

**City of Wyandotte**  
**PLANNING COMMISSION**  
***Minutes of the Thursday, October 15, 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, Lupo, Pasko, Tavernier

COMMISSIONERS EXCUSED: Parker, Rutkowski

ALSO PRESENT: Ben Tallerico  
Kelly Roberts, Recording Secretary

**COMMUNICATIONS:**

- MOTION BY COMMISSIONER TAVERNIER, supported by Commissioner Pasko to receive and place on file the communication from Commissioner Benson regarding Planning Michigan Conference.  
YES: Adamczyk, Benson, Duran, Krimmel, Lupo, Pasko, Tavernier  
NO: None  
ABSENT: Parker, Rutkowski  
MOTION PASSED

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

MOTION BY COMMISSIONER PASKO, supported by Commissioner Benson to approve the minutes of the Meeting of August 20, 2015. MOTION PASSED.

**NEW BUSINESS:**

1. **PUBLIC HEARING** – Request from Oak Street Condo Projects, LLC (Owner and Appellant) to construct a four (4) unit attached condominium townhouses on the southwest corner of 2<sup>nd</sup> Street and Oak Street, Wyandotte, Michigan. The townhouses are proposed to be built on existing foundations that have been placed within the preceding decade. The property is zoned PD (Planned Development).

MOTION BY COMMISSIONER DURAN, supported by Commissioner Lupo, that the request from Oak Street Condo Project, LLC for the construction of a four (4) unit attached condominium townhouse building at the southwest corner of 2<sup>nd</sup> and Oak Street, City of Wyandotte, County of Wayne, State of Michigan is hereby held in ABEYANCE until further information is received regarding the landscape plan for said project.

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

2. **PUBLIC HEARING #PC510** – Request from Rick DeSana/Les Salliotte, (Owner and Appellant) requesting to construct an awning over the rear outdoor café at 126 Oak Street, Wyandotte. The property is zoned CBD.

MOTION BY COMMISSIONER PASKO, Supported by Commissioner Adamczyk, that Special Approval #510 – requested by Captains (Owner and Appellant) for a Building Permit for an awning over the Rear Outdoor Café at 126 Oak, Wyandotte, Michigan, be hereby APPROVED contingent upon the following reasons:

The proposed outdoor café complies with all ordinance requirements or will comply with said requirements and the conditions below prior to use as an Outdoor café. Further, during the public hearing for this application, there were 2 objections to the proposed project.

Said approval is subject to the following conditions:

1. Plans are submitted to the Engineering and Building Department by a Licensed State of Michigan Architect for issuance of a Building Permits.

All other terms and conditions applicable to an outdoor café in the Central Business District (CBD) Zoning District, Special Land Uses, Section 2202.S of the City of Wyandotte's Zoning Ordinance shall remaining in full force

YES: Adamczyk, Duran, Krimmel, Lupo, Pasko, Tavernier

NO: Benson

ABSENT: Parker, Rutkowski

MOTION PASSED

**PERSONS IN THE AUDIENCE:**

No persons in audience.

**SPECIAL ORDER:**

Commissioner Benson reported on the 2015 Michigan Planning Conference that he attended.

**BILLS AND ACCOUNT:**

MOTION BY COMMISSIONER LUPO, supported by Commissioner Benson to:

Pay Beckett & Raeder for Planning Consultant fee for August and September 2015 in the amount of \$1,400.00

Hours for Secretarial Services: 08/07/15 - 10/02/15 15.50 total hours

YES: Adamczyk, Benson, Duran, Krimmel, Lupo, Pasko, Tavernier

NO: None

ABSENT: Parker, Rutkowski

MOTION PASSED

**MOTION TO ADJOURN:**

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

**PUBLIC HEARING** – Request from Oak Street Condo Projects, LLC ( Owner and Appellant) to construct a four (4) unit attached condominium townhouses on the southwest corner of 2<sup>nd</sup> Street and Oak Street, Wyandotte, Michigan. The townhouses are proposed to be built on existing foundations that have been placed within the preceding decade. The property is zoned PD (Planned Development).

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

Jack Runkle, Runkle Architects and Paul Zulewski, property owner present.

Mr. Runkle stated that there are currently 3 attached site condos on the property along with foundations for 4 additional condos. The concrete block did not weather well that will be replaced by the foundations are in good condition. They are proposing to construct 4 condos, the 2 at the end will be similar and the 2 in the middle will be similar. The building will be complimentary to the existing condos on the site.

