

City of Wyandotte
PLANNING COMMISSION
Minutes of the Thursday, September 3, 2009, Meeting
MINUTES AS RECORDED

The meeting was called to order by Chairperson Elizabeth Krimmel at 8:00 a.m.

COMMISSIONERS PRESENT: Eberts, Krimmel, Lupo, Parker, Rockershousen, Schultz and Tavernier

COMMISSIONERS EXCUSED: Duran and Hovis

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

NEW BUSINESS:

1. PUBLIC HEARING – Request from Wyandotte Boat Club, Leonard Major (Owner and Appellant) requesting a change to the approved site plan for 1 and 3 James DeSana Drive, Wyandotte. The Property is located in a PD Zoning District. The Owner/Appellant is requesting approval for marina, banquet center with outdoor weddings facilities.

MOTION BY COMMISSIONER SCHULTZ, Supported by Commissioner Rockershousen

Whereas, the Planning Commission has received recommendation from the City Engineer regarding the proposed changes to the previously approved PD Plan for the property at 1 and 3 James DeSana Drive dated August 21, 2008

Now, therefore, be it resolved that the Planning Commission concurs with the recommendation of the City Engineer dated August 19, 2009, and hereby approves the revised plans, submitted by Sarnacki & Associates Architects, Inc., Project No 2K9-0068-011 Pages A-1 through A-3 and T-1 subject to the following conditions:

- Marine Sales are discontinued and other uses may continue except as modified by the above plans
- Outdoor patio is revised per sheet T-1 to permit six (6) tables underneath the new sunscreen.
- Pergola is permitted a function with banquet hall.
- The occupants are limited to 254 persons for banquet hall, patio, pergola and all indoor and outdoor areas associated with these uses.
- Note to be placed on plans on landscaping plan indicating that maintenance of all planting materials must occur annually or bi-annually to remove dead or diseased planting materials.
- Approval of additional parking from Henry Ford Wyandotte Hospital. Parking Agreement between Henry Ford Wyandotte Hospital and Silver Shores/Wyandotte Boat Club to be submitted to the City Engineer for review.

I move adoption of the foregoing resolution.

YEAS: Krimmel, Lupo, Parker, Rockershousen, Schultz, Tavernier

NAYS: Eberts

ABSENT: Duran, Hovis

MOTION PASSED

One

PERSONS IN THE AUDIENCE:

None

MOTION TO ADJOURN:

MOTION BY COMMISSIONER ROCKERSHOUSEN, supported by Commissioner Schultz to adjourn the meeting at 8:30 a.m.

PUBLIC HEARING – Request from Wyandotte Boat Club (Owner and Appellant) for approval of a change to a previously approval site plan at 1 and 3 James DeSana Drive, Wyandotte.

Chairperson Krimmel opened the Public Hearing for comments.

Mr. Ziad Nakad, appellant Silver Shores Catering and Joe Tate, present

Mr. Nakad explained that he is the new tenant that is running Silver Shores Catering at 1 James DeSana Drive. Mr. Nakad indicated that Len Majors will still run the marina portion of the property.

Mr. Nakad explained the changes to the site plan with the Commission. Mr. Nakad indicated that the outdoor café has been reduced, they will be planting more trees, not using the tiki bar, building a gazebo, and an awning. Mr. Nakad further indicated that they will be planting additional trees inside the café area.

Mr. Nakad indicated further that they are working with BASF and the Hospital to place a sign on Biddle Avenue and they will submit that to the City once approved.

Mr. Nakad stated that he is working with the Hospital for additional parking on the Hospital property and will submit that to the City once approved.

Mr. Nakad indicated that they are intending on having outdoor weddings and will be placing a tent up on the Thursday and removing the tent on Monday as needed. Mr. Nakad stated that the same company will be putting up the tent and it will be the same type of tent every time.

Chairperson Krimmel asked if they had the agreement with the Hospital to use the parking.

Mr. Nakad indicated that they did not but he submitted an e-mail that he received from the Hospital which indicates that their Legal Department needs to review the document.

Mr. Nakad reviewed the site plan with the Commission.

Mr. Lemman indicated that the landscape plan shows Bradford Pear Trees, but there are not Bradford Pear Trees on the plan and the planter boxes do not indicate the type of plantings.

Mr. Nakad indicated that he was not sure what type of plants, but he will make sure they are planted and maintained. Mr. Nakad indicated that they plan to make the site look nice.

Mr. Lemman indicated that the plans should indicate maintenance of the planting materials.

Mr. Nakad indicated that they have hired a landscape company to maintain their landscaping.

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

One (1) communications was received regarding this hearing from the City Engineer

OFFICIALS

William R. Griggs
CITY CLERK

Andrew A. Swiecki
CITY TREASURER

Colleen A. Keehn
CITY ASSESSOR



#1
MAYOR
Joseph R. Peterson
COUNCIL
Todd M. Browning
James R. DeSana
Sheri Sutherby Fricke
Daniel E. Galeski
Leonard T. Sabuda
Lawrence S. Stec

MARK A. KOWALEWSKI, P.E.
CITY ENGINEER

August 19, 2009

Elizabeth A. Krimmel, Chairperson
Planning Commission
City of Wyandotte
3131 Biddle Avenue
Wyandotte, Michigan

Re: Plan Review for
1 & 3 James DeSana Drive
Wyandotte, Michigan

Dear Mrs. Krimmel:

A review of the final site plan for the above captioned property has been completed. The Owner of the property should submit to the City a copy of the Parking Lease Agreement with the Henry Ford Wyandotte Hospital, otherwise the plans meet all applicable Building and Zoning Codes.

If you have any questions please do not hesitate to call the undersigned.

Very truly yours,

Mark A. Kowalewski
City Engineer

MAK:kr

cc: Leonard Major, Applicant/Owner