

MINUTES AS RECORDED

**MINUTES OF THE MEETING OF DECEMBER 1, 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.**, in the Council Chambers of the City Hall, 3200 Biddle Avenue, Wyandotte.

MEMBERS PRESENT: Duran
Flachsmann
Gillon
Nevin
Olsen
Szymczuk

MEMBERS ABSENT: DiSanto, Trupiano, Wienclaw

ALSO PRESENT: Peggy Green, Secretary and Gregory J. Mayhew, City Engineer

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

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

No: none

Abstain: none

Absent: DiSanto, Trupiano, Wienclaw

Motion passed

Appeal #3364 – GRANTED

Sarnacki & Associates Architects, 1822 Ford, Wyandotte, Wyandotte (appellant) and St. Vincent Pallotti Parish, Father Brendan McCarrick, 334 Elm Wyandotte (owner)

for a variance to obtain a building permit to reconstruct three asphalt parking lots totaling 65,500 square feet at 334 and 353 Elm Street (Legal description on file) in a RM-1 zoning district, where the proposed conflicts with Section 190.262 of the Wyandotte Zoning Ordinance.

Section 190.262

Off-street parking areas shall be provided with a continuous and completely obscuring wall or fence not less than five feet, but not more than six 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, § 190.262 of this chapter, minimum distances and setbacks. The appellant is requesting to not install the obscuring walls/fences.

Proposal to not install a rear wall, fence or enclosure in an RM-1 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 Szymczuk, Supported by Member Gillon to grant this appeal.

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

No: none

Abstain: none

Absent: DiSanto, Trupiano, Wienclaw

Motion passed

Appeal #3365 – GRANTED

River Rat Rage, LLC, 1479 Fort Street, Wyandotte (appellant) and Todd Winchek, 140 Elm, Wyandotte (owner)

for a variance to obtain a Certificate of Occupancy for recreational therapy at 1479 Fort (Lots 118 and 119, Belmont Sub) in an O-S zoning district, where the proposed conflicts with Section 190.331 of the Wyandotte Zoning Ordinance.

Section 190.331

Nine (9) off street parking spaced are required for the proposed use where only seven (7) are provided.

Proposed lack of two off street parking spaces located in the O-S district will not be detrimental to the adjacent, land and buildings, or impair the intent of the ordinance.

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

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

No: none

Abstain: none

Absent: DiSanto, Trupiano, Wienclaw

Motion passed

OTHER BUSINESS:

There being no further business to discuss, the meeting adjourned at 6:55 p.m. **The next scheduled meeting of the Board will be held on February 2, 2022. (no appeals were received for January 5, 2022, meeting).**


Peggy Green, Secretary

Appeal #3364

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

Jay Sarnacki, appellant, present.

Mr. Sarnacki explained that they want to reconstruct the lots, not reconfigure them and the ordinance requires an obscuring fence. Mr. Sarnacki continued that the apartments on 3rd Streets, the tenants park in the lot and have a rear entrance and owner's of that property do not want an obscuring wall. Mr. Sarnacki added that they

had contacted the other neighbor (344 Maple) and she wants her fence replaced with a decorative black metal fencing.

Chairperson Duran read the letter from SLATS Enterprises into the record, owner of the apartments located at 3006-3012-3014-3022 3rd Street.

Member Gillon and Mr. Sarnacki discussed the decorative black fencing around the residential area and black chain link material to match the other fencing around City Parks (Planning Commission requirements from 11-18-21). Mr. Sarnacki added that there would be landscaping on Maple.

Member Flachsmann asked if the landscaping had been addressed at the Planning Commission. Mr. Sarnacki replied yes and they had Planning Commission approval.

Member Flachsmann asked if they had considered large car bumpers by the apartments. Mr. Sarnacki replied a concrete curb and gutter will be provided.

Member Flachsmann and Mr. Sarnacki discussed the lighting.

Patricia Brohl, 344 Maple, present.

