

MINUTES AS RECORDED

**MINUTES OF THE MEETING OF November 6, 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 Vice Chairperson Gillon at **6:30 p.m.**, in the Council Chambers of the City Hall, 3200 Biddle Avenue, Wyandotte.

MEMBERS PRESENT: *DiSanto
 Duran
 Flachsmann
 Olsen
 Trupiano
 Wienclaw
 Green (alternate member)

MEMBERS ABSENT: Alderman, Gillon, Nevin
 *Member DiSanto left early

ALSO PRESENT: Peggy Green, Secretary

A motion was made by Member Olsen, supported by Member Trupiano to approve the minutes of the October 2, 2013, meeting.

Yes: DiSanto, Duran, Flachsmann, Olsen, Trupiano, Wienclaw

No: any

Abstain: none

Absent: Alderman, Gillon, Nevin

Motion passed

#3178 – Tabled to December 4, 2013

Phil Nagorski, 1832 – 10th Street (appellant) and Joe and Gloria Hutcherson, 2250 – 10th Street (owner)

for a variance **to obtain a Certificate of Occupancy for a physical therapy facility and one apartment at 2250 – 10th Street** (Lots 51 – 53, Welch Bros. Pulaski Blvd. Sub.), in a RA zoning district, where the proposed conflicts with Sections 400, 401, 2403 and 2704.C.2 of the Wyandotte Zoning Ordinance.

SECTION 400 and 401:

The requested use of a physical therapy facility is not a Principal Use Permitted or a Special Land Use as allowed by Section 400 and 401.

SECTION 2403:

The requested use requires four (4) off street parking spaces per Section 2403 Parking, where no off street parking spaces are provided.

SECTION 2704.C.2:

Provides that a use variance may be permitted subject to the procedure prescribed in that section. (Applicant has requested a rezoning of the property, which was denied by the Planning Commission).

Tabled until the December 4, 2013 meeting at appellants request.

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

Yes: DiSanto, Duran, Flachsmann, Olsen, Trupiano, Wienclaw

No: none

Abstain: none

Absent: Alderman, Gillon, Nevin

Motion passed

#3179 – Tabled to December 4, 2013

John & Linda Pounds, 1731 Superior (owner & appellant)

for a variance to obtain a building permit for a pool at 1731 Superior (E ½ of Lot 315 also 22.50' of Lot 316, Baisley Park Sub.), in a RA zoning district, where the proposed conflicts with Section 2402.K of the Wyandotte Zoning Ordinance.

SECTION 2402.K:

Private pools shall not be built less than 4' from any lot line or building, where the proposed is located 3'.

Tabled until the December 4, 2013 meeting at owners request.

A motion was made by Member Olsen, supported by Member Wienclaw to table this appeal.

Yes: Duran, Flachsmann, Olsen, Trupiano, Wienclaw, Green

No: none

Abstain: none

Absent: Alderman, Gillon, Nevin, DiSanto

Motion passed

COMMUNICATIONS:

Motion was made by Member Olsen, supported by Member Trupiano to place all communications on file. Motion carried.

OTHER BUSINESS:

Discussion of sign ordinance regarding changeable message signs.

Member Flachsmann stated he felt 15 second rule is too long. Member Olsen commented that if it goes too fast, it is a distraction. Member Flachsmann commented that the

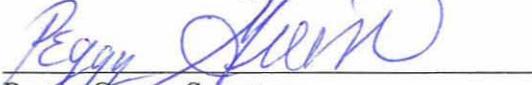
ordinance is unenforceable, and would like to be recommend to City Council to make an addendum to the ordinance to make an acceptable limit of 5 seconds, nothing continuous.

Member Olsen commented that the Eureka and Fort Sign and the Yack Sign are not 15 seconds.

A motion by Member Flachsmann, supported by Member Trupiano, to recommend to City Council to make an addendum to the ordinance to make an acceptable limit of 5 seconds, nothing continuous. Motion carried.

