

**MINUTES AS RECORDED**

**MINUTES OF THE MEETING OF May 1, 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:** Duran  
Flachsmann  
Gillon  
Nevin  
Olsen  
Trupiano  
Wienclaw

**MEMBERS ABSENT:** Alderman, DiSanto

**ALSO PRESENT:** Kelly Roberts, Acting Secretary

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A motion was made by Member Olsen, supported by Member Trupiano to approve the minutes of the April 3, 2013, meeting.

Yes: Duran, Flachsmann, Gillon, Nevin, Olsen, Trupiano, Wienclaw  
No: none  
Abstain: none  
Absent: Alderman, DiSanto  
Motion passed

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**#3165 – GRANTED**

Harry Monks, 2228 Biddle, Wyandotte (owner & appellant)

for a variance **to obtain a concrete permit for front yard parking at 2220/2228 Biddle** (E 100' of Lot 4, Block 50), in a PD zoning district, where the proposed conflicts with Section 2403.C of the Wyandotte Zoning Ordinance.

**SECTION 2403.C:**

Off street parking spaces may be located within a side or rear yard. Off street parking shall not be permitted within a required front yard. Proposed parking is in a front yard.

Note A: The property at 2220/2228 Biddle does not have an area for a driveway along the side of the home and no alley access for parking in the rear. He is requesting approval to install parking in the front yard.

Note B: Biddle Avenue is a County right-of-way and the County would also have to approve two curb cuts.

**Front yard parking variance approved based on the hardship due to location of home in relation to any side street, alley or off-street parking availability other than the front yard. Proposed front yard parking will not be detrimental to the development of adjacent districts, buildings or uses.**

A motion was made by Member Olsen, supported by Member Trupiano to grant this appeal.

Yes: Duran, Flachsmann, Gillon, Nevin, Olsen, Trupiano, Wienclaw

No: none

Abstain: none

Absent: Alderman, DiSanto

Motion passed

**#3169 – GRANTED**

395 Property Management, LLC, 311 Cedar, Wyandotte (owner & appellant)

for a variance **to obtain a building permit for a parking lot at 395 St. Johns** (legal description on file), in an I-1 zoning district, where the proposed conflicts with Sections 2404.G and 2404.R of the Wyandotte Zoning Ordinance.

**Section 2404.G:**

The entire parking area, including spaces and maneuvering lanes, required under this section shall be provided with asphaltic or concrete surfacing in accordance with specifications approved by the City Engineer. Existing gravel lot for trailer and truck parking is in violation of this ordinance.

**Section 2404.R:**

All parking lot landscaped areas shall be provided with underground irrigation. Proposed parking lot would not be provided with an underground irrigation line.

**Parking lot variance approved based on said lot being located in an industrial zoned district, does not pose a substantial detriment to adjacent buildings or property, does not impede traffic flow or cause any issues with vehicular or pedestrian safety.**

A motion was made by Member Trupiano, supported by Member Olsen to grant this appeal.

Yes: Duran, Flachsmann, Gillon, Nevin, Olsen, Trupiano, Wienclaw

No: none

Abstain: none

Absent: Alderman, DiSanto

Motion passed

**#3170 – GRANTED**

CBS Outdoor, 88 Custer, Detroit (appellant) and City of Wyandotte, 3200 Biddle, Wyandotte (owner)

for a variance **to obtain a sign permit for a billboard at 4610 Biddle** (legal description on file), in an I-1 zoning district, where the proposed conflicts with Section 2408.F.2(i)(1) of the Wyandotte Zoning Ordinance.

**Section 2408.F.2(i)(1):**

Billboards not exceeding 200 square feet per sign face are permitted only in B-2 Districts on Fort Street and shall be located no nearer than 3000 feet between such billboards with a maximum height of 30 feet. Billboard shall be animated and lighting shall be continuous.

