

City of Wyandotte
PLANNING COMMISSION
Minutes of the Thursday, August 19, 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, Rockershousen, Schultz, Tavernier

COMMISSIONERS EXCUSED: Hovis

ALSO PRESENT: Charles Leman
Ben Tallerico
Kelly Roberts, Recording Secretary

COMMUNICATIONS:

- MOTION BY COMMISSIONER TAVERNIER, supported by Commissioner Rockershousen, to receive and place on file communication #1. MOTION PASSED
- MOTION BY COMMISSIONER ROCKERSHOUSEN, supported by Commissioner Lupo, to receive and place on file communication #2. MOTION PASSED
- MOTION BY COMMISSIONER ROCKERSHOUSEN, supported by Commissioner Parker, to receive and place on file communication #3. Commissioner Tavernier explained his communication to the Commission. MOTION PASSED
- MOTION BY COMMISSIONER PARKER, supported by Commissioner Duran, to receive and place on file communication #4 and #5. The Commission received comments from Mayor Peterson and the Ordinance Officer Calhoun regarding signs in Wyandotte. After discussion regarding signs, the following motion was passed: MOTION BY COMMISSIONER ROCKERSHOUSEN, supported by Commissioner Schultz that the Commission will form a Sub-Committee to meet to review the Sign Ordinance and to travel the City to see what signs are in violation to determine if any changes need to be made to the Ordinance. Once the Sub-Committee determines if any changes should be made, the Sub-Committee will meet with the full Commission and other City Commission/Departments for review and recommendations. MOTION PASSED.

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING:

MOTION BY COMMISSIONER SCHULTZ, supported by Commissioner Lupo to approve the minutes of the Regular Meeting of July 15, 2010. MOTION PASSED.

NEW BUSINESS:

1. PUBLIC HEARING – PC#072010 - Request from the City of Wyandotte (Owner and Appellant) to rezone the property known as Former 174 Ford Avenue, Wyandotte, Michigan.

MOTION BY COMMISSIONER ROCKERSHOUSEN, Supported by Commissioner Lupo to recommend to the City Council that the rezoning of the following described property located in Wyandotte, County of Wayne, and State of Michigan be REZONED

Lot 445 Assessor's Wyandotte Plat No. 13

Known as the Former 174 Ford Avenue, Wyandotte, Michigan

It is proposed that said land be rezoned from Two Family Residential District (RT) to Multiple Family Residential District (RM-1). The rezoning of this property conforms to the Adopted Master Plan for the City of Wyandotte.

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

NAYS: Eberts ABSENT: Hovis

MOTION PASSED

PERSONS IN THE AUDIENCE:

Lynn Steffenski, Wyandotte Business Association

Gilbert Rose, Wyandotte Business Owner

Vern Conti, Downriver Italian American Club

SPECIAL ORDER:

The Commission discussed forming the Sub-Committee regarding the Sign Ordinance and the following Commissioners will form the Sub-Committee: Chairperson Krimmel, Commissioner Rockershausen and Commissioner Schultz.

Mr. Leman reviewed changes he is proposing for the B-1 Zoning District to allow Special Land Uses. Mr. Leman passed out his recommendations and asked the Commissioners to review and it would be discussed at the next meeting of the Commission.

BILLS AND ACCOUNT:

MOTION BY COMMISSIONER ROCKERSHOUSEN, supported by Commissioner Tavernier to:

1. Pay Beckett & Raeder for Planning Consultant fee for July 2010 in the amount of \$700.00
2. Annual Membership Dues for Michigan Association of Planning: \$625.00
3. Hours for Secretarial Services: 7/03/10 – 7/30/10 12 Total Hours

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

NAYS: None

ABSENT: Hovis

MOTION PASSED

MOTION TO ADJOURN:

MOTION BY COMMISSIONER SCHULTZ, supported by Commissioner Rockerhausen to adjourn the meeting at 8:20 p.m.

PUBLIC HEARING – PC#072010 Request from the City of Wyandotte (Owner and Appellant) to rezone the property known as Former 174 Ford Avenue.

