

MINUTES AS RECORDED

**MINUTES OF THE MEETING OF April 7, 2021
ZONING BOARD OF APPEALS AND ADJUSTMENT**

A meeting of the Zoning Board of Appeals and Adjustment of the City of Wyandotte was **called to order** by Chairperson Duran **at 6:30 p.m.**, this was a virtual audio-only meeting.

MEMBERS PRESENT: Duran
Flachsmann
Gillon
Nevin
Olsen
Szymczuk
Trupiano
Wienclaw

MEMBERS ABSENT: DiSanto

ALSO PRESENT: Peggy Green, Secretary

A motion was made by Member Nevin, supported by Member Szymczuk to approve the minutes of the March 3, 2021, meeting.

Yes: Duran, Flachsmann, Gillon, Nevin, Olsen, Szymczuk, Trupiano, Wienclaw

No: none

Abstain: none

Absent: DiSanto

Motion passed

APPEAL #3343 - GRANTED

Mid American Investments/Adam Palmer, 9250 Whitall, Grosse Ile, Michigan (owner & appellant)

for a variance to obtain a Certificate of Occupancy for 2nd floor dwellings (3 apartments) at 150 Maple ,
Lot 13, Block 71, in a CBD zoning district, where the proposed conflicts with Section 2403.R.1.a of the Wyandotte Zoning Ordinance.

SECTION 2403.R.1.a

One parking space for each dwelling unit is required. In the CBD, off street parking for residential use is required, where none is provided.

Proposed off street parking located in the CBD district will not be detrimental to the adjacent land and buildings, or impair the intent of the ordinance as written.

Motion was made by Member Szymczuk, supported by Member Trupiano to grant this appeal.

Yes: Duran, Flachsmann, Gillon, Nevin, Olsen, Szymczuk, Trupiano, Wienclaw

No: none
Abstain: none
Absent: DiSanto
Motion passed

APPEAL #3344 - GRANTED

Corey Pillette, 1255 Chestnut, Wyandotte (owner & appellant)

for a variance to obtain a building permit for a 2nd story addition at 1255 Chestnut, Lot 2, Hurst and Post's Sub., Block 338, in a RA zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

SECTION 2100

The required front yard setback in an RA Zoning District is 20'. The existing home has a front yard setback of 21'. The proposed 2nd floor addition encroaches into the front yard setback 5' 4", thereby creating a 14' 8" front yard setback.

Proposed front yard setback requirements will not hinder or discourage the appropriate development or use of adjacent land and buildings, or impair the intent of the ordinance as written.

Motion was made by Member Flachsmann, supported by Member Olsen to grant this appeal.

Yes: Duran, Flachsmann, Gillon, Nevin, Olsen, Szymczuk, Trupiano, Wienclaw
No: none
Abstain: none
Absent: DiSanto
Motion passed

APPEAL #3345 - GRANTED

Epic Property Management, LLC, 12863 Eureka, Southgate, Michigan (appellant) and Joshua Sterling, 26029 East River, Grosse Ile, Michigan (owner)

for a variance to obtain a building permit for a new commercial building at former 1431-1455 Eureka, Lots 85 thru 90, Eureka Manor Sub. and Lots 1 thru 5, Taylor Park Sub., in a B-2 zoning district, where the proposed conflicts with Section 2404.L of the Wyandotte Zoning Ordinance.

SECTION 2404.L

Off-street parking areas shall be provided with a continuous and completely obscuring wall or fence not less than five (5) feet, but not more than six (6) feet in height measured from the surface of the parking area. This wall or fence shall be provided on all sides where the abutting or adjacent property is used or designated as residential and shall be of solid type material such as brick, block or poured concrete or other approved material as determined by the Zoning Board of Appeals upon appeal and shall meet the requirements of the P-1 District, Section 1902, minimum distances and setbacks (see below). The obscuring wall or fence shall be properly maintained. The side lot line required wall shall end a minimum distance of ten (10) feet from the front line.

