

City of Wyandotte
PLANNING COMMISSION
Minutes of the Thursday, April 21, 2011, Meeting
MINUTES AS RECORDED

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

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

COMMISSIONERS EXCUSED: Eberts and Hovis

ALSO PRESENT: Charles Leman
Kelly Roberts, Recording Secretary 

COMMUNICATIONS:

- MOTION BY COMMISSIONER ROCKERSHOUSEN, supported by Commissioner Schultz, to receive and place on file all communications.
MOTION PASSED.

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING:

MOTION BY COMMISSIONER ROCKERSHOUSEN, supported by Commissioner Lupo to approve the minutes of the Regular Meeting of March 17, 2011. MOTION PASSED.

NEW BUSINESS:

1. PUBLIC HEARING - #0222511 - Request of the City of Wyandotte to rezone the property known as the Former 435 Goddard, Wyandotte, State of Michigan, County of Wayne (West 1/2 of Lot 6 and all of Lots 7 and 8 Sullivan's Subdivision as recorded in Liber 38, Page 27 of Plats, Wayne County Records).

MOTION BY COMMISSIONER ROCKERSHOUSEN, supported by Commissioner Schultz to recommend to the City Council that the property known as Former 435 Goddard, Wyandotte, Michigan, County of Wayne, State of Michigan, be rezoned from Multiple Family Residential District (RM-1) to Vehicular Parking District (P-1)

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

2. PUBLIC HEARING - #030311 - Request of the City of Wyandotte to rezone the property known as 1111 First Street, Wyandotte, Michigan. (Lots 4 and 5, I. Witkowski Subdivision as recorded in Liber 40 Page 23 Wayne County Records). It is proposed that said land be rezoned from

MOTION BY COMMISSIONER ROCKERSHOUSEN, supported by Commissioner Schultz to recommend to the City Council that the property known as 1111 1st Street, Wyandotte, Michigan, County of Wayne, State of Michigan, be rezoned from Two Family Residential District (RT) to Vehicular parking District (P-1).

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

3. Public Hearing #030811 - Request of the City of Wyandotte to rezone the property known as 124 Davis, and the former 140-146 Davis, Wyandotte, Michigan, State of Michigan, County of Wayne. (Lots 21 through 24 also the south 110.00 feet of the north 406.05 feet of Lot a also vacated alley adjacent thereof, Biddle Subdivision T3S R11E, as recorded in Liber 17, Page 39 of Plats, Wayne County Records. Also the East 5.00 feet of fractional Section 20, T3S, R11E, lying between north and south lines of sale Lot 24 extended Westerly of said Biddle Subdivision also easterly part of Lot 1 measuring 1.87 feet on south lot line and 1.97 feet on north Lot line thereof, Woodruff's Subdivision, T3S R11E, as recorded in Liber 25 page 67 of Plats, Wayne County Records.) It is proposed that said land be rezoned from Two Family District (RT) to Vehicular Parking District (P-1).

MOTION BY COMMISSIONER SCHULTZ, supported by Commissioner Rockershousen to TABLE this hearing until the next meeting to allow for additional information to be presented.

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

PERSONS IN THE AUDIENCE:

SPECIAL ORDER:

BILLS AND ACCOUNT:

MOTION BY COMMISSIONER ROCKERHSOUSEN, supported by Commissioner Duran to:

1. Pay Beckett & Raeder for Planning Consultant fee for March 2011 in the amount of \$700.00
2. Hours for Secretarial Services: 2/27/11 – 4/08/11 18.50 Total Hours

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

MOTION TO ADJOURN:

MOTION BY COMMISSIONER LUPO, supported by Commissioner Rockershousen to adjourn the meeting at 7:45 p.m.

PUBLIC HEARING - #0222511 - Request of the City of Wyandotte to rezone the property known as the Former 435 Goddard, Wyandotte.

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

No communications were received regarding this rezoning.

PUBLIC HEARING - #030311 – Request of the City of Wyandotte to rezone the property known as 1111 First Street, Wyandotte, Michigan.

Chairperson Krimmel opened the public hearing and asked if there were any persons who wished to speak on this issue.

Mrs. Mary Rothermal, 1123 1st Street, Wyandotte present.

Mrs. Rothermal asked if the vacant lot next to the property at 1111 1st Street was going to be split up and the parking lot put there.

Secretary Roberts indicated that the property and the house is being rezoned for parking for future use. Secretary Roberts indicated that there is going to be a life estate given to Ms. Fronzack and once that is done the property would be demolished and parking would be put in.

