

MINUTES AS RECORDED

**MINUTES OF THE MEETING OF April 3, 2013
ZONING BOARD OF APPEALS AND ADJUSTMENT**

A meeting of the Zoning Board of Appeals and Adjustment of the City of Wyandotte was called to order by Chairperson Duran at 6:30 p.m., in the Council Chambers of the City Hall, 3200 Biddle Avenue, Wyandotte.

MEMBERS PRESENT: Alderman
DiSanto
Duran
Flachsmann
Nevin
Olsen
Trupiano

MEMBERS ABSENT: Gillon

ALSO PRESENT: Peggy Green, Secretary

A motion was made by Member Olsen, supported by Member Nevin to approve the minutes of the February 6, 2013, meeting.

Yes: Alderman DiSanto, Duran, Flachsmann, Nevin, Olsen, Trupiano

No: none

Abstain: none

Absent: Gillon

Motion passed

#3167 – GRANTED

Tony Pizzo/Matteo Agrusa, 3865 River Drive, Lincoln Park (appellant) and City of Wyandotte, 3200 Biddle, Wyandotte (owner) has appealed to the Zoning Board of Appeals and Adjustment of the City of Wyandotte for a variance to obtain a building permit for a three unit apartment building at former 1046 Eureka (Lot 14 exc. Sly part thereof measuring 4.72' on Wly lot line and 4.77' on Ely lot line, Block 286, Hurst & Post Sub.), in a RM-1 zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

SECTION 2100:

RM-1 zoning district requires a minimum of a 10' sideyard setback, with a total of 20'. The proposed covered porches encroach 6' into the required sideyard resulting in a 4' sideyard and a total of 14'.

Proposed setback will not hinder or discourage the appropriate development and use of adjacent land and buildings, or impair the value thereof.

A motion was made by Member Flachsmann, supported by Member DiSanto to grant this appeal.

Yes: Alderman DiSanto, Duran, Flachsmann, Nevin, Olsen, Trupiano

No: none

Abstain: none

Absent: Gillon

Motion passed

#3168 – GRANTED

Jerald Miller, 1644 Ford, Wyandotte (appellant) and Monroe Bank and Trust, 102 E. Front Street, Monroe (owner) has appealed to the Zoning Board of Appeals and Adjustment of the City of Wyandotte for a variance **to obtain a Certificate of Occupancy for Real Estate Brokerage and warehouse/storage at 2154 Eureka** (westerly 33.16 feet of Lot 363 and all of Lots 364 and 365 Assessors Wyandotte Plat No. 12), in a B-2 zoning district, where the proposed conflicts with Section 1400 of the Wyandotte Zoning Ordinance.

SECTION 1400:

Existing commercial building front area to be used as a real estate office which is an allowable use, rear portion to be used for inside storage rental which is not an allowable use in a B-2 Zoning District.

Proposed allowable use will not hinder or discourage the appropriate development and use of adjacent land and buildings, or impair the value thereof.

A motion was made by Member DiSanto, supported by Member Alderman to grant this appeal.

Yes: Alderman DiSanto, Duran, Flachsmann, Nevin, Olsen, Trupiano

No: none

Abstain: none

Absent: Gillon

Motion passed

COMMUNICATIONS:

Motion was made by Member DiSanto place all communication on file. Motion carried.

OTHER BUSINESS:

Chairperson Duran announced that Member Cusson has resigned from the Board.

There being no further business to discuss, the meeting adjourned at 6:45 p.m. **The next scheduled meeting of the Board will be held on May 1, 2013**



Peggy Green, Secretary

Appeal #3167

Chairperson Duran read the appeal and asked that it be explained.

The Appellant did not appear at the meeting.

Member Flachsmann suggested that the Board vote on the appeal since all the information has been supplied.

One (1) communication was received from DTE.

Appeal #3168

Chairperson Duran read the appeal and asked that it be explained.

Jerry Miller, 1644 Ford, Wyandotte, appellant, present.

Mr. Miller explained that he is in the process of purchasing the building and he will be using it for his Real Estate Business, that is now currently located on Ford Avenue. Mr. Miller added that he is also a Wyandotte resident. Mr. Miller continued that he will be using the front of the building and rent out the rear to off set the costs.

Chairperson Duran asked if there would be storage units. Mr. Miller replied that building is divided into three sections, the office in the front, and two storage areas in the rear. Mr. Miller added that the building was an old dealership, and there are over existing overhead doors.

Member Alderman asked if he planned on putting in more doors. Mr. Miller replied no.

Member Nevin asked if the building had a sprinkler system. Mr. Miller replied no. Mr. Nevin asked if there were smoke detectors. Mr. Miller replied currently no, but City will probably require after inspection.

One (1) communication was received in support of this appeal.

One (1) communication was received from DTE.

