

**City of Wyandotte**  
**PLANNING COMMISSION**  
***Minutes of the Thursday, October 16, 2014, Meeting***  
**MINUTES AS RECORDED**

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

COMMISSIONERS PRESENT: Adamczyk, Benson, Duran, Krimmel, Pasko, Rutkowski, Tavernier

COMMISSIONERS EXCUSED: Lupo and Parker

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

**COMMUNICATIONS:**

None

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

MOTION BY COMMISSIONER PASKO, supported by Commissioner Benson, to approve the minutes of the Meeting of July 17, 2014 (no meeting August 21 or September 18, 2014). MOTION PASSED.

**NEW BUSINESS:**

1. PUBLIC HEARING #307 – Request from Roebuck Residential, LLC (Owner) and Thomas Roberts, AIA (Appellant) for a Certificate of Occupancy for nine (9) residential units on the third floor at 3061-3063 Biddle Avenue, City of Wyandotte, County of Wayne, State of Michigan where the proposed conflicts with Section 1301 of the City of Wyandotte Zoning Ordinance.

MOTION BY COMMISSIONER BENSON, supported by Commissioner Pasko to APPROVE the Certificate of Occupancy at 3061-3063 Biddle Avenue, Wyandotte for nine (9) residential units on the third floor subject to owner/applicant receiving a variance for parking from the Zoning Board of Appeals and Adjustment.

YES: Adamczyk, Benson, Duran, Krimmel, Pasko, Rutkowski, Tavernier

NO: None

ABSENT: Lupo and Parker

MOTION PASSED

2. PUBLIC HEARING #308 – Request from Emerson and Noreen Mehlhose (Owner and Appellant) for a Certificate of Occupancy for a home occupation – floral workroom at 2941 4<sup>th</sup> Street, City of Wyandotte, County of Wayne, State of Michigan where the proposed conflicts with Section 400.I.2 and 400.I.3 of the City of Wyandotte Zoning Ordinance.

MOTION BY COMMISSIONER DURAN, supported by Commissioner Tavernier to APPROVE the Certificate of Occupancy at 2941 4<sup>th</sup> Street, Wyandotte for home occupation – floral workroom.

YES: Adamczyk, Benson, Duran, Krimmel, Pasko, Rutkowski, Tavernier

NO: None

ABSENT: Lupo and Parker

MOTION PASSED

3. Request from 395 Property Management, LLC to amend an approved parking lot layout for the property at 395 St. Johns, Wyandotte, Michigan.

MOTION BY COMMISSIONER BENSON, supported by Commissioner Duran to APPROVE the following changes to the landscape plan for the property at 395 St. Johns, Wyandotte, Michigan:

- The six (6) foot vinyl fence that runs along the north property line to be white in color.
- The Garfield drive approach is to be moved to the south by approximately 10 feet.
- The berm to be one continuous berm.
- Plantings to be amended from five (5) to six (6) foot pines.

YES: Adamczyk, Benson, Duran, Krimmel, Pasko, Rutkowski, Tavernier

NO: None

ABSENT: Lupo and Parker

MOTION PASSED

**OTHER BUSINESS:**

Mr. Tallerico indicated that since there have been new members on the Commission and the Zoning Board, he was asked to do a training session. Mr. Tallerico is certificated through the Michigan Association of Planning and the training materials have been purchased. The training session would be with the Planning Commission and the Zoning Board. The Commission discussed a possible date and it was determined that the training would be held at the Commission meeting January 15, 2015 at 5:30 p.m.

**BILLS AND ACCOUNT:**

Motion by Commissioner Pasko, supported by Commissioner Benson, to pay the Planning Consultant fee for August, September and October 2014 to Beckett & Raeder, \$2,100.00 and 22.50 hours for Secretarial Services: 07/01/14 to 9/30/14.

YES: Adamczyk, Benson, Duran, Krimmel, Pasko, Rutkowski, Tavernier

NO: None

ABSENT: Lupo and Parker

MOTION PASSED

**MOTION TO ADJOURN:**

MOTION BY COMMISSIONER BENSON, supported by Commissioner Pasko to adjourn the meeting at 7:15 p.m.

PUBLIC HEARING #307 – Request from Roebuck Residential, LLC (Owner) and Thomas Roberts, AIA (Appellant) for a Certificate of Occupancy for nine (9) residential units on the third floor at 3061-3063 Biddle Avenue, City of Wyandotte.

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

Commissioner Pasko read the letter received from the City Engineer into the record.

Wayne Dutton, Representative of Roebuck Residential, LLC present.

Mr. Dutton stated that Tom Roberts is the architect on the project and they are planning on renting the building and converting the 3<sup>rd</sup> floor into residential units. Mr. Dutton stated that they have removed the structure at 3061 Biddle (former Cecilia Melody's) to add additional parking to the site. Mr. Dutton indicated that there are 10 spots on the site currently. Mr. Dutton further stated that they will be seeking a variance from the Zoning Board for the required parking.

Commissioner Benson asked what was going to be on the 1<sup>st</sup> and 2<sup>nd</sup> floors.

Mr. Dutton stated 1<sup>st</sup> floor retail and 2<sup>nd</sup> floor general business/office use.

Commissioner Tavernier asked about the parking required for the other uses in the building.

Mr. Dutton stated that the uses on the other floors do not require parking per the Ordinance for the Downtown Area.

Mr. Tallerico indicated that the Commission could approve with a condition that the Zoning Board approval would be required.

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

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

One (1) communication was received regarding this hearing.

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PUBLIC HEARING #308 – Request from Emerson and Noreen Mehlhose (Owner and Appellant) for a Certificate of Occupancy for a home occupation – floral workroom at 2941 4<sup>th</sup> Street, City of Wyandotte.

