

**City of Wyandotte**  
PLANNING COMMISSION  
*Minutes of the Thursday, January 19, 2012, Meeting*  
MINUTES AS RECORDED

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

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

COMMISSIONERS EXCUSED: Eberts and Rockershousen

ALSO PRESENT: Charles Leman  
Kelly Roberts, Recording Secretary 

Chairperson Krimmel informed the Commission that Commissioner Rockershousen passed away on Friday, January 13<sup>th</sup> and will be sorely missed.

**COMMUNICATIONS:**

- MOTION BY COMMISSIONER TAVERNIER 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 LUPO, supported by Commissioner Schultz to approve the minutes of the Regular Meeting of December 15, 2011. MOTION PASSED.

**NEW BUSINESS:**

1. **PUBLIC HEARING** – MJC Templin LLC (Appellant and Owner) have applied to the Planning Commission for approval of Stage I Preliminary Site Plan for the proposed development at 2070 Biddle Avenue (Vacant Property on Biddle between Spruce and Ford) Wyandotte, Michigan. MJC Templin LLC is proposing to revise the approved Stage II Site Plan for this property by relocating the building to the west of the property. The property is located in a PD Zoning District.

MOTION BY COMMISSIONER SCHULTZ, supported by Commissioner Tavernier

WHEREAS, the preliminary site plan for 2070 Biddle Avenue, Wyandotte, for the proposed construction of a medical/professional building; and

WHEREAS, the preliminary site plan for 2070 Biddle, Wyandotte, generally meets the criteria of the City of Wyandotte's Zoning Map in terms of the Planned Development District in that the PD District reflects the Master Plan which designates said area for office development; and

WHEREAS, the Planning Commission has received a communication from the City Engineer recommending revisions, requirements and the provision of additional details on the preliminary plan; and

WHEREAS, on January 19, 2012, the Planning Commission of the City of Wyandotte, held a Public Hearing with proper notice, in accord with the requirements of Section 2000 of the City of Wyandotte's Zoning Ordinance;

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WYANDOTTE, to recommend to City Council that Stage 1 Preliminary Site Plan for the project at 2070 Biddle Avenue, Wyandotte, be accepted and approved subject to the revisions, requirements and the provision of additional information recommended by the City Engineer in his communication dated January 11, 2012, which is attached and the findings of the public hearing on January 10, 2012 as described in the minutes of the meeting, prior to submittal to the Commission for Phase II Final Site Plan Approval and the following additional conditions also be included:

1. Parking requirements per the Zoning Ordinance for professional offices of doctors, dentist, veterinaries or similar professions, out-patient clinics require one (1) parking space for each fifty (50) square feet of usable floor area in waiting rooms and one (1) parking spaces for each examining room, dentist chair or similar use area and one (1) parking space for each two (2) employees. (Approval by the City Engineer.)
2. Revised landscape plan to be approved by Mr. Leman.

YES: Duran, Hovis, Krimmel, Lupo, Parker Schultz, Tavernier

NO: None

ABSENT: Eberts

MOTION PASSED

**PERSONS IN THE AUDIENCE:**

No persons in audience.

**SPECIAL ORDER:**

Natalie Rankine, Downtown Development Authority Director presented a communication regarding the DIA Inside Out Wyandotte and explained the program to the Commission. The DIA Inside Out is where the DIA places artwork outside on buildings in the Downtown District. The art work will be up from April through June.

A MOTION BY COMMISSIONER SCHULTZ, supported by Commissioner Lupo to support the DIA Inside Out Program in Wyandotte. MOTION PASSED.

**BILLS AND ACCOUNT:**

MOTION BY COMMISSIONER TAVERNIER, supported by Commissioner Schultz to:  
Pay Beckett & Raeder for Planning Consultant fee for January 2012 in the amount of \$700.00  
Hours for Secretarial Services: 12/02/11 – 12/21/11 7 Total Hours

YES: Duran, Hovis, Krimmel, Lupo, Parker, Schultz, Tavernier

NO: None

ABSENT: Eberts

MOTION PASSED

**MOTION TO ADJOURN:**

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

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**PUBLIC HEARING** – MJC Templin LLC (Appellant and Owner) have applied to the Planning Commission for approval of Stage I Preliminary Site Plan for the proposed development at 2070 Biddle Avenue (Vacant Property on Biddle between Spruce and Ford) Wyandotte, Michigan. MJC Templin LLC is proposing to revise the approved Stage II Site Plan for this property by relocating the building to the west of the property. The property is located in a PD Zoning District.

