

**City of Wyandotte**  
**PLANNING COMMISSION**  
***Minutes of the Thursday, March 18, 2010, Meeting***  
**MINUTES AS RECORDED**

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

COMMISSIONERS PRESENT: Duran, Eberts, Krimmel, Lupo, Parker, Rockershausen, Schultz, Tavernier

COMMISSIONERS EXCUSED: Hovis

ALSO PRESENT: Charles Leman, City Planner  
Ben Tallerico, Beckett & Raeder  
Kelly Roberts, Recording Secretary

**COMMUNICATIONS:**

1. MOTION BY COMMISSIONER ROCKERSHOUSEN, supported by Commissioner Tavernier, 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 Regular Meeting of February 3, 2010. MOTION PASSED.

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**NEW BUSINESS:**

1. PUBLIC HEARING – A request from the City Engineer, City Attorney and Chief of Police recommending an amendment to Article III-Zoning District and Map, Section 303 District Requirements.

MOTION BY COMMISSIONER ROCKERSHOUSEN, supported by Commissioner Tavernier to recommend to the City Council approval of the change to Article III – Zoning District and Map, Section 303 District Requirements as presented at the public hearing on March 18, 2010.

YEAS: Duran, Eberts, Krimmel, Lupo, Parker, Rockershausen Schultz, Tavernier

NAYS: None

ABSENT: Hovis

MOTION PASSED

2. PUBLIC HEARING PC#020210 – A request from the City Engineer to rezone the property known as Former 123-135-149 Ford Avenue, Wyandotte (East 16 feet of Lot 2 and all of Lots 3, 4 and 5 Block 61 Plat of Part of the City of Wyandotte) from Two Family Residential District (RT) to Planned Development District (PD).

MOTION BY COMMISSIONER ROCKERSHOUSEN, supported by Commissioner Eberts to recommend to the City Council that the following described property located in the City of Wyandotte, County of Wayne and State of Michigan be approved for rezoning from Two Family Residential District (RT) to Planned Development District (PD).

East 16 feet of Lot 2 and all of Lots 3, 4 and 5 Block 61 Plat of Part of the City of Wyandotte  
Known as Former 123-135-149 Ford Avenue, Wyandotte.

YEAS: Duran, Eberts, Krimmel, Lupo, Parker, Rockershausen Schultz, Tavernier

NAYS: None

ABSENT: Hovis

MOTION PASSED

**PERSONS IN THE AUDIENCE:**

Ms. Irene Baker asked if the development on Biddle and Spruce would have one building on Biddle and one on Ford Avenue. Ms. Baker asked for some clarification.

Chairperson Krimmel indicated that the Developer would be at the next Planning Commission meeting in April with his site plan and it would be a public hearing and the adjacent properties owners would be notified. Chairperson Krimmel stated that questions could be answered then.

**SPECIAL ORDER:**

- There was a decision on extending the Planned Development District to include Poplar to Chestnut from Biddle Avenue to First Street.

Mr. Leman indicated that if the Commission was concerned about Tim Horton's being constructed and keeping the areas with a historical feel that the current ordinance will require the Developer to get approval from the Design Review Committee, the Planning Commission and City Council. Mr. Leman indicated that he feels there is enough in the current ordinance and changing this area to a PD at this time would not be his recommendation. Mr. Leman indicated that not only should the zoning be changed, but it would also require a change in the Master Plan and he is not sure that would be a good idea at this time.

Chairperson Krimmel indicated that this could be looked at when the Master Plan is updated later this year or next.

Mr. Leman stated that would be his recommendation.

- Mr. Tavernier updated the Commission on the Main Street Project.

**BILLS AND ACCOUNT:**

MOTION BY COMMISSIONER TAVERNIER, supported by Commissioner Rockershausen to:

1. Pay Beckett & Raeder for Planning Consultant fee for February 2010 in the amount of \$700.00
2. Hours for Secretarial Services: 01/29/10 – 02/26/10 6 Total Hours

YEAS: Duran, Eberts, Krimmel, Lupo, Parker, Rockershausen, Schultz, Tavernier

NAYS: None

ABSENT: Hovis

MOTION PASSED

**MOTION TO ADJOURN:**

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

PUBLIC HEARING – A request from the City Engineer, City Attorney and Chief of Police recommending an amendment to Article III-Zoning District and Map, Section 303 District Requirements.

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Chairperson Krimmel opened the public hearing for comments.

Lt. Bobbie Heck, Wyandotte Police Department, present.

Lt. Heck indicated that Michigan has changed the law regarding growing and selling marijuana for medical purposes, however the Federal Laws have not changed. It is still illegal to grow or sell marijuana.

Lt. Heck further indicated that this ordinance change will make this use illegal under this ordinance because it states “uses for enterprises or purposes that are contrary to federal, state or local laws or ordinances are prohibited”. Lt. Heck stated that this type of use causes problems in cities, and he feels that it should not be allowed. Lt. Heck indicated further that even though the law has changed, there is little control.

Commissioner Schultz asked how the State is handling it in other cities.

Lt. Heck indicated that under State Law it is allowed but under Federal Law it is not, and if it is found they would call the DEA and they would prosecute the operators.

Commissioner Lupo asked if there were any controls.

Lt. Heck stated that under State Law there are no guidelines, but they would have to comply with the Health Code and obtain a License through the State.

Lt. Heck indicated that this type of business is not the type of business you want in your city.

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.

PUBLIC HEARING PC#020210 – A request from the City Engineer to rezone the property known as Former 123-135-149 Ford Avenue, Wyandotte (East 16 feet of Lot 2 and all of Lots 3, 4 and 5 Block 61 Plat of Part of the City of Wyandotte) from Two Family Residential District (RT) to Planned Development District (PD).

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Chairperson Krimmel opened the public hearing for comments.

Mr. Leman indicated that this property is adjacent to a Planned Development District and it is logical to rezone this property to Planned Development. Mr. Leman indicated that this property would be used in conjunction with the adjacent property on Biddle for parking.

Chairperson Krimmel indicated that the Commission has received a copy of the Purchase Agreement between the City and MJC for the old Templin's property. Chairperson Krimmel continued that the building will be on corner of Biddle and Spruce and that Developer will be presenting his site plan to the Commission at the next meeting of the Planning Commission.

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

No communications were received regarding this Hearing.