

City of Wyandotte
PLANNING COMMISSION
Minutes of the Thursday, July 20, 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:

MOTION BY COMMISSIONER DURAN, supported by Commissioner Parker, to receive and place all communications on file.

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING:

MOTION BY COMMISSIONER PARKER, supported by Commissioner Rutkowski to approve the minutes of the Meeting of June 22, 2017. MOTION PASSED.

OLD BUSINESS:

None

NEW BUSINESS:

- 1. PUBLIC HEARING #353:** Request from Sandra Skaisgir, (Owner and Appellant) for a Certificate of Occupancy for a 1st Floor business and 2nd floor apartment at 70 Poplar. The property is located in a Planned Development District (PD) Zoning District. This request requires approval by the Planning Commission per Section 2000 of the Zoning Ordinance.

MOTION BY COMMISSIONER BENSON, Supported by Commissioner Mayhew that the request of Sandra Skaisgir for a Certificate of Occupancy for a 1st floor business and 2nd floor apartment at 70 Poplar, is hereby approved provided a parking variance is granted by the Zoning Board of Appeals.

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

- 2. PUBLIC HEARING –** Request from the City of Wyandotte to paint a mural on the soil retaining walls of the Eureka Viaducts, Wyandotte. This request requires approval by the Planning Commission per Section 2202, MM Special Land Use for Murals.

This item was removed from the agenda.

PERSONS IN THE AUDIENCE:

None

OTHER BUSINESS:

- **Presentation:**
 - City of Wyandotte's Redevelopment Ready Plan

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 BENSON, supported by Commissioner Parker to:
Pay Beckett & Raeder for Planning Consultant fee for July 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 PARKER, supported by Commissioner Duran to adjourn the meeting at 7:45 p.m.

PUBLIC HEARING #353: Request from Sandra Skaisgir, Owner and Appellant, for a Certificate of Occupant for 1st floor business and 2nd Floor Apartment at 70 Poplar, Wyandotte in an PD Zoning District.

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

Ms. Skaisgir, present.

Ms. Skaisgir stated she is the property owner and she is planning on running her real estate office out of the property. Ms. Skaisgir stated further that she would be living in the upper unit and just wants to use the lower unit for her business.

Commissioner Lupo asked if she was going to live in the home.

Ms. Skaisgir stated that she was going to live in the home.

Commissioner Mayhew indicated that the property is zoned PD and the Master Plan indicates that the property is to be used for office.

Ms. Skaisgir stated that the door for the office would be from the Biddle Avenue side of the property and anyone coming to the office would probably park on Biddle Avenue and come in that door. Ms. Skaisgir continued that there is probably 8 to 10 parking spots on Biddle Avenue.

Commissioner Lupo asked if the property is a single family.

Ms. Skaisgir stated yes, it is a single family.

Commissioner Duran asked Ms. Skaisgir if she had applied to the Zoning Board of Appeals?

Ms. Skaisgir stated not yet.

Commissioner Benson stated that the property is Master Planned for Office, but the parking issues would need to be appealed.

There being no further discussion, the hearing was closed.

No communications were received.

After the hearing was closed, Ms. Mahalak, 76 Poplar, Wyandotte can up to the podium.

Ms. Mahalak indicated that there is no parking on Poplar and there is a parking problem. Ms. Mahalak indicated further that that the commercial property across has no parking and you can't use Molnar Funeral Home Parking lot so there is always parking uses in the area adding another business would cause more issues.

Mr. Tallerico stated that the use was approved, but the parking would need to have the approval by the Zoning Board of Appeals.