

**CITY OF WYANDOTTE
PLANNING COMMISSION**

Agenda for the Meeting Thursday, April 17, 2014, at 6:30 p.m.
Council Chambers, Wyandotte City Hall

CALL TO ORDER:

COMMISSIONERS: Adamczyk Lupo
 Benson Parker
 Booms Pasko
 Duran Tavernier
 Krimmel

ALSO PRESENT _____

COMMUNICATIONS:

1. City Council Resolution dated April 7, 2014, regarding the rezoning of 2101 Grove, Street, Wyandotte, Michigan.

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING

Motion by Commissioner _____, supported by Commissioner _____ to approve the minutes of Meeting of Mach 20, 2014.

NEW BUSINESS:

1. PUBLIC HEARING #304 Request from Alvin Fritz/Alvis BBQ (Owner and Appellant) for a Certificate of Occupancy for an outdoor café at 3233 Biddle Avenue, Wyandotte, Michigan. The property is located in CDB Zoning District where the proposed café conflicts with Section 2202.S.2 which states:

SECTION 2200.S.2: An outdoor café shall be permitted by the Planning Commission subject to the review and approval of a site plan in accord with section 2200.S and after a public hearing in accord with Section 2201.C by the Planning Commission.

2. PUBLIC HEARING #031114 – Request from Ronald Janiszewski, 1234 Ford Avenue, Wyandotte, (Owner and Appellant) to rezone the property at 1234 Ford Avenue, City of Wyandotte, County of Wayne, State of Michigan. (Lots 120 to 124 also Lot 175 Bennett’s Blvd., Park Subdivision. Lot Size: 127’ x 100’

It is proposed that said land be rezoned from Neighborhood Business District (B-1) to General Business District (B-2).

The Owner is proposing to use the property for tire sales and auto prep shop.

3. PUBLIC HEARING #032414 - Request from Phyllis Harmon, (Owner) and Oak Club, Inc., (Appellant) to rezone the property known as 2957 11th Street, in the City of Wyandotte, County of Wayne, State of Michigan. (South 53 feet of Lots 13 and 14 Hurst & Post Subdivision, Block 282.) Lot Size: 53’ x 60’

It is proposed that said land be rezoned from Two Family Residential District (RT) to Neighborhood Business District (B-1).

The Appellant is requesting to use the property for social club designed for private use of members.

PLANNING COMMISSION
Agenda for the Thursday, April 17, 2014 at 6:30 p.m.
Page 2

4. PUBLIC HEARING #030414 – Request from the City Engineer to amend the following Sections of the City of Wyandotte Zoning Ordinance:

Article XXIV – General Provisions, Section 2408 Signs, Section (F) Permitted Signs by Zoning District Sub-Section 1 (h) concerning attention-getting devices in the CDB Central Business District shall be amended to read:

(h) Attention getting devices including searchlights, balloons, banners (provided payment of the required fee for the banner is made, and the banner may not be placed on outdoor café enclosures) and similar devices or ornamentation designed for purposes of attracting attention, promotions or advertising, are allowable. A banner or multiple banners, shall be allowed on each street, parking lot or alley side of the building, and shall not exceed 24 square feet in area per banner or 24 square feet total for all banners on each side of building, except only one (1) banner shall be allowed on the front of the building and shall not exceed 24 square feet in area. All banners and signs cannot exceed 10% of the wall area. A maximum two (2) banners on any wall, except the front wall, and no more than five (5) banners shall be allowed at one time.

Attention-getting devices except banners as described above shall be allowed for up to three (3) separate thirty (30) day periods in a calendar year.

Feather Banners are not permitted.

Article XXIV – General Provisions, Section 2408 Signs, Section (F) Permitted Signs by Zoning District Sub-Section 2 (j)(1) concerning attention-getting devices in the O-S, B-1 and B-2 Districts following shall be amended to read:

Attention getting devices including searchlights, balloons, banners (provided payment of the required fee for the banner is made, and the banner may not be placed on outdoor café enclosures) and similar devices or ornamentation designed for purposes of attracting attention, promotions or advertising, are allowable. A banner or multiple banners, shall be allowed on each street, parking lot or alley side of the building, and shall not exceed 24 square feet in area per banner or 24 square feet total for all banners on each side of building, except only one (1) banner shall be allowed on the front of the building and shall not exceed 24 square feet in area. All banners and signs cannot exceed 10% of the wall area. A maximum two (2) banners on any wall, except the front wall, and no more than five (5) banners shall be allowed at one time.

Attention-getting devices except banners as described above shall be allowed for up to three (3) separate thirty (30) day periods in a calendar year.

Feather Banners are not permitted.

OLD BUSINESS:

1. None

PERSONS IN THE AUDIENCE:

OTHER BUSINESS:

BILLS AND ACCOUNT:

Motion by Commissioner _____ , supported by Commissioner _____ ,
to:

- Pay the planning consultant fee for April 2014 to Beckett & Raeder: \$700.00.
- Hours for Secretarial Services: 03/05/14 - 04/04/14 13.00 Hours Total

MOTION TO ADJOURN: