

**City of Wyandotte**  
**PLANNING COMMISSION**  
***Minutes of the Thursday, January 19, 2017, Meeting***  
**MINUTES AS RECORDED**

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

COMMISSIONERS PRESENT: Adamczyk, Duran, Lupo, Mayhew, Parker, Sarnacki

COMMISSIONERS EXCUSED: Benson, Pasko, Rutkowski

ALSO PRESENT: Ben Tallerico, Planning Consultant  
Peggy Green, Recording Secretary

**COMMUNICATIONS:**

None

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

MOTION BY COMMISSIONER PARKER, supported by Commissioner Mayhew to approve the minutes of the Meeting of December 15, 2016. MOTION PASSED.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

- 1. PUBLIC HEARING #1701:** Request from John Lupini, Drs. Hunter and Lupini, PC, Owners and Appellants, to construct a pole sign at 1605 Fort Street, Wyandotte in an O-S Zoning District.

MOTION BY COMMISSIONER PARKER, SUPPORTED BY COMMISSIONER Sarnacki WHEREAS, John Lupini, Drs. Hunter and Lupini, PC, Owner of the property at 1605 Fort Street, Wyandotte, has applied for Building Permit for a pole sign at 1605 Fort Street; AND

BE IT RESOLVED that the Planning Commission has taken into consideration all comments from the public hearing held on January 19, 2017.

NOW, THEREFORE BE IT RESOLVED that the Planning Commission hereby APPROVES the request for a pole sign at 1605 Fort Street.

YEAS: ADAMCZYK, DURAN, LUPO, MAYHEW, PARKER, SARNACKI

NAYS: NONE

ABSENT: BENSON, PASKO, RUTKOWSKI

MOTION PASSED

- 2. PUBLIC HEARING #1702:** Request from John Molnar, Molnar Funeral Home, Owner and Appellant, to construct a ground sign at 2760 Biddle Avenue, Wyandotte in a PD Zoning District.

MOTION BY COMMISSIONER MAYHEW, SUPPORTED BY COMMISSIONER Sarnacki WHEREAS, John Molnar, Molnar Funeral Home, Owner of the property at 2760 Biddle Avenue, Wyandotte, has applied for Building Permit for a ground sign at 2760 Biddle Avenue; AND

BE IT RESOLVED that the Planning Commission has taken into consideration all comments from the public hearing held on January 19, 2017.

NOW, THEREFORE BE IT RESOLVED that the Planning Commission hereby APPROVES the request for a ground sign at 2760 Biddle Avenue with the stipulation that the said sign is constructed no higher than 6 feet from the ground to meet the ordinance and Owner/Appellant obtains Design Review approval.

YEAS: ADAMCZYK, DURAN, LUPO, MAYHEW, PARKER, SARNACKI

NAYS: NONE

ABSENT: BENSON, PASKO, RUTKOWSKI

MOTION PASSED

**PERSONS IN THE AUDIENCE:**

None

**OTHER BUSINESS:**

Monthly Report from Ben Tallerico, Beckett & Raeder. Mr. Tallerico discussed the report that he had submitted to the Board.

**BILLS AND ACCOUNT:**

MOTION BY COMMISSIONER PARKER, supported by Commissioner Duran to:  
Pay Beckett & Raeder for Planning Consultant fee for January 2017 in the amount of \$700.00

YEAS: ADAMCZYK, DURAN, LUPO, MAYHEW, PARKER, SARNACKI

NAYS: NONE

ABSENT: BENSON, PASKO, RUTKOWSKI

MOTION PASSED

**MOTION TO ADJOURN:**

MOTION BY COMMISSIONER MAYHEW, supported by Commissioner Duran to adjourn the meeting at 7:10 p.m.

**PUBLIC HEARING #1701:** Request from John Lupini, Drs. Hunter and Lupini, PC, Owners and Appellants, to construct a pole sign at 1605 Fort Street, Wyandotte in an O-S Zoning District.

Vice-Chairperson Lupo opened the hearing and asked if there was anyone present who wished to speak about this hearing.

Andrew Harris, attorney, present.

Mr. Harris explained that they want to request permission to construct a pole sign and presented a drawing to the Board. Mr. Harris continued that they meet all the criteria that Council approved. A ground sign cannot be erected, there is no room for one, the dimensions adhere to the guidelines, meet the height and square footage requirements, there will be no flashing lights, the pole will be secured below ground 42".

Mr. Harris added that there have not been any complaints received from the neighbors since the letter went out about tonight's meeting, and he feels that they satisfy the ordinance.

Angelo Pizzo, 1625 - 23<sup>rd</sup> Street, present.

Mr. Pizzo stated that he uses Clark to get on Fort Street, and he thought that this was going to be a ground sign and was concerned that it would block the view of traffic.

Commissioner Mayhew asked if this was going to be a changeable message sign.

The owner stated that he was not sure how to describe a LED sign, but it is like a TV.

Commissioner Duran asked if the sign will change. The owner replied yes.

Commissioner Sarnacki asked if the existing sign will be removed. Mr. Harris replied yes.

There being no further discussion, the hearing was closed.

No communications were received.

**PUBLIC HEARING #1702:** Request from John Molnar, Molnar Funeral Home, Owner and Appellant, to construct a ground sign at 2760 Biddle Avenue, Wyandotte in a PD Zoning District.

Vice-Chairperson Lupo opened the hearing and asked if there was anyone present who wished to speak about this hearing.

MI Custom Signs, present.

Mr. Tallerico explained that the sign is taller than required and is in a PD District, and you must refer to the Office District. Mr. Tallerico continued that the sign also has to be approved by the Design Review Board and this Board (the Planning Commission) does not have the ability to approve the height as submitted. The Zoning Board would have to grant a variance for the height.

MI Custom Signs questioned why they were told to come to this Board first. Mr. Tallerico replied that there is no set order, and they would have to come to the Planning Commission eventually, but the Planning Commission cannot grant height variances.

MI Custom Signs stated that the sign fits within the ordinance, but it is on a raised bed that makes the sign higher, and there is not another good place for the sign.

Mr. Tallerico stated that Administration concurs that the bed is raised, and the sign will not be on ground level. Mr. Tallerico added that if the drawing did show the sign 6', it would still be too high.

MI Custom Signs asked if the sign was moved somewhere else, they would not need a variance.

Mr. Tallerico stated that the sign is not approved as submitted. Mr. Tallerico continued that outside of the planter bed at 6', would be fine as long as it meets all other requirements, it would also have to go to the Design Review Board, and the Zoning Board for a variance for 8.5'.

There was discussion among the Commissioners approving the sign for a reduced height of 6' total, and then the appellant could go to the Design Review Board, and to the Zoning Board.

There being no further discussion, the hearing was closed.

No communications were received.

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