

City of Wyandotte
PLANNING COMMISSION
Minutes of the Thursday, January 20, 2011, Meeting
MINUTES AS RECORDED

The meeting was called to order by Chairperson Elizabeth Krimmel at 6:30 p.m.

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

COMMISSIONERS EXCUSED: Hovis

ALSO PRESENT: Charles Leman
Kelly Roberts, Recording Secretary

COMMUNICATIONS:

1. MOTION BY COMMISSIONER TAVERNIER, supported by Commissioner Rockershousen to receive and place on file the minutes of the Zoning Board of Appeals and Adjustments Dated November 3, 2010. MOTION PASSED
2. MOTION BY COMMISSIONER ROCKERSHOUSEN, Supported by Commissioner Parker to recommend to the City Council that the area between Chestnut and Poplar; Biddle to First Street be changed to Planned Development District (PD) with the underlayment of Office as indicated on the Master Plan. (See Special Order for comments Pg. 2.)
YEAS: Eberts, Duran, Krimmel, Lupo, Parker, Rockershousen, Schultz
NAYS: Tavernier
ABSENT: Hovis
MOTION PASSED
3. MOTION BY COMMISSIONER TAVERNIER, supported by Commissioner Rockershousen to receive and place on file the communication regarding the rezoning of property known as Bishop Park and the communication from the City Engineer regarding outdoor cafes. MOTION PASSED

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING:

MOTION BY COMMISSIONER ROCKERSHOUSEN, supported by Commissioner Eberts to approve the minutes of the Regular Meeting of November 18, 2010. MOTION PASSED.

NEW BUSINESS:

1. PUBLIC HEARING – To amend the Zoning Ordinance Article XII – B-1 Neighborhood Business District, Section 1201 Special Use by adding C. Stores that sell alcoholic beverage.

MOTION BY COMMISSIONER ROCKERSHOUSEN, supported by Commissioner Schultz to recommend to the City Council that the changes to the Zoning Ordinance Article XII – B-1 Neighborhood Business District, Section 1201 Special Use by adding C. Stores that sell alcoholic beverage as presented to the Commission be hereby APPROVED

YEAS: Eberts, Duran, Krimmel, Lupo, Parker, Rockershousen, Schultz, Tavernier
NAYS: None
ABSENT: Hovis
MOTION PASSED

2. PUBLIC HEARING – To amend the Zoning Ordinance by adding Article XXII – Section 2200 Special Land Uses, Section LL. – Stores that sell alcoholic beverages in an B-1 District.

MOTION BY COMMISSIONER SCHULTZ, supported by Commissioner Rockershousen to recommend to the City Council that the addition of Article XXII – Section 2200 Special Land Uses, Section LL. – Stores that sell alcoholic beverages in an B-1 District to the Zoning Ordinance as presented to the Commission be hereby APPROVED.

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

NAYS: None

ABSENT: Hovis

MOTION PASSED

3. PUBLIC HEARING – To amend the Zoning Ordinance Section 2408-Subsection F – Banners and Temporary Signs.

MOTION BY COMMISSIONER SCHULTZ, supported by Commissioner Parker to recommend to the City Council that the changes to the Zoning Ordinance, Section 2408-Subsection F – Banners and Temporary Signs as presented to the Commission be hereby APPROVED.

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

NAYS: None

ABSENT: Hovis

MOTION PASSED

PERSONS IN THE AUDIENCE:

None

SPECIAL ORDER:

Communication #2 – Regarding rezoning property on the west side of Biddle between Chestnut to Poplar.

Mr. Leman indicated that this was discussed when Tim Horton's was before the Commission. Mr. Leman indicated that rezoning the area to PD would be consistent with the Master Plan and the Commission should consider it.

Chairperson Krimmel read the referred Resolution by the City Council and a communication from the Historical Commission. The Historical Commission is in favor of this change.

Commissioner Tavernier indicated that he had concerns with the change to the zoning, because of the various buildings in the area. Commissioner Tavernier indicated that he feels that the area should be rezoned to office and not PD.

Mr. Leman indicated that the current zoning is Business and he feels the City would have more flexibility with the area being rezoned to PD. Mr. Leman indicated that a letter would need to go to City Council with the recommendation of the Commission.

BILLS AND ACCOUNT:

MOTION BY COMMISSIONER DURAN, supported by Commissioner Schultz to:

1. Pay Beckett & Raeder for Planning Consultant fees for November and December in the amount of \$1,400
2. Hours for Secretarial Services: 11/05/10 – 12/31/10 -11 Total Hours

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

NAYS: None

ABSENT: Hovis

MOTION PASSED

MOTION TO ADJOURN:

MOTION BY COMMISSIONER DURAN, supported by Commissioner Schultz to adjourn the meeting at 6:50 p.m.

PUBLIC HEARING – To amend the Zoning Ordinance Article XII – B-1 Neighborhood Business District, Section 1201 Special Use by adding C. Stores that sell alcoholic beverage.

Chairperson Krimmel opened the public hearing for comments.

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.

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