

AGENDA
WYOMING PLANNING COMMISSION
TUESDAY, OCTOBER 21, 2014
7:00 P.M.

CALL TO ORDER:

ROLL CALL:

APPROVAL OF MINUTES:

APPROVAL OF AGENDA:

PUBLIC COMMENT ON NON- PUBLIC HEARING AGENDA ITEMS:

PUBLIC HEARINGS:

1. Request for Special Use Approval for Dewey-Wedgwood House at Beckmaze Community Center. The property is located at 2551 Oaklane Drive, SW. (Section 21) (Beckmaze Historical Society) (Includes Site Plan Approval)
2. Request for Special Use Approval for Chateau Center Drive Through Restaurant. The property is located at 1740 -44th Street, SW. (Section 27) (Chateau Village Partners) (Includes Site Plan Approval)
3. Request for Special Use Approval for Car City Supercenter expansion. The properties are located at 1409-28th Street, 1425 – 28th Street and 2701 Hook Avenue, SW. (Section 11) (Integrated Architecture) (Includes Site Plan Approval)

NEW BUSINESS:

4. Request for Site Plan Approval for Allied Mechanical Services. The property is located at 5920 Clyde Park Avenue, SW. (Section 36) (Allied Mechanical Services)
5. Request for Final Plat Approval for Rivertown Valley III. The property is located along Nile Drive extended and Chestnut Ridge Drive extended. (Section 32) (T.M.G.B. Wilson)

INFORMATIONAL ITEMS:

6. Zoning Ordinance consultant selection.

PUBLIC COMMENT:

ADJOURNMENT:

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 1

DATE DISTRIBUTED: October 9, 2014
PLANNING COMMISSION DATE: October 21, 2014

ACTION REQUESTED: Request for Special Use Approval for Dewey-
Wedgwood House at Beckmaze Community Center
(Includes Site Plan Approval)

REQUESTED BY: Beckmaze Historical Society

REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is located at 2551 Oaklane Drive, SW. (Section 21)

PROJECT INFORMATION:

EXISTING ZONING CHARACTERISTICS:

This site is zoned R-1 Single family Residential as are all surrounding properties.

EXISTING LAND USE:

The site is a single family residence. The surrounding land uses are as follows:

North: Single family subdivision
South: Abundant Life Church and single family residence (across Oaklane Drive)
East: Vacant lot
West: Buck Creek

PROPOSED LAND USE:

The Beckmaze Historical Society has obtained ownership of this property. The Society has provided information (attached) which promotes the historical significance of this site. These assertions include a log cabin and sawmill built in 1834, a possible under-ground railroad station, a stage coach station, a late 1800's artist colony (Beckmaze), home of Dr. Wedgwood from 1928-1949, and it's use for Wedgwood Christian Home for Boys from 1959 until the service was relocated to larger facilities.

The Society desires to have this site authorized as a Community Center for regional cultural and recreational education purposes. A Community Center is defined within the Zoning Ordinance as:

“A government or nonprofit facility used for recreational, social, educational, cultural services and activities. Services may be targeted to certain populations (e.g. youth, seniors) but membership is available to the general public. Examples of services include: tax assistance, fitness training, senior meals, after school tutoring sessions, food pantries, and public assemblies. This use does not include schools, places of worship, banquet facilities, social or service club, or counseling services. A community center is different than a neighborhood center, which is a use that is accessory to a residential development.”

To support their proposal, the Society has provided the following attached information:

1. The Beckmaze Historical Society is a non-profit (501-c-3) charitable organization.
2. Statement of proposed use, which includes a teaching center for hand-crafts from the 1900-1925 era, with local artist demonstrations involving blacksmithing, bee keeping, candle making, weaving, wood carving, drawing, painting, etc...

DEVELOPMENT REVIEW TEAM CONCERNS:

The property is located several hundred feet from Byron Center Avenue and is accessed by the private Oaklane Drive. This drive is not maintained by the City, has effectively one lane of pavement, and has shared ownership. At this time, staff is unaware of a private road easement which would prescribe the rights entitled to each owner. The question is if access rights are prescriptive based on historical use of the properties can those rights be expanded without having a binding consent agreement with all the property owners. Staff will need all available information regarding the ownership rights of Oaklane Drive.

In addition, the site is a 3.2 acre parcel. Patrons to the Community Center would primarily park along the driveway and the edge of Oaklane Drive. The adjoining property owner, and Abundant Life Church, has provided written consent to use their properties for parking if needed. There is no intent to construct a parking lot on the Beckmaze property at this time.

The residence is not built for public accessibility. Allowing public use brings ADA requirements. Having the residence designated officially as a Historic Structure may alleviate some of those requirements, but it is uncertain whether that is a possibility given the renovations. Bathroom facilities are limited to that within the residence. Large gatherings would need the use of temporary port-a-johns.

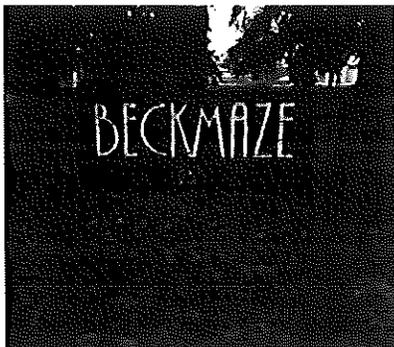
The DRT believes these concerns, and perhaps unknown others, should be discussed at the public hearing with the benefit of adjoining property owner input. Staff is unable to make a recommendation until a greater understanding of these concerns is obtained.

PLANNING COMMISSION ACTION:

The Development Review Team recommends the Planning Commission table the request for the Dewey-Wedgwood House at Beckmaze Community Center in order to obtain clarification of the concerns raised.

DEVELOPMENT REVIEW TEAM:

Barb VanDuren, Deputy City Manager
Rebecca Rynbrandt, Director of Community Services
William Dooley, Director of Public Works
Jim DeLange, Chief Building Official
James Carmody, Director of Police and Fire Services
Tim Cochran, City Planner



BECKMAZE
HISTORICAL SOCIETY

2551 Oaklane Ave. SW
Wyoming, MI 49519
"The Dewey-Wedgwood Home at Beckmaze"

October 2, 2014

Board of Directors

Jim Charvat

Ann Finkler

Ken Faber

Richard Gritter

Joe Koopmans

Dave Neven

Lee Plas

Joe Simon

Dorothy Simon-Tibbe

Ronald Strauss

Daniel Veltman

Harold Voorhees

Ted Westerman

Wilma Westerman

Kelly White

Wyoming Planning Commission

Request for Special Use as Community Center

This building and site will be restored and maintained as the most historic property in all of Grand River Valley. The original log cabin foundation is still within the house as it now stands, built in 1834, just after the 1831 survey of the Michigan Territory.