The applicant is proposing no continuous and completely obscuring wall or fence on the southeast side of the proposed development.

Proposed rear fencing/enclosure in a B-2 district does not hinder or discourage additional residential or commercial development adjacent to current land or buildings, does not hinder pedestrian or vehicular traffic, and does not impair the purpose of the ordinance as written.

Motion was made by Member Wienclaw, supported by Member Trupiano to grant this appeal.

Yes: Duran, Flachsmann, Gillon, Nevin, Olsen, Szymczuk, Trupiano, Wienclaw

No: none

Abstain: none

Absent: DiSanto

Motion passed

APPEAL #3346 - GRANTED

Paul Mueller, 3045 VanAlstyne, Wyandotte, (owner & appellant)

for a variance to obtain a building permit for a deck at 3045 VanAlstyne, Lot 91 and N ½ of Lot 92, Eureka Iron and Steel Works Re-Sub., in a RM-3 zoning district, where the proposed conflicts with Sections 2100 and 2500.F.1 of the Wyandotte Zoning Ordinance.

Section 2100:

In RM-3, Multiple Family Residential zoning district, the minimum sideyard setback is three (3) feet.

Section 2500.F.1:

Outside stairways, fire escapes, vestibules, balconies, decks and similar projections from the wall of a building and detached decks extending more than two (2) feet above the established grade shall not extend into any required yard.

The proposed deck on the south side is at the side yard property line. The height of the proposed deck is 7'10" high.

Proposed rear deck placement will not hinder or discourage the appropriate development or use of adjacent land and buildings, or impair the intent of the ordinance as written

Motion was made by Member Olsen, supported by Member Szymczuk to grant this appeal.

Yes: Duran, Flachsmann, Gillon, Nevin, Olsen, Szymczuk, Trupiano, Wienclaw

No: none

Abstain: none

Absent: DiSanto

Motion passed

***APPEAL #3347 - GRANTED**

Ron Thomas, c/o the Vault on 1st, 3582 – 17th Street, Wyandotte (appellant) and Christ Doulos, 8558 Concord, Grosse Ile (owner)

for a variance to obtain a sign permit for an awning and 3 sided sign at 100 Maple, (legal description on file), in a CBD zoning district, where the proposed conflicts with Section 2408.F.1 of the Wyandotte Zoning Ordinance.

Section 2408.F.1.(e)(1)

Letters or lettering shall not project above, below or beyond the vertical drip of the awning or canopy.

The proposed awning has no vertical drip/valance; therefore, the proposed lettering appears on the canopy.

and

Section 2408.F.1 (b)

Projecting signs must project at right angles to the building and have not more than two (2) faces. In addition, the top of the sign may not extend higher than whichever of the following is the lowest: (1) Twenty five (25) above grade; (2) the sills of the front level of windows above first story; (3) the lowest part of the roof.

The proposed sign does not project at a right angle and has three (3) faces, and the top of the proposed sign projects higher than the sills of the first level of windows above the first story.

***Proposed awning and vertical signage will not be detrimental to adjacent land or buildings, will not interfere with pedestrian or vehicular right-of-way, and will not impair the intent of the ordinance as written.**

**as amended by City Engineer and Chairperson*

Motion was made by Member Szymczuk, supported by Member Trupiano to grant this appeal.

Yes: Duran, Flachsmann, Gillon, Nevin, Olsen, Szymczuk, Trupiano, Wienclaw

No: none

Abstain: none

Absent: DiSanto

Motion passed

OTHER BUSINESS:

Motion was made by Member Szymczuk supported by Member Wienclaw to that The Zoning Board of Appeals and Adjustment concurs with Council ordinance amendment declaring a public emergency for public meetings which can conduct business remotely by using electronic means to communicate and attend virtually. This emergency shall take place immediately and shall extend until June 1, 2021. (Council Resolution 2021-84).

