

**CITY OF WYANDOTTE  
PLANNING COMMISSION**

Agenda for the Meeting Thursday, January 19, 2017, at 6:30 p.m.  
Council Chambers, Wyandotte City Hall

**CALL TO ORDER:**

**COMMISSIONERS:** Adamczyk                      Parker  
                                 Benson                                      Pasko  
                                 Duran    Rutkowski  
                                 Lupo    Sarnacki  
                                 Mayhew

**ALSO PRESENT** \_\_\_\_\_

**COMMUNICATIONS:**

None

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

Motion by Commissioner \_\_\_\_\_, supported by Commissioner \_\_\_\_\_ to approve the minutes of Meeting of December 15, 2016.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**1. PUBLIC HEARING #1701:** Request from John Lupini, Drs. Hunter and Lupini, PC, Owners and Appellants, to construct a pole sign at 1605 Fort Street, Wyandotte in an O-S Zoning District. The proposed pole sign conflicts with the following Section of the City of Wyandotte's Zoning Ordinance:

Sec 2408.F.2.(b).1: A pole sign to be allowed only when a ground sign cannot be erected due to building location or other site constraints and upon approval of the Planning Commission.

**2. PUBLIC HEARING #1702:** Request from John Molnar, Molnar Funeral Home, Owner and Appellant, to construct a ground sign at 2760 Biddle Avenue, Wyandotte in a PD Zoning District. The proposed ground sign conflicts with the following Sections of the City of Wyandotte's Zoning Ordinance:

Sec. 2408.F.2.A.1: O-S, B-1, B-2 Districts sign types allowed: Wall, awning, canopy, freestanding, ground, marquee, projecting, pole, window, vehicle and temporary (except on outdoor cafe enclosures) as defined in this ordinance and subject to the following conditions and subject to design review when located in the design review district.

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(a) Ground sign.

(1) One (1) ground sign shall be permitted having a sign area of not more than forty (40) square feet for each sign face. On corner lots, two (2) such signs are permissible where business fronts both streets. Such sign shall not exceed six (6) feet in height.

(2) Not more than one (1) ground sign may be erected accessory to any one (1) development regardless of the number of buildings, separate parties, tenants or uses contained therein. On corner lots, two (2) such signs are permissible where business fronts both streets.

(3) No ground sign shall be located nearer than five (5) feet to any existing or proposed right-of-way line.

(4) Ground signs may be illuminated with a continuous light only.

Section 2004.D of the Zoning Ordinance: A change of occupancy, a change in type of use, or the alteration of a building or the site in a previously approved PD District shall require the review of the building official. The building official may request a review by the planning commission where a question arises relative to whether such change falls within the intent of the previously approved PD District.

The Owner is proposing to construct a L.E.D ground sign that would be 75 inches tall elevated 24 inches in a retaining wall for a total height of 8.25 feet from the existing lawn grade where only 6 feet is allowed.

**PERSONS IN THE AUDIENCE:**

**OTHER BUSINESS:**

- Monthly Report from Ben Tallerico, Beckett & Raeder

**BILLS AND ACCOUNT:**

- Pay the planning consultant fee for January 2017 to Beckett & Raeder: \$700.00

**MOTION TO ADJOURN:**