18</u> <u>RA#49533</u> \$150 with no alcohol serviced \$600 with alcohol served
Public Department Approval:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Date: <u>3/5</u> , 20 <u>18</u> Notes: _____
Fire Department Approval:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Date: <u>3/7</u> , 20 <u>18</u> _____
Eng/Bldg. Department Approval:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Date: <u>3/8</u> , 20 <u>18</u> _____
Insurance Certification on File:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Date: _____, 20 <u>18</u> <u>N/A</u>
Hold Harmless Agreement Executed:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Date: _____, 20 <u>18</u> <u>N/A</u>
Grant of License Issued:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Date: _____, 20 <u>18</u> <u>N/A</u>

DETROIT RIVER

1" THICK CONCRETE WALL  
TOPPED WITH PIPE RAILING 36" HIGH

10' HIGH CHAIN LINK  
FENCE  
EXTENDING 1'  
OVER RIVER

CANAL  
WATER



CITY  
ROAD  
PERRY PLACE

Skaway Boat Club  
6 Perry Place

NOTE PICNIC TABLE

NOT TO SCALE

8' ON EAST SIDE IS  
WALKWAY FOR ACCESS  
FROM ROAD

MARINA  
N  
E - W

**OFFICIALS**

**Theodore H. Galeski**  
CITY ASSESSOR

**Lawrence S. Stec**  
CITY CLERK

**Todd M. Browning**  
CITY TREASURER



**MAYOR**  
**Joseph R. Peterson**

**COUNCIL**  
**Robert Alderman**  
**Chris Calvin**  
**Robert A. DeSana**  
**Megan Maiani**  
**Leonard T. Sabuda**  
**Donald Schultz Jr.**

**MARK A. KOWALEWSKI, P.E.**  
CITY ENGINEER

March 8, 2018

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

**RE: Outdoor Café Application at 6 Perry Place**  
**Seaway Boat Club**

Dear Mr. Pasko:

The undersigned has reviewed the renewal application for the outdoor café at 6 Perry Place. The plans meet the requirements of the City of Wyandotte Zoning Ordinance. The occupancy limit for the outdoor café is 56 persons. The enclosed outdoor café plans are enclosed for your review and approval. Note the outdoor café is on private property and there is no significant change in layout.

If you have any questions you may contact the undersigned at (734) 324 – 4554.

Sincerely,

Mark Kowalewski  
City Engineer

PROPOSED  
PLANNING COMMISSION  
RESOLUTION MARCH 15, 2018

RESOLUTION BY COMMISSIONER \_\_\_\_\_

SUPPORTED BY COMMISSIONER \_\_\_\_\_

RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WYANDOTTE, that the Commission reviewed the renewal application and plan for the outdoor café at 6 Perry Place as requested by Seaway Boat Club of Wyandotte (Appellant);

AND BE RESOLVED that the Permit for an Outdoor Café on Private Property at 6 Perry Place, 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 on public property in the General Business (B-2) Zoning District, 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 February 24, 2018.
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.
5. Use of the outdoor café shall be allowed from 7:00 a.m. to 12 midnight with extended hours to 2:00 a.m. on 3<sup>rd</sup> Fridays, Street Art Fair and events approved by Resolution by the City Council from March 15 through November 15.
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 logo's for products.
8. Occupancy is limited to 56 persons

I move adoption of the foregoing resolution.

YEAS

MEMBERS

NAYS

ADAMCYK  
BENSON  
DURAN  
LUPO  
MAYHEW  
PARKER  
PASKO  
RUTKOWSKI  
SARNACKI



**City of Wyandotte  
Outdoor Café  
Annual Renewal Application**

Engineering and Building  
3200 Biddle Avenue  
Wyandotte, Michigan

Date: 5 MAR 18

**REQUIRED INFORMATION:**

Address of Outdoor Café: 633-639 FORD AVE

Name of Business: CITY OF WYANDOTTE VFW # 1136

Property Owner: SAME

Address: 633-639 FORD AVE City: Wyandotte State MI Zip Code 48192-4012

Phone Number: (734) 283-0813 Fax: (734) 283 9074 Email: VFW1136@sbcglobal.net

Applicant: ORVILLE BEAUCHAMP (Building President)

Address: 14685 Bailey City: Taylor State MI Zip Code 48180

Phone Number: (734) 626 1867 Fax: (734) 992-2489 Email: OrvilleB83@comcast.net

Zoning of property B-2 Outdoor Café Location: ☐ Public Property ☒ Private Property

Hours of occupancy for Outdoor Café: 12 <sup>PM</sup>~~AM~~ thru 12 <sup>AM</sup>~~PM~~  
(Sec. 2202.S.17:00 a.m. to 12 midnight Monday thru Sunday with extended hours to 2:00 a.m. on 3<sup>rd</sup> Fridays, Street Art Fair and events approved by Resolution by City Council.)

Dates of occupancy for Outdoor Café: From: 3/15/18 to 10/15/18  
(Sec. 2202.S. 1 - Dates Allowed 3/15 to 11/15)

Area of occupancy in square feet: 378 sq ft; dimensions 27 x 14

Capacity of existing establishment: 20 people (with seating) \_\_\_\_\_ people (without seating)

Capacity of proposed outdoor café: 20 people (total number of seats)

Will alcoholic beverages be served at the outdoor café: \_\_\_\_\_ Yes ☒ No

Any changes to the approved plan \_\_\_\_\_ Yes ☒ No

**INSURANCE FOR OUTDOOR CAFES ON PUBLIC PROPERTY:**

Attach updated Certificate of Insurance \_\_\_\_\_ Yes



**CERTIFICATION:**

Applicant covenants and agrees to strictly comply with all terms and conditions of the Outdoor Café Ordinance, all other ordinances and requirements of State and Federal laws, and further understands and agrees that the Planning Commission in its sole and absolute discretion, may approve, deny or set any conditions or limitations on any outdoor café which may be approved.

**FEE:**

Dated this 5<sup>TH</sup> day of MARCH, 2018

Applicant's Signature: [Signature]

DOUG WILLIAMS QUARTERMASTER  
Print Name and Title

		Office Use Only	
FEE:	<u>\$150.00</u>	\$150 with no alcohol serviced \$600 with alcohol served	
Public Department Approval:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Date:	<u>3/7</u> , 20 <u>18</u>
Fire Department Approval:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Date:	<u>3/8</u> , 20 <u>18</u>
Eng/Bldg. Department Approval:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Date:	<u>3/8</u> , 20 <u>18</u>
Insurance Certification on File:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Date:	____, 20____
Hold Harmless Agreement Executed:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Date:	____, 20____
Grant of License Issued:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Date:	____, 20____

Notes: W/A  
W/A  
W/A

✓ F W POS 11136

633-639 FORD AVE

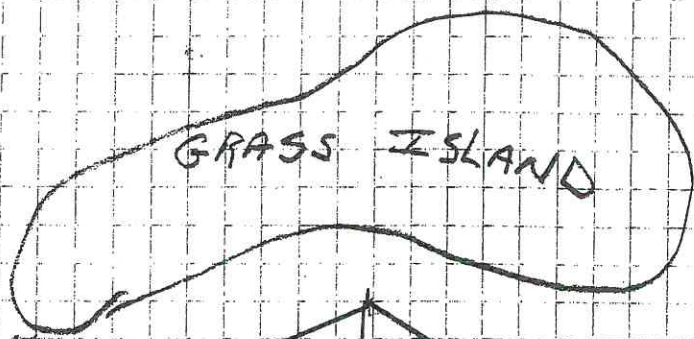
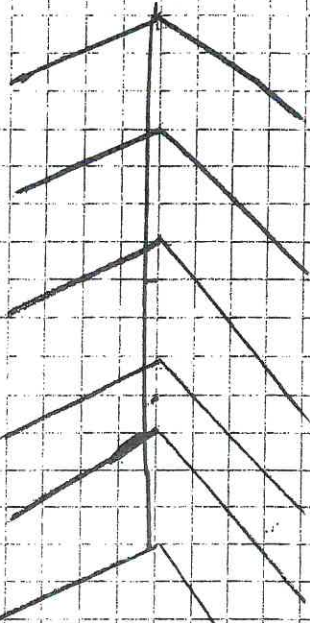
WYANDOMITE, MI 48198

GARAGE

Roll up Door

~~Roll up Door~~

PARKING  
PLACES



GRASS ISLAND

TABLES  
20" IN DIAMETER

Back of  
BUILDING

KITCHEN DOOR

AWNING  
6 X 28

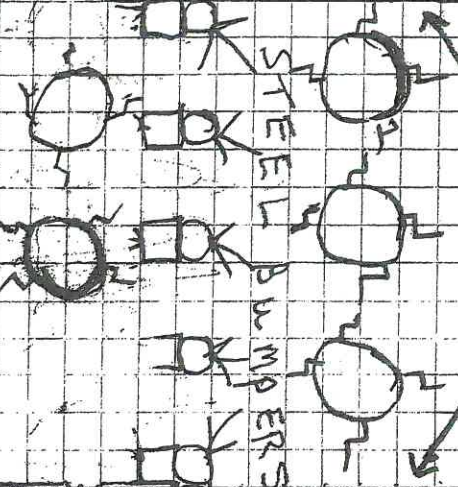
15.5'

2-48" GATES

4 Feet Aluminum

HIGH

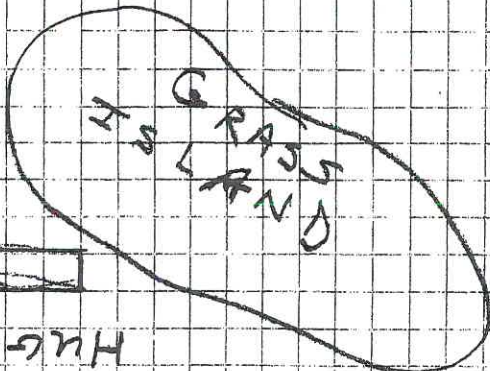
STEEL PUMPS



SOLID GUARD

GATE TO BAR

BAR DOOR



GRASS ISLAND



REC

2/22/18

✓ F W BUILDING

REMOVED  
7/9/18



**OFFICIALS**

**Theodore H. Galeski**  
CITY ASSESSOR

**Lawrence S. Stec**  
CITY CLERK

**Todd M. Browning**  
CITY TREASURER



**MAYOR**  
**Joseph R. Peterson**

**COUNCIL**  
**Robert Alderman**  
**Chris Calvin**  
**Robert A. DeSana**  
**Megan Maiani**  
**Leonard T. Sabuda**  
**Donald Schultz Jr.**

**MARK A. KOWALEWSKI, P.E.**  
CITY ENGINEER

March 8, 2018

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

**RE: Outdoor Café Application at 633 Ford Avenue**  
**VFW #1136**

Dear Mr. Pasko:

The undersigned has reviewed the renewal application for the outdoor café at 633 Ford Avenue. The plans meet the requirements of the City of Wyandotte Zoning Ordinance. The occupancy limit for the outdoor café is 25 persons. The enclosed outdoor café plans are enclosed for your review and approval. Note the outdoor café is on private property and there is no significant change in layout.

If you have any questions you may contact the undersigned at (734) 324 – 4554.

Sincerely,

Mark Kowalewski  
City Engineer

PROPOSED  
PLANNING COMMISSION  
RESOLUTION MARCH 15, 2018

RESOLUTION BY COMMISSIONER \_\_\_\_\_

SUPPORTED BY COMMISSIONER \_\_\_\_\_

RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WYANDOTTE, that the Commission reviewed the renewal application and plan for the outdoor café at 633-639 Ford Avenue as requested by VFW #1136 (Appellant);

AND BE RESOLVED that the Permit for an Outdoor Café on Private Property at the rear of 633-639 Ford 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 on public property in the General Business District (B-2) Zoning District, 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 March 5, 2018.
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.
5. Use of the outdoor café shall be allowed from 7:00 a.m. to 12 midnight with extended hours to 2:00 a.m. on 3<sup>rd</sup> Fridays, Street Art Fair and events approved by Resolution by the City Council from March 15 through November 15.
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 logo's for products.
8. Occupancy is limited to 25 persons

I move adoption of the foregoing resolution.

YEAS

MEMBERS

NAYS

ADAMCYK  
BENSON  
DURAN  
LUPO  
MAYHEW  
PARKER  
PASKO  
RUTKOWSKI  
SARNACKI



**City of Wyandotte  
Outdoor Café  
Annual Renewal Application**

Engineering and Building  
3200 Biddle Avenue  
Wyandotte, Michigan

Date: 2-28-18

**REQUIRED INFORMATION:**

Address of Outdoor Café: 2910 Van Alstyne  
Name of Business: Wine Dotte Bistro  
Property Owner: Lance & Karl Goretta  
Address: 333 Biddle City: Wyandotte State: MI Zip Code: 48192  
Phone Number: (313) 2826158 Fax: ( ) Email:   
Applicant: WINE DOTTE BISTRO  
Address: 2910 Van Alstyne City: Wyandotte State: MI Zip Code: 48192  
Phone Number: (734) 5563195 Fax: ( ) Email:   
Zoning of property CBD Outdoor Café Location: ☒ Public Property ☐ Private Property  
Hours of occupancy for Outdoor Cafe: 11 AM thru 10 PM  
(Sec. 2202.S.17:00 a.m. to 12 midnight Monday thru Sunday with extended hours to 2:00 a.m. on 3<sup>rd</sup> Fridays, Street Art Fair and events approved by Resolution by City Council.)  
Dates of occupancy for Outdoor Café: From: April to Nov.  
(Sec. 2202.S. 1 - Dates Allowed 3/15 to 11/15)  
Area of occupancy in square feet: 600 sq ft; dimensions  x   
Capacity of existing establishment: 90 people (with seating)  people (without seating)  
Capacity of proposed outdoor café: 40 people (total number of seats)  
Will alcoholic beverages be served at the outdoor café: ☒ Yes ☐ No  
Any changes to the approved plan  Yes ☒ No  
**INSURANCE FOR OUTDOOR CAFES ON PUBLIC PROPERTY:**  
Attach updated Certificate of Insurance ☒ Yes

**CERTIFICATION:**

Applicant covenants and agrees to strictly comply with all terms and conditions of the Outdoor Café Ordinance, all other ordinances and requirements of State and Federal laws, and further understands and agrees that the Planning Commission in its sole and absolute discretion, may approve, deny or set any conditions or limitations on any outdoor café which may be approved.

