

MINUTES AS RECORDED

MINUTES OF THE MEETING OF NOVEMBER 3, 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 Vice Chairperson Gillon at **6:30 p.m.**, in the Council Chambers of the City Hall, 3200 Biddle Avenue, Wyandotte.

MEMBERS PRESENT: Gillon
Nevin
Olsen
Szymczuk
Trupiano
Roberts (alternate member)

MEMBERS ABSENT: DiSanto, Duran, Flachsmann, Wienclaw

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

A motion was made by Member Olsen, supported by Member Szymczuk to approve the minutes of the October 6, 2021, meeting.

Yes: Gillon, Nevin, Olsen, Szymczuk, Trupiano, Roberts

No: none

Abstain: none

Absent: DiSanto, Duran, Flachsmann, Wienclaw

Motion passed

Appeal #3361 – GRANTED

Michael Miville, 2056 – 2nd Street, Wyandotte (appellant) and Carol Miville, 2056 – 2nd Street, Wyandotte (owner)

for a variance to obtain a building permit for a garage at 2056 – 2nd Street (Lot 20 and N ½ of Lot 21, Grand Cross Sub., Block 76) in a RM-1 zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

SECTION 2100:

Requires the maximum lot coverage of 35% in a RM-1 zoning district.

The proposed structure increases the total lot coverage to 1747 sq. ft., whereas 1378 sq. ft. is allowed, an increase of 369 sq. ft. or 44%.

The proposed garage will not impact the neighborhood since the appeal is only 9% over the lot coverage. Also there was a previous garage at this location that was demolished.

Motion was made by Member Nevin, Supported by Member Olsen to approve this appeal.

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

Appeal #3362 – GRANTED

Dorchester Custom Homes, 1041 Mollno, Wyandotte (appellant) and John & Betty Ross, 7433 S. Huron River Drive., S. Rockwood (owner)

for a variance to obtain a building permit for a new single family dwelling with attached garage at 410Highland (Lots 428 through 431, Emmon's Orchard Sub.) in a RA zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

SECTION 2100:

In a RA zoning district, a maximum of 35% lot coverage is allowed. Proposed new home would exceed allowable lot coverage by 260.01 square feet or cover said lot at 38% lot coverage.

This new home will enhance the neighborhood.

Motion was made by Member Szymczuk, Supported by Member Trupiano to approve this appeal.

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

Appeal #3363 – GRANTED with Stipulation

Mark Kowalewski for St. Vincent Pallotti Parish and Oak Wyandotte LLC, 1540 Davis, Wyandotte (appellant) and St. Vincent Pallotti Parish, Father Brendan McCarrick, 334 Elm Wyandotte (owner)

for a variance to obtain a Certificate of Occupancy for a lot split at 105-115-135 Superior (Lots 1 thru 7, Block 68) in a RT zoning district, where the proposed conflicts with Sections 2401.H and 2410.B.1 of the Wyandotte Zoning Ordinance.

Section 2401.H

Change of tenancy or ownership. There may be a change of tenancy, ownership or management of any existing nonconforming uses of land, structures, and premises provided there is no change in the nature or character of such nonconforming uses.

The proposed lot split and change of ownership will yield two separate nonconforming buildings, thereby increasing the nonconformance.

Section 2410.B.1

Should the city engineer find that the proposed lot or parcel split will not impair or does not create or increase the non-conforming condition or create a lot or parcel which cannot be used under the terms of the zoning ordinance; such lot or parcel split shall be approved. The proposed lot split increases the non-conforming condition of the lot.

The proposed lot split will increase the nonconformity of the site with the resulting two parcels likely each being in violation of setbacks, lot coverage, and parking, etc.. These items cannot fully be reviewed at this preliminary phase as the application lacks desired building uses and existing building sizes. Any variance granted for the lot split does not grant the future use of the building(s) as the use will be reevaluated when the required information is available.

The non-conforming condition will not create a hardship on the adjacent properties as all uses will have sufficient parking. STIPULATION: removal of the easement for seven (7) parking spaces as described on the Parcel Division Plan.

