

**City of Wyandotte**  
**PLANNING COMMISSION**  
***Minutes of the Thursday, October 20, 2016, Meeting***  
**MINUTES AS RECORDED**

The meeting was called to order by Vice Chairperson Lupo at 6:30 p.m.

COMMISSIONERS PRESENT: Adamczyk, Benson, Duran, Lupo, Mayhew, Rutkowski, Sarnacki

COMMISSIONERS EXCUSED: Parker, Pasko

ALSO PRESENT: Ben Tallerico  
Peggy Green, Acting Recording Secretary

**COMMUNICATIONS:**

MOTION BY COMMISSIONER SARNACKI, supported by Commissioner Duran to place all communications on file. MOTION PASSED.

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

MOTION BY COMMISSIONER BENSON, supported by Commissioner Adamczyk to approve the minutes of the Meeting of September 15, 2016. MOTION PASSED.

MOTION BY COMMISSIONER BENSON, supported by Commissioner Adamczyk to extend the time frame until November 15 for the two new outdoor cafes as outlines in the new ordinance that was adopted. MOTION PASSED.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**PUBLIC HEARING:** Amendments to the City of Wyandotte Zoning Ordinance Article XXIV General Provisions, Section 2408 Signs for the City of Wyandotte.

- a. Council Resolution
- b. Proposed Changes to the Sign Ordinance
- c. Communication from City Engineer, City Attorney, City Planner

MOTION BY COMMISSIONER BENSON, supported by Commissioner Adamczyk to place the Council Resolution on file.

YES: Adamczyk, Benson, Duran, Lupo, Mayhew, Rutkowski, Sarnacki

NO: None ABSENT: Parker, Pasko

MOTION PASSED



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**PUBLIC HEARING:** Amendments to the City of Wyandotte Zoning Ordinance Article XXIV General Provisions, Section 2408 Signs for the City of Wyandotte.

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Commissioner Lupo opened the hearing and asked if there was anyone present who wish to speak about this hearing.

Mr. Tallerico informed the Board that the sign ordinance changes are from the Court Case Reed vs. Gilbert in Arizona. There was a 9-0 vote on the Supreme Court, and it is highly likely that all sign ordinances will change. The ordinance was reviewed by Legal, City Engineer, and himself, and will be presented to Council any changes should be in front of Legal at the Council Meeting.

Commissioner Mayhew commented that about signs advertising when there is no business there anymore. Mr. Tallerico stated that this could be addressed under the blight ordinance.

Commissioner Benson commented that the design review for historical reasons has been removed.

Commission Benson questioned why is design review being removed.

Mr. Tallerico explained to the Board that there had been discussion with Legal, and the Design Review is not definitive in place to be more compatible, to be arbitrary to be defensible.

Commissioner Benson commented about Page 6, paragraph 3, removing product. Mr. Tallerico explained that you cannot differentiate.

Commissioner Benson commented on Page 7 the terms public or private, and asked if it covered both. Mr. Tallerico explained that if it is not mentioned, means both.

Commissioner Benson commented on Page 11, no more time and temperature. Mr. Tallerico explained that you cannot distinguish.

Commissioner Mayhew commented about being able to park vehicles where you want. Mr. Tallerico explained that the Court is not consistent on that.

Commissioner Benson commented on Page 16, why remove garage and sale signs. Mr. Tallerico explained that you can't regulate. You could call it a portable sign and require a permit, you can't differentiate signs between bake sales, house sale, and garage sale.

Commissioner Benson commented on political and rental signs no requiring a permit. Mr. Tallerico explained that you can not distinguish.

Commissioner Mayhew commented on Page 21, the size of the sign. There was discussion, and it appears that the size can be 32 square feet.

Commission Benson commented on Page 23, #2, "remove", makes it more consistent.

Gilbert Rose, 2894 VanAlstyne, Wyandotte.

Mr. Rose stated that he owns 3 buildings in Wyandotte and for the last 3 years has wanted to put a digital sign on the west side of Chelsea (2944 Biddle), and with this new ordinance, he will be permitted to do that.

Mr. Rose passed out a picture of what he wanted to do. Mr. Rose stated that his building is 30' wide, and discussed the size of the signs on the building and he would be left with 32-1/2 square feet, and he wants to invest \$25,000 in the sign. The sign would be good for business and also display civic messages, but Mr. Rose added that 32-1/2 would be too small to accomplish this and what could he do to rectify this.

Commissioner Mayhew stated that he could remove some of the existing signage.

Mr. Rose explained that if he did this, there would be holes in the brick, and he does not want to replace the awning.

Mr. Tallerico explained to Mr. Rose that he could appeal to the Zoning Board of Appeals and Adjustment that is what the Board is for the unique situations. Mr. Tallerico added that this is an option, or he could ask this Board to add to the ordinance.

There was discussion regarding painting the awning, to remove some signage.

Mr. Rose stated that he will apply for a permit then it will be denied, that he can appeal it.

Mr. Tallerico suggested to Mr. Rose that he wait until Council approves the Ordinance, and there will be two (2) hearings on this.

There being no further discussion, the hearing was closed.

One (1) communication was received from the City Engineer, City Attorney and City Planner.



**OFFICIALS**

**Lawrence S. Stec**  
CITY CLERK

**Todd M. Browning**  
CITY TREASURER

**Thomas R. Woodruff**  
CITY ASSESSOR



**MAYOR**  
**Joseph R. Peterson**

**COUNCIL**  
**Sheri Sutherby Fricke**  
**Daniel E. Galeski**  
**Ted Miciura, Jr.**  
**Leonard T. Sabuda**  
**Donald C. Schultz**  
**Kevin VanBoxell**

**MARK A. KOWALEWSKI, P.E.**  
**CITY ENGINEER**

October 13, 2016

Stan Pasko, Chairperson  
Planning Commission  
City of Wyandotte  
3200 Biddle Avenue  
Wyandotte, Michigan

RE: Revisions to the Sign Ordinance

Dear Chairperson Pasko:

The City's Sign Ordinance needs to be amended to reflect the decision of the United States Supreme Court decision Reed v. Town of Gilbert, Arizona. The attached proposed changes remove content based messages currently in the requirements of Wyandotte's Ordinance to achieve this compliance.

Also, the City Council has recommended that the proposed changes to the Sign Ordinance include language for signs in the Central Business District (CBD) to allow electronic changeable digital message signs on locations that are not visible from Biddle Avenue and include the necessary restrictions to protect the harmony and historical nature of the CBD.

Beginning with the St. Mary's Treaty with the Indians in 1818, Wyandotte began to be settled by non-native Americans. John Clark was one of the first known settlers who occupied the former log house of the Indian Chief, Blue Jacket. A village developed with a distinct downtown. Wyandotte became a City in 1867.

The City's adopted Strategic Plan indicates, "We are committed to historic preservation and legacy initiatives as they are a critical element to the future of the City". The City's zoning ordinance incorporated restrictions and standards that preserve these historical elements.

Recently, the Historical Commission identified sixteen (16) historical locations in the CBD and has placed historical markers on the buildings. Fourteen (14) of the locations are in the CBD on Biddle Avenue between Oak Street and Eureka Avenue. The remaining two (2) locations are on Biddle Avenue at Pine Street within the Planned Development (PD) Zoning District. The Historical Commission provided a walkable map to visitors called "The Museum In The Streets" so the public can enjoy this walk down Biddle Avenue (enclosed).

The Historical Commission did not identify any locations on streets other than Biddle Avenue. Electronic digital message signs by their nature are very bright to attract attention. These types of signs are NOT historical in nature. In fact, these type of signs are the very opposite of historical. A sign visible from Biddle Avenue on a side street would distract from the historical ambiance of a walk on Biddle Avenue.

Therefore, to include electronic digital message signs in the CBD there needs to be a balance to create a harmony with the historical nature of the CBD and need for new technology. The proposed ordinance changes allow these signs in the CBD but only on limited streets and only on buildings that face west away from Biddle Avenue.

