

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

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

COMMISSIONERS PRESENT: Benson, Duran, Krimmel, Lupo, Pasko, Rutkowski

COMMISSIONERS EXCUSED: Adamczyk, Parker, Tavernier

ALSO PRESENT: Ben Tallerico  
Kelly Roberts, Recording Secretary

**COMMUNICATIONS:**

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

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

MOTION BY COMMISSIONER BENSON, supported by Commissioner Rutkowski to approve the minutes of the Meeting of October 15, 2015 with the change to the motion to pay bills that Member Benson voted yes. MOTION PASSED.

**OLD BUSINESS:**

1. **PUBLIC HEARING** – Request from Oak Street Condo Projects, LLC (Owner and Appellant) to construct four (4) unit attached condominium townhouse 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 LUPO, supported by Commissioner Benson; WHEREAS, the Site Plan for "The Oaks Condominiums" residential project at the southwest corner of Oak Street and 2<sup>nd</sup> Street, generally meets the criteria of the City of Wyandotte's Zoning Map and Zoning Ordinance, Sections 1650, 1651 and 1652 in terms of the Planned Development District in that the PD District permits redevelopment that provides a balanced land use surrounding uses while ensuring adequate safeguards and standards for public health, safety, convenience and general welfare; AND

WHEREAS, the Planning Commission has received reports and recommendations dated August 25, 2015, and November 13, 2015, and receives and files said reports and recommendations; AND

WHEREAS, on October 15, 2015, the Planning Commission of the City of Wyandotte, held a Public Hearing with proper notice, in accord with the requirements of Act 207 of 1921 as amended;

WHEREAS, on November 19, 2015, the Planning Commission reconvened the public hearing from October 15, 2015;

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WYANDOTTE, that it recommends to the City Council that the Site Plan dated November 13, 2015, and plans A-1.1, A-1.2 and elevations for "The Oak Condominium" project be accepted and recommended for approval subject to the following:

- Before proceeding with construction of two (2) three (3) unit buildings shown on the site plan approved by the City Council on December 12, 2005, on the southern part of property, elevation and landscape plans need to be submitted for recommendation and approval.
- Irrigation system to be installed as required by Section 23405.R of the Wyandotte Zoning Ordinance.
- Windows required on the 2<sup>nd</sup> Street elevation to break up the massive brick.

YES: Benson, Duran, Krimmel, Lupo, Pasko, Rutkowski

NO: None

ABSENT: Adamczyk, Parker, Tavernier

MOTION PASSED

### **NEW BUSINESS:**

- 1. PUBLIC HEARING #511** – Request from Albert Wojtala, (Owner and Appellant) for two (2) wall signs at 1319-1325 Fort Street, Wyandotte, Michigan. The property is located in a B-2 Zoning District and the proposed conflicts with Section 2202.MM.2

MOTION BY COMMISSIONER BENSON, Supported by Commissioner Duran to approve both wall signs as submitted by the property owner for the property at 1319-1325 Fort Street.

YES: Benson, Duran, Lupo, Pasko, Rutkowski

NO: Krimmel

ABSENT: Adamczyk, Parker, Tavernier

MOTION PASSED

- 2. Review of the parking lot layout and landscape plan for the property at 353 Elm, Wyandotte, Michigan as submitted by the City of Wyandotte.**

MOTION BY COMMISSIONER BENSON, supported by Commissioner Pasko to approve the parking lot layout and landscaping plan as submitted for the property at 353 Elm provided an additional three (3) street trees are planted along 4<sup>th</sup> Street.

YES: Benson, Duran, Krimmel, Lupo, Pasko, Rutkowski

NO: None

ABSENT: Adamczyk, Parker, Tavernier

MOTION PASSED

**PERSONS IN THE AUDIENCE:**

No persons in audience.

**SPECIAL ORDER:**

Motion by Commissioner Benson, supported by Commissioner Lupo to send a memo to City Council that all minutes from the Planning Commission for the 2014-2015 fiscal year have been received by City Council in accordance with the Annual Reporting requirements.

YES: Benson, Duran, Krimmel, Lupo, Pasko, Rutkowski

NO: None

ABSENT: Adamczyk, Parker, Tavernier

MOTION PASSED

**BILLS AND ACCOUNT:**

MOTION BY COMMISSIONER LUPO, supported by Commissioner Benson to:  
Pay Beckett & Raeder for Planning Consultant fee for November 2015 in the amount of \$700.00  
Hours for Secretarial Services: 10/03/15 – 10/31/15 11 total hours

YES: Benson, Duran, Krimmel, Lupo, Pasko, Rutkowski

NO: None

ABSENT: Adamczyk, Parker, Tavernier

MOTION PASSED

**MOTION TO ADJOURN:**

MOTION BY COMMISSIONER LUPO, supported by Commissioner Rutkowski to adjourn the meeting at 7:35 p.m.

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**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 stated that this was discussed at the October meeting of the Planning Commission and held in abeyance until a landscape plan was received.

Jack Runkle, Runkle Architects representing property owner.

Mr. Runkle explained that he submitted the landscape plan and the only change is the additional landscaping on 2<sup>nd</sup> Street. Mr. Runkle stated that the landscaping will be the same as on Oak Street.

Commissioner Benson asked if this was the only change.

Mr. Runkle stated yes.

Mr. Tallerico stated that at the last meeting it was mentioned that windows should be placed on the 2<sup>nd</sup> Street side of the building. Mr. Tallerico stated further that side has a lot of brick and it will be visible from Oak Street.

Mr. Runkle indicated that there will be a garage on that side and his client has issues with safety if windows are put in.

Mr. Tallerico indicated that he did not see any issue with windows on that side. Mr. Tallerico indicated that Wyandotte is a walkable city and this will add to the feeling of the downtown.

Mr. Runkle indicated that he would do what the Commission requires.

Commissioner Rutkowski asked about the irrigation.

Mr. Runkle stated that he thought there was a note on the plans, but the irrigation is no problem.

Chairperson Krimmel indicated that the Planning Commission is just a recommending body and this project will also require approval by the City Council.

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

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**PUBLIC HEARING #511** – Request from Albert Wojtala, (Owner and Appellant) for two (2) wall signs at 1319-1325 Fort Street, Wyandotte, Michigan. The property is located in a B-2 Zoning District and the proposed conflicts with Section 2202.MM.2

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

Mr. Wojtala, 2380 20<sup>th</sup> Street, Wyandotte, Owner, present.

Commissioner Pasko asked if the signs/murals are already installed on the building.

Mr. Wojtala stated yes.

Commissioner Lupo asked if the signs are completed.

Mr. Wojtala stated yes.

Mr. Tallerico asked if the signs would be lighted.

Mr. Wojtala stated no.

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

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