

**City of Wyandotte**  
**PLANNING COMMISSION**  
***Minutes of the Thursday, November 19, 2009, Meeting***  
**MINUTES AS RECORDED**

The meeting was called to order by Acting Chairperson Don Schultz at 7:00 p.m.

COMMISSIONERS PRESENT: Duran, Hovis, Lupo, Parker, Schultz, Tavernier

COMMISSIONERS EXCUSED: Eberts, Krimmel, Rockershousen

ALSO PRESENT: Charles Leman, City Planner  
Ben Tallerico, City Planner  
Peggy Green, Secretary

**COMMUNICATIONS:**

1. MOTION BY COMMISSIONER TAVERNIER, supported by Commissioner Duran, 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 Duran to approve the minutes of the Meeting of October 15, 2009. MOTION PASSED.

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**NEW BUSINESS:**

1. Public Hearing – Request of Joseph S. Daly, Daly Merritt Properties, Inc. for a Phase I Preliminary Site Plan Review of the property at 3450 Biddle, Wyandotte. The Applicant is proposing to construct a Social Security Office. The property is located in a PD- Planned Development District.

MOTION BY COMMISSIONER LUPO, Supported by Commissioner Tavernier, WHEREAS, the preliminary site plan for 3450 Biddle proposes the construction of a commercial building for a Social Security Office with the demolition of the existing building on the site; and

WHEREAS, the preliminary site plan for 3450 Biddle Avenue generally meets the criteria of the City of Wyandotte's Zoning Map in terms of the Planned Development District in that the PD District reflects the Master Plan which designates said area for General Business development; and

WHEREAS, the Planning Commission has received a communication from the City Engineer recommending revisions, requirements and the provision of additional details on the preliminary plan; and

WHEREAS, on November 19, 2009, the Planning Commission of the City of Wyandotte, held a Public Hearing with proper notice, in accord with the requirements of Act 207 of 1921 as amended;

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WYANDOTTE, to recommend to City Council that Stage 1 preliminary site plan for the project at 3450 Biddle Avenue be accepted and approved subject to the revisions, requirements and the provision of additional information recommended by the City Engineer in his communication dated October 27, 2009, which is attached and the findings of the public hearing on November 19, 2009 as described in the minutes of the Commission meeting, prior to submittal to the Commission for Phase II Final Site Plan Approval.

YES: Duran, Hovis, Lupo, Parker, Schultz, Tavernier

NO: None

ABSENT: Eberts, Krimmel, Rockershousen

MOTION PASSED

2. Public Hearing - Request from the City Engineer to amend Article XXIV – General Provisions, Section 2403 Parking requirements, Subsection P – CBD Parking.

MOTION BY COMMISSIONER LUPO, supported by Commissioner Hovis to recommend to the City Council adoption of the changes to Article XXIV, Section 2403 Parking requirements, subsection P – CDB parking.

YES: Duran, Hovis, Lupo, Parker, Schultz, Tavernier

NO: None

ABSENT: Eberts, Krimmel, Rockershausen

MOTION PASSED

**PERSONS IN THE AUDIENCE:**

**SPECIAL ORDER:**

None

**BILLS AND ACCOUNT:**

MOTION BY COMMISSIONER LUPO, supported by Commissioner Tavernier to:

1. Pay Beckett & Raeder for Planning Consultant fee for October 2009 in the amount of \$700.00
2. Hours for Secretarial Services: 9/27/09 – 11/06/09 -10 Total Hours

YES: Duran, Hovis, Lupo, Parker, Schultz, Tavernier

NO: None ABSENT: Eberts, Krimmel, Rockershausen

MOTION PASSED

**MOTION TO ADJOURN:**

MOTION BY COMMISSIONER LUPO, supported by Commissioner Duran to adjourn the meeting at 7:15 p.m.

Public Hearing – Request of Joseph S. Daly, Daly Merritt Properties, Inc. for a Phase I Preliminary Site Plan Review of the property at 3450 Biddle, Wyandotte.

Acting Chairperson Schultz opened the Public Hearing for comments.

Joseph Daly, 100 Maple, Wyandotte, Appellant.

Mr. Daly reviewed the plans with the Commission. Mr. Daly further indicated that the current building on the site would be removed.

Mr. Leman indicated that a letter was received, by the Commission, from the City Engineer. Further, Mr. Leman indicated that there was no landscaping plan and that needed to be clarified.

Mr. Leman continued that the parking lot on the west side of 3<sup>rd</sup> Street would need screening. Mr. Leman indicated that the appellant could put in a berm with plantings or a wall.

Mr. Daly indicated that a landscape plan would be submitted with the Phase II review. Mr. Daly indicated that he feels a berm would look better than a wall. Mr. Daly asked what the height of the berm would need to be.

Mr. Leman indicated that three (3) feet with supplemental planting would be good.

Mr. Daly discussed the time frame for construction with the Commission.

Acting Chairperson Schultz 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 from the City Engineer regarding this hearing.

**OFFICIALS**

**William R. Griggs**  
CITY CLERK

**Andrew A. Swiecki**  
CITY TREASURER

**Colleen A. Kehn**  
CITY ASSESSOR



**PH**

**#1**  
TAYLOR  
Joseph 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

October 27, 2009

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

RE: Review of Site Plan at 3450 Biddle

Dear Chairperson Krimmel:

A review of the site plan of the 3450 Biddle has been completed in accordance with Article XX PD Planned Development District. The following items are required to be addressed:

1. The catch basin covers are required to be restricted allowing a maximum of 30" square inch of opening.
2. Provide a landscape legend that indicates type of plants, caliber, sizes and spacing.
3. Although the Ordinance requires decorative lighting be installed in the private greenbelt adjacent to Biddle Avenue there already exists decorative lighting in the public greenbelt as part of a previous Special Assessment Project for Biddle Avenue.

In addition, the Planning Commission should consider requiring additional tree plantings in the greenbelt between Third Street and the public sidewalk.

If you have any questions, fell free to contact the undersigned.

Very truly yours,

  
Mark A. Kowalewski  
City Engineer

cc: Daly Merritt Properties, LLC  
Scott Hahn, Ghafari Associates, LLC

Public Hearing - Request from the City Engineer to amend Article XXIV – General Provisions, Section 2403 Parking requirements, Subsection P – CBD Parking.

Acting Chairperson Schultz opened the Public Hearing for comments.

Mr. Leman reviewed the proposed changes to Section 2403 Parking Requirements in the CBD with the Commission. Mr. Leman indicated that this change will require off street parking for hotels and motels with 15 or more rooms.

Acting Chairperson Schultz 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.