

MINUTES AS RECORDED

**MINUTES OF THE MEETING OF November 3, 2010
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, 3131 Biddle Avenue, Wyandotte.

MEMBERS PRESENT: DiSanto
Duran
Flachsmann
Gillon
Nevin
Olsen
Trupiano

MEMBERS ABSENT: Alderman, Cusson

ALSO PRESENT: Peggy Green, Secretary

A motion was made by Member Olsen, supported by Member Gillon to approve the minutes of the October 6, 2010, meeting.

Yes: DiSanto, Duran, Flachsmann, Gillon, Nevin, Olsen, Trupiano

No: none

Abstain: none

Absent: Alderman, Cusson

Motion passed

#3120 - GRANTED

Walter Hladchuk, 32385 Bondie Dr., Brownstown, (owner & appellant)

for a variance to obtain a Certificate of Occupancy to keep existing front yard parking slab at 1679 – 23rd Street, Lot 98, Schorr Grove Sub., in a RA zoning district, where the proposed conflicts with Section 2403.c of the Wyandotte Zoning Ordinance.

SECTION 2403.c:

Which does not permit front yard parking, where existing slab is in the required front yard.

Proposed will be in harmony with the appropriate and orderly development of the district in which it is situated and does not impair the purpose or intent of the ordinance.

A motion was made by Member DiSanto, supported by Member Nevin to grant this appeal.

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

No: Trupiano

Abstain: none

Absent: Alderman, Cusson

Motion passed

#3121 – GRANTED w/stipulation

Bright Star Signs, 13300 Foley, Detroit (appellant) and DA Home Improvement, Inc., 1128 Eureka, Wyandotte (owner)

for a variance **to obtain a sign permit for a LED wall sign at 1128 Eureka**, (legal description on file), in a B-2 zoning district, where the proposed conflicts with Section 2408.F.2(d)(1) of the Wyandotte Zoning Ordinance.

SECTION 2408.F.2(d)(1):

Wall signs are only allowed on sides of building that are adjacent to a street, alley or parking lot. Proposed wall sign would be located on the east wall.

Proposed will not hinder or discourage the appropriate development and use of adjacent land and buildings, and does not impair the purpose or intent of the ordinance.

STIPULATION: Sign to be angled at a minimum of 18°

A motion was made by Member DiSanto, supported by Member Nevin to grant w/stipulation this appeal.

Yes: DiSanto, Duran, Flachsmann, Gillon, Nevin, Olsen, Trupiano

No: none

Abstain: none

Absent: Alderman, Cusson

Motion passed

COMMUNICATIONS:

A motion was made by Member DiSanto, supported by Member Trupiano place all communications on file. Motion carried.

OTHER BUSINESS:

Chairperson Duran announced that Member Lapp had resigned and welcomed new member Michael Flachsmann.

A motion was made by Member DiSanto, supported by Member Nevin, to approve the 2011 Schedule. Motion carried.

There being no further business to discuss, the meeting adjourned at 7:00 p.m. **The next scheduled meeting of the board will be held on January 5, 2011** (no appeals were received for December 1, 2010).

Peggy Green, Secretary

Appeal #3120

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

Walter Hladchuk, owner, present.

Chairperson Duran asked Mr. Hladchuk if this was a rental. Mr. Hladchuk replied yes, he has a tenant that lives there.

Member Nevin asked how this came about. Mr. Hladchuk replied that it came up during the city inspection. Mr. Hladchuk continued that the drive has been there for a long time, he can't extend it because of the porch. There is a small rear yard, and a parking pad would destroy it.

Member Nevin asked Mr. Hladchuk when he purchased the dwelling. Mr. Hladchuk replied 3 months ago.

Member Trupiano asked Mr. Hladchuk if had discussed with the neighbors a parking pad in the rear. Mr. Hladchuk replied that the neighbors agreed with him, it would destroy the look of the yard, there are trees that would have to be removed.

Chairperson Duran commented that there is not a lot of space in the rear yard, and the alley looks narrow.

Member Flachsmann asked Mr. Hladchuk if he was aware of the parking issue when he purchased the home. Mr. Hladchuk replied that he was not aware, it was on the report, but he did not know what it meant.

Member Flachsmann commented that there is another garage that opens into the alley, there is a lot of vegetation growing in the alley, the alley looks like it is about 20' wide.

Mr. Hladchuk explained that he is worried about the look of the rear yard. The existing parking pad has been there for years, and the neighbors agree with him that a parking pad in the rear would look funny. Mr. Hladchuk added that money is not the issue, it is the look.

Chairperson Duran asked how many cars the tenant has. Mr. Hladchuk replied one, and it fits in the driveway.

One petition with three (3) signatures was received in favor of this appeal.
One communication was received from DTE regarding this appeal.

Appeal #3121

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

David Adamczyk (owner) and Michael Zack, Bright Star (appellant), present.

Mr. Zack explained that they want to install two (2) LED lights (6'x6'), 1 on the east wall and 1 on the west wall. Three (3) conforming signs will be removed, the west sign is allowed because it is facing the parking lot, but the east sign will face a landscaped area, with greenery and a fountain. Mr. Zack continued that the signs would be aesthetically pleasing, and would only be showing visuals of showrooms.

Member Gillon asked Mr. Zack if he was the installer. Mr. Zack replied yes.

Chairperson Duran read a letter into the record that was received.

Mr. Adamczyk commented (in regards to the letter – which is attached to the minutes) that trucks should not go down Sycamore, and he will do something about it.

Lori Rushlow, 1117 Sycamore.

Ms. Rushlow asked if she could see a picture of what the signs would look like. Mr. Zack showed Ms. Rushlow a picture.

Ms. Rushlow stated that she did not want to deal with another sign, and asked if it would be flat on the building or angled away, if it was angled away, it would not be a problem.

Ms. Rushlow also commented that the trucks are not a problem, but it is the workers that are a problem.

Mr. Adamczyk informed Ms. Rushlow that he has purchased a building on 8th and Hillsdale, and most of the traffic would be there now, and he will make sure that the dumping is done there.

Mr. Adamczyk and Ms. Rushlow discussed some other issues that she had concerns with. Mr. Adamczyk informed Ms. Rushlow that he would give her his number and she could call him anytime.

Chairperson Duran commented that the appeal tonight is only for the sign.

Mr. Adamczyk stated that the sign will be angled 12"-18" towards Eureka.

Dan Mattice, 1102 Eureka, present.

Mr. Mattice stated that he is the next door neighbor, and he has no problem with the sign, it beats the old house that was there before.

One (1) communication was received regarding this appeal.
One communication was received from DTE regarding this appeal.

Zoning Board
11-3-10

✓ RECEIVED
11-1-10
PAGE
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If you have no objection to the content of a Notice dated October 15, 2010 from the City of Wyandotte Zoning Board of Appeals and Adjustments regarding **Appeal #3120** namely:

NOTICE IS HEREBY GIVEN that Walter Hladchuk, 32385 Bondie Drive, Brownstown, (owner & appellant) has appealed to the Zoning Board of Appeals and Adjustment of the City of Wyandotte for a variance **to obtain a Certificate of Occupancy to keep existing front yard parking slab at 1679 - 23rd Street**, Lot 98, Schorr Grove Sub., in a RA zoning district, where the proposed conflicts with Section 2403.c of the Wyandotte Zoning Ordinance.

*****SECTION 2403.c** does not permit front yard parking, where existing slab is in the required front yard.

Please sign your name and print your address:

NAME

ADDRESS

Lydia Tucker

1669 23rd St.

Engene Guzman

1662 23rd St.

J Wilson

1678 22nd St.

ZONING BOARD
11-3-10

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DTE Energy



Rec 11-3-10

October 25, 2010

Peggy Green, Zoning Board Secretary
Zoning Board of Appeals and Adjustment
3131 Biddle Avenue, City of Wyandotte
Michigan 48192

RE: Appeal #3120: A variance to obtain a Certificate of Occupancy to keep existing front yard parking slab at #1679 - 23rd Street, Lot No. 98, Schorr Grove Subdivision, in a RA Zoning district.

- Not involved. See Remarks!
- Involved: but asking you to hold action on this petition until further notice.
- Involved but have no objection to the property change - - provided that an easement of the full width of the public right-of-way (street, alley or other public place) is reserved.
- Involved: the nature of our services, and the estimated costs of removing, rerouting or abandonment of such all gas mains and/or services

REMARKS:

DTE Energy-MichCon Gas Company has no involvement, nor objection to the Appeal No. 3120 as mentioned above. See enclosed strip print and attached notice of public hearing, for your use and information.

Please abide by Public Act 53, three (3) working days before you dig, dial toll free MISS DIG at: 1 - 800 - 482 - 7171.

Michcon Gas Leak Emergency Phone Number: 1- 800 - 947 - 5000.

Sincerely,

Eddie A. Reyes
Senior Drafter
Data Integrity and Technology

EAR/
Enclosure

**SOUTHWEST
BRAKE & PARTS
INC.**

WEST
951 SOUTH OAK STREET
DETROIT, MICH. 48217
PHONE (313) 842-8000

EAST
21235 DEQUINDRE
HAZEL PARK, MI 48030
(248) 548-7555

FLINT	SAGINAW	MT. PLEASANT	LANSING	JACKSON	WYOMING
226 E. BRISTOL RD. LUTON, MI 48329 (810) 742-7800 1-800-952-7893	3415 JAMES SAGINAW, MI 48601 (989) 753-3426 1-800-352-4801	1015 N. MISSION MT. PLEASANT, MI 48858 (989) 773-5890 1-800-837-1807	4501 S. CHEVY'S RD. LANSING, MI 48917 (517) 322-2343 1-800-231-1007	440 E. PROSPECT JACKSON, MI 49203 (517) 783-4430 1-888-784-5151	28730 HAAS ROAD WYOMING, MI 48893 (248) 486-9866

NO. I think they need
A trash can Bigger
than the one that is there.

Tired of picking up
Trash from Hood. They
SEAM NOT TO CARE ABOUT
This.

Transfer trucks, (Big
ones) going PAST the
front of my house ALL the
Time.

I Do not want to PUT
UP with more things.

○ SERVING THE TRUCKING INDUSTRY SINCE 1958
Red Dicks

✓ RECEIVED by MAIL
11-3-10

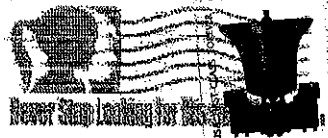
ZONING BOARD
11-3-10

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* Attached pictures

P. Pittman
1120 Sycamore ST
Wyandotte mi.
48192

METROPLEX MI 480
01 NOV 2010 PM 7 L



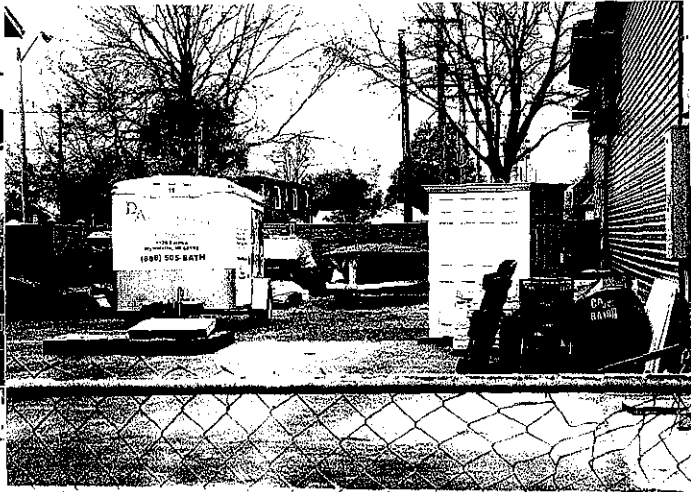
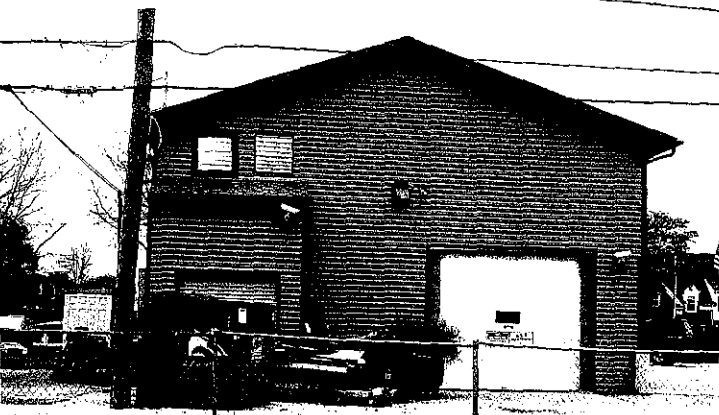
City of Wyandotte
3131 Biddle Avenue
Wyandotte mi 48192

(Engineering Building)

92192+3933

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DTE Energy



REC
11-3-10

October 25, 2010

Peggy Green, Zoning Board Secretary
Zoning Board of Appeals and Adjustment
3131 Biddle Avenue, City of Wyandotte
Michigan 48192

RE: Appeal #3121: A variance to obtain a Sign Permit for a LED Wall Sign at #1128 Eureka Road, in a B-2 Zoning District.

- Not involved. See Remarks!
- Involved: but asking you to hold action on this petition until further notice.
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EAR/
Enclosure

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11-3-10

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Zoning Board of Appeals and Adjustment
2011 Schedule

Deadline		Meeting at 6:30 p.m.	
December	29, 2010	February	2
January	28, 2011	March	2
March	4	April	6
April	1	May	4
April	29	June	1
June	10	July	20
July	1	August	3
August	5	September	7
September	2	October	5
September	30	November	2
November	4	December	7
December	2	January	4, 2012

Meetings of the Zoning Board of Appeals and Adjustment are held in the Council Chambers of the City Hall, 3131 Biddle, Avenue, Wyandotte, Michigan