

City of Wyandotte
PLANNING COMMISSION
Minutes of the Thursday, July 18, 2013, Meeting
MINUTES AS RECORDED

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

COMMISSIONERS PRESENT: Adamczyk, Benson, Booms, Duran, Krimmel, Pasko, Tavernier

COMMISSIONERS EXCUSED: Lupo, Parker

ALSO PRESENT: Charles Leman
Kelly Roberts, Recording Secretary

COMMUNICATIONS:

None

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING:

MOTION BY COMMISSIONER BENSON, supported by Commissioner Pasko to approve the minutes of the Regular Meeting of June 20, 2013. MOTION PASSED.

OLD BUSINESS:

None

NEW BUSINESS:

1. PUBLIC HEARING - Request from the City of Wyandotte to amend Article XXII – Design Review Section 2300.B.2. Membership of the Zoning Ordinance as follows:

Section 2300 B. 2 Membership

The Design Review Committee shall consist of not less than five (5) members all of whom shall be residents of the City of Wyandotte. The committee shall consist of one (1) member from each of the following commissions or departments:

- Planning Commission – A PC member as appointed by the Chair and approved by the PC.
- Cultural and Historical Commission – The President of the Commission or her/his designee.
- Downtown Development Authority – A DDA member as appointed by the Chair and approved by the DDA.
- Engineering and Building Department – the City Engineer or his designee.
- Resident at Large

MOTION BY COMMISSIONER PASKO, supported by Commissioner Booms that the Commission concurs with the recommended changes to the City of Wyandotte Zoning Ordinance entitled Article XXII Design Review Section 2300.B.2. Membership and refers same to the City Council.

YES: Adamczyk, Benson, Booms, Duran, Krimmel, Pasko, Tavernier

NO: None

ABSENT: Lupo, Parker

MOTION PASSED

- 2. PUBLIC HEARING** – To hear comments on the recommended changes to the Master Plan Future Land Use Map of the City of Wyandotte. The purpose of the Master Plan Map is to guide future planning and development activities for the City of Wyandotte. The Master Plan serves as the basis for the City’s planning and zoning activities.

MOTION BY COMMISSIONER TAVERNIER, supported by Commissioner Pasko

WHEREAS on May 16, 2013, the Planning Commission of the City of Wyandotte hired Beckett & Raeder, to update the Master Plan and the Master Plan Future Land Use Map for the City of Wyandotte in accordance with the Michigan Planning Act (PA 33 of 2008);

WHEREAS on April 29, 2013, the City Council adopted the recommended Master Plan Future Land Use Map amendments and directed the Planning Commission to hold the required public hearing;

WHEREAS on May 6, 2013, the adjacent communities were notified of the proposed changes to the Master Plan Future Land Use Map; AND

WHEREAS on June 20, 2013, the Commission scheduled the required public hearing to hear comments on the Master Plan Future Land Use Map; AND

WHEREAS on July 18, 2013, the Planning Commission held the public hearing and received a communication from the City Engineer which recommended the area between Biddle Avenue to 2nd Street from Ford Avenue south to Spruce be Master Plan as Planned Development (PD) and the Planning Commission concurs;

NOW THEREOFRE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WYANDOTTE to approve the changes to the Master Plan Future Land Use Map as prepared by Beckett & Raeder.

YES: Adamczyk, Benson, Booms, Duran, Krimmel, Pasko, Tavernier

NO: None

ABSENT: Lupo, Parker

MOTION PASSED

PERSONS IN THE AUDIENCE:

No persons in audience.

SPECIAL ORDER:

- Discussion by the Commission regarding the member to the Design Review Committee. MOTION BY COMMISSIONER PASKO, supported by Commissioner Booms to appoint Commissioner Benson as the member from the Planning Commission to the Design Review Committee and Commissioner Tavernier as the Alternate Member.

YES: Adamczyk, Benson, Booms, Duran, Krimmel, Pasko, Tavernier

NO: None

ABSENT: Lupo, Parker

MOTION PASSED

BILLS AND ACCOUNT:

MOTION BY COMMISSIONER PASKO, supported by Commissioner Duran to:

Pay Beckett & Raeder for Planning Consultant fee for July in the amount of \$700.00
Hours for Secretarial Services: 06/01/13 – 6/26/13 9 Total Hours

YES: Adamczyk, Benson, Booms, Duran, Krimmel, Pasko, Tavernier

NO: None

ABSENT: Lupo, Parker

MOTION PASSED

MOTION TO ADJOURN:

MOTION BY COMMISSIONER DURAN, supported by Commissioner Booms 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 XXII

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.

Chairperson Krimmel stated that this was a good idea to have a resident on this Committee.

Chairperson Krimmel asked again 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.

PUBLIC HEARING – To hear comments on the recommended changes to the Master Plan Future Land Use Map of the City of Wyandotte. The purpose of the Master Plan Map is to guide future planning and development activities for the City of Wyandotte. The Master Plan serves as the basis for the City's planning and zoning activities.

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

Chairperson Krimmel read a letter received from the City Engineer. The letter indicated that the area between Biddle to 2nd Street Ford Avenue to Spruce should be master planned as a Planned Development (PD) District.

The Commission agreed with the recommendation of the City Engineer.

Mr. Leman explained the changes to the map. Mr. Leman indicated that there are about 12 areas with suggested changes, and that these are changes to the Master Plan Future Land Use Map only and not zoning changes. Mr. Leman indicated that the areas changed are:

- Fort Street – Orange to Grove to PD District
 - Eureka at Ford Street to General Business
 - Eureka north to Maple to PD District
-

Planning Commission
Meeting July 18, 2013

Eureka at 11th Street to high destiny residential
Oak Street at 7th Street to Office Service District
Ford Avenue 17th Street to 18th Street south side to General Business District
Corner of 15th Street and Ford Avenue north side to Office Services District
Ford Avenue just west of railroad to PD District
Oak Street at corner of 3rd Street to Parking District
The Central Business District to be PD District
Corner of Ford Avenue and Biddle to be PD as recommended by City Engineer

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

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

One (1) communication was received regarding this hearing

Public Hearing #

MAYOR
Joseph R. Peterson

COUNCIL
Sheri Sutherby Fricke
Daniel E. Galeski
Ted Miciura, Jr.
Leonard T. Sabuda
Donald C. Schultz
Lawrence S. Stec

OFFICIALS

William R. Griggs
CITY CLERK

Todd M. Browning
CITY TREASURER

Thomas R. Woodruff
CITY ASSESSOR



MARK A. KOWALEWSKI, P.E.
CITY ENGINEER

July 2, 2013

Elizabeth A. Krimmel, Chairperson
Wyandotte Planning Commission
City of Wyandotte
3200 Biddle Avenue
Wyandotte, Michigan

RE: Master Plan Map Amendment

Dear Chairperson Krimmel:

In reviewing the proposed changes to Wyandotte's Master Plan Map, I would like to recommend the following change; extend the PD District (Planned Development District) from Ford Avenue to Spruce from Biddle Avenue to 2nd Street. This area is comprised of vacant City owned lots, 2 single family dwellings and a 14 unit apartment building. It is also adjacent to the Templin Medical Building which is currently zoning PD.

Please consider this recommendation during your Public Hearing on July 18, 2013.

Very truly yours,

A handwritten signature in black ink that reads "Mark Kowalewski".

Mark A. Kowalewski
City Engineer

MAK:kr