

**MINUTES AS RECORDED**

**MINUTES OF THE MEETING OF January 4, 2023  
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 Vice Chairperson Gillon **at 6:30 p.m.**, in the Council Chambers of the City Hall, 3200 Biddle Avenue, Wyandotte.

**MEMBERS PRESENT:** DiSanto  
Flachsmann  
Gillon  
Green (alternate member)  
Roberts (alternate member)  
Trupiano

**MEMBERS ABSENT:** Duran, Olsen, Szymczuk, Wienclaw

**ALSO PRESENT:** Peggy Green, Secretary

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A motion was made by Member Trupiano, supported by Member Flachsmann to approve the minutes of the December 7, 2022.

Yes: DiSanto, Flachsmann, Gillon, Green, Roberts, Trupiano

No: none

Abstain: none

Absent: Duran, Olsen, Szymczuk, Wienclaw

Motion passed

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**Appeal #3379 –APPEAL WAS WITHDRAWN** (see attached communication)

(tabled from the November 2, 2022, meeting)

(held in abeyance until the January 4, 2023)

Wyandotte Crossings/National Trails – Joe DiSanto, 21980 Sibley Road, Brownstown (owner & appellant)

**for a variance to obtain a Certificate of Occupancy for a bus/transportation vehicle storage lot at 3897 Fort Street (north vacant lot)** (Lots 24-25-26-27-28 Also the N 57' of Lot 29 exc the Wly 194' of Lots 24-25 and N 14' of Lot 26, John M Welch's Nursery Park Add'n) in a B-2 zoning district, where the proposed conflicts with Section 190.185 of the Wyandotte Zoning Ordinance.

**Section 190.185:**

A bus/transportation storage lot is not a principal use permitted.

**APPEAL #3384**

Dan Mysliwiec, 314 Vinewood, Wyandotte (appellant) and FFIVE LLC, 15575 Applewood Lane, Southgate (owner)

**for a variance to obtain a Certificate of Occupancy for a tattoo shop/body art at 3008 1<sup>st</sup> Street** (Lot 5, Block 71) in a CBD zoning district, where the proposed conflicts with Sections 190.170 and 190.171 of the Wyandotte Zoning Ordinance.

**Sections 190.170 and 190.171:**

A tattoo shop is not allowed as a principal use permitted or a special use in the CBD Zoning District.

Tattoo shops are allowed in a B-2, I-1, I-2 and I-3 Zoning Districts only.

**Does not impair the intent of the ordinance and expect this business to be an asset to the community.**

Motion by Member DiSanto, supported by Member Flachsmann to grant this appeal.

Yes: DiSanto, Flachsmann, Gillon, Green, Roberts, Trupiano

No: none

Abstain: none

Absent: Duran, Olsen, Szymczuk, Wienclaw

Motion passed

**OTHER BUSINESS:**

Motion was made by Member Flachsmann, supported by Member Trupiano to place communications on file.  
Motion passed.

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 March 1, 2023 (no appeals were received for the February 1, 2023, meeting).**

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Peggy Green, Secretary

**Appeal #3384**

Vice Chairperson Gillon read the appeal and asked that it be explained.

Faye Filyo, owner, present.

Dan Mysliwiec, appellant, present.

Ms. Filyo explained that she did not see an issue, Wyandotte is a city that prides itself on art, Dan is an artist, and has clientele throughout the United States. Ms. Filyo continued that she encourages tattoos and art in Wyandotte, and that the tenants in her building have no issue, and she does not see an issue as the owner.

Member DiSanto asked what percentage would be tattoos and what percentage body art. Mr. Mysliwiec replied piercings with tattoos, it would depend on the work being done, probably about 7 to 8 piercings a day. Member

DiSanto asked what would be primary. Mr. Mysliwec replied tattoos. Member DiSanto asked the hours of operation. Mr. Mysliwec replied 7 days a week, 10 to 7,

Jeremy Sladovnik, 227 Chestnut, Wyandotte, present.

Mr. Sladovnik stated that he owns Joe's Hamburgers and supports the appeal. Mr. Sladovnik continued that Wyandotte needs a tattoo shop and he does not see the difference between what is being asked for and eye brow tattoos that are already being done. The shop would bring in a diverse group of people and would be a good addition. Mr. Sladovnik added that the city does not need more restaurants and bars and that the clientele that goes to the tattoo shop will come to the restaurant and bars. Mr. Sladovnik continued that he has known Mr. Mysliwec for years and has never heard of any trouble, he runs a great, good, clean shop, and he supports this appeal and feels it is great for the community.

Mr. Mysliwec explained that the purpose of the appeal is so that he can operate his own tattoo studio. Mr. Mysliwec continued that he was born and raised in Wyandotte, and has been in the profession for 17 years and when he got a chance to locate in Wyandotte, he took the opportunity (he was in Grosse Ile). Mr. Mysliwec stated that the tattooing and piercing is a heavily regulated industry, and he will obtain licensed from the State of Michigan and the City. He has to get a variance granted before he can apply to the State.

Mr. Mysliwec continued that he is working with an attorney to make sure all proper steps are followed. Mr. Mysliwec stated that privacy and cleanliness is his priority. There will be no drugs or alcohol and anyone under 18 will be prohibited from the premises. Mr. Mysliwec discussed the charges for tattoos, and added that his clientele is mostly return clients who have commissioned large pieces of work. Mr. Mysliwec continued that his revenue will support the shop but will have three studios, this will drive more business and visitors to the City.

Mr. Mysliwec stated that he had submitted a letter with 10 signatures from businesses in support of this appeal.

