

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

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

COMMISSIONERS PRESENT: Hovis, Krimmel, Lupo, Rockershausen, Schultz

COMMISSIONERS EXCUSED: Duran, Eberts, Parker, and Tavernier

ALSO PRESENT: Charles Leman, Planning Consultant
Kelly Roberts, Recording Secretary

COMMUNICATIONS:

1. MOTION BY COMMISSIONER ROCKERSHOUSEN, supported by Commissioner Lupo, 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 Special Meeting of June 5, 2009. MOTION PASSED.

NEW BUSINESS:

1. PUBLIC HEARING PC#218 – Request from Robert and Jane Denning (Owner and Appellant) for a Building Permit for a pole sign at 1200 Ford, Wyandotte in a B-2 Zoning District where the proposed conflicts with Section 2408.F.2.b.1. of the Zoning Ordinance.

MOTION BY COMMISSIONER ROCKERSHOUSEN, supported by Commissioner Lupo to DENY the request from Robert and Jane Denning for a Building Permit at 1200 Ford, Wyandotte for a pole sign due to the fact that there are numerous alternatives that could be explored by the Owner/Appellant for a sign. The Ordinance allows pole signs only when a ground sign cannot be erected due to building location or other site constraints.

YEAS: Hovis, Krimmel, Lupo, Rockershausen, Schultz

NAYS: None

ABSENT: Duran, Eberts, Parker, Tavernier

MOTION PASSED

SPECIAL ORDER:

- a. Commissioner Lupo commented that the signs along Ford Avenue should be inspected for compliance with the ordinance. Commissioner Lupo stated that in driving down Ford Avenue and looking at signs on the street there are a lot that are in need repair. Commissioner Lupo suggested that the Engineering Department be notified of this situation.
- b. Mr. Leman submitted an article on wind turbine for the Commissions information.
- c. Mr. Leman submitted information on the Zoning Enabling Act Section 405 for the Commissions information. Mr. Leman indicated that he would be submitting additional information for the Commission.

PERSONS IN THE AUDIENCE:

None

BILLS AND ACCOUNT:

MOTION BY COMMISSIONER ROCKERSHOUSEN, supported by Commissioner Schultz to:

1. Pay Beckett & Raeder for Planning Consultant fee for June 2009 in the amount of \$700.00
2. Hours for Secretarial Services: 5/04/09 – 7/02/09 8.5 Total Hours

YEAS: Hovis, Krimmel, Lupo, Rockershousen, Schultz

NAYS: None

ABSENT: Duran, Eberts. Parker, Tavernier

MOTION PASSED

MOTION TO ADJOURN:

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

Chairperson Krimmel opened the Public Hearing for comments.

Mr. Denning, owner present.

Mr. Denning indicated that he purchased the property in the spring of 2009. Mr. Denning indicated that he is glad to be in Wyandotte. Mr. Denning passed out pictures of the area indicating other poles sign in the area.

Commissioner Rockershousen asked who owns the vacant property to west of the building.

Mr. Denning indicated that where the fence is, is his property line.

Chairperson Krimmel stated that the existing pole signs are grandfathered in.

Commissioner Rockershousen indicated that the area is a mix of business and residential and an alternative to a pole sign should be considered.

Mr. Denning indicated that he has a two sided sign that he wants to reuse.

Commissioner Rockershousen indicated that the sign could be put up on either end of the building.

AAA Sign, sign erector present. AAA Sign indicated that there would be an additional cost to run electric to either side of the building, there is no electricity currently there. AAA Sign continued that he does not know if putting up one (1) sign on each side of the building would meet the Sign Ordinance.

Commissioner Schultz indicated that it would be cheaper to run the electrical to either side of the building than put up a pole sign.

AAA Sign stated that they just need to run the underground about 15 feet to the pole sign.

Chairperson Krimmel asked if the sign would be lighted.

AAA Sign stated that the sign would be lighted and it would 8" -10" in width.

Commissioner Schultz indicated that you would still have the cost for the trenching. Commissioner Schultz indicated that he did not think it would cost that much more to put the signs on the ends of the building as opposed to the pole sign.

Commissioner Rockershousen indicated that there is currently a sign on the front of the building and a pole sign would not make or break the business.

Commissioner Lupo indicated that it is the City's objective to eliminate pole signs.

AAA Signs indicated that he understands that, but the owner can not put in a ground sign.

Commissioner Rockershousen indicated that you would also have the cost of the foundation of the sign.

Mr. Denning indicated that they have cathedral ceilings and he was not sure how you would install the signs on the sides of the building.

Commissioner Schultz indicated that it could be fished-tailed through the wall, it should not be a problem.

Mr. Leman indicated that a sign could be installed over the door in the front.

AAA Signs indicated that he did not think it could hang over the sidewalk.

Chairperson Krimmel indicated that the building has been a real estate office for years and everybody knew where it was with out a pole sign.

Mr. Denning indicated that the previous company was not reputable and he does not want his company to be associated with that company.

AAA Signs indicated that the ordinance allows for pole signs where there is a hardship and this is a hardship.

Commissioner Rockershousen indicated that it really is not a hardship, because alternatives have been given.

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.