Chairperson Krimmel opened the public hearing for comments.

Chairperson Krimmel stated that the property is being sold to the owner of the apartment building on 2nd and Ford Avenue and the proposed rezoning is consistent with the zoning of that apartment building.

Tracy Mark owner of 1911 2nd Street.

Ms. Mark indicated that she is concerned about the traffic thru the alley next to her property. Ms. Mark indicated that the tenants of the apartment building utilize the alley and if another building is going to be built on the vacant lot, she would request that the alley be closed.

The Commission informed Ms. Mark that it is unknown what the property would be used for, but it would be combined with the apartment building property as one (1) parcel. The Commission indicated that they did not think that another apartment building would be built there. The Commission stated that additional parking or a garage might be built there.

Commissioner Schultz indicated that if there are traffic issues, they should be directed to the Police Department.

Commissioner Schultz further indicated that if they wanted the alley closed they should petition the City Council for the closure.

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 request.

OFFICIALS

William R. Griggs
CITY CLERK

Andrew A. Swiecki
CITY TREASURER

Colleen A. Keehn
CITY ASSESSOR



JOSEPH R. PETERSON
MAYOR

COUNCIL

Todd M. Browning
James R. DeSana
Sheri M. Sutherby-Fricke
Daniel E. Galeski
Leonard T. Sabuda
Lawrence S. Stec

July 20, 2010

RESOLUTION

Mark A. Kowalewski
City Engineer
3131 Biddle Avenue
Wyandotte, Michigan 48192

By Councilman James R. DeSana
Supported by Councilman Lawrence S. Stec

RESOLVED by the City Council that the communication from the City Engineer regarding the proposed Tim Hortons at the southwest corner of Biddle and Superior is hereby received and placed on file; AND BE IT FURTHER RESOLVED that Council withdraws the requirement of paragraph 18 of the purchase agreement for the sale of the former 73 Superior wherein a brick wall was to be built on the south property line of the Tim Hortons Project and CONCURS with the Planning Commission resolution wherein the site plan was approved with landscaping to be provided along the south property line.

YEAS: Councilmembers Browning DeSana Fricke Galeski Sabuda Stec

NAYS: None

RESOLUTION DECLARED ADOPTED

I, William R. Griggs, City Clerk for the City of Wyandotte, do hereby certify that the foregoing is a true and exact copy of a resolution adopted by the Mayor and Council of the City of Wyandotte, at the regular meeting held on July 19, 2010.

William R. Griggs
City Clerk

CC: Planning Commission

OFFICIALS

William R. Griggs
CITY CLERK

Andrew A. Swiecki
CITY TREASURER

Colleen A. Keehn
CITY ASSESSOR



26

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

July 16, 2010

The Honorable Mayor Joseph R. Peterson
and City Council
City Hall
Wyandotte, Michigan

Dear Mayor Peterson and City Council Members:

The Mayor and I have met with Ms. Regina Conti of 2732 Biddle Avenue who is the adjoining property owner to the proposed Tim Hortons Project at the southwest corner of Biddle Avenue and Superior. Ms. Conti prefers that the site plan reviewed by the Planning Commission wherein landscaping is proposed along the south property line of Tim Hortons be permitted rather than a four (4) foot brick wall.

The attached Purchase Agreement for the former 73 Superior states in Paragraph 18 "Purchaser is required to construct a screening wall which is constructed of brick". Therefore, the appropriate resolution is attached for your consideration to waive this requirement.

Respectively Submitted,

Mark A. Kowalewski
City Engineer

MAK:kr

Attachment

cc: Planning Commission
Johnson & Anderson, 4494 Elizabeth Lake Road, Waterford, MI 48328
Joseph Daly, Daly Real Estate Services, 100 Maple, Wyandotte, MI 48192
Mark Kellenberger, Tim Hortons

L

OFFICIALS

William R. Griggs
CITY CLERK

Andrew A. Swiecki
CITY TREASURER

Colleen A. Keehn
CITY ASSESSOR



COUNCIL
Todd M. Browning
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Leonard T. Sabuda
Lawrence S. Stec

