

City of Wyandotte
PLANNING COMMISSION
Minutes of the Thursday, March 15, 2012, 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, Schultz, Tavernier

COMMISSIONERS EXCUSED: Adamczyk, Lupo, Parker

ALSO PRESENT: Charles Leman
Mark A. Kowalewski, City Engineer
Kelly Roberts, Recording Secretary

COMMUNICATIONS:

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

NEW BUSINESS:

1. PUBLIC HEARING - #021412 Request of Ghazwan Atto and Larry Thomas (Appellant and Owner) to rezone the property known as 98 Walnut, Wyandotte, Michigan (Lots 9 and 10 except the north 78 feet thereof Block 51 Plat of Wyandotte). It is proposed that said land be rezoned from Plan Development District (PD) to Vehicular Parking District (P-1).

MOTION BY COMMISSIONER TAVERNIER, supported by Commissioner Hovis to recommend to the City Council that the property known as 98 Walnut, Wyandotte, Michigan (Lots 9 and 10 except the north 78 feet thereof Block 51 Plat of Wyandotte) is hereby approved to be rezoned from Plan Development District (PD) to Vehicular Parking District (P-1)

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

NO: None

ABSENT: Adamczyk, Lupo, Parker

MOTION PASSED

2. Review of the landscape plan and parking lot layout for the property at 98 Walnut, Wyandotte Michigan as submitted by DesRosiers Architects.

The Commission discussed the layout and landscaping of the parking lot. Mr. Leman stated that the planting materials were good.

The Commission discussed the wall with Mike Yeager, DesRosiers Architects, and the comments from the rezoning hearing and it was agreed that the wall would continue along 1st Street and a landscape area would be developed between the wall and the property line to 1st Street.

Therefore, the following motion was put forward. MOTION BY COMMISSIONER SCHULTZ, supported by Commissioner Hovis to approve the landscape plan and parking lot layout for the property at 98 Walnut as submitted provided the wall is continued across the front of the parking lot going north/south and a landscape plan is submitted for the front yard of the parking lot adjacent to 1st Street for review by the Commission.

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

NO: None

ABSENT: Adamczyk, Lupo, Parker

MOTION PASSED

3. Review of the landscape plan for the property at 3310 3rd Street, Wyandotte, Michigan as submitted by J. Finazzo.

The Commission reviewed the plan submitted. The parking lot was just reconstructed. Mr. Leman indicated that the plan does not indicate planting materials. Mr. Leman stated that Texas Warrdi would work very well in the landscape areas and the Commission agreed.

Therefore, the following motion was put forward. MOTION BY COMMISSIONER SCHULTZ, supported by Commissioner Duran to approve the landscape plan as submitted with new shrubs, Texas Warrdi, to be planted in the front planting areas.

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

NO: None ABSENT: Adamczyk, Lupo, Parker

MOTION PASSED

PERSONS IN THE AUDIENCE:

No persons in audience.

SPECIAL ORDER:

BILLS AND ACCOUNT:

MOTION BY COMMISSIONER TAVERNIER, supported by Commissioner Duran to:
Pay Beckett & Raeder for Planning Consultant fee for March 2012 in the amount of \$700.00
Hours for Secretarial Services: 01/26/12 – 02/24/12 7 Total Hours

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

NO: None ABSENT: Adamczyk, Lupo, Parker

MOTION PASSED

MOTION TO ADJOURN:

MOTION BY COMMISSIONER SCHULTZ, supported by Commissioner Duran to adjourn the meeting at 7:25 p.m.

PUBLIC HEARING - #021412 Request of rezoning of the property known as 98 Walnut, Wyandotte, Michigan

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

Evelyn Hurell, 2340 1st Street, Wyandotte, Michigan.

Ms. Hurell stated that she has lived on the southeast corner of 1st and Walnut for 36 years and if a parking lot is expanded into this area their property values will go down. Ms. Hurell stated that she does not want to live across the street from a parking lot and look at cars. Ms. Hurell indicated that she would rather see a wall instead of landscaping. Ms. Hurell further indicated that she would like to see the plan. Ms. Hurell stated that she prefers that it does not get rezoned to parking.

A plan was provided to the audience to review.

Mr. Leman stated that there would be a wall instead of landscaping.

Ms. Hurell stated that her reason for wanting a wall is that if you don't plant and maintain the plants properly, they will die and it will look bad.

Mr. Leman explained the PD District Zoning and indicated that the P-1 Zoning is more restrictive. Mr. Leman explained that the P-1 Zoning only allows parking and the PD Zoning could allow a building to be built on the property.

Ms. Hurell asked if the house gets demolished will the zoning stay P-1.

Mr. Leman stated that the zoning stays with the property.

Mrs. Tarnowski, 2312 1st Street, Wyandotte.

Mrs. Tarnowski stated that she lives across the street in the newly built home and she questions that development on the remaining properties on 1st Street between Mulberry and Walnut. Mrs. Tarnowski questioned if she would be living across the street from a parking lot. Mrs. Tarnowski stated that she drove by Walgreens on Fort and Eureka and she was very happy with the wall and plants they did on 23rd Street and would like to see the same thing done here.

Chairperson Krimmel indicated that the developer decided to do the wall and landscaping that way Walgreens and the Commission approved it.

Ms. Hurell asked if the adjacent property owner to this proposed rezoning submitted a letter.

Chairperson Krimmel read the letter submitted.

Mr. Thomas, 98 Walnut, Wyandotte, Michigan present.

Mr. Thomas stated that the neighbor is concerned because there is an open area between the properties and he is afraid that people will be walking between the properties.

The Commission and the audience reviewed the plan submitted.

Mr. Leman indicated that there is a wall which will be between the properties.

Chairperson Krimmel indicated that they are just talking about the rezoning now and if approved, the next item would be the parking lot layout and landscaping.

Mr. Kowalewski indicated that rezoning the property to P-1 would be more restrictive and protect the neighbors.

Chairperson Krimmel asked if there was anyone else present who wish to speak at this public hearing.

There being none, the public hearing was closed.

One (1) communication was received regarding this public hearing.

Kelly Roberts

From: EJoshmer <ejhosmer@earthlink.net>
Sent: Wednesday, March 14, 2012 1:22 PM
To: kroberts@wyan.org
Cc: Ed Hosmer
Subject: Hosmer Letter for March 15, 2012 Meeting

Dear Ms. Roberts,

Could you please ensure that the Planning Commission members receive a copy of the letter below for the March 15, 2012 meeting. Thank you.

Sincerely,

Ed Hosmer



March 14, 2012

Dear Planning Commission Members,

Unfortunately, we are unable to attend the meeting on March 15, 2012. You will be addressing a proposed rezoning of the following property from a Planned Development District (PD) to a Vehicular Parking District (P-1):

Lots 9 and 10 except the north 78 feet thereof Block 51 Part of Wyandotte
as recorded in Liber 1 Page 57 Wayne County Records

Known as 98 Walnut, Wyandotte, Michigan 48192

We would like to request that the commission insist that an appropriated wall be constructed on the property line as a condition of the rezoning. A wall would prevent foot traffic by patients who would surely take the irresistible short-cut through our back yard to their doctor's office. Additionally, it would protect our garage and trees at the back (Eastern) edge of our property. Thank you.

Sincerely,

Edward and Kathleen Hosmer
2343 First Street
Wyandotte, MI 48192
Cell (734) 776-6521
ejhosmer@earthlink.net