**Sign permit variance approved based on relocation of billboard from business district to industrial zoned district and does not hinder or discourage appropriate development and/or use of adjacent land or buildings.**

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

Yes: Duran, Flachsmann, Gillon, Nevin, Olsen, Trupiano, Wienclaw

No: none

Abstain: none

Absent: Alderman, DiSanto

Motion passed

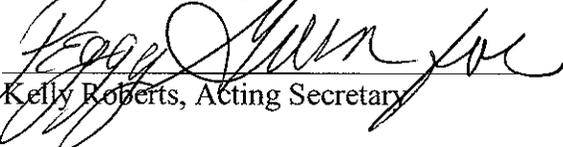
**COMMUNICATIONS:**

Motion was made by Member Gillon, supported by Member Trupiano to place all communication on file. Motion carried.

**OTHER BUSINESS:**

Chairperson Duran welcomed Member Wienclaw to the Board.

There being no further business to discuss, the meeting adjourned at 7:00 p.m. **The next scheduled meeting of the Board will be held on June 5, 2013**



Kelly Roberts, Acting Secretary

**Appeal #3165**

Chairperson Duran read the appeal and asked that it be explained.  
Harry Monks, 2228 Biddle (owner) present.

Mr. Monks explained that he brought in new drawings showing the greenery that the Board wanted to see and hoped that it helped. Mr. Monks stated that it is hard to picture, but he hopes the drawings help. They show the stamped concrete and shrub. Mr. Monks added that the colored view is to scale, and so is the parking.

Mr. Monks stated that he did not indicate where the cars would park.

Member Flachsmann stated that the approaches are straight according to the plans, and most approaches are wider at the curb, it may be tight. Mr. Monks stated that the approach is 12'.

Member Olsen commented that the drawings give a more visual.

Member Gillon asked when the house was built, Mr. Monks replied 1905. Member Gillon asked how long he has owned the property. Mr. Monks replied since 2001.

Chairperson Duran stated that the Board appreciates the drawings.

One (1) communication was received from DTE.

### **Appeal #3169**

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

Giuseppe DiSanto, 311 Cedar.

Mr. DiSanto explained that the property was purchased last July, he has one tenant (concrete company), and has done extensive work, and is currently negotiating with a multitude of tenants. The gravel lot is on the north side of St. Johns, and wants to continue parking on the gravel, there will be a 6' fence with rolling gates. They want to continue to keep parking on the gravel (truck and trailer parking), and other half will be paved for future tenants. Mr. DiSanto continued that since there is no building on the lot, he will have to install a hot box for irrigation, and he would be worried about theft. The plants he intends to plant are hardy material and require little watering.

Member Nevin commented that the property looks nice.

Member Flachsmann commented that the appeal is for a gravel lot. Mr. DiSanto stated that he wants to keep the fence part gravel (north) and pave the south for tenants.

Member Flachsmann commented that the appeal is to not have to pave the back portion and asked if there would be storage. Mr. DiSanto replied that the intent is to park registered licensed vehicles. Currently they park on the side or inside of the building, and feel with the diesel, it is safer to get them from inside and away from the building. Mr. DiSanto added that the trucks will be parked when not in use.

Member Flachsmann asked if it would be storage like behind the feed place. Mr. DiSanto replied that the lot is not for storage, but for parking.

Member Flachsmann commented that Mr. DiSanto has done a nice job on the property, and if he maintain the lot as well as the building, there should be no problem.

Member Flachsmann asked about the drainage drawing. Mr. DiSanto replied that it will be sheet grade, west to east.

Member Olsen commented that extensive construction would have to be done for the water and electric. Mr. DiSanto commented that they might look at solar lights for security.

Member Trupiano and Member DiSanto discussed lighting and potential tenants.

One (1) communication was received from DTE.

**Appeal #3170**

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

Tom Bugay, representing CBS sign, present.

Mr. Bugay explained that they are asking for a variance to replace the sign structure that is currently at Biddle and Mulberry, they entered into a lease agreement with the City to lease City property and need to address that billboards are not allowed in that zoning district, and they are asking for a small variance.

Chairperson Duran read council resolution (attached).

Member Trupiano asked if there is a for sale sign on the lot. Mr. Bugay replied he was not sure, but he thinks that there might be some private property that is for sale.

Member Flachsmann commented that they will not get the same traffic as they did on Mulberry and Biddle.

Chairperson Duran asked if the sign was one sided. Mr. Bugay replied no, it was 2 sided.