July 20, 2010

JOSEPH R. PETERSON
MAYOR
RESOLUTION

Lawrence Tavernier
125 Vinewood
Wyandotte, Michigan 48192

By Councilman James R. DeSana
Supported by Councilman Lawrence S. Stec

RESOLVED by the City Council that the letter from Lawrence Tavernier is hereby received and placed on file. AND BE IT FURTHER RESOLVED that the City Council resolution from the Council Meeting of June 28, 2010 is hereby amended to grant permission to retain the banner installed on his sidewalk fencing at 3030 Biddle to advertise his Third Friday events is approved for a thirty (30) day period commencing July 21, 2010 and expiring on August 20, 2010. A copy of this resolution is to be forwarded to Belicoso Café. BE IT FURTHER RESOLVED that the City Ordinance relative to banner signage is referred to the Planning Commission for a review and report back to the City Council. BE IT FURTHER RESOLVED that the issues raised by Mr. Tavernier concerning the placement of banners and signs which are not in compliance with the City's ordinance are referred to the WBA, DDA and Chief of Police. BE IT FURTHER RESOLVED that Belicoso Café may choose to appeal to the Zoning Board of Appeals.

MOTION UNANIMOUSLY CARRIED

RESOLUTION DECLARED ADOPTED

I, William R. Griggs, City Clerk for the City of Wyandotte, do hereby certify that the foregoing is a true and exact copy of a resolution adopted by the Mayor and Council of the City of Wyandotte, at the regular meeting held on July 19, 2010.

William R. Griggs
City Clerk

CC: Belicoso, 3030 Biddle Avenue, WBA, Chief of Police, DDA, Zoning Board

July 2, 2010

1

Honorable Mayor and City Council,

I am writing this letter regarding item 2 on the June 28, 2010 City Council agenda:

2. Communication from Mark Srour, owner Belicoso Café, 3030 Biddle Avenue regarding banner signage.

This was the written request:

Hon. Mayor and City Council
City of Wyandotte
3131 Biddle Avenue
Wyandotte, MI 48192

Dear Mayor and Council:

I am hereby requesting temporary relief from the constraints of the Sidewalk Café ordinance so that I may be permitted to retain the banner signage that I have installed on my sidewalk café fencing. I made a considerable investment in this professionally executed signage which is in place to advertise my third Friday events (also a very expensive undertaking for me), which, I believe contribute a great deal to the overall success of the City's and the Business Association's third Friday activities.

Perhaps after the current season is over Mayor and Council might consider revisiting the sidewalk café ordinance with the thought of perhaps relaxing or eliminating the restrictions on temporary signage.

Yours very truly,
BELICOSO CAFE
Mark Srour, Owner
3030 Biddle Avenue
Wyandotte, MI 48192
734-282-2244

I am including the following cliff note version of the State of Michigan's Municipal Planning Act.

MUNICIPAL PLANNING Act 285 of 1931

AN ACT to provide for city, village and municipal planning; the creation, organization, powers and duties of planning commissions; the regulation and subdivision of land; and to provide penalties for violation of the provisions of this act.

History: 1931, Act 285, Eff. Sept. 18, 1931; —Am. 1952, Act 25, Eff. Sept. 18, 1952.

State law spells out the duties, functions, and responsibilities of the planning official, Wyandotte Planning Commission, in accordance with the specific enabling statutes for planning and zoning. However, it is the primary duty of the planning commission to work as a team to:

- Make or adopt a comprehensive plan (Master Plan);
- Develop and recommend zoning; and,
- Review and/or approve new development.

The role of the local planning commission, elected body, and board of appeals can be thought of in the same way with their individual duties. The inherent conflict embedded in this arrangement provides the necessary checks and balances for a democratic process. A key for the local planning official is to understand the roles and responsibilities of each of these entities in the planning and zoning process. The planning commission often conducts the initial public hearing to review rezoning requests and development approvals.

The planning commission will include a member who also sits on the legislative body and one who sits on the Zoning Board of Appeals. These members will act as liaisons between the various boards.

