

City of Wyandotte
PLANNING COMMISSION
Minutes of the Thursday, October 20, 2011, Meeting
MINUTES AS RECORDED

The meeting was called to order by Chairperson Elizabeth Krimmel at 6:30 p.m.

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

COMMISSIONERS EXCUSED: Eberts

ALSO PRESENT: Charles Leman
Kelly Roberts, Recording Secretary

COMMUNICATIONS:

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

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING:

MOTION BY COMMISSIONER LUPO, supported by Commissioner Schultz to approve the minutes of the Regular Meeting of September 15, 2011. MOTION PASSED.

NEW BUSINESS:

PUBLIC HEARING - Review of a Preliminary Site Plan for the proposed Wyandotte Family Physicians Development located on the west side of Biddle Avenue between Mulberry and Walnut (former 87 Mulberry, 2312-2346 Biddle and 90 Walnut), Wyandotte, Michigan

MOTION BY COMMISSIONER ROCKERSHOUSEN, supported by Commissioner Parker WHEREAS, the preliminary site plan for 2300 Biddle proposes the construction of a commercial building for a Wyandotte Family Physicians; and

WHEREAS, the preliminary site plan for 2300 Biddle Avenue generally meets the criteria of the City of Wyandotte's Zoning Map in terms of the Planned Development District in that the PD District reflects the Master Plan which designates said area for Office Development; and

WHEREAS, the Planning Commission recommends shared parking as shown on the plans; and

WHEREAS, on October 20, 2011, the Planning Commission of the City of Wyandotte, held a Public Hearing with proper notice, in accord with the requirements of Act 207 of 1921 as amended;

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WYANDOTTE, to recommend to City Council that Stage 1 preliminary site plan for the project at 2300 Biddle Avenue be accepted and approved subject to the findings of the public hearing on October 20, 2011, as described in the minutes of the Commission meeting, prior to submittal to the Commission for Phase II Final Site Plan Approval and the conditions as set forth in the City Engineer's communication dated September 26, 2011 and add the follow:

Extend the wall around dumpster, generator, and transformer

YES: Duran, Hovis, Krimmel, Lupo, Parker, Rockershousen, Schultz, Tavernier
NO: None ABSENT: Eberts MOTION PASSED

PERSONS IN THE AUDIENCE:

No persons in audience.

SPECIAL ORDER:

The Commission discussed the communication from Natalie Rankine, Downtown Development Authority Director, regarding the mural located on the south exterior wall of City Hall.

Commissioner Tavernier submitted a letter indicating that murals are prohibited and that a committee should be formed to review changes to the Sign Ordinance.

Chairperson Krimmel indicated that Ms. Rankine has verbally requested that the communication be withdrawn from the agenda. Chairperson Krimmel stated that maybe this will be back on the agenda and at that time the Commission could ask questions to Ms. Rankine.

BILLS AND ACCOUNT:

MOTION BY COMMISSIONER ROCKERSHOUSEN, supported by Commissioner Parker to:
Pay Beckett & Raeder for Planning Consultant fee for September and October 2011 in the amount of \$1,400.00
Hours for Secretarial Services: 07/29/11 – 10/09/11 23 Total Hours

YEAS: Duran, Hovis, Krimmel, Lupo, Parker, Rockershousen, Schultz, Tavernier
NAYS: None
ABSENT: Eberts
MOTION PASSED

MOTION TO ADJOURN:

MOTION BY COMMISSIONER SCHULTZ, supported by Commissioner Hovis to adjourn the meeting at 7:40 p.m.

Public Hearing Review of a Preliminary Site Plan for the proposed Wyandotte Family Physicians Development located on the west side of Biddle Avenue between Mulberry and Walnut (former 87 Mulberry, 2312-2346 Biddle and 90 Walnut), Wyandotte, Michigan

Chairperson Krimmel opened the public hearing asked if there was anyone who wanted to speak to this hearing.

Ms. Hess, 2346 Biddle Avenue, Wyandotte, Michigan

Ms. Hess asked about her driveway, it was not shown on the site plan.

Lou DesRosiers, of DesRosiers Architects representing Wyandotte Family Physicians.

Mr. DesRosiers indicated that nothing will change on her property. Mr. DesRosiers further indicated that there will be a brick wall around the property of the new development which will match the building brick.

Ms. Hess asked what she is going to do if someone blocks her driveway, which has happened in the past.

Mr. DesRosiers indicated that that would be a police issue because the driveway is off of Walnut Street and not the new development.

Mr. DesRosiers did a presentation on the proposed project to the Commission and the residents in the audience.

Ms. Hess indicated that the dumpster and the transformers will be in her back yard.

Mr. DesRosiers indicated that there would be a brick wall around the dumpster and transformers and you will not be able to see them over the wall.

Donald Hosmer, 2315 1st Street, Wyandotte

D. Hosmer questioned the west elevation of the property and the use of the alley.

Mr. DesRosiers indicated that it will stay a public alley, but it will be paved, and used by the proposed development. Mr. DesRosiers indicated that they do not have a west elevation.

Mr. Leman questioned if the alley would be paved.

Mr. DesRosiers indicated that it would be paved by the City.

D. Hosmer stated that he hates to see the alley being used as street and suggested that the wall be placed on the other side of the alley. D. Hosmer indicated that he uses his garage and he is afraid that the alley will become a speedway. D. Hosmer indicated that he is glad to see an office going up on the property.

Chairperson Krimmel asked how high the wall would be on the west side of the building.

Mr. DesRosiers indicated that there would not be a wall, because the building would act as a wall.