The land and home will be a teaching center for all of the hand crafts of the 1900-1925 era. Local artists are willing to share their talent of blacksmithing, bee keeping and candle making, carding wool, weaving, spinning, wood carving, rope making, soap making, drawing and painting, or any art that is hand crafted. School tours will be encouraged, as well as individual or group tours for anyone interested in learning the history that has taken place on this spot.

- Saw mill and lumber camp
- Large dam to power mill
- Underground Railroad: Sheltered escaping slaves
- Road crossed Buck Creek west of current Byron Center Ave. (supports visible)
- Stage coach stop and over-night lodge
- Railroad crossed land, lodge used for travelers
- Artist Colony called BECKMAZE
- Dr. Wedgwood's office and home
- Wedgwood Christian Acres Home
- Purchased by Benefactors and Donated to Beckmaze Historical Society to be preserved.

Dorothy Simon-Tibbe

Mission Statement: Beckmaze Historical Society is a non-profit charitable organization that exists to preserve, restore and protect the historic property located at 2551 Oaklane St, in Wyoming, MI, otherwise known as the Dewey-Wedgwood Home at Beckmaze, and to institute and maintain a museum and learning center for the purpose of educating the community about the significant role this site played throughout history.

Narrative Dewey-Wedgwood House at Beckmaze 9-01-14 by Dorothy

Imagine standing in a dense forest of virgin white pine towering over the clear flowing waters of Buck Creek in 1833! You have followed a survey just completed by Lucius Lyon and Sylvester Sibley in 1831, and will claim this land in the Michigan Territory by registering with the U.S. government to gain patent at White Pigeon.

Dewey-Wedgwood Home at Beckmaze stands proud on this very spot in 2014, 180 years later. (2551 Oklane S.W. in Wyoming, Mi.) Beckmaze Historical Society has been given this beautiful historic home on three acres of land contiguous to Buck Creek! The original log cabin, built in 1834, is within the walls of this existing building, albeit many additions have been added to this meager log cabin in the pine forest.

Beckmaze Historical Society was established purposely to accept the gift of this home and land if and when it became available again. (An attempt to accept this house was made by the Wyoming Historical Commission in 2008, but denied because the city of Wyoming was not in a position to own land.) Title has been transferred to Beckmaze Historical Society. Appraised value is \$185,000.00. Our benefactor wishes to remain anonymous.

Area residents have the opportunity of a lifetime to retain this, the most historic house still standing on the original location in the entire Grand River Valley.. Sustaining members are needed to accomplish this. Donations toward this restoration earn a tax credit as we have 501-c-3 designation.

Beckmaze Historical Society is a non-profit, charitable organization of volunteers seeking to save this home and property for future generations to learn about the days prior to electronics. Skilled artists and craftsmen have offered to teach old time crafts, such as Spinning, Weaving, Wood Carving, Blacksmithing, Bee Keeping, Candle making and Rope making from discarded rags. The history of 1900-1925 is the target era of preservation, as this site was an artist colony of that time, known as Beckmaze.

A few historic high points:

1834: Sawmill and buildings erected that fall.

1835: First load of white pine lumber shipped via Buck Creek, Grand River and Lake Michigan to Chicago in April.

1840-1865: Slaves were sheltered at "Dewey Station" as they made their way to freedom along the Under-ground Railroad.

Picture yourself now in 1855 as you view the 3' x 5' map of Wyoming Township, The * you see on that map is from the actual 1855 Atlas, and not placed there recently. Does that not indicate the importance of this piece of property? Egbert Dewey owned over 1,500 acres on both sides of Buck Creek, but his saw mill was at this site, with a large dam on Buck Creek. Foundation for this dam is visible today.

Two track trails were the roads in this era. Travel by Stage Coach was the highest form of travel prior to the Lake Shore and Southern Michigan Railroad crossing this parcel of land in 1873. Both stage and rail travelers lodged at the Dewey residence. The road traversed between the home and Buck Creek. That bridge foundation on Buck Creek is another historic landmark on this property.

1890: Picturesque setting discovered by artist, designer, architect, carver and builder George Ford and his wife, an artist/writer. Her story in the Craftsman magazine of this era spread the

word of the beauty of this land to fellow artists. Artists Octar Kopson, Mattias Alten, and Fedora Brown joined the Fords at "The Lodge", and later built their own homes, "The Cottage" and "The Hut", on this parcel they named "Beckmaze", meaning "a place sweeter than wine". The Lodge at Beckmaze, as the large house was known, is the artistic design of Ford and his wife. Current plans are to restore it to the original grandeur of the early 1900's, to be used as a Community Center to teach the hand-made crafts of that era to future generations. Teachers will be encouraged to bring their students to this site to observe living history. Beckmaze Historical Society has already received many donations reflecting this time period, and will continue to accept such.

More recent use of this property was the home and office of Dr. Llewelyn Wedgwood from 1928 until his death in 1949. The property was established 1959 as Wedgewood Christian Acres Home for Boys by Dorothy Huizenga and Mrs. Boekins, both members of LaGrave Ave. Christian Reform Church, and operated as such for 48 years at this location. This Youth Home has moved to a new and larger location. The house was in private ownership for about two years before foreclosure, and re-sale to our benefactor who held it in trust for Backmaze Historical Society L.L.C., until this past month when the transfer of title was made.

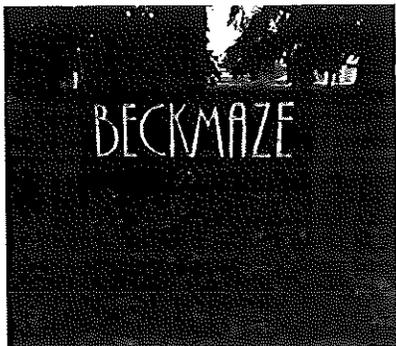
This volunteer group needs the support of everyone in Wyoming and in each of the surrounding communities. The Society is at a crucial point right now. We either get full support of local and large business, our city government and the general public, or we will lose this opportunity to have a historic site preserved for future generations.

Please make tax deductible contributions to Beckmaze Historical Society at 2551 Oaklane S.W., Wyoming, WY. 82001. Office phone is 616-258-8617.

Respectfully submitted by Dorothy Simon-Tibbe 9-01-2014

MISSION STATEMENT OF BECKMAZE HISTORICAL SOCIETY

Beckmaze Historical Society is a non-profit (501-c-3) charitable organization that exists to preserve, restore and protect the historic property located at 2551 Oaklane S.W., Wyoming, Michigan, otherwise known as the Dewey-Wedgwood House at Beckmaze, and to institute and maintain a community learning center for the purpose of educating the community about the importance of the significant role this site has played throughout it's 180 year history.



