

**City of Wyandotte**  
**PLANNING COMMISSION**  
***Minutes of the Thursday, April 16, 2009, Meeting***  
**MINUTES AS RECORDED**

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

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

COMMISSIONERS EXCUSED: Hovis

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 LUPO, supported by Commissioner Rockershausen to approve the minutes of the Regular Meeting of March 19, 2009. MOTION PASSED.

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**NEW BUSINESS:**

1. PUBLIC HEARING PC#214 – Request from Gregorio’s Italian Restaurant (Owner and Appellant) for a Certificate of Occupancy for an outdoor café at 2356 Biddle Avenue, Wyandotte in a PD Zoning District where the proposed conflicts with Section 2200.S.2. of the Zoning Ordinance.

MOTION BY COMMISSIONER SCHULTZ, supported by Commissioner Rockershausen that Special Approval #214 – requested by Gregorio’s Italian Restaurant (Appellant and Owner) for a Certificate of Occupancy for an Outdoor Café at 2356 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 using 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 2201.S 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 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. Approval by Wayne County if it is determined that the outdoor café is located in the County right-of-way.

YEAS: Duran, Eberts, Kalmbach, Krimmel, Lupo, Parker, Rockershausen and Schultz  
NAYS: None  
ABSENT: Hovis  
MOTION PASSED

2. PUBLIC HEARING PC#215 - Request from Marie Stevenson (Owner and Appellant) for a Certificate of Occupancy for an apartment on the 2<sup>nd</sup> floor at 3033-3035 Biddle Avenue, Wyandotte in a CBD Zoning District where the proposed conflicts with Section 1301.D of the Zoning Ordinance.

MOTION BY COMMISSIONER ROCKERSHOUSEN, supported by Commissioner Eberts to grant the Special Use Approval for a 2<sup>nd</sup> floor dwelling for the property at 3033-3035 Biddle, Wyandotte.

YES: Duran, Eberts, Kalmbach, Krimmel, Lupo, Parker, Rockershausen, Schultz  
NO: None  
ABSENT: Hovis  
MOTION PASSED

**PERSONS IN THE AUDIENCE:**

Larry Tavernier

**SPECIAL ORDER:**

**BILLS AND ACCOUNT:**

MOTION BY COMMISSIONER ROCKERSHOUSEN, supported by Commissioner Eberts to:

1. Pay Beckett & Raeder for Planning Consultant fee for March 2009 in the amount of \$700.00
2. Hours for Secretarial Services: 2/29/09 – 3/28/09 9.5 Total Hours

YEAS: Duran, Eberts, Kalmbach, Krimmel, Lupo, Parker, Rockershausen and Schultz  
NAYS: None  
ABSENT: Hovis  
MOTION PASSED

**MOTION TO ADJOURN:**

MOTION BY COMMISSIONER EBERTS, supported by Commissioner Duran to adjourn the meeting at 8:00 p.m.

PUBLIC HEARING PC#214 – Request from Gregorio’s Italian Restaurant (Owner and Appellant) for a Certificate of Occupancy for an outdoor café at 2356 Biddle Avenue, Wyandotte in a PD Zoning District where the proposed conflicts with Section 2200.S.2. of the Zoning Ordinance.

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Chairperson Krimmel opened the Public Hearing for comments.

Greg and Debbie Celia owners present.

Commissioner Lupo asked if a lot survey has been completed.

Mr. Celia indicated that he has not done one. Mr. Celia indicated that they have been talking to Wayne County and so far it is not required.

Mr. Leman indicated that the letter from the City Engineer indicates that it might be required, it would be up to the County, if it is determined that it is in the County right-of-way.

Commissioner Lupo asked how many tables and chairs there would be.

Mr. Celia indicated that the table size would be approximately 30” round and probably seat 2 to 4 people.

Commissioner Rockershousen asked if there would be any umbrellas.

Mr. Celia indicated that there would be, but they would be plain like the awning. There would be no advertising on them.

Chairperson Krimmel indicated that this request had been reviewed by the Police Chief and Fire Chief and their response is attached and made part of the file.

Mr. Lawrence Tavernier, 125 Vinewood, Wyandotte. Mr. Tavernier indicated that he is in support of this request. Mr. Tavernier indicated that the owner had indicated that it is hard to tell from the road that the business is open and having an outdoor café would give a visual that the restaurant is open for business.

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.

**OFFICIALS**

**William R. Griggs**  
CITY CLERK

CITY TREASURER

**Colleen A. Keehn**  
CITY ASSESSOR



**MAYOR**  
**James R. DeSana**

**COUNCIL**  
**Todd M. Browning**  
**Sheri Sutherby Fricke**  
**Johnny A. Kolakowski**  
**Joseph R. Peterson**  
**Jason Ptak**  
**Patrick J. Sutka**

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

March 9, 2009

Elizabeth A. Krimmel, Chairperson  
Planning Commission  
City of Wyandotte  
City Hall  
Wyandotte, Michigan

RE: Proposed Outdoor Café at  
2356 Biddle Avenue

Dear Mrs. Krimmel:

Field inspection and measurements by the Engineering Department were made at the location of the proposed café. The right-of-way of Biddle Avenue ends at 2.6' from the face of the building resulting in a 4.8' encroachment of the 7.4' deep front porch. The proposed outdoor café would be on the front porch.

Since Biddle Avenue is a Wayne County Road, the owners of the building will be required to receive approval from Wayne County to operate the outdoor café in a County right-of-way.

If the owners of the property have or can get a lot survey by a licensed land surveyor that indicates our findings are in error and they are not in the County right-of-way, this requirement could then be waived.

A proposed Resolution is attached and if you have any questions, please feel free to contact the undersigned.

Very truly yours,

A handwritten signature in black ink, appearing to read "Mark A. Kowalewski".

Mark A. Kowalewski  
City Engineer

MAK:kr

cc: Gregorio's Italian Restaurant  
Cindy Dingell, Wayne County

**MAYOR**  
James R. DeSana

**CITY CLERK**  
William R. Griggs

**CITY ASSESSOR**  
Colleen A. Keehn



**CITY COUNCIL**

Todd M. Browning  
Sheri Sutherby Fricke  
Johnny Kolakowski  
Joseph R. Peterson  
Jason M. Ptak  
Patrick J. Sutka

**TO:** Kelly Roberts, Planning Commission Secretary

**DATE:** March 13, 2009

**FROM:** Daniel J. Grant, Chief of Police

**SUBJECT:** OUTDOOR CAFÉ REQUEST AT GREGORIO'S ITALIAN RESTAURANT

I have reviewed the application for an outdoor café as submitted by Gregorio's Italian Restaurant. This establishment was awarded a license allowing the sale of alcohol in 2008 but they have not received a permit from the Michigan Liquor Control Commission (LCC) which would allow the serving of alcohol in their proposed outdoor café. On behalf of the Police Department, I have no objections if the permit for outdoor café is approved as long as they obtain the required permit for outdoor sale/consumption of alcohol from the LCC and maintain a permanent fence/barrier around this proposed area to maintain service and consumption within the outdoor café.

If any further information is needed please do not hesitate to contact our agency.

Sincerely,

A handwritten signature in black ink that reads "Dan Grant". The signature is written in a cursive, flowing style.

**OFFICIALS**

WILLIAM R. GRIGGS  
CITY CLERK

ANDREW A. SWIECKI  
CITY TREASURER

COLLEEN A. KEEHN  
CITY ASSESSOR



**MAYOR**  
JAMES R. DESANA

**CITY COUNCIL**  
TODD M. BROWNING  
SHERI M. SUTHERBY-FRICKE  
JOHNNY A. KOLAKOWSKI  
JOSEPH R. PETERSON  
JASON M. PTAK  
PATRICK J. SUTKA

March 13, 2009

Planning Commission  
City of Wyandotte  
3131 Biddle Ave.  
Wyandotte, Michigan 48192

Commissioners,

I have reviewed the request for an outdoor café to be located at 2356 Biddle Ave., Wyandotte, Michigan (Gregorio's Italian Restaurant) and have no objection to the granting of this request.

Please feel free to contact the undersigned if you require anything further with regards to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael MacDonald". The signature is fluid and cursive, with a large initial "M".

Michael MacDonald, Fire Chief

PUBLIC HEARING PC#215 - Request from Marie Stevenson (Owner and Appellant) for a Certificate of Occupancy for an apartment on the 2<sup>nd</sup> floor at 3033-3035 Biddle Avenue, Wyandotte in a CBD Zoning District where the proposed conflicts with Section 1301.D of the Zoning Ordinance.

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Chairperson Krimmel opened the Public Hearing for comments.

Marie Stevenson, Owner present.

Chairperson Krimmel asked how big the unit would be.

Mrs. Stevenson indicated that it would probably be about 1,000 square feet, with 2 bedrooms.

Commissioner Schultz asked if it is just ½ of the building.

Mrs. Stevenson indicated that it does not extend over the kitchen area in the restaurant below.

Commissioner Duran asked how you enter the unit.

Mrs. Stevenson indicated that it would be only from the front.

Chairperson Krimmel indicated that the Zoning Board of Appeals has granted a parking variance for this use.

Commissioner Duran indicated that was correct.

Commissioner Rockershousen asked if the unit had a fire suppression system.

Mrs. Stevenson indicated that it is inter-connected with the restaurant below.

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.