

City of Wyandotte
PLANNING COMMISSION
Minutes of the Thursday, June 18, 2015, Meeting
MINUTES AS RECORDED

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

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

COMMISSIONERS EXCUSED: Parker and Tavernier

ALSO PRESENT: Ben Tallerico
Mark A. Kowalewski, City Engineer
Kelly Roberts, Recording Secretary

COMMUNICATIONS:

- MOTION BY COMMISSIONER PASKO, supported by Commissioner Duran to receive and place on file the Resolutions from the Mayor and Council.

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

NO: None

ABSENT: Parker, Tavernier

MOTION PASSED

- MOTION BY COMMISSIONER PASKO, supported by Commissioner Lupo to receive and place on file the communication from Commissioner Benson.

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

NO: None

ABSENT: Parker, Tavernier

MOTION PASSED

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING:

MOTION BY COMMISSIONER BENSON, supported by Commissioner Pasko to approve the minutes of the Meeting of May 21, 2015. MOTION PASSED.

NEW BUSINESS:

1. Review of the parking lot layout landscape plan for the property at 3063 Biddle Avenue, Wyandotte, as submitted by Roebuck Residential LLC.

MOTION BY COMMISSIONER PASKO, supported by Commissioner Benson that the parking lot layout and landscape plan for the property at 3063 Biddle as submitted by Roebuck Residential LLC, is hereby approved as submitted.

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

NO: None

ABSENT: Parker, Tavernier

MOTION PASSED

2. PUBLIC HEARING – Request from Thomas Roberts, (Owner and Appellant), requesting approval of the Phase I and Phase II Site Plan for the property at 2927 4th Street, City of Wyandotte, County of Wayne, State of Michigan. This property is located in a PD (Planned Development District). The owner will be utilizing the building as an Architectural Office and a one (1) bedroom apartment.

MOTION BY COMMISSIONER BENSON, supported by Commissioner Pasko, WHEREAS, on April 28, 2015, the City Council referred the application of Thomas Roberts to the Planning Commission for recommendation of a Phase I and Phase II Final Site Plan for an architectural office and one (1) bedroom apartment at 2927 4th Street; AND

WHEREAS, on June 18, 2015, the Planning Commission held the required public hearing to hear comments and concerns; AND

WHEREAS, the Plans submitted by Thomas Roberts Architect, LLC consisting of pages S101, A101, A401 and S100 all dated April 24, 2015; AND

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WYANDOTTE, that the Commission approves the Stage I and Stage II Final Site Plan for the property at 2927 4th Street which includes a four (4) parking space.

AND BE IT FURTHER RESOLVED that the Commission recommends to the City Council approval of the Stage I and Stage II Final Site Plan.

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

NO: None

ABSENT: Parker, Tavernier

MOTION PASSED

3. PUBLIC HEARING #504 Request from Wyandotte VFW #1136 (Owner and Appellant) for a Certificate of Occupancy for outdoor café at 633-639 Ford Avenue, City of Wyandotte, County of Wayne, State of Michigan in a B-2 Zoning District where the proposed conflicts with Section 2202.S.2 of the City of Wyandotte Zoning Ordinance.

RESOLUTION BY COMMISSIONER BENSON, supported by Commissioner Pasko, RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WYANDOTTE, that Special Approval #504 – requested by VFW#1136 (Appellant and Owner) for a Certificate of Occupancy for an Outdoor Café at the rear of 633 Ford 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 property in accordance with 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, if any.
4. Use of the outdoor café shall be allowed from 10 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. Decorative fencing and gate to be 48" in height and to be Ironcraft Powder-Coated Aluminum Black as indicated in the application. Chairs to be tan sling patio chairs as indicated in the application. Tables to be Spring Haven Brown all-weather wicker 20" round as indicated in the application.
8. The fencing shall be removed from November 1st to March 14th of each year if the parking will be utilized during this time.
9. The outdoor café is limited to five (5) tables with 20 chairs. City Engineer to review and approve the final plan.

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

NO: None

ABSENT: Parker, Tavernier

MOTION PASSED

4. PUBLIC HEARING #041215 – Request from the City of Wyandotte and Dan and Catherine Naimola (Owner and Appellant) to rezone the property known as 412 Vinewood and the former 422 Vinewood (All of Lot 9 and all of the Lot 10 except the west 25 feet, Block 120 Part of Wyandotte), City of Wyandotte, County of Wayne, State of Michigan. It is requested to rezone the property from RT (Two Family Residential District) to RA (Single Family Residential District).