**FEE:**

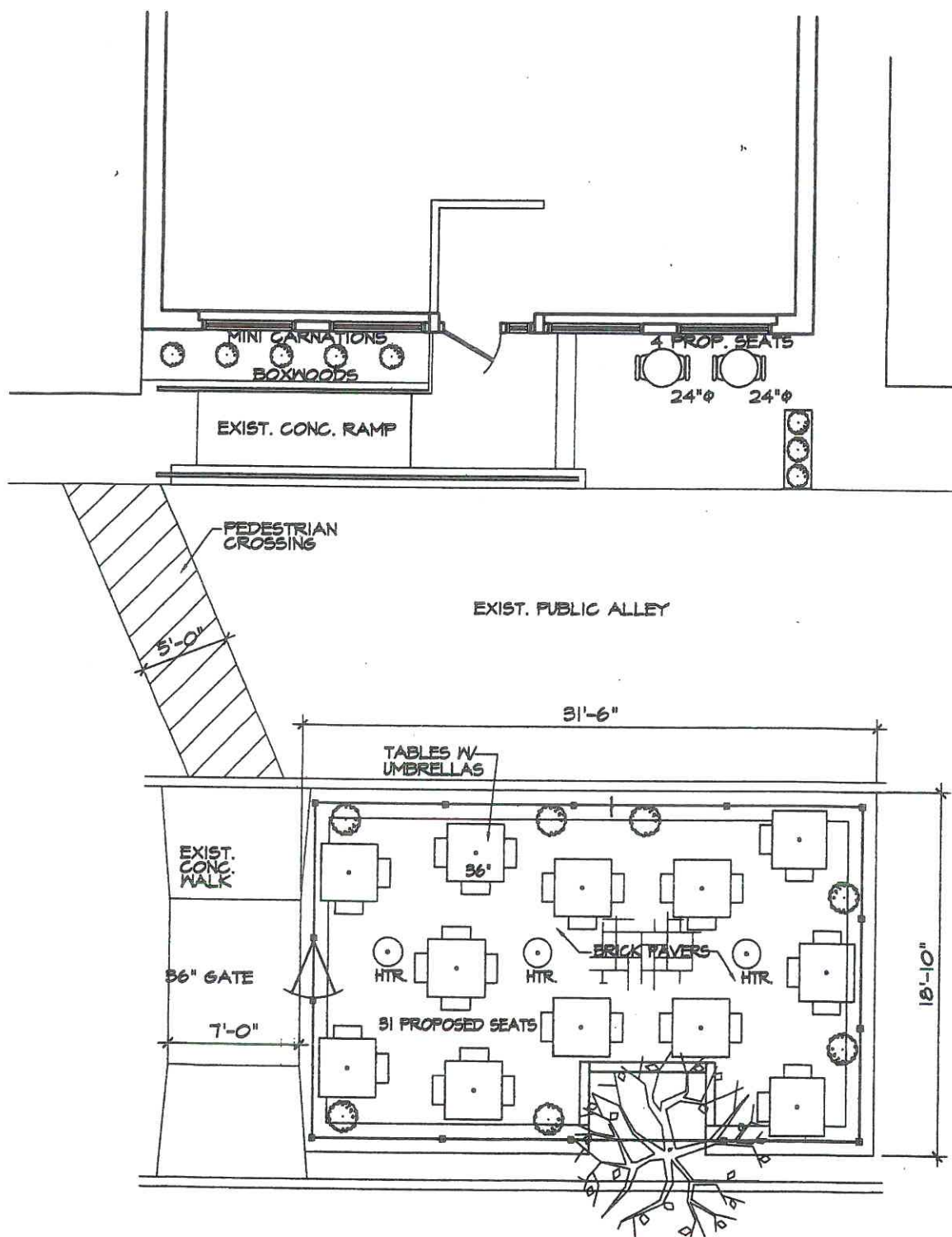
Dated this 28 day of Feb, 2018

Applicant's Signature: [Signature]

Print Name and Title Xavier Gonzalez

		Office Use Only	
FEE:	<u>49529</u>	\$150 with no alcohol served	
		\$600 with alcohol served	
Public Department Approval:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Date: <u>3/5</u> , 20 <u>18</u>	Notes: _____
Fire Department Approval:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Date: <u>3/7</u> , 20 <u>18</u>	_____
Eng/Bldg. Department Approval:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Date: <u>3/1</u> , 20 <u>18</u>	_____
Insurance Certification on File:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Date: _____, 20____	_____
Hold Harmless Agreement Executed:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Date: _____, 20____	<u>N/A</u>
Grant of License Issued:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Date: _____, 20____	<u>N/A</u>



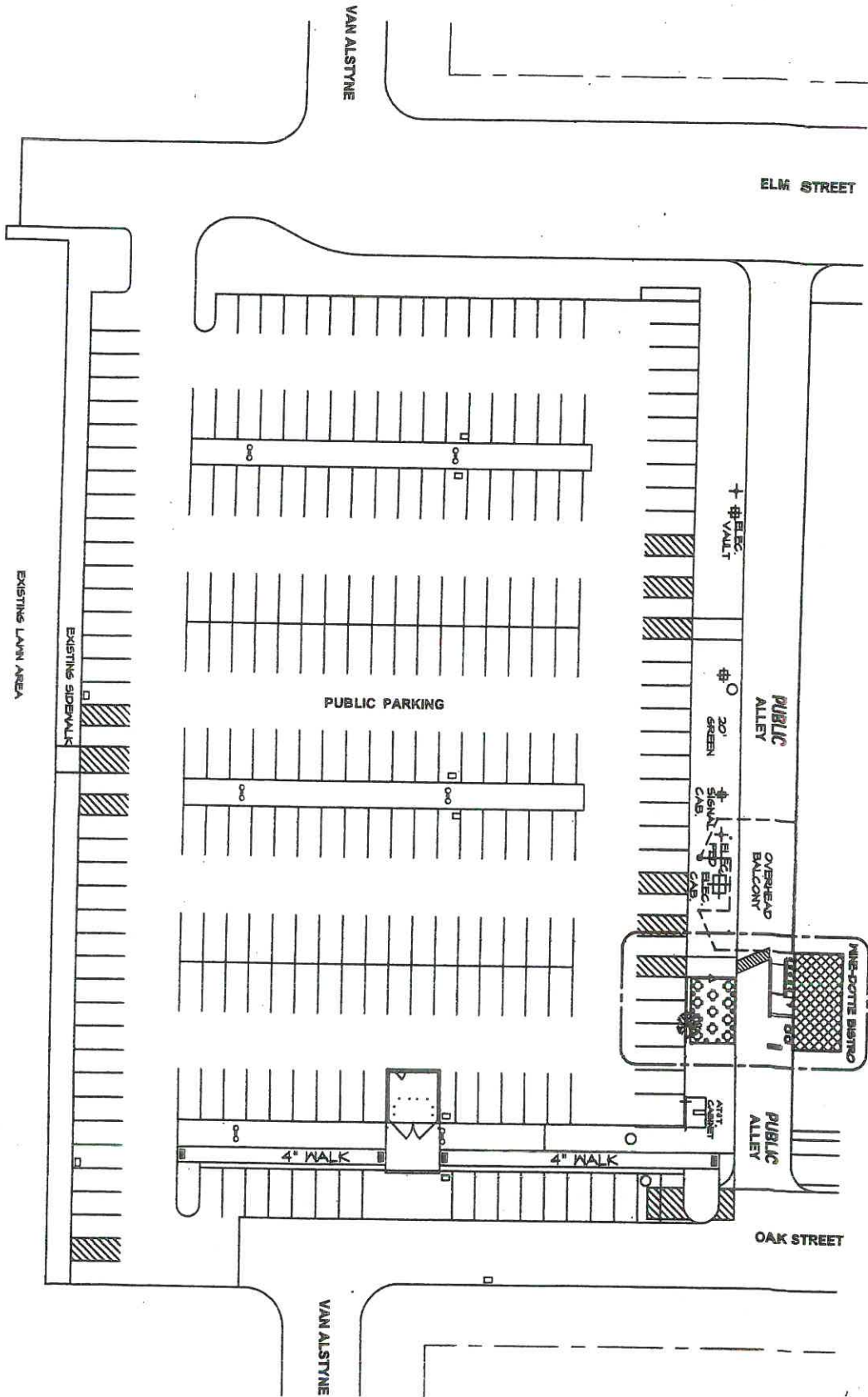


**PROPOSED ENLARGED SITE PLAN  
OPTION # 3**

3/16" = 1'-0"











Black  
Rubber  
Mulch

RAILING







**OFFICIALS**

**Theodore H. Galeski**  
CITY ASSESSOR

**Lawrence S. Stec**  
CITY CLERK

**Todd M. Browning**  
CITY TREASURER



**MAYOR**  
**Joseph R. Peterson**

**COUNCIL**  
**Robert Alderman**  
**Chris Calvin**  
**Robert A. DeSana**  
**Megan Maiani**  
**Leonard T. Sabuda**  
**Donald Schultz Jr.**

**MARK A. KOWALEWSKI, P.E.**  
CITY ENGINEER

March 1, 2018

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

**RE: Outdoor Café Application at 2910 Van Alstyne**  
**Wine Dotte Bistro**

Dear Mr. Pasko:

The undersigned has reviewed the renewal applications for the outdoor cafés at 2910 Van Alstyne. The plans meet the requirements of the City of Wyandotte Zoning Ordinance. Note the larger outdoor door café is on public property, neither café has any changes in layout, and both outdoor cafés were approved by City Council previously. The occupancy limits for the outdoor cafés are 40 persons for the larger café and 4 persons for the smaller café. The outdoor café plans are enclosed for your review and approval.

This café must also be approved by City Council for a lease and hold harmless agreement.

If you have any questions you may contact the undersigned at (734) 324 – 4554.

Sincerely,

Mark Kowalewski  
City Engineer





**City of Wyandotte  
Outdoor Café  
Annual Renewal Application**

Engineering and Building  
3200 Biddle Avenue  
Wyandotte, Michigan

Date: 2-28-18

**REQUIRED INFORMATION:**

Address of Outdoor Café: 2910 Van Alstyne

Name of Business: Wine Dotte Bistro

Property Owner: Loren & Karl Coneta

Address: 233 Biddle City: Wyandotte State: MI Zip Code: 48192

Phone Number: (\_\_\_\_) \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_ Email: \_\_\_\_\_

Applicant: Wine Dotte Bistro

Address: 2910 Van Alstyne City: Wyandotte State: MI Zip Code: 48192

Phone Number: (BY) 556 3195 Fax: (\_\_\_\_) \_\_\_\_\_ Email: \_\_\_\_\_

Zoning of property \_\_\_\_\_ Outdoor Café Location: ☒ Public Property ☐ Private Property

Hours of occupancy for Outdoor Café: \_\_\_\_\_ AM thru \_\_\_\_\_ PM  
(Sec. 2202.S.17:00 a.m. to 12 midnight Monday thru Sunday with extended hours to 2:00 a.m. on 3<sup>rd</sup> Fridays, Street Art Fair and events approved by Resolution by City Council.)

Dates of occupancy for Outdoor Café: From: 11 to 10  
(Sec. 2202.S. 1 - Dates Allowed 3/15 to 11/15)

Area of occupancy in square feet: \_\_\_\_\_ sq ft; dimensions \_\_\_\_\_ x \_\_\_\_\_

Capacity of existing establishment: 70 people (with seating) \_\_\_\_\_ people (without seating)

Capacity of proposed outdoor café: 4 people (total number of seats)

Will alcoholic beverages be served at the outdoor café: ☒ Yes ☐ No

Any changes to the approved plan \_\_\_\_\_ Yes ☒ No

**INSURANCE FOR OUTDOOR CAFES ON PUBLIC PROPERTY:**

Attach updated Certificate of Insurance \_\_\_\_\_ Yes

**CERTIFICATION:**

Applicant covenants and agrees to strictly comply with all terms and conditions of the Outdoor Café Ordinance, all other ordinances and requirements of State and Federal laws, and further understands and agrees that the Planning Commission in its sole and absolute discretion, may approve, deny or set any conditions or limitations on any outdoor café which may be approved.