Zoning Board of Appeals members are residents of the community who are appointed by the legislative body and who act in a judicial capacity under the requirements of the zoning ordinance, plus professional staff such as the Zoning Administrator and the Planning Director. The ZBA deals with requests for variances, ordinance interpretations, and the appeal of administrative decisions by the staff or planning commission. Administratively, this is a Board of last resort, as the only appeal from its decision is to Circuit or Federal Court.

The residents of the community elect members of the legislative body. The legislative body is the township board, the City Council, the village council, or the county board of commissioners. They make decisions, grant or reject requests, adopt ordinances, and approve funds and budgets for planning.

These bodies have the power to:

- Adopt ordinances;
- Set policy and adopt procedures for the operation of the local government;
- Gives final approvals to certain developments such as subdivision plats, condominiums, and sometimes-special land uses;
- May also opt to adopt the comprehensive plan;
- They appoint members of the Planning Commission/Zoning Board and Appeals board.

The two Wyandotte City Ordinances the council's should have used are on this request are:

Section 2200 Special Land Uses.

S. Outdoor Cafe.

8. No sign or any other form of advertising is permitted in the dining area nor on fences or railings of such area with the exception of an identification or menu sign. The name of the establishment may appear on the valance of an umbrella.

and

Section 2408 Signs.

F. Permitted signs by zoning district. All signs in the Design Review District shall require design review (Article XXIII).

1. CBD Central Business Districts sign types allowed and standards:

(h) Attention-getting devices including searchlights, balloons, banners and similar devices or ornamentation designed for purposes of attracting attention, promotions or advertising, are allowable only subject to approval of the Wyandotte City Council for a period not to exceed thirty (30) days.

Based upon the states definition of the roles and responsibilities and the Wyandotte City Ordinances listed the resolution presented at the meeting was incorrect.

RESOLUTION by Councilperson Todd M. Browning

RESOLVED by the City Council that the request from Mark Srour, owner, Belicoso Café, 3030 Biddle Avenue, to retain the banner signage installed on his sidewalk café fencing to advertise his Third Friday events is hereby APPROVED with the stipulation that when the Third Friday events of 2010 are completed Mr. Srour does not use signage on his sidewalk café fencing for his future advertising as it is against the code.

I move the adoption of the foregoing resolution.

MOTION by Councilperson Todd M. Browning

Supported by Councilperson Leonard Sabuda

YEAS: Councilmembers Browning, DeSana, Fricke, Galeski, Sabuda, Stec

NAYS: None

The letter from Mark Srour should have been sent to the Zoning Board of Appeals (ZBA) for their review and decision.

The reason is very simple why the resolution was incorrect. The ZBA handles individual claims and renders a decision if the request is allowed or not. You as council cannot act as the judicial arm of the zoning ordinance only the ZBA has that role.

You cannot extend the period of time Mr. Srour can have his banners up beyond the thirty (30) days and you cannot authorize Mr. Srour to have banners, signs or posters to the railings on his outdoor cafe. Mr. Srour did not seek authorization to put up his banners prior to attaching them to the railings of the outdoor café, which is required by City Ordinance 2408.F.1.h. Besides Mr. Srour has had the banners up for more than thirty (30).

City Council does not have the authorization to allow the attachment of items to the railings of any Outdoor Café based upon the city ordinance Section 2200.S.8. Your role is to uphold the ordinance not to modify it. Again the authorization has to come from the ZBA again as the judicial arm of the State of Michigan's MUNICIPAL PLANNING Act 285 of 1931.

If Mr. Sour disagrees with the finding of the ZBA he can appeal it to the Wayne County Circuit Court.

You should have referred Mr. Srour's letter to the Planning Commission for review of the Hardship Mr. Srour stated in his letter. The Planning Commission is the body that reviews, amends or creates ordinances in the city. If the your ordinance is too harsh then the Planning Commission will recommend a revision to council for your approval.

The information in the letter is based upon the years I have spent on the Planning Commission and the training I have received completing the Michigan State's Certified City Planner program.

I will be at the July 19th meeting if you have question for me.

Thank you



Lawrence Tavernier

125 Vinewood

Wyandotte, MI 48192

Communication #4

OFFICIALS

William R. Griggs
CITY CLERK

Andrew A. Swiecki
CITY TREASURER

Colleen A. Keehn
CITY ASSESSOR



COUNCIL

Todd M. Browning
James R. DeSana
Sheri M. Sutherby-Fricke
Daniel E. Galeski
Leonard T. Sabuda
Lawrence S. Stec

JOSEPH R. PETERSON
MAYOR

August 10, 2010

RESOLUTION

The Grind
3037 Biddle Avenue
Wyandotte, Michigan 48192

By Councilman Daniel E. Galeski
Supported by Councilman Leonard Sabuda

RESOLVED by the City Council that the communication from Rose Henry, The Grind and Charles Belchunas, Midway Marina, and Downriver Italian American Club relative to banner signs and sidewalk signs is hereby received and placed on file. AND BE IT FURTHER RESOLVED that Council grants a thirty (30) day grace period to the business owners to remove their signs with copies of items 1A, 1B and 1C to the Planning Commission and notify the Chief of Police and City Engineer to notify Ordinances Officers no citations to be issued to appear in court.

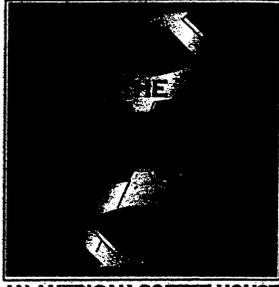
YEAS: Councilmembers Browning DeSana Fricke Galeski Sabuda
NAYS: None

RESOLUTION DECLARED ADOPTED

I, William R. Griggs, City Clerk for the City of Wyandotte, do hereby certify that the foregoing is a true and exact copy of a resolution adopted by the Mayor and Council of the City of Wyandotte, at the regular meeting held on August 9, 2010.

William R. Griggs
City Clerk

CC: Midway Marina, 693 Biddle Avenue, Downriver Italian American Club, 646 Biddle, Planning Commission, Chief of Police, City Engineer



1-A
WYANDOTTE CITY CLERK
2010 AUG -14 A 10:44

August 1, 2010

Mayor and City Council:

The following is a request for a 30 day extension to take my banner down. I was not aware the banner was against city ordinance until I received the warning citation in the mail.

Thank you for your consideration.

Respectfully submitted,

Rose Henry

The Grind

1-B

Midway Marina Inc.

693 Biddle Ave - Wyandotte, MI 48192 - (734) 283-6960

August 05, 2010

To: City of Wyandotte

From: Charles Belchunas

I am requesting permission and an exception be made for the ^{Danner} signage on the fence along Biddle Ave to remain. The signage has been there for over 20yrs and helps generate business for my store and the City of Wyandotte. Your consideration will be greatly appreciated.

Sincerely,



Charles Belchunas

Owner & President

Midway Marina

Boaters Value

2010 AUG 05 PM 10:25

WYANDOTTE CITY CLERK



39th Year, 1971-2010

2010 OFFICERS

President
FRANK A. GIANNOTTI

Vice President
MARK S. GRAZIOLI

Recording Secretary
LINDA KERR

Financial Corresponding Secretary
LESLIE G. LUPO

Treasurer
GUY A. VITALE

Assistant Treasurer
GEORGE W. LAVINE

Inside Guard
FAY A. PALAZZOLO

Outside Guard
DAMIANO VITALE

Guide
GRACE PIZZO

TRUSTEES

JAMES BADEMIAN
SADIE KUSIC

JANICE A. LABADIE
MIKE T. PALAZZOLO

VIVIAN PALAZZOLO
ALFONSO STRALLE

VITO A. TRUPIANO
LEONA M. VIZZINI

Fate Dient 1-2

The Downriver Italian-American Club

646 BIDDLE AVE. * WYANDOTTE, MI 48192-2727 * TEL. (734)285-4044 * WEB. WWW.DIAC.US

August 5, 2010

Dear Hon. Mayor Joseph Peterson and Members of City Council.

