

**City of Wyandotte**  
PLANNING COMMISSION  
**Minutes of the Thursday, August 17, 2017, Meeting**  
**MINUTES AS RECORDED**

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

COMMISSIONERS PRESENT: Adamczyk, Benson, Lupo, Mayhew, Parker,  
Pasko, Rutkowski, Sarnacki

COMMISSIONERS EXCUSED: Duran

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

**COMMUNICATIONS:**

Communications were received and placed on file.

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

MOTION BY COMMISSIONER PARKER, supported by Commissioner Mayhew to approve the minutes of the Meeting of July 20, 2017, with the correction that Commissioner Admaczyk was absent. MOTION PASSED.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

- 1. PUBLIC HEARING #07312017** - Request from MJC Templin, appellant, Mr. Kosmensky, Owner, and the City of Wyandotte, owner for Phase II Final Site Plan approval for the property at the southeast corner of 2<sup>nd</sup> Street and Ford Avenue; the Northeast corner of 2<sup>nd</sup> Street and Spruce Street, and 130 Spruce Street, Wyandotte, Michigan. The property is zoned PD (Planned Development District). The Appellants are proposing to construct a medical office building in conjunction with the building at 2070 Biddle Avenue, Wyandotte.

MOTION BY COMMISSIONER MAYHEW, Supported by COMMISSIONER BENSON, WHEREAS, the preliminary site plan for Southeast corner of Ford Avenue and 2<sup>nd</sup> Street, and the northeast corner of Spruce and 2<sup>nd</sup> Street, Wyandotte, Michigan for the proposed construction of a medical/professional building was approved on June 22, 2017; and

WHEREAS, the Final Site Plan for the Southeast corner of 2<sup>nd</sup> Street and Ford Avenue, and northeast corner of Spruce Street and 2<sup>nd</sup> Street, Wyandotte, generally meets the criteria of the City of Wyandotte's Zoning Map in terms of the Planned Development District in that the PD District reflects the Master Plan which designates said area for office development; and

WHEREAS, the Planning Commission has received a communication from the City Engineer recommending revisions, requirements and the provision of additional details; and

WHEREAS, on August 17, 2017, the Planning Commission of the City of Wyandotte, held a Public Hearing with proper notice, in accord with the requirements of Section 2000 of the City of Wyandotte's Zoning Ordinance;

WHEREAS, drawings by Land Development Consulting Service, Inc., Plan A-Drawings No. #1, #2, #3 and Plan B-Drawings #1, #2 and #3 was reviewed;

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WYANDOTTE, that Plans A and B be revised to include a front yard setback whichever is greater of a minimum of fifteen (15) feet from the front property line of Spruce Street or the existing front yard setback of the single family home on the north side of Spruce Street to include landscaping and the following additional conditions from the public hearing be included:

- Plan A and B to reflect a five (5) foot aluminum decorative fence on the west side of home at 146 Spruce from the back to front of the home
- Additional plantings on the 2<sup>nd</sup> Street Right-of-Way to screen the parking lot such as Arborvitaes;
- Plan A and B to reflect a five (5) foot aluminum decorative fence on the front yard setback parallel to Spruce Street;
- Additional plantings within front yard setback parallel to Spruce Street to screen the parking lot;
- Place plantings such as arborvitaes on west side of home at 146 Spruce between home and fence subject to acceptance and permission of owners.
- Plans to be revised as indicated above by Applicant for review by Chairperson Pasko, City Planner, Commissioner Parker, City Engineer and the property owner at 146 Spruce.

THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WYANDOTTE that the Phase II Final Site Plan both A and B for the project at Southeast corner of 2<sup>nd</sup> Street and Ford Avenue, and northeast corner of 2<sup>nd</sup> Street and Spruce and 130 Spruce, Wyandotte, Michigan, is recommended to the City Council for APPROVAL.

