

**City of Wyandotte**  
**PLANNING COMMISSION**  
***Minutes of the Thursday, September 16, 2010, Meeting***  
**MINUTES AS RECORDED**

The meeting was called to order by Chairperson Elizabeth Krimmel at 7:00 p.m.

COMMISSIONERS PRESENT: Duran, Eberts, Hovis, Krimmel, Lupo, Parker, Rockershousen, Schultz, Tavernier

COMMISSIONERS EXCUSED: Lupo

ALSO PRESENT: Charles Leman  
Kelly Roberts, Recording Secretary

**COMMUNICATIONS:**

- MOTION BY COMMISSIONER TAVERNIER, supported by Commissioner Rockershousen, to receive and place on file all communications. MOTION PASSED

**APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING:**

MOTION BY COMMISSIONER TAVERNIER, supported by Commissioner Rockershousen to approve the minutes of the Regular Meeting of August 19, 2010. MOTION PASSED.

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**NEW BUSINESS:**

1. PUBLIC HEARING - Request from Bruce Chapin (Owner and Appellant) to remove an existing sign and construct a new ground sign 14'-4" to the peak at 3530 Biddle Avenue. The property is zoned PD (Planned Development District). In accordance with the PD District, the Planning Commission is required to review the alteration of the site as to whether such change should be approved.

- A. MOTION BY COMMISSIONER ROCKERSHOUSEN, supported by Commissioner Schultz that this request for a ground sign be referred to the Police and Fire Departments for review and recommendation as to the location of the sign and if it would interfere with traffic. Further, the Commission recommends that the applicant submit any additional changes to the site for the next meeting for the Commission's consideration.

YEAS: Duran, Eberts, Hovis, Krimmel, Parker, Rockershousen, Schultz, Tavernier

NAYS: None

ABSENT: Lupo

MOTION PASSED

- B. MOTION BY COMMISSIONER ROCKERSHOUSEN, supported by Commissioner Tavernier to approve the lighting, as presented by Mr. Chapin at the meeting, lighting to be located on the building it will be concealed under the soffit and it will not blink or chase and it will not interfere with traffic.

YEAS: Duran, Eberts, Hovis, Krimmel, Parker, Rockershousen, Schultz, Tavernier

NAYS: None

ABSENT: Lupo

MOTION PASSED

2. PUBLIC HEARING – Request To amend the Zoning Ordinance, Section 2404 Off-Street Parking Space Layout Standards, Construction and Maintenance, Subsection 2404.N regarding lighting types to be used in any off-street parking area.

MOTION BY COMMISSIONER ROCKERSHOUSEN, supported by Commissioner Schultz to recommend to the City Council that the amendment to the Zoning Ordinance, Section 2404 Off-Street Parking Space Layout Standards, Construction and Maintenance, Subsection 2404.N be approved.

YEAS: Duran, Eberts, Hovis, Krimmel, Parker, Rockershousen, Schultz, Tavernier

NAYS: None

ABSENT: Lupo

MOTION PASSED

3. Request of MJC Templin, LLC for Phase II Final Site Plan approval for the property known as the Former 2040-2070 Biddle Avenue/117-149 Spruce, Wyandotte. The property is located in a PD (Planned Development) District.

MOTION BY COMMISSIONER SCHULTZ, supported by Commissioner Rockershousen,

WHEREAS, on April 15, 2010, the Planning Commission of the City of Wyandotte, after holding a Public Hearing with proper notice, adopted a resolution recommending to the City Council that the Preliminary Plan for new development at the Former 2040-2070 Biddle and the Former 117-149 Ford Avenue, now known as 2060 Biddle Avenue, Wyandotte be accepted and approved subject to the Plan being revised in accordance with certain findings specified in the resolution; and

WHEREAS, the Final Site Plan submitted by MJC Companies consists of T1, A1-A11, E1-3, M1-5, and S1-5 dated August 4, 2010 and Site Layout Plan dated March 19, 2010; and

WHEREAS, the Planning Commission hereby determines that except as noted below, the Stage II Final Site Plan generally complies with the resolution adopted by the Commission on April 15, 2010 and the requirements set forth in the Zoning Ordinance, Section 2000, and that said Plan is subject to the applicable terms and conditions set forth therein;

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WYANDOTTE, to recommend to the City Council that the Stage II Final Site Plan for new development at property known as 2060 Biddle Avenue be accepted and approved subject to the following information being provided to and approved by the City Engineer prior to submittal to the City Council for Final Site Plan Approval.

1. Section 1106.3 hospital outpatient facilities require ten (10%) percent of patient parking and visitor parking to serve hospital outpatient shall be accessible. If this medical facility is used for this purpose then a total of 12 handicap parking spaces are required with 2 van accessible.
2. Catch basin #2 needs to be trapped and/or tied in via a manhole. Drawing Eng-4 has mislabeled the 36” combined sewer in Spruce Street as a 36” storm sewer.
3. Brick screening wall should state, “brick face on both sides to match new building”.