The Downriver Italian-American Club is requesting a permission to place a temporary sign on the Biddle side of the building. The sign is a floor standing, two sided 3 feet by 3 feet paper sign, with the wording, "Wednesday Pasta Day." The sign will be placed between the Biddle Ave curb and the sidewalk. The Club has a monthly pasta event on the 3rd Wednesday for the months of April thru November. The sign will be displayed for public notice on Tuesday, (the day of the food preparation) and on Wednesday, (the day of the pasta event) from 9:00 a.m. till 8:00 p.m. Thereafter it will be removed.

The sign has been used by the Club for many years and we wish to continue the advertisement it provide to the people of Wyandotte and surrounding cities.

The pasta event is a major fundraiser for the Club. We prodly serve pasta to the seniors and residents of the downriver communities.

We look forward to a positive response.

Thank you,

Frank A. Giannotti

Frank A. Giannotti
Club President

2010 SEP 09 A 7 57
194 W 5-88 902



The Downriver Italian-American Banquet & Conference Center

OFFICIALS

William R. Griggs
CITY CLERK

Andrew A. Swiecki
CITY TREASURER

Colleen A. Keehn
CITY ASSESSOR



Communication
COUNCIL #5
Todd M. Brown
James R. DeSana
Sheri M. Sutherby-Fricke
Daniel E. Galeski
Leonard T. Sabuda
Lawrence S. Stec

JOSEPH R. PETERSON
MAYOR

August 12, 2010

Mrs. Elizabeth A. Krimmel, Chairperson
and Members of the Planning and Rehabilitation Commission
3131 Biddle Avenue
Wyandotte, MI 48192

Dear Commission Members:

The City Council has recently received complaints regarding signs in the City that are not in conformance with the City's Sign Ordinance. Acting upon these complaints, fifty (50) warning tickets were issued. The tickets have been met by owners who have removed improper signs or requested special permission of the City Council. The largest number of violations were banner signs. Most of the violations were within the General Business District (B-2) or Central Business District (CBD). Specifically Sections 2408.F.1.h. and 2408.F.2.j which states:

“Attention getting devices including searchlights, balloons, banners and similar devices or ornamentation designed for purposes of attracting attention, promotions or advertising, are allowable only subject to the approval of the Wyandotte City Council for a period not to exceed thirty (30) days”.

These Sections, as well as, Sections 2200.S.8. Outdoor Café which state:

“No sign or any other form of advertising is permitted in the dining area nor on fences or railings of such area with the exception of an identification or menu sign. The name of the establishment may appear on the valance of an umbrella”.

Since banners have caused the greatest concern and business owners have expressed a desire to utilize banners to attract patrons, I would suggest that the Planning and Rehabilitation Commission consider conducting a Public Hearing to receive comments on this issue. The resolution to this issue may be to simply to remove “banners” from Sections 2408.F.1.h and 2408.F.1.j and create a new section specifically regulating banners.

These new sections could eliminate the existing requirement that the City Council approve the usage of banners, limit the number of banner signs at each business, regulate the size of banner signs, and specify the time frame a banner sign may be installed (i.e. a maximum of six (6) months). Also, consideration should be given to changing Section 2200 S.8 to allow one banner sign of a specific size per outdoor café to be placed on the fence during the season.

It is not my recommendation to alter the ordinance to address any other attention getting devices currently included in the ordinance. The use of other advertising that recently prompted warning violations, such as the Budweiser Clydesdale Horse or eight foot tall flag signs placed in the ground or in a bucket, would still require City Council approval. ^{Signs}

Thank you for considering these changes and I am sure the Planning Commission can make appropriate changes to accommodate the desires of our business community in a manageable and well thought manner. Also, I must compliment the Planning Commission's insight into requiring ground signs for new installations rather than pole signs. This has greatly enhanced the appearance of our City.

Keep up the good work!

