

City of Wyandotte
PLANNING COMMISSION
Minutes of the Thursday, November 21, 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, Tavernier

COMMISSIONERS EXCUSED: None

ALSO PRESENT: Ben Tallerico, City Planner
Kelly Roberts, Recording Secretary

COMMUNICATIONS:

1. MOTION BY COMMISSIONER BENSON, supported by Commissioner Pasko to receive and place on file all communications. MOTION PASSED
2. MOTION BY COMMISSIONER TAVERNIER, supported by Commissioner Lupo to approve the request from the Wyandotte Pubic Schools regarding their parking lot at the corner of Goddard and Electric to have a total of 4 trees along Goddard.
YES: Adamczyk, Benson, Duran, Krimmel, Lupo, Parker, Pasko, Tavernier
NO: Booms
ABSENT: None
MOTION PASSED

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING:

MOTION BY COMMISSIONER TAVERNIER, supported by Commissioner Booms to approve the minutes of the Meeting of October 17, 2013. MOTION PASSED.

OLD BUSINESS:

None

NEW BUSINESS:

1. **PUBLIC HEARING** – Request from Joel Bias, President, Downriver Actors Guild (DAG) (Appellant) and Daly Merritt Properties (Owner) for Special Land Use for the property at 2656 Biddle Avenue, Wyandotte, Michigan. The DAG is requesting approval for joint use of the same parking facilities in accordance with Article XXII.

MOTION BY COMMISSIONER BENSON, supported by Commissioner Pasko to approve the request of Joel Bias, President, Downriver Actors Guild (DAG) (Appellant) and Daly Merritt Properties (Owner) for Special Land Use for the property at 2656 Biddle Avenue, Wyandotte, Michigan for joint use of the same parking facilities in accordance with Article XXII provided an Agreement is executed between DAG, St. Patrick’s Church and First Congregational Church.

YES: Adamczyk, Benson, Booms, Duran, Krimmel, Lupo, Parker, Pasko, Tavernier
NO: None
ABSENT: None
MOTION PASSED

2. Review of the landscape plan and parking lot layout for the former 2430 Biddle Avenue as submitted by SSOE, Inc.

MOTION BY COMMISSIONER PASKO, Supported by Commissioner Booms to APPROVE the parking lot layout and landscape plan for the property known as the former 2430 Biddle Avenue, Wyandotte, Michigan, as submitted by SSOE, Inc. provided revised plans are submitted to City Engineer for approval of additional catch basin to be shown on Drawing No. C-300 and that the Ginkos plants be replaced with Hackberry or Maples and the Yews shown on Biddle Avenue should be planted as a clipped hedge.

YES: Adamczyk, Benson, Booms, Duran, Krimmel, Lupo, Parker, Pasko, Tavernier
NO: None
ABSENT: None
MOTION PASSED

PERSONS IN THE AUDIENCE:

No persons in audience.

SPECIAL ORDER:

Commission approved the 2014 Schedule of Meetings and Filing Deadlines Dates.

BILLS AND ACCOUNT:

MOTION BY COMMISSIONER PASKO, supported by Commissioner Parker to:

Pay Beckett & Raeder for Planning Consultant fee for November in the amount of \$700.00
Hours for Secretarial Services: 10/11/13 – 10/31/13 10 Total Hours

YES: Adamczyk, Benson, Booms, Duran, Krimmel, Lupo, Parker, Pasko, Tavernier
NO: None
ABSENT: none
MOTION PASSED

MOTION TO ADJOURN:

MOTION BY COMMISSIONER PASKO, supported by Commissioner Tavernier to adjourn the meeting at 7:30 p.m.

PUBLIC HEARING - Request from Joel Bias, President, Downriver Actors Guild (DAG) (Appellant) and Daly Merritt Properties (Owner) for Special Land Use for the property at 2656 Biddle Avenue, Wyandotte, Michigan. The DAG is requesting approval for joint use of the same parking facilities in accordance with Article XXII.

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

Commissioner Pasko read the non-conformation notice that was issued by the City Engineer.

Mr. Joseph Daly, 100 Maple, Wyandotte present.

Mr. Daly stated that the property was the old Robert Hall and it was also used as a warehouse. Mr. Daly indicated that he purchased the property about 3 months ago. Mr. Daly indicated that they are selling the property to the DAG for a

theater. Mr. Daly explained that there is not enough parking and they are working with First Congregational Church and St. Patrick's Church for additional parking.

Commissioner Tavernier asked what the status is on those agreements.

Mr. Daly indicated that the First Congregational Church has executed an agreement and it was submitted with the request. Mr. Daly further indicated that they have met with the City, St. Patrick's and the Archdiocese and they have reached an agreement verbally, they are just waiting for the paperwork.

Commissioner Tavernier asked if the Church was preparing the paperwork.

Mr. Daly stated yes.

Commissioner Tavernier asked about the dumpster shown on the plans.

Mr. Daly stated that at this time he is not sure about the dumpster, the plans were drawn up for the calculation of parking only. Mr. Daly indicated that plans will be submitted for the construction process and they will meet all ordinance requirements.

Commissioner Pasko asked about the hours of operations.

Mr. Daly indicated that they have worked out a schedule where the DAG productions will not interfere with the Church schedules.

Commissioner Booms indicated that the Theater is moving from the Ford Avenue site.

Mr. Daly stated that is correct. Mr. Daly stated further that the City is in favor of this move and this project should be a boost to the Downtown District.

Leo Babcock, of The Babcock Design Studio present. Mr. Babcock indicated that the plans are just preliminary to determine parking requirements. Mr. Babcock indicated that they are planning to add windows to the front the building and a new façade, and remodeling the inside.

Deborah Aue, DAG present.

Ms. Aue explained that this theater is like the theater in Chelsea, there is no grand curtain, the stage is opened to the audience. Ms. Aue stated that they were located at the Artcraft Building, but the owner passed away and the property is for sale. Ms. Aue stated that this new location will offer more seating. Ms. Aue stated that it is their intent to bring additional acts to the theater to fill in when they are not in production. Ms. Aue stated that they want to stay in Wyandotte and this new location will help them and the City.

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

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

No communications was received regarding this hearing.
