

City of Wyandotte
PLANNING COMMISSION
Minutes of the Thursday, June 20, 2013, Meeting
MINUTES AS RECORDED

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

COMMISSIONERS PRESENT: Adamczyk, Benson, Booms, Krimmel, Lupo, Pasko, Tavernier

COMMISSIONERS EXCUSED: Duran and Parker

ALSO PRESENT: Charles Leman
Peggy Green, Acting Recording Secretary

COMMUNICATIONS:

MOTION BY COMMISSIONER TAVERNIER, supported by Commissioner Lupo 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 Pasko to approve the minutes of the Regular Meeting of May 16, 2013. MOTION PASSED.

OLD BUSINESS:

None

NEW BUSINESS:

1. Review of the landscape plan for the proposed parking lot located at the northwest corner of 9th Street and Goddard as submitted by Wyandotte School District.

MOTION BY COMMISSIONER BOOMS, supported by Commissioner Adamczyk to approve the plan as submitted.

YEAS: Adamczyk, Benson, Booms, Krimmel, Lupo, Pasko, Tavernier

NAYS: none

ABSENT: Duran and Parker

MOTION PASSED

2. Review of the landscape plan for the proposed parking lot located at the former 1814 Biddle Avenue as submitted by Sarnacki & Associates Architects.

MOTION BY COMMISSIONER BOOMS, supported by Commissioner Pasko to approve the plan as submitted.

YEAS: Adamczyk, Benson, Booms, Krimmel, Lupo, Pasko, Tavernier

NAYS: none

ABSENT: Duran and Parker

MOTION PASSED

3. PUBLIC HEARING PC#022613 – Request from the First Presbyterian Church of Wyandotte to rezone the property located at 2809 23rd Street, (South 110 feet of the north 182.21 feet of the west 78 feet of Lot 254 Assessor's Wyandotte Plant No. 12 as recorded in Liber 69, Page 65 of Plats, Wayne County Records), Wyandotte, Michigan (Lot Size 110' x 78'). It is proposed that said land be rezoned from Single Family Residential District (RA) to Office Service (O-S).

MOTION BY COMMISSIONER BENSON, supported by Commissioner Adamczyk, to recommend to the City Council that the rezoning of the property at 2809 23rd Street, Wyandotte be DENIED for rezoning to Office Service (O-S).

YEAS: Adamczyk, Benson, Booms, Krimmel, Lupo, Pasko, Tavernier

NAYS: none

ABSENT: Duran and Parker

MOTION PASSED

LATE ITEM:

Request from Knights of Columbus (K of C) requesting approval of a revised site plan for the outdoor café at 3530 Biddle Avenue, Wyandotte. The previous owners received approval for an outdoor café by the Commission on July 15, 2010.

MOTION BY COMMISSIONER LUPO, supported by Commissioner Tavernier to approved the revised site plan for the outdoor café basis of the following reasons:

The proposed outdoor café complies with all ordinance requirements or will comply with said requirements and the conditions below prior to use as an outdoor café. Further, during the public hearing for this application, there were no objections to the proposed project.

Said approval is subject to the following conditions:

1. The outdoor café is subject to all conditions applicable to an outdoor café on private property in the Central Business District (CBD) Zoning District, Section 2200.S.1 of the City of Wyandotte's Zoning Ordinance. The applicant is responsible for carefully reviewing, understanding and complying with the requirements of the ordinance.
2. If alcoholic beverages are served, the current Michigan Liquor Control Commission rules and regulations shall apply, and the applicant shall obtain all necessary approvals.
3. Compliance with all Police, Fire and City Engineer requirements attached.
4. Use of the outdoor café shall be allowed from 7:00 a.m. to 12 Midnight from March 15 through October 31. If appellant wants extended hours, hours must be approved by the City Council.
5. The outdoor café shall comply with all applicable laws and regulations of the City, County, and the state.
6. Umbrellas to have name of establishment on the drip-tee only, no logo's for products.
7. If the Appellant is proposing a fence the materials used to surround the proposed café should match the fencing utilized at Belicose Café at 3030 Biddle Avenue to develop a consistent standard in the CBD.

YEAS: Adamczyk, Benson, Booms, Krimmel, Lupo, Pasko, Tavernier

NAYS: none

ABSENT: Duran and Parker

MOTION PASSED

PERSONS IN THE AUDIENCE:

No persons in audience.

SPECIAL ORDER:

- Presentation from Natalie Rankine, Downtown Development Director, regarding Outdoor Cafés in Downtown Wyandotte.
- Master Plan Update: Notices were sent to the abutting Cities on May 6, 2013. Commission needs to schedule Public Hearing on the proposed Master Plan. MOTION BY COMMISSIONER BOOMS, supported by Commissioner Pasko to hold the required public hearing for the changes to the Master Plan Map on July 18, 2013. MOTION PASSED.
- 2013-2014 Budget - MOTION BY COMMISSIONER LUPO to approve the 2013-2014 Budget with the deduction of the cost for the Master Plan, Motion was withdrawn. MOTION BY COMMISSIONER TAVERNIER, supported by Commission Lupo to approve the 2013-2014 Budget as submitted. MOTION PASSED
- The Commission discussed variances granted by the Zoning Board for variances to landscape plans. The Commission wishes to have these requests be reviewed by the Planning Commission before the applicant seeks a variance from the Zoning Board of Appeals. MOTION BY COMMISSIONER BOOMS, supported by Commissioner Pasko that a communication be sent to the City Engineer requesting that plans for landscape and layout be submitted to the Planning Commission before being sent to the Zoning Board of Appeals for variances. MOTION PASSED

