

City of Wyandotte
PLANNING COMMISSION
Minutes of the Thursday, October 18, 2012, Meeting
MINUTES AS RECORDED

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

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

COMMISSIONERS EXCUSED: Duran, Eberts

ALSO PRESENT: Charles Leman
Kelly Roberts, Recording Secretary

COMMUNICATIONS:

1. MOTION by Commissioner Lupo, 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 Schultz to approve the minutes of the Regular Meeting of September 20, 2012. MOTION PASSED.

OLD BUSINESS:

None

NEW BUSINESS:

1. **PUBLIC HEARING** - Request from the City of Wyandotte to consider changes to the City of Wyandotte's Zoning Ordinance Article XXIV General Provisions - Section 2403 Parking. This proposed change is as follows:

Sec.2403 Parking Requirements, Subsection P. CBD Parking

1. Within the central business district (CBD) zoning district, as shown on the City of Wyandotte Zoning Map, all uses except for those listed below are exempt from the off-street parking requirements contained in subsection R of Section 2403.
 - (a) Residential uses
 - (b) Funeral homes/mortuary establishments
 - (c) **Hotels and motels with thirty-four (34) or more rooms**
 - (d) Hospitals
 - (e) Clinic
 - (f) Private clubs

NOTE: The proposed change is **bolded**.

MOTION BY COMMISSIONER SCHULTZ, supported by Commissioner Parker that the Commission concurs with the recommendation of the changes to the City of Wyandotte Zoning Ordinance entitled Article XXIV General Provisions - Section 2403 Parking.

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

PERSONS IN THE AUDIENCE:

No persons in audience.

SPECIAL ORDER:

- Mr. Leman submitted for the Commission review the definition of Internet Café (also called Cyber Cafe or Internet Café) for the Commission to approve.

Mr. Leman indicated that the definition would be as follows:

A retail establishment that rents computers by the hour or at a one-time fee where people can pay to use the internet, send e-mails, etc. It may provide computers only or also sell a variety of accessories as well as provide food and drink.

Mr. Leman stated that the proposed definition should be forwarded to the City Council for approval.

MOTION BY COMMISSIONER TAVERNIER, supported by Commissioner Lupo that the definition for the Internet Café be forwarded to the City Council for review and approval.

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

- Mr. Leman indicated that the Commission needs to review the current Master Plan and see if there is any updating that needs to be done. Mr. Leman suggested that the City be split into three (3) sections and the Commission review the areas with the Master Plan to see what needs to be changed.

Commissioners Schultz, Duran, Eberts will review Eureka to Pennsylvania
Commissioners Parker, Hovis, Krimmel will review Ford Road to the North end of Wyandotte
Commissioners Tavernier, Lupo, Adamczyk will review Eureka to Ford, but not Eureka or Ford

Mr. Leman indicated that he would like any proposed changes by December.

BILLS AND ACCOUNT:

MOTION BY COMMISSIONER SCHULTZ, supported by Commissioner Parker to:
Pay Beckett & Raeder for Planning Consultant fee for October in the amount of \$700.00
Hours for Secretarial Services: 9/10/12 – 9/28/12 7.50 Total Hours

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

MOTION TO ADJOURN:

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

PUBLIC HEARING - Request from the City of Wyandotte to consider changes to the City of Wyandotte's Zoning Ordinance Article XXIV General Provisions - Section 2403 Parking. This proposed change is as follows:

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

Chairperson Krimmel read the proposed change to the Ordinance.

Mr. Tom Kaul, 3115 Van Alstyne, Wyandotte, Michigan

Mr. Kaul indicated that this proposed change would directly affect him and he is not for it. Mr. Kaul indicated that his house sits behind the building where the proposed hotel would be going. Mr. Kaul indicated that if the building is going to have a banquet hall people would be parking in front of his home for hours because there would not be enough parking for the facility. Mr. Kaul continued that there could be a parking problem for the retail shops on the block.

Mr. Kaul stated that he feels this is spot zoning and the parking should not be changed.

Mr. Kaul asked where employees would park that work for the hotel or for the banquet facilities. Mr. Kaul indicated that the hotel will have 15 to 18 rooms available and where will they park. Mr. Kaul indicated that there is a public parking lot behind the hotel, but there are not enough parking spots.

Mr. Kaul stated that approving this change would be in competition with the other halls in Wyandotte because those halls have to have the required parking.

Mr. Kaul further stated that no notices were received by the residents in the area.

Mr. Leman indicated that this is a text amendment and notice was put into the paper. No notice is required to be sent to residents. Mr. Leman indicated that this change is for the entire district not just one (1) building and hotel uses are permitted in the CBD District.

Commissioner Schultz indicated that there will be no staff for the hotel everything will be done via internet.

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

There being none, the public hearing was closed.

No communications were received regarding this hearing.