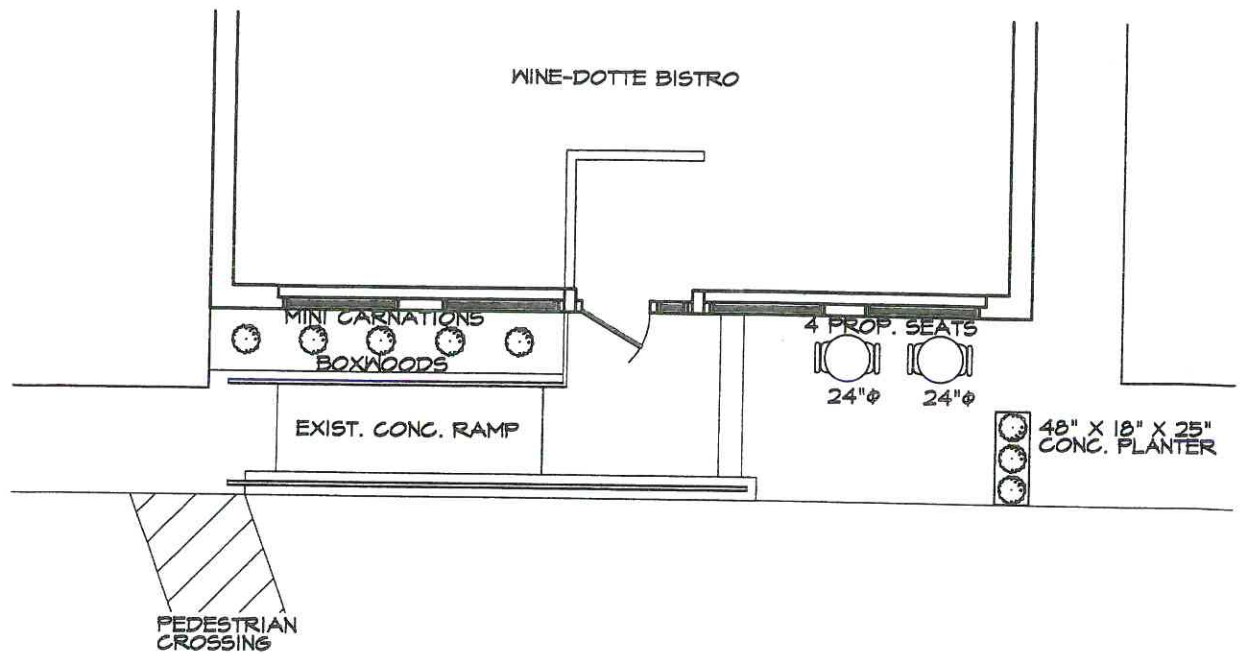
**FEE:**

Dated this 26 day of Feb, 2 2018

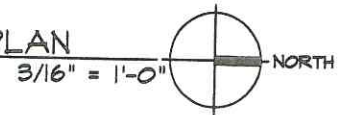
Applicant's Signature: [Signature]

Xavier Gorea  
Print Name and Title

		Office Use Only	
FEE:	<u>49529</u>	\$150 with no alcohol served	
		\$600 with alcohol served	
Public Department Approval:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Date: <u>3/5</u> , 20 <u>18</u>	Notes:
Fire Department Approval:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Date: <u>3/7</u> , 20 <u>18</u>	
Eng/Bldg. Department Approval:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Date: <u>3/1</u> , 20 <u>18</u>	
Insurance Certification on File:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Date: <u>    </u> , 20 <u>    </u>	
Hold Harmless Agreement Executed:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Date: <u>    </u> , 20 <u>    </u>	<u>N/A</u>
Grant of License Issued:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Date: <u>    </u> , 20 <u>    </u>	<u>N/A</u>



PROPOSED ENLARGED SITE PLAN  
OPTION # 1



GENERAL NOTES:

1. ALL NEW MATERIALS / CONSTRUCTION SHALL BE ADA COMPLIANT.





CAPRI WOVEN WROUGHT IRON BAR HEIGHT  
BISTRO SET. 36"  $\phi$  TABLE / 4 CHAIRS



PROPOSED  
PLANNING COMMISSION  
RESOLUTION MARCH 15, 2018

RESOLUTION BY COMMISSIONER \_\_\_\_\_

SUPPORTED BY COMMISSIONER \_\_\_\_\_

RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WYANDOTTE, that the Commission reviewed the renewal application and plan for the outdoor café at 2910 Van Alstyne as requested by Wine Dotte Bistro (Appellant);

AND BE RESOLVED that the Permit for an Outdoor Café on Public Property at the front of and in the City No. 1 Parking Lot at 2910 Van Alstyne, 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 on public property in the Central Business District (CBD) Zoning District, 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 February 28, 2018.
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.
5. Use of the outdoor café shall be allowed from 7:00 a.m. to 12 midnight with extended hours to 2:00 a.m. on 3<sup>rd</sup> Fridays, Street Art Fair and events approved by Resolution by the City Council from March 15 through November 15.
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 logo's for products.
8. Occupancy is limited to 4 persons for the smaller café and 40 persons for the café in Parking Lot No. 1.
9. Approval by the Wyandotte City Council for the use of Parking No. 1.

I move adoption of the foregoing resolution.

YEAS

MEMBERS

NAYS

ADAMCYK  
BENSON  
DURAN  
LUPO  
MAYHEW  
PARKER  
PASKO  
RUTKOWSKI  
SARNACKI



**City of Wyandotte  
Outdoor Café  
Annual Renewal Application**

Engineering and Building  
3200 Biddle Avenue  
Wyandotte, Michigan

Date: 02-22-2018

**REQUIRED INFORMATION:**

Address of Outdoor Café: 130 Maple St

Name of Business: Sushi Bar

Property Owner: Mike Mazloum

Address: P.O. Box 675 City: Wyandotte State MI Zip Code 48192

Phone Number: (810) 877-8083 Fax: (\_\_\_\_) \_\_\_\_\_ Email: mahmoudmazloum@yahoo.com

Applicant: Mike Mazloum

Address: P.O. Box 675 City: Wyandotte State MI Zip Code 48192

Phone Number: (810) 877-8083 Fax: (\_\_\_\_) \_\_\_\_\_ Email: \_\_\_\_\_

Zoning of property CBD Outdoor Café Location: ☒ Public Property ☐ Private Property

Hours of occupancy for Outdoor Café: 11:30 AM thru 11:59 PM  
(Sec. 2202.S.17:00 a.m. to 12 midnight Monday thru Sunday with extended hours to 2:00 a.m. on 3<sup>rd</sup> Fridays, Street Art Fair and events approved by Resolution by City Council.)

Dates of occupancy for Outdoor Café: From: March 15<sup>th</sup> to Nov 15<sup>th</sup>  
(Sec. 2202.S. 1 - Dates Allowed 3/15 to 11/15)

Area of occupancy in square feet: 495 sq ft; dimensions 43 x 11.5

Capacity of existing establishment: 45 people (with seating) \_\_\_\_\_ people (without seating)

Capacity of proposed outdoor café: 20 people (total number of seats)

Will alcoholic beverages be served at the outdoor café: ☒ Yes ☐ No

Any changes to the approved plan \_\_\_\_\_ Yes ☒ No

**INSURANCE FOR OUTDOOR CAFES ON PUBLIC PROPERTY:**

Attach updated Certificate of Insurance ☒ Yes PREVIOUS INSURANCE REMAINS VALID

**CERTIFICATION:**

Applicant covenants and agrees to strictly comply with all terms and conditions of the Outdoor Café Ordinance, all other ordinances and requirements of State and Federal laws, and further understands and agrees that the Planning Commission in its sole and absolute discretion, may approve, deny or set any conditions or limitations on any outdoor café which may be approved.

**FEE:**

Dated this 22 day of Feb, 2018.

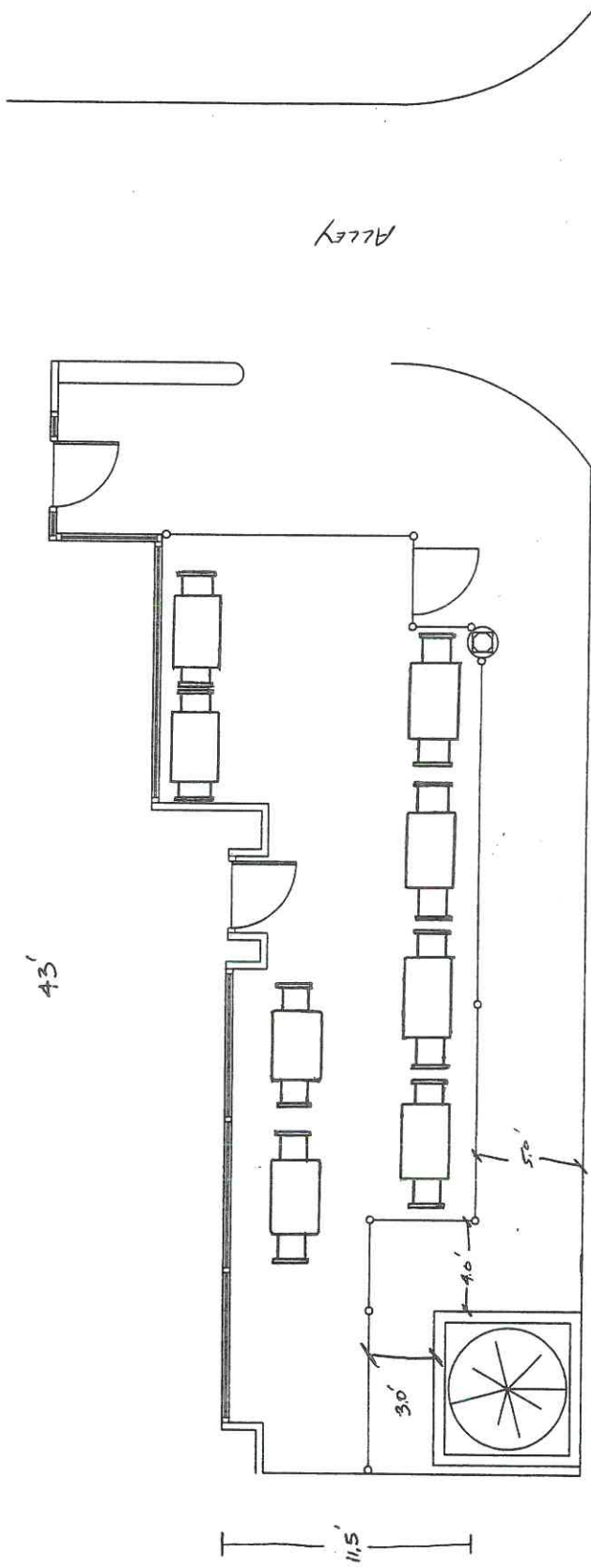
Applicant's Signature: [Signature]

Mike Mazloum owner  
Print Name and Title

FEE: <u>2/22/18</u>	Office Use Only \$150 with no alcohol served <input checked="" type="checkbox"/> \$600 with alcohol served	Notes:
Public Department Approval: <input checked="" type="checkbox"/> Yes ___ No	Date: <u>2/23</u> 20 <u>18</u>	
Fire Department Approval: <input checked="" type="checkbox"/> Yes ___ No	Date: <u>2/26</u> , 20 <u>18</u>	
Eng/Bldg. Department Approval: <input checked="" type="checkbox"/> Yes ___ No	Date: <u>2/27</u> 20 <u>18</u>	
Insurance Certification on File: <input checked="" type="checkbox"/> Yes ___ No	Date: ___, 20 __	<u>exp 4/25/18</u>
Hold Harmless Agreement Executed: <input checked="" type="checkbox"/> Yes ___ No	Date: <u>4/24</u> , 20 <u>17</u>	<u>Approved</u>
Grant of License Issued: ___ Yes ___ No	Date: ___, 20 __	

ON THE ROCKS PATIO
DRAWN BY: JOSEPH PUDLIK
DATE: 3-29-17
SCALE: 3/16" = 10'

8 TABLES  
16 SEATS





**OFFICIALS**

Theodore H. Galeski  
CITY ASSESSOR

Lawrence S. Stec  
CITY CLERK

Todd M. Browning  
CITY TREASURER



**MAYOR**  
Joseph R. Peterson

**COUNCIL**  
Robert Alderman  
Chris Calvin  
Robert A. DeSana  
Megan Maiani  
Leonard T. Sabuda  
Donald Schultz Jr.

MARK A. KOWALEWSKI, P.E.  
CITY ENGINEER

February 23, 2018

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

**RE: Outdoor Café Application at 130 Maple  
Sushi Bar**

Dear Mr. Pasko:

The undersigned has reviewed the renewal application for the outdoor café at 130 Maple. The plans meet the requirements of the City of Wyandotte Zoning Ordinance with the exception of the required 60 inches of sidewalk for pedestrian use. However, the Planning Commission approved the previous plan last year and there is no change in layout. Also, the reduction in space is not adjacent to the street curb. The enclosed outdoor café plans are enclosed for your review and approval. Note the outdoor café is on public property and the outdoor café was approved by City Council previously. The occupancy limit for the outdoor café is 32 persons.

If you have any questions you may contact the undersigned at (734) 324 – 4554.

Sincerely,

Mark Kowalewski  
City Engineer

PROPOSED  
PLANNING COMMISSION  
RESOLUTION MARCH 15, 2018

RESOLUTION BY COMMISSIONER \_\_\_\_\_

SUPPORTED BY COMMISSIONER \_\_\_\_\_

RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WYANDOTTE, that the Commission reviewed the renewal application and plan for the outdoor café at 130 Maple as requested by Sushi Bar (Appellant);

AND BE RESOLVED that the Permit for an Outdoor Café on Public Property at the front of 130 Maple, 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 on public property in the Central Business District (CBD) Zoning District, 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 February 22, 2018.
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.
5. Use of the outdoor café shall be allowed from 7:00 a.m. to 12 midnight with extended hours to 2:00 a.m. on 3<sup>rd</sup> Fridays, Street Art Fair and events approved by Resolution by the City Council from March 15 through November 15.
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 logo's for products.
8. Occupancy is limited to 32 persons.

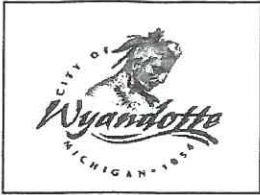
I move adoption of the foregoing resolution.

