

City of Wyandotte
PLANNING COMMISSION
Minutes of the Thursday, August 20, 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, Rockershausen, Schultz, Tavernier

COMMISSIONERS EXCUSED: Lupo, Parker,

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

COMMUNICATIONS:

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

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING:

MOTION BY COMMISSIONER TAVERNIER, supported by Commissioner Rockershausen to approve the minutes of the Meeting of July 16, 2009. MOTION PASSED.

NEW BUSINESS:

1. PUBLIC HEARING PC#220 – Request from Irishman, Inc., (Appellant) and Kevin Ward (Owner) for a Building Permit for a pole sign at 3353 Fort, 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 Eberts to DENY the request from Irishman, Inc., (Appellant) and Kevin Ward (Owner) for a Building Permit at 3353 Fort, 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: Duran, Eberts, Hovis, Krimmel, Rockershausen, Schultz, Tavernier

NAYS: None

ABSENT: Lupo, Parker

MOTION PASSED

SPECIAL ORDER:

- a. Mr. Leman reviewed the Zoning Enabling Act with the Commission and passed out language to be discussed at the October Commission Meeting.
- b. Mr. Leman submitted language regarding changes to the Outdoor Café Ordinance which the Commissioners should review and this will be discussed at the October Commission Meeting

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 July 2009 in the amount of \$700.00
2. Hours for Secretarial Services: 7/02/09 – 7/30/09 13 Total Hours

YEAS: Duran, Eberts, Hovis, Krimmel, Rockershousen, Schultz, Tavernier

NAYS: None

ABSENT: Lupo, Parker,

MOTION PASSED

MOTION TO ADJOURN:

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

Chairperson Krimmel opened the Public Hearing for comments.

Ms. Carrie Ward, 3353 Fort Street, Wyandotte, Owner

Commissioner Rockershousen asked where the parking was for the building.

Ms. Ward indicated that they have parking in the back and on the north side of the building.

Commissioner Rockershousen asked if Ms. Ward knew the footage along Fort Street.

Ms. Ward indicated that she was not sure.

Commissioner Rockershousen indicated that he thought it was 50 feet.

Ms. Ward indicated that all the parking on the north side of the building was hers, but they share it with the building to the north and they have 4 spots along their building for the bar to use.

Mr. Leman asked how much property is between her building and the building to the south.

Ms. Ward indicated about 5 feet.

Mr. Leman asked if the proposed pole sign would go into that 5 feet.

Ms. Ward indicated that it would.

Mr. Leman asked if both proposed signs would be two faced.

Ms. Ward indicated that they would be.

Commissioner Schultz asked how far the proposed pole sign would be from the sidewalk.

Mr. James Upton, AAA Signs, present.

Mr. Upton indicated that it would be a foot off the sidewalk and even with the building.

Commissioner Rockershousen indicated that he does not think that you will be able to see the sign going north because of the other signs on Fort Street and the billboard on the adjacent property to the south.

Ms. Ward indicated that she had placed a banner where the proposed sign would go and she drove down Fort Street north and south and she could see it, that is why they wanted the pole sign. Ms. Ward indicated that the current sign cannot be seen.

Commissioner Rockershousen indicated that he felt that the yellow sign stuck-out more going north than any other sign on Fort Street.

Commissioner Rockershousen indicated further that Ms. Ward's bar is right at the turn around on Fort Street if you are going south on Fort Street. Commissioner Rockershousen asked if there was a sign on the front of the building.

Ms. Ward indicated that the name of the bar is on the front.

Commissioner Rockershousen indicated that there are a lot of signs on Fort Street going north.

Ms. Ward indicated that to be an effective bar business, you need to advertise specials and events and they are not able to do that with their current signs.

Commissioner Rockershausen indicated that a pole sign does not make or break a business.

Ms. Ward indicated that she sees the other signs on Fort Street and they are allowed to advertise specials and events and that is all she wants to do.

Commissioner Duran asked if there would be any pictures displayed on the sign.

Ms. Ward indicated that it would be text only.

Commissioner Tavernier indicated that there is not much room between the buildings where the proposed sign is located and there is a driveway for the building to the south it is very close to the proposed pole sign. Commissioner Tavernier indicated that he is concerned with someone hitting the sign and damaging the building and/or sign.

Commissioner Schultz indicated that the signs that were submitted with the appeal were grandfathered in or are City or School owned and not the same as what is being requested today. Commissioner Schultz indicated that some of the signs were ground signs, which meet the ordinance.

Commissioner Rockershausen indicated that there are too many pole signs on Fort Street.

Ms. Ward indicated that there is a lot of competition and specials are what draw the people in. Ms. Ward indicated that she is looking to increase her business and she has been planning for this sign for years.

Mr. Leman indicated that many cities in Michigan do not allow for pole signs.

Commissioner Schultz indicated that there are other options that would work.

Ms. Ward indicated that she has looked at the other options and she feels they will not work.

Commissioner Rockershausen indicated that you could put one LED sign on each side of the building or you could put a ground sign in the parking lot.

Ms. Ward indicated that the signs on the side of the building would not be visible at night.

Mr. Leman indicated that they could be lighted signs.

Ms. Ward indicated that you would still have the same problem to the north because of the adjacent building location.

Commissioner Schultz indicated that you could put one on the front and you could see that if you were going south.

Ms. Ward indicated that if you stop at the light you could see it.

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.