

City of Wyandotte
PLANNING COMMISSION
Minutes of the Thursday, May 15, 2014, 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, Duran, Krimmel, Lupo, Pasko, Tavernier

COMMISSIONERS EXCUSED: Parker

ALSO PRESENT: Ben Tallerico, City Planner
Kelly Roberts, Recording Secretary

COMMUNICATIONS:

MOTION BY COMMISSIONER PASKO, supported by Commissioner Benson to receive and place all communications on file. MOTION PASSED

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING:

MOTION BY COMMISSIONER PASKO, supported by Commissioner Duran to approve the minutes of the Meeting of April 17, 2014. MOTION PASSED.

OLD BUSINESS:

None

NEW BUSINESS:

1. PUBLIC HEARING #305 Request from Yogurtown (Appellant) for a Certificate of Occupancy for an outdoor café at 2913 Biddle Avenue, Wyandotte, Michigan. The property is located in CDB Zoning District where the proposed café conflicts with Section 2202.S.2.

MOTION BY COMMISSIONER TAVERINER, supported by Commissioner Benson that Special Approval #305 – requested by Yogurtown (Appellant) for A Certificate of Occupancy for an Outdoor Café at 2913 Biddle Avenue, be hereby approved on the 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/public 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 11 a.m. to 12 midnight from March 15 through October 31.
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. Approval by City Council for use of the public property required.
8. One (1) additional 32 gallon trash can is required in the outdoor café area.

YES: Adamczyk, Benson, Booms, Duran, Krimmel, Lupo, Pasko, Tavernier
NO: None
ABSENT: Parker
MOTION PASSED

2. PUBLIC HEARING #306 – Request from City of Wyandotte (Owner) and Jonathan R. Crane, P.C. (Appellant) for a Building Permit for a communication antenna at 266 Maple, City of Wyandotte, County of Wayne, State of Michigan where the proposed conflicts with Section 2202.II.1 of the City of Wyandotte Zoning Ordinance

This request was withdrawn from the Planning Commission Agenda at the request of the Appellant.

3. PUBLIC HEARING #042914 - Request from Paragon Support Systems (Owner) and Phillip S. Nagorski (Appellant) for a Certificate of Occupancy for renting class rooms for exercise and rehabilitation studio with personal training and small group training, certified nursing assistant classes, overnight respite, after school programs and daycare at 2101 Grove, in the City of Wyandotte, County of Wayne, State of Michigan

MOTION BY COMMISSIONER BOOMS, Supported by Commissioner Lupo to approve the Phase I and Phase II for the property known as 2101 Grove Street, Wyandotte and further approves Certificate of Occupancy for renting class rooms for exercise and rehabilitation studio with personal training and small group training, certified nursing assistant classes, overnight respite, after school programs and daycare.

YES: Adamczyk, Benson, Booms, Duran, Krimmel, Lupo, Pasko, Tavernier
NO: None
ABSENT: Parker
MOTION PASSED

PERSONS IN THE AUDIENCE:

No persons in audience.

SPECIAL ORDER:

Commissioner Booms informed the Commission that she will no longer be serving on the Commission.
Chairperson Krimmel thanked Commissioner Booms for her service.

BILLS AND ACCOUNT:

MOTION BY COMMISSIONER LUPO, supported by Commissioner Duran to:
Pay Beckett & Raeder for Planning Consultant fee for May in the amount of \$700.00
Pay Michigan Association of Planning Membership Fees: \$625.00
Hours for Secretarial Services: 04/05/14 to 04/17/14 3 Total Hours

YES: Adamczyk, Benson, Booms, Duran, Krimmel, Lupo, Pasko, Tavernier
NO: None
ABSENT: Parker
MOTION PASSED

MOTION TO ADJOURN:

MOTION BY COMMISSIONER LUPO, supported by Commissioner Duran to adjourn the meeting at 7:30 p.m.

PUBLIC HEARING # 305 Request from Yogurtown (Appellant) for a Certificate of Occupancy for an outdoor café at 2913 Biddle Avenue, Wyandotte, Michigan. The property is located in CDB Zoning District where the proposed café conflicts with Section 2202.S.2.

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

Mike Nasser, Owner of Yogurtown, present.

Mr. Nasser explained that he would like to give his customer an option to sit outside and enjoy their yogurt.

Commissioner Benson stated that it looks like the outdoor café will go across the building there and asked if there were other occupants.

Mr. Nasser indicated that was correct, he has talked to the owner of the building and the other occupant, and they have no objections to the location of the outdoor café.

Commissioner Benson indicated that he feels that it should be in writing and submitted to the City for the file.

Mr. Nasser indicated that he will submit the letter to the City.

Commissioner Tavernier stated that there is an opening by the planter box and this might cause the table and chairs to be removed from the café area.

Mr. Nasser indicated that he will have his employees police the café area and make sure the table and chairs stay in the café area.

Commissioner Lupo asked if there was going to be umbrellas.

Mr. Nasser stated yes, but they will comply with the ordinance.

Commissioner Krimmel asked if Mr. Nasser had approval from Wayne County.

Mr. Nasser stated that they have approved the plans.

Commissioner Lupo asked if they were going to have music.

Mr. Nasser stated no.

Commissioner Tavernier read the letter from the City Engineer into the record.