Yours truly,



Joseph R. Peterson

Mayor

JRP:sj

August 12, 2010

2944 BIDDLE AVE., WYANDOTTE, MICHIGAN 48192
734.285.7020 • 734.285.0895 (FAX)

City of Wyandotte
Planning Commission
3131 Biddle Avenue
Wyandotte, MI 48192

RE: Warning Citation issued to our Willow Tree store (#249176)
for violating the City's sign ordinance

Ladies and Gentlemen:

It is my understanding that the Planning Commission intends to revisit and review both the City's sign ordinance and the sidewalk café ordinance to determine whether or not any modification of either/both, with regard to temporary signage and banners, may be deemed appropriate. My purpose in writing is simply to offer a few personal thoughts on these matters for your consideration.

For starters, while I am generally opposed to temporary signage and banners for aesthetic reasons, as a retailer and businessman there are times when I believe they are helpful and not objectionable. My first consideration, and I realize this is totally subjective, is the general appearance of the sign or banner. If it is professionally executed (or appears so) and it is neatly and thoughtfully installed and the message is not objectionable and relates properly to the business being advertised, then I fail to see the harm. My principal complaint is with hand-made and crudely executed signage. Again, some of these distinctions may seem arbitrary and a trifle ambiguous and difficult to codify in an ordinance, but I think it is both worth doing and doable in an effort to ban signage that is patently amateurish and embarrassing.

Secondly, I think there should be some sort of fast-track permitting process so that store owners can get their signage quickly and easily approved (or critiqued and corrected) without a major hassle. Frankly, we may need some kind of "Sign Czar" who gives his or her approval and then answers to the Planning Commission when there are ongoing complaints or other issues.

Thirdly, I have no objection to "Swinger" signs or easel signs, again as long as they are professionally executed or at least create a professional appearance.

Even in the best managed regional malls, where we have had stores in the past, temporary signage and banners were not prohibited, actually they were even encouraged, but they were carefully scrutinized and controlled, and hand-made signs were never permitted. The mall manager was the enforcer, the "Sign Czar" if you will, and his or her word was law, and there was no appeal process either.

Surely no one needs to be reminded that the economy is extraordinarily soft and retail business generally (even more so in Wyandotte and Downriver) is not particularly good. This hardly seems like the right time to take any action that might make it even more difficult for businesses to operate profitably in Downtown Wyandotte.

Yours very truly,

THE CHELSEA GROUP LLC

A handwritten signature in black ink, appearing to read 'Gilbert E. Rose', with a long horizontal flourish extending to the right.

Gilbert E. Rose

Enclosure: Warning Citation

CC: Joseph Peterson
Mayor

**State of Michigan
Uniform Law Citation**

Ticket **No 249176** Victim Involved

US DOT # _____ Incident No. _____ Dept. No. _____

The People of: the State of Michigan
 Township City Village County

Local Use/Arrest No. _____ Detection Device _____

OF: **WYANDOTTE** of _____

THE UNDERSIGNED Month Day Year At approximately A.M. P.M. Date of Birth Month Day Year

SAYS THAT ON: 7/20/10

State Oper./Chauff. CDL Driver License Number _____ SSN (last 4 digits) _____

Race _____ Sex _____ Height _____ Weight _____ Hair _____ Eyes _____ Occupation/Employer _____

Name (First, Middle, Last) WILLIAM TREE

Street 3000 BIDDLE

City WYANDOTTE State MI Zip Code 48192

Vehicle Plate No. _____ Year _____ State _____ Vehicle Description (Year, Make, Color) _____ Veh. Type _____

THE PERSON NAMED ABOVE, in violation of Local Ordinance State Law Administrative Rule

UPON _____

AT OR NEAR 3000 BIDDLE

WITHIN CITY VILLAGE TOWNSHIP OF **WYANDOTTE**

COUNTY OF **WAYNE** DID THE FOLLOWING

Type	MCL Cite/PACC Code/Ordinance	Description (include any bond amount collected on each charge)	Charge No.
<input checked="" type="checkbox"/> C/I <input type="checkbox"/> Warn <input type="checkbox"/> Misd <input type="checkbox"/> Fug <input type="checkbox"/> Fel <input type="checkbox"/> Waiv	<input type="checkbox"/> Authorization pend.	<u>VIOLATION OF MI-240</u>	1
<input type="checkbox"/> C/I <input type="checkbox"/> Warn <input type="checkbox"/> Misd <input type="checkbox"/> Fug <input type="checkbox"/> Fel <input type="checkbox"/> Waiv	<input type="checkbox"/> Authorization pend.		2
<input type="checkbox"/> C/I <input type="checkbox"/> Warn <input type="checkbox"/> Misd <input type="checkbox"/> Fug <input type="checkbox"/> Fel <input type="checkbox"/> Waiv	<input type="checkbox"/> Authorization pend.		3

TO THE COURT: Do not arraign on a felony charge until an authorized complaint is filed.

