

City of Wyandotte
PLANNING COMMISSION
Minutes of the Thursday, December 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, Schultz, Tavernier

COMMISSIONERS EXCUSED: Hovis, Parker

ALSO PRESENT: Charles Leman
Kelly Roberts, Recording Secretary

COMMUNICATIONS:

1. MOTION by Commissioner Schultz, 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 SCHULTZ, supported by Commissioner Tavernier to approve the minutes of the Regular Meeting of November 15, 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 (t). This proposed change is as follows:

Section 2100 (t) A front and side-yard setback of not less than fifty (50) feet shall be provided for industrial sites on major thoroughfares where the use is warehousing, wholesale, manufacturing, major vehicle repair, metal plating, storage, incinerators, smelting, processes utilizing furnaces, or other similar uses. Such yard shall be landscaped with plant materials (trees, shrubs, and lawn area). All outdoor storage areas shall be screened from public streets by means of walls and/or landscape planting and shall not be visible from public streets. Buildings fronting on public streets shall be constructed of finished materials.

MOTION BY COMMISSIONER SCHULTZ, supported by Commissioner Eberts 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 as recommended by the City Engineer and refers same to the City Council.

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

NO: None

ABSENT: Hovis, Parker

MOTION PASSED

PERSONS IN THE AUDIENCE:

No persons in audience.

SPECIAL ORDER:

- Mr. Leman supplied the Commission with census data on Wyandotte. Also, Mr. Leman supplied descriptions of Master Plan Land Use Classifications. Mr. Leman indicated that this information will help the Commissioners with the Master Plan review. Mr. Leman indicated that he would like the Commissioner's comments on the Master Plan by January 17th Commission meeting.
- Commissioner Schultz asked Mr. Leman if he could look into the regulations of group homes. Commissioner Schultz indicated that group homes are popping up and he would like to know the state law and what the process is. Mr. Leman stated that he would look into it and get back with the Commission.
- MOTION BY COMMISSIONER DURAN, supported by Commissioner Lupo to approve the Planning Commission's Schedule of Meetings and Filing Dates for 2013.

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

NO: None

ABSENT: Hovis, Parker

MOTION PASSED

BILLS AND ACCOUNT:

MOTION BY COMMISSIONER SCHULTZ, supported by Commissioner Tavernier to:
Pay Beckett & Raeder for Planning Consultant fee for December in the amount of \$700.00
Pay Beckett & Raeder for Master Plan Update: \$2,475.00
Hours for Secretarial Services: 11/01/12 – 11/27/12 7 Total Hours

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

NO: None

ABSENT: Hovis, Parker

MOTION PASSED

MOTION TO ADJOURN:

MOTION BY COMMISSIONER EBERTS, supported by Commissioner Duran 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 (t)

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

Chairperson Krimmel read the proposed change to the Ordinance.

Mr. Lemman explained the proposed changes would encourage development. Mr. Lemman stated that the old ordinance restricts the front yard setback and the proposed ordinance makes the setback the same as other zoning districts.

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.

No communications were received regarding this hearing.