YEAS

MEMBERS

NAYS

ADAMCYK  
BENSON  
DURAN  
LUPO  
MAYHEW  
PARKER  
PASKO  
RUTKOWSKI  
SARNACKI



**City of Wyandotte  
Outdoor Café  
Annual Renewal Application**

#2  
Engineering and Building  
3200 Biddle Avenue  
Wyandotte, Michigan

Date: 1/29/18

**REQUIRED INFORMATION:**

Address of Outdoor Café: 116 OAK ST WYANDOTTE 48192

Name of Business: DOTTE PUB

Property Owner: JOHN HOWEY

Address: 22333 ALLEN RD City: WOODHAVEN State MI Zip Code 48183

Phone Number: (734) 671 6387 Fax: ( ) Email:

Applicant: DANIEL HECKA

Address: 2420 CORNELL ST City: DEARBORN State MI Zip Code 48124

Phone Number: (313) 410-8669 Fax: ( ) Email: detroitthuck@aol.com

Zoning of property CBD Outdoor Café Location: ☒ Public Property ☐ Private Property

Hours of occupancy for Outdoor Café: 11 AM thru 11:59 PM\*  
(Sec. 2202.S.17:00 a.m. to 12 midnight Monday thru Sunday with extended hours to 2:00 a.m. on 3<sup>rd</sup> Fridays, Street Art Fair and events approved by Resolution by City Council.) \*OR ANY REVISED HOUR APPROVED BY CITY.

Dates of occupancy for Outdoor Café: From: MARCH 15<sup>TH</sup> to NOVEMBER 15<sup>TH</sup>\*  
(Sec. 2202.S. 1 - Dates Allowed 3/15 to 11/15)  
\*OR ANY REVISED APPROVED BY CITY.

Area of occupancy in square feet: 143 sq ft; dimensions 9 1/2' x 15'

Capacity of existing establishment: 40 people (with seating) 20 people (without seating)

Capacity of proposed outdoor café: 16 APPROVED 12 people (total number of seats)

Will alcoholic beverages be served at the outdoor café: ☒ Yes ☐ No

Any changes to the approved plan ☐ Yes ☒ No

**INSURANCE FOR OUTDOOR CAFES ON PUBLIC PROPERTY:**

Attach updated Certificate of Insurance ☒ Yes

**CERTIFICATION:**

Applicant covenants and agrees to strictly comply with all terms and conditions of the Outdoor Café Ordinance, all other ordinances and requirements of State and Federal laws, and further understands and agrees that the Planning Commission in its sole and absolute discretion, may approve, deny or set any conditions or limitations on any outdoor café which may be approved.

**FEE:**

Dated this 29<sup>th</sup> day of JANUARY, 2018

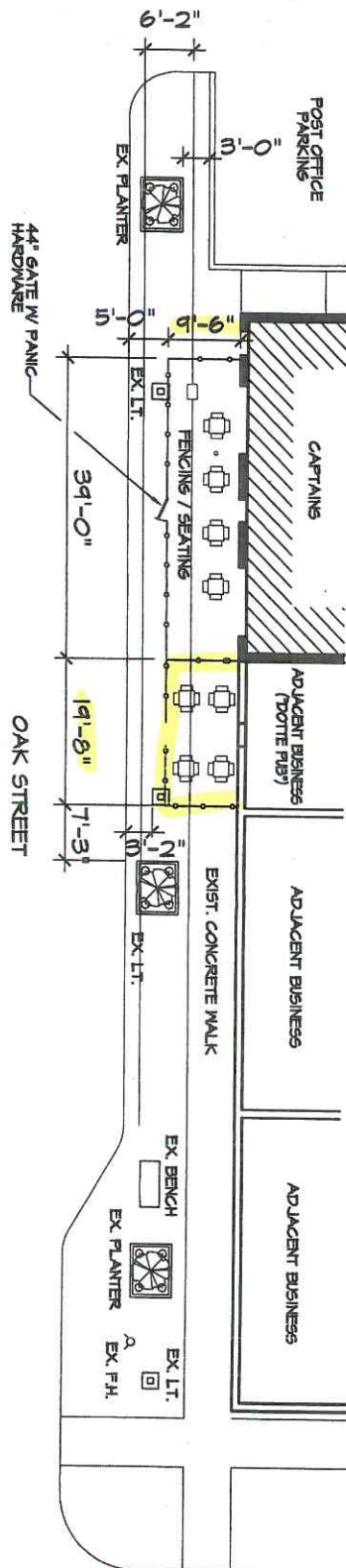
Applicant's Signature: Daniel Heika

DANIEL HEIKA OWNER  
Print Name and Title

		Office Use Only	
FEE:	* \$600.00	\$150 with no alcohol serviced	
		\$600 with alcohol served	
Public Department Approval:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Date:	2/2, 20 18
Fire Department Approval:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Date:	2/5, 20 18
Eng/Bldg. Department Approval:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Date:	2/1, 20 18
Insurance Certification on File:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Date:	____, 20 ____
Hold Harmless Agreement Executed:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Date:	____, 20 ____
Grant of License Issued:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Date:	____, 20 ____

Notes: 8/3/15 7/15/10

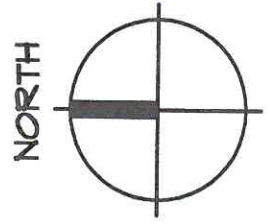
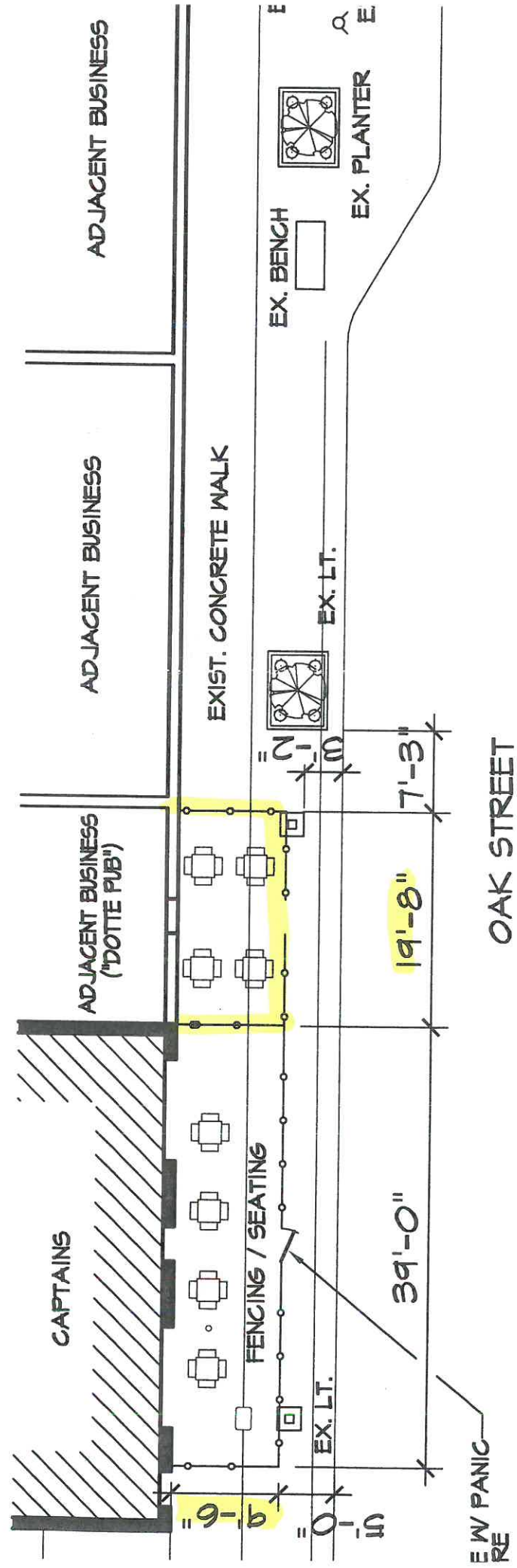




# EXISTING STREETSCAPE PLAN

1/16"=1'-0"





# EXISTING STREETSCAPE PLAN 1/16" = 1'-0"

## OFFICIALS

Theodore H. Galeski  
CITY ASSESSOR

Lawrence S. Stec  
CITY CLERK

Todd M. Browning  
CITY TREASURER



MAYOR  
Joseph R. Peterson

COUNCIL  
Robert Alderman  
Chris Calvin  
Robert A. DeSana  
Megan Maiani  
Leonard T. Sabuda  
Donald Schultz Jr.

MARK A. KOWALEWSKI, P.E.  
CITY ENGINEER

February 1, 2018

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

**RE: Outdoor Café Application at 116 Oak Street  
Dotte Pub**

Dear Mr. Pasko:

The undersigned has reviewed the renewal application for the outdoor café at 116 Oak Street. The plans do not meet the requirements of the City of Wyandotte Zoning Ordinance. The required 60 inch width of public sidewalk is reduced adjacent to a City light pole. This reduced width was previously approved by the Planning Commission; however, this office did receive a complaint regarding the reduced sidewalk width. The complaint was for an incident during last year's Street Fair. Consequently, any outdoor café receiving a complaint the previous season is required to have a public hearing. Note, the sidewalk width could be maintained if the City light pole were relocated to fall within the proposed outdoor café railing. The applicant would be responsible for the cost of Municipal Services moving the pole, if required.

The enclosed outdoor café plans are enclosed for your review and approval. Note the outdoor café is on public property, there is no significant change in layout, and the outdoor café was approved by City Council previously.

Note the applicant has indicated an occupancy limit of 16 persons. The café was only approved for 12 persons last year, based on the square footage of the café. Therefore, it is recommended the outdoor café occupancy limit be approved at 12 persons.

A public hearing is required.

If you have any questions you may contact the undersigned at (734) 324 – 4554.

Sincerely,

Mark Kowalewski  
City Engineer



**COMMUNICATIONS RECEIVED IN 2017**

**REGARDING OUTDOOR CAFÉ AT**

**116 Oak and 126 OAK STREET,**  
**WYANDOTTE**



**Kelly Roberts**

---

**Subject:** FW: sidewalks  
**Attachments:** Captain's Outdoor Cafe

---

**From:** Joseph R. Peterson  
**Sent:** Sunday, July 09, 2017 10:48 PM  
**To:** Mark Kowalewski; Brian Zalewski  
**Subject:** Fwd: sidewalks

Sent from my iPhone

Begin forwarded message:

**From:** gamesfour <[gamesfour@yahoo.com](mailto:gamesfour@yahoo.com)>  
**Date:** July 9, 2017 at 12:06:36 PM EDT  
**To:** <[mayor@wyandotte.org](mailto:mayor@wyandotte.org)>  
**Subject:** sidewalks  
**Reply-To:** gamesfour <[gamesfour@yahoo.com](mailto:gamesfour@yahoo.com)>

Dear Mayor

I have to tell you that I had some out town friends stop in for a visit. 7/8/2017 and I was embarrassed, We all went to downtown Wyandotte and parked at Oak First parking lot, One of my friend is a Veteran that is handicap in a wheelchair, We went across the street to the Dot bar and Capatian bar. this is where i got embarrassed we where not able go down the sidewalk with handicap person to get in the bar, Can you tell me if this right ? NO  
HANDICAP PEOPLE CAN GO DOWN THE SIDEWALK !

Under Federal law this must be fixed before a lawsuit against the city and the bar's, PLEASE  
TAKE A LOOK

The street art fair need all sidewalk they can get for people to go down sidewalk in a wheelchair

email me back after you take a look

Thank you

## Kelly Roberts

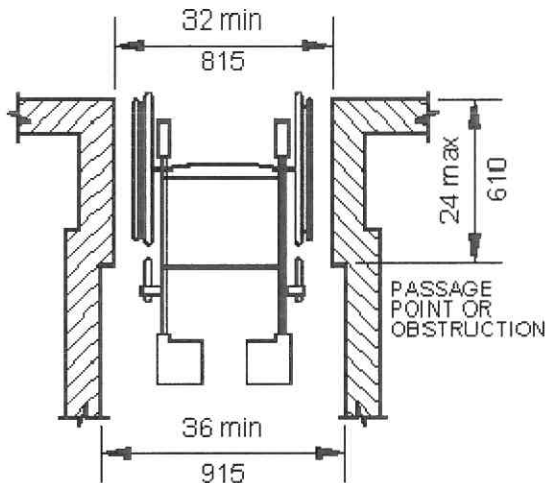
---

**From:** Jesus Plasencia <jplasencia@wyan.org>  
**Sent:** Tuesday, September 20, 2016 1:45 PM  
**To:** 'Kelly Roberts'  
**Cc:** 'Claude Marcoux'; mkowalewski@wyan.org  
**Subject:** Captain's Outdoor Cafe

Kelly

The front outdoor café at 126 Oak (Captain's) is substantially compliant with the approved plans on file. Regarding the width of pedestrian walk:

- The approved plans called for a 36-inch minimum width for pedestrian traffic. The measured width for pedestrian traffic was 38 inches at the base of the light pole.
- Accessible routes must be 36 inches wide in general. The width may be reduced to 32 inches for a 24 inch span length, but must then return to the 36 inch width. See below.



I will check with Claude and Mark regarding the need for edge control (at the curb). Not sure if this was discussed at the Planning Commission review. Also, Greg and I met with Captain's owner today and discussed the unlevel sidewalk and pavers on site. The owner will address these issues.

