

City of Wyandotte
PLANNING COMMISSION
Minutes of the Thursday, March 20, 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, Parker, Pasko, Tavernier

COMMISSIONERS EXCUSED: None

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

COMMUNICATIONS:

1. MOTION BY COMMISSIONER PASKO, supported by Commissioner Lupo to receive and place on file all communications. MOTION PASSED
YES: Adamczyk, Benson, Booms, Duran, Krimmel, Lupo, Parker, Pasko, Tavernier
NO: None
ABSENT: None
MOTION PASSED

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING:

MOTION BY COMMISSIONER TAVERNIER, supported by Commissioner Benson to approve the minutes of the Meeting of January 16, 2014. MOTION PASSED. (Note, no meeting was held in February.)

OLD BUSINESS:

None

NEW BUSINESS:

1. **PUBLIC HEARING** – 021814 Request from Paragon Support Systems, Inc. 2101 Grove Street, Wyandotte, (Owner and Appellant) to rezone the property at 2101 Grove Street, (Former Madison School Building), City of Wyandotte, County of Wayne, State of Michigan. Lot Size: 6.67 Acres

1st MOTION BY COMMISSIONER PASKO, Supported by Commissioner Lupo to recommend to the City Council that the rezoning of the property at 2101 Grove, Wyandotte (Lots 5, 6, 7 & 8 except the north 20 feet, including vacated alleys adjacent thereto, also including vacated 21st Street, adjacent thereto and the northerly ½ of vacated Marshall Avenue adjacent thereto, of the Detroit River Land Co's Subdivision) from Single Family Residential District (RA) to Plan Development District (PD) be APPROVED.

The rezoning of this property generally conforms to the Adopted Master Plan for the City of Wyandotte.

FURTHER the Commission approves the following uses:

- Offering small business and/or organizations the opportunity to rent classroom space and/or gym and stage
- Personal Trainer
- Certified Nursing Assistant Classes
- Overnight respite and after school programs, and a possible future daycare for employees as well as the community.

YES: Adameczyk, Benson, Booms, Duran, Krimmel, Lupo, Parker, Pasko, Tavernier

NO: None ABSENT: None

MOTION PASSED

NOTE: The City Engineer informed the Commission that approving the uses along with the rezoning was premature and the Applicant should apply for the proposed uses after the City Council approves the Rezoning. The Commission amended the 1st Resolution as follow:

2nd MOTION BY COMMISSIONER PASKO, supported by Commissioner Lupo to amend the 1st Resolution to recommend approval of the requested rezoning only.

YES: Adameczyk, Benson, Booms, Duran, Krimmel, Lupo, Parker, Pasko, Tavernier

NO: None ABSENT: None

MOTION PASSED

2. **Public Hearing 022114** –Request from MJC Construction, (Applicant) for site plan approval for a proposed development at 3131-3149 Biddle Avenue, Wyandotte, Michigan (old City Hall Site). MJC Construction is proposing a four (4) story building with lower level parking, 1st floor commercial/retail store fronts use and 2nd thru 4th floors residential uses.

MOTION BY COMMISSIONER BENSON, supported by Commissioner Pasko to approve the concept plan for the property at 3131-3149 Biddle Avenue, Wyandotte, Michigan as presented to the Planning Commission on March 20, 2014.

YES: Adameczyk, Benson, Booms, Duran, Krimmel, Lupo, Parker, Pasko, Tavernier

NO: None ABSENT: None

MOTION PASSED

PERSONS IN THE AUDIENCE:

No persons in audience.

SPECIAL ORDER:

Councilman Schultz presented Mr. Leman with a Proclamation from the City Council thanking him for his years of service to the City of Wyandotte.

Motion by Commissioner Pasko, Supported by Commission Tavernier thanking Mr. Leman for his years of service and noting that he will be missed.

YES: Adameczyk, Benson, Booms, Duran, Krimmel, Lupo, Parker, Pasko, Tavernier

NO: None ABSENT: None

MOTION PASSED

BILLS AND ACCOUNT:

MOTION BY COMMISSIONER TAVERNIER, supported by Commissioner Duran to:

Pay Beckett & Raeder for Planning Consultant fee for February and March in the amount of \$1,400.00
Hours for Secretarial Services: 12/19/13 – 03/04/14 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 LUPO, supported by Commissioner Tavernier to adjourn the meeting at 8:15 p.m.

PUBLIC HEARING – 021814 Request from Paragon Support Systems, Inc. 2101 Grove Street, Wyandotte, (Owner and Appellant) to rezone the property at 2101 Grove Street, (Former Madison School Building), City of Wyandotte, County of Wayne, State of Michigan. Lot Size: 6.67 Acres

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

Valeria Kaiser, Executive Director, Paragon Support System, Inc., present.

Ms. Kaiser indicated that Paragon Support Systems is a 501C3 entity and they purchased the building in 2012 and they are doing some renovation to the building. Ms. Kaiser indicated that they have some funding challenges and they would like to offer the classrooms for rent to small business and social workers. Further, they would also like to be allowed to rent the gym. Ms. Kaiser indicated that she has had requests from small businesses to rent the rooms.

Ms. Kaiser indicated that they are in the final stage to have the entire building sprinkled per the City requirements. Ms. Kaiser further indicated that they have fixed up the exterior, including the landscaping and also offers a community garden.

Ms. Kaiser stated that their use and the proposed future uses would be less traffic than the public school which was the previous owners use. Ms. Kaiser indicated that the building has a lot to offer.

Commissioner Lupo asked about the request for the overnight respite.

Ms. Kaiser stated that they currently do not offer this program, but there is a need in the downriver area for it. Ms. Kaiser indicated that it is their goal within the next year to offer this program.

Ms. Kaiser indicated that they would like to offer daycare for the employees, as well as the community.

Commissioner Lupo asked if Ms. Kaiser would request the overnight respite at a later time.

Ms. Kaiser stated yes, they will be working towards it

Mr. Ben Tallerico, City Planner, explained the Plan Development zoning and the process that occurs when the property is zoned PD.

Commissioner Booms asked if the property is rezoned when it sells would the property stay PD. Mr. Tallerico indicated that once the property is rezoning it stay PD.

Commissioner Benson asked about the overnight respite.

Ms. Kaiser indicated that it would be offered to kids up to 26 years old.

Mr. Gerald Gnida, 4084 22nd Street, Wyandotte, Michigan. Mr. Gnida indicated that he has lived in this area for 30 years and wants to know if the Jo Brighton School is also being rezoned and if it is not why does this need to be rezoned when they are doing the same thing in this building.

Chairperson Krimmel indicated that the Old Madison School and property is all that is being rezoned. Chairperson Krimmel continued that Ms. Kaiser would like to lease out space and in order to do that the property must be rezoned. The Commission reviewed the area to be rezoned with the residents.

Mr. Gnida indicated that in the past they have had traffic problems and he does not want to start up again.

Member Tavernier indicated that he was at the Council Meeting when the traffic issue was there and Member Tavernier indicated that this current use would have less traffic than a public school.

Mr. Gnida asked if they were going to build on the vacant property around the school.

Chairperson Krimmel indicated that at this time there is nothing before the Commission indicating they were going to build onto the building.

Mr. Gnida asked if his taxes would be affected by the rezoning.

Chairperson Krimmel indicated no, the rezoning has no effect on taxes.

Another resident came to the podium and stated that she moved their because of the open view and see did not want to see any building on the vacant land.

Commissioner Benson indicated that the PD zoning would allow building, but if they did any construction, the neighbors would be notified.

Mr. Luciani, 4114 22nd Street, Wyandotte. Mr. Luciani asked if the parking lot was going to be expanded.

Chairperson Krimmel indicated that they have adequate parking for their current use, but if they expand it, it would need the Planning Commission and City Council's approval.

