

City of Wyandotte
PLANNING COMMISSION
Minutes of the Thursday, December 15, 2011, Meeting
MINUTES AS RECORDED

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

COMMISSIONERS PRESENT: Duran, Eberts, Hovis, Krimmel, Lupo, Rockershausen, Schultz, Tavernier

COMMISSIONERS EXCUSED: Parker

ALSO PRESENT: Charles Leman
Kelly Roberts, Recording Secretary *WR*

COMMUNICATIONS:

- MOTION BY COMMISSIONER ROCKERSHOUSEN supported by Commissioner Hovis, 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 November 17, 2011. MOTION PASSED.

NEW BUSINESS:

PUBLIC HEARING PC#229- Request of Metro Sign (Appellant) and Port Washington Properties, LLC (CVS) (Owners) to obtain a Building Permit for a pole sign at 2025 Fort Street, Wyandotte, Michigan where the proposed conflicts with Section 2408.F.2.(b) of the City of Wyandotte Zoning Ordinance.

MOTION BY COMMISSIONER SCHULTZ, supported by Commissioner Rockershausen to deny the pole sign at 2025 Fort Street due to the fact that a ground sign can be erected.

YES: Duran, Eberts, Hovis, Krimmel, Lupo, Rockershausen, Schultz, Tavernier

NO: None

ABSENT: Parker

MOTION PASSED

PERSONS IN THE AUDIENCE:

No persons in audience.

SPECIAL ORDER:

Mr. Leman passed out information for the Sub-Committee regarding murals. A meeting has been scheduled for Monday, January 9, 2011 at 8:30 a.m., with the Sub-Committee, Mr. Leman, Mark Kowalewski and Natalie Rankine.

ROLLS AND ACCOUNT:

MOTION BY COMMISSIONER SCHULTZ, supported by Commissioner Lupo to:
Pay Beckett & Raeder for Planning Consultant fee for December 2011 in the amount of \$700.00
Hours for Secretarial Services: 11/07/11 – 12/01/11 16 Total Hours

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

NO: None

ABSENT: Parker

MOTION PASSED

MOTION TO ADJOURN:

MOTION BY COMMISSIONER ROCKERSHOUSEN, supported by Commissioner Duran to adjourn the meeting at 6:55 p.m.

PUBLIC HEARING – Request of Metro Sign (Appellant) and Port Washington Properties, LLC (CVS) (Owners) to obtain a Building Permit for a pole sign at 2025 Fort Street, Wyandotte, Michigan where the proposed conflicts with Section 2408.F.2.(b) of the City of Wyandotte Zoning Ordinance.

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

Kevin Deters, Metro Detroit Signs, present.

Mr. Deters stated that they would be removing the existing pole sign and replacing it with a new one. Mr. Deters stated that it would be the same size, but it would also have a changeable message sign.

Mr. Deters stated that a monument sign would not be viable to the southbound traffic on Fort Street. Mr. Deters further indicated that with all the construction a monument sign would not be seen.

Mr. Deters further stated that the changeable message sign will have to be approved by the Zoning Board.

Mr. Leman asked if CVS has other facilities with monument signs and the construction will not last forever.

Mr. Deters stated yes, but he was not sure in Wyandotte. Mr. Deters stated that CVS's trend is to go to pole signs.

Chairperson Krimmel asked if there was a representative from CVS present at the hearing.

Mr. Deters stated no.

Commissioner Hovis stated that the current sign is in need of painting.

Mr. Deters stated that if the pole sign is approved the old one will be removed.

Chairperson Krimmel stated that using the Fort Street reconstruction is not a good reason for a new pole sign.

Chairperson Krimmel stated that the construction will be done within 2 years and the sign will remain much longer than that.

Mr. Deters explained that he works for the sign company that was hired to replace the sign and he was told that CVS wants to go to all pole signs.

Commissioner Schultz indicated that the City's trend is to have pole signs removed and monument signs installed.

Chairperson Krimmel stated that if you look at Walgreens on Fort and Eureka, they have a very nice monument sign and that they also have a changeable message sign.

Mr. Deters stated that he is not familiar with that sign.

Commissioner Lupo indicated that the CVS in Southgate and Taylor do not have pole signs.

Chairperson Krimmel 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.
