

City of Wyandotte
PLANNING COMMISSION
Minutes of the Thursday, October 17, 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, Parker, Pasko, Tavernier

COMMISSIONERS EXCUSED: Lupo

ALSO PRESENT: Charles Leman
Kelly Roberts, Recording Secretary

COMMUNICATIONS:

MOTION BY COMMISSIONER PASKO, supported by Commissioner Benson to receive and place on file all communications. MOTION PASSED

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING:

MOTION BY COMMISSIONER PASKO, supported by Commissioner Benson to approve the minutes of the Meeting of September 19, 2013. MOTION PASSED.

OLD BUSINESS:

None

NEW BUSINESS:

1. PUBLIC HEARING - Request from the City of Wyandotte to amend Article XXI-Schedule of Regulations, Section 2100 Limiting height, bulk, density and area by land use; Notes to Section 2100 shall be amended to read as follows:

- Section 2100 Eliminate footnote (a) under maximum height of structure from all districts.
- Notes to Section 2100 eliminate footnote (a).

MOTION BY COMMISSIONER DURAN, supported by Commissioner Tavernier to approve the changes to the City of Wyandotte Zoning Ordinance, Article XXI-Schedule of Regulations, Section 2100 Limiting height, bulk, density and area by land use; Notes to Section 2100

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

NO: None

ABSENT: Lupo

MOTION PASSED

2. Public Hearing – Request from Ghazwan Atto (Owner) and Louis DesRosiers, DesRosiers Architects (appellant) to amend the approved PD Plan for the property at 2300 Biddle Avenue, Wyandotte, Michigan. Owner is requesting to relocate the transformer, dumpster and generator. The property is located in a PD District

MOTION BY COMMISSIONER BOOMS, Supported by Commissioner Benson

WHEREAS, on September 17, 2013, the Planning Commission of the City of Wyandotte received a request from DesRosiers Architects to revise the approved Stage II Final Site Plan for the medical/office at 2300 Biddle. DesRosiers Architects is requesting to move the location of the dumpster, transformer and generator; AND

WHEREAS, on October 17, 2013, the Planning Commission held the required public hearing to hear comments and concerns; AND

WHEREAS, the revised Plans submitted by DesRosiers Architects consisting of pages SP-100 and SP-101 dated September 17, 2013, indicating the new location of the dumpster, transformer and generator and landscape plan page L-1; AND

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WYANDOTTE, to recommend to the City Council that the request to changes to Stage II Final Site Plan for the location of the dumpster, transformer and generator at 2300 Biddle Avenue be accepted and approved subject to the following:

1. All work to be completed in accordance with revised plans SP-100, SP-101 and L-1.
2. The height of the screening around the generator to be a minimum of 8 feet tall.
3. The future generator is approved provided an additional three (3) parking spaces are provided. These parking spaces may be provided as shared parking with Henry Ford/Wyandotte Hospital on property to the south.

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

NO: None

ABSENT: Lupo

MOTION PASSED

PERSONS IN THE AUDIENCE:

No persons in audience.

SPECIAL ORDER:

None

BILLS AND ACCOUNT:

MOTION BY COMMISSIONER PASKO, supported by Commissioner Parker to:

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

Hours for Secretarial Services: 09/07/13 – 10/03/13 10.50 Total Hours

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

NO: None

ABSENT: Lupo

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 the City of Wyandotte to amend Article XXI-Schedule of Regulations, Section 2100 Limiting height, bulk, density and area by land use; Notes to Section 2100

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

Mr. Leman indicated that the changes were supposed to be changed when the City adopted the new Sign Ordinance and it was missed.

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 hearing.

Public Hearing – Request from Ghazwan Atto (Owner) and Louis DesRosiers, DesRosiers Architects (appellant) to amend the approved PD Plan for the property at 2300 Biddle Avenue, Wyandotte, Michigan. Owner is requesting to relocate the transformer, dumpster and generator. The property is located in a PD District

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

Commissioner Benson indicated to the Commission that Dr. Atto was his physician and asked if the Commission had any objections to him voting on this public hearing.

Commissioner Booms asked if Commissioner Benson had any financial interest in Dr. Atto or this project.

Commissioner Benson stated no financial interested in either.

The Commission had no conflict with Commissioner Benson voting on this hearing.

Commissioner Pasko read the communications from the City Engineer and from the Architects.

Mike Yager, Architect representing Dr. Atto.

Mr. Yager reviewed the plans submitted to the Commission. Mr. Yager indicated that it is their intent to run the underground now before the concrete is poured. Mr. Yager indicated that he was not sure when the transformers would be installed if ever, but this is the time to do the underground. Mr. Yager indicated that there would be an 8 foot tall wall with Abbreviate around the unit. Mr. Yager indicated that the wall would be the same brick as the building.

Commissioner Benson asked if there was a wall there now.

Mr. Yager indicated no. Mr. Yager indicated that they would be putting in footings for the transformer pad and in the future it would be all ready.

Mr. Leman asked where would the 3 parking spaces that they are losing for the transformer come from.

Mr. Yager indicated that they would approach the Hospital to increase the parking spaces or they are trying to acquire additional property for parking. Mr. Yager indicated that they would not put in the transformer unless they had the additional 3 parking spaces.

Commissioner Tavernier asked if the generator would be gas or diesel.

Mr. Yager indicated it would be natural gas.

Mr. Robin Peters, 98 Mulberry, Wyandotte.

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Mr. Peters indicated that he is concerned about the parking on Mulberry Street and asked if 2 hour parking signs could be installed.

Chairperson Krimmel indicated that would be a Police Department or Council issue.

Mr. Peters indicated that he has no issues with the proposed changes, just the parking.

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.

One (1) communication was received regarding this hearing.
