

City of Wyandotte
PLANNING COMMISSION
Minutes of the Thursday, April 15, 2010, Meeting
MINUTES AS RECORDED

The meeting was called to order by Chairperson Elizabeth Krimmel at 7:00 p.m.

COMMISSIONERS PRESENT: Hovis, Krimmel, Lupo, Parker, Rockershousen, Schultz, Tavernier

COMMISSIONERS EXCUSED: Duran and Eberts

ALSO PRESENT: Charles Leman, City Planner
Kelly Roberts, Recording Secretary

COMMUNICATIONS:

- MOTION BY COMMISSIONER ROCKERSHOUSEN, supported by Commissioner Schultz, to receive and place on file communications #1, #3 and #4. MOTION PASSED.
- Communications #2 and #5 regarding Main Street the following Resolution was offered:
MOTION BY ROCKERSHOUSEN, supported by Commissioner Lupo
WHEREAS, the Michigan Main Street Program desires Michigan's downtowns, big and small, to revitalize and to grow into thriving traditional, innovative and creative centers of commerce for people and business; and
WHEREAS, One of the most effective and proven ways to revitalize downtowns is through the National Trust's Main Street 4-Point Approach: Organization, Promotion, Design, and Economic Restructuring; and
WHEREAS, the City of Wyandotte and its Downtown Development Authority desire to follow this path by applying for the Michigan Main Street Program Selected Level; and
WHEREAS, the City of Wyandotte supports the application by the Downtown Development Authority for the Michigan Main Street Program Selected Level Designation; and
WHEREAS, the City Council of the City of Wyandotte resolved that the Director of the Downtown Development Authority has been authorized to prepare and submit the application to the Michigan Main Street Program Selected Level through the Michigan Department of Housing and Development Authority; now, therefore, be it Resolved, that the Planning Commission of the City of Wyandotte supports the City Council and the Downtown Development Authority in their application for acceptance into the Selected Status of the Main Street Program and further resolves that the Wyandotte Planning Commission will assist with the implementation of the Main Street Program for the City of Wyandotte. MOTION PASSED

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING:

MOTION BY COMMISSIONER ROCKERSHOUSEN, supported by Commissioner Lupo to approve the minutes of the Regular Meeting of March 18, 2010. MOTION PASSED.

NEW BUSINESS:

1. PUBLIC HEARING – Phase I Preliminary Site Plan review for the property located at Former 2040-2070 Biddle and Former 117-149 Ford Avenue, Wyandotte. The Developer is proposing to use the property for the development of a Medical/Professional Office Condominium Building. The property is zoned PD (Planned Development).

MOTION BY COMMISSIONER TAVERNIER, Supported by Commissioner Rockershousen;

WHEREAS, the preliminary site plan for former 2040-2070 Biddle and Former 117 – 149 Ford Avenue, now known as 2060 Biddle Avenue, Wyandotte, for the proposed construction of a medical/professional building; and

WHEREAS, the preliminary site plan for former 2040-2070 Biddle and Former 117 – 149 Ford Avenue, now known as 2060 Biddle Avenue, Wyandotte, generally meets the criteria of the City of Wyandotte's Zoning Map in terms of the Planned Development District in that the PD District reflects the Master Plan which designates said area for office development; and

WHEREAS, the Planning Commission has received a communication from the City Engineer recommending revisions, requirements and the provision of additional details on the preliminary plan; and

WHEREAS, on April 15, 2010, the Planning Commission of the City of Wyandotte, held a Public Hearing with proper notice, in accord with the requirements of Section 2000 of the City of Wyandotte's Zoning Ordinance;

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WYANDOTTE, to recommend to City Council that Stage 1 Preliminary Site Plan for the project at former 2040-2070 Biddle and Former 117 – 149 Ford Avenue, now known as 2060 Biddle Avenue, Wyandotte, be accepted and approved subject to the revisions, requirements and the provision of additional information recommended by the City Engineer in his communication dated March 25, 2010, which is attached and the findings of the public hearing on April 15, 2010 as described in the minutes of the meeting, prior to submittal to the Commission for Phase II Final Site Plan Approval and the following additional conditions also be included:

1. Developer to investigate the approach to be installed off Ford Avenue into the parking lot and remove the Spruce Street entrance.
2. Landscape plan to include screen wall, decorative lights, lawn sprinkler system, grading and drainage of the parking lot.