MOTION BY COMMISSIONER PASKO, supported by Commissioner Rutkowski to recommend to the Mayor and City Council that the property known as 412 Vinewood and the former 422 Vinewood, (All of Lot 9 and all of the Lot 10 except the west 25 feet, Block 120 Part of Wyandotte), Wyandotte be rezoned from RT (Two Family Residential District) to RA (Single Family Residential District).

REASON: The rezoning of this property is consistent with the City's Master Plan.

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

NO: None

ABSENT: Parker, Tavernier

MOTION PASSED

5. PUBLIC HEARING #051915– Request from Ronald Mendenhall Jr., (Owner and Appellant) to rezone the property known as 1777 Oak (Lots 187 & 188 Baisley Park Subdivision), City of Wyandotte, County of Wayne, State of Michigan. It is requested to rezone the property from RM-2 (Multiple Family Residential District) to B-2 (General Business District).

MOTION BY COMMISSIONER PASKO, supported by Commissioner Rutkowski to recommend to the Mayor and City Council that the property known as 1777 Oak Street be denied for rezoning from RM-2 (Multiple Family Residential District) to B-2 (General Business District).

REASON: The rezoning of this property to B-2 (General Business District) is not consistent with the City's Master Plan.

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

NO: None

ABSENT: Parker, Tavernier

MOTION PASSED

6. PUBLIC HEARING #051215 – Request from the City of Wyandotte (Owner and Appellant) to rezone the property known as former 362 Hudson (All of Lot 86 Hudson Subdivision), City of Wyandotte, County of Wayne, State of Michigan. It is requested to rezone the property from I-1 (Industrial District) to I-2 (Industrial District).

MOTION BY COMMISSIONER BENSON, supported by Commissioner Pasko to recommend to the Mayor and City Council that the property known as former 362 Hudson (All of Lot 86 Hudson Subdivision), Wyandotte be rezoned from I-1 (Industrial District) to I-2 (Industrial District).

REASON: The rezoning of this property is consistent with the City's Master Plan and the surrounding area.

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

NO: None

ABSENT: Parker, Tavernier

MOTION PASSED

7. PUBLIC HEARING to consider an amendment to the City of Wyandotte Zoning Ordinance Article XXII – Special Land Uses, Section 2202 .V. Outdoor Sale space for new or used automobiles, recreation vehicles, mobile homes and boats by adding #8 to read:

8. No used car lot shall be permitted within seven hundred fifty (750) feet of another used car lot.

MOTION BY COMMISSIONER LUPO, supported by Commissioner Rutkowski to recommend to the Mayor and City Council that the proposed amendment to the City of Wyandotte Zoning Ordinance, Article XXII-Special Land Uses, Section 2202 .V. Outdoor Sale space for new or used automobiles, recreation vehicles, mobile homes and boats by adding #8 be approved.

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

NO: None

ABSENT: Parker, Tavernier

MOTION PASSED

PERSONS IN THE AUDIENCE:

No persons in audience.

SPECIAL ORDER:

The Commission reviewed their 2015-2016 Budget and the following resolution was offered:

MOTION BY COMMISSION LUPO, Supported by Commissioner Rutkowski to approve the Budget for 2015-2016 as presented.

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

NO: None

ABSENT: Parker, Tavernier

MOTION PASSED

BILLS AND ACCOUNT:

MOTION BY COMMISSIONER RUTKOWSKI, supported by Commissioner Lupo to:
Pay Beckett & Raeder for Planning Consultant fee for May 2015 in the amount of \$700.00
Hours for Secretarial Services: 5/3/15 to 6/5/15 13 total hours

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

NO: None

ABSENT: Parker, Tavernier

MOTION PASSED

MOTION TO ADJOURN:

MOTION BY COMMISSIONER LUPO, supported by Commissioner Pasko to adjourn the meeting at 7:50 p.m.

PUBLIC HEARING – Request from Thomas Roberts, (Owner and Appellant), requesting approval of the Phase I and Phase II Site Plan for the property at 2927 4th Street, City of Wyandotte, County of Wayne, State of Michigan. This property is located in a PD (Planned Development District). The owner will be utilizing the building as an Architectural Office and a one (1) bedroom apartment.

Chairperson Krimmel read the appeal and asked if there was anyone present who wished to speak regarding this hearing.

Robert Shemiot, representing Thomas Roberts Architects.