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

- 2. PUBLIC HEARING #07102017** – Request from the City of Wyandotte to rezone the property known as Former 155-163 Ford Avenue, Former 2035 2<sup>nd</sup> Street and Former 150-166 Spruce, (Lot 1 and the West 34 feet of Lot 2 and Lots 13 and 14, City of Wyandotte, Block 61 as recorded in Liber 2, Page 36 of Plats, Wayne County Records), City of Wyandotte, County of Wayne and State of Michigan. It is proposed that said land be rezoned from Two Family Residential District (RT) to Plan Development District (PD).

MOTION BY COMMISSIONER BENSON, Supported by Commissioner Parker, that the Planning Commission recommends to the City Council that the property known as Former 155-163 Ford Avenue; Former 2035 2<sup>nd</sup> Street and Former 150-166 Spruce Street, (Lot 1 and the West 34 feet of Lot 2 and Lots 13 and 14, City of Wyandotte, Block 61 as recorded in Liber 2, Page 36 of Plats, Wayne County Records), Wyandotte, Michigan, County of Wayne, State of Michigan, be APPROVED for rezoning from Two Family Residential District (RT) to Plan Development District (PD).

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

Commissioner Benson revised his motion to include the property at 130 Spruce (Lots 10 and 11, City of Wyandotte, Block 61).

It was discovered after the meeting that Lots 10 and 11 were not include in the public notice for rezoning so these lots will be a part of a public hearing for rezoning at next month's meeting.

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

3. Review of the landscape plan and parking lot layout for the property at 266 Maple, Wyandotte, as prepared by Thomas Roberts Architect.

MOTION BY COMMISSIONER BENSON, Supported by Commissioner Rutkowski, that the landscape plan and parking lot layout for the property at 266 Maple, Wyandotte, Michigan is hereby approved as presented to the Planning Commission.

YEAS: ADAMCZYK, BENSON, LUPO, MAYHEW, PARKER, PASKO, RUTKOWSKI, SARNACKI  
NAYS: NONE ABSENT: DURAN 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 Benson to:  
Pay Beckett & Raeder for Planning Consultant fee for August 2017 in the amount of \$700.00  
Pay Crown Trophy for name plate in the amount of \$18.95

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

**MOTION TO ADJOURN:**

MOTION BY COMMISSIONER BENSON, supported by Commissioner Parker to adjourn the meeting at 7:45 p.m.

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**PUBLIC HEARING #07312017** - Request from MJC Templin, appellant, Mr. Kosmensky, Owner, and the City of Wyandotte, owner for Phase II Final Site Plan approval for the property at the southeast corner of 2<sup>nd</sup> Street and Ford Avenue; the Northeast corner of 2<sup>nd</sup> Street and Spruce Street, and 130 Spruce Street, Wyandotte, Michigan.

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

Commissioner Parker read the communication from the City Engineer regarding this hearing.

Mr. Kearney, 146 Spruce, Wyandotte. Mr. Kearney indicated that he owns the residential home adjacent to this project, and would like to see a decorative fence on both sides of his property instead of a 6 foot wall. Mr. Kearney also indicated that he would like to have additional plants to screen the parking lots from his property.

Commissioner Benson asked if he was talking about Plan B that is being reviewed.

Commissioner Mayhew indicated yes.

Anthony LoDuca, MJC Templin, 46600 Romeo Plank, Macomb

Mr. LoDuca indicated that they have no issues with this request for the decorative fence instead of a masonry wall. Mr. LoDuca did have an issue with the City Engineer's letter regarding the setback along Spruce Street. Mr. LoDuca indicated that they would lose approximately 18 parking spots and they would need to go back to their client if this was changed.

Commissioner Mayhew indicated that they have 198 parking spots and if you lost 18, you would still meet the requirements.

Shamik Tripathi, MJC Templin, LLC present. Mr. Tripathi indicated that there is room for the decorative fence but there is no room for additional plantings.

Mr. Kearney indicated that he would allow them to place the plantings on this property.

Mr. LoDuca indicated that he would have no issue with that.

Mr. Kearney asked where the employees would park.

Mr. LoDuca indicated that he is not sure.

