

**City of Wyandotte**  
PLANNING COMMISSION  
*Minutes of the Thursday, November 17, 2011, Meeting*  
MINUTES AS RECORDED

The meeting was called to order by Vice-Chairperson William Rockershousen at 6:30 p.m.

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

COMMISSIONERS EXCUSED: Eberts, Krimmel, Parker

ALSO PRESENT: Charles Leman  
Kelly Roberts, Recording Secretary 

**COMMUNICATIONS:**

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

**APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING:**

MOTION BY COMMISSIONER LUPO, supported by Commissioner Hovis to approve the minutes of the Regular Meeting of October 20, 2011. MOTION PASSED.

**NEW BUSINESS:**

**PUBLIC HEARING** - Review of a Final Site Plan for the proposed Wyandotte Family Physicians Development located on the west side of Biddle Avenue between Mulberry and Walnut (former 87 Mulberry, 2312-2346 Biddle and 90 Walnut), Wyandotte, Michigan

MOTION BY COMMISSIONER TAVERNIER, supported by Commissioner Schultz, WHEREAS, on November 17, 2011, the Planning Commission of the City of Wyandotte, after holding a Public Hearing on October 20, 2011, with proper notice, adopted a resolution recommending to the City Council that the Preliminary Plan for medical/office at 2300 Biddle be accepted and approved subject to the Plan being revised in accordance with certain findings specified in the resolution; and

WHEREAS, the Final Site Plan submitted by DesRosiers Architects consists of A-1 thru A-12 and sheet 1, C-2, C-3 and L1 dated November 3, 2011; and

WHEREAS, the Planning Commission hereby determines that except as noted below, the Stage II Final Site Plan generally complies with the resolution adopted by the Commission on October 20, 2011, and the requirements set forth in the Zoning Ordinance, Section 2000, and that said Plan is subject to the applicable terms and conditions set forth therein;

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WYANDOTTE, to recommend to the City Council that the Stage II Final Site Plan for clinic-outpatient/professional service project at 2300 Biddle Avenue be accepted and approved subject to the following information being provided to and approved by the City Engineer prior to submittal to the City Council for Final Site Plan Approval.

1. Approval of the shared parking with Henry Ford/Wyandotte Hospital as per Section 2403.1 of the Wyandotte Zoning Ordinance.
2. Findings of the Police Department regarding the traffic study.

YES: Duran, Hovis, Lupo, Rockershousen, Schultz, Tavernier

NO: None ABSENT: Eberts, Krimmel, Parker

MOTION PASSED

**2. PUBLIC HEARING - PC#102411** – Request of Alex Alexander, Owner, to rezone the property at 1817 Fort Street, Wyandotte, County of Wayne, Michigan, State of Michigan (Lots 33 and 34 Schorr Grove Subdivision). It is proposed that said land be rezoned from O-S (Office Service District) to B-1 (Neighborhood Business District).

MOTION BY COMMISSIONER SCHULTZ, supported by Commissioner Hovis to approve the use of the building at 1817 Fort Street, Wyandotte as a hair and nail salon as a Special Use under the O-S Zoning District.

YES: Duran, Hovis, Lupo, Rockershousen, Schultz, Tavernier

NO: None            ABSENT: Eberts, Krimmel, Parker

MOTION PASSED

MOTION BY COMMISSIONER SCHULTZ, supported by Commissioner Lupo to recommend to the Mayor and City Council that the rezoning request of Alex Alexander, Owner, to rezone the property at 1817 Fort Street, Wyandotte, Michigan from O-S (Office Service District) to B-1 (Neighborhood Business District) be denied for rezoning.

YES: Duran, Hovis, Lupo, Rockershousen, Schultz, Tavernier

NO: None            ABSENT: Eberts, Krimmel, Parker

MOTION PASSED

**3. PUBLIC HEARING – PC#228** – Request of Townsend Sign (Appellant) and Alan Debiassi (Owner) to obtain a Building Permit for a pole sign at 4500 13<sup>th</sup> Street, Wyandotte, Michigan where the proposed conflicts with Section 2408.F.2.(b) of the City of Wyandotte Zoning Ordinance.

MOTION BY COMMISSIONER TAVERNIER, supported by Commissioner Schultz, to concur with the decision of the Zoning Board of Appeals and approve the pole sign at 4500 13<sup>th</sup> Street, Wyandotte, Michigan.

YES: Duran, Hovis, Lupo, Rockershousen, Schultz, Tavernier

NO: None            ABSENT: Eberts, Krimmel, Parker

MOTION PASSED

**4. PUBLIC HEARING** – Request of LTW Investments, LLC, Owners to approve a change to a previously approved PD Plan for the property at 7 St. Johns, Wyandotte, Michigan, County of Wayne, State of Michigan. The Owners are requesting to utilize a portion of the parking lot for boat storage. The property is zoned PD (Planned Development).

MOTION BY COMMISSIONER LUPO, supported by Commissioner Tavernier to approve the temporary boat storage at 7 St. Johns, Wyandotte, Michigan, as presented to the Commission, from October 15 thru May 15 and the fence to be no higher than 8 feet with no barbed-wire.

YES: Duran, Hovis, Lupo, Rockershousen, Schultz, Tavernier

NO: None            ABSENT: Eberts, Krimmel, Parker

MOTION PASSED

**PERSONS IN THE AUDIENCE:**

No persons in audience.

**SPECIAL ORDER:**

The Commission discussed the communication from the Legal Department regarding murals and the Commission set up a committee to review the ordinance. The Committee will be comprised of Commissioner Tavernier, Commissioner Schultz, and Mr. Leman. The Committee will present their recommendations back to the Commission.

The Commission recommended that a communication be forwarded to the City Council with the Commissions recommendation.

