

City of Wyandotte
PLANNING COMMISSION
Minutes of the Thursday, July 17, 2014, Meeting
MINUTES AS RECORDED

The meeting was called to order by Vice- Chairperson Stanley Pasko at 6:30 p.m .

COMMISSIONERS PRESENT: Adamczyk, Benson, Duran, Lupo, Parker, Pasko, Rutkowski, Tavernier

COMMISSIONERS EXCUSED: Krimmel

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

COMMUNICATIONS:

None

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING:

MOTION BY COMMISSIONER BENSON, supported by Commissioner Lupo to approve the minutes of the Meeting of June 19, 2014. MOTION PASSED.

OLD BUSINESS:

1. PUBLIC HEARING #306 – Request from City of Wyandotte (Owner) and Jonathan R. Crane, P.C. (Appellant) for a Building Permit for a communication antenna at 266 Maple, City of Wyandotte, County of Wayne, State of Michigan where the proposed conflicts with Section 2202.II.1 of the City of Wyandotte Zoning Ordinance.

This item was removed from the Planning Commission agenda at the request of the City Engineer.

NEW BUSINESS:

1. PUBLIC HEARING #032414 – Request from the City of Wyandotte, 3200 Biddle Avenue, Wyandotte, (Owner and Appellant) to rezone the property at 640 Plum (former McKinley School), in the City of Wyandotte, County of Wayne and State of Michigan. (Lots 8 to 14 Block 178 including vacated Cherry Street from 6th to 7th Streets, and Lots 1 to 14 Block 179, Plat of Part of Wyandotte). Lot Size 350' x 520'. It is proposed that said property be rezoned from Single Family Residential District (RA) to Plan Development District (PD).

1st MOTION BY COMMISSIONER BENSON, supported by Commissioner Parker to recommend to the City Council that the request from the City Engineer to rezone the property at 640 Plum (former McKinley School), Lots 8 to 14 Block 178 including vacated Cherry Street from 6th to 7th Streets, and Lots 1 to 14 Block 179, Plat of Part of Wyandotte, from Single Family Residential District (RA) to Plan Development District (PD) be **DENIED** for rezoning.

YES: Adamczyk, Benson, Duran, Lupo, Parker, Pasko, Rutkowski, Tavernier

NO: None ABSENT: Krimmel MOTION PASSED

2nd MOTION BY COMMISSIONER BENSON, supported by Commissioner Duran to recommend to the City Council that the Council meets with the McKinley Neighborhood to brain storm with neighbors for proposed projects for the site.

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

OTHER BUSINESS:

Request from Rick DeSana, Owner of Captains Pub, 126 Oak Street, Wyandotte, requesting a change to the approved plan for their Outdoor Café on Oak Street by eliminating the gate to the café.

No one was present at the meeting, therefore no action was taken by the Commission.

BILLS AND ACCOUNT:

Motion by Commissioner Benson, supported by Commissioner Lupo, to pay the Planning Consultant fee for July 2014 to Beckett & Raeder, \$700.00 and hours for Secretarial Services: 06/01/14 to 06/30/14.

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

MOTION TO ADJOURN:

MOTION BY COMMISSIONER LUPO, supported by Commissioner Tavernier to adjourn the meeting at 8:15 p.m.

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

PUBLIC HEARING – 032414 Request from the City of Wyandotte, 3200 Biddle Avenue, Wyandotte, (Owner and Appellant) to rezone the property at 640 Plum (former McKinley School), in the City of Wyandotte, County of Wayne and State of Michigan. (Lots 8 to 14 Block 178 including vacated Cherry Street from 6th to 7th Streets, and Lots 1 to 14 Block 179, Plat of Part of Wyandotte).

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

January Wagner, 555 Cherry, Wyandotte, present

Mrs. Wagner stated she was opposed to the rezoning. The City has spent a lot of money to clear up this area and rezoning this property would be a step backwards. Mrs. Wagner asked who was informed of this meeting.

Ben Tallerico, the City Planner, indicated that the Planning Law only requires that property owners within 300 feet of the property be notified and a notice is placed in the local paper.

Mrs. Roberts, Secretary to the Commission, indicated that someone took the notice that was sent out and changed it and placed it in the mailboxes of the residents in the neighborhood. Mrs. Roberts further indicated that the Post Master General, in Wyandotte, contacted her to inform her that this was illegal. Mrs. Roberts explained to the Post Master that the City did not place the notice in the boxes.

