

City of Wyandotte
PLANNING COMMISSION
Minutes of the Thursday, November 15, 2012, Meeting
MINUTES AS RECORDED

The meeting was called to order by Vice-Chairperson Donald Schultz at 6:30 p.m.

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

COMMISSIONERS EXCUSED: Adameczyk, Krimmel

ALSO PRESENT: Charles Leman
Kelly Roberts, Recording Secretary

COMMUNICATIONS:

1. MOTION by Commissioner Tavernier, supported by Commissioner Hovis 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 October 18, 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 XXI Schedule of Regulations - Section 2100 Limiting Height, Bulk, Density and Area by Land Use: Notes to Section 2100. This proposed change is as follows:

Section 2100 (m) A front yard of five (5) feet and a minimum of ten (10) feet for buildings adjacent to a street right of way.

Section 2100 (n) Side yards may be omitted if walls abutting a side yard are of fireproof construction and the building is not adjacent to a street right-of-way.

MOTION BY COMMISSIONER TAVERNIER, supported by Commissioner Parker that the Commission concurs with the recommendation 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 Use: Notes to Section 2100 and refers same to the City Council.

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

NO: None

ABSENT: Adameczyk, Krimmel

MOTION PASSED

- 2. Public Hearing:** - Request from MJC Labadie Park, LLC, (Owner and Developer) to amend the approved PD Plan for the project known as Labadie Park. The Developer is requesting to change a six (6) unit building located on 2nd Street between Labadie Street and St. Johns to a four (4) unit building. The Developer is further requesting approval on landscaping in the City Right-of-Way adjacent to Labadie Street and 3rd Street.

MOTION BY COMMISSIONER SCHULTZ, Supported by Commissioner Duran

WHEREAS, the Planning Commission has received a recommendation from the City Engineer regarding the proposed changes to the previously approved PD Site Plan for the project known as Labadie Park, LLC dated October 25, 2012, wherein the Applicant is amending the Plan to remove a six (6) unit building and changing it to a four (4) unit building and landscaping along 3rd Street and Labadie; AND

NOW THEREFORE, BE IT RESOLVED that the Planning Commission concurs with the changes to the Plan and hereby approves the revised plans submitted by MJC Labadie Park which including the following plans:

Sheet A-6 dated 9/20/08 revised 4/04/09 regarding the 4 unit building
Preliminary Site Plan revised 10/11/12

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

NO: None

ABSENT: Adamczyk, Krimmel

MOTION PASSED

PERSONS IN THE AUDIENCE:

No persons in audience.

SPECIAL ORDER:

None

BILLS AND ACCOUNT:

MOTION BY COMMISSIONER TAVERNIER, supported by Commissioner Parker to:
Pay Beckett & Raeder for Planning Consultant fee for November in the amount of \$700.00
Hours for Secretarial Services: 10/08/12-10/31/12 13 Total Hours

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

NO: None

ABSENT: Adamczyk, Krimmel

MOTION PASSED

MOTION TO ADJOURN:

MOTION BY COMMISSIONER HOVIS, supported by Commissioner Eberts 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 XXI Schedule of Regulations - Section 2100 Limiting Height, Bulk, Density and Area by Land Use: Notes to Section 2100

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

Mr. Leman clarified which districts these changes would apply to O-S, B-1, B-2 and I-1.

Vice-Chairperson Schultz asked if there was anyone else present who wished to speak.

There being none, the public hearing was closed.

No communications were received regarding this hearing.

Public Hearing: - Request from MJC Labadie Park, LLC, (Owner and Developer) to amend the approved PD Plan for the project known as Labadie Park. The Developer is requesting to change a six (6) unit building located on 2nd Street between Labadie Street and St. Johns to a four (4) unit building. The Developer is further requesting approval on landscaping in the City Right-of-Way adjacent to Labadie Street and 3rd Street.

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

Russ LoDuca, present.

Mr. LoDuca indicated that it was not possible to construct a six (6) unit building due to the electrical supply line between the buildings. Mr. LoDuca submitted a letter from Wyandotte Municipal Service indicating the six (6) unit building would extend into the utility easement adjacent to the building.

Vice-Chairperson Schultz asked if they built a six (6) unit building would they have to relocate the underground electrical.

Vice-Chairperson Schultz indicated that a communication was received from the City Engineer and read said communication into the file.

Mr. LoDuca indicated that you would have to relocate the underground electrical.

Mr. LoDuca further indicated that one (1) of the units has been presold.

Vice-Chairperson Schultz asked if there was anyone else present who wished to speak.

There being none, the public hearing was closed.

No communications were received regarding this hearing.

Municipal Service Commission
Gerald P. Cole
Frederick C. DeLisle
Leslie Lupo
James Figurski
Michael Sadowski



Electric, Steam, Water
Cable Television and High Speed Internet
Service since 1889

Melanie L. McCoy
General Manager and Secretary
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Wyandotte, MI. 48192-0658
Telephone: (734) 324-7100
Fax: (734) 324-7119

May 1, 2012

Anthony Lo Duca
Project Manager - MJC Companies
46600 Romeo Plank
Macomb Tsp., Mi 48044

Subject: Labadie Development

Dear Mr. Lo Duca:

According to the drawing provided for the proposed 6 unit condominium project on the east side of the Labadie Development, the proposed building extends into the existing utility easement and over an existing pad mounted transformer location. The same easement is also the pathway for the electric, phone, and CATV primary feed conduits that supply the needs for the entire Labadie Development area. These utilities cannot be moved without disrupting service to the existing customers that have been established in the area for an extended period of time. Therefore the request to move the utilities is respectfully denied. If you have any other questions or concerns, please do not hesitate to contact me.

Respectfully,

Rod Lesko
Superintendent of Transmission & Distribution
Wyandotte Municipal Services
3005 Biddle Ave
Wyandotte, MI. 48192

Cc: Melanie McCoy, General Manager
Charlene Hudson, Electrical Engineer

OFFICIALS

William R. Griggs
CITY CLERK

Andrew A. Swiecki
CITY TREASURER

Colleen A. Keehn
CITY ASSESSOR



MARK A. KOWALEWSKI, P.E.
CITY ENGINEER

MAYOR
Joseph R. Peterson

COUNCIL
Todd M. Browning
James R. DeSana
Sheri Sutherby Fricke
Daniel E. Galeski
Leonard T. Sabuda
Lawrence S. Stec

October 24, 2012

Elizabeth Krimmel, Chairperson
Planning Commission
City of Wyandotte
3131 Biddle Avenue
Wyandotte, Michigan 48192

Re: Amended Site Plan
For Labadie Park
St. Johns to Bennett and 2nd to 3rd Street

Dear Mrs. Krimmel:

The Developer, MJC Labadie LLC, as requested to amend the approved plan for the project known as Labadie Park as follow:

1. Changing a six (6) unit building into a four (4) unit building located on 2nd Street between Labadie Street and St. Johns.
2. Landscaping in the City Right-of-Way adjacent to Labadie Street and 3rd Street.

The Engineering and Building Department has performed a review of the Site Plan as submitted by MJC Labadie Park LLC and has no objection to said changes.

Very truly yours,

Mark A. Kowalewski
City Engineer

MAK:kr

cc: Anthony LoDuca, MJC Labadie Park LLC