

City of Wyandotte
PLANNING COMMISSION
Minutes of the Thursday, March 16, 2016, Meeting
MINUTES AS RECORDED

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

COMMISSIONERS PRESENT: Adamczyk, Benson, Krimmel, Lupo, Mayhew, Pasko, Rutkowski

COMMISSIONERS EXCUSED: Duran, Parker

ALSO PRESENT: Ben Tallerico
Kelly Roberts, Recording Secretary

COMMUNICATIONS:

1. MOTION BY COMMISSIONER BENSON, supported by Commissioner Pasko to receive and place on file the Council Resolutions.

YES: Adamczyk, Benson, Krimmel, Lupo, Mayhew, Pasko, Rutkowski

NO: None

ABSENT: Duran, Parker

MOTION PASSED

2. MOTION BY COMMISSIONER BENSON, supported by Commissioner Rutkowski to approve the one (1) year extension regarding the addition of the Emergency Department at Henry Ford Wyandotte Hospital, 2333 Biddle Avenue, Wyandotte as requested by A3C.

YES: Adamczyk, Benson, Krimmel, Lupo, Mayhew, Pasko, Rutkowski

NO: None

ABSENT: Duran, Parker

MOTION PASSED

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING:

MOTION BY COMMISSIONER PASKO, supported by Commissioner Rutkowski to approve the minutes of the Meeting of February 18, 2016. MOTION PASSED.

YES: Adamczyk, Benson, Krimmel, Lupo, Mayhew, Pasko, Rutkowski

NO: None

ABSENT: Duran, Parker

MOTION PASSED

OLD BUSINESS:

None

NEW BUSINESS:

1. PUBLIC HEARING #511 – Request from Austin Sash, Appellant and Peter Dieringer, Owner, have applied for a Certificate of Occupancy for a four (4) family multiple dwelling at 848 Oak, Wyandotte, Michigan in a B-1 Zoning District where the proposed conflicts with Section 1101.B.

MOTION BY COMMISSIONER BENSON, supported by Commissioner Pasko to approve the request of Austin Sash and Peter Dieringer to allow a four (4) unit multiple family dwelling under the Limited Dwelling Section 1101.B at 848 Oak Street, Wyandotte, subject to approval by the Zoning Board of Appeals and review of architectural plans by the City Engineer for compliance to the Ordinance.

YES: Adamczyk, Benson, Krimmel, Lupo, Mayhew, Pasko, Rutkowski

NO: None

ABSENT: Duran, Parker

MOTION PASSED

PERSONS IN THE AUDIENCE:

No persons in audience.

SPECIAL ORDER:

The Commission discussed an alternate member as a representative to the Design Review Board Commissioner Benson indicated that Commissioner Tavernier was the alternate member. Therefore, the following motion was made:

MOTION BY COMMISSIONER PASKO, supported by Commissioner Adamczyk to appoint Commissioner Rutkowski as an alternate member to the Design Review Board.

YES: Adamczyk, Benson, Krimmel, Lupo, Mayhew, Pasko, Rutkowski

NO: None

ABSENT: Duran, Parker

MOTION PASSED

BILLS AND ACCOUNT:

MOTION BY COMMISSIONER PASKO, supported by Commissioner Benson to:
Pay Beckett & Raeder for Planning Consultant fees for March 2016 in the amount of \$700.00
Hours for Secretarial Services: 02/11/2016 to 03/01/2016 11.50 total hours

YES: Adamczyk, Benson, Krimmel, Lupo, Mayhew, Pasko, Rutkowski

NO: None

ABSENT: Duran, Parker

MOTION PASSED

MOTION TO ADJOURN:

MOTION BY COMMISSIONER BENSON, supported by Commissioner Pasko to adjourn the meeting at 7:05 p.m.

PUBLIC HEARING – Request from Austin Sash, Appellant and Peter Dieringer, Owner, have applied for a Certificate of Occupancy for a four (4) family multiple dwelling at 848 Oak, Wyandotte, Michigan in a B-1 Zoning District where the proposed conflicts with Section 1101.B. Chairperson Krimmel read the appeal and asked if there was anyone present who wished to speak regarding this hearing.