BECKMAZE
HISTORICAL SOCIETY
2551 Oaklane Ave. SW
Wyoming, MI 49519
"The Dewey-Wedgwood Home at Beckmaze"

October 2, 2014

Board of Directors

Jim Charvat

Ann Finkler

Ken Faber

Richard Gritter

Joe Koopmans

Dave Neven

Lee Plas

Joe Simon

Dorothy Simon-Tibbe

Ronald Strauss

Daniel Veltman

Harold Voorhees

Ted Westerman

Wilma Westerman

Kelly White

Tim Cochran, City Planner

Dear Tim,

Clarification regarding Oaklane St. easement.

The easement shown on the survey is the power line right of way that is in current use to serve the homes on the opposite side of Oaklane Street. This information is from Ken Faber, 2550 Oaklane Street, owner of adjacent parcels.

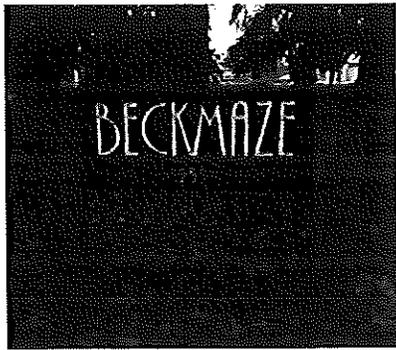
I believe this Special Use Variance as a Community Center is the highest and best use of this property. The historic value must be preserved!

I hope this note, and my shorter version of our plan for Dewey-Wedgwood House at Beckmaze is satisfactory.

I will be representing our group at the Planning Commission. I will not have a "prepared talk", but will do my best to answer any questions the board members may present.

Thanks. Dorothy Simon-Tibbe 

Mission Statement: Beckmaze Historical Society is a non-profit charitable organization that exists to preserve, restore and protect the historic property located at 2551 Oaklane St, in Wyoming, MI, otherwise known as the Dewey-Wedgwood Home at Beckmaze, and to institute and maintain a museum and learning center for the purpose of educating the community about the significant role this site played throughout history.



BECKMAZE
HISTORICAL SOCIETY

2551 Oaklane Ave. SW

Wyoming, MI 49519

"The Dewey-Wedgwood Home at Beckmaze"

*Copy for Tom Cochran
dmet*

September 10, 2014

Board of Directors

Jim Charvat

Ann Finkler

Ken Faber

Richard Gritter

Joe Koopmans

Dave Neven

Lee Plas

Joe Simon

Dorothy Simon-Tibbe

Ronald Strauss

Daniel Veltman

Harold Voorhees

Ted Westerman

Wilma Westerman

Kelly White

Tim Cochran, City Planner

Re: **2551 Oaklane Parking Plan**

Yesterday, when I brought the application for a P.C. hearing, you asked for a PARKING PLAN for Dewey-Wedgwood House at Beckmaze.

Beckmaze Historical Society owns 3.2 acres of land, so we have plenty of room for parking behind the garage and/or the house, which will be dedicated to parking when it is needed, and we have the funds to do it.

At the present time we can park about 14-16 cars on the tarred area of our property, and at the edge of the roadway on our own land.

We have permission from Ken and Petie Faber, of 2550 Oaklane, to park along their circle driveway.

Acknowledge by Ken Faber.

Ken Faber 9/11/14

We also have permission to use the parking lot at Abundant Life Church unless it is being used by their congregation at that time. Pastor Rick and Stasha have been very cooperative and helpful.

Acknowledged by Pastor Rick.

Rev. Braden 9/11/14

If you need any further information just phone me at 616 293-7850 and I will bring it to you as quickly as possible. Thanks Tim!

Dorothy Simon-Tibbe for Beckmaze Historical Society

Dorothy Simon-Tibbe

Mission Statement: Beckmaze Historical Society is a non-profit charitable organization that exists to preserve, restore and protect the historic property located at 2551 Oaklane St, in Wyoming, MI, otherwise known as the Dewey-Wedgwood Home at Beckmaze, and to institute and maintain a museum and learning center for the purpose of educating the community about the significant role this site played throughout history.

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 2

DATE DISTRIBUTED: October 9, 2014
PLANNING COMMISSION DATE: October 21, 2014

ACTION REQUESTED: Request for Special Use Approval for Chateau
Center Drive Through Restaurant (Includes Site
Plan Approval)

REQUESTED BY: Chateau Village Partners

REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is located at 1740-44th Street, SW. (Section 27)

PROJECT INFORMATION:

EXISTING ZONING CHARACTERISTICS:

This site is zoned B-3 Planned Business. Zoning surrounding the property follows:

North: R-4 Multiple Family (across 44th Street)
South: R-4 Multiple Family (across R. W. Berends Drive)
East: R-1 Single Family (across Burlingame Avenue)
West: B-1 Local Business and RO-1 Office

EXISTING LAND USE:

The site is a commercial center. The surrounding land uses are as follows:

North: Apartments (across 44th Street)
South: Apartments (across R. W. Berends Drive)
East: Residences (across Burlingame Avenue)
West: Restaurant and office buildings

PROPOSED LAND USE:

The petitioner is experiencing some difficulty in filling the tenant spaces within this retail center. They request approval for a drive through restaurant on an end tenant space in order to attract a tenant. The drive through would not be constructed until such a tenant is obtained. Special Use

Approvals expire after one year if they are not implemented. This property is zoned B-3 Planned Business. The Zoning Code was amended earlier this year to potentially allow drive through restaurants in this, and all other, commercial districts.

The following standards for Special Use Approval shall be considered by the Planning Commission, as described within Section 90-761 (3) of the Zoning Ordinance:

- a. The possible substantial and adverse effect on neighboring property.

This proposed drive through tenant space is located in the center of a multi-tenant commercial property. The drive through lane would be located a considerable distance from adjoining properties. There will be no adverse effects on neighboring properties.

- b. The consistency with the spirit, purpose and intent of this chapter.

The Special Use provisions of the ordinance allow the Planning Commission discretion in whether to establish land uses within a particular area of a zoning district. The Zoning Ordinance was recently amended to allow drive through restaurants in all commercial districts to provide opportunities for business development.

- c. The possible adverse effect upon traffic as related to the streets, churches, schools and any buildings within the immediate area.