Mr. Welch, 551 Cherry, Wyandotte, present

Mr. Welch indicated that he has lived in this area for 60 years and has seen improvement in the neighborhood. Mr. Welch further stated that rezoning the property would be going backwards. Mr. Welch stated that the additional units would mean more traffic in the neighborhood which he does not want to see. Mr. Welch is 100% opposed to the rezoning.

Vice- Chairperson Pasko asked Mr. Tallerico to read the preamble to the PD Zoning.

Mr. Tallerico read the preamble of the PD District. Mr. Tallerico further stated that the rezoning would allow for single family dwellings. Mr. Tallerico further stated that this Commission is only making a recommendation to the City Council and the Council would be approving or denying the rezoning of the property.

Patrick Hacsclbach, 446 Cherry, Wyandotte, present

Mr. Hacsclbach stated that he is opposed to the rezoning he sees no benefit to the neighborhood. Mr. Hacsclbach stated that he has lived in his home for 20 years and wants to see homes be constructed on this site.

Vice-Chairperson Pasko indicated that the Commission is not looking at the project, at this time, only the rezoning.

John Darin, 851 Orchard, Wyandotte, present

Mr. Darin indicated that he was the spoke person for the McKinley Neighborhood United and at this time the group is unable to agree or disagree with the rezoning. Mr. Darin indicated that the group would need additional information.

Mr. Darin stated that he feels that there are options for the property. It could be utilized as another school or a satellite branch of a college. Mr. Darin indicated that the City needs to think out of the box and find a use for this property. Mr. Darin stated that the playground/park needs to stay.

Mr. Darin stated that he was part of the festival of homes years ago and the City should consider another project like that at this location. Mr. Darin feels that there has been an upswing in single family development.

Tom Carson, 564 Plum, Wyandotte, present

Mr. Carson indicated that he feels that the entire neighborhood should have been notified and not just the people within the 300 feet of the property. Mr. Carson asked what a PD District is and what can go in if the property is rezoned.

Mr. Tallerico read what was allowed in the PD District.

Mr. Patrick, 523 Cherry, Wyandotte, present.

Mr. Patrick indicated that he has lived in this area for 30 years. The McKinley Neighbors United along with Jim DeSana has revived this area. There were a lot of rental units that were removed and new single family homes built. The area was rezoned to single family so multiple units could not go back in.

Mr. Patrick indicated that the City should not have traded properties with the School Board and now the City is in a jam and has to do something with this property. Mr. Patrick further stated that in his opinion the City should not be in the land acquisition business.

Mr. Patrick stated that he feels the school should be removed and the park should stay, then you could probably get about 21 new homes on the site which is what belongs on the site.

Mr. Patrick stated that there is no benefit to the residents only the City if this property is rezoned.

Mr. Patrick indicated that he is 100% against the rezoning of this property.

Al Sliwinski, 728 Cherry, Wyandotte, present.

Mr. Sliwinski indicated that he lives within the 300 feet of the property and he is against the rezoning of this property. Mr. Sliwinski indicated that if there is no specific project, then why rezone the property. Mr. Sliwinski indicated that he is against the rezoning.

Christopher and Kathleen Gibson, 567 Cherry, Wyandotte, present.

Mrs. Gibson indicated that he lives adjacent to the school and he feels that the school should be repurposed like has been done in other communities. Mrs. Gibson further indicated that the park is used quite a bit and he would hate to see that removed. Mrs. Gibson indicated that he does not want to see an apartment building constructed on this site. Mrs. Gibson indicated that she is opposed to the rezoning.

Mrs. Gibson indicated that she moved here because of the park and the school and the quaint neighborhood and since the school closed the property has not been maintained. Mrs. Gibson realizes that this property might not be on the top of the City's list for maintenance, but the park is utilized a lot and it should be maintained.

Mrs. Gibson further stated that she does not see a market for apartments, if that is what the project will be.

Mr. Tallerico indicated that the City did bid the property out and received two (2) proposals for the property. The City is working with one of the proposal makers and it was recommended that the property be rezoned.

Mrs. Gibson asked if there were any grants available to re-develop this property.

Mr. Tallerico stated that she should contact the City's Administration Department.

Commissioner Benson asked for a show of hands in the audience of how many people are against the rezoning.

The entire audience raised their hands about 35 to 40 people.

Branson Crupi, 334 Cherry, Wyandotte, present.

Mr. Crupi asked the Commissioners if they looked around the City, there are a lot of for rent signs and there is not a demand for apartments. Mr. Crupi stated that he is not against apartments, but not in this neighborhood. Mr. Crupi stated that the traffic will increase and that is not good for the neighborhood.

Denise Dicks, 446 Plum, Wyandotte, present.

Ms. Dicks stated that she is opposed to anything on this lot except single family homes. Ms. Dicks stated that the City has put a lot of funds into this property when they closed Cherry Street and built the park, putting anything but single family homes would be a mistake.

Mr. Wagner, 555 Cherry, Wyandotte, present.

Mr. Wagner stated that he moved here from Royal Oak and he is sure there is a developer because there is a rendering on the 2nd floor. Mr. Wagner continued that he feels that more than 300 feet adjacent to the property should have been notified. Mr. Wagner asked the Commissioners how many of the members lived in the area. Mr. Wagner stated that the Commission should take into consideration the views of the neighborhood.

Bonnie Schnieder, 453 Plum, Wyandotte, present.

Ms. Schnieder stated that she is opposed to this rezoning. It was zoned single family and should stay that way. Ms. Schnieder continued that she is not ok with the other neighbors not getting notified. Ms. Schnieder continued that the park is used a lot and should not be removed.

Vice-Chairperson Pasko stated that the notices were sent out as determined by the law.

Brad Lewis, 764 Plum, Wyandotte, present.

Mr. Lewis stated that he is opposed to this rezoning. Mr. Lewis stated that he would like to see the park stay because that is the only park in the area for the kids and there are lots of kids that use this park.

Mr. Lewis stated apartments are not wanted or needed in this area, single family homes should be the only thing considered.

John Darin, 851 Orchard, Wyandotte, present.

Mr. Darin asked how much of the property is proposed to be rezoned.

Mr. Tallerico reviewed the map of the area with the audience.

Mr. Darin stated that if all the property is going to be rezoned to PD the McKinley Neighborhood's United rejects the rezoning.

David and Nancy Lowery, 705 Orchard, Wyandotte, present.

Ms. Lowery stated that she is opposed to this rezoning.

Chris Harper, 434 Plum, Wyandotte, present.

Ms. Harper stated that she owns a historical home that was built in 1886 and she indicated that the City won't even let them remove a tree to construct a driveway and the City feels that an 86 unit apartment building is a good idea for this site. Ms. Harper stated that Wyandotte has always been unique and the school should be restored.

Joe Migliaccio, 546 Plum, Wyandotte, present

Mr. Migliaccio asked the Commission if they are hearing what the residents here are saying everyone is against this rezoning.

Linda Hogge, 446 Cherry, Wyandotte, present.

Mrs. Hogge stated that she is opposed to the rezoning.

Douglas Golema, 554 Plum, Wyandotte present.

Mr. Golema stated that the McKinley Area is a small area and should not have apartments built on this site. Mr. Golema stated that developing apartments will add additional traffic that will not help the City or the area. Mr. Golema continued that Wyandotte has an ordinance that makes landlords maintain their properties and this is a step backwards. Mr. Golema continued that the single family home is what saved this area. Mr. Golema stated that he is opposed to this rezoning. Mr. Golema stated to the Commission to put their head and heart into what the neighborhood is saying here tonight when making their decision.

One (1) communication was received opposing this rezoning.

Rec. 7/17/14

641 Plum
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Gs3835@yahoo.com

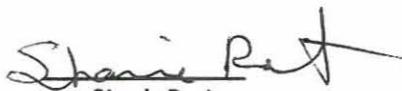
July 16, 2014

Planning Commission
3200 Biddle Avenue
Suite 200
Wyandotte, MI 48192

Dear Kelly Roberts

This letter is in response to the letter sent by the planning commission dated for July 2, 2014, that was in regards to the rezoning of 640 Plum Wyandotte, MI 48192 formally known as McKinley School. We would have to disagree with the rezoning of this property, for the purpose of an 86 unit apartment building.

Sincerely,


Sharrie Root


Greg Root