A motion was made by Member Flachsmann, supported by Member Olsen, to approve 2014 schedule. Motion carried.

There being no further business to discuss, the meeting adjourned at 8:30 p.m. **The next scheduled meeting of the Board will be held on December 4, 2013.**



Peggy Green, Secretary

Appeal #3178

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

Phil Nagorski, 1832 – 10th Street, appellant, present.

Mr. Nagorski stated that he had submitted a drawing and also brought letters that he had submitted for the rezoning of the property, also signatures that he had gotten from the neighbors originally for the rezoning. He resubmitted those items to the Board Members.

Mr. Nagorski stated that he is asking for a Certificate of Occupancy for a specialized exercise training and rehabilitation studio and office. He does training and post rehab, most are neuorigical patients. Also trains athletes. There is a small two bedroom apartment in the back and he plans on using it for office space and a part time place to bring clients. Currently he trains out of peoples homes and other gyms. He would like a place to house his equipment. When he trains out of other places, they have costs and restrictions. Occasionally there is a need for specialized equipment, that is why he would like a building.

Mr. Nagorski stated that he has trained 4 generations out of this building, and explained what he did. Mr. Nagorski continued that most of his training is one on one, one on two, occasionally three or 4 people.

Mr. Nagorski continued that he knows the family, they have a building that has no value, and he needs a building. Mr. Nagorski stated that the building is a commercial building. It was built in 1945. He feels not suitable for a single family residence. He knows that the owners changed it back for tax purposes, and knows that was a mistake.

Mr. Nagorski stated that he is trying to bring in a community service based business, it will not change the character of the neighborhood. There is a business across the street, his will be very low traffic. There is a bakery, church, park, hair salon, in the area. There is a need for his business, he will continue to go homes, but would like a place to bring clients.

Mr. Nagorski stated that his business is now allowed under section 401, but a dance studio is, with up to 4 students, does not feel different from his. Discussed other businesses that would be allowed.

Mr. Nagorski stated that under Section 2403, in his drawing, he has provided for 5 parking spaces.

Mr. Nagorski stated under Section 2704, he did reply for rezoning.

Mr. Nagorski stated that he did contact 70-80 percent of the neighborhood, and they had no problem with his use. There is already a business across the street, and he feels that he will not be adding any more traffic that one. He feels that he will be a good neighbor.

Chairperson Duran explained that there are 9 members present, and 6 yes votes are needed to pass the request for a variance, and one member is getting ready to leave. Member DiSanto stated that he would like to hear Mr. Nagorski and the neighbors and added that the secretary is an alternate member to the Board. Member Flachsmann commented that all six members would have to vote for the appeal for it to pass.

Member Flachsmann commented that the neighbors should speak at the next meeting if it were to be tabled tonight. Chairperson Duran asked Mr. Nagorski what he would like to do, the Board wants to be fair. Mr. Nagorski stated that he would prefer to have a full Board. Chairperson Duran stated that the neighbors could speak, and it would be in the minutes.

Chairperson Duran stated that the Board would listen to those present tonight to take into consideration and put in the minutes.

Member Flachsmann stated that 2704.c.2, when Mr. Nagorski was denied, that meant that he wanted to spot zone one lot. The City has rezoned all the City, and had not spot zoned, and that was a given that that was not going to happen, but Mr. Nagorski had to go through that step, before he could come before the Zoning Board, that is procedure, and Mr. Nagorski has done a good job following the rules and correct steps.

Member DiSanto asked if there were any employees, Mr. Nagorski replied no. Member DiSanto asked if he would be opposed to limit number of occupants to 4. Mr. Nagorski replied no. Member DiSanto asked if he would park in the garage. Mr. Nagorski replied yes.

