

City of Wyandotte
PLANNING COMMISSION
Minutes of the Thursday, September 20, 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, Krimmel, Lupo, Parker, Schultz, Tavernier

COMMISSIONERS EXCUSED: Hovis

ALSO PRESENT: Charles Leman
Kelly Roberts, Recording Secretary

COMMUNICATIONS:

1. MOTION by Commissioner Tavernier, supported by Commissioner Lupo to receive and place on file the minutes of the Zoning Board meeting of August 1, 2012. MOTION PASSED
2. MOTION by Commissioner Tavernier, supported by Commissioner Lupo to receive and place on file the communication from the City Engineer. MOTION PASSED
3. MOTION by Commissioner Tavernier, supported by Commissioner Lupo to approve the proposed Resolution regarding the moratorium on medical marijuana as submitted by the Department of Legal Affairs. MOTION PASSED

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING:

MOTION BY COMMISSIONER SCHULTZ, supported by Commissioner Eberts to approve the minutes of the Regular Meeting of July 19, 2012. MOTION PASSED. (no meeting August 16, 2012.)

OLD BUSINESS:

None

NEW BUSINESS:

1. **PUBLIC HEARING PC#081412** - Requested by Ramcomm LLC to rezone the property at 1811 Fort Street, Wyandotte, (Lot 32 Schorr Grove Sub.) from Office Service District (O-S) to General Business District (B-2)

MOTION BY COMMISSIONER SCHULTZ, supported by Commissioner Tavernier to recommend to the City Council that the property located at 1811 Fort Street, Wyandotte be denied for rezoning to General Business District (B-2).

YES: Adamczyk, Duran, Eberts, Krimmel, Lupo, Parker, Schultz, Tavernier

NO: None

ABSENT: Hovis

MOTION PASSED

2. Review of the parking lot and landscaping for the property at 2025 Fort Street, Wyandotte. This item was removed from the Commission Agenda by David Endreszl, the applicant.

PUBLIC HEARING Request from the City of Wyandotte to consider changes to the City of Wyandotte's Zoning Ordinance Section 2408 Signs, Section 201 Specific Terms, Section 2201 General Provisions and Section 1301 Specifically Uses. This proposed change is to define and regulate signs that include murals, public art and graffiti.

MOTION BY COMMISSIONER SCHULTZ, supported by Commissioner Tavernier that the Commission concurs with the recommendation of the changes to the City of Wyandotte Zoning Ordinance entitled Section 2408 Signs, Section 201 Specific Terms, Section 2201 General Provisions and Section 1301 Specifically Uses.

YES: Adamczyk, Duran, Eberts, Krimmel, Lupo, Parker, Schultz, Tavernier

NO: None

ABSENT: Hovis

MOTION PASSED

PERSONS IN THE AUDIENCE:

No persons in audience.

SPECIAL ORDER:

Mr. Leman indicated that he will draft definitions for internet café or cybercafé for consideration by the Commission.

BILLS AND ACCOUNT:

MOTION BY COMMISSIONER SCHULTZ, supported by Commissioner Parker to:

Pay Beckett & Raeder for Planning Consultant fee for August and September 2012 in the amount of \$1,400.00

Hours for Secretarial Services: 07/11/12 – 09/09/12 13.50 Total Hours

YES: Adamczyk, Duran, Eberts, Krimmel, Lupo, Parker, Schultz, Tavernier

NO: None

ABSENT: Hovis

MOTION PASSED

MOTION TO ADJOURN:

MOTION BY COMMISSIONER LUPO, supported by Commissioner Eberts to adjourn the meeting at 7:00 p.m.

PUBLIC HEARING PC#081412 - Requested by Ramcomm LLC to rezone the property at 1811 Fort Street, Wyandotte, (Lot 32 Schorr Grove Sub.) from Office Service District (O-S) to General Business District (B-2)

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

Mr. Leman read the preamble to the B-2 Zoning District and the O-S Zoning District. Mr. Leman indicated that O-S District is more restrictive.

Chairperson Krimmel read the two (2) communications that were received in opposition to this rezoning into the file.

Mr. Perry present. Mr. Perry indicated that he was a member of Ramcomm LLC. Mr. Perry stated that the previous use of was a dentist office and the building has been for lease for about four (4) years and during that time the building has been vacant. Mr. Perry indicated that the zoning is too restrictive for the uses that want to go in there.

Mr. Perry feels that if the zoning was changed to Business it would allow for additional uses.

Commissioner Adamczyk asked what uses have wanted to go into the building.

Mr. Perry indicated that a bakery, selling equipment for tattooing, and in-house physical therapy. Mr. Perry further stated that the parking would also restrict the use that can go into building.

Mr. Leman stated that there has been court cases against rezoning single lots, because it puts a burden on the adjacent properties that are not being rezoned.

Mr. Leman further stated that a zoning could possibly occur if it was in accordance with the Master Plan which this is not.

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

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

Two (2) communications were received opposing this rezoning.



1717 FORT STREET
WYANDOTTE, MICHIGAN 48192
PHONE (734) 284-4141

23051 GIBRALTAR ROAD
FLAT ROCK, MICHIGAN 48134
PHONE (734) 782-2720

53420 VAN DYKE AVENUE
SHELBY TOWNSHIP, MICHIGAN 48316
PHONE (586) 781-6511



September 10, 2012

City of Wyandotte
Planning Commission
3131 Biddle Avenue
Wyandotte, MI 48192

Re: Zoning Request – 1811 Fort Street

Dear Planning Commission:

I am writing you this letter because of our concern of the rezoning of the property located at 1811 Fort Street – Wyandotte, MI 48192 from Office Service District (O-S) to General Business District (B-2). We do not feel that spot zoning for this property would be a good choice for this area at this time.

Thank you for your consideration in this matter.

Sincerely,

Douglas G. Ochmanek
President - CEO
E.W. Smith Agency, Inc.

September 20, 2012

Wyandotte Planning Commission
Engineering and Building Dept.
3131 Biddle Ave.
Wyandotte, MI 48192
kroberts@wyan.org

Attention: Kelly Roberts

RE: **Public Hearing to be held September 20, 2012 at 6:30 p.m.**
Amendment of Zoning Ordinance Map: 1811 Fort St., Wyandotte

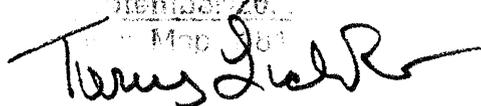
Dear Ms. Roberts:

As we are unable to attending tonight's public hearing concerning the proposed rezoning of land known as 1811 Fort Street, Wyandotte, MI, we would like to submit our objections to the amendment in writing.

We have lived at 1842 23rd street for 23 years and do not wish to have the building located behind our home (1811 Fort) rezoned to General Business District. We are concerned about noise, smells, traffic and people loitering in the alley and near our back yard where we often relax with family, neighbors, and friends. We also have small grandchildren who visit frequently and often play in our back yard and would be uncomfortable allowing this should the ordinance be changed to General.

We feel that the current zoning designation of Office Service District (O-S) is fine and should remain.

Sincerely,



Jerome and Terry Lichko
1842 23rd Street
Wyandotte, MI
281-8463