Member Nevin asked what the sign looked like. Mr. Bugay replied single pole sign, measurements same as one on Biddle and Mulberry, it will be externally illuminated.

Mr. Bugay added that he would like to thank Mark Kowalewski and Kelly Roberts for all their help.

Council Resolution dated April 9, 2013

One (1) communication was received from DTE.



DTE Energy - Michcon Gas Co.  
Data Integrity and Technology  
One Energy Plaza, WCB-1836  
City of Detroit, MI 48226

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*Zoning Board*  
*5-1-13*

April 22, 2013

Peggy Green, Zoning Board Secretary  
Zoning Board of Appeals and Adjustment  
3200 Biddle Avenue, Suite 200  
Wyandotte, Michigan 48192

**RE: Appeal #3169: For a variance to obtain a Building Permit for a parking lot at #395 St. Johns, in an I-1 Zoning District.**

- Not involved. See Remarks!
- Involved: but asking you to hold action on this petition until further notice.
- Involved but have no objection to the property change - - provided that 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 removing, rerouting or abandonment of such all gas mains and/or services

**REMARKS:**

DTE Energy-MichCon Gas Company has no involvement, nor objection to the Appeal No. 3169 as mentioned above. See enclosed strip print and attached notice of public hearing, for your use and information.

Please abide by Public Act 53, three (3) working days before you dig, dial toll free MISS DIG at: 1 - 800 - 482 - 7171.

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

Sincerely,

*ISA Eddie A. Reyes*  
Senior Drafter  
Data Integrity and Technology

EAR/  
Enclosure



DTE Energy - Michcon Gas Co.  
Data Integrity and Technology  
One Energy Plaza, WCB-1836  
City of Detroit, MI 48226

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**ZONING BOARD**  
**5-1-13**

April 22, 2013

**Peggy Green, Zoning Board Secretary**  
Zoning Board of Appeals and Adjustment  
3200 Biddle Avenue, Suite 200  
Wyandotte, Michigan 48192

**RE: Appeal #3170: For a variance to obtain a Sign Permit for a billboard at #4610 Biddle Ave., in an I-1 Zoning District.**

- Not involved. See Remarks!
- Involved: but asking you to hold action on this petition until further notice.
- Involved but have no objection to the property change -- provided that 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 removing, rerouting or abandonment of such all gas mains and/or services

**REMARKS:**

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Sincerely,

**/s/ Eddie A. Reyes**  
Senior Drafter  
Data Integrity and Technology

EAR/  
Enclosure

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ZONING BOARD  
5-1-13

OFFICIALS

William R. Griggs  
CITY CLERK

Andrew A. Swiecki  
CITY TREASURER

Colleen A. Keehn  
CITY ASSESSOR

April 9, 2013



COUNCIL  
Todd M. Browning  
James R. DeSana  
Sheri M. Sutherby-Fricke  
Daniel E. Galeski  
Leonard T. Sabuda  
Lawrence S. Stec

RESOLUTION  
JOEL R. PETERSON  
MAYOR

Mark A. Kowalewski  
City Engineer  
3200 Biddle Avenue  
Wyandotte, Michigan 48192

By Councilman James R. DeSana  
Supported by Councilman Lawrence Stec

RESOLVED by the City Council that Council CONCURS with the recommendation of the City Engineer regarding the removal of the billboard sign location on the former 87 Mulberry, AND BE IT FURTHER RESOLVED that Council APPROVES the Sign Location Lease with CBS Outdoor Inc., to relocate the sign currently on the former 87 Mulberry to the city-owned property south of the vacated St. Ignace Street; AND BE IT FURTHER RESOLVED that said cost for removal and relocation be paid from the proceeds of the sale of the property to Dr. Atto.

YEAS: Councilmembers Browning DeSana Fricke Galeski Sabuda Stec  
NAYS: None

RESOLUTION DECLARED ADOPTED

I, William R. Griggs, City Clerk for the City of Wyandotte, do hereby certify that the foregoing is a true and exact copy of a resolution adopted by the Mayor and Council of the City of Wyandotte, at the regular meeting held on April 8, 2013.

*William R. Griggs*  
William R. Griggs  
City Clerk

CC: City Administrator