

MINUTES AS RECORDED

**MINUTES OF THE MEETING OF August 5, 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
Gillon
Olsen
Nevin
Trupiano
Wienclaw

MEMBERS ABSENT: DiSanto, Szymczuk

ALSO PRESENT: Peggy Green, Secretary

A motion was made by Member Flachsmann, supported by Member Nevin to approve the minutes of the July 15, 2015, meeting as recorded.

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

No: none

Abstain: none

Absent: DiSanto, Szymczuk

Motion passed.

APPEAL #3203 - DENIED

Ronald Mendenhall, Jr., 649 Poplar, Wyandotte (owner & appellant)

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.

Number of required votes needed to grant appeal was not received.

A motion was made by Member Trupiano supported by Member Gillon to grant auto detailing with window tinting..

Yes: Duran, Gillon, Trupiano

No: Flachsmann, Nevin, Olsen, Wienclaw

Abstain: none
Absent: DiSanto, Szymczuk
Motion failed to pass

APPEAL #3204 - GRANTED

William Wilson, 2066 – 2nd Street, Wyandotte (owner & appellant)

for a variance **to obtain a building permit for 2 bedroom second floor apartment above 3 car garage at 190 Ford** (see file for legal description) RM-1 zoning district, where the proposed conflicts with Section 2100.h of the Wyandotte Zoning Ordinance.

SECTION 2100.h:

In all RM-1 and RM-2 multiple residence, the minimum distance between any two buildings, excluding buildings where the sideyards of each building is directly opposite one another, shall be regulated according to the length and height of such buildings. Therefore, a minimum of 27.62 feet is required between 190 Ford and proposed one unit apartment with garage below whereas 24' is provided.

Proposed apartment above 3 car garage does not hinder or discourage the development and use of adjacent land and buildings, and does not impair the value of the ordinance

A motion was made by Member Gillon supported by Member Wienclaw to grant this appeal.

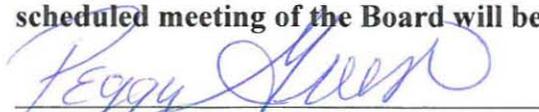
Yes: Duran, Flachsmann, Gillon, Nevin, Olsen, Trupiano, Wienclaw
No: none
Abstain: none
Absent: DiSanto, Szymczuk
Motion passed.

COMMUNICATIONS:

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

OTHER BUSINESS:

There being no further business to discuss, the meeting adjourned at 6:15 p.m. **The next scheduled meeting of the Board will be held on September 2, 2015.**



Peggy Green, Secretary

Appeal #3203

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

Ronald Mendenhall (owner) and Jay Cucinella (prospective buyer), present.

Mr. Cucinella explained that he owns Downriver Auto Detailing in Southgate, and he wants to purchase the building for window tinting. There will be no car detailing done in the building, that will be done at the Southgate location.

Chairperson Duran asked if there would be any washing or polishing done. Mr. Cucinella replied no. Mr. Cucinella added that there will be no signs on the building. Mr. Cucinella continued that a clean environment is needed for window tinting.

Member Gillon asked if customers would be coming to the building. Mr. Cucinella replied no, employees would be bringing the cars over, and the doors would be locked at all times.

Member Olsen asked the hours of operation. Mr. Cucinella replied 9-6, Monday through Friday, and 9-3, Saturdays. Mr. Cucinella added that they only do window tinting by appointment, and average 5 a week. Member Olsen confirmed that employees will be driving the cars over from Southgate, and entering through the alley. Mr. Cucinella stated that was correct.

Member Flachsmann commented that the appeal is asking for auto detailing. Mr. Cucinella stated that detailing of cars is washing, polishing and cleaning of cars. Member Flachsmann stated that if the appeal is approved for auto detailing, and something happens, and the building is not vacant for 6 months, someone else could use the building for auto detailing.

Mr. Mendenhall stated that he was told that the use would only be for Mr. Cucinella.

Member Flachsmann stated that others appellants have told the Board things, and never went through with it. A business at this location would affect the surrounding neighborhood.

There was discussion regarding the rezoning of the property that had been requested at the Planning Commission.

Mr. Mendenhall stated that he was told to write down auto detailing.

Member Flachsmann commented that he felt there would be too much leeway if the appeal were granted.

Mr. Mendenhall stated that he was told that the approval would only be for Mr. Cucinella.

There was more discussion regarding rezoning.

Member Flachsmann stated that they are asking for something that is not allowed, if the appeal were to be granted, then it will be an auto detailing place. Member Flachsmann commented that Mr. Mendenhall get with the Engineering Department and the appeal could be written up specifically for window tinting.

Mr. Mendenhall commented that Oak Street is more commercial than residential.

John Filkins, 1793 Oak, present.

Mr. Filkins stated that he has lived in his home since 1996, and Mr. Mendenhall is a terrific neighbor.

Mr. Filkins asked Mr. Cucinella does window tinting produce fumes. Mr. Cucinella replied no. Mr. Filkins asked if window tinting produces noise. Mr. Cucinella replied no.

Appeal #3204

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

William Wilson, owner, present.

Mark Dawdy, Dawdy Design and Construction, 601 North Highland, Dearborn, present.

Mr. Wilson explained that he bought the extra lot for parking and a garage, now he would like to build a 3 car garage with an apartment above it. Mr. Wilson continued that the garage will mimic the present building, and it will look like a house. The garage will relieve parking and compliment the neighborhood.

There was discussion regarding the traffic coming and going from the building. Mr. Dawdy stated that they did obtain a permit from Wayne County for a driveway.

Mr. Wilson commented that the present building is brick.

Member Nevin commented that it will be a beautiful project.

Member Flachsmann commented that it will be a very good addition.

Member Olsen asked how they will prevent driving through. Mr. Wilson replied that there will be carports by the alley, and fencing by the handicap parking, and there will be dumpster boxes.

Mr. Wilson added that the would like to install a sliding gate to stop people from using his dumpster.

There was discussion regarding the measurements.

Member Gillon commented that it is a beautifully maintained property. Mr. Wilson stated that he takes pride in this property.

Member Wienclaw stated that it was a very nice property.

Member Trupiano asked if the carport were going to be a solid structure. Mr. Dawdy stated there will be a sloped roof over the carport, plus there will be bumpers. Member Trupiano asked about headlights. Mr. Wilson stated that the metal will block the lights.

One communication from DTE was received.



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

CB

DTE Energy 8-5-15



July 23, 2015

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

RECEIVED
7-27-15

APPEAL # 3204

RE: Notice of Public Hearing:

To obtain building permit for 2 bedroom apartment above 3 car garage at 190 Ford Street, Wyandotte, MI.

(X) 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- Gas Company has no involvement, nor objection to this appeal.

Please abide by Public Act 174. Three (3) working days before you dig call MISS DIG at: 1-800-482-7171 or 811

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

Sincerely,

Mike Harrison

Drafter DTE Energy