

City of Wyandotte
PLANNING COMMISSION
Minutes of the Thursday, June 17, 2010, Meeting
MINUTES AS RECORDED

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

COMMISSIONERS PRESENT: Duran, Eberts, Hovis, Krimmel, Lupo, Parker, Rockershausen, Schultz, Tavernier

COMMISSIONERS EXCUSED: None

ALSO PRESENT: Charles Leman
Peggy Green, Recording Secretary

COMMUNICATIONS:

- MOTION BY COMMISSIONER ROCKERSHOUSEN, supported by Commissioner Lupo, to receive and place on file all communications.
MOTION PASSED.

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING:

MOTION BY COMMISSIONER LUPO, supported by Commissioner Eberts to approve the minutes of the Regular Meeting of May 20, 2010. MOTION PASSED.

NEW BUSINESS:

1. PUBLIC HEARING – PC#223 – Request of Dione Mattice Carrico (Appellant) and Clive D. Mattice, Jr. (Owner) for a Certificate of Occupancy for a theatre and retail at 1165 Ford Avenue, Wyandotte in a B-2 Zoning District where the proposed conflicts with Section 2403.I of the Zoning Ordinance

MOTION BY COMMISSIONER ROCKERSHOUSEN, Supported by Commissioner Ebert that the Commission approves the Certificate of Occupancy for a theatre and retail at 1165 Ford Avenue provided the seating capacity is no more than 100 seats.

YEAS: Duran, Eberts, Hovis, Krimmel, Lupo, Rockershausen Schultz, Tavernier
NAYS: None
ABSENT: None
ABSTAINED; Parker
MOTION PASSED

PERSONS IN THE AUDIENCE:

SPECIAL ORDER:

- A. MOTION BY COMMISSIOER ROCKERSHOUSEN, supported by Commissioner Schultz to approve the 2010-2011 Budget as submitted.

YEAS: Duran, Eberts, Hovis, Krimmel, Lupo, Parker, Rockershausen Schultz, Tavernier
NAYS: None
ABSENT: None MOTION PASSED

B. Commissioner Tavernier informed the Commission on a wind energy workshop he went to.

BILLS AND ACCOUNT:

MOTION BY COMMISSIONER TAVERNIER, supported by Commissioner Rockershousen to:

1. Pay Beckett & Raeder for Planning Consultant fee for May 2010 in the amount of \$700.00
2. Hours for Secretarial Services: 5/12/10 – 6/02/10 9.50 Total Hours

YEAS: Duran, Eberts, Hovis, Krimmel, Lupo, Parker, Rockershousen, Schultz, Tavernier

NAYS: None

ABSENT: None

MOTION PASSED

MOTION TO ADJOURN:

MOTION BY COMMISSIONER EBERTS, supported by Commissioner Rockershousen to adjourn the meeting at 8:20 p.m.

PUBLIC HEARING – PC 223 Request of Dione Mattice Carrico (Appellant) and Clive D. Mattice, Jr. (Owner) for a Certificate of Occupancy for a theatre and retail at 1165 Ford Avenue, Wyandotte in a B-2 Zoning District where the proposed conflicts with Section 2403.I of the Zoning Ordinance

Chairperson Krimmel asked if there were any other persons who wished to speak on this issue.

Commissioner Parker excused himself from this hearing due to a conflict of interest.

Ms. Carrico indicated that she is the owner of the business at Artcraft and her father is the owner of the building. Ms. Carrico indicated that the building is too large for just the Artcraft use. Ms. Dione indicated that the retail space would be used for the theatre use. Ms. Carrico indicated that the theatre group is a 501C3 non-profit.

Debbie Aue, The Downriver Actors Guild.

Ms. Aue explained the history of The Downriver Actors Guild. Ms. Aue explained that their previous building was in Taylor and the City of Taylor will no longer allow them to use it.

Ms. Aue stated that they are planning to have a black box theatre and they will not be operating during the hours of Artcraft. Ms. Aue stated that they have from age 3 to adult in their theatre group.

Ms. Aue stated that they hope to bring in some professional acts along with just their theatre group. Ms. Aue stated that it will be great for the community and the kids.

Mr. Parker indicated that he is the architect on the project. Mr. Parker reviewed the building plans for the theatre with the Commission. Mr. Parker indicated that there is only 100 seat max. Mr. Parker indicated that there will be only 35 parking space required and there is 59 on the site. Mr. Parker indicated that it will be very intimate.

Commissioner Rockershousen asked what the distance is from the stage to the audience.

Mr. Parker stated 8 to 10 feet.

Commissioner Rockershousen asked if this is a black box type theatre where you cannot fly anything.

Mr. Parker stated that is correct.

Mr. Leman asked Ms. Carrico how many seats she had at their current location.

Ms. Carrico stated between 100 to 150 seats.

Ms. Aue stated that the location was a former ice arena and they had no permanent seating. Ms. Aue stated that they would have to rent chairs. Ms. Aue stated that under the fire code they were allowed 300 people with the bleachers.