DTE Energy – Gas
Data Integrity and Technology
1 Energy Plaza
WCB 1836
Detroit, MI., 48226

DTE Energy

 **PAGE 4 OF 6**
ZONING BOARD
4-3-13

March 28, 2013

City of Wyandotte
Zoning Board of Appeals
3200 Biddle Ave., Suite 200
Wyandotte, MI 48192

RE: Notice of Public Hearing – To obtain building permit for a three unit apartment building at former 1046 Eureka

Not Involved.

Involved: but asking you to hold action on this petition until further notice.

Involved: but no objections to the property change - - provided an easement of the full width of the public right-of-way (street, alley or other public place) is reserved.

Involved: the nature of our services, and the estimated costs of abandonment of such all gas mains & services

REMARKS:

DTE Energy- MichCon Gas Company has no involvement, nor objection to obtain building permit for a three unit apartment building at former 1046 Eureka

Please abide by Public Act 53. Three (3) working days before you dig call MISS DIG at: 1-800-482-7171 or 811

MichCon's Gas Leak Emergency Phone Number 1-800-947-5000.

Sincerely,



Mike Harrison
Drafter

/mjh
Enclosure

DTE Energy – Gas
Data Integrity and Technology
1 Energy Plaza
WCB 1836
Detroit, MI., 48226

DTE Energy

 *PAGE 5 OF 6*

ZONING BOARD

4-3-13

March 28, 2013

City of Wyandotte
Zoning Board of Appeals
3200 Biddle Ave., Suite 200
Wyandotte, MI 48192

RE: APPEAL #3168

To Obtain a Certificate of Occupancy for Real Estate Brokerage and warehouse / storage at 2154 Eureka

Not Involved. See Remarks

Involved: but asking you to hold action on this petition until further notice.

Involved: but no objections to the property change - - provided an easement of the full width of the public right-of-way (street, alley or other public place) is reserved.

Involved: the nature of our services, and the estimated costs of abandonment of such all gas mains & services.

REMARKS:

DTE Energy - MichCon Gas Company has no involvement, nor objection to the proposed Certificate of Occupancy Appeal #3168

Please abide by Public Act 53. Three (3) working days before you dig call MISS DIG at: 1-800-482-7171 or 811

Michcon's Gas Leak Emergency Phone Number 1-800-947-5000.

Sincerely,

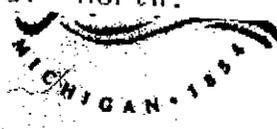


Mike Harrison
Drafter

/mjh
Enclosure

Colleen A. Kechn
CITY ASSESSOR

Lawrence S. Stec



PAGE 6 OF 6
Zoning Board
4-3-13

ZONING BOARD OF APPEALS AND ADJUSTMENT

APPEAL #3168



Gary B. Lamb, SR
9027 Longview Dr.
Candijan Lakes, MI 48346
(231) 972-5119

Gary Lamb
1151 3rd
Wyandotte, MI 48192-3214

To Neighborhood Owner
or Party-in-Interest (231) 972-5119

March 15, 2013

NOTICE IS HEREBY GIVEN that Jerald Miller, 1644 Ford, Wyandotte (appellant) and Monroe Bank and Trust, 102 E. Front Street, Monroe (owner) has appealed to the Zoning Board of Appeals and Adjustment of the City of Wyandotte for a variance to obtain a Certificate of Occupancy for Real Estate Brokerage and warehouse/storage at 2154 Eureka (westerly 33.16 feet of Lot 363 and all of Lots 364 and 365 Assessors Wyandotte Plat No. 12), in a B-2 zoning district, where the proposed conflicts with Section 1400 of the Wyandotte Zoning Ordinance.

SECTION 1400:

Existing commercial building front area to be used as a real estate office which is an allowable use, rear portion to be used for inside storage rental which is not an allowable use in a B-2 Zoning District.

On Wednesday, April 3, 2013, at 6:30 a.m., a public hearing will be held on this appeal in the Council Chambers of the City Hall, 3200 Biddle Avenue, Wyandotte, Michigan.

This notice is for the purpose of giving you and every other neighbor-in-interest this opportunity if you care to appear or to have your opinion expressed at this hearing in support or in opposition to this appeal. You may come in person, or you may authorize anyone else in writing to represent you; or you may express your views and reason in favor or in opposition in writing, but the letter must be received by the Board before the date of the hearing.

The City of Wyandotte will provide auxiliary aids and service to individuals with disabilities at the meeting upon one week notice to the City of Wyandotte. Individuals with disabilities requiring auxiliary aids or services should contact the City of Wyandotte by writing or calling the following: Department of Engineering and Building, 3200 Biddle Avenue, Suite 200, Wyandotte, Michigan 48192, Phone (734)324-4551.

Peggy Green
Zoning Board Secretary

March 30, 2013

In support of appeal # 3168
Gary B. Lamb: A-1 Storage Cubicles
2189 Eureka Its President

Gary B. Lamb