4. Three (3) public easements need to be created, accepted and approved by City Council.
  - a. Provide legal description for existing 18" public sewer in west-east alley between Spruce and Northline (Ford) at northwest section of parking lot. Show public sewer on plans leading to gas station.
  - b. Provide legal description for new 10' wide public easement for underground utilities from above west-east alley to Northline (Ford) Road.
  - c. Provide legal description for new easement for geothermal vault at southwest corner of property if this is part of Municipal Service's geothermal public utility.
5. Location of proposed dumpster needs to be relocated as it would be over public sewer.

YEAS: Duran, Eberts, Hovis, Krimmel, Parker, Rockershausen, Schultz, Tavernier

NAYS: None

ABSENT: Lupo

MOTION PASSED

**PERSONS IN THE AUDIENCE:**

**SPECIAL ORDER:**

Mr. Leman submitted new bills/laws from the State of Michigan regarding Complete Street Policy for the Commission's information. Mr. Leman indicated that he would be discussing this at the next meeting.

Mr. Leman asked the Commissioners to be prepared to discuss, at the next meeting, the suggested changes to the B-1 District that were given to the Commissioners at the August meeting.

Chairperson Krimmel indicated that the Sign Committee met on September 14, 2010, and the Committee agreed that the Sign Ordinance as a whole is good, but they would look at the banners in certain locations (CBD and B-1) regarding size and length of time they are allowed.

**BILLS AND ACCOUNT:**

MOTION BY COMMISSIONER ROCKERSHOUSEN, supported by Commissioner Eberts to:

1. Pay Beckett & Raeder for Planning Consultant fee for August in the amount of \$700.00
2. Hours for Secretarial Services: 8/02/10 – 8/25/10 7.50 Total Hours

YEAS: Duran, Eberts, Hovis, Krimmel, Parker, Rokerhausen, Schultz, Tavernier

NAYS: None

ABSENT: Lupo

MOTION PASSED

**MOTION TO ADJOURN:**

MOTION BY COMMISSIONER EBERTS, supported by Commissioner Schultz to adjourn the meeting at 8:20 p.m.

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**PUBLIC HEARING – Request from Bruce Chapin (Owner and Appellant) to remove an existing sign and construct a new ground sign 14’-4” to the peak at 3530 Biddle Avenue.**

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Chairperson Krimmel opened the public hearing for comments.

Bruce Chapin, Owner and Appellant, present.

Mr. Chapin explained that there is a problem with people seeing his business and he needs a new sign that is visible. Mr. Chapin is further requesting that he be allowed to place lights on the building.

Commissioner Rockershousen asked how high is it from the ground to where the sign starts, there could be a visibly problem there also.

Mr. Chapin stated that from the south you would not see it, but from the north you could.

Mr. Leman questioned if the sign needs to be 14.5 feet in height.

Mr. Chapin stated that he has brought a couple of different signs for the Commission’s consideration. Mr. Chapin indicated that there are 4 different businesses that need to be advertised on this sign.

Commissioner Rockershousen indicated that the sign at 14.5 feet is like a pole sign not a ground sign. Commissioner Rockershousen indicated that the sign will only be 5 feet from the sidewalk.

Mr. Chapin stated that the streets are at an angle, but maybe he could consider a different location closer to the building.

Mr. Leman stated that he feels the height should be reconsidered.

Mr. Chapin stated that maybe he could drop it to 12 feet high.

Mr. Leman stated that the ordinance only allows for 6 feet in height.

Mr. Chapin stated that he has 4 businesses to advertise and to make it look more architectural, he is going to add a roof to the sign.

Mr. Leman stated that adding a roof does not make it more architectural.

Commissioner Tavernier asked if he really needed 5 lines for advertising.

Mr. Chapin indicated that he could probably drop 1 line.

Mr. Leman indicated that the sign needs to be reduced somewhere else.

Mr. Chapin indicated that he would like it to be 12 feet in height and added that he would put bricks along the bottom that would match the brick of the building.

Commissioner Rockershousen indicated that if the sign is going to be along the street, it should be sent to the Police and Fire Department for their review and recommendation as to whether or not it interferes with the traffic. Commissioner Rokerhousen suggested that the sign be moved by the building and it be lower in height.

Mr. Chapin stated that he would consider moving the sign closer to the building, but he would lose 1 parking spot.

Chairperson Krimmel asked if there were any other persons who wished to speak on this issue. There being none, the public hearing was closed.

No communications were received regarding this request.

Mr. Chapin further asked the Commission to consider approving him to install rope lights under the soffit of the building. Mr. Chapin stated that the lights would not run or blink and they would be yellow to match the sign.