Member Trupiano asked if any part would be rented out as a residency. Mr. Nagorski replied yes, eventually. Member DiSanto commented that if he did, he would be back in

front of the Board for parking. Mr. Nagorski discussed the parking spaces that were provide on the drawing, 5 spaces and 4 were requested.

Cheryl Zielman, 1045 Mulberry.

Ms. Zielman stated that she is opposed to the variance for a physical therapy facility and apartment. Ms. Zielman expressed concerns about Mr. Nagorski's qualifications. Ms. Zielman stated that the Planning Commission denied the rezoning, and the City Council approved that decision. Reason was for spot zoning, and once the property was turned to single family, it could not be turned back, and also, it was in conflict with the City's Master Plan. Physical Therapy would still be spot zoning, and conflict with the Master Plan. Ms. Zielman stated that in relation to Section 2704, the owners did live at the property. It could still be used as a residence. In regards to the applicants blight is due unique circumstances, she disagrees with that, applicants blight is due to their creation. She discussed what an effect the business would have on the neighborhood and bring additional traffic. Ms. Zielman stated that Mr. Nagorski has been conducting business since July, one day he had 12. Lately, only 1 client at a time. She does not understand how he can operate a business. Ms. Zielman stated that what she saw on Facebook how Mr. Nagorski is working with Nutrition to Fit. She feels the problem was self created, the Hutchersons asked for it to be single family. Mr. Nagorski does not even own the building, he can find a building somewhere else. The unavailability of administrative relief which may afford reasonable use of the applicants property. She does know the extend the owners have gone to get relief for the property. She is against the appeal and does not feel a variance should be issued since the Planning Commission already ruled against it.

Arnie Paciani, 2226 – 10th Street, present.

Mr. Paciani stated that he lives next door and is having trouble understanding this, and if it is postponed to December, people might have trouble showing up. Mr. Paciani stated that all the letters Mr. Nagorski brought were from the rezoning hearing. The neighbors do not want this. Most of the names Mr. Nagorski had were from renters. Mr. Paciani commented that property values have gone down. Mr. Paciani explained how his family has owned this property for a long time and discussed the previous tenants of 2250 – 10th Street. Mr. Paciani stated that since July Mr. Nagorski has been using it as a business. Mr. Paciani stated that that previous owners lived at the business, it was not used as a rental. The neighbors do not want another business in the neighborhood. The owners brought this problem upon themselves in 2006 when they had it zoned to a single family. This variance is just another way to get around the zoning issue. Mr. Paciani asked where are the owners if they are so concerned, they have been out of building for 3-4 years, and letting the family use it. Mr. Paciani stated that the building has been converted, everything has been pulled out. Mr. Paciani stated that trailers have been sitting there for months. Mr. Paciani stated he feels that the owners are not concerned. They want it get rezoned, and sell once it is changed. Nobody wants a business that does not make money. Mr. Paciani stated that if they want to get rid of the building that bad, tell Mr. Hutcherson that he will make him a cash offer for the building.

Christine Kuehn, 2048 Electric.

Ms Kuehn stated that she familiar with the neighborhood and with Mr. Nagorski. Her son is a neurological patient of Mr. Nagorski. Mr. Nagorski goes to her sons home and Mr. Nagorski is certified in many categories and would not have her son go to him if he was not.

Ms. Kuehn discussed the break-ins in the neighborhood, and stated that she would like to see a building occupied. Ms. Kuehn discussed how invaluable Mr. Nagorski's work is. Ms. Kuehn discussed the other businesses in the neighborhood, and this is nothing new. Ms. Kuehn stated that all property value has gone down. She wanted to show a personal view. Mr. Nagorski is an invaluable resource to the community. Residents have lived in the neighborhood, and a business has been there, it is nothing new.

Edna Lee Masserant, owns Lees Cutting Corner (2268 – 10th Street).