The potential drive through lane would be located on an end tenant space and well within the interior of the commercial center. It is far removed from the 44th Street frontage and would thereby not be attractive to national franchises that require greater exposure. The potential exists for a more local business that does not require an on street presence. The drive through would have limited stacking space depth, which would be sufficient for such uses as coffee, pizza or sub sandwich businesses. The minimum five stacking spaces as required by the Zoning Ordinance is proposed. No adverse traffic impacts are anticipated from the proposed use.

- d. The tendency of the proposed use to create any type of blight within the immediate area.

The potential drive through restaurant will have no blighting influence on neighboring properties.

- e. The economic feasibility for the area.

The proposed use appears financially viable.

- f. Any other factor as may relate to the public health, safety and welfare for persons and property.

Staff has no additional comments.

- g. That all other provisions of this chapter are met.

City staff has no other concerns.

Staff has the following added site plan comments:

- 1. Due to the property being fully developed, staff has no conditions for site plan approval.

CONFORMANCE WITH THE CITY OF WYOMING SUSTAINABILITY PRINCIPLES:

Sustainability: The advancement and promotion, with equal priority, of environmental quality, economic strength, and social equity so that a stable and vibrant community can be assured for current and future generations.

The proposed drive through restaurant would allow the property owner the ability to attract a tenant in this commercial center. Such a business would contribute to the city's economic and social strength. The proposed Chateau Center Drive Through Restaurant conforms to the City of Wyoming sustainability principals.

PLANNING COMMISSION ACTION:

The Development Review Team recommends the Planning Commission grant Special Use Approval for Chateau Center Drive Through Restaurant per the findings of fact. In a separate motion, staff recommends granting Site Plan Approval.

DEVELOPMENT REVIEW TEAM:

Barb VanDuren, Deputy City Manager
Rebecca Rynbrandt, Director of Community Services
William Dooley, Director of Public Works
Jim DeLange, Chief Building Official
James Carmody, Director of Police and Fire Services
Tim Cochran, City Planner

CITY OF WYOMING - SITE PLAN DATA WAIVER REVIEW

Project: <i>Chateau Drive-Thru</i>		Reviewed By: <i>Tim Cochran</i>	
		Date: <i>Sept. 29, 2014</i>	
Required Site Plan Data:	Waiver Requested	Reviewer Comments:	Y/N
(a) Application Form: The application form provided by the Planning Department shall be completed in full with the following information:			
Name, address and phone number of the applicant and property owner			
Address and property identification number of all properties			
Name, address and phone number of firm or individual who prepared the site plan			
Description of proposed project or use, type of building or structures, and name of proposed development, if applicable			
Date of application			
(b) Site Plan Descriptive and Identification Data:			
Site plans shall consist of a plan for the entire development, drawn to an engineer's scale of not less than 1 inch = 50 feet for property less than 3 acres, or 1 inch = 100 feet for property 3 acres or more in size.		<i>Project consists of a drive thru lane being added to an existing parking lot. Minimal detail is needed for the site, with specifics just for the construction area.</i>	<i>Y</i>
Sheet size shall be a maximum of 24 x 36 inches and collated according to sheet number. If a large development is shown in sections on multiple sheets, then one overall composite sheet shall be included			
Title block with sheet number/title; name, professional seal, address and telephone number of the applicant and firm or individual who prepared the plans; and date(s) of submission and any revisions (month, day, year)			
Scale and north-point			

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 3

DATE DISTRIBUTED: October 9, 2014
PLANNING COMMISSION DATE: October 21, 2014

ACTION REQUESTED: Request for Special Use Approval for Car City
Supercenter expansion (Site Plan Approval)

REQUESTED BY: Integrated Architecture

REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is located at 1409-28th Street, SW. (Section 11)

PROJECT INFORMATION:

EXISTING ZONING CHARACTERISTICS:

This site is zoned Form Based Code. Zoning surrounding the property follows:

North: I-2 General Industrial
South: Form Based Code
East: Form Based Code
West: Form Based Code

EXISTING LAND USE:

The site vacant. The surrounding land uses are as follows:

North: City of Wyoming Public Works Facility
South: Commercial buildings
East: Residences
West: Car City Supercenter

PROPOSED LAND USE:

The petitioner proposes to expand Car City onto adjoining parcels to the east. The expansion area would be used for vehicle storage with an 18,000 square foot detail building. Access to the expansion area would be primarily through the existing facility, with additional drive access to Hook Avenue. The property is zoned Form Based Code within the Corridor Edge context area.

The CE context area allows auto sales by Special Use Approval. Because this is an expansion of the auto sales use onto new property, it must be authorized by the Planning Commission.

The following standards for Special Use Approval shall be considered by the Planning Commission, as described within Section 90-761 (3) of the Zoning Ordinance:

- a. The possible substantial and adverse effect on neighboring property.

This proposed expansion will occupy undeveloped property. The remnants of the parcels, which are the two obsolete buildings fronting onto 28th Street, are excluded from this development proposal. The owner intends to demolish those buildings to promote their redevelopment. There will be no adverse effects on neighboring properties with the expansion of the Car City use.

- b. The consistency with the spirit, purpose and intent of this chapter.

The Special Use provisions of the ordinance allow the Planning Commission discretion in whether to establish land uses within a particular area of a zoning district. Auto sales is an established land use in this area of 28th Street..

- c. The possible adverse effect upon traffic as related to the streets, churches, schools and any buildings within the immediate area.

The site has direct access to 28th Street with additional access to Hook Avenue. Users of the site will be primarily employees of the company. No adverse traffic impacts are anticipated from the proposed use.

- d. The tendency of the proposed use to create any type of blight within the immediate area.

The expansion of Car City will not have a blighting influence on neighboring properties.

- e. The economic feasibility for the area.

The proposed use appears financially viable.

- f. Any other factor as may relate to the public health, safety and welfare for persons and property.

Staff has no additional comments.

- g. That all other provisions of this chapter are met.

There are concerns regarding the proposed building facades and site lighting. These will be addressed under the site plan comments.