Motion was made by Member Olsen, Supported by Member Nevin to approve this appeal with the removal of the easement for seven (7) parking spaces as described on the Parcel Division Plan.

Yes: Gillon, Nevin, Olsen, Szymczuk, Trupiano, Roberts

No: none

Abstain: none


Absent: DiSanto, Duran, Flachsmann, Wienclaw

Motion passed

OTHER BUSINESS:

A motion was made by Member Trupiano supported by Member Szymczuk to approve the 2022 Schedule. 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 December 1, 2021.**



Kelly Roberts, Acting Secretary

Appeal #3361

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

Mike Miville, 2056 2nd Street, Wyandotte, Present.

Mr. Miville indicated that there was an 18' x 20' garage on the property that was demolished by his Father about 5 years ago. Mr. Miville indicated that he would like to build a larger garage for his motorcycle, trailer and he does woodworking. Mr. Miville indicated that he does not want to use the driveway.

Member Olsen asked if the slab for the previous garage is still there.

Mr. Miville indicated yes, but it will have to be removed for the larger garage.

Member Trupiano asked if there was a drainage issue.

Mr. Miville indicated that he has not had any drainage issues, but did indicate if there is a large rain fall, there might be water in the rear yard.

Vice Chairperson Gillon asked if where the shed is now was where the old garage was located.

Mr. Miville indicated yes, but it would be removed.

Mr. Miville passed out pictures of the proposed garage to the Members.

Member Niven asked the height of the proposed garage.

Mr. Miville indicated that it is 14 feet to the peak.

One (1) communication was received with 14 signatures indicating their objection to this appeal.

Appeal #3362

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

Jeff Walker, Builder, 1041 Mollno, Wyandotte, present and Betty Ross, 7433 S. Huron River Drive, S. Rockwood, Present.

Mrs. Ross indicated that the proposed home is not that much over the allowable lot coverage and they did not want to redo the blueprints. Mrs. Ross further stated that she would like to move the front door back from the attached garage 4 feet and not the required 3 feet.

Vice Chairperson Gillon indicated that they are here today for the lot coverage only and any changes to the home would have to be addressed with the Engineering Department.

Member Nevin asked if the plans submitted have passed the review by the Engineering Department and if there are any other outstanding issues.

Mrs. Ross indicated not that she knows of.

Member Olsen indicated that since the home is a ranch style, it is hard to meet the requirements in Wyandotte and further indicated that the home exceeds the requirement of lot coverage by only 3%.

Vice Chairperson Gillon asked what the square footage of the home is.

Mrs. Ross indicated is it 1,854 square feet with a 3 car attached garage.

Member Trupiano indicated that it is a large lot and drainage should not be an issue.

No communications were received regarding this appeal.

Appeal #3363

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

Mark Kowalewski, 1540 Davis, Wyandotte, representing Oak Wyandotte LLC.

Mr. Kowalewski indicated that 135 Superior is the office/class room; 115 Superior is the Church; 105 is the Rectory. Mr. Kowalewski indicated that the future use of the rectory will be a two (2) family dwelling. Mr. Kowalewski indicated that at the time of the application, it was unknown what the use of the rectory would be.

Mr. Kowalewski indicated that the Church would like to keep the current sign for the church so there will be a jog in the legal description.

Mr. Kowalewski reviewed the deficiencies that the proposed lot split will cause with the Members of the Board.

Mr. Kowalewski did indicate that there will be a fire wall built between the rectory and the church. Mr. Kowalewski further indicated that if the lot split is allowed the use of the rectory will be a two (2) family dwelling which will be less people living on the property than a rectory.

Member Trupiano asked how the lot split would affect the neighborhood.

Mr. Kowalewski indicated that the neighbors would see no physical change to the buildings or the parking and indicated further that there would be less people in the property.

Member Trupiano asked how long has the property been vacant.

Mr. Kowalewski indicated that it was vacant from 2009 to 2010 and in 2011 to 2014 it was occupied by Father Linus and at one point the property was leased to IHM Sisters but the heating bill was too costly they moved out, it has been vacant since 2015.

