

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

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

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

COMMISSIONERS EXCUSED: Eberts

ALSO PRESENT: Charles Leman  
Kelly Roberts, Recording Secretary

**COMMUNICATIONS:**

- MOTION BY COMMISSIONER LUPO, 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 TAVERNIER, supported by Commissioner Rockershousen to approve the minutes of the Regular Meeting of May, 19, 2011. MOTION PASSED.

**NEW BUSINESS:**

1. **PUBLIC HEARING PC#227** - Request of Jeff Klatt – Krieger Klatt Architects, Inc., (Appellant) and Dr. Anne and Nick Abrahamson (Owners) for a Certificate of Occupancy for five (5) apartments on the 2<sup>nd</sup> floor at 3249 Biddle Avenue, Wyandotte, Michigan where the proposed conflicts with Section 1301 D of the City of Wyandotte Zoning Ordinance.

MOTION BY COMMISSIONER ROCKERSHOUSEN, supported by Commissioner Schultz to approve the Certificate of Occupancy for five (5) apartments on the 2<sup>nd</sup> floor at 3249 Biddle Avenue, Wyandotte, Michigan with a change to the landscape plan to remove the three (3) plants behind the sign on the corner of Eureka and Biddle.

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

NAYS: None

ABSENT: Eberts

MOTION PASSED

2. **PUBLIC HEARING** to consider amendments to the City of Wyandotte Sign Ordinance, Section 2408 (F)(1)(h) regarding attention-getting devices in the CBD Zoning District and Section 2408(F)(2)(j)(1) regarding attention-getting devices in the O-S, B-1 and B-2 Zoning Districts.

MOTION BY COMMISSIONER ROCKERHOUSEN, supported by Commissioner Lupo to recommend to the City Council that the changes to the City of Wyandotte Sign Ordinance, Section 2408 (F)(1)(h) regarding attention-getting devices in the CBD Zoning District and Section 2408(F)(2)(j)(1) regarding attention-getting devices in the O-S, B-1 and B-2 Zoning Districts by hereby approved.

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

NAYS: None

ABSENT: Eberts

MOTION PASSED

**PERSONS IN THE AUDIENCE:**

0 persons in audience.

**OTHER BUSINESS:**

2011-2012 Planning Commission Budget. MOTION BY COMMISSIONER LUPO, supported by Commissioner Parker to approve the 2011 – 2012 Planning Commission Budget as presented to the Commission at the July meeting. The City Planner further informed the Commission that in year 2012-2013 the Commission will need to review the City's Master Plan and additional funding will be needed at that time.

**BILLS AND ACCOUNT:**

MOTION BY COMMISSIONER ROCKERSHOUSEN, supported by Commissioner Parker to:  
Pay Beckett & Raeder for Planning Consultant fee for May, June, and July 2011 in the amount of \$2,100.00  
Hours for Secretarial Services: 5/05/11 – 06/30/11 12 Total Hours

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

NAYS: None

ABSENT: Eberts

MOTION PASSED

**MOTION TO ADJOURN:**

MOTION BY COMMISSIONER LUPO, supported by Commissioner Duran to adjourn the meeting at 7:15 p.m.

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**PUBLIC HEARING PC#227** - Request of Jeff Klatt – Krieger Klatt Architects, Inc., (Appellant) and Dr. Anne and Nick Abrahamson (Owners) have applied for a Certificate of Occupancy for five (5) apartments on the 2<sup>nd</sup> floor at 3249 Biddle Avenue, Wyandotte, Michigan where the proposed conflicts with Section 1301 D of the City of Wyandotte Zoning Ordinance.

Chairperson Krimmel opened the public hearing asked if there was anyone who wanted to speak to this hearing.

Jeff Klatt, Krieger Klatt Architects, Inc., present.

Mr. Klatt indicated that the project is on the corner of Eureka and Biddle, the 1<sup>st</sup> floor will be renovated and there will be a totally new 2<sup>nd</sup> floor addition with 5 residential units. Mr. Klatt indicated that there are currently 10 parking spaces next to the building that will be utilized by the tenants. Mr. Klatt indicated further that the 1<sup>st</sup> floor will be medicate office for the owner of the building and the front area of the 1<sup>st</sup> floor will be for lease space along Biddle Avenue. Mr. Klatt also stated that the 2<sup>nd</sup> floor will have 1 barrier free unit.

Mr. Klatt stated that it is their intention to keep the exterior renovations with the character of the Downtown.

Chairperson Krimmel asked if any part of the building will be demolished.

Mr. Klatt stated no.

Chairperson Krimmel asked if the foundation could hold a 2<sup>nd</sup> floor.

Mr. Jeff Abrahamson, owner, present.

Mr. Abrahamson stated that they are working with a structural engineer to make sure that the structure can hold a 2<sup>nd</sup> floor. Mr. Abrahamson stated that the construction of the building is steel and it should not be a problem.

Mr. Leman reviewed the landscaping. Mr. Leman suggested that wheel stops be placed between the parking area for the tenants and the building to insure that the cars do not hit the building.

Mr. Abrahamson agreed.

Mr. Leman asked if the sign was going to be removed.

Mr. Abrahamson stated that at this time he was not sure.

Mr. Leman stated that the 3 plants behind the sign should be removed to better see when pulling out on to on Biddle. Mr. Leman stated further that he is concerned about the tenants backing out onto Eureka.

Mr. Abrahamson stated that he spoke with the Engineering Department and Police Chief and since Eureka is a dead-end there is not much traffic so they approved the parking.

Chairperson Krimmel asked what the time frame is for the project.

Mr. Abrahamson stated that they would start in a month and complete the project by summer next year.

Mr. Johno Norian, Owner of Sycamore Plaza, present.

Mr. Norian stated that he would like to see this type of project and he supports it.

Chairperson Krimmel asked if there was anyone else present who wishes to speak about this public hearing.

There being no further questions, the public hearing was closed.

No communications were received regarding this request.

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**PUBLIC HEARING** to consider amendments to the City of Wyandotte Sign Ordinance, Section 2408 (F)(1)(h) regarding attention-getting devices in the CBD Zoning District and Section 2408(F)(2)(j)(1) regarding attention-getting devices in the O-S, B-1 and B-2 Zoning Districts.

Chairperson Krimmel opened the public hearing asked if there was anyone who wanted to speak to this hearing.

Mr. Leman indicated that this Ordinance change is mostly house cleaning and will regulate allowable banners on buildings.

It was noted by the Commission that the City Engineer submitted a letter indicating that the allowable square footage for the banners is 24.

Chairperson Krimmel asked if there was anyone else present who wishes to speak about this public hearing.

There being no further questions, the public hearing was closed.

No communications were received regarding this request.