

THESE MINUTES ARE SUBJECT TO FORMAL APPROVAL BY THE WYOMING  
PLANNING COMMISSION AT ITS REGULAR MEETING OF FEBRUARY 19, 2013

PLANNING COMMISSION  
MINUTES OF JANUARY 15, 2013  
CITY COUNCIL CHAMBERS  
CITY OF WYOMING, MICHIGAN

MEMBERS PRESENT: Arnoys, Bueche, Hegyi, Micele, Postema, Spencer, Weller,  
Woodruff

MEMBERS ABSENT: Goodheart

STAFF PRESENT: Cochran, City Planner  
Rynbrandt, Director of Community Services  
Lucar, Administrative Secretary

Chair Spencer called the meeting to order at 7:00 PM.

Motion by Arnoys, supported by Hegyi, to excuse Goodheart. Motion carried unanimously.

APPROVAL OF MINUTES

The minutes of December 18, 2012 were approved as written.

APPROVAL OF AGENDA

The agenda was approved as presented.

PUBLIC COMMENT ON NON-PUBLIC HEARING AGENDA ITEMS

There was no public comment.

AGENDA ITEM NO. 1

Request for Site Plan Approval for Veterans Affairs Outpatient Clinic. The property is located at 5838 Metro Way, SW. (Section 34) (Grand Rapids VA, LLC)

Cochran described the location, existing land use and current zoning around the area. The proposed Veterans Affairs Outpatient Clinic will provide medical and ancillary services to military veterans in the West Michigan region. It is one of many such facilities located throughout the nation. The building is 124,800 square feet in area and two stories in height. The overall property encompasses 10.3 acres. Staff had the following comments:

1. Final engineering plans will be required to be approved by the Engineering Department. Storm water computations must be provided. Cost sharing fees for participation in the Regional Storm Sewer System are required. An easement will be needed to provide access to the storm water detention basin. Driveway permits will also be required.
2. Under Zoning Code Section 90-1003 (3), a traffic impact analysis would normally be required for a facility of this size as it would generate more than 500 vehicle trips per day. However, Metro Way was constructed as a commercial collector roadway in anticipation of serving large office and medical facilities. As such, the proposed VA Outpatient Clinic has been granted a waiver by the Engineering Department for the TIA as provided for under Zoning Code 90-1003(i)2.
3. The property includes a substantial woodlot. Much of that will be removed due the grading necessary for the large building and parking. However, a stand is shown to be retained on the south side of the building, with a smaller stand on the east side of the property. Per the recently adopted landscape ordinance requirements, temporary fencing will be required around the perimeter of the stands to prevent their damage during construction of the facility. The proposed landscape plan shows extensive plantings throughout the facility.
4. The site plan shows 473 parking spaces with an additional 13 motorcycle spaces. The Zoning Code specifies 624 parking spaces would be required for this medical office use. Zoning Code Section 90-646 (4) allows for a parking reduction of up to 25% by the Planning Commission if at least one of the five criteria are met. In this application, the VA is requesting a reduction of nearly 25%. The petitioner, through the attached request, proposes that due to the frequent availability of the RAPID bus service to this site, and demonstrated parking need at other VA Outpatient Clinics, that the proposed parking will be adequate for this facility and thereby complies with condition (c) allowing the reduction. Staff acknowledges this is a unique medical facility and concurs with this parking waiver request.
5. Three monument entryway signs are shown, with one at each drive entrance. Zoning Code Section 90-799 specifies that one ground sign of 75 square feet is permitted. The additional signs may only be authorized by variance from the Board of Zoning Appeals. Staff will work with the applicant on a sign package proposal before making a recommendation to the BZA.
6. The two-story building façade incorporates extensive brick and glass with some EIFS and upper metal panels. This building construction is similar to the nearby YMCA. Staff supports the proposed building façade.
7. Facility security and patient management are essential concerns. The site plan shows perimeter fencing for all but the Metro Way frontage. Sliding security gates are

incorporated into the design. The maximum fence height is six feet by zoning. The VA desires a seven foot fence height. A variance will be needed to allow the greater height.

8. An oversight regarding the generator was recently discovered. The Zoning Code allows mechanical appurtenances only in the rear yard. The generator is proposed in the side yard. A variance is required to place the generator in the side yard.

**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 Veterans Affairs Outpatient Clinic will provide extensive medical and ancillary services on a regional scale to veterans. The development thereby promotes social equity by sustaining and improving the regional community's health. Further, users of the facility may partake of nearby commercial and hotel facilities thereby enhancing the economic strength of Wyoming. Also, many will be employed during the construction. The development of the facility will require extensive grading and tree removal from the site. In this respect, the development would not comply with the environmental quality provision of the Sustainability Policy. This is somewhat improved with the building being LEED Certified. Overall, the proposed Veterans Affairs Outpatient Clinic conforms to the City of Wyoming sustainability policy.

The following conditions of approval for the Veterans Affairs Outpatient Clinic site plan were recommended, with conditions 1 – 5 stated in the staff report and conditions 6 and 7 presented at the meeting:

1. The grading, utility and storm water management plans shall be approved by the Engineering Department. Regional stormwater fees, stormwater calculations, an access easement to the detention facility, and driveway permits shall be required.
2. The requested parking requirement reduction of 25% (624 spaces to 468 spaces) is granted.
3. A variance from the Board of Zoning Appeals will be required for more than one entryway sign.
4. The proposed landscape plan is adopted as part of this site plan approval. Temporary perimeter fencing is required around the tree stands shown for preservation.
5. The proposed building elevations are adopted as part of this site plan approval.
6. A variance from the Board of Zoning Appeals to allow the fence height to be greater than six feet.

7. A variance from the Board of Zoning Appeals to allow mechanical appurtenances to be located in the side yard.

The Development Review Team suggested the Planning Commission grant Site Plan Approval for Veterans Affairs Outpatient Clinic subject to conditions 1 - 7 noted.

Motion by Hegyi, supported by Micele, to grant Site Plan Approval for Veterans Affairs Outpatient Clinic subject to conditions 1 – 7 noted. Discussion followed.

Hegyi asked the size of the parking spaces. Cochran responded 9' x 18' according to the new code.

Postema asked if projects automatically qualify for the parking reduction when providing access to the RAPID system. Cochran said this will be reviewed on a case-by-case basis. Staff will continue to encourage developers to make better use of the bus transit system. Postema asked if the developer was required to have a bus transit stop. Cochran replied the RAPID determines the location of bus transit stops based on need.

Bueche pointed out that one page of the drawings shows the first and second floors at one height and another page shows another height. Joe Camp from Moore & Bruggink said they usually allow 15 feet for mechanical. They would review this and correct any discrepancies. Bueche also noted the plans are not signed by a surveyor. Camp indicated they recently finalized the survey drawing and it now contains a surveyor's signature.

A vote on the motion carried unanimously.

## AGENDA ITEM NO. 2

### Community Services City Council Retreat Report

Rynbrandt noted this report has been provided to various boards and commissions to reflect the work accomplished over the past ten years in the Community Services area, which encompasses Parks and Recreation, Planning, Inspections, Community Development and Facilities.

Rynbrandt also referred to the additional articles provided in the Commissioner's agenda packets regarding place-making and new urbanism design. She will continue to forward relevant articles for their information.

## PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

The meeting was adjourned at 7:30 P.M.

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Anthony Woodruff, Secretary  
Wyoming Planning Commission

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Kimberly S. Lucar, Administrative Secretary  
Wyoming Planning Commission