Chairperson Krimmel asked if the lights would only be on when the bar were open.

Mr. Chapin stated yes. Mr. Chapin feels that adding the lights would attract customers to his business.

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Request of MJC Templin, LLC for Phase II Final Site Plan approval for the property known as the Former 2040-2070 Biddle Avenue/117-149 Spruce, Wyandotte. The property is located in a PD (Planned Development) District.

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Mr. LoDuca reviewed the site plan and materials for the project with the Commission. Mr. LoDuca stated that the brick will match the building across the street. Mr. LoDuca indicated that all the requirements on the City Engineer's communication will be met.

Commissioner Rockershousen asked where the dumpster will be relocated to.

Mr. LoDuca indicated that it will be located behind the building and with easy access for the trash collector.

Mr. Lemman indicated that the landscape plan does meet the requirements of the ordinance.

Commissioner Tavernier asked about the sign for the building.

Mr. LoDuca indicated that it would be the same type as across the street and a separate permit would be secured for the sign.

One (1) communication from the City Engineer was received and placed on file.

#1

**Attachment to planning commission application for Bruce Chapin**

I am requesting a variance for erection of a sign at the subject site because the existing sign, though conforming, is insufficient to meet the needs of the building occupants both in size and esthetics.

The sign will consist of two dark brown pillars supporting three signs displaying the name of the three business in the building. In addition there will be a Markey sign with changeable letters for informational purposes. The top sign and the Markey board will be illuminated with a constant light. Capping the two pillars will be a small roof consisting of light brown steel sheets with ridges in the currently popular style.

I am also requesting to install accent lighting along the perimeter of the east facing side of the building. This lighting will consist of a continuous rope light set in the relief which runs along the face of the building just under the siding, In addition it will accent the entry of the building. See the attached photo. The lighting will be yellow in color. keeping with the color of the signs, and will be continuous, it will not flash or chase.

Additionally, I am requesting to install a canvas awning or portico at the east facing entrance to the building. This will be similar to the style which Riverside Banquet Center has on the north side of the building. I will extend out ten to twelve feet from the face of the building. The color has not been chosen at this time.

Thank you for your consideration.



Bruce Chapin

**OFFICIALS**

**William R. Griggs**  
CITY CLERK

**Andrew A. Swiecki**  
CITY TREASURER

**Colleen A. Keehn**  
CITY ASSESSOR



**MAYOR**  
**Joseph R. Peterson**  
**#1**  
**COUNCIL**  
**Todd M. Browning**  
**James R. DeSana**  
**Sheri Sutherby Fricke**  
**Daniel E. Galeski**  
**Leonard T. Sabuda**  
**Lawrence S. Stec**

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

August 13, 2010

Betty Krimmel, Chairperson  
Planning Commission  
City of Wyandotte  
3131 Biddle Avenue  
Wyandotte, Michigan 48192

Re: Proposed Sign at 3530 Biddle Avenue  
Wyandotte, Michigan


Dear Ms. Krimmel:

The undersigned has reviewed the plans for the sign for the property at 3530 Biddle Avenue, Wyandotte as submitted by the property owner Bruce Chapin. The review of this sign was made in accordance with the abutting Zoning District B-2. As per Section 2408.2.a a ground sign is limited to a maximum height of six (6) feet. The proposed sign would be at a height of 14'-4" to the peak.

This property is located in a Plan Development (PD) District; therefore the Planning Commission is requested to review the alteration of the site as to whether such change should be approved.

If you should have any questions, please do not hesitate to contact the undersigned.

Very truly yours,

  
Mark A. Kowalewski  
City Engineer

MAK:kr

cc: Bruce Chapin

**OFFICIALS**

**William R. Griggs**  
CITY CLERK

**Andrew A. Swiecki**  
CITY TREASURER

**Colleen A. Keehn**  
CITY ASSESSOR



#3  
MAYOR  
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Sheri M. Sutherby-Fricke  
Daniel E. Galeski  
Leonard T. Sabuda  
Lawrence S. Stec

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

September 10, 2010

Ms. Elizabeth Krimmel, Chairperson  
Wyandotte Planning Commission  
3131 Biddle Avenue  
Wyandotte, MI 48192

RE: Phase II Final Site Plan for  
Former 2040-2070 Biddle Avenue  
And Former 117-149 Ford Avenue

Dear Ms. Krimmel:

A review of the parking lot and site plan has been completed and the following items are required to be addressed:

1. Section 1106.3 hospital outpatient facilities require ten (10%) percent of patient parking and visitor parking to serve hospital outpatient shall be accessible. If this medical facility is used for this purpose then a total of 12 handicap parking spaces are required with 2 van accessible.
2. Catch basin #2 needs to be trapped and/or tied in via a manhole. Drawing Eng-4 has mislabeled the 36" combined sewer in Spruce Street as a 36" storm sewer.
3. Brick screening wall should state, "brick face on both sides to match new building".
4. Three (3) public easements need to be created, accepted and approved by City Council.
  - a. Provide legal description for existing 18" public sewer in west-east alley between Spruce and Northline (Ford) at northwest section of parking lot. Show public sewer on plans leading to gas station.
  - b. Provide legal description for new 10' wide public easement for underground utilities from above west-east alley to Northline (Ford) Road.
  - c. Provide legal description for new easement for geothermal vault at southwest corner of property if this is part of Municipal Service's geothermal public utility.
5. Location of proposed dumpster needs to be relocated as it would be over public sewer.

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

Very truly yours,

Mark A. Kowalewski, P.E.  
City Engineer

MAK:kr

Enclosure

cc: Scott Hanh, Ghafai Associates, LLC  
Melanie McCoy, Municipal Service

3131 Biddle Avenue • Wyandotte, Michigan 48192 • 734-324-4541 • Fax 734-324-4519 • email: [jvoszatka@wyan.org](mailto:jvoszatka@wyan.org) • [www.wyandotte.net](http://www.wyandotte.net)



PUBLIC HEARING – Request To amend the Zoning Ordinance, Section 2404 Off-Street Parking Space Layout Standards, Construction and Maintenance, Subsection 2404.N regarding lighting types to be used in any off-street parking area.

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Chairperson Krimmel opened the public hearing for comments.

Mr. Leman indicated that this change clarifies the types of lights allowed for lighting parking lots.

Chairperson Krimmel asked if there were any other persons who wished to speak on this issue. There being none, the public hearing was closed.

No communications were received regarding this request.

## ZONING ORDINANCE CHANGES TO B-1 DISTRICTS

Add to:           ARTICLE XII - B-1 NEIGHBORHOOD BUSINESS DISTRICTS

The following:    1201 SPECIAL USES  
                      C. Stores that sell alcoholic beverages

Add to:           2200 SPECIAL LAND USES

The following:    LL Stores that sell alcoholic beverages

1. A masonry wall not less than five (5) feet high or a densely planted evergreen planting not less than five (5) feet high shall be provided abutting any residential district..
2. All outdoor lighting shall be screened from nearby residential areas.
3. No drive through service areas should be provided.
4. Outdoor storage of any nature is prohibited.
5. On street truck loading and unloading is prohibited.
6. Signage shall be limited to that provided for in Section 2408. No signs advertising products and prices of any nature shall be permitted on the outside walls, windows, doors or the roof of the building.
7. A Certificate of Occupancy and all other State and City permits and licenses as may be appropriate shall be required.

Rec. 9/16/10

B R i

# Beckett & Raeder

Landscape Architecture  
Planning, Engineering &  
Environmental Services

project memorandum

## **Bills that are now law:**

House Bill 6152 (2010) is now an enacted statute: P.A. 134 of 2010 with immediate effect. This bill amends Michigan Planning Enabling Act to require "complete streets policy" in Michigan. (must have your transportation system element of a Master Plan shall address various parts of complete streets (Beckett & Raeder is a partner in this national organization).

i

initiative

House Bill 6151 (2010) is now an enacted statute: P.A. 135 of 2010 with immediate effect. This bill amends the Transportation Act that governs distribution of funding for transportation programs in Michigan. The new section requires the Michigan Department of Transportation and local road agencies (county road commissions, villages, cities) to adopt Complete Streets polices.

## **Bills in the Legislature:**

*House Bill 5211 (2009):* This bill has passed the House, and is now in the Senate. The bill would require consideration of public transportation in review of site plans if a planning commission located within a metropolitan statistical area. The bill would amend the Michigan Zoning Enabling Act, sections 203 and 501 of 2006 PA 110 (MCL 125.3203 & 125.3501).

The main part of the amendment reads: "If a local unit of government is located in a metropolitan statistical area as defined by the united states department of commerce or a successor agency, a zoning ordinance of the local unit of government shall require, as part of any site plan review, consideration of the proximity of adequate public transportation to the proposed land use or activity."

House Bill 5212 (2009): This bill has passed the House, and is now in the Senate. The bill would require consideration of public transit, and public transportation facilities and agencies in master plans:

- \* Cooperate with public transportation agencies
- \* Master plan's part on land use shall include consideration of public transportation facilities
- \* Master plan shall include the location, character, and extent of public transportation facilities
- \* Adds public transportation agencies to the list of entities they may need to be given notices of starting to plan, drafts of plans, etc.

The bill would amend the Michigan Planning Enabling Act, sections 3, 31, 33, 39 & 41 of 2008 PA 33 (MCL 125.3803 et seq.).

**Beckett & Raeder, Inc.**  
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