**BILLS AND ACCOUNT:**

MOTION BY COMMISSIONER SCHULTZ, supported by Commissioner Hovis to:  
Pay Beckett & Raeder for Planning Consultant fee for November 2011 in the amount of \$700.00  
Hours for Secretarial Services: 10/10/11 – 11/03/11 12 Total Hours

YES: Duran, Hovis, Lupo, Rockershousen, Schultz, Tavernier  
NO: None ABSENT: Eberts, Krimmel, Parker  
MOTION PASSED

**MOTION TO ADJOURN:**

MOTION BY COMMISSIONER LUPO, supported by Commissioner Schultz to adjourn the meeting at 7:40 p.m.

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Review of a Final Site Plan for the proposed Wyandotte Family Physicians Development located on the west side of Biddle Avenue between Mulberry and Walnut (former 87 Mulberry, 2312-2346 Biddle and 90 Walnut), Wyandotte, Michigan

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A presentation was made by Mr. Lou DesRosier, Architects for Wyandotte Family Physicians.

Mr. Thomas, 98 Walnut, Wyandotte.

Mr. Thomas requested that a sign be placed making the alley one way or right turn and direct traffic towards Biddle Avenue.

Commissioner Tavernier commented that making the traffic one way could cause more of a problem for the neighborhood.

Commissioner Schultz indicated that this was referred to the Police Department and no recommendations should be made until the report is received.

**PUBLIC HEARING - PC#102411** – Request of Alex Alexander, Owner, to rezone the property at 1817 Fort Street, Wyandotte, County of Wayne, Michigan, State of Michigan (Lots 33 and 34 Schorr Grove Subdivision). It is proposed that said land be rezoned from O-S (Office Service District) to B-1 (Neighborhood Business District).

Vice-Chairperson Rockershousen opened the Public Hearing and asked if there was anyone present who wished to speak about this public hearing.

Mr. Alex Alexander, Owner, present.

Mr. Alexander indicated that he has a tenant for the building and she will use it as a make-up studio and only have one chair.

Vice-Chairperson Rockershousen indicated that the building is very small.

Vice-Chairperson Rockershousen asked Mr. Leman to read the O-S Zoning District Requirements.

Mr. Leman read the Special Conditions of the Zoning Ordinance for O-S.

Vice-Chairperson Rockershousen asked Mr. Leman if a make-up salon could be approved as a Special Use.

Mr. Leman indicated that it could.

Vice-Chairperson Rockershousen indicated that the Commission is against spot zoning which this would be.

Mr. Alexander indicated that he has a tenant and wants to rent the building.

Vice-Chairperson Rockershousen asked if there was anyone else present who wished to speak at 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 – PC#228** – Request of Townsend Sign (Appellant) and Alan Debiasi (Owner) to obtain a Building Permit for a pole sign at 4500 13<sup>th</sup> Street, Wyandotte, Michigan where the proposed conflicts with Section 2408.F.2.(b) of the City of Wyandotte Zoning Ordinance.

Vice-Chairperson Rockershousen opened the Public Hearing and asked if there was anyone present who wishes to speak about this public hearing.

Matthew Elliott, Townsend Sign, Present.

Mr. Elliott indicated that the previous sign was constructed in 1968 and it was damaged during the storms.

Mr. Leman indicated that the Zoning Board has already approved this sign.

Commissioner Duran indicated that the Zoning Board reviewed and approved the sign on October 5, 2011.

Vice-Chairperson Rockershousen asked if the Zoning Board approved both the pole sign and the reader board.

Commissioner Duran indicated that the Board did approve both.

Mr. Leman indicated that this is an unusual situation, since the Zoning Board has already approved this. Mr. Leman further indicated that the Commission usually does not approve pole signs when a ground sign could be constructed.

Vice-Chairperson Rockershousen indicated that the pole sign is the highest sign in the area. Vice-Chairperson Rockershousen asked if the sign could be lowered.

Mr. Elliott indicated that it needed to be that high because you would not be able to see the message board center. Mr. Elliott indicated that the sign would be placed in the same location as the old one.

Commissioner Lupo asked if the owners have looked into put in a ground sign and if they had a cost for a ground sign.

Mr. Elliott indicated that he did not talk about a ground sign and does not know the cost of one.

Commissioner Schultz indicated that the Commission does not have much input since the Zoning Board has already approved it.

Vice-Chairperson Rockershousen 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** – Request of LTW Investments, LLC, Owners to approve a change to a previously approved PD Plan for the property at 7 St. Johns, Wyandotte, Michigan, County of Wayne, State of Michigan. The Owners are requesting to utilize a portion of the parking lot for boat storage. The property is zoned PD (Planned Development).

Vice-Chairperson Rockershousen opened the Public Hearing and asked if there was anyone present who wished to speak at this public hearing.

Mr. Nadowski, Owner, Present.

Mr. Nadowski reviewed the site plan submitted to the Commission. Mr. Nadowski stated that they would be using a 10' x 30' area for outside storage of boats during the off season only from October to May. Mr. Nadowski indicated that they run this type of operation at their other locations.

Vice-Chairperson Rockershousen asked if there was no room in the indoor building.

Mr. Nadowski indicated that was correct.

Vice-Chairperson Rockershousen asked if there would be a fence around the area.

Mr. Nadowski indicated that there would be.

Commissioner Lupo asked if the dates would be October 15 thru May 15 each year.

Mr. Nadowski stated yes.

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Vice-Chairperson Rockershausen asked how high would the fence would be.

Mr. Nadowski stated no higher than 8 feet.

Vice-Chairperson asked if the fence would have barbed wire.

Mr. Nadowski stated no.

Vice-Chairperson Rockershausen asked if there was anyone else present who wished to speak at this public hearing.

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

No communications were received regarding this request.

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