

City of Wyandotte
PLANNING COMMISSION
Minutes of the Thursday, March 19, 2009, Meeting
MINUTES AS RECORDED

The meeting was called to order by Chairperson Elizabeth Krimmel at 7:00 p.m.

COMMISSIONERS PRESENT: Duran, Eberts, Hovis, Krimmel, Lupo, Parker, Rockershausen, and Schultz

COMMISSIONERS EXCUSED: Kalmbach

ALSO PRESENT: Charles Leman, City Planner
Kelly Roberts, Recording Secretary

COMMUNICATIONS:

1. MOTION BY COMMISSIONER ROCKERSHOUSEN, supported by Commissioner Schultz, to receive and place on file all communications. MOTION PASSED.

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING:

MOTION BY COMMISSIONER ROCKERSHOUSEN, supported by Commissioner Parker to approve the minutes of the Regular Meeting of February 19, 2009. MOTION PASSED.

NEW BUSINESS:

1. PUBLIC HEARING PC#213 – Request from Townsend Neon (Appellant) and McQuiston Motors (Owner) for a Building Permit for a pole sign at 3071 Fort Street, Wyandotte in a B- 2 Zoning District where the proposed conflicts with Section 2408.b.1 of the Zoning Ordinance

MOTION BY COMMISSIONER ROCKERSHOUSEN, supported by Commissioner Lupo to approve the Building Permit for a pole sign at 3071 Fort Street, Wyandotte as submitted provided the two (2) 500 watt quartz flood lights are removed from the sign and put on a separate pole and in compliance with the ordinance.

YEAS: Duran, Eberts, Krimmel, Lupo, Parker, Rockershausen and Schultz

NAYS: Hovis ABSENT: Kalmbach

MOTION PASSED

2. PUBLIC HEARING – Phase I Preliminary Site Plan review for the property at St. Johns and Bennett, 2nd to 3rd Street as submitted by Anthony LoDuca, MJC Regency LLC, Developer. The Developer is proposing to use the property for a condominium development. The property is located in a PD (Planned Development District). The Preliminary Site Plan is on file in the Engineering Department.

MOTION BY COMMISSIONER ROCKERSHOUSEN, supported by Commissioner Schultz

WHEREAS, the preliminary site plan for the Labadie Park Project at St Johns to Bennett and 2nd to 3rd Street proposes a residential project consistent with a Preliminary Site Plan dated 1/22/08; Preliminary Plans for 7 unit building dated 3/03/09 sheets A-1 through A-19 and N-1 through N-3 and Preliminary Plans for the Craftsman dated 12/10/08 sheets A-1 through A-4; and Preliminary Plans for the Colonial Revival dated 12/10/08 sheets A-1 through A-4; AND

WHEREAS, the preliminary site plan for Labadie Park generally meets the criteria of the City of Wyandotte's Zoning Map in terms of the Planned Development District in that the PD District reflects the Master Plan which designates said area for High Density Residential development and further it meets the requirements of the Purchase Agreement between the Developer and the City of Wyandotte and with the following exceptions which shall be corrected with final site plan submitted; 1) Plans to include wrap-around porch elevation and plan on houses. Site plan to indicate wrap-around porches required on all corner lots being Lot #1, Lot #6, Lot #7 and Lot #12; 2) Address stone for all units as required by the Purchase Agreement; 3) Provide 400 square feet of attic space for multi-family condominiums as required by the Purchase Agreement; 4) Three piece plumbing assembly in basement for future bathroom per Purchase Agreement; AND

WHEREAS, the Planning Commission has received a communication from the City Engineer; AND

WHEREAS, on March 19, 2009, the Planning Commission of the City of Wyandotte, held a Public Hearing with proper notice, in accordance with the requirements of Act 207 of 1921 as amended; AND

WHEREAS the Planning Commission requirements from the public hearing:

1. Single homes building elevations should be more varied – with different color brick and roofs
2. Street trees to be planted every 35 feet and be at least 2 ½” in caliber
3. Planting along railroad – eliminate Maple trees and replace with Evergreens with an increase in height
4. Description of planting materials for park at Labadie and 3rd and other locations
5. Description of planting materials for multiple units
6. Construction details for gazebo
7. Indicate perpetual landscape maintenance and park maintenance
8. Receipt of Exhibit “D” Site Data Summary regarding lot coverage

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WYANDOTTE, to recommend to City Council that the “Labadie Park Neighborhood” Stage 1 preliminary site plan for the Labadie Park Project at St. Johns and Bennett and 2nd and 3rd Streets be accepted and approved subject to the revisions, requirements and the provisions of additional information described herein and recommended by the City Engineer in his communication dated March 18, 2009, which is attached and the findings of the public hearing on March 19, 2009 as described above prior to submittal to the Commission for Phase II Final Site Plan Approval.