Commissioner Pasko read the letter submitted by the City Engineer.

Commissioner Taverniner asked what materials will be used.

Mr. Runkle indicated that the brick will be close to the brick on the existing building and the design will be compatible to the existing building. The siding will be natural wicker/tan color and closely matching the other building.

Mr. Tallerico asked if the owner (Mr. Zulewski) owns the entire site.

Mr. Runkle stated yes.

Commissioner Krimmel stated that in her opinion, additional windows should be put in on the side next to 2<sup>nd</sup> Street.

Mr. Runkle indicated that there are no windows because the major part of that side is the garage and they have found that windows in the garage are not desirable.

There was a discussion regarding the exterior of the building and how the landscaping will soften all the brick on that side of the building.

Commissioner Benson indicated that no landscape plan was submitted.

Mr. Runkle indicated that he had it on his computer and he thought he had submitted it.

Mr. Runkle indicated that there is very little space to put landscaping, but it is almost the same as the what was previously approved. Mr. Runkle indicated that they could do more on the corner of 2<sup>nd</sup> Street and Oak.

Commissioner Adamczyk asked if they were going to use the same plantings that are currently in front of the existing buildings.

Mr. Runkle indicated pretty much and reviewed the plan he had on his computer with the Commission.

Mr. Pasko asked if additional trees could be planted down Oak Street and 2<sup>nd</sup> Street.

Mr. Runkle indicated that there is nothing down 2<sup>nd</sup> Street.

Mr. Adamczyk indicated that he liked the gable roof over the front door which is a change from the existing building.

Mr. Runkle indicated that they are proposing a different roof line, he likes the gable over the door not sheds because it help with snow and rain.

Commissioner Benson asked what the time frame for construction is.

Mr. Runkle indicated that they are close to having the construction drawings completed and they would like to start right away once the City approves the plans.

Commissioner Lupu asked about the layout of the units.

Mr. Runkle indicated that there are two (2) different layouts where the kitchen is on the 1<sup>st</sup> floor and the kitchen is on the 2<sup>nd</sup> floor. Mr. Runkle indicated further that the layouts allow for living space on the 1<sup>st</sup> and 2<sup>nd</sup> floors.

Chairperson Krimmel indicated that this is considered a new project and a copy of the landscape plans needs to be submitted.

Mr. Runkle indicated that he has the old plan and the proposed plan on his computer.

Chairperson Krimmel indicated that they need a hard copy to review.

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

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**PUBLIC HEARING #PC510** – Request from Rick DeSana/Les Salliotte, (Owner and Appellant) requesting to construct an awning over the rear outdoor café at 126 Oak Street, Wyandotte. The property is zoned CBD.

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

Dean Robinette, Attorney representing Rickles Entertainment, owners.

Mr. Robinette indicated that the Commission has the plans for the awning over the rear café which were submitted with the application. Mr. Robinette continued that the materials to be used will be wood with shingle roof and roof will cover approximately 25% of the cafe. The plans were reviewed by the City Engineer and approved. By adding this awning it will make the rear café more attractive and provide rain protection, further it will protect the electrical equipment for the rear café.

Commissioner Adamczyk indicated that by constructing this with wood material it should help with the noise.

Mr. Robinette indicated that is correct.

Commissioner Benson asked how far back the awning will go.

Mr. Robinette indicated that it will be approximately 20 feet wide.

Chairperson Krimmel indicated that a communication was received from the City Engineer and it was read into the file.

Mr. Yinger, 117 Chestnut, Wyandotte.

Mr. Yinger indicated that he lives just north of this bar and he spoke to Mr. DeSana's partner and he indicated that he feels that the rear outdoor café is part of the bar and he does not need to follow the regulations by the City and he can stay open until after midnight.

Mr. Yinger indicated that the police are still being called out to the bar for loud music and by adding the awning it will allow them to continue to use the café past October.

Mr. Yinger indicated that he is opposed to this awning, it will not be good for the neighbors.

Mr. John Howey, owner of 114-116 Oak, Edinger Apartments.

Mr. Howey indicated that he is opposed to the awning project. Mr. Howey indicated that the awning will not help with the issues his tenants are having with the bar with the smoke, smells and noise. Mr. Howey indicated that there are heaters out there and the fumes are going up to the apartments and by having an awning it will allow the owners to extend the hours and date for the rear café.

Mr. Howey continued that the noise is way past midnight and the awning will allow customers to stay longer and added that what should be required is for the bar owners to enclose the entire area. Mr. Howey stated that if they can't operator currently within the guidelines of the outdoor café why let them continue to construct an awning.

Chairperson Krimmel indicated that the complaints Mr. Howey has are an enforcement issue and informed Mr. Howey that he should contact the Police Department.

Mr. Howey stated again that the Commission is enabling them to extend the hours by allowing them to construct an awning.

Mr. Robinette indicated that the Police brought a noise meter and measured the level of noise and it was within the limits and to date there are no violations with the Police Department for this location.

Mr. Robinette indicated that they have a request to the City Council to extend the hours and are waiting for their opinion.

Commissioner Lupo asked Mr. Robinette if by putting in the awning are they trying to extend the use of the café past October.

Mr. Robinette indicated that they would comply to the ordinance like everyone else as enforced by the City.

Commissioner Adamczyk indicated that he talked to the wait-staff and they feel it will be good to cover the rear outdoor café, because when it rains everyone comes inside and there could be issues. Further, Commissioner Adamczyk indicated that they feel it will muffle the noise and if they have enforcement issues they are with the Police Department.

Mr. Robinette indicated that they have a pending communication to extend the hours.

Commissioner Tavernier indicated that Captains has a Certificate of Occupancy with the hours of operation and that needs to be followed.

Mr. Robinette stated there was a current Certificate of Occupancy.

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

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## Memo

To: Planning Commission

From: Robert J. Benson, Commissioner

Subject: Planning Michigan Conference 2015

I attended the above meeting on Wednesday October 7, 2015 and Thursday October 8, 2015 and the following is my report on the sessions I attended.

### Wednesday October 7, 2015

9:30am to 12:30pm MI Newest Boarder Crossing – The crossing is proceeding and will likely be built. However, it is still off in the future and much of what was “promised” to Delray Community Benefits Group to get them to agree to the project is now off the table and they are fighting to get it back.

1:00pm to 2:30pm Small Communities Doing Big Things – A review of the Redevelopment Ready Communities Certification Program (RRC) focusing on encouraging developers to look at your city (more of a customer focused approach) having a strategic plan of what type of development you are looking for with a buy in by city officials, departments, and residents. Wyandotte is already doing some of this but I feel we need a more strategic approach. It is my understanding that the city is looking in to this program.

### 2:45pm to 4:15pm Legislative Update – Review of current and pending new laws

- 1) Sign Ordinances – If you must read the sign to decide if it is a violation it is illegal.
- 2) Medical Marijuana – burden of proof is now on the user (card is not enough).
- 3) Cell Towers – cannot be denied without a valid reason which must be given in writing within a set time limit.
- 4) Right to Farm - An urban farmer must prove he/she meets the requirements.
- 5) Legislative Immunity - Can be lost if they can prove malice and that you were not doing your job properly.
- 6) You must have and provide a written FOIA policy or you can't charge fee's
- 7) Zoning cannot regulate Ham Radio Operators

Thursday October 8, 2015

10:15am to 11:30am The Nuts and Bolts of Business – Review of how to set up a Bid or Biz Improvement Zone special assessment district. Examples cited; Downtown Detroit, Southwest Detroit, & the Eight Mile Corridor.

11:45am to 12:45pm tour Exhibits

1:30pm to 3:00pm Ideas to Action Strategies for Building – Review of the Missing Middle Housing concept with emphasis on the growth areas of young professionals and empty nest seniors as potential areas for growth and redevelopment.

3:15pm to 4:30pm Rosetta Stone for Transportation – Discussion of the transportation needs of the target markets outlined in the Missing Middle Housing Concept. This included a review of the Complete Streets Program moving away from a cars-only concept to consider walkability, mass transit, bike routes, and fixed route transit when redeveloping.

In closing I found this to be very informative and well worth the time. I believe that Wyandotte is doing many of things discussed but more can be done from a strategic nature to tie it all together. It is possible that the Redevelopment Ready Communities Program could be the vehicle for doing this and from my conversations at the conference the city may already be looking into this.

Respectfully Submitted,

Robert J. Benson, Commissioner