Mr. Luciani indicated that whoever plows the parking lot has made a mess of the grass adjacent to the sidewalk.

Ms. Kaiser indicated that she is aware of that and they are going to fix when the weather gets better.

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.

NOTE: The City Engineer informed the Commission that approving the uses along with the rezoning was premature and the Applicant should apply for their proposed uses after the City Council approves the Rezoning. The Commission amended their 1st Resolution.

Public Hearing 022114 –Request from MJC Construction, (Applicant) for site plan approval for a proposed development at 3131-3149 Biddle Avenue, Wyandotte, Michigan (old City Hall Site). MJC Construction is proposing a four (4) story building with lower level parking, 1st floor commercial/retail store fronts use and 2nd thru 4th floors residential uses.

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

Anthony LoDuca, MJC Companies, LLC present.

Mr. LoDuca indicated that they are proposed to remove the old City Hall and construct a new building. Mr. LoDuca indicated that they are requesting funds from MSHDA to construct the 2nd and 3rd floors and they are following their guidelines. Mr. LoDuca indicated that MJC Companies has performed a market study and this study was favorable for this type of development.

Mr. LoDuca indicated that there are two ((2)) parking areas off Van Alstyne behind the proposed building and there would be parking below grade for the residents of the building and parking on the side of the building. Mr. LoDuca indicated there would be approximately 124 parking spots which meets and exceeds the requirements.

Mr. LoDuca indicated that they are proposing a restaurant with outdoor seating for the 1st floor and residential units for the remaining floors. Mr. LoDuca indicated that the project would be ACT (Atrium at Clock Tower).

Mr. LoDuca indicated that Mark from Alexander V. Bogaerts & Associates, P.C. would be reviewing the site plan with the Commission.

Chairperson Krimmel indicated that the building is beautiful.

Commissioner Duran asked if the east elevation would have views of the river.

Mr. LoDuca indicated yes.

Commissioner Duran asked if the underground parking would be open to the public.

Mr. LoDuca replied no is would have a gate and be available to the tenants only.

Mr. Tallerico asked if the target market analysis is for mixed use.

Mr. LoDuca indicated yes and part of the occupants will need to be 59% of AMI.

Mr. Tallerico asked if they could receive a copy of the market analysis.

Mr. LoDuca indicated he would get a copy to the City.

Chairperson Krimmel read the communication received from the City Engineer.

Ms. Mary Reiman, 3148 Van Alstyne, Wyandotte, Michigan present. Ms. Reiman commented that the sun would probably be blocked from her backyard and asked if there was still going to be access to Biddle Avenue from the alley.

Planning Commission
Meeting March 20, 2014

Mr. LoDuca indicated yes you would be able to walk to Biddle Avenue, but there would be no driveway access to Biddle Avenue and the alley would be open to thru traffic.

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.

One (1) communication was received regarding this hearing.

OFFICIALS

William R. Griggs
CITY CLERK

Todd M. Browning
CITY TREASURER

Thomas R. Woodruff
CITY ASSESSOR



MAYOR
Joseph R. Peterson

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

MARK A. KOWALEWSKI, P.E.
CITY ENGINEER

March 7, 2014

Betty Krimmel, Chairperson
Planning Commission
City of Wyandotte
3200 Biddle Avenue
Wyandotte, Michigan 48192

Re: Proposed Redevelopment of 3131-3149 Biddle Avenue
Wyandotte, Michigan

Dear Chairperson Krimmel:

The Department of Engineering and Building has reviewed the designs for the proposed development at the above described property. The design meets the requirements of the Ordinance.

Note: Construction plans have not been submitted at this time for review.

If you have any questions, feel free to contact the undersigned.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Mark Kowalewski".

Mark A. Kowalewski
City Engineer

MAK:kr

cc: Brian Neeper, Alexander V. Bogaerts & Associates, P.C.
Nino LoDuca, MCJ Development