

City of Wyandotte
PLANNING COMMISSION
Minutes of the Thursday, August 18, 2011, Meeting
MINUTES AS RECORDED

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

COMMISSIONERS PRESENT: Duran, Eberts, Hovis, Krimmel, Rockershousen, Schultz,
Tavernier

COMMISSIONERS EXCUSED: Lupo and Parker

ALSO PRESENT: Charles Leman
Kelly Roberts, Recording Secretary

COMMUNICATIONS:

MOTION BY COMMISSIONER ROCKERSHOUSEN, supported by Commissioner Eberts, 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 July 21, 2011. MOTION PASSED

1. PUBLIC HEARING #071111 - Site Plan for the project known as Vinewood Village condominium Project on Vinewood between 6th and the Railroad. Plans submitted by Sarnacki and Associates Architects. The City of Wyandotte is the owner of the property and is proposing to complete the development of this project. There is currently Building 1 with four (4) residential units, Building 2 with six (6) residential units and the City is proposing to construct an additional two (2) buildings with two (2) residential units in each building.

MOTION BY COMMISSIONER ROCKERHOUSEN, Supported by Commissioner Schultz to approve the plan as submitted by Sarnacki and Associates Architects with the City considering giving access to the adjacent property owners garage at 639 Vinewood and that the three (3) Crabtrees be replaced along the Superior entrance as recommended by the City Planner.

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

PERSONS IN THE AUDIENCE:

None

OTHER BUSINESS:

None

BILLS AND ACCOUNTS:

MOTION BY COMMISSIONER ROCKERHOUSE, supported by Commissioner Eberts to:

1. Pay Beckett & Raeder for Planning Consultant fee for: August \$700
2. Hours for Secretarial Services: 7/01/11 – 7/28/11 Total Hours 12.5

MOTION TO ADJOURN:

MOTION BY COMMISSIONER EBERTS, Supported by Commissioner Schultz to adjourn the meeting at 7:15 p.m.

PUBLIC HEARING #071111 - Site Plan for the project known as Vinewood Village condominium Project on Vinewood between 6th and the Railroad. Plans submitted by Sarnacki and Associates Architects. The City of Wyandotte is the owner of the property and is proposing to complete the development of this project. There is currently Building 1 with four (4) residential units, Building 2 with six (6) residential units and the City is proposing to construct an additional two (2) buildings with two (2) residential units in each building.

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

Jay Sarnacki, of Sarnacki & Associates, Architects for the City of Wyandotte, did a presentation to the Commission.

Mrs. Deborah Whitaker, 614 Superior, Wyandotte, adjacent property owner on Superior.

Mrs. Whitaker asked the Commission and Mr. Sarnacki about the fence between her property and the Vinewood Village Project.

Mr. Sarnacki indicated that there would be a fence on the east property line that will be 6 feet in height and be of vinyl. The fence will not be attached to Mrs. Whitaker fence, it will be self standing.

Ms. Whitaker indicated that their fence could be taken down if a new fence is going to be placed there.

Colleen Hilditch owner of 639 Vinewood, Wyandotte.

Ms. Hilditch indicated that her property is right next to Vinewood Village and she is concerned about the fence adjacent to her property. Ms. Hilditch stated that she was promised items from the previous developer that did not come true.

Ms. Hilditch indicated that she is unable to gain access to the west side of her garage to paint it because of the fence. Ms. Hilditch further indicated that this development has hurt her property values.

Ms. Hilditch and Mr. Sarnacki discussed the placement of the fence. Mr. Sarnacki indicated that the City would work with Ms. Hilditch on the placement of the fence.

Mr. Sarnacki indicated that the fence would be located on the property line and perhaps Ms. Hilditch garage is also built on the property line.

Chairperson Krimmel indicated that she is sure that the City would work with her on this issue.

Mr. Sarnacki stated that they need to complete buildings #1 and #2 and construct new buildings #3 and #4.

Ms. Hilditch indicated that there is standing water in the parking area adjacent to building #1 and it harbors bugs.

Mr. Sarnacki indicated that they would look into this.

The Commission received two (2) communications which were read into the minutes by Commissioner Schultz.

Chairperson Krimmel further indicated that the City Engineer had submitted a letter regarding the plan.

Mr. Leman indicated that the landscape plan looks good. Mr. Leman suggested that the street trees at Superior entrance, which are indicated as Crabtrees should be replaced by Oak or Honey Locust. Mr. Leman indicated that Crabtrees go to low and could cause a sight problem.

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

Three (3) communications were received regarding this public hearing