Offense Code(s) _____

1 _____ 2 _____ 3 _____

Key for Type: C/I = Civil Infraction Misd = Misdemeanor Fel = Felony Warn = Warning Fug = Fugitive
 Waiv = Violation for Which Fines/Costs May be Waived Authorization pend. = Authorization pending

Remarks: WARNING

Requires Michigan Public Act.

CHECK IF APPROPRIATE Damage to Property Local Court Bond \$
 Vehicle Impounded Injury License Posted in Lieu of Bond
 Traffic Crash Death Appearance Certificate
 Person in Active Military Service Yes No None

SEE DATE BELOW. SEE BACK OF CITATION FOR EXPLANATION AND INSTRUCTIONS

Appearance Date on or before AUG 4, 10 10:30 Contact Court

Hearing Date (if applicable) on _____ Juvenile Traffic Misd. (Court will Notify) Formal Hearing Required. (Court will Notify)

In the **27th DISTRICT** Court of **WYANDOTTE**

Court Address & Phone Number **2015 BIDDLE AVENUE
 WYANDOTTE, MICHIGAN 48192
 PHONE (734) 324-4475**

I served a copy of the civil infraction complaint upon the defendant (or owner/occupant by posting if applicable).
 I declare under the penalties of perjury that the statements above are true to the best of my information, knowledge, and belief.

Complainant's Signature and receipt if applicable _____ Month Day Year 7 20 10

Officer's Name (printed) _____ Officer's ID No. 7

Agency ORI _____ Agency Name **DEPT. OF POLICE-WYANDOTTE**

MI- 8283300

Ticket No 249176 Name

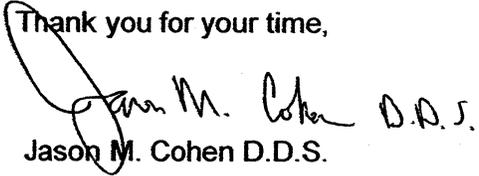
Case No.

August 4, 2010

Dear Mayor and City Council,

I am writing to request permission to leave in place a banner on the front of my dental office. It has been there for 10 years. I recently received a warning citation for having it on the building. Please let me know what I can do to leave the banner in place.

Thank you for your time,

A handwritten signature in black ink that reads "Jason M. Cohen D.D.S.". The signature is written in a cursive style with a large, looping initial "J".

Jason M. Cohen D.D.S.

1805 Fort St., Wyandotte, Michigan 48192

(734) 283-1263

drcohen@jasonmcohendds.com

Special order
Item

Rec. 8/19/10
from Chuck
Leman

ZONING ORDINANCE CHANGES TO B-1 DISTRICTS

Add to: ARTICLE XII - B-1 NEIGHBORHOOD BUSINESS DISTRICTS

The following: 1201 SPECIAL USES
C. Stores that sell alcoholic beverages

Add to: 2200 SPECIAL LAND USES

The following: LL Stores that sell alcoholic beverages

1. A masonry wall not less than five (5) feet high or a densely planted evergreen planting not less than five (5) feet high shall be provided abutting any residential district..
2. All outdoor lighting shall be screened from nearby residential areas.
3. No drive through service areas should be provided.
4. Outdoor storage of any nature is prohibited.
5. On street truck loading and unloading is prohibited.
6. Signage shall be limited to that provided for in Section 2408. No signs advertising products and prices of any nature shall be permitted on the outside walls, windows, doors or the roof of the building.
7. A Certificate of Occupancy and all other State and City permits and licenses as may be appropriate shall be required.