Ms. Masserant stated they are not here to question Mr. Nagorski capabilities. She has had parking problems the last 27 years, and sees problems if this goes through. The neighbors are against it. She lets neighbors use her property, but when she is there, it is imperative that she has spaces for her clients to park. She opposes Mr. Nagorski being in business in that building. Ms. Masserant stated that there will be a parking problem.

Robert MacDonald, 1034 Mulberry, present.

Mr. MacDonald stated that the lives next door, and presented pictures to the Board. Mr. MacDonald stated that Mr. Nagorski has been conducting businesses. Mr. MacDonald showed a copy of Mr. Nagorski's website and discussed LLC's and did not see anything about physical therapy which is a state license credential.

Mr. MacDonald stated that as far as he can tell, there was never an apartment, but living quarters and does not see why that should be changed. Mr. MacDonald asked if the Board had read the handbook about Zoning Appeals. Mr. MacDonald presented the handbook to the Board, and Member Flachsmann asked the secretary to pass out copies to all the Board members.

Mr. MacDonald added that the Hutchersons were here a few weeks ago and did not communicate with anyone.

Mr. MacDonald stated that the pictures show people walking up and down the street and someone parked in the alley, which is a closed alley.

Mr. MacDonald stated the building was converted in 2006 to a single family, it was sold in 2005 it was recorded and sold at an assessed value of \$55,000, within one year, they applied for a residential zoning.

Mr. MacDonald stated that he lived there since 2002 and done a lot of work to this property. Also, the other gentleman stated that he would like to put in a cash offer for the building. He does not feel that there is hardship, and feels that it is the owners problem.

Mike Radic, 1031 Mulberry.

Mr. Radic stated that he is opposed. The parking is a problem and getting more difficult.

Patricia Wisbang, 2235 – 10th Street.

Ms. Wisbang stated that they have nothing against Mr. Nagorski, but does not want the business. She does not understand the variance for a rezoning issue, she feels like it is a smoke screen created by the Hutchersons and Mr. Nagorski. In 2006 it worked out good for the Hutchersons, but now it is not so good. Other people should not have to suffer, if the appeal is granted, the neighbors will suffer and she does not see how Mr. Nagorski can ask for a variance on property that he does not own.

Mark Behm, 2287 – 10th Street,

Mr. Behm stated that they do have a problem with parking, there are a lot of rentals. The parking situation is terrible. Mr. Nagorski is doing a good thing, and there are other buildings in Wyandotte.

Member DiSanto asked the hours of operation. Mr. Nagorski replied normal business hours, does see clients afterhours after 5. Member DiSanto asked days of the week. Mr. Nagorski Monday through Friday, does not want to work on Saturdays, but may have to occasionally. Does see most clients three days a week. Mr. Nagorski has no problem with time restrictions by the board.

Member Trupiano asked about the pictures and the number of people. Mr. Nagorski stated that he has used the building prior to the Hutchersons leaving the building, they were living there. Mr. Nagorski explained that the trailers are the daughters, and the owners are using them for moving. Mr. Nagorski explained that he has trained both of the daughters out of the dwelling, just like he trains everyone else. They did ask him to check on the building for them, he has been in and out of the building. Nutritional Fit did contact him, one of the daughters was involved in that, he told them to wait till this process was over. Mr. Nagorski stated that he still does train the daughter.

Ms. Masserant asked about Mr. Nagorski's qualifications. Member Flachsmann stated that the Board is not here to deal with that, just the Certificate of Occupancy. Member Flachsmann stated that if a variance is granted, there are more steps to go through. That is why Mr. Nagorski came to the Zoning Board is because the Planning Commission denied the rezoning, there are steps to go through. Ms. Masserant expressed concern about handicap parking.

Ms. Keuhn discussed the businesses by her, there are semi trailers down her street, there are many parking problems there too and parking is a problem throughout the City.

Mr. Nagorski stated that he is not here to cause a problem in the neighborhood, but to fix a potential problem. Mr. Nagorski stated that in his case, his building is a DBA, but he does have another business with a LLC. Mr. Nagorski stated that he has extensive field

work and education and received many referrals from doctors, and he is trying to do a good thing for the neighborhood.

Chairperson Duran asked Mr. Nagorski again if he wanted the Board to vote on the appeal tonight. Mr. Nagorski stated that he felt it was in his best interest to table the appeal.

Member DiSanto wanted to thank the residents and apologized for having to leave. Member DiSanto thanked the residents for doing their homework.

Member DiSanto asked the Secretary to notify the neighbors if something changes and for some reason the appeal will not be heard at the December 4 meeting.

The Secretary stated that the residents were notified of tonight's meeting, and now it has been tabled till December 4. Member DiSanto stated that if something happens and it will not be heard on December 4, that the neighbors should be notified.

11 Communications were received regarding this appeal.

Appeal #3179

Chairperson Duran read the appeal and asked that it be explained.
(Member DiSanto left)

John Pounds, owner, present.

Mr. Pounds stated that he had submitted pictures and asked if the board had received them. The Board replied yes.

Mr. Pounds had considered moving earlier this year, but decided to stay and install a pool. They determined where a pool would look nice in the yard, they wanted to keep away from the house, and found a pool that would fit where they wanted it to go. They did assemble and install a pool without a permit, figured an above ground pool would not require a permit, where an in ground pool would. They did find a pool that fit their needs and the area. It is small enough to properly maintain by themselves. They assembled the pool then received notice they needed a permit. Now he sees that anything over 24" of water does requires a permit. Received notice in August about the pool, they filled out a permit, then that it when they were denied and had to apply for a variance.

Mr. Pounds stated that the pool is 4' from the alley, he discontinued working on the fence line when he received notice. They have a detached garage with alley access. Mr. Pounds tried to figure out why 4' was required, a lot seems to be access outside of the yard. When they bought pool, they were worried about safety and bought the top of the line liner, there is a higher support on the side and underneath, they purchased lockable

closeable ladder, it is centered. Research shows that rail fencing products are available to attach to the sidewalls. They would do so. Mr. Pounds went over the attachments that he has submitted with his application. Also, the pool is 10x22. There no overhead power lines or access lines. A small cement pad was removed and that is where the pool was placed.

Mr. Pounds stated that his neighbors received notice and contacted him, and some came to show support. The pool has been purchased and installed and wish to have the variance, basically asking for one foot of property.

Member Trupiano asked if immediate neighbors were here. Mr. Pounds replied yes, one is for, the other resident has a concern.

Member Olsen asked how close is the neighbors garage. Mr. Pounds said maybe 15'. Member Olsen asked if the garage is accessed from the alley. Mr. Pounds replied yes.

Member Flachsmann stated that pools are regulation through National Code, the Code has to do with safety, they want to make sure owners and neighbors are safe, and children do not drown. Owners should always check with Building Department to see if a permit is required, always ask, codes are for safety.

Member Flachsmann asked if a permit has been issued. Mr. Pounds replied that he has to have a variance first. Member Flachsmann stated that when and if a permit is issued they will tell you some things to accomplish to get the permit.

Member Flachsmann stated he was concerned about the garage being close and kids jumping off the garage in the pool, there will be restrictions to safeguard, like maybe secure the pool when you are not there.

Member Olsen asked about the garage. Mr. Pounds stated that it is original aluminum sided at this point.

Daryl Blessing, 1725 Superior, present.

Mr. Blessing stated that he lives next door on east side and has no problem with the pool.

Al Cyster, 1730 Superior.

Mr. Cyster stated that he can't see pool, but he has no problem with the pool from a safety standpoint, his daughter has been over there.

Phil Drake, 1735 Superior.

Mr. Drake stated that he lives on the fence side of the pool and he is glad to see Mr. Pounds doing something right, coming through the Board, he has poured concrete without getting a permit, now it seems that he has got caught. One of the times he poured concrete, he tore down the easement fence between the houses, and that bothers him and the safety issues because there is no gate at the front and because there is no gate on his

easement side, anyone could walk through and get to the pool. It would be good if he would replace it.