YEAS: Hovis, Krimmel, Lupo, Parker, Rockershausen Schultz, Tavernier

NAYS: None

ABSENT: Duran and Eberts

MOTION PASSED

PERSONS IN THE AUDIENCE:

SPECIAL ORDER:

Mr. Leman informed the Commission that the current Master Plan will not expire for a couple of years.

BILLS AND ACCOUNT:

MOTION BY COMMISSIONER ROCKERHOUSEN, supported by Commissioner Parker to:

1. Pay Beckett & Raeder for Planning Consultant fee for February 2010 in the amount of \$700.00
2. Hours for Secretarial Services: 03/04/10 – 03/26/10 10.50 Total Hours

YEAS: Hovis, Krimmel, Lupo, Parker, Rockershausen, Schultz, Tavernier

NAYS: None

ABSENT: Duran and Eberts

MOTION PASSED

MOTION TO ADJOURN:

MOTION BY COMMISSIONER SCHULTZ, supported by Commissioner Lupo to adjourn the meeting at 8:20 a.m.

PUBLIC HEARING – Phase I Preliminary Site Plan review for the property located at Former 2040-2070 Biddle and Former 117-149 Ford Avenue, Wyandotte. The Developer is proposing to use the property for the development of a Medical/Professional Office Condominium Building. The property is zoned PD (Planned Development)

Chairperson Krimmel opened the public hearing for comments.

Anthony LoDuca – MJC Companies reviewed the proposed project with the Commission. Mr. LoDuca indicated that this is a two phase project and right now they are planning to construct a 22,000 square foot condominium medical building. Mr. LoDuca indicated that they currently have no clients for the building, but they will be built a finished product with paved parking and full landscaping. Mr. LoDuca indicated that the building will not sit partially completed. Mr. LoDuca indicated that the building will be energy star with geothermal and it will be built to be compatible with the adjacent commercial buildings. Mr. LoDuca indicated that they would be using Michigan products and local companies for the construction of this building.

Mr. Dale Keller, 129 Spruce, Wyandotte.

Mr. Keller indicated that the driveway into the parking lot on Spruce will be right across from his driveway. Mr. Keller is objecting to this new development, he would like to see homes being built here. Mr. Keller indicated that the apartment building on Spruce Street adjacent to this new development has a rule that only one (1) car per apartment can park in the parking lot. Mr. Keller stated that there is always traffic down Spruce and there are cars parking on both sides of the street and it is difficult to get the street plowed or the leaves picked up. Mr. Keller also asked the cost for the acquisition of all the property and what the tax base would be.

Mr. Keller continued that there are spaces for lease across the street in the Daly-Merritt Building and down the street in the building by Miller and Biddle. Mr. Keller indicated that there needs to be houses there and not commercial buildings.

Mr. Keller asked the Commission about the wall that is required between the commercial development and the residential area.

Mrs. Baker, 115 Spruce, Wyandotte, Michigan.

Mrs. Baker requested that the letter she submitted to the Commission be read into the record so people watching know what they are objecting to.

Mrs. Baker further indicated that she submitted a picture of the development on Oak and Fort Street and stated that there is no entrance on 23rd Street and the people on 23rd Street are pleased.

Commissioner Schultz read the letter into the record.

Commissioner Rockershousen questioned the stone that is being used on the front of the building.

Mr. LoDuca indicated that it would be Petoskey Stone that is cut and ground with a sealer, kind of like brick pavers.

Mr. Leman clarified the Zoning Ordinance regarding the wall between the commercial development and the residential properties.

Mr. Leman indicated that the developer has not submitted the landscape plan for review which would show the plan.

Chairperson Krimmel asked if the driveway would exit onto Spruce.

Mr. LoDuca indicated that there would be an exit onto Spruce.

Mr. LoDuca further indicated that they have not submitted the landscaping plan, but it will be submitted when the final site plan is submitted.

Commissioner Hovis indicated that maybe there could be a driveway onto Ford Avenue.

Mr. LoDuca indicated that if additional property is acquired on Ford Avenue by the City and a Phase II is developed there would be buildings on Ford Avenue.

Chairperson Krimmel asked about the parking lot for Ford Avenue.

Mr. LoDuca indicated that parking is for overflow for the building on Biddle until Phase II is developed. Mr. LoDuca indicated that Phase II would be for a professional building and the parking requirements would be different than for the building proposed for Biddle Avenue which is medical use.

