

**City of Wyandotte**  
**PLANNING COMMISSION**  
***Minutes of the Thursday, April 16, 2015, Meeting***  
**MINUTES AS RECORDED**

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

COMMISSIONERS PRESENT: Adamczyk, Benson, Duran, Krimmel, Lupo, Parker, Pasko, Rutkowski, Tavernier

COMMISSIONERS EXCUSED: None

ALSO PRESENT: Ben Tallerico, City Planner  
Kelly Roberts, Recording Secretary

**COMMUNICATIONS:**

None

**APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING:**

MOTION BY COMMISSIONER BENSON, supported by Commissioner Pasko to approve the minutes of the Meeting of February 19, 2015. MOTION PASSED. (note no meeting was held in March.)

**OLD BUSINESS:**

None

**NEW BUSINESS:**

1. PUBLIC HEARING #02092015 – Request from Veterans of Foreign Wars of the U.S. Post #1136 (Owner and Appellant) to rezone the property known as 633 and 639 Ford Avenue, City of Wyandotte, County of Wayne, State of Michigan (N 250FT BLK 6 EXC ELY 60FT THEREOF ALSO EXC WLY 105FT THEREOF J. M. WELCH'S SUB T3S R11E L21 P46).

MOTION BY COMMISSIONER BENSON, supported by Commissioner Pasko to recommend to the City Council that the property at 633-639 Ford Avenue, Wyandotte, Michigan, be rezoned from Neighborhood Business District (B-1) to General Business District (B-2) be approved.

YES: Adamczyk, Benson, Duran, Krimmel, Lupo, Parker, Pasko, Rutkowski, Tavernier

NO: None ABSENT: None

MOTION PASSED

2. PUBLIC HEARING #500 Request from Leonard Mazzola (Owner and Appellant) for a Certificate of Occupancy for outdoor sales of new or used automobiles at 1460 Eureka Avenue, City of Wyandotte, County of Wayne, State of Michigan in a B-2 Zoning District where the proposed conflicts with Section 1401 of the City of Wyandotte Zoning Ordinance.

MOTION BY COMMISSIONER BENSON, supported by Commissioner Parker to hold this hearing in abeyance for a site plan to be submitted.

YES: Adamczyk, Benson, Duran, Krimmel, Lupo, Parker, Pasko, Rutkowski, Tavernier

NO: Krimmel ABSENT: None

MOTION PASSED

3. PUBLIC HEARING #501 Request from Henry Ford Health System (Owner) and A3C Architects (Appellant) for a approval for an addition to the Short Stay Unit of the Henry Ford Hospital at 2333 Biddle Avenue, City of Wyandotte, County of Wayne, State of Michigan in a RM-3 Zoning District where the proposed conflicts with Section 601 of the City of Wyandotte Zoning Ordinance

MOTION BY COMMISSIONER BENSON, supported by Commissioner Pasko to approve an addition for the Short Stay Unit at 2333 Biddle Avenue, Wyandotte as submitted.

YES: Adamczyk, Benson, Duran, Krimmel, Lupo, Parker, Pasko, Rutkowski, Tavernier  
NO: Krimmel ABSENT: None  
MOTION PASSED

**PERSONS IN THE AUDIENCE:**

No persons in audience.

**SPECIAL ORDER:**

None

**BILLS AND ACCOUNT:**

MOTION BY COMMISSIONER BENSON, supported by Commissioner Pasko to:

Pay Beckett & Raeder for Planning Consultant fee for February and March in the amount of \$1,400.00  
Hours for Secretarial Services: 02/08/2015 to 03/31/15 14.00 Total Hours

YES: Adamczyk, Benson, Duran, Krimmel, Lupo, Parker, Pasko, Rutkowski, Tavernier  
NO: Krimmel ABSENT: None  
MOTION PASSED

**MOTION TO ADJOURN:**

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

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PUBLIC HEARING #02092015 – Request from Veterans of Foreign Wars of the U.S. Post #1136 (Owner and Appellant) to rezone the property known as 633 and 639 Ford Avenue, Wyandotte, Michigan

Chairperson Krimmel opened the Public Hearing and asked if there was anyone present who wished to speak about this public hearing.

Cliff Harris, VFW, present.

