

City of Wyandotte
PLANNING COMMISSION
Minutes of the Thursday, May 19, 2011, Meeting
MINUTES AS RECORDED

The meeting was called to order by Chairperson Elizabeth Krimmel at 6:30 p.m.

COMMISSIONERS PRESENT: Eberts, Krimmel, Hovis, Lupo, Schultz, Tavernier

COMMISSIONERS EXCUSED: Duran, Parker, Rockershousen

ALSO PRESENT: Charles Leman
Mark A. Kowalewski, City Engineer
Natalie Rankine, DDA Director
Kelly Roberts, Recording Secretary

COMMUNICATIONS:

- MOTION BY COMMISSIONER TAVERNIER, 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 TAVERNIER, supported by Commissioner Lupo to approve the minutes of the Regular Meeting of April 21, 2011. MOTION PASSED.

OLD BUSINESS:

1. Public Hearing #030811 - Request of the City of Wyandotte to rezone the property known as 124 Davis, and the former 140-146 Davis, Wyandotte, Michigan, State of Michigan, County of Wayne. (Lots 21 through 24 also the south 110.00 feet of the north 406.05 feet of Lot also vacated alley adjacent thereof, Biddle Subdivision T3S R11E, as recorded in Liber 17, Page 39 of Plats, Wayne County Records. Also the East 5.00 feet of fractional Section 20, T3S, R11E, lying between north and south lines of said Lot 24 extended Westerly of said Biddle Subdivision also easterly part of Lot 1 measuring 1.87 feet on south lot line and 1.97 feet on north Lot line thereof, Woodruff's Subdivision, T3S R11E, as recorded in Liber 25 page 67 of Plats, Wayne County Records.) It is proposed that said land be rezoned from Two Family District (RT) to Vehicular Parking District (P-1).

MOTION BY COMMISSIONER SCHULTZ, supported by Commissioner Lupo to recommend to the City Council that the property known as 124 Davis and the Former 140-146 Davis , Wyandotte, Michigan, County of Wayne, State of Michigan, be rezoned from Two Family Residential District (RT) to Vehicular Parking District (P-1).

YEAS: Eberts, Hovis, Krimmel, Lupo, Schultz, Tavernier

NAYS: None

ABSENT: Duran, Parker, Rockershousen

MOTION PASSED

PERSONS IN THE AUDIENCE:

Natalie Rankine, DDA Director introduced herself to the Commission. Ms. Rankine explained the programs the DDA is going to be working on and indicated that she would keep the Commission informed.

SPECIAL ORDER:

BILLS AND ACCOUNT:

MOTION BY COMMISSIONER SCHULTZ, supported by Commissioner Eberts to:

1. Pay Beckett & Raeder for Planning Consultant fee for April 2011 in the amount of \$700.00
2. Michigan Association of Planning Due for July 1, 2011 – June 30, 2012 - \$625.00
3. Hours for Secretarial Services: 04/09/11 – 5/04/11 9.50 Total Hours

YEAS: Eberts, Hovis, Krimmel, Lupo, Schultz, Tavernier

NAYS: None

ABSENT: Duran, Parker, Rockershousen

MOTION PASSED

MOTION TO ADJOURN:

MOTION BY COMMISSIONER LUPO, supported by Commissioner Eberts to adjourn the meeting at 7:15 p.m.

Public Hearing #030811 - Request of the City of Wyandotte to rezone the property known as 124 Davis, and the former 140-146 Davis, Wyandotte, Michigan, State of Michigan, County of Wayne. Two Family District (RT) to Vehicular Parking District (P-1).

Chairperson Krimmel opened the public hearing and indicated that this hearing was tabled from the last Commission Meeting. Chairperson Krimmel stated that the City Engineer is here to answer questions. Therefore, Chairperson Krimmel asked if there was anyone who wanted to speak at this hearing.

Mark Kowalewski, City Engineer, Present.

Mr. Kowalewski indicated that this rezoning is consistent with the 1994 adopted Master Plan for commercial areas adjacent to Biddle Avenue. Mr. Kowalewski continued that the City has been following the Master Plan by the developing pedestrian lighting requirements adjacent to Major Streets and the bump outs in the Downtown just to name a few.

Mr. Kowalewski further indicated that this rezoning also meets the Goals and Objective of the Strategic Plan for the City of Wyandotte. Mr. Kowalewski indicated that ordinances the City has in place will dictate how the parking lot will circulate traffic, curb cuts, and limit curb cuts, and landscaping so as to blend in with the neighborhood.

Mr. Kowalewski stated that this section of the Master Plan is designed for economic development and to create a new tax base for the City by blending the business and residential as to not de-value the residential property values adjacent to the parking lot.

Mr. Kowalewski stated that by rezoning this property you will be following the Master Plan for the City and Mr. Kowalewski stated that he recommends that the Commission rezone the property.

Commissioner Tavernier asked Mr. Kowalewski if he considered moving the building to Davis and the parking on Miller.

Mr. Kowalewski replied no. Mr. Kowalewski continued that the property where the new building is going to be built on the south side of Miller is privately owned and that it does not make any sense for Dr. Sharon to build on the north side of Davis.

William R. Griggs, City Clerk, Present.

Mr. Griggs indicated that he concurs with the City Engineer's recommendation on the rezoning of this property. Mr. Griggs continued that if the Commission remembers what was there and how the area has been enhanced by both Dr. Sharon's building and the Attorney's Office on Davis, that parking is needed and will not distract from the neighborhood.

Mr. Griggs continued that rezoning this property and constructing a parking lot will solve parking problems in that area.

Mr. Furstenau, 195 Davis, Wyandotte, present.

Mr. Furstenau stated that he was at the Planning Commission meeting last month when this was first discussed and he was opposed to the rezoning then and is still opposed. Mr. Furstenau indicated that he and some of his neighbors went to the Council Meeting, as indicated by the Commission at the last meeting and were referred back to the Commission by the Council. Mr. Furstenau indicated that he feels that the neighbors are getting the run around and that is why there is no one here tonight. Mr. Furstenau further stated that because no one is here it will just pass.

Chairperson Krimmel indicated that the Commission just holds the public hearing with a recommendation to the City Council. Chairperson Krimmel continued that the City Council will have the final say if the property is rezoned.

Mr. Furstenau indicated that having a parking lot within 100 yards of his home does not help with the investment of his home and devalues the property values in the neighborhood.

Mr. Furstenau further indicated that he is opposed to this rezoning and if he needs to get a petition signed by the neighbors he will.

Chairperson Krimmel indicated that once the Commission votes on this request it will be forwarded to the City Council for the June 6th meeting and he could submit petitions to the Council.

There being no further questions, the public hearing was closed.

No communications were received regarding this request.