

City of Wyandotte
PLANNING COMMISSION
Minutes of the Thursday, May 17, 2012, Meeting
MINUTES AS RECORDED

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

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

COMMISSIONERS EXCUSED: None

ALSO PRESENT: Charles Leman
Peggy Green, Recording Secretary

COMMUNICATIONS:

- MOTION BY COMMISSIONER TAVERINER, supported by Commissioner Schultz, to receive and place on file communication #1. MOTION PASSED.
- MOTION BY COMMISSIONER LUPO, supported by Commissioner Duran, to receive and place on file communication #2 – #4. MOTION PASSED.
- A late item was received by the Commissioner from Gerald Diamond, 126 Oak Street relative to the zoning of his property at 122-128 Oak. The Commission requested that Mr. Diamond be present at the next Planning Commission meeting (June 21, 2012) to discuss his communication.

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING:

MOTION BY COMMISSIONER SCHULTZ, supported by Commissioner Lupo to approve the minutes of the Regular Meeting of March 17, 2012. MOTION PASSED.

NEW BUSINESS:

1. PUBLIC HEARING - # 041712 Request of Edward C. Christie, Owner and Appellant to rezone the property known as 1844 Ford Avenue, Wyandotte, State of Michigan, County of Wayne (Lots 359 – 365 Schorr Grove Subdivision). It is proposed that said land be rezoned from Neighborhood Business District (B-1) to General Business District (B-2). The purpose of this rezoning is to allow the installation of a LED sign on their current sign.

1st MOTION BY COMMISSIONER TAVERNIER, supported by Commissioner Schultz to recommend to the City Council that the property known as 1844 Ford Avenue, Wyandotte, Michigan (Lots 359 – 365 Schorr Grove Subdivision) is hereby denied to be rezoned from Neighborhood Business District (B-1) to General Business District (B-2)

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

2nd MOTION BY COMMISSIONER TAVERNIER, supported by Commissioner Hovis to recommend to the City Council that the Zoning Ordinance for B-1 Zoning Districts be changed to allow for the installation of LED signs.

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

2. PUBLIC HEARING #041812#041812 – Request from the City of Wyandotte to consider changes to the City of Wyandotte Zoning Ordinance entitled Article XXI – Schedule of Regulations, section 2100 Limiting height, bulk, density and area by land uses, note (m) and (n).

MOTION BY COMMISSIONER TAVERNIER, supported by Commissioner Schultz that the Commission concurs with the recommendations of the changes to the City of Wyandotte Zoning Ordinance entitled Article XXI – Schedule of Regulations, Section 2100 Limiting height, bulk, density and area by land uses not (M) and (n).

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

PERSONS IN THE AUDIENCE:

No persons in audience.

SPECIAL ORDER:

- Mr. Leman presented information regarding murals and stated that he would like the Commissioners to review this information and this item would be placed on the next Planning Commission agenda for discussion June 21, 2012.
- Mr. Leman presented information regarding the City of Wyandotte's Master Plan. Mr. Leman indicated that the Master Plan for the City needs to be updated every five (5) years and it has been five (5) years since the last update.

Therefore, the following motion was offered; MOTION BY COMMISSIONER LUPO, supported by Commissioner Eberts to recommend that a letter be sent to the City Council to authorize the hiring of Beckett & Raeder, Landscape Architecture Planning, Engineering & Environmental Services in an amount of \$9,900 update the plan as outlined in their proposal received by the Planning Commission.

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

BILLS AND ACCOUNT:

MOTION BY COMMISSIONER LUPO, supported by Commissioner Hovis to:
Pay Beckett & Raeder for Planning Consultant fee for April and May 2012 in the amount of \$1,400.00
Hours for Secretarial Services: 02/24/12 to 05/04/12 17.50 Total Hours

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

MOTION TO ADJOURN:

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

PUBLIC HEARING - #041712 Request of Edward C. Christie, Owner and Appellant to rezone the property known as 1844 Ford Avenue, Wyandotte, State of Michigan, County of Wayne (Lots 359 – 365 Schorr Grove Subdivision). It is proposed that said land be rezoned from Neighborhood Business District (B-1) to General Business District (B-2). The purpose of this rezoning is to allow the installation of a LED sign on their current sign

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

John Christie, Representative for the Christie Family.

Mr. Christie explained that they have not updated the old sign since 1985. There will be no changes to the sign except for the letter part of the sign that they want to update and modernize. Mr. Christie continued that they want the neighborhood to be happy, and the sign will not be overpowering, it will not be a nuisance.

Mr. Leman asked if the sign was going on the existing sign. Mr. Christie replied yes, the physical size will not change. Mr. Leman asked the height of the existing sign. Mr. Christie replied 20' – 22".

Chairperson Krimmel asked if they were only replacing the message board. Mr. Christie replied that was correct.

Chairperson Krimmel commented that the problem with rezoning this, would be spot zoning and as these signs are becoming more popular, and more businesses are going to want to upgrade their signs. Chairperson Krimmel continued that she would like to see the ordinance changed to allow these types of signs in the B-1 zoning district.

Mr. Leman stated that currently the signs are allowed in a B-2 zoning district, ground and wall are allowed, but that could be modified.

Mr. Leman read the section of the ordinance that would require modification.

Mr. Leman stated that the signs cannot flash constantly. Mr. Christie stated that the sign will have advertisements on it for 10 – 15 seconds, and then another product will display. The sign will not disrupt traffic. Mr. Christie continued that he wants the sign to be visible and that logos will be part of the sign. There will be no constant moving.

Mr. Leman added that the existing sign is now nonconforming, and you would be changing from one nonconforming use to another nonconforming use, and that would have to be appealed.

The Board commented that if this property were rezoned, there could be a lot of businesses on that corner that they would not want to see there.

Member Schultz asked how this could be changed. Mr. Leman replied that the section of the ordinance would have to be changed to allow the sign.

Mr. Leman indicated that this Section 2408 – 2 - (k) - (1)- would have to be changed to read changeable signs allowed in B-1 and B-2 zoning districts.

Chairperson Krimmel 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 was received regarding this public hearing.

PUBLIC HEARING #041812#041812 – Request from the City of Wyandotte to consider changes to the City of Wyandotte Zoning Ordinance entitled Article XXI – Schedule of Regulations, section 2100 Limiting height, bulk, density and area by land uses, note (m) and (n).

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

Chairperson Krimmel read the letter submitted by the City Engineer regarding these changes to the Ordinance.

Chairperson Krimmel asked if the Commission had any questions.

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

No communications were received regarding this public hearing.