Member Trupiano stated that he noticed on Mr. Mysliwec's application that he had mentioned the zoning has been expected to change. Mr. Mysliwec replied that he had heard people were talking about changing it.

Member Roberts commented that the Zoning Ordinance was being updated.

Karil Czajka, 219 Oak, Wyandotte, present.

Mr. Czajka stated that he was an attorney and vice president of Rocket Mortgage and he will help Mr. Mysliwec with all licensing and added that Mr. Mysliwec is very passionate about his work.

Kaylyn Crayne, 763 Cherry, present.

Ms. Crayne explained that the zoning ordinance being changed has been discussed at the council meeting, and she is in support of it being updated, because it is outdated.

Communication with 10 signatures in favor received regarding this appeal.  
Communication from City Engineer received regarding this appeal.



Peggy Green

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**From:** Giuseppe Disanto <jdisanto@sbcglobal.net>  
**Sent:** Wednesday, January 04, 2023 7:56 AM  
**To:** Peggy Green  
**Cc:** National Trails  
**Subject:** 3091 Fort

#3379

Peggy,

Please withdrawal our request for 3901 Fort Street, the property was recently rezoned and we can apply for a site plan approval via the Planning Commission.

Thank you in advance for your assistance

Respectfully,

Joe DiSanto

Sent from my iPhone

3897 Fort  
(North Vacant lot)

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December 18, 2022

Attn: Zoning Board and City Counsel  
City of Wyandotte  
3200 Biddle Avenue  
Wyandotte, MI 48192

Re: **Dan Mysliwiec**  
**Zoning Variance Request**  
**3008 1st Street, Wyandotte**

To Whom It May Concern:

We, as business and/or property owners in the city of Wyandotte, express and endorse our support for the approval of the zoning variance requested by Mr. Dan Mysliwiec for the property located at 3008 1<sup>st</sup> Street. We believe Mr. Mysliwiec's business will benefit the city and its residents—encouraging more diversity of business and ultimately, create more revenue for the City of Wyandotte.

As such, we encourage the City to approve Mr. Mysliwiec's zoning variance request.

Respectfully,

Danielle Murphy, Owner, Luna + Sol Metaphysical <sup>121 Elm</sup> *Danielle Murphy*

Name, Title, Business and/or Property

Don Riley, owner <sup>owner</sup> *Don Riley* 3002 1<sup>st</sup>, Wyandotte Abundant Living Gallery <sup>4 gifts</sup>

Name, Title, Business and/or Property

Justin Burt <sup>owner</sup> *Justin Burt* 100 Maple Wyandotte MI

Name, Title, Business and/or Property

Esteban Velazquez <sup>(Deluxe Barber Shop)</sup> 113 Maple St Wyandotte

Name, Title, Business and/or Property

Annelle Crossman 2948 Biddle Ave Wyandotte (T.H.F.)

Name, Title, Business and/or Property

Johnny MHC <sup>owner</sup> *Johnny MHC* 3012 Fourth Wy, MI 48192

Name, Title, Business and/or Property

Owner RAU Back Street Wyandotte MI 48192

Name, Title, Business and/or Property

JEFF SMITH OWNER Firehouse Pub 232 MAPLE

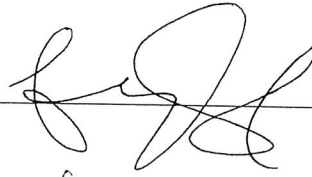
Name, Title, Business and/or Property

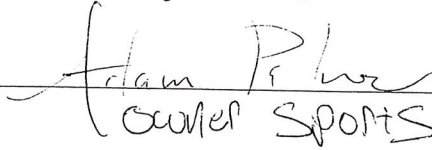
JEREMY SLADON MILL

Name, Title, Business and/or Property

Adam Palmer

Name, Title, Business and/or Property



  
OWNER SPORTS

60F7

**OFFICIALS**

Theodore H. Galeski  
CITY ASSESSOR

Lawrence S. Stec  
CITY CLERK

Todd M. Browning  
CITY TREASURER



GREGORY J. MAYHEW, P.E.  
CITY ENGINEER

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**MAYOR**  
Robert A. DeSana

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

January 4, 2023

Zoning Board of Appeals

RE: 3008 1<sup>st</sup> Street  
Appeal #3384

Dear Board Members;

On December 15, 2022, the undersigned and City Attorney, William R. Look, held a pre-hearing conference with Jessica Burgess and Dan Mysliwiec, appellants, regarding the commercial space at 3008 1<sup>st</sup> Street in accordance with §190.394(C)(2)(c). It was discussed that the current zoning, CBD Central Business District, does not allow Tattoo Shop/Body Art as a principal use permitted, or as a special use, and the procedure and requirements for the use variance appeal were reviewed.

The appellants feel the current commercial space, with modifications, would be suitable and feasible for the use of a Tattoo Shop/Body Art studio and plan to attend the Zoning Board of Appeal hearing to present their position.

The Zoning Board of Appeals has the authority to grant a use variance in accordance with the requirements of Zoning Ordinance §190.394(C)(2). The appellants went to the Planning Commission seeking rezoning from CBD to B-2 General Business District. The Planning Commission denied the rezoning as not being consistent with the Master Plan. This satisfies the requirement of §190.394(C)(2)(a). §190.394(C)(2)(b)(1-5) contains five requirements that must be met to demonstrate the showing of unnecessary hardship. The granting of a Use Variance requires a two-thirds vote of the entire membership of the Board.

Very truly yours,

Gregory J. Mayhew  
City Engineer