Staff has the following added site plan comments:

1. Final utility, grading and storm water management plans shall be approved by the Engineering Department. A driveway permit is required.
2. The paving area shall be delineated with parking spaces, including barrier free, around the building and vehicle storage defined. A fire lane, meeting Fire Department requirements, shall be designated.
3. The façade plan for the detail building shows a frontage wall oriented to 28th Street that is generally in conformance with that required by the FBC under Section 90-1706 (attached). The other three walls would be primarily metal, which is permitted under Section 90-1714 (attached) only for beams, trim and ornamentation. A variance from the Board of Zoning Appeals would be required to allow the proposed facades. Staff has been working with the petitioner to move the primary building façade toward the FBC requirements. It is suggested that the facades may be reasonable given the proposed business use requirements, it's remoteness from 28th Street (460 feet), the intended construction of FBC buildings in front along 28th Street, and it's adjacency to the existing metal building for the City of Wyoming Public Works facility. Staff is supportive of this request, but seeks a recommendation from the Planning Commission on this matter. Façade composition departures are not permitted to be waived by staff or the Planning Commission.
4. The site lighting plan shows 25 foot poles to be implemented. FBC Section 90-1311-3 requires poles to be no higher than 15 feet. A variance from the Board of Appeals would be required. Staff does not support this variance, as additional pole lighting can be provided.
5. The proposed landscaping plan is generally acceptable. An additional 3 trees of 2½ caliper are required along the Hook Avenue frontage. The final landscape plan shall be reviewed and approved by the Planning Department prior to installation.

CONFORMANCE WITH THE CITY OF WYOMING SUSTAINABILITY PRINCIPLES:

Sustainability: The advancement and promotion, with equal priority, of environmental quality, economic strength, and social equity so that a stable and vibrant community can be assured for current and future generations.

Car City will provide needed re-investment within the FBC district. This will promote economic strength and job creation which advances social equity. The proposed conforms to the City of Wyoming sustainability principals.

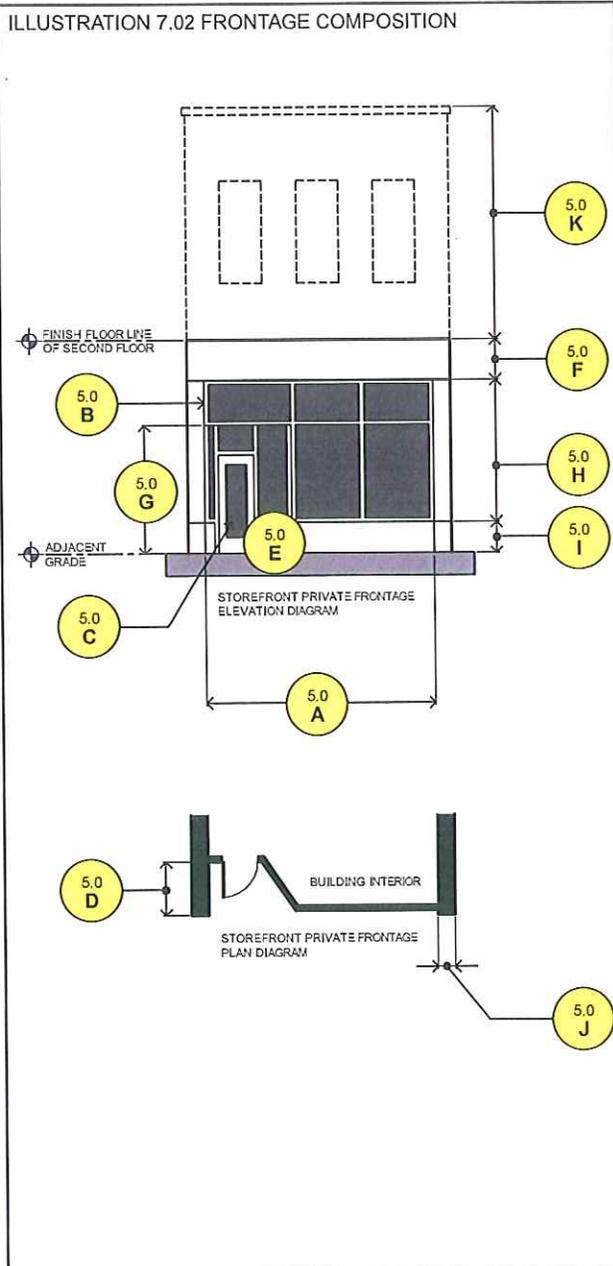
PLANNING COMMISSION ACTION:

The Development Review Team recommends the Planning Commission grant Special Use Approval for Car City Supercenter expansion per the findings of fact. In a separate motion, staff recommends granting Site Plan Approval subject to conditions 1-5.

DEVELOPMENT REVIEW TEAM:

Barb VanDuren, Deputy City Manager
Rebecca Rynbrandt, Director of Community Services
William Dooley, Director of Public Works
Jim DeLange, Chief Building Official
James Carmody, Director of Police and Fire Services
Tim Cochran, City Planner

PRIVATE FRONTAGE TYPE STANDARDS : 90-1706 STOREFRONT FRONTAGE TYPE



5.0 Private Frontage Composition Requirements

Refer to Illustration 7.02 for frontage composition graphic reference.

- A. Storefronts shall extend across eighty (80) percent of the first story, for the full height of the first story.
- B. Optional transom window may extend over entry recess (as depicted) or follow entry recess.
- C. Required entry door shall have fifty (50) percent minimum transparency.
- D. Entry door is required to be recessed from the Principal Frontage Line from three (3) feet to eight (8) foot. Storefront shall extend from Principal Frontage Line to the recessed entry door.
- E. Entry door is required to be at adjacent sidewalk grade.
- F. Required 30" to 42" sign band or horizontal expression band above storefront window or transom. Sign band or horizontal expression line shall extend the entire width of the building.
- G. Storefront window glass shall be eight (8) feet high minimum, measured from the adjacent grade.
- H. Transparency: Storefront Private Frontages shall have 60% to 80% of the façade be windows between the top of the storefront base and bottom of sign band (or horizontal expression line). Entry door transparency shall be included as part of this required transparency.
- I. Required 18" to 30" storefront base.
- J. Required 18" to 32" pilaster or wall surface spaced as indicated by Building Type.
- K. Transparency Upper Stories: Refer to Building Types (Division 6) for transparency requirements of upper stories.
- L. The Storefront Private Frontage may have an angled corner entry as allowed by the specific Building Type. The angled corner entry shall meet the transparency requirements of the Storefront Private Frontage.
- M. Frontage Materials: Refer to section 90-1714 for required building materials.

DIVISION 7

PRIVATE FRONTAGE TYPE STANDARDS : 90-1714 MATERIALS AND TECHNIQUE

I. PRIVATE FRONTAGE EXTERIOR WALLS

1.0 Intent

- A. Private Frontage walls shall reflect and complement the materials and construction techniques of West Michigan's regional architecture.
- B. Materials on exterior walls shall express the construction techniques and structural constraints of traditional and long-lasting building materials.
- C. All exterior wall materials shall express their specific properties. For example, heavier more permanent materials (masonry) shall support lighter materials (wood).
- D. Private Frontage walls shall be compatible and complement the building walls.