The above is a good compromise and we recommend this ordinance be recommended for approval to the City Council.

Very truly yours,

*Mark A. Kowalewski*

Mark A. Kowalewski  
City Engineer

*William R. Look*

William R. Look  
City Attorney

*Ben Tallerico*

Ben Tallerico  
City Planner

MAK/WRL/BT:kr

Enclosure

## ***Welcome to Wyandotte on the water!***

From the earliest times, the Great Lakes and their connecting rivers were the primary means of transportation for this region. This area was a choice spot for settlement of Native American, French and English settlers.

The Wyandot (Wendat) followed their French allies to this region, and in 1732 established the village of Maquaqua (Monguagon). The area proved ideal for hunting, fishing trapping and farming.

The struggle between the French and British empires in North America entangled the Wyandot in conflict during Pontiac's rebellion in 1763 and again during the War of 1812.

It was that later conflict that brought many more white settlers into the area. In 1835, a veteran of that war, Major John Biddle, built his country estate here.

The village of Wyandotte came into existence in 1854 when Eber Ward chose this site for his Eureka Iron Works. The plant was the first to use the Bessemer process in manufacturing.

The railroads arrived in the 1850's, and a large shipyard opened in 1871 that built and launched iron-hulled freighters and excursion boats, including the Boblo boat *S. S. Columbia*. In the 1890's, the Michigan Alkali established a large chemical plant that continued as Wyandotte Chemicals and is known today as BASF Wyandotte.

Wyandotte incorporated as a city in 1867 and has a long history of maintaining an independent identity. In the 1890's, it established its own power and water utilities.

From 1904 to 1924, the city expanded to the south, north and west.

From the beginning of the village, a thriving business district developed along Biddle Avenue. The 16 stops along this walking tour highlight in words and images some of that history.

Along your tour you will pass many delightful shops filled with unique items. We are pleased you have chosen to spend some time in our friendly and historic downtown district.



### ***Wyandotte Historical Society's The Museum in the Streets® Committee:***

Nan Wesser, Kenneth Navarre,  
Wallace Hayden, George Gouth

*Since 1958, the Wyandotte Historical Society  
has been dedicated to preserving,  
documenting and displaying local history.*

### ***Come join us!***

(734) 324-7299

2624 Biddle Avenue

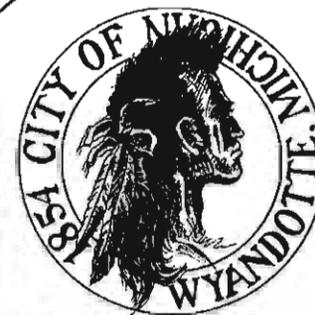
*The Wyandotte Historical Society would like to  
thank the following for helping with this project:*

The City of Wyandotte, the Bacon Memorial  
District Library, the Wyandotte Museum, the  
Downtown Development Authority  
and the Wyandotte Business Association

Cover: *Steamer Tashmoo*

THE MUSEUM IN THE STREETS® is a trademark owned and protected.  
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## **THE MUSEUM IN THE STREETS®**



***A heritage walking tour of  
the City of Wyandotte, Michigan***



***Welcome to  
BIDDLE AVENUE***



**1** HOTEL ARLINGTON



**2** R. P. MCMURPHY'S



**3** THOMAS DRUG STORE



**4** FIRST FIRE STATION



**5** MELODY BROTHERS BUILDING



**6** THE TRIANGULAR CORNER



**7** NEISNER'S DIME STORE



**8** MILKINS JEWELERS



**9** MARK OPERA HOUSE



**10** BIDDLE NORTH OF EUREKA



**11** SHIPBUILDING



**12** POLICE STATION



**13** THE NINE LIVES OF 3225 BIDDLE AVENUE



**14** MAJESTIC THEATRE



**15** CARNEGIE LIBRARY



**16** EUREKA IRON WORKS & WYANDOTTE SAVINGS BANK

