

**City of Wyandotte**  
**PLANNING COMMISSION**  
**Minutes of the Thursday, August 20, 2015, Meeting**  
**MINUTES AS RECORDED**

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

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

COMMISSIONERS EXCUSED: Lupo

ALSO PRESENT: Ben Tallerico  
Kelly Roberts, Recording Secretary

**COMMUNICATIONS:**

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

**APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING:**

MOTION BY COMMISSIONER TAVERNIER, supported by Commissioner Rutkowski to approve the minutes of the Meeting of July 16, 2015. MOTION PASSED.

**NEW BUSINESS:**

**1.** Review of parking lot layout and landscape plan for the property at 191 Clark, Wyandotte as presented by BASF.

MOTION BY COMMISSIONER BENSON, supported by Commissioner Pasko to approve the landscape plan and parking lot layout for the property at 191 Clark Street as presented by BASF and Matrix Technologies.

REASON: The rezoning of this property is consistent with the City's Master Plan.  
YES: Adamczyk, Benson, Duran, Krimmel, Parker, Pasko, Rutkowski, Tavernier  
NO: None ABSENT: Lupo MOTION PASSED

**2. PUBLIC HEARING #062215** – Request from JAJL Properties, LLC, (Owner and Appellant) to install a changeable message board sign at 2300 Biddle Avenue, Wyandotte, Michigan. The property is zoned PD (Planned Development). The approved site plan indicated a ground sign with no changeable message board.

MOTION BY COMMISSIONER RUTKOWSKI, supported by Commissioner Tavernier to approve the request of JAJL Properties, LLC for a changeable message board sign at 2300 Biddle Avenue, Wyandotte, Michigan.

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

**3. PUBLIC HEARING #062315** – Request from Downriver Baptist Church, (Owner and Appellant) to rezone the property at 1102 Oak Street, Wyandotte. It is proposed to rezone the property from RA (Single Family Residential District) to B-1 (Neighborhood Business District).

MOTION BY COMMISSIONER BENSON, supported by Commissioner Adamczyk to recommend to the Mayor and City Council that the property known as 1102 Oak, (Lot 8 Hurst and Post's Subdivision, Block 310, as recorded in L1 P298 Wayne County Records), Wyandotte be rezoned to B-1 (Neighborhood Business District).

REASON: The rezoning of this property is consistent with the City's Master Plan.

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

**PERSONS IN THE AUDIENCE:**

No persons in audience.

**SPECIAL ORDER:**

None

**BILLS AND ACCOUNT:**

MOTION BY COMMISSIONER BENSON, supported by Commissioner Duran to:  
Pay Beckett & Raeder for Planning Consultant fee for July 2015 in the amount of \$700.00  
Hours for Secretarial Services: 06/27/15 – 08/06/15 22.50 total hours

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

**MOTION TO ADJOURN:**

MOTION BY COMMISSIONER TAVERNIER, supported by Commissioner Adamczyk to adjourn the meeting at 7:15 p.m.

**PUBLIC HEARING #062215** – Request from JAJL Properties, LLC, (Owner and Appellant) to install a changeable message board sign at 2300 Biddle Avenue, Wyandotte, Michigan. The property is zoned PD (Planned Development). The approved site plan indicated a ground sign with no changeable message board.

Chairperson Krimmel read the appeal and asked if there was anyone present who wished to speak regarding this hearing.

Michael Delly, Representative of JAJL Properties, LLC, present.

Mr. Delly explained that JAJL Properties, LLC applied for an LED Sign not a message board and the permit was issued, during an inspection it was revealed that the sign was a message board sign and the permit was revoked until approval was sought by the Planning Commission.

Mr. Delly stated that the sign would only state the business hours and it won't change every 10 seconds. Mr. Delly continued that it would only advertise information about the doctor's office.

Commissioner Tavernier asked is the sign would advertise for the pharmacy.

Mr. Delly indicated that they would, but they would not advertise items for sale.

Mr. Tallerico indicated that he talked to the City Engineer regarding this request and the City Engineer had no issues with this request.

There being no further discussion the hearing was closed. No communications were received regarding this hearing.

---

**PUBLIC HEARING #062315** – Request from Downriver Baptist Church, (Owner and Appellant) to rezone the property at 1102 Oak Street, Wyandotte. It is proposed to rezone the property from RA (Single Family Residential District) to B-1 (Neighborhood Business District).

Chairperson Krimmel read the appeal and asked if there was anyone present who wished to speak regarding this hearing.

Carlos Priskorn, proposed tenant and Ron, representative of Downriver Baptist Church, present.

Mr. Priskorn indicated that the church has been empty and his proposed uses as a nutrition and fitness classes will have a big impact on the community. Mr. Priskorn indicated that they have events every day, and changing the zoning will allow their use.

Chairperson Krimmel indicated that the property is located on Oak and 11<sup>th</sup> Street and the surrounding properties are commercial.

Commissioner Rutkowski asked if the property is for sale or lease.

Mr. Priskorn indicated that he is leasing the property from the church.

Mr. Tallerico indicated that the property in the Master Plan is business and further indicated that B-1 would be appropriate zoning.

Chairperson Krimmel agreed.

Mr. Tallerico stated that this rezoning is consistent with the Master Plan.

Ron indicated that the church has been vacant for 3 years and there has been no interest from other churches to go into the building. Ron further indicated that they are for the rezoning of the property.

Commissioner Rutkowski asked if the rezoning goes with the tenant or the property.

Chairperson Krimmel indicated that the rezoning goes with the land and B-1 is appropriate zoning for the property.

There being no further discussion the hearing was closed. No communications were received regarding this hearing.

---