Mr. Kearney would like to see that the employees park by his property so there is not patients going in and out all day.

Mr. Bill Wilson, 2066 2<sup>nd</sup> Street, Wyandotte. Mr. Wilson indicated that he lives on 2<sup>nd</sup> Street facing the parking lot and he would like to see the same set back on 2<sup>nd</sup> Street as Spruce Street. Mr. Wilson also indicated that he would like to see that the parking lot is screened with additional plantings. Mr. Wilson indicated further that 2<sup>nd</sup> Street is the main artery to the downtown and additional screening would make the neighborhood nicer.

The Commission reviewed the setbacks on 2<sup>nd</sup> Street with the Developer.

Mr. Tripathi indicated that they could not push back the setback on 2<sup>nd</sup> Street any further because they would lose parking.

Commissioner Benson asked if a berm could be constructed along 2<sup>nd</sup> Street.

Mr. Tripathi stated that there is not enough room on 2<sup>nd</sup> Street for a berm.

Mr. Robledo, 115 Spruce, Wyandotte. Mr. Robledo indicated that he as always wanted to live in Wyandotte and he understands that you need commercial buildings, but he does not want people parking in front of his property to go to the commercial building. Mr. Robledo has indicated that there is a generator that is very loud and asked if something could be done about that.

Mr. Robledo stated that he just wants the Commission to consider the residents on Spruce Street when making a decision.

Mr. Wilson asked if the parking could be re-configured to allow more green space.

Mr. Dennis Caren, 157 Spruce, Wyandotte. Mr. Caren stated that he is doing a lot of work to his home and he thinks that the new setbacks for Spruce Street would look nicer and improve the area.

Mr. LoDuca indicated that he would look into the generator and see if he could muffle the noise. Mr. LoDuca stated further that the generator goes on once a month for testing, but if the power goes out it is on longer.

Mr. LoDuca indicated further that there would be no generator at the new building.

Mrs. Tammy Caren, 157 Spruce, Wyandotte. Mrs. Caren agreed that the new setback would be great and wondering if the residents could have a say in the planting materials.

Chairperson Pasko indicated that Mr. LoDuca has agreed to the additional plants around the property at 146 Spruce.

Mrs. Caren also asked if they could have resident parking only on Spruce.

Commissioner Mayhew indicated that they would need to petition the Police and Fire Commission to request that.

Mark Kowalewski, City Engineer, present. Mr. Kowalewski indicated that the Commission has approved similar requirements for setbacks, you could look at Dr. Atto's project on Walnut and

Biddle. Mr. Kowalewski indicated that they would have enough required parking if the setbacks are moved to 15 feet. Mr. Kowalewski indicated further that Mr. Kearney's request is reasonable asking for a decorative fence and additional plantings on his property.

Commissioner Benson asked if the setback would be on Spruce and 2<sup>nd</sup> Street.

Mr. Kowalewski indicated no just Spruce Street.

Mr. Kowalewski indicated that the Commission could approve the plans with the change to the setback on Spruce Street, decorative fence on Spruce Street, additional planting on Mr. Kearney's property and additional plantings in the 2<sup>nd</sup> Street right-of-way with the requirement that the City Planner, City Engineer and Chairperson along with the Mr. Kearney review and approve same.

Mr. LoDuca stated that he could present something for the additional plants in the 2<sup>nd</sup> Street right-of-way for review.

There was a discussion regarding the 2<sup>nd</sup> Street right-of-way and the overhead utility lines and what species of trees should be planted.

Mr. Wilson indicated that he likes the idea of additional plantings in the 2<sup>nd</sup> Street right-of-way to buffer the parking lot from the residents across the street.

There being no further discussion, the hearing was closed.

No communications were received.

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**PUBLIC HEARING #07102017** – Request from the City of Wyandotte to rezone the property known as Former 155-163 Ford Avenue, Former 2035 2<sup>nd</sup> Street and Former 150-166 Spruce, (Lot 1 and the West 34 feet of Lot 2 and Lots 13 and 14, City of Wyandotte, Block 61 as recorded in Liber 2, Page 36 of Plats, Wayne County Records).

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

Mr. Tallerico indicated that this rezoning is consistent with the Master Plan and according to SEMCOG Health Care is seeing the greatest increase in jobs in this area.

There being no further discussion, the hearing was closed.

No communications were received.

The following Resolution was offered:

MOTION BY COMMISSIONER BENSON, Supported by Commissioner Parker, that the Planning Commission recommends to the City Council that the property known as Former 155-163 Ford Avenue; Former 2035 2<sup>nd</sup> Street and Former 150-166 Spruce Street, (Lot 1 and the West 34 feet of Lot 2 and Lots 13 and 14, City of Wyandotte, Block 61 as recorded in Liber 2, Page 36 of Plats, Wayne County Records), Wyandotte, Michigan, County of Wayne, State of Michigan, be

APPROVED for rezoning from Two Family Residential District (RT) to Plan Development District (PD).

Mr. Tallerico indicated that Plan B that was approved by the Commission for the MJC Templin Program included Lots 10 and 11 which are not included in this requested rezoning. Mr. Tallerico stated that these lots should be included and therefore, the following Resolution was offered:

MOTION BY COMMISSIONER BENSON, Supported by Commissioner Parker, to amend the Resolution to include 130 Spruce, Wyandotte, Michigan (Lots 10 and 11, City of Wyandotte, Block 61 as recorded in Liber 2, Page 36 of Plats, Wayne County Records), Wyandotte, Michigan, County of Wayne, State of Michigan, be APPROVED for rezoning from Two Family Residential District (RT) to Plan Development District (PD).

Mr. Tallerico stated that after reviewing the file, that the notice for the public hearing did not include the property known as 130 Spruce therefore, the rezoning should not be considered.

**OFFICIALS**

**Theodore H. Galeski**  
CITY ASSESSOR

**Lawrence S. Stec**  
CITY CLERK

**Todd M. Browning**  
CITY TREASURER



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

**COUNCIL**  
**Robert Alderman**  
**Chris Calvin**  
**Robert A. DeSana**  
**Megan Maiani**  
**Leonard T. Sabuda**  
**Donald Schultz Jr.**

**MARK A. KOWALEWSKI**  
City Engineer

August 9, 2017

Stan Pasko, Chairperson  
Planning Commission  
City of Wyandotte  
Wyandotte, Michigan

RE: Phase II Final Site Plan for the Proposed Development

Dear Chairperson Pasko and Commission Members:

A plan review has been completed of the Final Site Plan for the proposed medical professional building located on the southeast corner of 2<sup>nd</sup> Street and Ford Avenue/2<sup>nd</sup> Street and Spruce Street. The following items should be considered.

Article XX – PD Planned Development, Section 2002 – Stage II Final Site Plan Section B states in part: "Standards for building, density, height, bulk, setbacks from public streets and the riverfront, and off-street parking shall be equal to at least the minimum standards set forth for like uses in the schedule of regulations and off-street parking requirements of this ordinance, provided however, the Planning Commission and City Council may modify these standards where the objectives of the district can be proved to be better served by such modifications."

Therefore, the Planning Commission and City Council should look to similar uses in reviewing a PD Plan. If the parking lots were zoned P-1, Parking then the following requirements would apply.

Article XIX-P1 Vehicular Parking District Section B states: "Front yards: Where the P-1 District is contiguous to a residentially zoned district and has a common frontage on the same block with residential structures, or wherein no residential structures have been yet erected, or is across the street from a residential district, there shall be a minimum setback of fifteen (15) feet from the front property line. A required wall or obscuring fence shall be located on this minimum setback line unless the Planning Commission finds that no good purpose would be serviced. The land between said setback and street right-of-way line shall be keep free from refuse and debris and shall be planted with shrubs, trees or lawn and shall be maintained in a healthy growing condition, neat and orderly in appearance. "



Stan Pasko, Chairperson  
Planning Commission

August 9, 2017  
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RE: Phase II Final Site Plan for the Proposed Development

I recommend that since there still is a residential property on the north side of Spruce Street the plans require a landscaped area set back to the front of this residential property. Also, the Planning Commission should determine if a wall should also be placed on this Spruce Street setback.