Mr. Shemiot indicated that Thomas Roberts Architects will be moving their architect office into the building, they have four (4) employees and they would like to restore the building. Mr. Shemiot further indicated that the building has been vacant for years and they would like to be part of Wyandotte.

Mr. Tallerico indicated that an architecture firm will have little impact on the parking and he stated that the use with four (4) parking spaces would be sufficient.

Commissioner Benson agreed.

Mr. Tallerico indicated that since the property is located in a PD zoning district, the Planning Commission can grant the use and the parking variance.

There being no further discussion the hearing was closed. No communications were received regarding this hearing.

PUBLIC HEARING #504 Request from Wyandotte VFW #1136 (Owner and Appellant) for a Certificate of Occupancy for outdoor café at 633-639 Ford Avenue, City of Wyandotte, County of Wayne, State of Michigan in a B-2 Zoning District where the proposed conflicts with Section 2202.S.2 of the City of Wyandotte Zoning Ordinance.

Chairperson Krimmel read the appeal and asked if there was anyone present who wished to speak regarding this hearing.

Cliff Harris, Commander of the VFW and Rick Thorton, Building President of the VFW, present.

Chairperson Krimmel questioned the plan that was submitted and indicated that it needs some work.

Mark Kowalewski, City Engineer, indicated that he agrees that the plan submitted is not professionally done, but you can see that their intent is to have five (5) tables with 20 chairs it is very small. Mr. Kowalewski further indicated that they did submit the type of chairs, fencing and tables that they will be utilizing. Mr. Kowalewski stated that the information submit is adequate to meet the requirements.

Chairperson Krimmel indicated that they need to keep in mind the occupancy load for the building.

Chairperson Krimmel indicated that a new plan should be submitted for review and approval.

Commissioner Pasko indicated that he would have no issues with the Commission approving the café and the City Engineer reviewing the revised drawing.

There being no further discussion the hearing was closed.

No communications were received regarding this hearing.

PUBLIC HEARING #041215 – Request from the City of Wyandotte and Dan and Catherine Naimola (Owner and Appellant) to rezone the property known as 412 Vinewood and the former 422 Vinewood.

Chairperson Krimmel read the appeal and asked if there was anyone present who wished to speak regarding this hearing.

Catherine Naimola, owner of 412 Vinewood, present.

Chairperson Krimmel indicated that she likes the idea of the zoning changing to single family.

Mrs. Naimola indicated that she is buying the vacant property from the City.

There being no further discussion the hearing was closed.

No communications were received regarding this hearing.

PUBLIC HEARING #051915– Request from Ronald Mendenhall Jr., (Owner and Appellant) to rezone the property known as 1777 Oak.

Chairperson Krimmel read the appeal and asked if there was anyone present who wished to speak regarding this hearing.

Mr. Mendenhall, owner, present.

Chairperson Krimmel asked why Mr. Mendenhall wanted the property rezoned.

Mr. Mendenhall indicated that the building is not residential, as the zoning indicates, and he is looking to sell the property.

Mr. Tallerico indicated that the appellant is correct it is in a RM District, not commercial, even though the use is commercial.

Commissioner Lupo asked if the property was going to be used as an auto detailing shop.

Mr. Mendenhall indicated that the proposed buyer wants to use the building for auto detailing. Mr. Mendenhall continued that the buyer has another location and will use this as an overflow.

Mr. Mendenhall stated that the property was rezoned by the City, and he was not made aware of it.

Commissioner Lupo stated the area is a mixed used, but B-2 would not be good. Commissioner Lupo asked if the property does not get rezoned will the buyer buy it.

Mr. Mendenhall stated no.

Commissioner Lupo stated that the previous use was an auto electric shop.

Mr. Mendenhall stated that is correct.

Commissioner Lupo asked what does detailing involve.

Mr. Mendenhall stated it would just be washing, polishing and waxing.

Mr. Tallerico stated that the current zoning is multiple family, the Appellant has the option to appeal the use to the Zoning Board for the detailing shop.

Commissioner Benson asked if rezoning of the property would be considered spot zoning.

Mr. Tallerico stated that it is and the current zoning matches with the Future Land Use Map.

Mr. Mendenhall stated that he wants to sell the building now and can't wait for all the meetings required for a variance.

Commissioner Benson stated that rezoning the building to B-2 would open the property up for a multiple of uses that might not be desirable in that location.