Member Flachsmann stated that when a permit is pulled it is inspected and there has to be a barrier properly done so that can't enter into the pool, there are a number of requirements, if there is a safety issue, safety issues will have to be followed. The board cannot tell anyone to do anything about the fences, it is between then neighbors. Member Flachsmann explained that concrete can be poured without a permit as long as it is not used for anything but walking on.

Chairperson Duran asked Mr. Pounds if he too wished to have the appeal tabled. Mr. Pounds stated that he would like to have it tabled also.

Two (2) communications were received regarding this appeal.

Zoning Board of Appeals and Adjustment 2014 Schedule

Deadline		Meeting at 6:30 p.m.	
December 27, 2013		February	5
January	31	March	5
February	28	April	2
March	28	May	7
April	25	June	4
June	6	July	16
June	27	August	6
July	25	September	3
August	22	October	1
September	26	November	5
October	24	December	3
November	21	January	7, 2015

Meetings of the Zoning Board of Appeals and Adjustment are held in the Council Chambers of the City Hall, 3200 Biddle, Avenue, Wyandotte, Michigan



DTE Energy \ MichCon Gas
Data Integrity and technology
One Energy Plaza - WCB1836
Detroit, MI 48226

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October 24, 2013

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

Re: Appeal #3178: For a variance to obtain a Certificate of Occupancy for Physical Therapy Facility and one Apartment at 2250 – 10th Street. RA 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. 3178 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,

Thomas B Dereszewski

/S/ Thomas B. Dereszewski
Drafter – WSB 1836
Data Integrity and Technology

TBD/
Enclosure

November 6, 2013

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David and Laurie Bodnar (homeowners)
2243 10th Street
Wyandotte, MI 48192

Wyandotte Zoning Board of Appeals and Adjustments
Wyandotte City Hall
3200 Biddle Avenue, Suite 300
Wyandotte, Michigan 48192

Re: Appeal #3178: For a variance to obtain a Certificate of Occupancy for a physical therapy facility and one apartment at 2250 10th Street

To Whom It May Concern:

Unfortunately we are both unable to attend tonight's meeting, but we would like to convey that we are opposed to this variance. We live directly across the street from this property so this change would greatly affect us. This change would increase traffic and minimize our street parking, which is only on one side of the street. It will also add yet another rental unit to our neighborhood, and personally we would love to see more homeowners.

When the property owners (Joe and Gloria Hutcherson) rezoned this property from commercial to residential, they did so willingly and understood that it could not be reversed. We were immensely happy with that choice since we are raising young children and it would secure our property value. It is only because they want to sell this property that they are requesting to change it back to commercial. If this were to pass, we feel it would be an example of spot zoning.

We do not feel that this would benefit the city's master plan of keeping commercial properties out of residential areas. We support local businesses here in Wyandotte, but we feel there are plenty of potential buildings located on Biddle, Oak, Ford and Eureka.

Thank you for your time and consideration in this matter.

Sincerely,
David and Laurie Bodnar

David Bodnar
Laurie Bodnar

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Wyandotte Zoning Board of Appeals

Re: Appeal #3178

I am opposed to a variance being granted to the owners 2250 10th Street. The variance would allow them to obtain a certificate of occupancy for a physical therapy facility and one rental apartment in a RA zoning district.

Thank you,

Rezoning this property has been denied.
A variance is just another way of asking for
the same thing. We are still opposed!

Mr + Mrs Mark Behm
Kathleen Behm

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Wyandotte Zoning Board of Appeals

Re: Appeal #3178

I am opposed to a variance being granted to the owners 2250 10th Street. The variance would allow them to obtain a certificate of occupancy for a physical therapy facility and one rental apartment in a RA zoning district.

