

**CITY OF WYANDOTTE
PLANNING COMMISSION**

Agenda for the Meeting Thursday, July 16, 2015, at 6:30 p.m.
Council Chambers, Wyandotte City Hall

CALL TO ORDER:

COMMISSIONERS: Adamczyk Parker
 Benson Pasko
 Duran Rutkowski
 Krimmel Tavernier
 Lupo

ALSO PRESENT _____

COMMUNICATIONS:

1. City Council Ordinance regarding the rezoning of 640 Plum Street dated June 22, 2015.
2. City Council Resolutions dated June 30, 2015, regarding the rezoning of 412 Vinewood/Former 422 Vinewood; 1777 Oak Street and Former 362 Hudson.

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING

Motion by Commissioner _____, supported by Commissioner _____ to approve the minutes of Meeting of June 18, 2015.

OLD BUSINESS:

1. None

NEW BUSINESS:

1. PUBLIC HEARING #060215 – Request from the City Engineer to consider an amendment of the Zoning Ordinance Map to rezone the following described land in the City of Wyandotte, County of Wayne, and State of Michigan as follows:

West 15 feet of Lot 6 Wyandotte Land Co. Subdivision, as recorded in Liber 37, Page 38 Wayne County Records

Known as the Former 600-604 Poplar, Wyandotte, Michigan 48192

It is proposed that said land be rezoned from Two Family Residential District (RT) to Single Family District (RA).

2. PUBLIC HEARING #505 – Request from Mike Mazloum, (Owner and Appellant) of Sushi Bar, for a Certificate of Occupancy for an Outdoor Cafe at 130 Maple, Wyandotte, Michigan in CBD Zoning District where the proposed conflicts with Section 2202.S.1 of the City of Wyandotte Zoning Ordinance which states:

Section 2202.S.1: Outdoor Café maybe permitted by the Planning Commission subject to Article XXII and approval of a site plan in accord with Section 2607 and after a public hearing.

3. PUBLIC HEARING #506 – Request from Rick DeSana and Les Salliotte (Owners and Appellants) of Captain's, for Certificate of Occupancy to revise their Outdoor Cafes site plans at 126 Oak, Wyandotte, Michigan in CBD Zoning District where the proposed conflicts with Section 2202.S.1 of the City of Wyandotte Zoning Ordinance which states:

Section 2202.S.1: Outdoor Café maybe permitted by the Planning Commission subject to Article XXII and approval of a site plan in accord with Section 2607 and after a public hearing.

4. PUBLIC HEARING #507 – Request from Leonard Mazzola (Owner and Appellant) for a Certificate of Occupancy for outdoor sales of new or used automobiles at 1460 Eureka, Wyandotte, Michigan, in a B-2 Zoning District where the proposed conflicts with Section 1401.H of the City of Wyandotte Zoning Ordinance which states:

1401.H: Outdoor sales space for new or used automobiles, trucks, recreational vehicles, mobile homes and boats maybe permitted by the Planning Commission subject to Article XXII and approval of a site plan in accord with Section 2607 and after a public hearing.

5. PUBLIC HEARING #508 – Request from Steven Wojcik (Owner and Appellant) for a Certificate of Occupancy for beekeeping at 803 Riverbank, Wyandotte, Michigan, in a RA Zoning District where the proposed conflicts with Section 401 of the City of Wyandotte Zoning Ordinance which states:

401: Home Occupation is allowed in a RA Zoning District has a Special Land Use. Beekeeping is not listed as an allowable use as a home occupation.

6. PUBLIC HEARING #509 – Request from Arthur L. Vince (Owner and Appellant) for relief of installing the required for (4) foot decorative block, brick or decorative poured concrete wall at the east side of the property adjacent to the alley at 3523 Fort Street, Wyandotte, Michigan.

NOTE: The Planning Commission approved the Certificate of Occupancy for a used car lot on January 17, 2006, provided a four (4) foot wall or obscuring fence is provided in accordance with Section 2202 V of the Wyandotte Zoning Ordinance.

7. PUBLIC HEARING to consider amendments to the City of Wyandotte Zoning Ordinance Article VIII - amending Section 801- Special Uses and adding Section 802 - Required Conditions shall read:

801. Special Uses

The following uses may permitted by the Planning Commission subject to conditions hereinafter imposed in Article XXII for each use and subject to the review and approval of a site plan and in accord with Section 2607 and after a public hearing in accord with Section 2608 by the Planning Commission.

A. Uses permitted as special uses and as regulated in the RM-1A Districts.

802 - Required Conditions

The following conditions shall be required in all RM-2 Districts.

A. All required conditions of the RM-1A District shall apply to the RM-2 District.

8. PUBLIC HEARING to consider amendments to the City of Wyandotte Zoning Ordinance Article XII – B-1 Neighborhood Business District, Section 1200 Principal Uses Permitted, Subsection E, F, and G shall be amended to read:

1200 Principal Uses Permitted

- E. Business schools, or private schools operated for profit. Examples of private schools permitted herein include, but are not limited to, the following: dance studios, music and voice schools, and art studios.
- F. Other uses which are similar to the above uses.
- G. Accessory structures and uses customarily incidental to the above permitted uses, provided such buildings and uses are located on the same zoning lot with a permitted uses.

PERSONS IN THE AUDIENCE:

OTHER BUSINESS:

BILLS AND ACCOUNT:

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

- Pay the planning consultant fee for June 2015 to Beckett & Raeder: \$700.00
- Hours for Secretarial Services: 06/08/15 to 06/26/15 9.00 hours

MOTION TO ADJOURN: