

**City of Wyandotte**  
**PLANNING COMMISSION**  
***Minutes of the Thursday, September 17, 2009, Meeting***  
**MINUTES AS RECORDED**

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

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

COMMISSIONERS EXCUSED: Duran, Hovis

ALSO PRESENT: Peggy Green, Recording Secretary

**COMMUNICATIONS:**

1. MOTION BY COMMISSIONER LUPO, supported by Commissioner Rockershousen, 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 Rockershousen to approve the minutes of the Meetings of August 7, 2009, August 20, 2009 and September 3, 2009. MOTION PASSED.

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**NEW BUSINESS:**

1. PUBLIC HEARING #082509 – Request from David Benedict (Owner and Appellant) requesting the rezoning of the property at 1605 Ford Avenue, Wyandotte (Lot 322 West Park Subdivision No. 1). It is proposed that said property be rezoned from Office Service District (O-S) to General Business District (B-2).

1<sup>st</sup> MOTION BY COMMISSIONER ROCKERSHOUSEN, supported by Commissioner Lupo to issue a Certificate of Occupancy to the Mr. Benedict under the current O-S Zoning, Section 1100.g – Other Uses with the understanding that the Appellant/Owner clear the Pilate Classes with Dr. Danz, the adjacent property owner, for additional parking.

YEAS: Eberts, Krimmel, Rockershousen, Schultz, Tavernier

NAYS: None

ABSTAINED: Lupo, Parker

ABSENT: Duran and Hovis

MOTION PASSED

2<sup>nd</sup> MOTION BY COMMISSIONER ROCKERSHOUSEN, supported by Commissioner Schultz to recommend to the City Council that the request of David Benedict (Owner and Appellant) to rezone the property at 1605 Ford Avenue (Lot 322 West Park Subdivision No. 1) from O-S to B-2 is hereby DENIED due to the fact that this would be spot zoning which the Commission is against.

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

NAYS: None

ABSENT: Duran, Hovis

MOTION PASSED

2. Phase II Final Site Plan Review for the Labadie Park as submitted by Anthony Loduca, MJC. Property located on St. Johns to Bennett and 2<sup>nd</sup> to 3<sup>rd</sup> Street.

**MOTION BY COMMISSIONER ROCKERSHOUSEN, supported by Commissioner Schultz:**

WHEREAS, on September 17, 2009, the Planning Commission of the City of Wyandotte, after holding a Public Hearing on March 19, 2009, with proper notice, adopted a resolution recommending to the City Council that the Preliminary Plan for "Labadie Park," for twenty three (23) new single family residential homes and thirty eight (38) multiple family residential units at St. Johns to Bennett and 2<sup>nd</sup> to 3<sup>rd</sup> Street, be accepted and approved subject to the Plan being revised in accordance with certain findings specified in the resolution; and

WHEREAS, the Final Site Plan consists of following plans; Site Plan, Sheet A-1 through A-13 and A-17, A-18 all dated September 20, 2009 and Plans for The Craftsman and Colonial Revival sheets; and

WHEREAS, the Planning Commission hereby determines that except as noted below, the Stage II Final Site Plan generally complies with the resolution adopted by the Commission on March 19, 2009, and the requirements set forth in the Zoning Ordinance, Section 1655, and that said Plan is subject to the applicable terms and conditions set forth therein;

**NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WYANDOTTE,** to recommend to the City Council that the Stage II Final Site Plan for "The Labadie Park" residential condominium project on St. Johns to Bennett and 2<sup>nd</sup> to 3<sup>rd</sup> Street be accepted and approved subject to the following information being provided to and approved by the City Engineer prior to submittal to the City Council for Final Site Plan Approval.

1. Under the lot area table for single family homes, it indicates a minimum lot width of 49.97 feet whereas a minimum lot width of 40 feet. This was not changed and no buildings will be built on Lots 22 & 23.
2. Color rendering and or material samples or both for architectural were reviewed at the meeting and approved.
3. At Sheet A-8 and A-9 of the four unit stacked ranches these two sheets do not show the window shown on the elevation Sheet A-10. A minimum of two additional windows should be added for the living rooms and kitchens.
4. Elevation B for Colonial Revival does not comply with Purchase Agreement of 1/3 wraparound porch, 1/3 half and 1/3 full porch. The porch for this unit is a 1/4 porch and does not comply with above requirements. NOTE: This has been complied with the in The Lokota and The Wyandotte Homes.
5. Pine and Spruce trees on Lot 15 south of St. Johns be staged to match pattern north of St. Johns along Railroad Tracks.
6. Memorial Plaque to be reviewed by Historical Commission prior

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

NAYS: None

ABSENT: Duran, Hovis

MOTION PASSED

**PERSONS IN THE AUDIENCE:**

None

**SPECIAL ORDER:**

Presentation by Brandon E. Wescott, Director of Wyandotte Downtown Development Authority regarding Main Street.

**BILLS AND ACCOUNT:**

MOTION BY COMMISSIONER SCHULTZ, supported by Commissioner Rockershousen to:

1. Pay Beckett & Raeder for Planning Consultant fee for August 2009 in the amount of \$700.00
2. Hours for Secretarial Services: 8/05/09 – 8/27/09 7.50 Total Hours

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

NAYS: None

ABSENT: Duran, Hovis

MOTION PASSED

**MOTION TO ADJOURN:**

MOTION BY COMMISSIONER ROCKERSHOUSEN, supported by Commissioner Schultz to adjourn the meeting at 7:55 p.m.

PUBLIC HEARING #082509 – Request from David Benedict (Owner and Appellant) requesting the rezoning of the property at 1605 Ford Avenue, Wyandotte(Lot 322 West Park Subdivision No. 1). It is proposed that said property be rezoned from Office Service District (O-S) to General Business District (B-2).

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Chairperson Krimmel opened the Public Hearing for comments.

Mrs. Benedict, 1605 Ford Avenue, Wyandotte, Michigan Present.

Chairperson Krimmel asked if Mrs. Benedict was the owner or operator of the business.

Mrs. Benedict indicated that her husband is the owner and she operates the business.

Mrs. Benedict stated that her vision is to put in a wellness facility at this location to help the community.

Chairperson Krimmel asked if it is only the one (1) building.

Mrs. Benedict stated that it is the building at the end.

Chairperson Krimmel asked why they need it rezoned to B-2.

Mrs. Benedict stated that the City said it needed to be B-2. Mrs. Benedict stated that her husband ran another business at this location and she applied for a new business and the City told her it needed to be rezoned for her business. Mrs. Benedict stated further that she was told that the area was not zoned for massage and therapy and she would have to apply for it to be rezoned.

Commissioner Rockershousen asked what are the hours of operation.

Mrs. Benedict stated that right now it is by appointment only.

Commissioner Rockershousen asked about the parking.

Mrs. Benedict stated that she will be starting the business herself and they have 4 spots behind the building. Mrs. Benedict stated that she would probably park on the side street to allow for parking for her clients. Mrs. Benedict stated that she wants to focus on 1-on-1 training. Mrs. Benedict stated further the massages would be done during the day and the classes like Pilates would be at night, but they would be small classes 1-on-1 personal training.

Commissioner Rockershousen stated the hours would be 8 until 9 in the evening.

Mrs. Benedict stated that was correct.

Commissioner Lupo asked Mrs. Benedict if she had any machinery that would be used (i.e. whirlpool)

Mrs. Benedict stated that they have an infrared-sauna.

Commissioner Lupo stated that it is basic hand massage.

Mrs. Benedict stated that is correct, therapeutic not salon type of massage.

Commissioner Rockershousen asked Mrs. Benedict if she could handle patients that were referred by doctors that have broken bones and need therapy.

Mrs. Benedict stated that is correct and that is her goal. Mrs. Benedict stated that Pilates is a very good way to achieve better therapy.

Commissioner Rockershousen asked Mrs. Benedict if her husband was going to be active in the business.

Mrs. Benedict stated no, just herself.

Commissioner Rockershousen reviewed what is allowed in an O-S Zoning District. Commissioner Rockershousen stated that this use follows an O-S Zoning rather than a B-2.

Commissioner Rockershousen stated further that he does not feel they need to rezone the property for there intended use.

Commissioner Lupo stated that he agreed with Commissioner Rockershousen.

Commissioner Tavernier asked if there was any Board or State Certification required.

Mrs. Benedict stated that now it is governed by the individual cities, but as of January 2011 it will be licensed by the State.

Commissioner Rockershousen reviewed what is allowed in a B-2.

Commissioner Rockershousen stated that he feels a Certificate of Occupancy should be granted under O-S Zoning under Section 1100-G.

Chairperson Krimmel commented that under B-2 zoning it allows for other uses that probably should not be allowed at this location, for example auto repair.

Commissioner Lupo stated that there is more protection under the O-S Zoning than B-2.

Commissioner Tavernier indicated that the Commission is getting into spot zoning which is not desirable.

Commissioner Schultz indicated that a letter was received from Dr. Danz and asked if Dr. Danz would allow for over flow parking.

Mrs. Benedict stated that Dr. Danz was concerned about the parking and Mrs. Benedict indicated that she does need to talk to Dr Danz about the parking, but Dr. Danz was not against it.

Commissioner Rockershousen asked if the Pilates classes would be held after 7 p.m.

Mrs. Benedict stated that they would.

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) communication was received regarding this hearing.

Rec. 9/15/09  
#08 2509

Planning Commission of the City of Wyandotte  
3131 Biddle Avenue  
Wyandotte, Michigan

Dear Members:

A legitimate business at 1605 Ford Avenue would be most welcome. Before rezoning the property, let me remind the commission that there are only four available parking spaces for this building, in a tandem arrangement. Depending on the type of business this is very significant.

L-C-D Clinic houses four very active Medical Practices and every off street parking space is needed for patients and staff. These maintained spaces are not available for public use.

We have had no problems with the current owners of this property and anticipate a friendly relationship in future years.

Hopefully, this information will be of value to the Planning Commission.

Sincerely,

*George W. Benz, M.D.*

L-C-D Clinic, Inc.  
1539-1543 Ford Avenue  
Wyandotte, Michigan 48192  
Ph. 734-282-8414