Member Trupiano asked if the breezeway could be removed.

Mr. Kowalewski indicated that it would be too costly to remove.

Member Olson asked if that is why a fire wall is being installed.

Mr. Kowalewski indicated that the breezeway would become a closet and stay with the rectory. Mr. Kowalewski indicated that there would probably be 2 or 3 bedrooms on the 1st floor and 3 bedrooms on the 2nd floor.

Member Nevin asked if the property would be privately owned or owned by the Church.

Mr. Kowalewski stated it would be a two (2) family rental dwelling privately owned.

Vice Chairperson Gillon asked if the line to split the property would be a straight line and why would you need the easement for the seven (7) parking spots.

Mr. Kowalewski stated that the line would be as straight as possible, but it would be going around the sign for the church. Mr. Kowalewski stated further that the reason for the seven (7) spots is for additional parking for the rental dwelling, they would just have the rights to use the area but not own the property.

Vice Chairperson Gillon asked if the property is going to be a two (2) why would you need seven (7) additional spots. Vice Chairperson Gillon stated further that there is a garage with three (3) parking spaces.

Mr. Kowalewski stated that when the Purchase Agreement was executed the buyer did not know the use, so that is why there was an agreement for the additional parking spots.

Mr. Bruce Yinger, 117 Chestnut, Wyandotte, present.

Mr. Yinger stated that approving the lot split does not mean they have special approval for some other use down the road.

Vice Chairperson Gillon stated now that the property is zoned RT which is two (2) family residential, so they would only be allowed a single family or a two (2) family at this location.

Mr. Mayhew asked why the vestibule was not included with the church property.

Mr. Kowalewski indicated that the vestibule is not used by the church there are older bathrooms in the area and the church has constructed new bathrooms in the hallway between the church and the school. Mr. Kowalewski stated further that the vestibule area could be used as a laundry room for the residential units.

Mr. Mayhew recommended to the Board that the lot split should be approved, but the easement for the seven (7) parking spots be removed from the legal description since there is parking on the rectory lot.

Two communications were received regarding this appeal.

Attention:
Zoning Board Of Appeals and Adjustment
Appeal #3361

#3361

To Whom It May Concern,

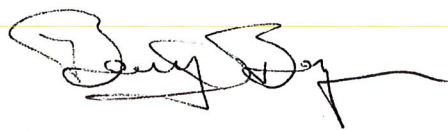
We, the undersigned, have received a letter of notice from the Zoning board concerning the appeal of Michael Miville, 2056-2nd St., Wyandotte (appellant) and Carol Miville, 2056-2nd St., Wyandotte(owner) for a variance to obtain a building permit for a garage at 2056 2nd St. (Lot 20 and N 1/2 of Lot 21. Grand Cross Sub. Block 76) in a RM-1 zoning district. where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

We would like to ask the Zoning board to deny the variance. since the proposed structure is in conflict with the zoning ordinance. The structure would take up most of the 37.5 ft. lot. The measurement of 39 ft. is not correct. Also, we have not seen any blueprints of the actual structure and don't know how tall it would be. Surrounding neighbors on the sides and behind this structure have concerns of rain water runoff on their properties since a structure this size would use up almost the entire yard with minimal ground to soak up the rain.. Many of us already have problems of water getting into our basements when there is a heavy rain. The alley between 2nd and 3rd off of Spruce already floods when it rains. and that alley is used by some who have back alley entrances There are several electric lines that need to be considered as they cross over his yard. We would not be against a normal sized garage that fits the property and fits in with our historic homes. At this time we cannot approve any garage until we can see the blueprints.

Thank you.

Ellen Phillips	2048 2nd street
Edna Pac	147 Spruce
Thomas F. O'Meara	135 Spruce
Tom Kenna	146 Spruce
Mike Kenna	146 Spruce
Pat Ralston	115 Spruce
Pamela J. Derr	107 Spruce
Ed Schilling	163 Spruce
Linda Wilson	2066 - 2nd
Herbert A.	266 Spruce St
Genevieve Simpson	266 Spruce St.