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

Mr. Brian Murphy, 156 Cedar, Wyandotte

Mr. Murphy asked questions about the site plan.

Mr. Anthony LoDuca, MJC Templin LLC present.

Mr. LoDuca explained that the only entrance to the property will be off Biddle Avenue. Mr. LoDuca explained that there is an emergency entrance only off of Spruce Street. This entrance will have a break-away gate for the Fire and Emergency Trucks only. Mr. LoDuca explained that this was a request of Fire Safety.

Mr. Murphy stated that that he would like to see Phase II of this project before agreeing with this development. Mr. Murphy stated that he is sure there is something in the works for that area and residents should be informed.

Chairperson Krimmel explained that the plan before the Commission is all that they know about, and it is all that is going to be discussed at this time.

Mr. Murphy stated that the City has put in a lot of City funds in this area and he is sure there is a plan.

Chairperson Krimmel informed Mr. Murphy that he should address these questions to the City Council.

Commissioner Lupo stated that there is no plan received for the Phase II.

Chairperson Krimmel read the letter submitted by the City Engineer regarding parking requirements.

Mr. Leman stated that the new plans show all the parking up front and from Biddle Avenue all you will see are cars, so it is very important to have a really good landscape plan. Mr. Leman stated that the plan submitted really needs work. Mr. Leman stated that the plant schedule does not show all the planting materials and some of the plants are not appropriate for this area. Mr. Leman indicated that he would work with the landscaper to get an appropriate plan.

Mr. LoDuca indicated that he would get with Mr. Leman and come up with a better landscape plan for the Phase II approval.

Mr. LoDuca indicated that they have a client that wants to lease the entire 1<sup>st</sup> floor and they want the building to match the Municipal Building across the street where the parking is all in the front.

Chairperson Krimmel indicated that should be fine with the proper landscaping, so you don't just see cars.

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.

One (1) communication was received regarding this request.

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**OFFICIALS**

**William R. Griggs**  
CITY CLERK

**Andrew A. Swiecki**  
CITY TREASURER

**Colleen A. Keehn**  
CITY ASSESSOR



**MAYOR**  
**Joseph R. Peterson**

**COUNCIL**  
**Todd M. Browning**  
**James R. DeSana**  
**Sheri Sutherby Fricke**  
**Daniel E. Galeski**  
**Leonard T. Sabuda**  
**Lawrence S. Stec**

**MARK A. KOWALEWSKI, P.E.**  
**CITY ENGINEER**

January 10, 2012

Elizabeth A. Krimmel, Chairperson  
Planning Commission  
City Hall  
Wyandotte, Michigan

RE: Plan Review for the Proposed Development  
Located at 2070 Biddle Avenue  
Wyandotte, Michigan

Dear Chairperson Krimmel and Commission Members:

A plan review has been completed of the Preliminary Site Plan for the proposed medical professional building located on the west side of Biddle Avenue between Spruce and Ford Avenue. The Developer is proposing to move the building to the west side of the property with parking in the front only.

The following items will be required prior to issuing of a Building Permit:

1. Parking requirements per the Zoning Ordinance for professional offices of doctors, dentist, veterinaries or similar profession, out patients clinic requires one (2) parking space for each fifty (50) square feet of usable floor area in waiting rooms and one (1) parking spaces for each examining room, dentist chair or similar use area and one (1) parking space for each two (2) employees.

Until final floor plans are submitted it would be unclear if the proposed parking is adequate but it would seem that it should adequate.

The Planning Commission should review said plan and make a recommendation to the City Council.

Thank you for your assistant regarding this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read "Mark A. Kowalewski".

Mark A. Kowalewski  
City Engineer

cc: Nino LoDuca, MJC Companies