Ms. Brohl explained that she does not want a solid wall for safety reasons and added that she appreciates the Church being cooperative with the decorative metal fence and she has no problem with the fence. Ms. Brohl added that the lighting is bright, and wondered if a warmer light is available, and she wants the fence where the fence is now.

Tom Dudus, 3124 4th, Wyandotte, present.

Mr. Dudus stated that the block wall would be obtrusive, and that the plans look good, and he has no objection.

One communication was received in favor of this appeal.

Appeal #3365

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

Kaylyn Crayne, 763 Cherry, present, appellant representing River Rat Rage and the owner, Todd Winchek.

Ms. Crayne stated that she has already went to the Planning Commission for approval for the use and was approved and continued that there is no on street parking on Fort Street, and that there is plenty of room next door that will help out, they will be open when those businesses are closed (Riney Electric and Allstate) and is hoping for a variance for the 2 parking spaces. Ms. Crayne continued that she has been working with the Engineering Department and has come up with 7 parking spaces being provided. Ms. Crayne added that the Owner will resurface and combine the lot that he owns next door.

Ms. Crayne continued that they are trying to bring back life to Fort Street. Ms. Crayne continued that the customers will pay a fee, be given safety equipment, smash up breakables, they will leave, and the area will be cleaned up. They are going to partner with School Districts and the Guidance Center, and are very excited. They will start with Wyandotte and Grosse Ile and work with the therapists. There is no place like this close to Wyandotte. They are hoping after customers leave, they will want to get a drink and dinner and discover downtown Wyandotte.

Chairperson Duran and Ms. Crayne discussed the hours that were approved by the Planning Commission.

Member Flachsmann commented that the building is small, and they might want to expand, but he sees no problem with parking and it is a great idea.

Member Olsen asked if there would be individual rooms. Ms. Crayne replied yes, that rage area will be in the back section (garage area) of the building with separate room, office in the front.

No communications were received regarding this appeal.

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SLATS Enterprises, Inc.

October 18, 2021

Mr. Jay Sarnacki
Sarnacki & Associates
1822 Ford Avenue
Wyandotte, MI 48192

Subject: Third Street Apartments Wyandotte- St. Joseph's parking lot

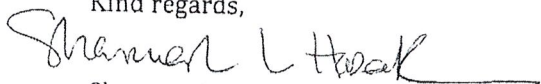
Per our conversation on October 13th, 2021, we wanted to follow up and communicate our position regarding a 'screen wall' requirement between our property and the St. Joseph Catholic Church parking lot. This 'screen wall' has been communicated as a requirement in the Church's plans for their parking lot improvement project.

We approve of and support the Church's request for a variance from the City's Zoning Board of Appeals, so that a wall will not need to be built between the two areas mentioned. There are a few reasons why we would not wish to see a 'screen wall' erected as described.

- We believe that a 5-6-foot-high wall would create a security vulnerability for our tenants. As you know, the individual entrances to our 4-plex are located at the back of the building. If a wall were built between the parking lot and the building, this would create a very restrictive access path for our tenants to reach their unit entrances. In addition, a wall of that height would restrict their 'line of view' visibility of activity outside and behind the apartments (specifically, any foot traffic or people located near their doorway entrances). This potential security risk would be enhanced at night.
- Our clients have appreciated the ability for their guests and themselves to park directly behind their apartment door entrance. We do have parking located at the north end of our building, but the ability to park close to their unit has been a definite benefit for our senior citizen and disabled tenants over the years. A wall would prohibit this possibility, as the Church parking lot would be walled off from our property. We have appreciated and been grateful for this accessibility to have been allowed by the Church over the years. It has been an incredibly kind and helpful gesture to many.

Please advise if there is anything else we can do to help or to support the request for a variance. Thank you for allowing us the ability to offer our input on the matter.

Kind regards,



Shannon Horak
President
SLATS Enterprises, Inc.