The Planning Commission should review said plan and make a recommendation to the City Council.

Thank you for your assistant regarding this matter.

Very truly yours,



Mark A. Kowalewski  
City Engineer

cc: Nino LoDuca, MJC Templin, LLC

**City of Wyandotte**  
PLANNING COMMISSION  
***Minutes of the Thursday, August 31, 2017,***  
***Sub-Committee Meeting***  
**MINUTES AS RECORDED**

The meeting was called to order by Chairperson Pasko at 3:30 p.m.

PRESENT: Chairperson Pasko, Commissioner Parker, Ben Tallerico, Mark Kowalewski, Sheila and Tim Kearney, Kelly Roberts

Mr. Kowalewski indicated that the Planning Commission at their August 17<sup>th</sup> meeting appointed a Sub-Committee to review the Final Landscape Plans for the property at the southeast corner of 2<sup>nd</sup> Street and Ford Avenue; the Northeast corner of 2<sup>nd</sup> Street and Spruce Street, and 130 Spruce Street, Wyandotte, Michigan.

Mr. Kowalewski read the Resolution from the Planning Commission meeting of August 17, 2017, and indicated that MJC Templin has submitted two (2) plans for the development. One of the plans - Plan A has the development without the apartment building at 130 Spruce and the other plan - Plan B has the property at 130 Spruce included into the development.

Mr. Kowalewski indicated that both plans show the setback off of Spruce Street has been changed to 24 feet, a decorative five (5) foot fence adjacent to the property at 146 Spruce with additional plantings and the additional plantings in the 2<sup>nd</sup> Street right-of-way as recommending by the Planning Commission.

Mr. LoDuca indicated that the trees that will be planted on the west side of the home at 146 Spruce will be Arborvitae and they added Shadblow Trees along the 2<sup>nd</sup> Street right-of-way. The plans also show the aluminum decorative fence.

Mr. Kowalewski indicated that he is concerned with the Shadblow Trees along the 2<sup>nd</sup> Street right-of-way at Spruce Street in regards to height for sight distance of vehicles turning at this intersection.

Mr. LoDuca supplied a picture of the Shadblow Trees and indicated that there should not be any issues with sight distance. Mr. LoDuca further indicated that these are hardy trees and the salt from the street should not affect the trees.

Mr. Kearney asked which side of the wall the aluminum fence would be attached to. There was a discussing regarding this issue.

Mr. LoDuca indicated that the brick wall would be on the property line and the aluminum fence attached to the western part of the wall.

Mr. Kearney indicated that he is concerned with the trees being planted on the west side of his home growing into his house.

Mr. LoDuca indicated that there is enough room and the bushes should not grow into the home, but the bushes will need to be trimmed.

The Sub-Committee reviewed the other plants being planted on the site and indicated that everything will be sprinkled.

Mr. Kowalewski asked if additional pine trees should be planted so there is greenery in the winter.

Mr. LoDuca indicated that MJC tried to match the current landscaping that is around the Biddle Avenue Building and there are no pine trees at that site.

Commissioner Parker indicated that pine trees roots get really big and could cause damage to the sidewalks in the future with the area available to place pine trees he would not recommend them.

Mr. Tallerico commented that he has no concerns with what is proposed as long as you have clear corner site and the property owners at 146 Spruce are ok with the plan.

The Sub-Committee which includes the owners recommended approving Plan A and Plan B, 17-01-SP dated 8/28/17; 1701-SP dated 8/28/17 and 17-01-SP dated 8/28/17 with the following change:

The aluminum fence west of house at 146 Spruce Street to be located in the line with the western edge of the brick screen wall providing an additional twelve (12) inches of property for plantings on east side of aluminum fence.

All Agreed.