

**City of Wyandotte**  
PLANNING COMMISSION  
**Minutes of the Thursday, March 16, 2017, 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, Parker, Rutkowski  
Sarnacki

COMMISSIONERS EXCUSED: Pasko

ALSO PRESENT: Ben Tallerico, Planning Consultant  
Kelly Roberts, Recording Secretary

**COMMUNICATIONS:**

None

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

MOTION BY COMMISSIONER BENSON, supported by Commissioner Sarnacki to approve the minutes of the Meeting of February 16, 2017. MOTION PASSED.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

- 1. PUBLIC HEARING #530:** Request from Wine Dotte Bistro, 2910 Van Alstyne, Karen Goreta, Owner and Appellant, for a Certificate of Occupancy for two (2) Outdoor Cafés one (1) in the City's Parking Lot No. 1 and one (1) on private property in a CBD Zoning District. An Outdoor Café requires the review and approval of a site drawing by the Planning Commission per Section 2202.S.2 of the City of Wyandotte's Zoning Ordinance.

RESOLVED BY COMMISSIONER BENSON, supported by Commissioner Adamczyk that Special Approval #530 – request by Wine Dotte Bristro and Karen Goreta, (Owner and Appellant) for a Certificate of Occupancy for an Outdoor Cafés in Parking Lot #1 and on private property at 2910 Van Alstyne, Wyandotte, Michigan, are hereby APPROVED contingent upon City Council approval for the outdoor café in Parking Lot #1 on the basis of the following reasons:

The proposed outdoor café complies with all ordinance requirements or will comply with said requirements and the conditions below prior to use as an outdoor café. Further, during the public hearing for this application, there were no objections to the proposed project.

Said approval is subject to the following conditions:

1. The outdoor café is subject to all conditions applicable to an outdoor café in the Central Business District (CBD) Zoning District, Special Land Uses, Section 2202.S of the City of Wyandotte's Zoning Ordinance. The applicant is responsible for carefully reviewing, understanding and complying with the requirements of the ordinance.
2. Outdoor café to be constructed in accordance with the site plan submitted by Owner indicated as drawings by Kret's Classic Kitchens & Construction, dated June 10, 2016 and October 17, 2016, and elevations.
3. If alcoholic beverages are served, the current Michigan Liquor Control Commission rules and regulations shall apply, and the applicant shall obtain all necessary approvals.
4. Compliance with all Police, Fire and City Engineer requirements attached. Planter boxes to be approved by the City Engineer.
5. Use of the outdoor café shall be allowed from 7:00 a.m. to Midnight with extended hours to 2:00 a.m. on 3<sup>rd</sup> Fridays, Street Art Fair and events approved by Resolution by City Council from March 15 through November 15.
6. The outdoor café shall comply with all applicable laws and regulations of the City, County, and the State.
7. The outdoor café shall comply with all applicable laws and regulations of the City, County, and the State.
8. Umbrellas to have name of establishment on the drip-tee only, no logo's for products.
9. Applicant to pay all cost to the City of Wyandotte, Department of Public Services for providing and removing temporary reflective tape as indicated on plans.
10. Café on Public Property requires approval by the Wyandotte City Council.

YEAS: ADAMCZYK, BENSON, DURAN, LUPO, MAYHEW, PARKER, RUTKOWSKI, SARNACKI  
NAYS: NONE ABSENT: PASKO  
MOTION PASSED

2. Request from Jeffery Company, Appellant, and Henry Ford Hospital, Owner, for review of a parking lot layout and landscaping plan for the parking lot at the south east corner of First Street and Walnut, Wyandotte, Michigan.

MOTION BY COMMISSIONER BENSON, Supported by Commissioner Parker to approve the parking lot layout and landscaping for the parking lot at the south east corner of First Street and Walnut as presented to the Commission.

YEAS: ADAMCZYK, BENSON, DURAN, LUPO, MAYHEW, PARKER, RUTKOWSKI, SARNACKI  
NAYS: NONE ABSENT: PASKO  
MOTION PASSED

**PERSONS IN THE AUDIENCE:**

None

**OTHER BUSINESS:**

- **ANNUAL REVIEW OF OUTDOOR CAFES:**

MOTION BY COMMISSIONER BENSON, Supported by Commissioner Rutkowski to approve the following outdoor cafes for 2017:

- 639 Ford Avenue – VFW Post 1136
- 6 Perry Place – Seaway Boat Club
- 2817 Van Alstyne – American Legion
- 2356 Biddle – Gregorio’s Italian Restaurant

The outdoor cafés comply with all ordinance requirements and the conditions below prior to use as an outdoor café.

1. The outdoor café is subject to all conditions applicable to an outdoor café in the Central Business District (CBD) Zoning District, Special Land Uses, Section 2202.S of the City of Wyandotte’s Zoning Ordinance. The applicant is responsible for carefully reviewing, understanding and complying with the requirements of the ordinance.
2. Outdoor café to be constructed in accordance with the site plan submitted by Applicant/Owner and reviewed and approved by Planning Commission on March 16, 2017.
3. If alcoholic beverages are served, the current Michigan Liquor Control Commission rules and regulations shall apply, and the applicant shall obtain all necessary approvals.
4. Compliance with all Police, Fire and City Engineer requirements.
5. Use of the outdoor café shall be allowed from 7:00 a.m. to Midnight with extended hours to 2:00 a.m. on 3<sup>rd</sup> Fridays, Street Art Fair and events approved by Resolution by the City Council from March 15 through November 15.
6. The outdoor café shall comply with all applicable laws and regulations of the City, County, and the State.
7. Umbrellas to have name of establishment on the drip-tee only, no logo’s for products.
8. Fence to be black decorative metal.
9. Table detail to be metal or plastic with matching chairs.

YEAS: ADAMCZYK, BENSON, DURAN, LUPO, MAYHEW, PARKER, RUTKOWSKI, SARNACKI  
NAYS: NONE ABSENT:PASKO  
MOTION PASSED

- **Monthly Report:** 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 Rutkowski to:  
Pay Beckett & Raeder for Planning Consultant fee for March 2017 in the amount of \$700.00

YEAS: ADAMCZYK, BENSON, DURAN, LUPO, MAYHEW, PARKER, RUTKOWSKI, SARNACKI  
NAYS: NONE ABSENT:PASKO  
MOTION PASSED

**MOTION TO ADJOURN:**

MOTION BY COMMISSIONER BENSON, supported by Commissioner Parker to adjourn the meeting at 7:15 p.m.

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**PUBLIC HEARING #530:** Request from Wine Dotte Bristro, Karen Goreta, Owners and Appellants, for a Certificate of Occupancy for an Outdoor Cafés at 2910 Van Alstyne, Wyandotte in a CBD Zoning District.

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

Vice-Chairperson Lupo indicated that the plans were received and asked if there were any questions by the Commissioners.

There being none, the hearing was closed.

Communications were received from the Fire Chief, Police Chief and City Engineer