BILLS AND ACCOUNT:

MOTION BY COMMISSIONER BOOMS, supported by Commissioner Lupo to:
Pay Beckett & Raeder for Planning Consultant fee for June in the amount of \$700.00
Hours for Secretarial Services: 04/19/13 – 05/31/13 74.50 Total Hours

YEAS: Adamczyk, Benson, Booms, Krimmel, Lupo, Pasko, Tavernier
NAYS: none
ABSENT: Duran and Parker
MOTION PASSED

MOTION TO ADJOURN:

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

PUBLIC HEARING PC#022613 – Request from the First Presbyterian Church of Wyandotte to rezone the property located at 2809 23rd Street, (South 110 feet of the north 182.21 feet of the west 78 feet of Lot 254 Assessor's Wyandotte Plant No. 12 as recorded in Liber 69, Page 65 of Plats, Wayne County Records), Wyandotte, Michigan (Lot Size 110' x 78').

Chairperson Krimmel opened the Public Hearing and asked if there was anyone present who wished to speak about this public hearing.

Reverend Arthur Oberg, present

Diana Hibbler, church member, present

Reverend Oberg explained that the site was used for a home for ministers. For what they want to do with it now, it will be required to be rezoned to OS. The house has been setting vacant. They have invested a lot of money in renovations. They would like to lease it to a doctor, chiropractor, psychiatrist, attorney, etc, that is the use they have in mind.

Reverend Oberg continued that as you know most churches are struggling, and they would accept any conditions if they could have it rezoned.

Member Lupo asked if the Venture Center was the last tenant. Reverend Oberg replied no, it was renamed to that after the group that helped renovate it. Member Lupo asked about the last tenant, was there an adult foster care. Reverend Oberg replied yes. Member Lupo asked what had been there from day one. Reverend Oberg replied minister home, then the State of Michigan as an adult home. Member Lupo asked if there would be one tenant. Reverend Oberg replied yes. Member Lupo asked how many square feet the dwelling was. Reverend Oberg replied 4,000. Member Lupo asked if there were 46 to 48 parking spaces. Reverend Oberg replied yes.

Two (2) letters in opposition were read into minutes.

Chairperson Krimmel asked Mr. Leman to read the preamble for Office Service District to let everyone know what is allowed. Mr. Leman read the section.

Chairperson Krimmel asked Mr. Leman if a convenience store would be allowed if it were to be rezoned. Mr. Leman replied only if it was needed to support office use.

Member Benson stated that the building is zoned RA, and if the building was on Oak Street, he might have a different opinion, but it is in the residential area. Member Benson referred to the Master Plan, Page 14, which specifically states "Protect residential areas from encroachment by incompatible land uses".

Member Benson continued that to him this would be spot zoning, and the Planning Commission has been opposed to spot zoning in the past, and he can't vote in good faith for a commercial use in a residential area. He might have a different opinion if the dwelling was located on Oak Street.

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

Two (2) communications were received in opposition of the request.

Rec 6/20/13
VZ

June 18, 2013

City of Wyandotte Planning Commission
3200 Biddle Avenue, Suite 200
Wyandotte, MI 48192

RE: Public Hearing #022613
Rezoning of 2809 23rd Street

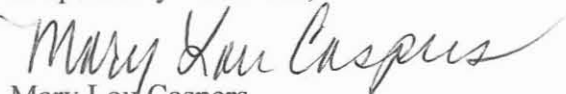
Dear Planning Commission Members:

I would like to express my opposition to the rezoning of the property at 2809 23rd Street from Single Family Residential District to Office Service District. I am opposed to this change for the following reasons:

- The property is located on a residential street rather than a street with commercial buildings. Therefore, automobiles would have to drive on 23rd street to reach the parking lot for this building;
- Children on this block of 23rd street ride their bicycles and play on the sidewalk. Frequently, a ball or toy ends up in the street and the extra automobile traffic that a commercial building would attract poses a hazard to the children;
- A number of retired people live on this block and the extra noise from a commercial enterprise would be a nuisance for them particularly in the summertime – actually for all of us who enjoy sitting outside during the summer;
- Finally, I worry that the presence of a commercial building on our residential street will decrease our property values. Who would want to buy a house if there is an office with extra traffic and noise close by?

I am sorry that I will not be able to attend the Planning Commission meeting. Thank you for allowing me to express my opinion.

Respectfully submitted,



Mary Lou Caspers
2729 23rd Street
Wyandotte, MI 48192

Telephone: 734-283-6283

Rec 6/20/13
VZ

Wyandotte Planning Commission,
June 19, 2013

In regards to Hearing #022613:

As home owners at 2719 23rd Street and residents of Wyandotte for over forty eight years, we have many concerns about the rezoning. My wife and I appreciate the opportunity to express our concerns in regard to the rezoning of the single family residential district at 2809 23rd Street to an office service district (O-S).

We feel public office space would mean we are no longer a residential district, but a commercial district, and our property value would decline. Other issues such as the existing neighborhood atmosphere would be compromised, increased traffic could jeopardize the safety of our children; not to mention elevated noise levels, and a significant increase in street parking.

Thank you for considering our opinion.

Sincerely,

Raymond and Margaret Lisecki.

*Raymond F. Lisecki
Margaret A. Lisecki*