

**CITY OF WYANDOTTE
PLANNING COMMISSION**

Agenda for the Meeting
Thursday, July 15, 2010 at 7:00 p.m.
Council Chambers, Wyandotte City Hall
3131 Biddle Avenue, Wyandotte, Michigan

CALL TO ORDER:

COMMISSIONERS:

Duran	Parker
Eberts	Rockershausen
Hovis	Schultz
Krimmel	Tavernier
Lupo	

ALSO PRESENT _____

COMMUNICATIONS:

1. Minutes of the Zoning Board of Appeals and Adjustments dated June 2, 2010.
2. Council Resolution regarding rezoning the former 73 Superior, Wyandotte.
3. Communication from Jody Chansuolme, Director of Museums & Cultural Affairs regarding I.O.O.F. Temple Historic District

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING

Motion by Commissioner _____, supported by Commissioner _____ to approve the minutes of Meeting of June 17, 2010.

NEW BUSINESS:

1. PUBLIC HEARING – PC#060810 - Request from the City of Wyandotte and Tom and Donna Lengyel (Owners and Appellants) to rezone the property known as 580 Poplar and part of the Former 600-604 Poplar (All of Lot 6 except the west 15 feet and all of Lot 7 Wyandotte Land Co. Subdivision) Lot Size 55' x 140'. It is requested to rezone the property from Two Family Residential District (RT) to One Family Residential District (RA).
2. PUBLIC HEARING – PC#062210 – Request from Carol Palzesny (Owner) and Dale Lemieux (Appellant) to rezone the property known as 1753 Ford Avenue (Lots 2, 3 and 4 West Park Subdivision) Lot Size 90' x 120'. It is requested to rezone the property from Office Service District (O-S) to General Business District (B-2).
3. PUBLIC HEARING – PC#224 – Request from Dotte Pub, 116 Oak Street, Wyandotte for a Certificate of Occupancy for an Outdoor Café at 116 Oak Street, Wyandotte, in a CBD Zoning District where the proposed conflicts with Section 2200.S.2 of the Zoning Ordinance which states:

SECTION 2200.S.2: An outdoor café shall be permitted by the Planning Commission subject to the review and approval of a site plan in accord with section 2200.S and after a public hearing in accord with Section 2201.C by the Planning Commission.

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4. PUBLIC HEARING – PC#225 – Request from Newton Company (Appellant and Owner) for a Certificate of Occupancy for four (4) apartments on the 2nd floor at 3005 1st Street, Wyandotte, in a CBD Zoning District where proposed conflicts with Section 2403.R.I.A. the Zoning Ordinance which states:

SECTION 2403.R.1.A: Requires a minimum of one off street parking space for a one family dwelling unit. Proposed apartment in a CBD District would have no off street parking spaces provided. Note: Off street parking on site is not required for other uses except residential.

5. PUBLIC HEARING – PC#227 – Request from Jackalope's Bar & Grill (Appellant) and Bruce Chapin (Owner) for a Certificate of Occupancy for an Outdoor Café at 3530 Biddle Avenue, Wyandotte, in a PD Zoning District where the proposed conflicts with Section 2200.S.2 of the Zoning Ordinance which states:

SECTION 2200.S.2: An outdoor café shall be permitted by the Planning Commission subject to the review and approval of a site plan in accord with section 2200.S and after a public hearing in accord with Section 2201.C by the Planning Commission.

5. PUBLIC HEARING – PC#226 – Site Plan review for the allowable use of Tim Hortons/Coldstone Creamery Restaurant with Drive-Thru at the former 2704 Biddle/73 Superior, Wyandotte in a B-2 Zoning District.

PERSONS IN THE AUDIENCE:

SPECIAL ORDER:

BILLS AND ACCOUNT:

Motion by Commissioner _____, supported by Commissioner _____, to:

1. Pay Beckett & Raeder for Planning Consultant fee for: June 2010 \$700.00
2. Hours for Secretarial Services: 6/03/10 – 7/02/10 Total Hours 14

MOTION TO ADJOURN:

Posted 07/08/10