2.0 Exterior Wall Materials

The following materials are permitted on exterior walls:

- A. Brick and masonry.
- B. Stone (or synthetic equivalent).
- C. Pre-cast masonry (for trim and cornice elements only).
- D. Polyurethane and Cellular PVC shapes (for cornice element only).
- E. Metal (for beams, lintels, trim elements and ornamentation only).
- F. Split-faced block (for piers and foundation walls only).
- G. Wood lap siding.
- H. Cement board siding (Hardie-Plank or equivalent).
- I. Other materials as approved by Planning Director or Planning Commission.

3.0 Exterior Wall Configurations and Techniques

The following configurations and construction techniques shall be utilized when assembling exterior walls:

- A. Wall openings shall not span vertically more than one story.
- B. Wall openings shall correspond to interior space and not span horizontally across the building.
- C. Wall materials shall be consistent horizontally (i.e. – joints between different materials shall be horizontal and continue around corners) except at chimneys and piers.
- D. Cement board siding shall have a smooth finish (no faux wood grain).
- E. All trim on wood- and cement board-sided walls (including window trim, door trim, horizontal expression lines and corner trim) shall be similar to the material of the siding.

II. ROOFS AND PARAPETS

1.0 Intent

- A. Roofs and parapets shall demonstrate recognition of the climate by utilizing appropriate pitch, drainage and materials.
- B. Sustainable practices, such as green roof technology, are strongly encouraged to the maximum extent possible.

2.0 Roof Materials for Pitched or Sloped Roofs

The following materials are permitted for pitched roofs:

- A. Slate (or equivalent synthetic).
- B. Metal (standing seam or similar).
- C. Dimensional asphalt shingles.
- D. Other materials as approved by Planning Director or Planning Commission.

3.0 Roof Materials for Flat Roofs

The following materials are permitted for flat roofs:

- A. Any material that is permitted by the Building Code.

4.0 Materials for Cornices

The following materials are permitted for parapets and cornices:

- A. Any material that is permitted in the Exterior Building Wall Section.
- B. Material shall be consistent and compatible with the material of the exterior wall.

5.0 Pitched Roof Configurations and Techniques

The following configurations and construction techniques shall be utilized when assembling pitched roofs:

- A. Simple hip and gable roofs shall be symmetrically pitched between 4:12 and 12:12.
- B. Shed roofs attached to the main structure shall be pitched between 4:12 and 7:12.
- C. Eaves shall overhang a minimum of twelve (12) inches.
- D. Rakes (gable end) shall overhang a minimum of eight (8) inches.
- E. Open eaves and simple traditional soffits and fascia are encouraged.



CITY OF WYOMING - SITE PLAN DATA WAIVER REVIEW

Project: <i>Car City</i>	Reviewed By: <i>Tim Cochran</i>		
	Date: <i>Sept 29, 2014</i>		
Required Site Plan Data:	Waiver Requested	Reviewer Comments:	Y/N
Location map drawn to a separate scale with north-point, showing surrounding land, and streets within a quarter mile			
Dimensions of land and total acreage, with boundary survey and improvements			
Zoning classification of petitioner's parcel and all abutting parcels	✓	<i>ZONING NOT SHOWN</i>	Y
Proximity to section corner and Major Thoroughfare			
Net acreage (minus rights-of-way) and total acreage			
Proposed number of employees, if applicable			
(c) Site Data:			
Existing lot lines, building lines, structures, parking areas and other improvements on the site			
Building footprints			
Finished floor elevation of all proposed buildings			
On parcels of more than one (1) acre, topography on the site and within 100 feet of the site at two-foot contour intervals			
Proposed lot lines, lot dimensions, property lines, required and proposed setback dimensions, structures, and other improvements on the site			
Location of existing drainage courses, floodplains, lakes and streams, wetlands with elevations, and woodlands			
All existing and proposed easements			

CITY OF WYOMING - SITE PLAN DATA WAIVER REVIEW

Project: <i>Car City</i>	Reviewed By: <i>TIM COCKRON</i>		
	Date: <i>Sept. 29, 2014</i>		
Required Site Plan Data:	Waiver Requested	Reviewer Comments:	Y/N
Location of waste receptacle(s), transformer pad(s), ground mounted mechanical equipment, and method of screening			
Dimensions and area of any outdoor sales display or storage area			
(d) Access and Circulation:			
Existing and planned right-of-way for all streets			
Dimensions, curve radii and centerlines of existing and proposed access points, road rights-of-way, private roads or access easements			
Opposing driveways and intersections within 100 feet of site			
Dimensions and location of existing and proposed driveways, parking lots, sidewalks and non-motorized paths			
Dimensions of acceleration, deceleration, and passing lanes			
Dimensions of parking spaces including barrier free, islands, circulation aisles and loading zones (including loading dock/door orientation and screening)	<i>Y</i>	<i>Parking spaces around building to be designated per code requirements</i>	<i>N</i>
Dimension and location of all clear vision areas			
Calculations for required number of parking and loading spaces			
Access easements, if shared access is proposed			
Designation of fire lanes	<i>Y</i>	<i>Fire lanes to be shown</i>	<i>N</i>
Truck circulation plan showing turning templates for delivery trucks and emergency vehicles			

CITY OF WYOMING - SITE PLAN DATA WAIVER REVIEW

Project: <i>Car City</i>	Reviewed By: <i>TIM COCHRAN</i>		
	Date: <i>Sept. 29, 2014</i>		
Required Site Plan Data:	Waiver Requested	Reviewer Comments:	Y/N
Traffic impact analysis meeting the requirements of Section 90-1003 (3), if applicable			
(e) Landscape Plans:			
General location of existing plant materials, with an identification of materials to be removed and materials to be preserved			
Calculations of all landscape requirements, as set forth in Section 90-64	<i>Y</i>	<i>Additional landscaping Required</i>	<i>N</i>
Landscape plan, including location and type of all existing and proposed shrubs, trees, and other live plant material			
Location, size, height and material of construction for all obscuring wall(s) or berm(s) with cross-sections, where required			
Planting list for proposed landscape materials with container size, caliper size or height of material, botanical and common names, and quantity			
(f) Building and Structure Details:			
Building elevations for all facades. Elevation drawings shall indicate the height of building, materials, and architectural quality, and shall detail any rooftop or building mounted screening.			
Location, height, and outside dimensions of all proposed buildings or structures			
Building floor plans for multiple-family buildings and gross floor area			

