

**City of Wyandotte**  
PLANNING COMMISSION  
*Minutes of the Thursday, February 16, 2012, Meeting*  
MINUTES AS RECORDED

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

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

COMMISSIONERS EXCUSED: Tavernier

ALSO PRESENT: Charles Leman  
Kelly Roberts, Recording Secretary

**COMMUNICATIONS:**

- MOTION BY COMMISSIONER LUPO, supported by Commissioner Parker, 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 Parker to approve the minutes of the Regular Meeting of February 16, 2012. MOTION PASSED.

**NEW BUSINESS:**

1. **Stage II Final Site Plan** – MJC Templin LLC (Appellant and Owner) has applied to the Planning Commission for approval of Stage II Final 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 Duran;

WHEREAS, on February 16, 2012, the Planning Commission of the City of Wyandotte, after holding a Public Hearing on January 19, 2012, with proper notice, adopted a resolution recommending to the City Council that the Preliminary Plan for "MJC Templin," for medical/professional building at 2070 Biddle Avenue, 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 consists of following plans; Landscape Plan dated 06/07/10, Site Layout Plan dated 03/19/10; 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 January 19, 2012, and the requirements set forth in the Zoning Ordinance, Section 1655, 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 "MJC Templin" medical/professional building at 2070 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. 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 add additional plants to complete the hedge along Biddle Avenue.

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

NO: None

ABSENT: Tavernier

MOTION PASSED

**PERSONS IN THE AUDIENCE:**

No persons in audience.

**SPECIAL ORDER:**

Chairperson Krimmel stated that with the passing of Commissioner Rockershausen the Vice-Chairperson position on the Commission is vacant and asked for nominations.

Motion by Commissioner Parker, supported by Commissioner Hovis to nominate Commissioner Schultz as the Vice Chairperson. MOTION PASSED.

Motion by Commissioner Lupo, supported by Commissioner Duran to approve Commissioner Schultz as the Vice-Chairperson. MOTION PASSED

Chairperson Krimmel indicated further that there is also a vacancy on the Design Review Board. Commissioner Schultz indicated that he would be the representative to the Design Review Board.

All agreed.

**BILLS AND ACCOUNT:**

MOTION BY COMMISSIONER SCHULTZ, supported by Commissioner Hovis to:  
Pay Beckett & Raeder for Planning Consultant fee for February 2012 in the amount of \$700.00  
Hours for Secretarial Services: 01/05/12-01/25/12 8 Total Hours

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

NO: None

ABSENT: Tavernier

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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MJC Templin LLC (Appellant and Owner) has 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 indicated that the site plan has been approved but the landscape plan needed additional work and Mr. Leman was going to meet with the Owners to resolve the issues.

Mr. Leman indicated that he did meet with the landscaper and Mr. LoDuca and the plan had been changed and it looks good except for the hedge along Biddle Avenue it needs additional plants to make it a hedge. Mr. Leman further indicated that the plant type looks good.

Mr. LoDuca indicated that he had no problem with planting additional plants for the hedge and the plan would be changed and resubmitted for review by Mr. Leman

The Commissioners agreed.

There were no communications received.