Mr. Tallerico read the preamble for the B-2 Zoning District and the uses allowed in that district.

Chairperson Krimmel indicated that some of the uses allowed in the B-2 District should not be allowed on Oak Street.

Mr. Mendenhall stated that the property was B-1 and it got changed and he was not notified and he does not feel that is right. Mr. Mendenhall stated that the City needs businesses and they will not be doing auto mechanical work.

Mr. Tallerico indicated that there are undesirable uses in a B-2 that the City would not like to see on Oak Street.

Mr. Mendenhall stated that there has been no change while he has owned the property.

Mr. Tallerico asked if the property is auto detailing now.

Mr. Mendenhall stated no.

Mr. Tallerico asked if the proposed use is auto detailing.

Mr. Mendenhall stated yes.

There being no further discussion the hearing was closed.

No communications were received regarding this hearing.

PUBLIC HEARING #051215 – Request from the City of Wyandotte (Owner and Appellant) to rezone the property known as former 362 Hudson (All of Lot 86 Hudson Subdivision), City of Wyandotte, County of Wayne, State of Michigan. It is requested to rezone the property from I-1 (Industrial District) to I-2 (Industrial District).

Chairperson Krimmel read the appeal and asked if there was anyone present who wished to speak regarding this hearing.

Catlin Crain, representing Pizzo Development.

Ms. Crain explained that the building will be constructed off of Antoine and they will be using it as a general contractor's office. Ms. Crain stated that they would like to use the vacant lot off of Hudson for storage of construction items.

Commissioner Pasko asked if the storage would be all outside.

Mr. Kowalewski stated that the City is selling the property on Antoine and Hudson to Pizzo Construction. Mr. Kowalewski stated further that the proposed rezoning is a continuation of the current practice of zoning property adjacent to the railroad I-2 and the City currently has other sites zoned I-2 which are located adjacent to the railroad tracks.

West side of 8th Street (known as 40 acres)

East of 13th Street, Pennsylvania and Grove

Along the Railroad east of 11th Street Grove to Pennsylvania is zoned I-3

Mr. Kowalewski stated further that this rezoning is consistent with the Master Plan.

Commissioner Lupo asked if rezoning the property would be considered spot zoning.

Mr. Kowalewski stated no, changing from RM (Residential) to B-2 (Business) zoning would be spot zoning as discussed on a previous public hearing; changing from I-1 (Industrial) to I-2 (Industrial) is not.

Commissioner Lupo stated that there are still five (5) non-conforming homes.

Mr. Kowalewski stated that is correct. Mr. Kowalewski stated further that the City's greatest power is zoning. Mr. Kowalewski continued that the City needs to redevelop and have areas for outdoor storage and adjacent to the railroad is the ideal area.

Commissioner Lupo asked what type of storage will be on the lot.

Ms. Crain stated that it will be construction materials and construction equipment. Ms. Crain stated further that there will be no welding or repairs being made on the property.

Mr. Kowalewski stated that the only way onto the property would be thru Antoine there would be no entrances from Hudson. Mr. Kowalewski stated further that there would be no storage of items in the alley or Antoine Street property just on the property on Hudson.

Jason Bury, 333 Hudson, Wyandotte.

Mr. Bury stated that he is concerned about large equipment going up and down the street, there are a lot of kids in the neighborhood.

Mr. Tallerico stated that the building would be on Antoine and the Hudson area will be used for storage only.

Ms. Crain stated that they would not be driving equipment down Hudson Street, they would be using the entrance off of Antoine Street.

Mr. Bury stated that they are not concerned about looking at the yard they are concerned about the traffic.

Ms. Crain stated that they will be respectful to the homes left in the area and it is not their intent to have construction equipment driving down Hudson Street.

There being no further discussion, the hearing was closed.

No communications were received regarding this hearing.

PUBLIC HEARING to consider an amendment to the City of Wyandotte Zoning Ordinance Article XXII – Special Land Uses, Section 2202 .V. Outdoor Sale space for new or used automobiles, recreation vehicles, mobile homes and boats by adding #8.

Chairperson Krimmel read the appeal and asked if there was anyone present who wished to speak regarding this hearing.

Commissioner Lupo asked the Mr. Kowalewski how the 750 feet would be interpreted.

Mr. Kowalewski stated they typically do a radius from each corner of the property line. Mr. Kowalewski stated further that no used car lot could be within that 750 feet.

There being no further discussion the hearing was closed.

No communications were received regarding this hearing.