Yes: Duran, Gillon, Nevin, Olsen, Szymczuk, Trupiano, Wienclaw


No: none

Abstain: Flachsmann

Absent: DiSanto

Motion passed

There being no further business to discuss, the meeting adjourned at 7:30 p.m. **The next scheduled meeting of the Board will be held on May 5, 2021.**


Peggy Green, Secretary

Appeal #3343

Chairperson Duran read the appeal and asked that it be explained.

Adam Palmer, owner & appellant, participated.

Mr. Palmer explained that he went before the Planning Commission and received approval for the apartments, and he is now asking for a variance for parking from the Zoning Board. Mr. Palmer continued that there were 4 apartments 15 years ago, now he wants to make it 3 apartments.

Chairperson Duran commented that Mr. Palmer was approved by the Planning Commission and now needs a variance for the parking

Member Szymczuk asked if there were in parking spaces in front. Mr. Palmer replied that there are no designated spots for parking.

Gregory J. Mayhew, City Engineer, participated.

Mr. Mayhew stated that 5 off street parking spaces are required, 1-1/2 per 1 bedroom apartment, and this rounds up to 5 spaces being required.

Member Flachsmann thanked Mr. Mayhew for clarification on the parking.

No communications were received regarding this appeal.

Appeal #3344

Chairperson Duran read the appeal and asked that it be explained.

Corey Pillette (owner & appellant) participated.

Gregory J. Mayhew, City Engineer, participated.

Member Flachsmann discussed with Mr. Mayhew the average front yard setback of the block, the existing 14'8" setback of the covered porch. The addition will not extend further than the porch, and there is no additional encroachment into the required front yard. The field sheets indicates a 21' front yard setback, there seems to be some errors. Member Flachsmann added that the current condition of the property was probably done before the latest ordinances were enacted.

Mr. Pillette explained that he wants to square the upstairs out with a bathroom and make the rooms for usable. Mr. Pillette added that he inherited the house, and he wants to carry out the plans that his grandparents had for the house.

The Board asked how many rooms are upstairs. Mr. Pillette replied 4, but there will be 3.

Member Olsen asked if the house will be squared with the porch. Mr. Pillette replied yes. Member Olsen asked if the existing setback will stay the same as it is now. Mr. Pillette replied that was correct.

No communications were received regarding this appeal.

Appeal #3345

Chairperson Duran read the appeal and asked that it be explained.

Josh Sterling, owner, present.

Mr. Sterling explained that they are asking for a variance from providing an obscuring wall at two sections, the southwest side, in the garage area, and the southeast area which abuts a residential dwelling. They are requesting to omit wall to permit entrance from the alley.

Member Trupiano asked the reason for chain-link. Mr. Sterling replied it would be six feet tall and continuous with the structure and would also block vision to the garage area, a five foot wall will not be as protective. Member Trupiano asked what the garage will be used for. Mr. Sterling replied that they are a property maintenance company and there will be maintenance vehicles in the garage area.

Member Trupiano and Mr. Sterling discussed access to the property.

Member Olsen asked the purpose of the chain-link along the alley. Mr. Sterling replied it will be a continuous chain-link with slats, better obscuring the garage.

Member Flachsmann asked if it will be a continuous chain-link with a gate. Mr. Sterling replied it will be 6' in height, a wall would be 5' in height, and someone could jump over that.

Member Flachsmann commented that a chain-link fence can come into disrepair and you readily repair it, but when a block wall becomes in disrepair, it does not look nice, and a chain-link fence can be maintained. Member Flachsmann added that Mr. Sterling will be doing the required landscaping, and feels that the residents will feel secure. Member Flachsmann commented that he feels a chain-link fence make more sense than a block wall, easier to see when entering and exiting.

Member Flachsmann asked if there would be repairs made in the garage. Mr. Sterling replied no, it would be for equipment. Member Flachsmann commented that the building will look nice and be a good addition to the City. Mr. Sterling stated that he is looking forward to building.

Member Gillon asked if the fence would be obscuring with wood and is concerned about neighbor having headlights shining into their property, and commented that he would only be in favor if the fence is completely obscuring.

