

**MINUTES AS RECORDED**

**MINUTES OF THE MEETING OF July 15, 2015  
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  
\*Green  
Nevin  
\*Roberts  
Szymczuk

\*Alternate Members

**MEMBERS ABSENT:** DiSanto, Gillon, Olsen, Trupiano, Wienclaw

**ALSO PRESENT:** Peggy Green, Secretary

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A motion was made by Member Szymczuk, supported by Member Nevin to approve the minutes of the June 3, 2015, meeting as recorded.

Yes: Duran, Flachsmann, Green, Nevin, Roberts, Szymczuk

No: none

Abstain: none

Absent: DiSanto, Gillon, Olsen, Trupiano, Wienclaw

Motion passed

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**APPEAL #3201 - GRANTED**

Rachel Polczynski, 2106 – 10<sup>th</sup> Street, Wyandotte (owner & appellant) 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 garage addition at 2106 – 10<sup>th</sup> Street** (N 10' of Lot 68, also Lot 69, Welch Bros. Pulaski Blvd. Sub.) RA zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

**SECTION 2100:**

The proposed garage addition exceeds the allowable lot coverage square footage by 266 square feet.

**Proposed garage addition does not hinder or discourage development or use of adjacent land uses or impair the value thereof.**

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

Yes: Duran, Flachsmann, Green, Nevin, Roberts, Szymczuk

No: none

Abstain: none

Absent: DiSanto, Gillon, Olsen, Trupiano, Wienclaw

Motion passed

**APPEAL #3202 - GRANTED**

Ziad El-Baba, 674 Gauther, Tecumseh Ontario (appellant) and Majid Hammond, 21 Turnberry Lane, Dearborn, Michigan (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 parking lot at 3379 – 3395 Fort (Lots 83 thru 87, Incl., Eureka Highlands No. 1 Sub.) B-2 zoning district, where the proposed conflicts with Section 2404.Q of the Wyandotte Zoning Ordinance.

**SECTION 2404.Q:**

For all new parking areas and used car lots of 6 or more spaces, and all existing parking areas and used car lots to be reconstructed consisting of 20 or more spaces, the following requirements shall apply. These requirements shall also apply to existing parking lots that are reconfigured or add additional parking spaces. If the existing parking lot consists of 20 or more spaces, these requirements shall apply when 50% of the parking lot area is reconstructed. The off street parking area shall have a planting area of at least 5' in width along any abutting dedicated street right-of-way. Additional planting areas shall be required equaling at least 10 square feet in area for each parking space. Parking and used car lots of 20 or more parking spaces shall provide 15 square feet of landscaping for each parking space. Planting areas shall be so located as to divide and break up the expanse of paving. Landscape planting areas shall be subject to the requirement of Section 2407 of this ordinance.

This site has 20 parking spaces that would be re-constructed 100 percent with 6 inches of concrete . They are asking for a variance from all the requirements of Section 2404 and 2407, Landscaping, Irrigation , 4 foot obscuring fence at rear, and decorative lighting due to the lack of space on the site to comply with the requirements of this ordinance.

**Size and layout of parking lot creates undue hardship in the existing business area and modifications required in the ordinance would increase difficulties in traffic and pedestrian flow, site distance and turning movements.**

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

Yes: Duran, Flachsmann, Green, Nevin, Roberts, Szymczuk

No: none

Abstain: none

Absent: DiSanto, Gillon, Olsen, Trupiano, Wienclaw

Motion passed

**APPEAL #3203 - HELD IN ABEYANCE**

Ronald Mendenhall, Jr., 649 Poplar, Wyandotte (owner & appellant) 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 auto detailing at 1777 Oak (Lots 187 & 188, Baisley Park Sub.) RM-1A zoning district, where the proposed conflicts with Section 700 of the Wyandotte Zoning Ordinance.

**SECTION 700:**

Auto detailing is not an allowable use or a use allowed on Special Approval in a RM-1A zoning district.

**Held in abeyance until the meeting of August 5, 2015, at the request of the owner.**

A motion was made by Member Flachsmann supported by Member Nevin to hold in abeyance.

Yes: Duran, Flachsmann, Green, Nevin, Roberts, Szymczuk

No: none

Abstain: none

Absent: DiSanto, Gillon, Olsen, Trupiano, Wienclaw

Motion passed

**COMMUNICATIONS:**

Motion was made by Member Flachsmann, supported by Member Nevin to place all communications on file. Motion carried.

**OTHER BUSINESS:**

There being no further business to discuss, the meeting adjourned at 6:55 p.m. **The next scheduled meeting of the Board will be held on August 5, 2015.**

  
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Peggy Green, Secretary

**Appeal #3201**

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

Rachel Polczynski, and Joshua, 2106 – 10<sup>th</sup> Street, present.

Joshua explained that they want to add to the top of the garage, 8' in the rear, and 5' to the north.

Chairperson Duran asked if the garage would be used for a car. Ms. Polczynski replied that they need the extra storage, they are adding onto the back, and lifting the roof.

No communications were received regarding this appeal.  
Communication from DTE was received.

### **Appeal #3202**

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

Ziad El-Baba (appellant) and Majid Hammond (owner), present.

Mr. El-Baba explained that it is a tight parking lot and they want to enhance it by removing the pavement and putting in concrete. It will be more attractive for the tenants.

Mr. Hammond explained that he purchased the property last October and it needed a lot of work, and he has been making the repairs and he would like a concrete parking lot instead of asphalt. Mr. Hammond added that when he purchased the property, the parking lot was in bad condition. Mr. Hammond continued that the previous owner did nothing to the property, and he had the proper inspection and had to repair everything.

Member Flachsmann commented that space is needed in this parking lot, and he feels that the ordinance was not designed for this property. Member Flachsmann added that the parking lot would be a great improvement.

Member Szymczuk commented that it is a tight parking lot.

Chris Beauvais, 3364 – 23<sup>rd</sup> Street, Wyandotte, present.

Mr. Beauvais stated that he has no objection to the improvement, however his fence has been knocked down several times and he is getting tired of fixing it, people park in the back and then hit his fence.

Mr. Beauvais asked about a guardrail. Mr. Hammond stated that is the alley. Mr. Beauvais stated that he has called the city about a guardrail being installed. Mr. Hammond commented that if he has to install a guardrail, then so would everyone else. Chairperson Duran commented that she lives on an alley, and he might have to put posts in. Member Flachsmann commented that the city could put in a guardrail. Member Roberts stated it would have to be a Special Assessment District. Mr. Beauvais stated that it is a safety issue, he would pay some, but not all, he thought it would be around \$1500. Member Roberts informed Mr. Beauvais that he would have to petition Mayor and Council to see if the neighbors want to pay for it as a Special Assessment District. Mr. Hammond commented that Mr. Beauvais is closer to the bar than his property. Mr. Beauvais stated that he was behind the last two buildings of the plaza.

Chairperson Duran stated that the Board appreciated Mr. Beauvais comments, but he would need to get a petition signed for City Council.

Member Flachsmann commented that if Council approved, and the neighbors paid for it, could the City install the guardrail instead of having a Special Assessment District. Member Roberts stated that maybe it could be done.

Communication from DTE was received.

**Appeal #3203**

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

Chairperson Duran stated that Mr. Mendenhall has asked that this appeal be held in abeyance until the August 5, 2015, meeting so that more Board Members would be present to vote on this appeal since it will take 6 votes for the appeal to be granted.

Communication from DTE



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

*Copy*

July 2, 2015

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

**RE: Appeal #3201: For a variance to obtain a Building Permit for a garage addition at #2106 10<sup>th</sup> Street, in an 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. 3201 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,

*/s/ 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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July 2, 2015

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

RE: Appeal #3202: For a variance to obtain a Building Permit for a parking lot at #3379-#3395 Fort Street, in a B2 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. 3202 as mentioned above. See enclosed strip print and attached notice of public hearing, for your use and information.

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One Energy Plaza, WCB-1836  
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July 2, 2015

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

**RE: Appeal #3203: For a variance to obtain a Certificate of Occupancy for auto detailing at #1777  
Oak Street, in an RM-1A 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. 3174 as mentioned above. See enclosed strip print and attached notice of public hearing, for your use and information.

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