Mr. Leman indicated that there could be an entrance on Ford Avenue and the Spruce Street could be left turn only.

Mr. Leman indicated further that there is nothing in the code that states you cannot have an entrance onto residential area.

Mr. Tom O'Meara, 135 Spruce, Wyandotte.

Mr. O'Meara stated that is not how he reads the code. Mr. O'Meara indicated that the driveways should be on Biddle Avenue and not into the residential district. Mr. O'Meara indicated that the wall should be continuous with no breaks.

Mr. Leman reviewed the PD District with the Commission and the residents present.

Chairperson Krimmel asked if the driveways on Biddle could be entrance and exit.

Mr. LoDuca indicated that the driveway on Biddle is entrance and exit, but the County states where the driveways can be and that would be the case on Ford Avenue also. Mr. LoDuca stated further that he is not opposed to driveway on Ford Avenue, but if the County said no; it cannot be done.

Commissioner Rockershausen stated that if the driveway was removed on Spruce Street it should be reviewed by the Fire Chief to see if a fire truck could get around the building.

Chairperson Krimmel asked if there were any other persons who wished to speak on this issue. There being none, the public hearing was closed.

One (1) communication from the City Engineer and One (1) petition with 13 signatures was received.

OFFICIALS

William R. Griggs
CITY CLERK

Andrew A. Swiecki
CITY TREASURER

Colleen A. Keehn
CITY ASSESSOR



MAYOR
Joseph R. Peterson

#1 COUNCIL

Todd M. Browning
James R. DeSana

Sheri M. Sutherby-Fricke
Daniel E. Galeski
Leonard T. Sabuda
Lawrence S. Stec

MARK A. KOWALEWSKI, P.E.
CITY ENGINEER

March 25, 2010

Ms. Elizabeth Krimmel, Chairperson
Wyandotte Planning Commission
3131 Biddle Avenue
Wyandotte, MI 48192

RE: Phase I Preliminary Site Plan for
Former 2040-2070 Biddle Avenue
And Former 117-149 Ford Avenue

Dear Ms. Krimmel:

The undersigned has reviewed the Phase I Preliminary Site Plan for the proposed medical/professional building has completed and the following applies.

1. Parking requirements per the Zoning Ordinance for professional offices of doctors, dentist, veterinaries or similar profession, out patients clinic requires one (1) parking space for each fifty (50) square feet of usable floor area in waiting rooms and one (1) for each examining room, dentist chair or similar use area and one (1) space for each two (2) employees.

The proposed parking calculation of the site plan indicates parking requirement 1/200 of usable floor area which equals 95.35 parking spaces required with 113 parking spaces provided.

Until final floor layout plans are submitted it would be unclear if the proposed parking is adequate but it would seem that it should be more than adequate.

2. The preliminary site plan fails to indicate the required landscaping, decorative lights, lawn sprinkler system and grading and drainage of the parking lot.

The above items will need to be addressed before the final site plan for this project can be approved.

Very truly yours,

Mark A. Kowalewski, P.E.
City Engineer

MAK:kr

Enclosure

cc: Scott Hanh, Ghafai Associates, LLC

To: City of Wyandotte Planning Commission

Re: Public hearing to be held on Thursday, April 15, 2010 for the purpose of accepting verbal and written comments from neighborhood owners or parties of interest pertaining to a preliminary plan in the Planned Development District to be located at the former 2040-2070 Biddle and Former 117-149 Ford Avenue, Wyandotte, Michigan. The Developer is proposing to use the property for the development of a Medical/ Professional Office Condominium Building.

Please accept this written comment from some of the residential property owners and interested parties, prior to the April 15, 2010 Planning Commission Hearing, as an objection to the proposed driveway and parking blueprint of the Planned Development showing a planned property driveway to be located on the north side of Spruce Street. This planned driveway for the Planned Development is adjacent to a residential area and is in direct violation of Appendix A-Zoning, Supp. No 24, located on pages 2498.1 and 2498.2, Number 6 and Number 9. Number 9 specifically states that "Off-street parking areas shall be provided with a continuous and completely obscuring wall or fence not less than 5 feet in height...."