CITY OF WYOMING - SITE PLAN DATA WAIVER REVIEW

Project: <i>Car City</i>		Reviewed By: <i>TIM COCKREN</i>	
		Date: <i>Sept - 24, 2014</i>	
Required Site Plan Data:	Waiver Requested	Reviewer Comments:	Y/N
Details on accessory structures and any screening			
(g) Information Concerning Existing and Proposed Utilities, Drainage and Related Issues:			
Location of existing and proposed sanitary sewers, water mains, fire hydrants, storm sewers and other utilities that are proposed to serve the project			
Location of existing above and below ground gas, electric and telephone lines			
Storm water retention and detention ponds, including grading, side slopes, depth, high water elevation, volume and outfalls with calculations (for details refer to Wyoming's storm water ordinance Sec.86-351 through 436)			
Indication of site grading, drainage patterns and other storm water management			
(h) Additional information required for Residential Development			
The number and location of each type of residential unit			
Density calculations by type of residential unit (dwelling units per acre)			
Garage or carport locations and details, if proposed			
Location and design of mailbox clusters, if applicable			
Location, dimensions, and elevations of common building(s), if applicable			
Location, size and facilities within, of recreation and open space areas, if applicable			
(i) Other Requirements			
Applicable fees, as set by the City Council			

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 4

DATE DISTRIBUTED: October 9, 2014
PLANNING COMMISSION DATE: October 21, 2014

ACTION REQUESTED: Request for Site Plan Approval for Allied
Mechanical Services

REQUESTED BY: Allied Mechanical Services

REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is located at 5920 Clyde Park Avenue, SW. (Section 36)

PROJECT INFORMATION:

EXISTING ZONING CHARACTERISTICS:

This site is zoned I-1 Light Industrial. Zoning surrounding the property follows:

North: B-2 General Business
South: I-1 Light Industrial
East: I-2 General Industrial
West: I-1 Light Industrial

EXISTING LAND USE:

The site is vacant. The surrounding land uses are as follows:

North: Knights of Columbus
South: Michigan Trucking
East: U.S. 131
West: Elite Training

PROPOSED LAND USE:

Allied Mechanical proposes to construct a two-story 30,000 sq.ft. office/ warehouse facility on this 7.75 acre site. The property had previously been used for Gortsema Greenhouses, but all structures have been removed. In September 2014, this and two adjoining properties were rezoned from B-2 General Business to I-1 Light Industrial. The motivation for the rezoning was

mainly to accommodate this viable, and desirable, Industrial business use.

Staff has the following added site plan comments:

1. Final utility, grading and storm water management plans shall be approved by the Engineering Department.
2. This overall property was subdivided for Elite Training when it was zoned B-2 General Business. This division created a remnant parcel (proposed for Allied Mechanical) with a 68 foot lot width at Clyde Park Avenue which met the minimum 65 foot B-2 district requirement. Since that time, the properties have been rezoned to I-1 Light Industrial which has a 100 foot minimum lot width requirement under Zoning Code Section 90-893. A variance from the Board of Zoning appeals is required to develop a nonconforming parcel. The driveway serving Elite Training will also be used to access Allied Mechanical.
3. Allied Mechanical proposes to have a truck loading area in the front yard facing Clyde Park Avenue. Zoning Code Section 90-648 (4) requires overhead doors for truck loading areas to not face the front yard. A variance from the Board of Zoning Appeals is required to allow this design. The petitioners plan to construct a future 30,000 square foot addition that will extend significantly closer to Clyde Park Avenue. At such time the truck loading area will no longer be in the front yard. In addition, the proposed loading area will be setback approximately 790 feet from Clyde Park Avenue and will be screened from view by the Elite Training building.
4. The building façade plan incorporates primarily tan colored metal panels with windows facing U.S. 131. The building sets back 790 feet from Clyde Park Avenue and a future addition is planned to the west. No specific façade requirements are established for the I-I Light Industrial district. The proposed façade plan is adopted as part of this site plan approval.
5. The landscape plan provides for the retention of trees on the property and additional treatments near the building. The proposed landscape plan is adopted as part of this site plan approval.
6. The wall signage is limited to a maximum of 100 square feet per wall. Property signage is approved through permits by the Building Inspections Department. (Informational)

CONFORMANCE WITH THE CITY OF WYOMING SUSTAINABILITY PRINCIPLES:

Sustainability: The advancement and promotion, with equal priority, of environmental quality, economic strength, and social equity so that a stable and vibrant community can be assured for current and future generations.

The proposed Allied Mechanical facility will consolidate their business operations in the greater Grand Rapids region. Employment of 50-60 people will occur at the facility with additional short term employment with construction. This will contribute to the City's economic and social strength. The proposed Allied Mechanical facility conforms to the City of Wyoming sustainability principals.

PLANNING COMMISSION ACTION:

The Development Review Team recommends the Planning Commission grant Site Plan Approval to Allied Mechanical Services subject to conditions 1-5.

DEVELOPMENT REVIEW TEAM:

Barb VanDuren, Deputy City Manager
Rebecca Rynbrandt, Director of Community Services
William Dooley, Director of Public Works
Jim DeLange, Chief Building Official
James Carmody, Director of Police and Fire Services
Tim Cochran, City Planner

CITY OF WYOMING - SITE PLAN DATA WAIVER REVIEW

Project: <i>Allied Mechanical</i>		Reviewed By: <i>TIM COCHRAN</i>	
		Date: <i>Sept. 29, 2014</i>	
Required Site Plan Data:	Waiver Requested	Reviewer Comments:	Y/N
(a) Application Form: The application form provided by the Planning Department shall be completed in full with the following information:			
Name, address and phone number of the applicant and property owner			
Address and property identification number of all properties			
Name, address and phone number of firm or individual who prepared the site plan			
Description of proposed project or use, type of building or structures, and name of proposed development, if applicable			
Date of application			
(b) Site Plan Descriptive and Identification Data:			
Site plans shall consist of a plan for the entire development, drawn to an engineer's scale of not less than 1 inch = 50 feet for property less than 3 acres, or 1 inch = 100 feet for property 3 acres or more in size.			
Sheet size shall be a maximum of 24 x 36 inches and collated according to sheet number. If a large development is shown in sections on multiple sheets, then one overall composite sheet shall be included			
Title block with sheet number/title; name, professional seal, address and telephone number of the applicant and firm or individual who prepared the plans; and date(s) of submission and any revisions (month, day, year)			
Scale and north-point			