Commissioner Pasko read the non-conformance communication that was prepared by the City Engineer.

Jerry Miller, Agent for Buyer and Austin Sash, proposed buyer, present.

Mr. Miller indicated that Mr. Sash is in the processes of purchasing the property and wants to convert it to residential dwellings. Mr. Miller continued that Mr. Sash will be living in one of the units.

Mr. Tallerico asked what changes will be made to the building.

Mr. Sash indicated that he intends to replace the roof and windows, the siding will remain with some repairs and one of front windows might be changed for egress.

Commissioner Mayhew asked if the sign would remain.

Mr. Sash indicated that the sign would be removed immediately.

Commissioner Mayhew asked if the pool would also be removed.

Mr. Sash indicated yes it would be removed.

Chairperson Krimmel indicated that the drawing shows the pool area as additional parking.

Mr. Sash indicated that is correct.

Chairperson Krimmel asked Mr. Tallerico about the landscaping requirements.

Mr. Tallerico indicated that the City Engineer has addressed that and it would be deficient and the applicant would also need to go to the Zoning Board of Appeals for a variance. Mr. Tallerico continued that the Planning Commission would need to approve the limited dwelling for this property first.

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

OFFICIALS

Lawrence S. Stec
CITY CLERK

Todd M. Browning
CITY TREASURER

Thomas Woodruff
CITY ASSESSOR



MAYO
Joseph R. Petersen

COUNCIL
Sheri Sutherby Frick
Daniel E. Gales
Tadeusz Miodura Jr
Leonard T. Sabud
Donald Schultz Jr
Kevin VanBoxel

MARK A. KOWALEWSKI, P.E.
CITY ENGINEER

NOTIFICATION

Nonconformance of Proposed Building or Occupancy

Date: February 10, 2016

Appellant:
Austin Sash
1743 N. Trenton Drive
Trenton, MI 48183

Owner:
Peter Dieringer
848 Oak
Wyandotte, MI 48192

RE: 848 Oak, Wyandotte, Michigan

In accordance with Section 2600 of the Zoning Ordinance, you are hereby notified that your application, dated February 1, 2016, and site plan for a Certificate of Occupancy for a four (4) family multiple dwelling on Lots 118, 119 and 120, Bishop's Sub., in a B-1 zoning district does not comply with Sections 2100.0, 2100.E and Section 2404.Q of the Ordinance, which requires:

Section 2100.0 – Front Yard: A minimum of a 20 foot front yard is required for a multiple family dwelling. Existing building which is proposed to be converted to a four (4) family dwelling has a 2.92 foot front yard setback to the property line.

Section 2100.E: The following minimum lot area per dwelling shall be provided:
Four (4) – two (2) bedroom apartments require 2,200 square feet of lot area each or 8,800 square feet. There is a total lot area of 8,625 square feet and therefore is deficient in the minimum lot area by 175 square feet.

Section 2404.Q – For all new parking areas of six (6) or more spaces or existing parking lots that add additional parking spaces the off street parking area shall have a planting area of at least five (5) feet in width along any street. Additional planting areas shall be required equaling at least ten (10) square feet in area for each parking space. Landscape plan shall be submitted for review by Planning Commission. Nine (9) parking spaces are shown on plan and requirements are not met. Landscape plan has not been submitted.

Note: If approved by Planning Commission, as Limited Dwellings under Special Uses Provisions then any site plan deficiencies will require a zoning variance by the Zoning Board of Appeals. If both boards approve this use, then Architectural plans shall be submitted by a State of Michigan Licensed Architect with the building permit application.

Currently 1st floor is a business office with the 2nd floor having two (2) apartments. The property is zoned B-1, which allows uses permitted as special uses and as regulated in the OS District. (Section 2200.L Limited Dwellings)

The applicant is proposing to add two 1st floor apartments at the rear and front of existing business office area. This would eliminate the business office area, and the 2 upper apartments would remain.

Mark A. Kowalewski
City Engineer