YES: Duran, Eberts, Hovis, Krimmel, Lupo, Rockershausen, Schultz

NO: None ABSENT: Kalmbach ABSTAIN: Parker

MOTION PASSED

3. Approval of the Planning Commission By-Laws. MOTION BY COMMISSIONER ROCKERSHOUSEN, supported by Commissioner Eberts to approve the By-Laws as submitted by Charles Leman, City Planner and approved by the Department of Legal Affairs.

YES: Duran, Eberts, Hovis, Krimmel, Lupo, Parker, Rockershausen, Schultz

NO: None ABSENT: Kalmbach

MOTION PASSED

PERSONS IN THE AUDIENCE:

None

SPECIAL ORDER:

Mr. Leman indicated that he had reviewed the proposed Master Plan submitted by the City of Riverview. Mr. Leman indicated that the plan indicates that the properties adjacent to the City of Wyandotte border are in compliance with Wyandotte's Master Plan.

Chairperson Krimmel indicated that a letter would be sent to the City of Riverview indicating that Wyandotte had received and reviewed their proposed Master Plan.

All agreed.

BILLS AND ACCOUNT:

MOTION BY COMMISSIONER ROCKERSHOUSEN, supported by Commissioner Schultz to:

1. Pay Beckett & Raeder for Planning Consultant fee for February 2009 in the amount of \$700.00
2. Hours for Secretarial Services: 01/29/09 – 2/28/09 4 Total Hours

YEAS: Duran, Eberts, Hovis, Krimmel, Lupo, Parker, Rockershousen and Schultz

NAYS: None ABSENT: Kalmbach

MOTION PASSED

MOTION TO ADJOURN:

MOTION BY COMMISSIONER DURAN, supported by Commissioner Lupo to adjourn the meeting at 8:30 p.m.

PUBLIC HEARING PC#213 – Request from Townsend Neon (Appellant) and McQuiston Motors (Owner) for a Building Permit for a pole sign at 3071 Fort Street, Wyandotte in a B- 2 Zoning District where the proposed conflicts with Section 2408.b.1 of the Zoning Ordinance

Chairperson Krimmel opened the Public Hearing for comments.

Jonathon from Townsend Neon, present.

Jonathon stated that the reason McQuiston Motors wanted a pole sign is because the street they are located is very busy and a pole sign would be easier seen then a ground sign. Further, a ground sign would obstruct the cars that are for sale on the lot.

Mr. Leman questioned that if pole sign would bring in that many customers.

Jonathon stated that is the best way to advertise.

Commissioner Rockershousen asked about the lights attached to the sign.

Jonathon stated that the lights would illuminate the cars.

Commissioner Rockershousen stated the lights should be placed on a separate pole and not on the sign pole, it detracts from what they are trying to do.

Jonathon stated that he could live with removing the lights. Jonathon continued that the lights were on the old pole sign.

Mr. Leman indicated that the pole sign height is within the parameters of the sign ordinance.

Commissioner Hovis indicated that the application indicates a ground sign not a pole sign.

Jonathon stated that he checked the wrong box it should be a pole sign.

Chairperson Krimmel asked about the location of the sign.

Jonathon indicated that there was a pole sign there, but during a storm in December 2008 or January 2009 it blew down and they are placing the pole sign in the same location.

Chairperson Krimmel asked if there were any other persons who wished to speak on this issue. There being none, the public hearing was closed.

No communications were received regarding this hearing.

PUBLIC HEARING – Phase I Preliminary Site Plan review for the property at St. Johns and Bennett, 2nd to 3rd Street as submitted by Anthony LoDuca, MJC Regency LLC, Developer.

Chairperson Krimmel opened the Public Hearing for comments.

Dennis Trombetta, 153 St. Johns, Wyandotte.

Mr. Trombetta indicated that he purchased his property from the previous developer and he wants to make sure the original restriction would still be in effect for the new developer.

Chairperson Krimmel indicated that is why we are here to find out what the developer proposing. Chairperson Krimmel indicated that Mr. LoDuca would present the plan and if Mr. Trombetta had additional questions, feel free to ask when Mr. LoDuca is completed.

Anthony LoDuca, MJC Companies, present.

Mr. LoDuca indicated that the proposed site plan includes row housing as is currently on the site with the same materials and composition. Mr. LoDuca indicated that they are proposing two (2) new floor plans for the single family homes. Mr. LoDuca indicated that they would build everything under one (1) roof not separate like the current construction. Mr. LoDuca indicated that the 2 car condominiums will be able to access the house directly from the garage and there will be no walking outside from one building to another. On the single family homes they are proposing the same thing, they would attach the garage with the vestibule that could either be a sunroom or mud room and you would walk into the house directly from the garage. Mr. LoDuca indicated that there will not be three (3) separate buildings. Mr. LoDuca indicated that they are proposing to put full aluminum overhangs and vinyl siding on the 2nd floor, which they currently have wood. Mr. LoDuca feels that the property should be maintenance free. Mr. LoDuca stated that the only exterior maintenance they would have is the painting of the garage door and the entrance door on the homes. Mr. LoDuca stated that the split face brick would be the same.

Chairperson Krimmel asked if this would be a condominium project.

Mr. LoDuca indicated that it would be a condominium site.

Commissioner Rockershousen asked if they are going to comply with the original master deed for the project.

Mr. LoDuca indicated that they are going to amend the master deed and tonight they are requesting review of this proposed site plan.

Commissioner Rockershousen asked about the materials from the original development.

Mr. LoDuca indicated that they are going to amend that deed and they are proposing to use the same materials but they do not want to be that specific with the color, etc. Mr. LoDuca indicated that they will conform with the current buildings that were built, but the 1st Master Deed was very specific on what would be on each lot and they can not follow these requirements. Mr. LoDuca indicated that the market will drive what units will be built on which lot.

Commissioner Rockershousen asked if they will be coming up with there own master rules.

Mr. LoDuca indicated that they will and it will be presented to the City.

Commissioner Rockershousen indicated that tonight the Commission is reviewing just the site plan and Mr. LoDuca will come back with the materials and landscape plan.

Mr. LoDuca stated that is correct.

Commissioner Rockershousen asked if there was currently a Condominium Association.

Mr. LoDuca stated that the City of Wyandotte is the Condominium Association, the previous developers have nothing to do with the property.

Chairperson Krimmel asked about the location of the buildings.

Mr. LoDuca stated that they are proposing to construct in phases. The 1st phase would be two (2) single family homes on St. Johns next to the three (3) currently developed homes and row housing Building #8 with six (6) units adjacent to Shoppers Valley. Mr. LoDuca indicated that when they are constructing Building #8 they would also put in the screening wall and landscaping which would complete this section.

Mr. LoDuca reviewed the site plan with the Commission.

Commissioner Rockershousen asked if they had any buyers for the 1st phase that is going to be developed.

Mr. LoDuca indicated that he has talked with one possible buyer.

Commissioner Rockershousen indicated that he does not want to see vacant buildings setting.

Mr. LoDuca indicated that is why they are building in phases. They do not want to see that either. Mr. LoDuca commented that their product is turn key and they do not foresee any problems selling the units.

Chairperson Krimmel asked about the park.

Mr. LoDuca indicated that they are planning on improving the park area. Mr. LoDuca reviewed the park area with the Commissioners.

Mr. LoDuca indicated that size of the homes would be between 1,500, 1,800 and 1,850 square feet and the condos are 1,347 to 1,850 square feet. Mr. LoDuca indicated that they will all be single family units.

Mike Garf, 780 2nd Street, Wyandotte

Mr. Garf asked about the materials being used on the units.

Mr. LoDuca indicated that they are planning on using vinyl and aluminum they will not be using cement board. Mr. LoDuca indicated that cement board will need maintenance and they use materials in Michigan that require painting. Mr. LoDuca indicated that they are maintenance free exteriors.

Mr. Garf stated that he disagrees with that, cement board is a better product.

Mr. Trombetta indicated that the previous developer had deed restrictions and why is the new developer not required to meet those deed restrictions.

Commissioner Rockershousen indicated that those deed restrictions were by the previous developer not the City. Commissioner Rockershousen stated further that the previous developer also developed the Master Deed.

Mr. Trombetta indicated that he would like to see those deed restrictions carried forward on the property for the new developer to follow so that the quality of the neighborhood does not go down.

Commissioner Rockershousen indicated that the new developer is doing a couple of things, 1st downsizing the homes, 2nd they are going to change the materials. Commissioner Rockershousen continued that the new developer will need to bring the materials for approval along with a future Master Deed.

Mr. LoDuca indicated that they are not proposing to change anything, the current homes have brick, vinyl windows, and siding which are the same materials they are going to use. Mr. LoDuca indicated that the previous developer's Master Deed was specific to which lots could have what on it and they do not want to be that specific. Mr. LoDuca indicated that when his company builds they use maintenance free materials. Mr. LoDuca indicated that one owner believes that the hardy board is better, that is fine, but it comes with a maintenance issue.

Chairperson Krimmel indicated that at this point we are just looking at the site plan and layout (the preliminary plan) the materials will come at a later date.

Mr. Garf indicated that the City told him when he purchased his unit that the City was buying back the vacant property and there was a Master Deed that the City was going to live by and the new development would be the same. Mr. Garf continued that with the economic times, it should be allowed to make smaller units, but when it comes to the appearance of the development as a whole, it should be kept the same as what is there and cement board looks like wood and it holds paint pretty well. Mr. Garf indicated that the City should require the original deed requirements of the first developer.

Mr. Leman asked about the single family homes and there similar appearance except for porches.

Mr. LoDuca indicated that the ordinance states that every 1 in 3 homes cannot look the same. They are proposing 3 different elevations all with different color.

Mr. Leman indicated that he feels variation is very important.

Mr. Leman went over the landscaping with the Developer.

The Commission reviewed the City Engineer's letter with the Developer.

The Commission also reviewed the lot coverage issue with the Developer.

Chairperson Krimmel asked if there were any other persons who wished to speak on this issue. There being none, the public hearing was closed.

No communications were received regarding this hearing.