Thank you,

Kathy Berrow
2300 10th Street

Wyandotte Zoning Board of Appeals

Re: Appeal #3178

I am opposed to a variance being granted to the owners 2250 10th Street. The variance would allow them to obtain a certificate of occupancy for a physical therapy facility and one rental apartment in a RA zoning district.

Thank you,

John Dan
2309 10th / SEWYAN.

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Wyandotte Zoning Board of Appeals

Re: Appeal #3178

I am opposed to a variance being granted to the owners 2250 10th Street. The variance would allow them to obtain a certificate of occupancy for a physical therapy facility and one rental apartment in a RA zoning district.

Thank you,

Branney Hadelock
2283 10th St.

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Wyandotte Zoning Board of Appeals

Re: Appeal #3178

I am opposed to a variance being granted to the owners 2250 10th Street. The variance would allow them to obtain a certificate of occupancy for a physical therapy facility and one rental apartment in a RA zoning district.

Thank you,

Nancy & Chuck ~~Greathouse~~ 2301 10th - upper

2286-10th Street
Wyandotte, Michigan
734-283-5423

November 5, 2013

Re: Variance of business use of 2250-10th Street

Mr. Peterson, Mayor and City Council

I am writing this on behalf of Mr. Phillip Nagorski. I recently learned of Phil's plan of starting a business at 2250th Street. I feel that "Phil's Fitness Therapy" would be a very positive business for this area.

I have known Phil for numerous years. I first met him as a fitness trainer for a fitness group. Although I had to drop out due to health reasons, I know that he has continued to work in the fitness field and is very eager to bring his services to this area.

I have been a Wyandotte resident, 2286-10th street, since the early 1980's. With the exception of the past few years, 2250-10th has always been a business establishment without any problems to the neighborhood.

The city of Wyandotte has a long history and reputation of supporting small businesses. I feel this is why our city has survived where other cities have failed. "Phil's Fitness Center" would be a stable small business and a positive for our neighborhood and our city.

Thank You,



Anna M. Norris

From the desk of...

Jerome J. Sabatowich

2776 Tenth Street
Wyandotte, MI 48192
July 25, 2013

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To Whom It May Concern:

Phil Nagorski is a personal trainer who specializes in working with people who, like myself, are physically challenged. He also works with young athletes who are trying to get into shape.

In the three years that Phil has been working with me, he has often spoken to me about his dream to have his own facility with special equipment that his clients need but cannot afford (e.g. a stationary bike for people in wheelchairs, a tilt table for individuals who cannot stand on their own, parallel bars so those who have had knee replacements can learn to walk again, exercise equipment, etc.). Phil now has an opportunity to make that dream a reality if the property at 2250 Tenth Street is rezoned.

Since Phil will be working only with individuals and small groups, parking should not be an issue because there are other businesses on the same street that have a similar number or less parking spaces (e.g. the barber shop across the street and Vinewood Bakery). Furthermore, neighbors will not have to worry about cars arriving too early in the morning or too late at night because his commitments to his wife and six children make appointments with his clients at odd hours impossible.

Nor should traffic be a problem. Anyone who has lived on Tenth Street (as I have for ten years) should be used to the extra car volume from Our Lady of Mt. Carmel Church and Schools. The few extra cars that will travel down the street due to Phil's facility will be negligible in comparison.

I believe that Phil Nagorski will be a good neighbor who will take care of and improve the property. As a businessman, he knows the value of good relationships with his neighbors and he shows a willingness to work with others to solve problems.

Finally, there are no other facilities in Wyandotte or neighboring cities like the one that Phil is proposing. I think it would be good for Wyandotte to have a business like this within its city limits.

Sincerely,


Jerry Sabatowich



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PHIL'S FITNESS THERAPY

www.trainerforce.net/fitnesstherapy

www.healthylifestylesvending.healthychoicevendor.com

PHIL NAGORSKI

734-285-1542

734-673-5705

Rezoning of 2250 10th

Neighborhood Petition of agreement to the zoning of the property of 2250 10th to be zoned a business property.