Ed Hosmer, 2343 1st Street, Wyandotte, Michigan

E. Hosmer questioned the electrical poles in the alley.

Mr. DesRosiers indicated that the utilities for the development will be underground.

E. Hosmer asked if the utilities for the homes on 1st Street would be underground.

Mr. DesRosiers indicated that they would be looking at the utility poles with the Engineering Department and Municipal Service.

E. Hosmer asked if the dumpsters and the transformers could be enclosed so the humming of the transformers would be lessened.

Mr. DesRosiers indicated that they could enclose all the units.

E. Hosmer asked if the alley could be used for egress functions for a business. E. Hosmer indicated that there are garages that utilize the alley and there could be problems if you are coming out the garage and going to the new building.

Mr. Leman indicated that the alley could be used for the new development.

Lisa Randazzo, 2323 1st Street, Wyandotte

Ms. Randazzo indicated that she lives next to the alley that goes east to west and she does not want to see anyone utilizing that section of the alley.

Mr. DesRosiers indicated that the new development will not be utilizing the east/west alley only the north/south alley.

Mr. Leman indicated that east/west alley is currently grass.

Ms. Randazzo indicated that is correct, nobody utilizes it.

Mr. Leman indicated that there is possibly a sewer in that alley and she could possibly request it to be closed or vacated.

Debra Celia, 2354-2356 Biddle, Wyandotte

Mrs. Celia indicated that the property she owns is a restaurant and they always have problems with parking and she is questioning when the construction starts, will this create more parking problems.

Chairperson Krimmel indicated that she could possibly utilize the K of C parking lot.

Mrs. Celia indicated that she knows the Hospital has purchased that property and she is not sure if it will be available.

Mrs. Celia further asked if they have problems with the new construction like damage to her building what will she do.

Mr. DesRosiers indicated that the contractor will have insurance to cover any damages done to adjacent properties.

Mrs. Celia asked what would be the hours of construction. Mrs. Celia expressed concerned about dirt and running her business at the same time.

Mr. DesRosiers indicated that hours would probably be from 8:00 a.m. to 4:00 p.m. daily.

Valerie DeBoard, 2333 1st Street, Wyandotte

Ms. DeBoard indicated that there are a lot of garages off the alley and there will be a lot of traffic from the new development where will the parking be for the new development.

Mr. DesRosiers reviewed the site plan and the parking for the building. Mr. DesRosiers further indicated that the residents could petition for the east/west alley to be vacated or closed.

Ms. DeBoard indicated that the parking at the K of C is full during the day and Ms. DeBoard is worried about the overflow from Dr. Atto and the Restaurant.

Mr. and Mrs. Thomas, 98 Walnut, Wyandotte

Mr. Thomas indicated that he is concerned about the water flow for the new development. Mr. Thompson indicated that the street in front of his house always has standing water there.

Mr. DesRosiers indicated that the new development will have their own drainage and it would not affect the adjacent properties.

Mrs. Thomas also indicated that she is concerned about water in their basements.

Mike Yager, DesRosiers Architects, representing Wyandotte Family Physicians.

Mr. Yager indicated that if you get water in your basement that would be addressed by the City, their development will have their own sewers on the site for the building drainage.

Mrs. Thomas also stated that she is concerned about the construction time because she works midnights at the hospital and she is worried about the noise. Mrs. Thomas is further worried about the cars using the alley and the fumes and noise from those cars.

Mr. DesRosiers indicated that they will probably be starting in the spring of 2012 and it will take about 9 months to complete and they will probably work during the day.

Mrs. Thomas asked if the alley could be made one-way.

Mr. DesRosiers indicated that if all agreed that could be done.

Chairperson Krimmel asked how wide the alley was.

Mr. DesRosiers indicated that it is 20 feet wide.

There was a discussion between the residents and the Commission about the alley and Mr. DesRosiers reviewed the land survey with them.

Mr. Leman indicated that the landscape plan is a very good plan and it will compliment the adjacent properties.

Chairperson Krimmel asked if there was anyone else present who wishes to speak about this public hearing.

There being no further questions, the public hearing was closed.

One (1) communication was received regarding this request.

OFFICIALS

William R. Griggs
CITY CLERK

Andrew A. Swiecki
CITY TREASURER

Colleen A. Keehn
CITY ASSESSOR



MAYOR
Joseph R. Peterson

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

September 26, 2011

Elizabeth A. Kimmel, Chairperson
Planning Commission
City Hall
Wyandotte, Michigan

RE: Plan Review for the Proposed Development
Wyandotte Family Physicians
2300 Biddle Avenue

Dear Chairperson Kimmel and Commission Members:

A plan review has been completed of the Preliminary Site Plan for the proposed Wyandotte Family Physicians Development located on the west side of Biddle Avenue between Mulberry and Walnut. The Planning Commission needs to approve the shared parking spaces with Henry Ford/Wyandotte Hospital as per Section 2403.1 of the Wyandotte Zoning Ordinance.

The following items will be required prior to issuing of a Building Permit:

1. Provide detail of screening of dumpster. (picture provided for Planning Commission)
2. A land survey of property is required by a registered land surveyor.
3. A drainage plan of parking lot is required along with civil engineering drawing for storm drainage and catch basins.

The Planning Commission should review said plan and make a recommendation to the City Council.

Thank you for your assistant regarding this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read "Mark A. Kowalewski".

Mark A. Kowalewski
City Engineer

cc: Mike Yager, DesRosiers Architects
Lou DesRosiers, Architects
Ron Sallish, Attorney