Jesus R. Plasencia, P.E.  
City of Wyandotte  
Department of Engineering and Buildings  
3200 Biddle Avenue, Suite 200  
Wyandotte, Michigan 48192  
734-324-4558

PROPOSED  
PLANNING COMMISSION  
RESOLUTION MARCH 15, 2018

RESOLUTION BY COMISSIONER \_\_\_\_\_

SUPPORTED BY COMMISSIONER \_\_\_\_\_

RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WYANDOTTE, that the Commission reviewed the renewal application and plan for the outdoor café at 116 Oak as requested by Dotte Pub (Appellant);

AND BE RESOLVED that the Permit for an Outdoor Café on Public Property at the front of 116 Oak, 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 on public property in the Central Business District (CBD) Zoning District, 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 January 1, 29, 2018.
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.
5. Use of the outdoor café shall be allowed from 7:00 a.m. to 12 midnight with extended hours to 2:00 a.m. on 3<sup>rd</sup> Fridays, Street Art Fair and events approved by Resolution by the City Council from March 15 through November 15.
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 logo's for products.
8. Applicant is required to maintain the required 60 inch width clearance for pedestrian traffic.
9. Occupancy is limited to 12 persons.

I move adoption of the foregoing resolution.

YEAS

MEMBERS

NAYS

ADAMCYK  
BENSON  
DURAN  
LUPO  
MAYHEW  
PARKER  
PASKO  
RUTKOWSKI  
SARNACKI



App. For Existing Front & Back



City of Wyandotte  
Outdoor Café  
Annual Renewal Application

Engineering and Building  
3200 Biddle Avenue  
Wyandotte, Michigan

#3

Date: 3/2/18

REQUIRED INFORMATION:

Address of Outdoor Café: 126 OAK

Name of Business: Captain's

Property Owner: Rick DeSana

Address: 2530 Medford City: Tecumseh State: MI Zip Code: 48183

Phone Number: (810) 423-1591 Fax: ( ) Email: rickydesana@gmail.com

Applicant: Rick DeSana

Address: City: State Zip Code

Phone Number: ( ) Fax: ( ) Email:

Zoning of property: CBD Outdoor Café Location: Public Property Private Property

Hours of occupancy for Outdoor Café: 7 AM thru 12 PM  
(Sec. 2202.S.17:00 a.m. to 12 midnight Monday thru Sunday with extended hours to 2:00 a.m. on 3<sup>rd</sup> Fridays, Street Art Fair and events approved by Resolution by City Council.)

Dates of occupancy for Outdoor Café: From: March 1 to Oct 31  
(Sec. 2202.S. 1 - Dates Allowed 3/15 to 11/15)

Area of occupancy in square feet: sq ft; dimensions x

Capacity of existing establishment: Front 30 people (with seating) Back 75 people (without seating)

Capacity of proposed outdoor café: Front 30 people (total number of seats) Back 75

Will alcoholic beverages be served at the outdoor café: Yes No

Any changes to the approved plan Yes No

INSURANCE FOR OUTDOOR CAFES ON PUBLIC PROPERTY:

Attach updated Certificate of Insurance Yes

**CERTIFICATION:**

Applicant covenants and agrees to strictly comply with all terms and conditions of the Outdoor Café Ordinance, all other ordinances and requirements of State and Federal laws, and further understands and agrees that the Planning Commission in its sole and absolute discretion, may approve, deny or set any conditions or limitations on any outdoor café which may be approved.

**FEE:**

Dated this 2 day of MARCH, 2 018

Applicant's Signature: *AP Del*

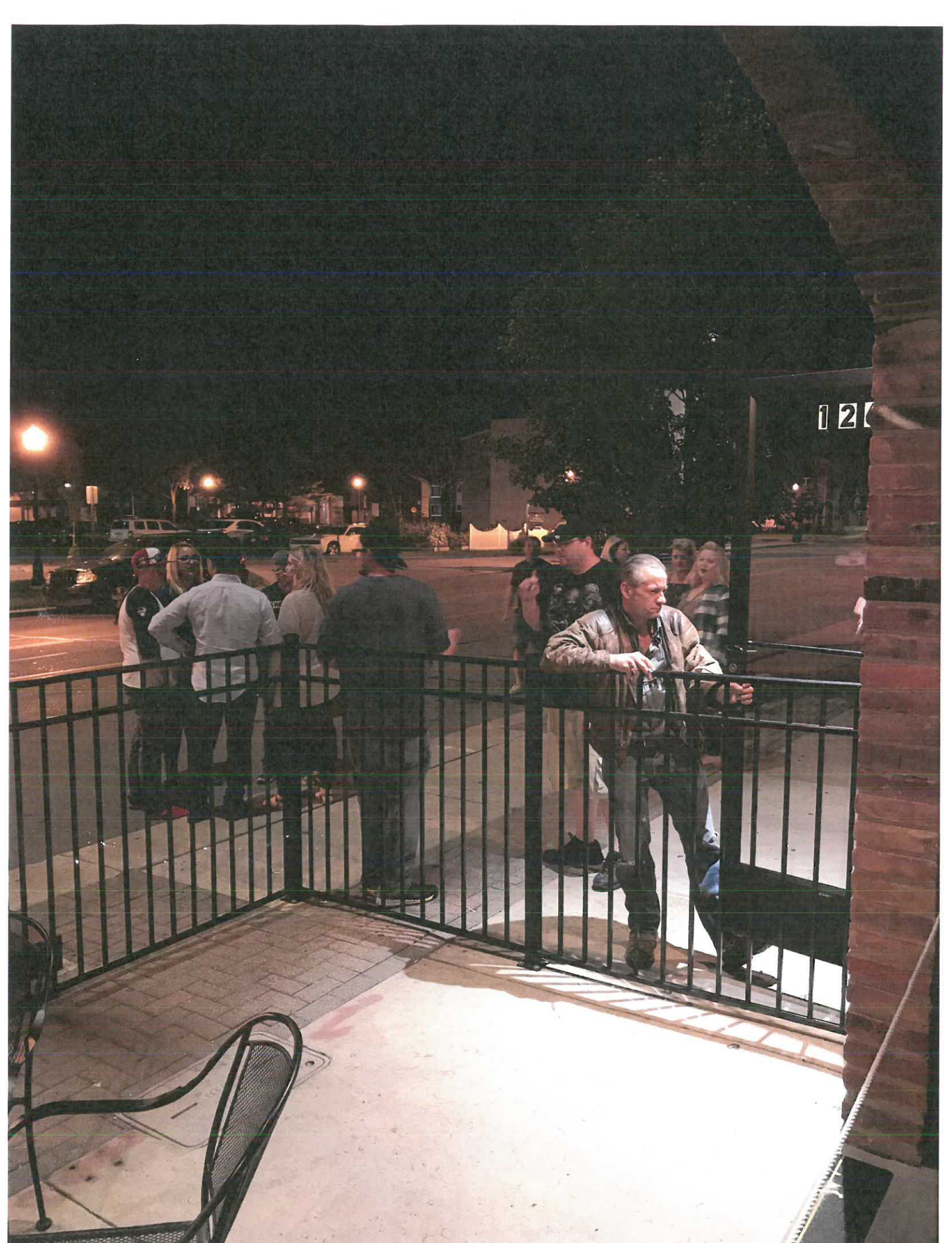
*Rick DeSana*

Print Name and Title

		Office Use Only	
FEE:	<u>Paid</u>	\$150 with no alcohol served	
		\$600 with alcohol served	
Public Department Approval:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Date:	<u>3/5</u> , 20 <u>18</u>
Fire Department Approval:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Date:	<u>3/6</u> , 20 <u>18</u>
Eng/Bldg. Department Approval:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Date:	<u>3/5</u> , 20 <u>18</u>
Insurance Certification on File:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Date:	____, 20 ____
Hold Harmless Agreement Executed:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Date:	____, 20 <u>8/3/15</u>
Grant of License Issued:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Date:	____, 20 <u>11/11</u>











Reduced Sidewalk Width for the Front Outdoor Café at 126 Oak Street

**OFFICIALS**

Lawrence S. Stec  
CITY CLERK

Todd M. Browning  
CITY TREASURER

Theodore H. Galeski  
CITY ASSESSOR



MARK A. KOWALEWSKI, P.E.  
CITY ENGINEER

**MAYOR**  
Joseph R. Peterson

**COUNCIL**  
Robert Alderman  
Chris Calvin  
Robert A. DeSana  
Megan Maiani  
Leonard T. Sabuda  
Donald Schultz Jr.

March 5, 2018

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

**RE: Outdoor Café Application at 126 Oak St.  
Captain's Front Café**

Dear Mr. Pasko:

The undersigned has reviewed the renewal application for the outdoor cafes at 126 Oak Street. The plans do not meet the requirements of the City of Wyandotte Zoning Ordinance. The required 60 inch width of public sidewalk is reduced adjacent to a City light pole and street curb. This reduced width was previously approved by the Planning Commission; however, this office did receive a complaint regarding the reduced sidewalk width. The complaint was for an incident during last year's Street Fair. Consequently, any outdoor café receiving a complaint the previous season is required to have a public hearing. Note, the sidewalk width could be maintained if the City light pole were relocated to fall within the proposed outdoor café railing. The applicant would be responsible for the cost of Municipal Services moving the pole, if required.

The enclosed outdoor café plans are enclosed for your review and approval. Note the outdoor café is on public property, there is no significant change in layout, and the outdoor café was approved by City Council previously. If approved, the front outdoor café would have an occupancy limit of 30 persons.

If you have any questions you may contact the undersigned at (734) 324 – 4554.

Sincerely,

Mark Kowalewski  
City Engineer

**COMMUNICATIONS RECEIVED IN 2017**

**REGARDING OUTDOOR CAFÉ AT**

**116 Oak and 126 OAK STREET,**  
**WYANDOTTE**



**Kelly Roberts**

---

**Subject:** FW: sidewalks  
**Attachments:** Captain's Outdoor Cafe

---

**From:** Joseph R. Peterson  
**Sent:** Sunday, July 09, 2017 10:48 PM  
**To:** Mark Kowalewski; Brian Zalewski  
**Subject:** Fwd: sidewalks

Sent from my iPhone

Begin forwarded message:

**From:** gamesfour <[gamesfour@yahoo.com](mailto:gamesfour@yahoo.com)>  
**Date:** July 9, 2017 at 12:06:36 PM EDT  
**To:** <[mayor@wyandotte.org](mailto:mayor@wyandotte.org)>  
**Subject:** sidewalks  
**Reply-To:** gamesfour <[gamesfour@yahoo.com](mailto:gamesfour@yahoo.com)>

Dear Mayor

I have to tell you that I had some out town friends stop in for a visit. 7/8/2017 and I was embarrassed, We all went to downtown Wyandotte and parked at Oak First parking lot, One of my friend is a Veteran that is handicap in a wheelchair, We went across the street to the Dot bar and Capatian bar. this is where i got embarrassed we where not able go down the sidewalk with handicap person to get in the bar, Can you tell me if this right ? NO  
HANDICAP PEOPLE CAN GO DOWN THE SIDEWALK !

Under Federal law this must be fixed before a lawsuit against the city and the bar's, PLEASE  
TAKE A LOOK

The street art fair need all sidewalk they can get for people to go down sidewalk in a wheelchair

email me back after you take a look

Thank you

## Kelly Roberts

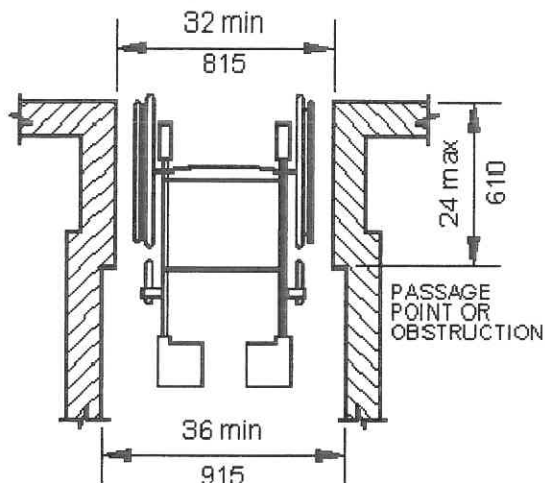
---

**From:** Jesus Plasencia <jplasencia@wyan.org>  
**Sent:** Tuesday, September 20, 2016 1:45 PM  
**To:** 'Kelly Roberts'  
**Cc:** 'Claude Marcoux'; mkowalewski@wyan.org  
**Subject:** Captain's Outdoor Cafe

Kelly

The front outdoor café at 126 Oak (Captain's) is substantially compliant with the approved plans on file. Regarding the width of pedestrian walk:

- The approved plans called for a 36-inch minimum width for pedestrian traffic. The measured width for pedestrian traffic was 38 inches at the base of the light pole.
- Accessible routes must be 36 inches wide in general. The width may be reduced to 32 inches for a 24 inch span length, but must then return to the 36 inch width. See below.



I will check with Claude and Mark regarding the need for edge control (at the curb). Not sure if this was discussed at the Planning Commission review. Also, Greg and I met with Captain's owner today and discussed the unlevel sidewalk and pavers on site. The owner will address these issues.

Jesus R. Plasencia, P.E.  
City of Wyandotte  
Department of Engineering and Buildings  
3200 Biddle Avenue, Suite 200  
Wyandotte, Michigan 48192  
734-324-4558

PROPOSED  
PLANNING COMMISSION  
RESOLUTION MARCH 15, 2018

RESOLUTION BY COMMISSIONER \_\_\_\_\_

SUPPORTED BY COMMISSIONER \_\_\_\_\_

RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WYANDOTTE, that the Commission reviewed the renewal application and plan for the outdoor café at 126 Oak as requested by Captain's (Appellant);

AND BE RESOLVED that the Permit for an Outdoor Café on Public Property at the front of 126 Oak, 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 on public property in the Central Business District (CBD) Zoning District, 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 March 2, 2018.
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.
5. Use of the outdoor café shall be allowed from 7:00 a.m. to 12 midnight with extended hours to 2:00 a.m. on 3<sup>rd</sup> Fridays, Street Art Fair and events approved by Resolution by the City Council from March 15 through November 15.
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 logo's for products.
8. Applicant is required to maintain the required 60 inch width clearance for pedestrian traffic.
9. Occupancy is limited to 30 persons.

