

City of Wyandotte
PLANNING COMMISSION
Minutes of the Thursday, September 19, 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, Lupo, Parker, Pasko

COMMISSIONERS EXCUSED: Tavernier

ALSO PRESENT: Ben Tallerico
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 Meeting of September 5, 2013. MOTION PASSED.

OLD BUSINESS:

None

NEW BUSINESS:

- 1. PUBLIC HEARING #080613** - Request from Brent Mikulski, owner, requesting the rezoning of the property located at 1788-1794 Oak Street, Wyandotte, Michigan (Lots 215 & 216 Basiley Park Subdivision) from Multiple Family Residential District (RM-1A) to General Business District (B-1).

MOTION BY COMMISSIONER PASKO, supported by Commissioner Benson that the Commission recommends to the City Council that the application of Brent Mikulski to rezone the property at 1788-1794 Oak be DENIED for rezoning.

Reason: The request is not constant with the City's adopted Master Plan.

YES: Adamczyk, Benson, Booms, Duran, Krimmel, Lupo, Parker, Pasko

NO: None

ABSENT: Tavernier

MOTION PASSED

- 2. Review of the parking lot layout and landscape plan for the property located at 570 Central, Wyandotte.**

MOTION BY COMMISSIONER BOOMS, Supported by Commissioner Benson to approve the plan as submitted by D & D Construction.

YES: Adamczyk, Benson, Booms, Duran, Krimmel, Lupo, Parker, Pasko

NO: None

ABSENT: Tavernier

MOTION PASSED

3. Review of the parking lot layout and landscape plan for the property located at 2232 Eureka, Wyandotte.

MOTION BY COMMISSIONER BENSON, Supported by Commissioner Parker to approve the plan as submitted by Oscar Cement; and be it resolved by the Commission that the required continuous wall along the alley be waived.

YES: Adamczyk, Benson, Booms, Duran, Krimmel, Lupo, Parker, Pasko

NO: None

ABSENT: Tavernier

MOTION PASSED

PERSONS IN THE AUDIENCE:

No persons in audience.

SPECIAL ORDER:

None

BILLS AND ACCOUNT:

MOTION BY COMMISSIONER DURAN, supported by Commissioner Pasko to:

Pay Beckett & Raeder for Planning Consultant fee for September in the amount of \$700.00

Hours for Secretarial Services: 07-27-13 to 09-06-13 17 Total Hours

YES: Adamczyk, Benson, Booms, Duran, Krimmel, Lupo, Parker, Pasko

NO: None

ABSENT: Tavernier

MOTION PASSED

MOTION TO ADJOURN:

MOTION BY COMMISSIONER LUPO, supported by Commissioner Benson to adjourn the meeting at 7:05 p.m.

PUBLIC HEARING - Request from Brent Mikulski to rezone the property at 1788-1790 Oak Street

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

Mr. John Filkins owner of 1793 Oak Street asked what the plans are for the property.

Chairperson Krimmel indicated that the Master Plan indicates the property should be used as high destiny residential.

Mr. Filkins asked what effect would this rezoning have on his property and where the parking will be for the tenants.

Commissioner Benson indicated that the Commission needs to hear from the property owner.

Mr. Mikulski, owner, present.

Mr. Mikulski indicated that there are five (5) parking spots in the rear of the property for the tenants and there is indent parking on Oak Street for any potential tenants. Mr. Mikulski indicated that at this time, he has no tenant for the property, but he is hoping for a medical office type tenant.

Commissioner Benson read what is allowed in the B-1 Zoning District.

Commissioner Duran asked how many units are there on the 2nd floor.

Mr. Mikulski indicated that there is a 1 – 2 bedroom apartment and 2-1 bedrooms apartments that are occupied. Mr. Mikulski indicated that the lower units are commercial and there is 1 tenant in 1 of the units. Mr. Mikulski indicated further that the previous owner had a tenant for the building, but the lease fell through.

Chairperson Krimmel asked if there is parking for the current tenants.

Mr. Mikulski indicated that there is.

Mrs. Dolores Roberts, 1766 Oak Street. Mrs. Roberts asked what effect would this rezoning have the neighborhood, what are the hours of operations etc. Mrs. Roberts asked further how this rezoning would affect her property taxes.

Chairperson Krimmel stated that this Commission could not answer the question and at this time, the Owner does not have a tenant.

Commissioner Adamczyk indicated that there was a medical office across the street, but the use could be something else down the road.

Commissioner Benson indicated that in looking at the zoning map there is no B-1 zoning on the block.

Ben Tallerico indicated that the rezoning is not consistent with the adopted Master Plan and that rezoning the property **would not mean** they have enough parking for any use allowed in the B-1 district. Mr. Tallerico further indicated that if the Commission considers this rezoning that maybe the church should also be considered for rezoning.

Chairperson Krimmel indicated that someone would need to contact the church and see if they would want it rezoned.

Mr. Tallerio indicated that it was just a suggestion.

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

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

No communications were received regarding this rezoning.
