

City of Wyandotte
PLANNING COMMISSION
Minutes of the Thursday, February 19, 2015, Meeting
MINUTES AS RECORDED

The meeting was called to order by Chairperson Elizabeth Krimmel at 6:30 p.m.

COMMISSIONERS PRESENT: Adamczyk, Duran, Krimmel, Pasko, Tavernier

COMMISSIONERS EXCUSED: Benson, Lupo, Parker, Rutkowski

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

COMMUNICATIONS:

None

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING:

MOTION BY COMMISSIONER PASKO, supported by Commissioner Duran, to approve the minutes of the Meeting of November 20, 2014 (no meetings in December or January). MOTION PASSED.

NEW BUSINESS:

1. PUBLIC HEARING #020915– Request from Gail Rademacher, 21 ½ Walnut (Owner and Appellant) to rezone the property known as 21 ½ Walnut, Wyandotte, City of Wyandotte, County of Wayne, State of Michigan (Lot 3, River Park Subdivision). It is proposed that said land be rezoned from Recreation Unit District (RU) to One Family Residential District (RA). The Applicant is requesting to utilize the property as a Full time Residential Use. Current zoning only allows for Seasonal Residential Use.

MOTION BY COMMISSIONER PASKO, supported by Commissioner Duran to recommend to the City Council that the request for rezoning of the property at 21 ½ Walnut, Wyandotte, Michigan, be denied.

YES: Adamczyk, Duran, Krimmel, Pasko, Tavernier

NO: None

ABSENT: Benson, Lupo, Parker, Rutkowski

MOTION PASSED

2. PUBLIC HEARING to consider amendments to the City of Wyandotte Zoning Ordinance Article XXIV – General Provisions, Section 2408 Signs, Section (F) Permitted Signs by Zoning District, Sub-Section 1)(i)(7) Maximum Allowable Sign Area.

MOTION BY TAVERNIER, supported by Commissioner Pasko to recommend to the City Council that the changes to Article XXIV – General Provisions, Section 2408 Signs, Section (F) Permitted Signs by Zoning District, Sub-Section 1)(i)(7) Maximum Allowable Sign Area presented to the Commission at the regular meeting be approved.

YES: Adamczyk, Duran, Krimmel, Pasko, Tavernier

NO: None

ABSENT: Benson, Lupo, Parker, Rutkowski

MOTION PASSED

OTHER BUSINESS:

The Commission received and approved the 2015 Schedule of meetings and deadline dates.

Commissioner Tavernier talked about the redevelopment of Fort Street and asked the Planning Consultant if there was any help the Commission could offer for this area. Mr. Tallerico indicated that he would look into options and present to the Commission at the next meeting.

BILLS AND ACCOUNT:

MOTION BY COMMISSIONER TAVERNIER, supported by Commissioner Pasko, to :

- Pay the Planning Consultant fee for December 2014, January 2015 and February 2015 to Beckett & Raeder, \$2,100.00
- Secretarial Services: 11/01/14-02/07/15 24 hours.
- Training Workshop for Commissioner Duran \$85.00

YES: Adamczyk, Duran, Krimmel, Pasko, Tavernier

NO: None

ABSENT: Benson, Lupo, Parker, Rutkowski

MOTION PASSED

MOTION TO ADJOURN:

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

PUBLIC HEARING #020915 – Request from Gail Rademacher (Owner and Appellant) to rezone the property known as 21 ½ Walnut, Wyandotte, City of Wyandotte, County of Wayne, State of Michigan (Lot 3, River Park Subdivision).

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

Ms. Gail Rademacher, 21 ½ Walnut, present.

Chairperson Krimmel asked Ms. Rademacher if she lived at the property.

Ms. Rademacher indicated that the property is zoned seasonal and she is not allowed to live there fulltime. Ms. Rademacher indicated that the property does have a furnace and air conditioning and is fully insulated and could be occupied year round. Ms. Rademacher indicated that she would like to move in and be allowed to receive the homestead rate on her taxes. Ms. Rademacher continued that she purchased the property in January 2015.

Mr. Conti, 17 Walnut, Wyandotte

Mr. Conti indicated that he is all for this request. These are small boat houses and should be allowed to be used fulltime. Mr. Conti stated that this request should be granted.

Karen Eagle, Trustee for the former owner of the property at 21 ½ Walnut.

Ms. Eagle indicated that the previous owner updated the property so it could be occupied year round. Ms. Eagle indicated that the property is located over land and not piers/pilings. Ms. Eagle stated that this request should be allowed.

Rick Bohl, representing the property owner at 9 Walnut, Mr. Dennis Spillane.

Mr. Bohl indicated that his client, Mr. Spillane, is planning to occupy his unit all year round and he supports this rezoning application. Mr. Bohl submitted a letter from Mr. Spillane.

Mr. Tallerico indicated that there are no boat houses zoned for full time occupancy, one of the boat houses has received a use variance from the Zoning Board of Appeals to occupy the property year round. Mr. Tallerico indicated that rezoning this property would be spot zoning which is illegal. Mr. Tallerico indicated that if all the boat house owners were to get together and apply for rezoning it might be allowed.

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

One (1) communication was received during the public hearing.

PUBLIC HEARING to consider amendments to the City of Wyandotte Zoning Ordinance Article XXIV – General Provisions, Section 2408 Signs, Section (F) Permitted Signs by Zoning District, Sub-Section 1)(i)(7) Maximum Allowable Sign Area.

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

Mr. Tallerico indicated that this amendment is to clear up the language in this section, kind of like housekeeping.

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

No communications were received regarding this hearing.

February 16, 2015

Planning Commission
City of Wyandotte
3200 Biddle Ave.
Wyandotte, MI 48192
P | (734)324-4500
F | (734)324-4552
E | kroberts@wyan.org

Attention: Elizabeth Krimmel, Chair
Kelly Roberts, Engineering

Dear Planning Commissioners,

For your February 19, 2015 public hearing #020915, I support the change from a Recreational Unit of Property to a Residential Unit of Property at 21 ½ Walnut Street. This property is behind Henry Ford Hospital and has water frontage on the harbor off the Detroit River. It appears that there are many people living almost full time in these homes already. They have all utilities present including city water and sewer. The snow removal and parking is currently being managed. There will be no additional burden on the city by making this change. It may clean up a grey area that exists in the zoning map. I received the notification of this change by letter that the City of Wyandotte sent to the tax payers of record to neighboring properties.

Sincerely,

Dennis T. Spillane, President
Owner: 9 Walnut St.
LUI, LLC
6668 Bernie Kohler Dr.
North Branch, MI 48461
P | (810)688-3047
F | (810)688-3109