

MINUTES AS RECORDED

**MINUTES OF THE MEETING OF September 7, 2016
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: DiSanto
Duran
Flachsmann
Gillon
Olsen
Nevin
Szymczuk
Trupiano
Wienclaw

MEMBERS ABSENT: none

ALSO PRESENT: Peggy Green, Secretary

A motion was made by Member Trupiano, supported by Member Szymczuk to approve the minutes of the July 20, 2016, meeting as recorded.

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

No: none

Abstain: none

Absent: none

Motion passed.

APPEAL #3228 - GRANTED

Roebuck Residential LLC/Joseph Daly, 3099 Biddle, Wyandotte (owner & appellant)

for a variance **to obtain a Certificate of Occupancy for a 6' high sideyard fence at 3099 Biddle** (S 10' of Lot 9, also Lots 10 to 14, incl., Eureka Iron & Steel Works Resub., Block 32) in a CBD zoning district, where the proposed conflicts with Section 2406.A.5 of the Wyandotte Zoning Ordinance.

Section 2406.A.5:

Fences on non-residential properties are not permitted in a front yard or side yard when the fence is within twenty (20) feet of the front property line or in front of the building.

Proposed new 6' high sideyard fence would be located at zero feet from the front property line.

Proposed fence will not be detrimental to the development of adjacent buildings or uses, and will not impair the purpose of the ordinance as written.

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

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

No: none

Abstain: none

Absent: DiSanto

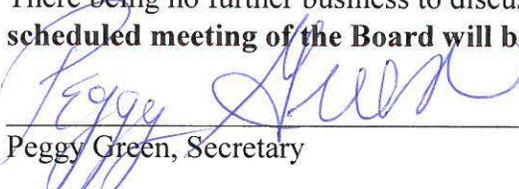
Motion passed.

COMMUNICATIONS:

A motion was made by Member DiSanto, supported by Member Wienclaw to place all communications on file. Motion carried.

OTHER BUSINESS:

There being no further business to discuss, the meeting adjourned at 6:40 p.m. **The next scheduled meeting of the Board will be held on October 5, 2016.**



Peggy Green, Secretary

Appeal #3228

Chairperson Duran read the appeal and asked that it be explained

Joe Daly, owner/appellant, present.

Mr. Daly explained that they had demolished the Cecilia Melody's Building and built a parking lot, there are 9 spaces for the tenants. The gate will have a garage type opener for the tenants to get in and out. If they moved the fence 20' back, they would be losing parking spaces and this would make a waiting area for the restaurants, which all 3 restaurants are busy.

Chairperson Duran asked how many residential units there are. Mr. Daly replied 6. Chairperson Duran asked about ingress and egress. Mr. Daly replied that it has not been specified yet, likely one way in and one way out, but they will give it time. When trucks park in the alley for deliveries, tenants might not be able to get out.

Member DiSanto commented that Mr. Daly has done a nice job on the building and the City should be proud. Member DiSanto commented that the Golf Course, Dr. Sharon's Office, Polonus Restaurant, BASF and Belicosa Café have similar fences, and he does not

see an issue. Member DiSanto added that he feels the fence is a good solution, he has seen people waiting in the parking lot for the restaurants.

Member Gillon commented that Mr. Daly had to provide parking for his tenants, and he has seen people taking up the parking spots for other businesses.

Member Trupiano commented that the parking lot area is primarily for residents, and they will not be going in and out all the time.

One communication was received from DTE.

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DTE Energy – Gas
Data Integrity and Technology
1 Energy Plaza
GO 838
Detroit, MI., 48226

DTE Energy



ZB

9-7-16

MTG

August 31, 2016

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

APPEAL # 3228

RE: Notice of Public Hearing:

To obtain a Certificate of Occupancy for a 6' high sideyard fence at 3099 Biddle Street.

(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