CITY OF WYOMING - SITE PLAN DATA WAIVER REVIEW

Project: <i>Allied Mechanical</i>		Reviewed By: <i>TIM COCHRAN</i>	
		Date: <i>Sept. 29, 2014</i>	
Required Site Plan Data:	Waiver Requested	Reviewer Comments:	Y/N
Location map drawn to a separate scale with north-point, showing surrounding land, and streets, within a quarter mile			
Dimensions of land and total acreage, with boundary survey and improvements			
Zoning classification of petitioner's parcel and all abutting parcels			
Proximity to section corner and Major Thoroughfare			
Net acreage (minus rights-of-way) and total acreage			
Proposed number of employees, if applicable			
(c) Site Data:			
Existing lot lines, building lines, structures, parking areas and other improvements on the site			
Building footprints			
Finished floor elevation of all proposed buildings			
On parcels of more than one (1) acre, topography on the site and within 100 feet of the site at two-foot contour intervals			
Proposed lot lines, lot dimensions, property lines, required and proposed setback dimensions, structures, and other improvements on the site			
Location of existing drainage courses, floodplains, lakes and streams, wetlands with elevations, and woodlands			
All existing and proposed easements			

CITY OF WYOMING - SITE PLAN DATA WAIVER REVIEW

Project: <i>Allied Mechanical</i>	Reviewed By: <i>Tim Cochran</i>		
	Date: <i>Sept. 24, 2014</i>		
Required Site Plan Data:	Waiver Requested	Reviewer Comments:	Y/N
Location of waste receptacle(s), transformer pad(s), ground mounted mechanical equipment, and method of screening			
Dimensions and area of any outdoor sales display or storage area			
(d) Access and Circulation:			
Existing and planned right-of-way for all streets			
Dimensions, curve radii and centerlines of existing and proposed access points, road rights-of-way, private roads or access easements			
Opposing driveways and intersections within 100 feet of site			
Dimensions and location of existing and proposed driveways, parking lots, sidewalks and non-motorized paths			
Dimensions of acceleration, deceleration, and passing lanes			
Dimensions of parking spaces including barrier free, islands, circulation aisles and loading zones (including loading dock/door orientation and screening)			
Dimension and location of all clear vision areas			
Calculations for required number of parking and loading spaces			
Access easements, if shared access is proposed			
Designation of fire lanes			
Truck circulation plan showing turning templates for delivery trucks and emergency vehicles			

CITY OF WYOMING - SITE PLAN DATA WAIVER REVIEW

Project: <i>Allied Mechanical</i>		Reviewed By: <i>TIM COCHRAN</i>	
		Date: <i>Sept. 29, 2014</i>	
Required Site Plan Data:	Waiver Requested	Reviewer Comments:	Y/N
Traffic impact analysis meeting the requirements of Section 90-1003 (3), if applicable			
(e) Landscape Plans:			
General location of existing plant materials, with an identification of materials to be removed and materials to be preserved			
Calculations of all landscape requirements, as set forth in Section 90-64			
Landscape plan, including location and type of all existing and proposed shrubs, trees, and other live plant material			
Location, size, height and material of construction for all obscuring wall(s) or berm(s) with cross-sections, where required			
Planting list for proposed landscape materials with container size, caliper size or height of material, botanical and common names, and quantity			
(f) Building and Structure Details:			
Building elevations for all facades. Elevation drawings shall indicate the height of building, materials, and architectural quality, and shall detail any rooftop or building mounted screening.			
Location, height, and outside dimensions of all proposed buildings or structures			
Building floor plans for multiple-family buildings and gross floor area			

CITY OF WYOMING - SITE PLAN DATA WAIVER REVIEW

Project: <i>Allied Mechanical</i>		Reviewed By: <i>TIM COCHRAN</i>	
		Date: <i>Sept. 29, 2014</i>	
Required Site Plan Data:	Waiver Requested	Reviewer Comments:	Y/N
Details on accessory structures and any screening			
(g) Information Concerning Existing and Proposed Utilities, Drainage and Related Issues:			
Location of existing and proposed sanitary sewers, water mains, fire hydrants, storm sewers and other utilities that are proposed to serve the project			
Location of existing above and below ground gas, electric and telephone lines			
Storm water retention and detention ponds, including grading, side slopes, depth, high water elevation, volume and outfalls with calculations (for details refer to Wyoming's storm water ordinance Sec.86-351 through 436)			
Indication of site grading, drainage patterns and other storm water management			
(h) Additional information required for Residential Development			
The number and location of each type of residential unit			
Density calculations by type of residential unit (dwelling units per acre)			
Garage or carport locations and details, if proposed			
Location and design of mailbox clusters, if applicable			
Location, dimensions, and elevations of common building(s), if applicable			
Location, size and facilities within, of recreation and open space areas, if applicable			
(i) Other Requirements			
Applicable fees, as set by the City Council			

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 5

DATE DISTRIBUTED: October 9, 2014
PLANNING COMMISSION DATE: October 21, 2014

ACTION REQUESTED: Request for Final Plat Approval for Rivertown Valley III

REQUESTED BY: T.M.G.B. Wilson

REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is located on Nile Drive extended and Chestnut Ridge Drive extended. (Section 32)

EXISTING ZONING CHARACTERISTICS:

This site is zoned PUD-1 Low Density Planned Unit Development, which is the zoning surrounding the property, except to the east which is zoned ER Estate Residential.

EXISTING LAND USE:

This site is vacant. Land use surrounding the property follows:

North: Rivertown Valley II Subdivision
South: Vacant
East: Hickory Ridge III Subdivision
West: Vacant

PROJECT INFORMATION:

The petitioner has developed 38 lots on 14 acres developed to R-1 Residential standards. This project obtained Preliminary Plat Final Approval from the Planning Commission on April 15, 2014 and City Council approval on May 5, 2014. The prior two phases to the north have 93 lots, which are nearing build out.

STAFF COMMENTS:

1. The required Letter of Credit and Work Agreement for any incomplete items has been provided to the Engineering Department. (Informational).

CONFORMANCE WITH THE CITY OF WYOMING SUSTAINABILITY PRINCIPALS:

Sustainability: The advancement and promotion, with equal priority, of environmental quality, economic strength, and social equity so that a stable and vibrant community can be assured for current and future generations.

The proposed Rivertown Valley III subdivision will provide quality housing opportunities for residents in Wyoming. The construction of the plat, and the subsequent construction of the homes, will provide significant employment. These factors will contribute to the economic strength and social equity of the City. The proposed Rivertown Valley III plat conforms with the City of Wyoming sustainability principals.

PLANNING COMMISSION ACTION:

The Development Review Team suggests the Planning Commission grant Final Plat Approval for Rivertown Valley III, and recommend the same to the City Council.

DEVELOPMENT REVIEW TEAM:

Barb VanDuren, Deputy City Manager
Rebecca Rynbrandt, Director of Community Services
William Dooley, Director of Public Works
Jim DeLange, Chief Building Official
James Carmody, Director of Police & Fire Services
Tim Cochran, City Planner