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

Sharon Douglas, representing the Mehlhose Family.

Ms. Douglas indicated that the building has been vacant since 1961 and it was full of stuff that has been removed. Ms. Douglas continued she is requesting to use the property for a floral workshop and crafts. Ms. Douglas stated that she is in need of getting the utilities turned on and is requested a Certificate of Occupancy which is why she is here today. Ms. Douglas indicated that the property was built in 1925 as a gas station.

Commissioner Benson asked if the water was on.

Ms. Douglas indicated that the water was on.

Chairperson Krimmel asked Ms. Douglas if she lived in the home.

Ms. Douglas stated no, that the Emerson's live in the house and she is only going to use the garage (or the former gas station).

Commissioner Duran asked if she had any employees.

Ms. Douglas stated no just her.

Commissioner Benson asked if she was going to fix up the building.

Ms. Douglas stated that she has already started and has replaced the door.

Kathy Estrada, 3034 4<sup>th</sup> Street, Wyandotte.

Ms. Estrada stated that as a neighbor for 17 years, she faces the building and is happy to see the transformation and she supports the reuse of the building for a floral use.

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

Six (6) communications were received in favor of this hearing.

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**OFFICIALS**

**William R. Griggs**  
CITY CLERK

**Todd M. Browning**  
CITY TREASURER

**Thomas R. Woodruff**  
CITY ASSESSOR



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

# 307

**MAYOR**  
**Joseph R. Peterson**

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

October 15, 2014

Betty Krimmel, Chairperson  
Planning Commission  
City of Wyandotte  
3200 Biddle Avenue  
Wyandotte, Michigan 48192

Re: 3061-3063 Biddle Avenue  
Wyandotte, Michigan

Dear Chairperson Krimmel:

The Owner, Roebuck Residential, LLC and Applicant, Thomas Roberts, AIA, have applied to your Commission for approval of a Certificate of Occupancy to utilize the third floor at above described address for nine (9) residential units.

This letter is to inform you that the Owner/Applicant will also be required to appeal to the Zoning Board of Appeals and Adjustments for non-compliance to Section 2403.R.1,b of the Zoning Ordinance for insufficient parking. Section 2403.R.1.b states:

Multiple Family – Two (2) parking spots for each dwelling unit of two (2) rooms or less; two and one half (2 1/2) for each dwelling unit of three (3) or more bedrooms, plus one (1) additional parking space for every eight (8) units for guest parking.

The Owner/Applicant is proposing six (6) one (1) bedroom apartments, and three (3) two (2) bedroom apartments for a total of nine (9) apartments of two (2) bedroom or less which would require 20 parking spaces. The site has a total of 10 parking spaces provided.

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

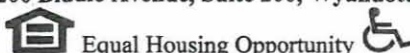
Very truly yours,

**Mark A. Kowalewski**  
City Engineer

MAK:kr

cc: Roebuck Residential, LLC  
Thomas Roberts, AIA

3200 Biddle Avenue, Suite 200, Wyandotte, Michigan 48192 734-324-4551 • Fax 734-324-4535 email: [engineering1@wyan.org](mailto:engineering1@wyan.org)



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*CITY OF Wyandotte Planning Commission*  
To: Wyandotte Development Committee

*Oct 11, 2014 Public  
Hearing  
# 308*

Re: 366 Elm St.

As neighbors of the property at 366 Elm St., Wyandotte, Michigan; we want the Development Committee to know that we are in favor of this historical property being used as a floral workroom. We feel this would be a positive as well as attractive use of the space that sat unused for many years, and look forward to it beautifying our community.

NAME:

*Kathy Stott - Homeowner/  
Resident*

*KATHY STOTT*

ADDRESS:

*3034 4th St.  
Wyandotte, MI 48192*

To: Wyandotte Development Committee

Re: 366 Elm St.

As neighbors of the property at 366 Elm St., Wyandotte, Michigan; we want ~~the~~ Development Committee to know that we are in favor of this historical property being used as a floral workroom. We feel this would be a positive as well as attractive use of the space that sat ~~unused~~ for many years, and look forward to it beautifying our community.

NAME:

Patricia Brohl

ADDRESS:

344 Maple Wyandotte, Mich

To: Wyandotte Development Committee

Re: 366 Elm St.

As neighbors of the property at 366 Elm St., Wyandotte, Michigan; we want the Development Committee to know that we are in favor of this historical property being used as a floral workroom. We feel this would be a positive as well as attractive use of the space that sat unused for many years, and look forward to it beautifying our community.

NAME:

Timothy J. Stett  
Timothy J. Stett

ADDRESS:

3034 4th  
Wyandotte, MI 48192



To: Wyandotte Development Committee

Re: 366 Elm St.

As neighbors of the property at 366 Elm St., Wyandotte, Michigan; we want the Development Committee to know that we are in favor of this historical property being used as a floral workroom. We feel this would be a positive as well as attractive use of the space that sat unused for many years, and look forward to it beautifying our community.

NAME:

Aileen Byl

ADDRESS:

518 Maple

To: Wyandotte Development Committee

Re: 366 Elm St.

As neighbors of the property at 366 Elm St., Wyandotte, Michigan; we want the Development Committee to know that we are in favor of this historical property being used as a floral workroom. We feel this would be a positive as well as attractive use of the space that sat unused for many years, and look forward to it beautifying our community.

NAME:

John Smith

ADDRESS:

424 Maple

To: Wyandotte Development Committee

Re: 366 Elm St.

As neighbors of the property at 366 Elm St., Wyandotte, Michigan; we want the Development Committee to know that we are in favor of this historical property being used as a floral workroom. We feel this would be a positive as well as attractive use of the space that sat unused for many years, and look forward to it beautifying our community.

NAME:

Doug Pettigrew  


ADDRESS:

418 Elm