Member Olsen asked if there would be wood in the chain-link fence. Mr. Sterling replied vinyl slats that look like wood.

Member Flachsmann asked the hours of operation. Mr. Sterling replied 8:30 – 7:00, Monday through Friday, 10:00 to 7:00 on weekends.

Member Trupiano stated that even though no communications were received from the neighbors, the Board owes it to the homeowners to keep it obscured. Mr. Sterling commented that he would not like to look at a block wall if he was one of the neighbors. Member Flachsmann commented that vehicle lights will go over a 5' wall, not a 6' fence. Member Olsen commented that he lives across from Grizzly's parking lot, there is no fence on that property, but he does have a fence, but it doesn't block all the light. Mr. Sterling commented that only 2

employees will be in the building until 7. Member Wienclaw commented that he doesn't feel the neighbors will have a problem considering what was there before, it looked like a junk yard.

No communications were received regarding this appeal.

Appeal #3346

Chairperson Duran read the appeal and asked that it be explained.

Paul Mueller, owner, participated.

Mr. Mueller explained that he wants to replace the existing deck. He purchased the home in 1993, and the previous owner did replace the deck and had appealed to the Zoning Board. Mr. Mueller added that his kitchen wall is also on the property line, and explained how the deck will be built. Mr. Mueller stated that a contractor will be building the deck, and they will be changing the stairs. Mr. Mueller stated that he did have a letter from his neighbor, that they had no objections.

Member Flachsmann commented that the existing deck is in bad shape and commented on the existing stairway. Mr. Mueller stated that the stairs will be on the north side and the deck will go straight across the back, the existing steps will not be there. Mr. Mueller added that he is upgrading the deck to make it maintenance free.

One communication was received in favor of this appeal.

Appeal #3347

Chairperson Duran read the appeal and asked that it be explained.

Ron Thomas (owner), Chris Doulos (appellant), Gregory J. Mayhew, City Engineer, participated.

Mr. Thomas explained that the Vault awning will look like other awnings on the building. Mr. Thomas added that on the awning for River's Edge, you can see a logo and letter as he is proposing. Mr. Thomas added that he is also looking to install a 3 sided sign like the one Whiskeys on the Water has. Mr. Thomas added that the Design Review Committee has approved the awning and sign, contingent upon approval from the Zoning Board.

Mr. Doulos commented that Mary Grove Awning did the awning for Milken's, and there was no appeal for that, and precedence has been established.

Mr. Mayhew commented that the vertical sign was not initially addressed in this appeal but was intended to be reviewed for a variance along with the awning. The Design Review Board did approve the awning and three sided vertical sign contingent upon approval from the Zoning Board.

Member Szymczuk asked the location of the awning. Mr. Doulos replied First Street. Mr. Thomas added that it will match the existing awnings.

Member Trupiano commented that they have done a beautiful job on the building, and the vertical sign will not have a negative effect.

Member Gillon commented that his awning will have words on it, instead of a logo design, and there is a good ordinance on awnings, and maybe the Planning Commission can look into this, so all of it is addressed at once.

No communications were received regarding this appeal.

Wyandotte Zoning Board of Appeals,

March 03, 2021

This letter is regarding the proposed deck replacement project by Paul/Deborah Mueller 3045 Van Alstyne, Wyandotte- Property Owner/Neighbor.

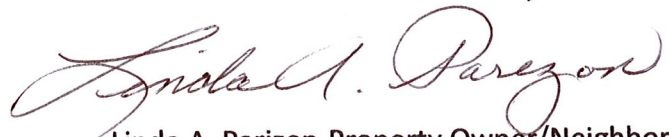
We have no objections with the replacement deck having the same footprint on the property line (zero (0) sideyard setback), utilizing approximately the same height.

Please feel free to contact us if anything further is needed regarding this matter.

Sincerely,



Gregory L. Gilbert-Property Owner/Neighbor
3051 Van Alstyne
Wyandotte, MI



Linda A. Parizon-Property Owner/Neighbor
3051 Van Alstyne
Wyandotte, MI