I move adoption of the foregoing resolution.

YEAS

MEMBERS

NAYS

ADAMCYK  
BENSON  
DURAN  
LUPO  
MAYHEW  
PARKER  
PASKO  
RUTKOWSKI  
SARNACKI

#4

**CITY OF WYANDOTTE, MICHIGAN  
CERTIFIED RESOLUTION  
2018-79**

REGULAR MEETING OF THE MAYOR AND COUNCIL OF THE CITY OF WYANDOTTE,  
WAYNE COUNTY, MICHIGAN, HELD IN THE COUNCIL CHAMBERS, OF THE MUNICIPAL  
BUILDING.

UNDER THE DATE OF: February 26, 2018

MOVED BY: Councilperson Maiani

SUPPORTED BY: Councilperson Schultz

BE IT RESOLVED that the PD Planned Development District Application submitted by Jesus Moreno  
for 785 Forest is hereby referred to the Planning Commission for the proper public hearing.

Motion unanimously carried.

ABSENT: Councilperson DeSana

**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 February  
26, 2018 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.**

  
\_\_\_\_\_  
Lawrence S. Stec  
City Clerk



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 785 (street address) between 6th n 7th (street) and Forest (street address) on the N-S-E-W side of the street, and is known as Lot (s) \_\_\_\_\_ of \_\_\_\_\_, Subdivision, front footage of \_\_\_\_\_ feet and a depth of \_\_\_\_\_ feet.

The property is owned by: Jesus Moreno (Name) Street Address 1742 St. Anne City Detroit State MI Zip 48216 Phone No. 313319-7158 Fax No. \_\_\_\_\_

MASTER PLAN - ORIGINAL LAND USE: Church / School abandon at current state

It is proposed that the property will be put to the following use: P.D. 7 units livable space condo development

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: Jesus Moreno Print Name Jesus Moreno

Address: 1742 St. Anne City: Detroit State MI Zip 48216 Phone No. \_\_\_\_\_

\*\*\*\*\*  
Receipt No. 49522 Date Received: 2/20/18

Engineer's Signature: [Signature]

# St. Helena Church Adaptive Reuse

Multi Family Residential

785 Forest St., Wyandotte, MI 48192

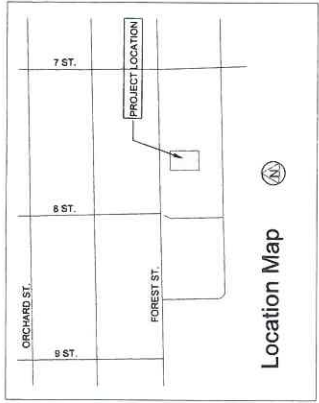


**owner**  
Jesus Moreno  
785 Forest St.  
Wyandotte, MI 48192

**architect**  
THOMAS ROBERTS ARCHITECT, LLC  
2827 4th Street  
Wyandotte, Michigan 48192  
734.250.4032 (t)

## Drawing Index

- A001 Cover Sheet
- A002 Photo Board
- A003 Existing Site Plan
- A004 Preliminary Site Plan
- A005 Preliminary Site Plan
- A100 First Floor Plan
- A102 Second Floor Plan
- A103 Third Floor Plan
- A300 Elevations
- A301 Elevations



February 16, 2018



17046.0

Planning Commission / Site Plan Approval





West Elevation - Looking East

1 Existing Site Photo  
A001



West Elevation - Looking Northeast

2 Existing Site Photo  
A001



Parking Area Along Eighth Street - Looking North

3 Existing Site Photo  
A001



South Elevation - Looking North

4 Existing Site Photo  
A001



South Elevation - Looking Northwest

5 Existing Site Photo  
A001



East Elevation - Looking Northwest

6 Existing Site Photo  
A001



Northeast Corner - Looking West

7 Existing Site Photo  
A001



West Elevation - Looking Southeast

8 Existing Site Photo  
A001

THOMAS  
ROBERTS  
ARCHITECT, LLC  
2927 4th Street  
Wyandotte, MI 48192  
(313) 250-4002

02-17-18

Planning Commission / Site

Seal

print date: 02/16/2018

St. Helena Church  
785 Forest Street  
Wyandotte, Michigan

TR  
prepared by: WR  
checked by: WR  
project manager: RP  
date: 02/17/18

A001

ISSUANCES

REVISIONS

Seal

print date: 02/16/2018

St. Helena Church  
785 Forest Street  
Wyandotte, Michigan

TR  
prepared by: WR  
checked by: WR  
project manager: RP  
date: 02/17/18

A001

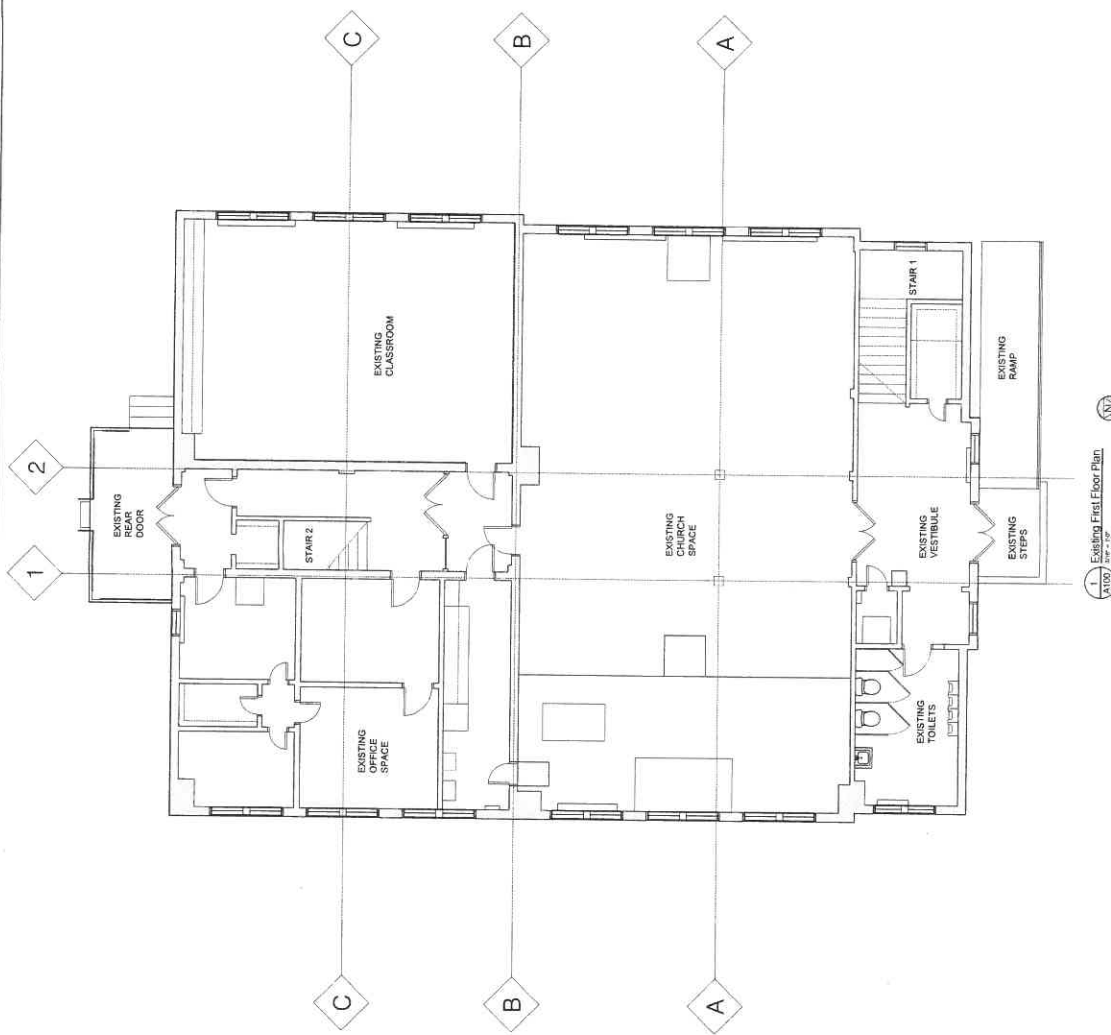






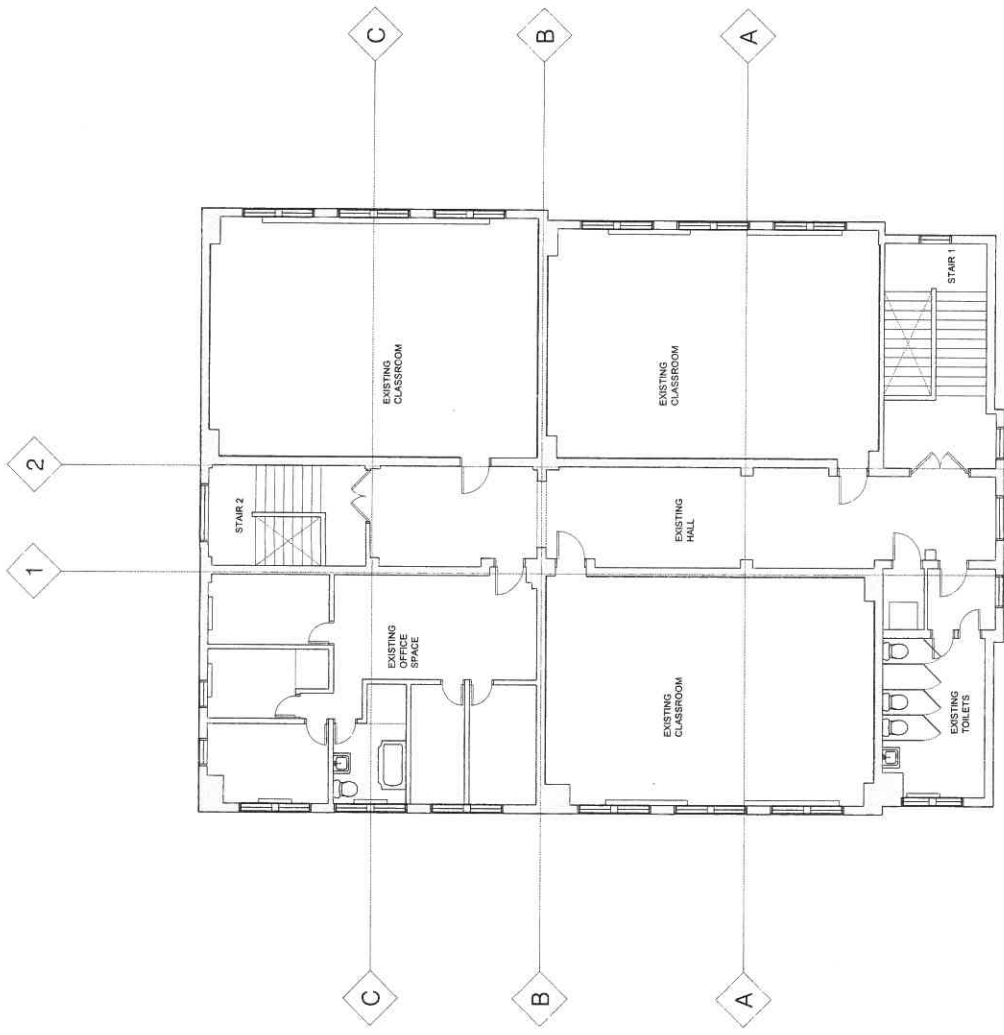
TR	02/17/18	
WD	date	
WD	17046	
WD	job number	
RP		A003





1 Existing First Floor Plan  
1/8" = 1'-0"

<b>THOMAS ROBERTS ARCHITECT, LLC</b> 2927 4th Street Wyandotte, MI 48192 (313) 250-4032		<b>St. Helena Church</b> 785 Forest Street Wyandotte, Michigan		02/17/18 date 17046 job number A100 sheet number
08.12.18 Planning Commission / Site		10 WD proposed work 10 WD proposed work RP project number		02/17/18 date 17046 job number A100 sheet number
ISSUANCES		REVISIONS		print date: 02.16.2018 Seal