Mr. Leman stated that they are 1/3 the size with the new location.

Ms. Aue stated that is ok, because it will be a home.

Commissioner Lupo asked Mr. Parker to indicate which part of the building they plan to occupy the part closest to 12th Street or Ford Avenue.

Mr. Parker reviewed the site plan with the Commission and indicated that the square footage they plan to use is 9,600. Mr. Parker indicated that the entrance would be off Ford Avenue.

Chairperson Krimmel asked if the entrance for Artcraft would change.

Ms. Carrico stated that where the entrance for Artcraft is now that would be the theatre entrance and the existing door on the side by the parking lot will be for Artcraft entrance.

Ms. Carrico indicated that Artcraft will go from 12,000 square feet retail to about a 2,000 square feet retail space.

Commissioner Tavernier asked about the sign location.

Ms. Carrico stated that they will be using the existing sign that is on the property.

Commissioner Tavernier asked about the current landscaping on the property.

Ms. Carrico stated that what was done on the property is staying and they are not doing anything else with the landscaping.

Commissioner Tavernier stated that the landscaping is poorly maintained and what was approved previously for the parking lot is not there.

Ms. Carrico stated that they are not doing anything to the parking lot. Ms. Carrico stated that they have no money for a new sign or changes to the parking lot.

Ms. Alicki, 1876 11th Street, Wyandotte and her daughter (Donna Milton) will speak for her.

Ms. Milton stated she is concerned about the parking. Ms. Milton stated that her mother lives by Soltz Store and she uses the alley and with all the businesses in that area there is a problem with the parking. Ms. Milton stated that she realizes that the theatre will be after hours and Soltz and the Trophy Shop will be closed, but 7-11 is open 24 hours and traffic is very congested. Ms. Milton stated that she is concerned with the off street parking for this use and she cannot envision where all the parking will be.

Commissioner Duran indicated that they are only talking about parking in the parking lot and not on the street.

Mr. Parker indicated that they only need 39 parking spaces per the Zoning Ordinance.

Ms. Milton stated that they need to be realistic and all the people will not be able to fit in that parking lot and the off street parking will be an issue and asked where will they park.

Mr. Leman stated that the ordinance requires 1 space for every 4 seats plus employee parking. Mr. Leman stated that the theatre group will have 10 employees and they are required to have 35 parking spaces and they have available 59 spaces.

Ms. Milton asked if they are not required to have any more parking.

Mr. Leman stated that under the Ordinance that is correct no more is required.

Ms. Milton stated then the residents will not have to worry about people parking on the street, because they have enough parking in their parking lot.

Mr. Leman stated that he is not saying that, but that is all the Ordinance requires.

Ms. Milton asked what would they do if they have a problem.

Chairperson Krimmel stated that would be a police issue.

Ms. Milton stated that her concern is still the parking, but she is all for the project.

Commissioner Schultz stated that if she has a problem with off street parking now you should contact the Police Department.

Ms. Carrico indicated that she has no plans on affecting the neighbors and she will work with the other businesses to utilize their parking if they have a problem.

Ms. Nancy Lecky-Chascsa, 2128 12th Street.

Ms. Lecky-Chascsa stated that she was concerned as to what type of theatre it would be. Ms. Lecky-Chascsa stated that after hearing what type of theatre it is going to be, she feels better about it.

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 was received regarding this request.



City of Wyandotte Planning Commission
3131 Biddle Avenue
Wyandotte, MI 48192

Subject: Public Hearing for 1165 Ford Avenue – June 17, 2010

To Whom It May Concern:

Our business is located at 1200 Ford Avenue, directly across the street from the property requesting a "special land use" for joint use of the same parking facilities.

Our office is open 7 days a week and our agents meet with clients during regular business hours and after hours as the real estate market dictates.

On occasion our parking lot is full and clients and customers need to park on 12th Street. We are very concerned that patrons of this proposed Theatre and Retail will be using, not only 12th Street, but also our parking lot for their convenience.

Due to the current traffic situation – (no left turns at 12th Street and 2 other lights heading east) we are already experiencing heavy traffic and cars cutting through the alley behind our building between 12th and 13th Streets. This creates a hazard for anyone entering and exiting the alley and our parking lot. **Many** cars already ignore the signs that prohibit using the alley as a thru street. This would no doubt increase.

In addition, this and the neighborhood behind the proposed facility are residential neighborhoods.

This will place an unacceptable traffic burden on, not only our building, but other businesses and the residents in the area.

We are not in favor of the city providing a certificate of occupancy to the subject building for this or any other use that will require a large number of offsite parking spaces.

We ask that you decline this request on the grounds that it will create unnecessary traffic congestion and harm the property values of the residential neighborhoods in the area.

Sincerely yours,

Jane Denning, Broker Owner

Sincerely yours,

Robert Denning, Broker Owner

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