Ms. Catherine Chambers, Owner of 2955 Biddle Avenue, Wyandotte

Ms. Chambers stated that she is happy that the business has opened but there is a problem with the dumpsters and the trash all over. Ms. Chambers explained that she and her husband are always picking up spoons and cup from Yogurtown customers and something needs to be done. Mrs. Chambers stated that she is not opposed to the café, but the trash issue needs to be addressed.

Mr. Nasser stated that he has changed his dumpster pickup from once a week to three times a week. Mr. Nasser indicated that he will keep an eye on the problem and make sure his employees monitor the situation.

Commissioner Booms asked if additional trash cans outside would help.

Mr. Nasser stated that there are cans on Biddle Avenue and he is not opposed to adding additional cans.

Commissioner Booms stated that the Commission can require Mr. Nasser to add an additional can, but the trash along the dumpster is not up to the Commission.

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.

No communications were received regarding this request.

PUBLIC HEARING #042914 - Request from Paragon Support Systems (Owner) and Phillip S. Nagorski (Appellant) for a Certificate of Occupancy for renting class rooms for exercise and rehabilitation studio with personal training and small group training, certified nursing assistant classes, overnight respite, after school programs and daycare at 2101 Grove, in the City of Wyandotte, County of Wayne, State of Michigan

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

Val Kaiser, Owner of the Building and Phil Nagorski, tenant, present.

Ms. Kaiser indicated that she went through the inspection process and now is ready to get the Certificate of Occupancies for the building.

Chairperson Krimmel asked if they were asking for just the gym uses.

Mr. Nagorski stated that he will occupy two (2) class rooms for his use.

Ms. Kaiser indicated that she already has a Certificate of Occupancy for the certified nursing assistant use and now would like to get the other uses approved.

Mr. Tallerico indicated that the property was recently rezoned to PD and the owner is requesting approval of the uses in the building. Mr. Tallerico indicated that the normal PD requires approval of a plan in the Phase I and a final review in the Phase II. Mr. Tallerico stated that the Commission could approve both the Phase I and II at this meeting.

Commissioner Booms asked if they had all the required parking.

Ms. Kaiser indicated that they had sufficient parking and had reviewed the parking requirements with the Engineering Department. Ms. Kaiser indicated that it did need to be striped.

Commissioner Booms asked if they had sufficient handicap parking.

Ms. Kaiser indicated that they did.

Commissioner Lupo asked about the parking in the bump outs.

Ms. Kaiser indicated that she walked the property with the Engineering Department and she is allowed to use the bump outs for parking and drop off, but it will not cause a problem like the buses did when the school was there.

Commissioner Tavernier asked if there were bathrooms in the classrooms for the daycare center.

Ms. Kaiser indicated that there were both a men's and a women's bathroom in the daycare area and in the hallway. Ms. Kaiser further indicated that there is a shower that you can roll in and out of.

Commissioner Benson asked about the exit when there are overnight stays.

Ms. Kaiser indicated that the exits will have an alarm system and the staff be with the enrollees.

Commissioner Benson asked about the rehab/personal training location and added he is concerned about the clients parking in the neighborhood.

Mr. Nagorski stated that he would problem only have one or two clients at a time and he will explain to his clients that they will need to park in the parking lot.

Ms. Kaiser indicated that the neighborhood has been good to them and she does not want to upset them. Ms. Kaiser continued that she will do her best to utilize the parking lot.

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.

No communications were received regarding this request.

OFFICIALS

William R. Griggs
CITY CLERK

Todd M. Browning
CITY TREASURER

Thomas R. Woodruff
CITY ASSESSOR



MARK A. KOWALEWSKI, P.E.
CITY ENGINEER

MAYOR
Joseph R. Peterson

COUNCIL

Sheri Sutherby Fricke
Daniel E. Galeski
Ted Miciura, Jr.
Leonard T. Sabuda
Donald C. Schultz
Lawrence S. Stec

April 15, 2014

Planning Commission
City Hall
Wyandotte, Michigan

RE: 2101 Grove

Dear Planning Commission Members:

The review of 2101 Grove for the proposed use for Nursing Assistant School and Exercise Programming, Personal, Sport and Fitness Center to be added to the existing building use. The existing building use is a school for vocational programs for development of disabled adults.

A parking calculation of the individual uses is as follows:

1. Vocation Programs for Development of Disabled Adults requires 46 parking spaces.
2. Nursing Assistant School requires 19 parking spaces.
3. Personal Sport and Fitness Center requires 15 parking spaces.
4. Future Day Care requires 9 parking spaces.
5. Future Overnight Rooms requires 2 parking spaces.

The total required parking for the first three (3) uses and the last two (2) future uses results in a total of 91 parking spaces required.

The parking lot could be potentially stripped to accommodate 93 parking spaces with 20 +/- car parking spaces available on Grove Street formerly designated for bus parking.



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Furthermore, the Nursing Assistant School will be after hours. Therefore, **their** 19 parking spaces required would not impact the parking demands during the day even though they are shown as part of the calculation.

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

Very truly yours,

A handwritten signature in black ink, appearing to read "Mark Kowalewski", with a stylized flourish at the end.

Mark A. Kowalewski
City Engineer

MAK/pg