I understand that Phil Nagorski would like to run his business of Post Rehabilitation therapy and Personal Training out of this building.

I support his idea of Rezoning this property.

Name

address

Raura Sachse

1042 Mulberry Wyandotte

Thomas Quenna

1066 Mulberry Wyandotte

Donald L. Ray III

1100 MULBERRY, WYANDOTTE

Tony Craft

1121 MULBERRY, WYANDOTTE

VERONICA MAKOWSKI

1049 Mulberry Wyandotte

Shirley Kiebler

1055 Mulberry Wyandotte

Cheryl Zielman

1045 mulberry Wyandotte

Esmuel Fakhri

2263 10th Wyandotte

Virginia Saputnickowski

2286 10th Wy.

Anna Marie

2286-10th Wy.

Kevin Conway

2286 10th Wy

Mark A. Bal

2287 10th Wy



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PHIL'S FITNESS THERAPY

www.trainerforce.net/fitnesstherapy

www.healthylifestylesvending.healthychoicevendor.com

PHIL NAGORSKI

734-285-1542

734-673-5705

Rezoning of 2250 10th

Neighborhood Petition of agreement to the zoning of the property of 2250 10th to be zoned a business property.

I understand that Phil Nagorski would like to run his business of Post Rehabilitation therapy and Personal Training out of this building.

I support his idea of Rezoning this property.

Name

address

Michael Sadowski

1041 CEDAR WYANDOTTE MI 48190

Joe Hughes

2214 10th St. Wyandotte 48192

GAROLD VAUTE

2214 10th St. Wyandotte 48192

ALEX DIBISKAWSKI

1039 MULBERRY WYAN. 48192

Paul Dawling

1019 CEDAR

Denny Scypula

2300 10th #1 Wyandotte 481

John Dolis

2309 10th WYA

Ravanne Bergan

2322 10th Wyandotte

Kathy Bergan

2322 10th Wyandotte

Glenda Vano

2333 10th Wyandotte

Patricia Farrell

2317 10th Street Wyandotte

Amy Coffee

2316 10th Street Wyandotte



DTE Energy \ MichCon Gas
Data Integrity and technology
One Energy Plaza - WCB1836
Detroit, MI 48226

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October 24, 2013

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

Re: Appeal #3179: For a variance to obtain a Building Permit for a pool at 1731 Superior in a RA zoning district, where the proposed conflicts with Section 2402.K of the Wyandotte Zoning Ordinance.

- 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. 3179 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,

Thomas B Dereszewski

/S/ Thomas B. Dereszewski
Drafter - WSB 1836
Data Integrity and Technology

TBD/
Enclosure

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✓ RECEIVED
10-31-13

Oct. 26th, 2013

To: Zoning Board of Appeals and Adjustment

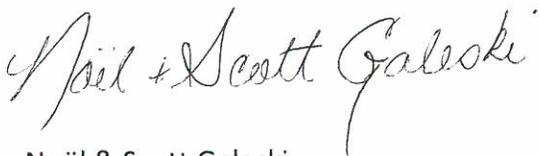
Re: John & Linda Pounds, 1731 Superior Blvd, Wyandotte, Mi 48192

We are writing this letter in support of John and Linda Pounds and the request for a variance to obtain a building permit for a pool at 1730 Superior.

John and Linda Pounds deserve this variance to be approved, as we see no negative repercussions to doing so. We also feel that they have always conducted themselves as great neighbors, who make sure their property is in exemplary condition at all times. To deny this approval would be discouraging the exact behavior and practices of neighbors Wyandotte prides itself in and we personally wish we had more of!

Thank you for your time and consideration,

Sincerely,



Noël & Scott Galeski

1707 Superior Blvd

Wyandotte, Mi 48192