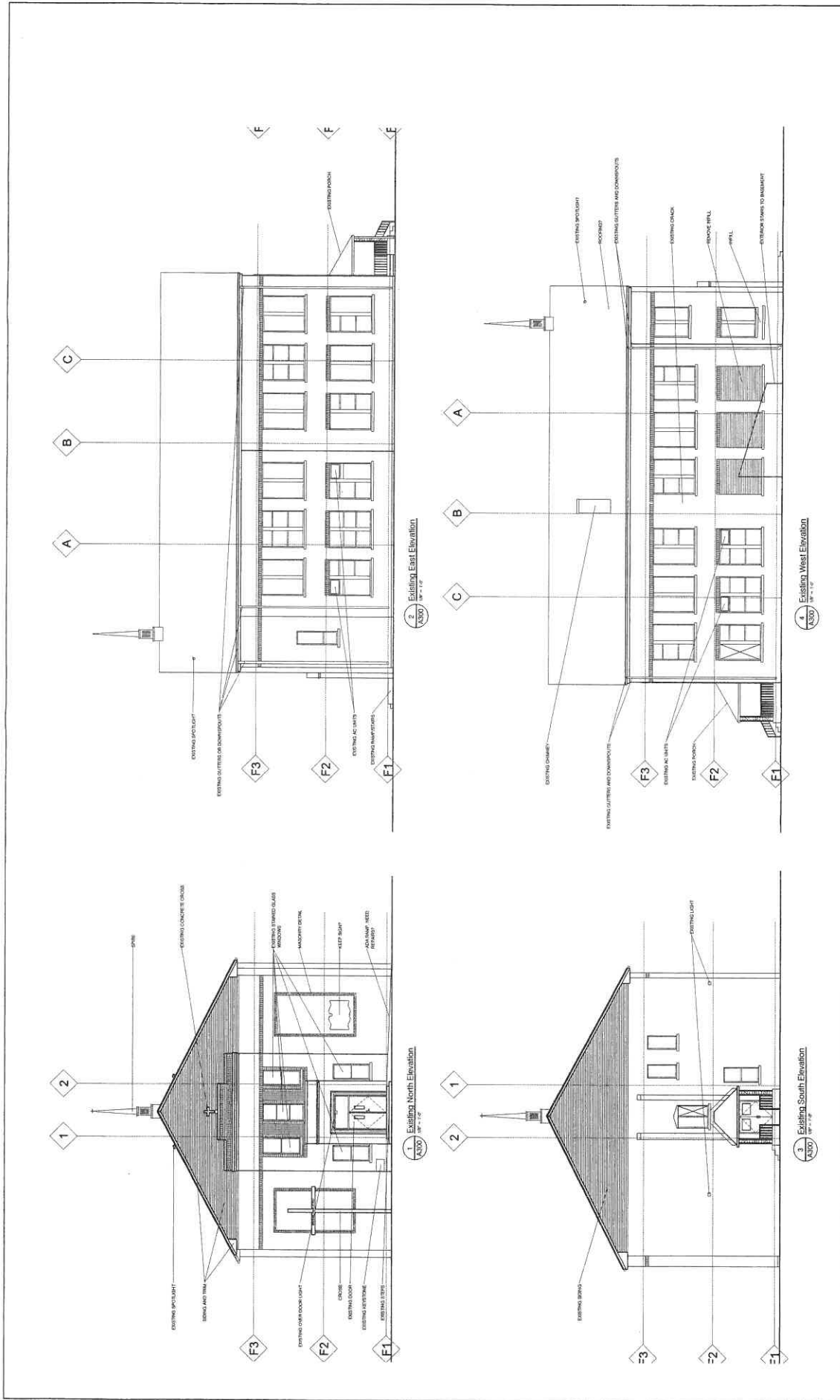
1  
A101  
1/8" = 1'-0"

Existing Second Floor Plan

<p>THOMAS ROBERTS ARCHITECT, LLC 2897 4th Street Wyandotte, MI 48192 (810) 250-4032</p>		<p>02.17.18 Planning, Commission / Site</p>		<p>02.17.18 date 17046 project WD project WD project RP</p>		<p>02/17/18 date 17046 project WD project WD project RP</p>		<p>St. Helena Church 785 Forest Street Wyandotte, Michigan</p>		<p>print date: 02.16.2018</p>	
ISSUANCES		REVISIONS		Seal		print date: 02.16.2018		A101		Sheet 1 of 10	







THOMAS  
ROBERTS  
ARCHITECT, LLC  
2627 4th Street  
Wyandotte, MI 48192  
(734) 250-4032

St. Helena Church  
785 Forest Street  
Wyandotte, Michigan

02/17/18  
17046  
A300

TR  
WD  
WD  
RP

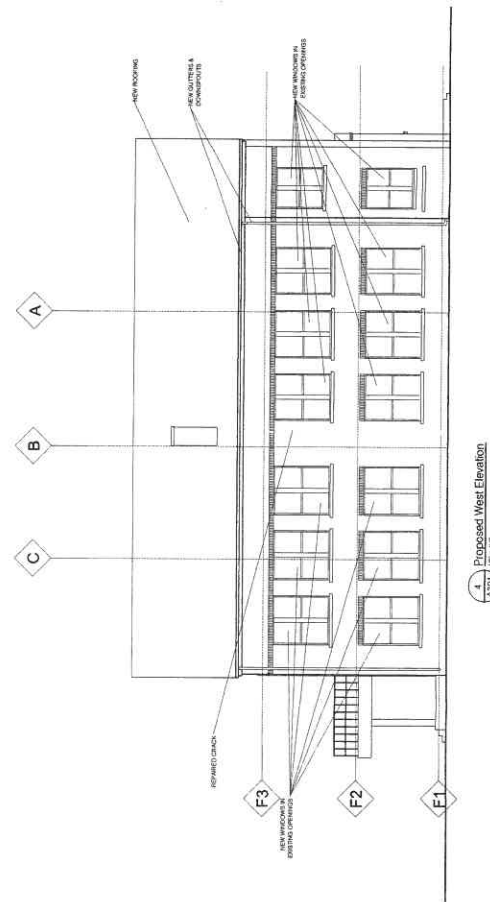
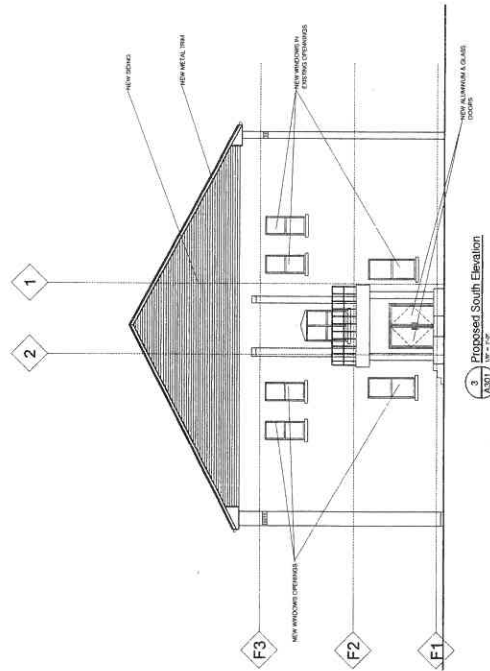
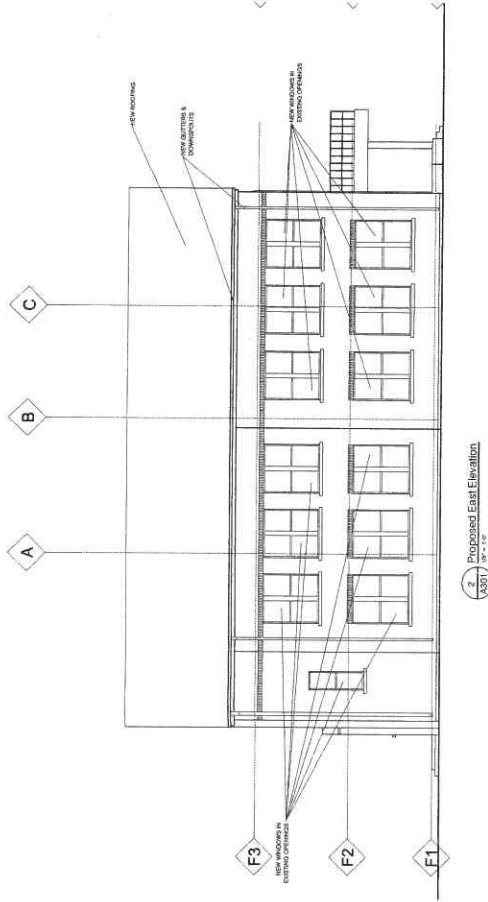
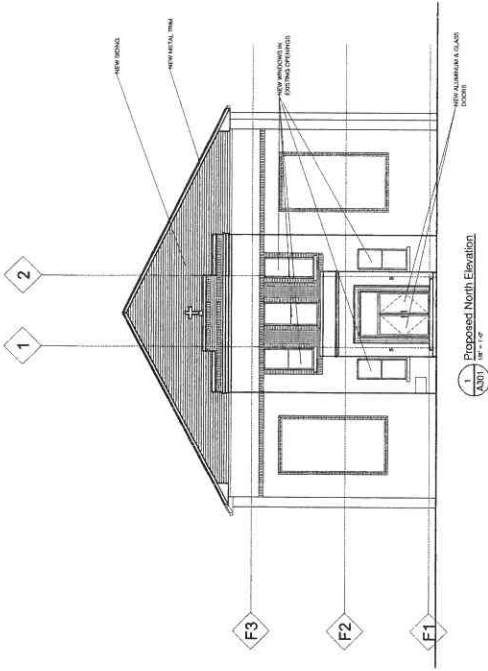
02/17/18  
17046  
A300

02/16/2018

Seal

ISSUANCES

REVISIONS



THOMAS  
ROBERTS  
ARCHITECT, LLC  
2807 4th Street  
Wyandotte, MI 48192  
(313) 250-6032

02.17.18 Planning Commission / Site

Seal

St. Helena Church  
785 Forest Street  
Wyandotte, Michigan

TR  
WD  
WD  
RP

02/17/18  
17046  
A301

print date: 02.16.2018

ISSUANCES

REVISIONS

**OFFICIALS**

**Lawrence S. Stec**  
CITY CLERK

**Todd M. Browning**  
CITY TREASURER

**Theodore H. Galeski**  
CITY ASSESSOR



**MARK A. KOWALEWSKI, P.E.**  
CITY ENGINEER

**MAYOR**  
**Joseph R. Peterson**

**COUNCIL**  
**Robert Alderman**  
**Chris Calvin**  
**Robert A. DeSana**  
**Megan Maiani**  
**Leonard T. Sabuda**  
**Donald Schultz Jr.**

March 6, 2018

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

RE: 785 Forest  
Wyandotte, Michigan

Dear Chairperson Pasko:

The Department of Engineering and Building has reviewed the Preliminary P.D. Plans for the proposed redevelopment of the former St. Helena's Church at 785 Forest as submitted by Thomas Roberts Architect, LLC and the plans meet the requirements of Planned Development District (PD).

However, if Option 1 is recommended by the Planning Commission, I recommend that the owner be required to execute a Grant of License/Hold Harmless Agreement and agree to maintain the public property utilized for parking indicated along 8<sup>th</sup> Street with their Final P.D. Plan submittal. This is provided for in Section 2004.A of the Ordinance.

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

Very truly yours,

Mark A. Kowalewski,  
City Engineer

MAK:kr



PROPOSED RESOLUTION OPTION 1  
RESOLUTION PLANNING COMMISSION  
MARCH 15, 2018

RE: Resolution for the Stage 1 Preliminary Site Plan for the project at 785 Forest,  
Wyandotte, Michigan

RESOLUTION BY COMISSIONER \_\_\_\_\_

SUPPORTED BY COMMISSIONER \_\_\_\_\_

WHEREAS, the Planning Commission received an application for the redevelopment of the property at 785 Forest for seven (7) residential units; and

WHEREAS, the preliminary site plan for the 785 Forest 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 low density residential; and

WHEREAS, on March 15, 2018, the Planning Commission of the City of Wyandotte, held a Public Hearing with proper notice, in accord with the requirements of Act 207 of 1921 as amended;

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WYANDOTTE, to recommend to City Council that Stage 1 preliminary site plan for the project located at 785 Forest (Plans submitted by Thomas Roberts Architect, LLC – A001; A002; A003 (Option 1); A100; A101; A102;A300;A301) be accepted and **approved/denied** subject to the findings the conditions as set forth in the City Engineer's communication dated March 6, 2018 and

Additional comments from public hearing

I move adoption of the foregoing resolution.

YEAS

MEMBERS

NAYS

ADAMCYK  
BENSON  
DURAN  
LUPO  
MAYHEW  
PARKER  
PASKO  
RUTKOWSKI  
SARNACKI

PROPOSED RESOLUTION OPTION 2  
RESOLUTION PLANNING COMMISSION  
MARCH 15, 2018

RE: Resolution for the Stage 1 Preliminary Site Plan for the project at 785 Forest,  
Wyandotte, Michigan

RESOLUTION BY COMISSIONER \_\_\_\_\_

SUPPORTED BY COMMISSIONER \_\_\_\_\_

WHEREAS, the Planning Commission received an application for the redevelopment of the property at 785 Forest for seven (7) residential units; and

WHEREAS, the preliminary site plan for the 785 Forest 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 low density residential; and

WHEREAS, on March 15, 2018, the Planning Commission of the City of Wyandotte, held a Public Hearing with proper notice, in accord with the requirements of Act 207 of 1921 as amended;

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WYANDOTTE, to recommend to City Council that Stage 1 preliminary site plan for the project located at 785 Forest (Plans submitted by Thomas Roberts Architect, LLC – A001; A002; A004 (Option 2); A100; A101; A102;A300;A301) be accepted and **approved/denied** subject to the findings the conditions as set forth in the City Engineer's communication dated March 6, 2018 and

Additional comments from public hearing

I move adoption of the foregoing resolution.

YEAS

MEMBERS

NAYS

ADAMCYK  
BENSON  
DURAN  
LUPO  
MAYHEW  
PARKER  
PASKO  
RUTKOWSKI  
SARNACKI

15

**CITY OF WYANDOTTE, MICHIGAN  
CERTIFIED RESOLUTION  
2018-33**

REGULAR MEETING OF THE MAYOR AND COUNCIL OF THE CITY OF WYANDOTTE,  
WAYNE COUNTY, MICHIGAN, HELD IN THE COUNCIL CHAMBERS, OF THE MUNICIPAL  
BUILDING.

UNDER THE DATE OF: January 29, 2018

MOVED BY: Councilperson Alderman

SUPPORTED BY: Councilperson Calvin

BE IT RESOLVED that the Council requests the Planning Commission to review Article XXII, §2202,  
¶S – Outdoor Cafés of the Zoning Ordinance.