We would like the Wyandotte Planning Commission, at this meeting, to assure the residential property owners adjacent to this Planned Development that the Developer will be made aware of all the zoning codes so he will revise his plans to be in compliance with the Wyandotte codes that protect the residential area adjacent to a business district from business traffic. Since the Planned Development is adjacent to Ford Avenue on the north and Biddle Avenue on the east, using these two main roads for access to his facility should be sufficient.

An existing example of the compliance of the above codes is enclosed. It shows the Aldi and office building complex located at Fort Street and Oak Street that is adjacent to the 23rd Street residential area. As you can see from the picture, the exits and entrances to the business complex are located on Fort Street and on Oak Street. There is no entrance into the 23rd Street residential area and the red brick wall depicts an attractive barrier between the businesses and the residences on 23rd Street. We would welcome that same type of wall that would not only keep business traffic, but also pedestrian traffic from infringing on the quiet, safety, and privacy the residents expect and deserve, and also avoid the inevitability of greatly reducing the property values of the Spruce Street residences.

Thank you for your consideration of our objections and suggestions that will enable the Planned Development to proceed in a timely manner.

Date Printed Name Signature Address

Date	Printed Name	Signature	Address
4/14/10	Thomas J. O'Meara	Thomas J. O'Meara	135 SPRUCE
4/13/10	Louise O'Meara	Louise O'Meara	135 SPRUCE
4/13/10	Calvin J. King	Calvin J. King	157- Spruce
4/13/10	CHARLENE LUCE	Charlene Luce	147- SPRUCE
4/13/10	Dale Keller	Dale Keller	129 Spruce
4/13/10	Trene D. Baker	Trene D. Baker	115 Spruce
4/13/10	LARRY L SHEPHERD	Larry L. Shepherd	130 SPRUCE
4/13/10	Crystal Lisi Foreman	Crystal Foreman	107 Spruce
4/13/10	Lolita King	Lolita King	2122 1st Street
4-13-10	Matthew King	Matthew King	2122 1st Street
4-13-10	TIM KEARNEY	Tim Kearney	146 SPRUCE
4-13-10	William J. Wilson	William J. Wilson	2066-2nd St
4/13/10	LINDA G. WILSON	Linda G. Wilson	2066-2nd

9. Off-street parking areas shall be provided with a continuous and completely obscuring wall or fence not less than five (5) feet in height measured from the surface of the parking area. This wall or fence shall be provided on all sides where the abutting or adjacent zoning district is designated as residential meeting the requirements of the P-1 District, Section 1602, Minimum distances and setbacks. The obscuring wall or fence shall be properly maintained.
 10. Dumpster areas shall be screened to obscure the dumpster from any public street or residential area.
 11. All lighting used to illuminate any off-street parking area shall be so installed as to be confined within and directed onto the parking area only. ~~# 1096 - # 113~~
 12. In all cases where a wall extends to an alley which is a means of ingress and egress to a parking area, it shall be permissible to end the wall not more than ten (10) feet from such alley line in order to permit a wider means of access to the parking area.
 13. The planning and rehabilitation commission, where it has site plan review, or board of appeals, upon application by the property owner of the off-street parking area, may modify the yard or wall requirements where, no good purpose would be served by compliance with the requirements of this section.
 14. For all parking areas of six (6) or more spaces the following requirements shall apply: The off-street parking area shall have a planting area of at least five (5) feet in width along any abutting dedicated street right-of-way and additional planting areas equaling at least ten (10) square feet in area for each parking space. Said additional planting areas shall be so located as to divide and break-up the expanse of paving. Said landscape planting areas shall be subject to the requirements of Section 1809 of this appendix.
- (Am. 5-3-65; Ord. No. 990, § 3, 4-24-95)

Sec. 1806. Off-street loading and unloading.

In the same premises with every building, structure or part thereof, involving the receipt or distribution of vehicles or materials or merchandise, there shall be provided and maintained on the lot, adequate space for standing, loading, and unloading in order to avoid undue interference with public use of dedicated streets or alleys. Such space shall be provided as follows:

1. All spaces in O-S, B-1, CBD and B-2 Districts shall be provided in the ratio required in Article XVII, under minimum rear yard.
2. All spaces in I-1, I-2, and I-3 Districts shall be laid out in the dimension of at least ten (10) by fifty (50) feet, or five hundred (500) square feet in area, with a clearance of at least fourteen (14) feet in height. All spaces in I-1, I-2, and I-3 Districts shall be provided in the following ratio of spaces to gross floor area:



