

City of Wyandotte
PLANNING COMMISSION
Minutes of the Thursday, January 16, 2014, 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, Pasko, Tavernier

COMMISSIONERS EXCUSED: Parker

ALSO PRESENT: Ben Tallerico, City Planner
Peggy Green, Recording Secretary

COMMUNICATIONS:

1. MOTION BY COMMISSIONER PASKO, supported by Commissioner Booms to receive and place on file all communications. MOTION PASSED
2. MOTION BY COMMISSIONER BENSON, supported by Commissioner Lupo to approve the request from the Wyandotte Historical Society regarding installation of walking tour panels on Biddle Avenue provided the proper Hold Harmless Agreement is executed as prepared by the Department of Legal Affairs and any necessary permits are secured.
YES: Adamczyk, Benson, Booms, Duran, Krimmel, Lupo, Pasko, Tavernier
NO: None
ABSENT: Parker
MOTION PASSED

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING:

MOTION BY COMMISSIONER TAVERNIER, supported by Commissioner Lupo to approve the minutes of the Meeting of November 21, 2013. MOTION PASSED. (note no meeting was held in December.)

OLD BUSINESS:

None

NEW BUSINESS:

1. **PUBLIC HEARING** – Public Hearing 120913A: – Request from the City Engineer to amend the City of Wyandotte’s Zoning Ordinance, Article IXXX – CBD Central Building District, Section 1301 Special Uses, Subsection D.

MOTION BY COMMISSIONER BENSON, Supported by Commissioner Adamczyk to recommend to the City Council approval of the change to City of Wyandotte’s Zoning Ordinance, Article IXXX – CBD Central Building District, Section 1301 Special Uses, Subsection D as submitted to the Planning Commission.

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

2. Public Hearing 120913B – Request from the City Engineer to amend the City of Wyandotte’s Zoning Ordinance, Article XXIV – General Provisions, Section 2403 Parking Requirements, Subsection R.1.b Multiple-Family

MOTION BY COMMISSIONER TAVERNIER, supported by Commissioner Booms to recommend to the City Council approval of the change to City of Wyandotte’s Zoning Ordinance Article XXIV – General Provisions, Section 2403 Parking Requirements, Subsection R.1.b Multiple-Family as submitted to the Planning Commission.

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

3. Public Hearing 121013 – Request from the Zoning Board of Appeals to amend the City of Wyandotte’s Zoning Ordinance, Article XXIV – General Provisions, Section 2408 Signs, Section (F) Permitted Signs Sub-Section 2 (k) Changeable Message Signs, (3)

MOTION BY COMMISSIONER BENSON, supported by Commissioner Pasko to recommend to the City Council approval of the change to City of Wyandotte’s Zoning Ordinance Article XXIV – General Provisions, Section 2408 Signs, Section (F) Permitted Signs Sub-Section 2 (k) Changeable Message Signs, (3) as submitted to the Planning Commission.

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

PERSONS IN THE AUDIENCE:

No persons in audience.

SPECIAL ORDER:

None

BILLS AND ACCOUNT:

MOTION BY COMMISSIONER TAVERNIER, supported by Commissioner Duran to:

Pay Beckett & Raeder for Planning Consultant fee for December and January in the amount of \$1,400.00
Hours for Secretarial Services: 11/01/13 – 12/18/13 12.50 Total Hours

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

MOTION TO ADJOURN:

MOTION BY COMMISSIONER LUPO, supported by Commissioner Tavernier to adjourn the meeting at 7:00 p.m.

PUBLIC HEARING – Public Hearing 120913A: – Request from the City Engineer to amend the City of Wyandotte’s Zoning Ordinance, Article IXXX – CBD Central Building District, Section 1301 Special Uses, Subsection D.

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

Mr. Kowalewski, City Engineer, explained that the 2010 Strategic Plan for the City states the old City Hall site as a mixed use. Mr. Kowalewski stated to allow this an amendment to the Zoning Ordinance would be required. This proposed change will clarify second floor dwellings above building in the Central Business District.

Mr. Kowalewski indicated that he encourages this proposed change.

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 were received regarding this hearing.

Public Hearing 120913B – Request from the City Engineer to amend the City of Wyandotte’s Zoning Ordinance, Article XXIV – General Provisions, Section 2403 Parking Requirements, Subsection R.1.b Multiple-Family

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

Mr. Kowalewski explained that this proposed amendment is for parking requirements in the Central Business District (CBD) and he has reviewed this proposed change and is recommending revised language which he is submitting at this hearing. Mr. Kowalewski indicated that the revised language make the requirements clearer.

Chairperson Krimmel asked if this proposed change is just for the Central Business District (CBD).

Mr. Kowalewski indicated that it applied to the CBD District only that has multiple family uses.

Chairperson Krimmel asked about studio apartments.

Mr. Kowalewski indicated that 1 ½ parking space would be required for each bedroom.

Mr. Kowalewski indicated that he encourages this proposed change.

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 were received regarding this hearing.

Public Hearing 121013 – Request from the Zoning Board of Appeals to amend the City of Wyandotte’s Zoning Ordinance, Article XXIV – General Provisions, Section 2408 Signs, Section (F) Permitted Signs Sub-Section 2 (k) Changeable Message Signs, (3)

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

Chairperson Krimmel indicated that all that is being changed is the time before the messages can be change from 15 seconds to 5 seconds and that this was a recommendation of the Zoning Board of Appeals.

Mr. Tallerico, City Planner, indicated that this is consistent with other Cities.

Commissioner Adamczyk asked if this was for all signs.

Mr. Kowalewski indicated that it was for all types of electronic signs.

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 were received regarding this hearing.