BE IT FURTHER RESOLVED that consideration for possible change of ordinance to include:

Dates of operation from January 1-December 31 (year-round)

Hours of operation

- Sunday-Thursday: 7AM-12AM
- Friday and Saturday: 7AM-1AM, AND

BE IT FURTHER RESOLVED that Council seeks the following exceptions to the above  
recommendations:

Third Fridays: 7AM-2AM


Street Fair Fridays & Saturdays: 7AM-2AM

Other special events as approved by Council

BE IT FURTHER RESOLVED that these recommended changes are to be in effect for a period of 1  
year following the passage of an approved resolution by Council.

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 January  
29, 2018 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.**

  
\_\_\_\_\_  
Lawrence S. Stec  
City Clerk

AN ORDINANCE ENTITLED

AN ORDINANCE TO AMEND THE CITY OF WYANDOTTE  
ZONING ORDINANCE TO AMEND  
CERTAIN PROVISIONS OF  
ARTICLE XXII SPECIAL LAND USES  
SECTION 2202 - SPECIAL LAND USE DESIGNATED  
AMENDING SECTION S - OUTDOOR CAFE

CITY OF WYANDOTTE, WAYNE COUNTY, MICHIGAN ORDAINS:

Section 1. Purpose and Intent

It is determined necessary for the health, safety and welfare of the City to adopt this article regulating the location and operations of Outdoor Cafes Uses.

Section 2. Amendment to Section 2202 "Special Land Use Designated" by amending Paragraph S of Article XXII "Special Land Uses" of Zoning Ordinance shall read the follows:

Article XXII - Special Land Uses, 2202. Special Land Use Designated  
S - Outdoor Café

1. An outdoor café may be set up and used from March 15 through November 15. The permitted hours of operation are from 7:00 a.m. to 12 midnight Monday thru Sunday with extended hours to 2:00 a.m. on 3<sup>rd</sup> Fridays, Street Art Fair and events approved by Resolution by City Council. Noise radiating from an outdoor café, which exceeds 75 DBA between 7:00 a.m. to 12 midnight or 65 DBA for all other times shall constitute prima facie evidence that such noise unreasonably disturbs the comfort, quiet and repose of persons in the area and is prohibited. The "DBA" represents the sound pressure level in decibel measured on the "A" scale of a standard sound level meter. Noise level measurements shall be taken at the zoning district boundary of any residential zoning district, recreation unit district and any planned development as may be appropriate. In all other districts, noise level measurements shall be taken at the property line of an affected property.

Upon request, the City Council may by resolution, extend the dates of operations or the hours of operation. A public hearing on said request shall first be held by the Planning Commission (under the same procedures for approval of special land use). Upon receipt by the City Council of recommendation of the planning commission the City Council may approve the request. The criteria for approval will include the impact on adjacent or nearby residential, religious, educational or commercial properties and review of previous or current compliance with all city ordinances, state and federal regulations. Any approval for extension of dates or hours shall be issued on a calendar year basis and shall expire on December 31<sup>st</sup> and must be renewed annually. The City Council may grant a renewal of the extended dates or hours without the necessity of a public hearing if it determines the applicant is in compliance with all requirements of all city ordinances and approvals for the special land use. Any approval for extension of dates or hours is subject to revocation by the Planning Commission in accordance with paragraph H, section 2201.

2. A site drawing showing the detailed plan of the outdoor café must be submitted to and approved by the Planning Commission. The detailed plan is to include: the design,



relevant details and location of all temporary structures such as awnings, planters, landscaping, railing, tables, chairs and other equipment, as well as lighting and electrical outlet locations. The location of entrances and exits shall be shown. For cafes on public property, the plan shall also show existing sidewalks, buildings, curbs, existing improvements, i.e., lamp posts, street trees, benches, mailboxes, etc., and an unobstructed clear area for pedestrian use (a minimum of 60"). A minimum clearance of seven (7) feet shall be maintained between the sidewalk and bottom edge of table umbrellas or awnings. The layout shall show all seating, tables and chairs and shall be used to determine maximum occupancy load for the outdoor café. The occupancy load shall be posted in a conspicuous location.

3. Plans for setting up the outdoor café must be approved by the Department of Engineering and Building to provide for the free passage of pedestrians along the sidewalks, by the Police Department to provide for traffic and pedestrian safety, and by the Fire Department for fire-safety issues. An outdoor café which is adjacent to residential properties or shares an alley with residential properties shall be screened with a solid fence a minimum of six (6) feet high.
4. The outdoor café must be part of a licensed restaurant and meet all the requirements of the department of health and any other local, county or state requirements, including the City of Wyandotte's ordinance and the Michigan Liquor Control Commission (if applicable).
5. For outdoor cafes on public property, liability insurance, Liquor Liability Coverage and property damage coverage naming the City of Wyandotte as an insured party, in an amount approved by the City of Wyandotte's City Administrator, must be provided before an outdoor café may be set up and be maintained for as long as the outdoor café is in operation.
6. Approval of the City Council is required for the proposed use of any public area or facility. All provisions of a Grant of License must be complied with at all times. Consideration for approval for use of any public area shall be limited to public property that is situated within fifty (50) feet of the extended property boundaries of property owned by the applicant. Any public outdoor café not within the road right-of-way may also require a written lease as determined by the City Council.
7. An outdoor café in a B-2 district may provide for only thirty five percent (35%) more seating than is provided inside the restaurant. Additional parking shall be provided for the square foot area of the outdoor café in accordance with Section 2403.
8. No sign or any other form of advertising is permitted in the dining area, nor on fences or railings of such area with the exception of an identification or menu sign. The name of the establishment may appear on the valance of an umbrella. No display of merchandise for sale shall be allowed.
9. Furnishings of an outdoor café shall consist solely of readily removable awnings, covers, canopies, railings, tables, chairs, planters containing plants and accessories. Furnishings may not be attached, even in a temporary manner, to the sidewalk or other public property, except that canopies and railings, shall be secured by means of flush mounted anchors or other methods approved by the Building Official. No objects which are part of an outdoor café, except lighting fixtures, railings, awnings, or other nonpermanent covers or canopies, may be attached, even in a temporary manner, to any building, or

structure on which the outdoor café abuts. When the associated establishment and/or the outdoor café on public property are not open for daily use, all furnishings and fixtures, unless otherwise specifically approved, shall be removed from the public property or stored in an approved manner which shall not cause a public nuisance or hazard. The Building Official shall determine when fences on public property shall be removed. The Building Official shall determine when a hazardous condition exists in the public right-of-way and on other public property. Any fence abutting public right-of-way or in public right-of-way must be of black metal material. Shop drawings plans shall be provided with each application for fencing and all furniture on any outdoor café for review by the Planning Commission.

10. Outdoor dining areas must remain clear of litter, food scraps and soiled dishes at all times.
11. Annual inspection of the outdoor café to be conducted by the Engineering and Building Department for compliance with approved plan. All outdoor cafes shall apply annually to the Planning Commission for approval. A public hearing will be required for an existing outdoor café only if a written complaint is received by the Planning Commission in the previous year. The Engineering and Building Department will be responsible to receive written complaints concerning an outdoor café and said complaints shall be forwarded to the Planning Commission. The City Council will approve an application checklist which will include yearly fees for application review, inspections, use of public area and review of insurance. This checklist will be utilized for inspection by the Engineering and Building Department. The yearly fee will be established by City Council Resolution.

### Section 3. Reservation of Rights.

Nothing in this Ordinance or in the Code hereby adopted shall be construed to affect any suit or proceeding in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed; nor shall any just or legal right or remedy or any character be lost, impaired or affected by this Ordinance.

### Section 4. Severability.

Severability. Should any word, sentence, phrase or any portion of this Ordinance be held in a manner invalid by any court of competent jurisdiction or by any state agency having authority to do so for any reason whatsoever, such holdings shall be construed and limited to such word, sentence, phrase or any portion of the Ordinance held to be so invalid and shall not be construed as affecting the validity of any of the remaining words, sentences, phrases or portions of this Ordinance.

### Section 5. Conflicting Ordinances.

Conflicting Ordinances. All prior existing ordinances adopted by the City of Wyandotte inconsistent or in conflict with the provisions of this Ordinance are, to the extent of such conflict or inconsistency, hereby expressly repealed.

### Section 6. Effective

This Ordinance shall take effect along with the notice of adoption in a newspaper generally circulated in the City of Wyandotte within ten (10) days after adoption and shall take effect fifteen (15) days after its adoption or seven (7) days after publication, whichever is later. The

notice of adoption shall include the text of the amendment, the effective date of the Ordinance and the place and time where a copy of the Ordinance may be purchased and inspected.

On the question, "SHALL THIS ORDINANCE NOW PASS?" the following vote was recorded.

YEAS

☒  
☐  
☐  
☒  
☒  
☒

Fricke  
 Galeski  
 Miciura  
 Sabuda  
 Schultz  
 VanBoxell

NAYS

☐  
☒  
☐  
☐  
☐  
☐

ABSENT none

I hereby approve the adoption of the foregoing Ordinance this 10<sup>th</sup> day of October, 2016

## CERTIFICATION

We, the undersigned, Joseph R. Peterson and Lawrence S. Stec, respectively, the Mayor and City Clerk of the City of Wyandotte, do hereby certify that the foregoing Ordinance was duly passed by the City Council of the City of Wyandotte, at a regular session on Monday, 10<sup>th</sup> day of October, 2016.

Lawrence S. Stec  
 Lawrence S. Stec, City Clerk

Joseph R. Peterson  
 Joseph R. Peterson, Mayor

PROPOSED  
PLANNING COMMISSION  
RESOLUTION MARCH 15, 2018

MOTION BY COMMISSIONER\_\_\_\_\_

SUPPORTED BY COMMISSIONER\_\_\_\_\_

WHEREAS PUBLIC HEARING was held on March 15, 2018, before the Planning Commission to consider amendments to the City of Wyandotte Zoning Ordinance Article XXII Special Land Uses, Section 2201 General Provisions Sub-Section S Outdoor Cafes; AND

WHEREAS, The Commission reviewed Sections of the Article XXII – Special Land Uses, Section 2202, Special Land Use Designated Sub-Section S Outdoor Cafes and the following was determined:

- Outdoor Café may be set up and used from \_\_\_\_\_ thru \_\_\_\_\_ for all Zoning Districts (CBD, RU and B-2).
- Hours of operation be extended on Friday and Saturday until 1:00 a.m.
- Hours of operation be extended to 2:00 a.m. for special events as approved by City Council for all Zoning Districts (CBD, RU and B-2).

- ADDITIONAL CHANGES FROM THE PUBLIC HEARING

AND BE IT FURTHER RESOLVED that this recommendation be forwarded to the City Council for their review.

I move adoption of the foregoing resolution.

YEAS

MEMBERS

NAYS

ADAMCYK  
BENSON  
DURAN  
LUPO  
MAYHEW  
PARKER  
PASKO  
RUTKOWSKI  
SARNACKI



*Monthly report*

Date: March 08, 2018

From: Benjamin J. Tallerico, AICP, CNU-A, HDFP, NCI-M&FCT, FBCi

To: **Stanely Pasko, Chair**  
Members of the Wyandotte Planning Commission  
Mr. Mark Kowalewski, City Engineer  
Ms. Kelly Roberts, Development Coordinator  
Mr. Todd Drysdale, City Administrator  
Other Interested Parties  
3200 Biddle Avenue  
Wyandotte MI 48192

Re: **the *URBAN* notebook**  
March 2018 Planning Consultant's Report

***“The failures of urban renewal reflect a failure at all levels of government to realize that people, not structures, really determine a city’s success.”***

***-----Edward Glaeser***

*Bills*

**SB 0110**

Is proposing to amend the Leasing of Private Residential Property Act (1988 PA 226 (MCL 123.411)). That statute currently says a local government cannot regulate the amount of rent charged for leasing private residential property but can do so if the local government owns an interest in the rental units. SB 0110 adds the following language to the act:

*This section does not limit the power of a local governmental unit to adopt an ordinance or resolution to implement a plan to use voluntary incentives and agreements to increase the supply of moderate- or low-cost private residential property available for lease.*

The bill would amend section 1 of 1988 PA 226 (MCL 123.411). The bill was reported favorably out of committee and is now before the Senate Committee of the Whole for a vote.

**HB 4973 of 2017**

*Monthly report*

This bill would amend the Freedom of Information Act to add to the list of public records which would not have to be disclosed. The additions to the list would include records about;

- things designed to protect certain [computer] information systems as well as cybersecurity plans, assessments, or vulnerabilities;
- information that would identify a person whom could become a victim of a cybersecurity incident; and
- research data, software, hardware, and other on road and attendant infrastructure. The bill would amends secs. 2 & 13 of 1976 PA 442 (MCL 15.232 & 15.243). The bill has passed the House and Senate. It is now being sent to the Governor for signature.

**SB 0894 of 2018**

A new bill to require that zoning is subject to the wireless communications infrastructure deployment act (also a new bill SB 0637). The two bills, in combination would restrict local government so it cannot have an exclusive agreement for use of a right-of-way for use of utility poles or other collocation of small cell wireless facilities. The acts would also specify which requirements an application for a zoning approval would have to be met, require deadlines for action on a zoning permit or other wireless facility application (90 days for modification of existing and 150 days for new wireless support structure), restrictions on the basis for denial, among other things. SB 0894 would amends the Michigan Zoning Enabling Act section 205 and adds a new section 515. SB 0637 is proposing a new statute. SB 0894 is tie bar to SB 0637. Both bills have been referred to the Senate Committee on Energy and Technology.

**Building Michigan Communities Conference 2018**

April 30-May 02

Lansing Center, 333 E. Michigan Ave, Lansing MI 48933, 517.483.7400

The conference is attended by service providers, nonprofit and for-profit developers and financiers.