(OVER) →



228 SPRUCE

8 OF 10

Jia Chuan - Cont.

2076 2nd St.

William J. Wilson

2066-2nd St

#3361

cont.

Peggy Green

From: Paul LaManes
Sent: Wednesday, October 20, 2021 1:54 PM
To: Peggy Green
Subject: FW: Zoning Board

#3363

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Peggy, feedback from Cable on your Zoning Board agenda.

Thank you,

Paul L. LaManes, CPA
General Manager
Wyandotte Municipal Services
3200 Biddle Avenue, Suite 200
Wyandotte, MI 48192
PH: 734-324-7194
www.wyan.org
Email: plamanes@wyandottemi.gov



From: Head End <headend@wyandottemi.gov>
Sent: Wednesday, October 20, 2021 1:50 PM
To: Steve Timcoe <stimcoe@wyandottemi.gov>; Paul LaManes <plamanes@wyandottemi.gov>
Cc: Jonathan Angeles <jangeles@wyandottemi.gov>
Subject: RE: Zoning Board

Please just mind any digging over there at 334 Elm; One of our fiber circuits is buried over there.

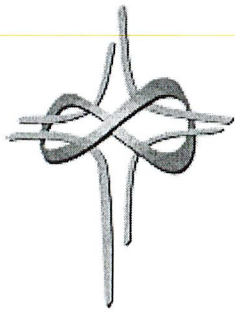
From: Steve Timcoe <stimcoe@wyandottemi.gov>
Sent: Wednesday, October 20, 2021 1:47 PM
To: Paul LaManes <plamanes@wyandottemi.gov>
Cc: Jonathan Angeles <jangeles@wyandottemi.gov>; Head End <headend@wyandottemi.gov>
Subject: Fwd: Zoning Board

Cable should be good
Jon/John - please review zoning board requests below. Should be no impact to cable?
Steve

Sent from my iPhone

Begin forwarded message:

From: Paul LaManes <plamanes@wyandottemi.gov>
Date: October 20, 2021 at 1:20:56 PM EDT
To: Ryan Smith <rsmith@wyandottemi.gov>, Robert Haggerty <rhaggerty@wyandottemi.gov>, Justin Ptak <jptak@wyandottemi.gov>, Steve Timcoe <stimcoe@wyandottemi.gov>
Subject: FW: Zoning Board

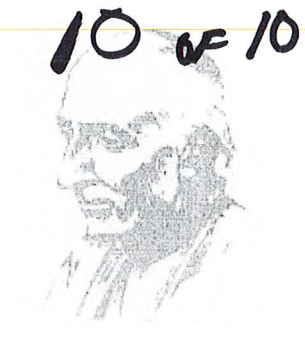


ST. VINCENT PALLOTTI

Parish

334 Elm | Wyandotte MI 48192
734.285.9840

#3363



November 1, 2021

Wyandotte Zoning Board
3200 Biddle Ave
Wyandotte, MI 48192

Ref: Lot Split 105-115 Superior Blvd, Wyandotte MI

Dear Members of the Wyandotte Zoning Board;

St Vincent Pallotti Parish respectfully request your approval of the Lot Split as submitted. St Vincent Pallotti Parish are the current administrators of the property, which is owned by Mooney Retail Estate Holding, a subsidiary company of the Archdioceses of Detroit. A confidential purchase agreement was entered into by the owners of the property and the purchaser (Oak Wyandotte LLC) in June 2021.

Since 2015 the property (former Rectory at St Patrick's Church) has remained vacant, the owners of the property have no current or proposed future use for the property into the future; the size of the property is approximately 3500 Sq. ft of habitual space. In order to ensure the appearance, maintenance and upkeep of the property into the future we feel the need to dispose of it from our property portfolio.

The parish is aware the purchaser is proposing to use the property for (two number) family style dwellings (apartments) in compliance with the current zoning of the property. We feel this is a consistent use of the property similar to other properties in the local vicinity.

Respectfully your

Fr Brendan J. McCarrick
St Vincent Pallotti Parish
334 Elm Street,
Wyandotte, MI 48192