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 rezoning.

PUBLIC HEARING #030811 - Request of the City of Wyandotte to rezone the property known as 124 Davis, and the former 140-146 Davis, Wyandotte, Michigan.

Chairperson Krimmel opened the Public Hearing and asked if there were any persons who wished to speak on this issue.

Mr. Jerry Somer, 165 Miller, Wyandotte, present.

Mr. Somer asked if there was a map of the area that is being rezoned.

A map was passed out.

Mrs. Nancy Somer, 165 Miller, Wyandotte, present.

Mrs. Somer asked if the alley behind her home was going to be closed.

Secretary Roberts indicated that the alley would not be closed.

Mrs. Ann Warrington, 171 Miller, Wyandotte, present.

Mrs. Warrington stated that she is confused with what alley is going to be vacated that was included in the rezoning notice.

Secretary Roberts indicated that the alley behind the homes on Davis and Miller properties running east and west will not be vacated or closed. There is alley between the vacant lots that are under consideration for rezoning that is already vacated it runs north and south.

Chairperson Krimmel reviewed the map with all present.

Ryan Dmitruchina, 147 Davis, Wyandotte, present.

Mr. Dmitruchina indicated that he lives across the street from the property that is under consideration for rezoning and he does not want to look out his window at a parking lot. Mr. Dmitruchina asked how the property was purchased and asked about the home at 124 Davis that the City recently purchased. Mr. Dmitruchina asked further what does the neighborhood gain by rezoning this property for parking. Mr. Dmitruchina feels that the property should stay residential.

Mr. Dmitruchina further questioned how much the property at 124 Davis was purchased for and what kind of deal was given to the previous owner.

Chairperson Krimmel indicated that the Planning Commission only knows that there is a request from the City to rezone the property. Chairperson Krimmel indicated that if the residents have questions about how the properties were purchased they should ask the City Council.

Mr. Lemman indicated that the Commission just holds the public hearing and recommends to the City Council if the property should or should not be rezoned, the City Council actually rezones the property.

Mr. Chris Allen, 153 Davis, Wyandotte, present.

Mr. Allen asked the Commission about the area and what is being rezoned.

Chairperson Krimmel reviewed the map that was submitted with the rezoning.

Secretary Roberts indicated that Dr. Sharon is required to build a building on the south side of Davis adjacent to the property under discussion tonight and Dr. Sharon would be utilizing this property for additional parking for that building. Secretary Roberts indicated that the property would be sold for parking and that is why the City is requesting the property to be rezoned for parking.

Mr. Allen indicated that the property should not be rezoned until further information is given to the neighborhood.

Mr. Chad Furstenau, 195 Davis, Wyandotte, present

Mr. Furstenau indicated that he purchased his lot seven (7) years ago and built a new home and he does not wish to have a parking lot down the street. Mr. Furstenau indicated that a parking lot will bring down the value of the neighborhood and he is concerned about kids hanging out and causing problems for the property owners.

Bob Carunan, 154 Davis, Wyandotte, present

Mr. Carunan indicated that he lives right next to this property that is being rezoned and he is concerned about the property values if this is rezoned, and the traffic because there are lot a children in the neighborhood.

Chairperson Krimmel indicated that at this point the City is only asking for the property to be rezoned the layout of the parking lot has not been received by the Commission.

Mr. Carunan indicated that he is concerned because he lives right next door and he would like to know if the parking lot would be open to the public or closed at night. Mr. Carunan stated that he does not want a 24/ 7 use next door to his home.

Commissioner Schultz indicated that once the site plan is received by the Commission, the residents will have input.

Mrs. Somer stated that she lives across the street from Dr. Sharon's existing parking lot and it is kept up very well and they never have a problem.

Ms. Warrington stated that she lives across the street from Dr. Sharon's existing parking lot and it has a surveillance camera and they have had no troubles with it.

Carrie Faitel, 198 Davis, Wyandotte, present

Ms. Faitel indicated that they purchased a foreclosed home down the block from this proposed rezoning and she is very concerned about the traffic in the area because of this parking lot and the security. Ms. Faitel indicated that she is disappointed that she purchased a property in Wyandotte.

Ms. Faitel indicated that there is a vacant home next to her that the City purchased, but it has not been demolished yet. Ms. Faitel indicated that she is concerned on the direction that the neighborhood is going in.

The Commission indicated that this request probably should be tabled until the Residents have received additional information.

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 rezoning.