Mr. Harris indicated that they would like the property rezoned so they could have an outdoor café. The café would be behind the building and not visible from the street. The café would have table, chairs and lights and be fenced in.

Commissioner Benson indicated that the public hearing is only for the rezoning the VFW would need to come back for the outdoor café.

Mr. Harris indicated that he was aware of that and they would come back if the rezoning was approved.

Chairperson Kimmel indicated that this rezoning is consistent with the zoning of the **area**.

Mr. Tallerico indicated that the property across the street is zoned B-2 and this would **not** be spot zoning.

Chairperson Kimmel asked if there was anyone else present who wished to speak **about** this public hearing.

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

No communications were received regarding this hearing.

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PUBLIC HEARING #500 Request from Leonard Mazzola (Owner and Appellant) for **a** Certificate of Occupancy for outdoor sales of new or used automobiles at 1460 Eureka Avenue, Wyandotte, Michigan

Chairperson Kimmel opened the Public Hearing and asked if there was anyone **present** who wished to speak about this public hearing.

Leonard Mazzola, Owner 1460 Eureka, Wyandotte

Mr. Mazzola indicated that he purchased the property in 2014 and assumed the **violations** and he has a license to sell vehicle in Ecorse and wants to move to Wyandotte.

Commissioner Lupo asked if he was applying for a B License.

Mr. Mazzola stated that he was only applying for a B License with a Performance Bond.

Commissioner Lupo asked if he was selling used and new vehicles.

Mr. Mazzola indicated used only. Mr. Mazzola further indicated that he would like to **sell** about 2 cars at a time and he would not have any storage of parts.

Commissioner Lupo asked what the size of the property is and if he would only be **doing** sales of vehicles.

Mr. Mazzola indicated his property is 60' x 120' and yes it would be sales only no **engine** repairs. Mr. Mazzola stated further that he might have to do some repairs to the body, but no major repairs.

Commissioner Lupo asked if his lot was all fenced in.

Mr. Mazzola stated that is correct.

Commissioner Lupo stated that Eureka needs to keep looking nice since it is a **major street** into the downtown and junk parts all over is not desirable.

Mr. Mazzola indicated that he has cleaned up the property it looked bad before he **bought** it.

Commissioner Lupo asked what would be done on the inside of the building.

Mr. Mazzola indicated that he cleans the cars inside the building.

Commissioner Lupo asked if he did bump and paint.

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Mr. Mazzola stated no.

The Commission reviewed the Ordinance requirements for this use.

Commissioner Adamcyk asked if Mr. Mazzola would have cars inside the building.

Mr. Mazzola stated yes.

Chairperson Krimmel indicated that this type of use should be kept on Fort Street.

Mr. Mazzola indicated that he would like to just transfer his license from Ecorse and maybe see two (2) cars at a time. Mr. Mazzola stated he is committed to cleaning up the property and it will look very nice. Mr. Mazzola stated that he has purchased property in Wyandotte in the past and has always done a good job. Mr. Mazzola continued to state that his past report shows that he has improved his properties in the City.

Mr. Tallerico stated that once the Commission rules on this appeal it is a final decision it does not go to City Council.

Chairperson Krimmel asked if there was anyone else present who wished to speak about this public hearing.

There being no further questions, the hearing was closed.

No communications were received regarding this hearing.

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PUBLIC HEARING #501 Request from Henry Ford Health System (Owner) and A3C Architects (Appellant) for a approval for an addition to the Short Stay Unit of the Henry Ford Hospital at 2333 Biddle Avenue, Wyandotte, Michigan

Chairperson Krimmel opened the Public Hearing and asked if there was anyone present who wished to speak about this public hearing.

Brian Winkler, A3C Architecture, Present  
Gordon Graham, Henry Ford Wyandotte Hospital, Present

Mr. Winkler indicated that they are planning an addition by the emergency room, most of the building will be below ground, but the part that you will see will match the existing hospital.

Mr. Winkler indicated that they did a parking calculation and they have plenty of parking.

Commissioner Lupo asked what is Short Stay.

Mr. Graham indicated that is it a person that won't be admitted into the hospital, but would need to be observed.

The Commissioners reviewed the plans submitted with the Architect.

Chairperson Krimmel asked if there was anyone else present who wished to speak about this public hearing.

There being no further questions, the hearing was closed.

No communications were received regarding this hearing

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