

AGENDA  
WYOMING PLANNING COMMISSION  
TUESDAY, MARCH 17, 2015  
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 Fox Powersports (open air business / outdoor motor and recreational vehicle display). The property is located at 4500 Clyde Park Avenue. (Section 25) (Victor Real Estate Holdings, LLC) (Includes Site Plan Approval)
2. Request for Special Use Approval for J & H Family Store (gas station with drive through restaurant). The property is located at 4404 Clyde Park Avenue. (Section 25) (Craig Hoppen) (Includes Site Plan Approval)
3. Request for Special Use Approval for Byron Center Avenue Retail (drive through restaurant). The property is located at 5811 Byron Center Avenue. (Section 33) (First Companies) (Includes Site Plan Approval)
4. Request for Special Use Approval for Eagle Processing (processing and disposal of waste materials). The property is located at 1701 Porter Street. (Section 10) (Eagle Processing) (Includes Site Plan Approval)

NEW BUSINESS:

5. Request for Site Plan Approval for Metron. The property is located at 2060 Health Drive. (Section 34) (Metron Integrated Health Systems)

INFORMATIONAL ITEMS:

6. Proposed rezoning at the northeast corner of Burlingame Avenue & 36<sup>th</sup> Street update.
7. Form Based Code Division Avenue update.

PUBLIC COMMENT:

ADJOURNMENT:

WYOMING PLANNING COMMISSION  
AGENDA ITEM  
NO. 1

DATE DISTRIBUTED: March 5, 2015  
PLANNING COMMISSION DATE: March 17, 2015

ACTION REQUESTED: Request for Special Use Approval for Fox Powersports (open air business / outdoor motor and recreational vehicle display) (Includes Site Plan Approval)

REQUESTED BY: Victor Real Estate Holdings, LLC

REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is located at 4500 Clyde Park Avenue, SW. (Section 25)

PROJECT INFORMATION:

EXISTING ZONING CHARACTERISTICS:

This site is zoned B-2 General Business. Zoning surrounding the property follows:

North: B-2 General Business  
South: B-2 General Business  
East: I-2 General Industrial (across U.S. 131)  
West: R-6 Mobile Home (across Clyde Park Avenue)

EXISTING LAND USE:

The site is a prior commercial center that was subsequently raised. The surrounding land uses are as follows:

North: Pizza Hut restaurant  
South: Vacant, but approved for an Extended Stay Hotel  
East: Industrial (across U.S. 131)  
West: Mobile Home Park (across Clyde Park Avenue)

PROPOSED LAND USE:

The petitioner proposes to develop a 56,300 square foot power sports facility. This superstore will provide motorcycles, snowmobiles, ATV's, jet ski's, and associated products. Some of these motor and recreational vehicles will be displayed in the open air in front of the building. In addition, an outdoor test track will be provided adjacent to U.S. 131. Both of these uses require Special Use Approval from 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 development will be of regional influence. It is a destination business which will benefit surrounding businesses. The project is part of a master planned commercial development and will benefit from cross access with the intended developments. 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 outdoor display of power sport vehicles will occur in front of the building and distant from the public streets. The outdoor test track will be grassed and well maintained.

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

The Traffic Impact Analysis provided for the overall development identified that the developments could occur without significant adverse effects on traffic.

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

The proposed facility will have no blighting influence on neighboring properties. The project will redevelop a vacant building site.

- 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.

Variances for proposed signage will be addressed by the Board of Zoning Appeals.

Staff has the following added site plan comments:

1. Final grading, utility and storm water management plans shall be approved by the Engineering Department. Driveway design and openings shall be determined through permit by the Engineering Department. Deceleration lanes for all driveways shall be provided.
2. Cross access north of the proposed building on Lot B is not allowed. Cross access shall be south of the future building.
3. All utility, highway easements, and cross access easements shall be provided to the Engineering Department.
4. Fire hydrant coverage shall be determined by the Fire Department.
5. The proposed test track shall be well maintained and shall minimize dust.
6. The front building façade incorporates a combination of metal panels and glass. Masonry block will be primarily provided on the other facades. The proposed façade is adopted as part of the Site Plan Approval.
7. A final landscape plan has not been provided for the development A landscape plan meeting City requirements shall be provided for review and approval by the Planning Department. Irrigation in the greenbelts adjoining the public streets must be provided.

#### 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 development will contribute significantly to the redevelopment of this significant commercial corner. The business development will contribute to the city's economic and social strength. The proposed Fox Powersports conforms to the City of Wyoming sustainability principals.

PLANNING COMMISSION ACTION:

The Development Review Team recommends the Planning Commission grant Special Use Approval for Fox Powersports per the Findings of Fact. In a separate motion, staff recommends the Planning Commission grant Site Plan Approval subject to conditions 1-7 noted.

DEVELOPMENT REVIEW TEAM:

Heidi Isakson, 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

February 17, 2015



## **FOX POWERSPORTS – PROJECT NARRATIVE**

4500 Clyde Park Avenue, SW

Fox Powersports' proposed new facility will be a 56,300 square foot superstore, coupled with complimentary exterior and interior features and amenities for vehicle, apparel and accessories sales, service, and storage.

This store will include product from 12 to 14 of the powersports industry's most highly regarded manufacturers, including Honda, Ski-Doo and Triumph.

We believe that this location in the city of Wyoming and our proposed site is the best available in the west Michigan area to market, display, and merchandise these products to our customers. However, to be successful and to thrive in this highly competitive industry, the location and exposure offered by this site needs to be enhanced by features and amenities that have become standard to similar dealerships and our competitors. Specifically, our manufacturers are requiring individual building and site signage for their products. Their iconic logos serve as an important part of our overall marketing strategy, and, as with any transportation related dealership, outdoor display and sales are essential.

The outdoor display is, by extension, a part of any automobile or powersports dealership's showroom. As designed, we believe that the display areas will complement the overall appearance of the site and building. Another key component of our facility and operation is the use of outdoor entertainment areas. Our plans include outdoor patio areas where prospective customers can view our products and partake in special marketing events that are tailored to specific products. An additional amenity will be the test track as illustrated on our site plan. Many products do not lend themselves to on-road usage, so we are including this feature to allow for off-road motorcycle and snowmobile test rides. This track will allow for testing of vehicles in a safe and controlled environment.

We believe that this new facility, with all of its features and amenities will become a region-wide destination, and the premier powersports dealership in Michigan, if not the Midwest.

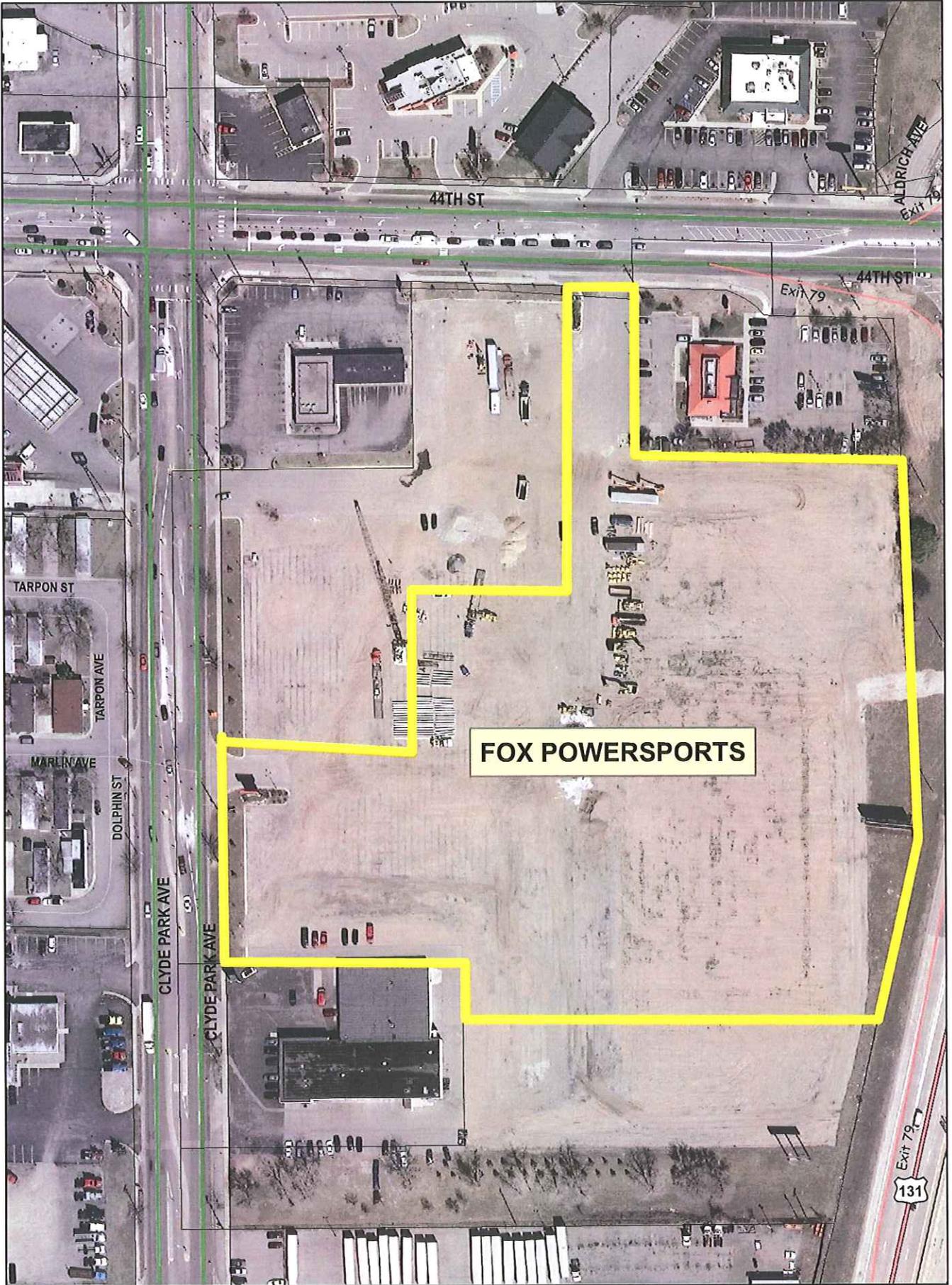
Our plans are to begin construction in the spring of 2015 with completion scheduled for early 2016.

Sincerely:

A handwritten signature in black ink, appearing to read "Stephen C. Fry".

Stephen C. Fry, AIA, NCARB, LEED AP

President, Concept Design LLC



44TH ST

ALDRICH AVE  
Exit 79

Exit 79  
44TH ST

TARPON ST

TARPON AVE

MARLIN AVE

DOLPHIN ST

CLYDE PARK AVE

CLYDE PARK AVE

FOX POWERSPORTS

Exit 79  
131

**CITY OF WYOMING - SITE PLAN DATA WAIVER REVIEW**

Project: <b>Fox Powersports</b>		Reviewed By: <b>Timothy Cochran</b>	
		Date: <b>2/23/15</b>	
<b>Required Site Plan Data:</b>	<b>Waiver Requested</b>	<b>Reviewer Comments:</b>	<b>Y/N</b>
<b>(a) Application Form:</b> 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>(b) Site Plan Descriptive and Identification Data:</b>			
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: <b>FOX Powersports</b>		Reviewed By: <b>TIMOTHY COCHRAN</b>	
		Date: <b>2/23/15</b>	
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		<b>Not identified</b>	<b>Y</b>
Proximity to section corner and Major Thoroughfare			
Net acreage (minus rights-of-way) and total acreage			
Proposed number of employees, if applicable			
<b>(c) Site Data:</b>			
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		<b>Easements for access, utilities, drainage &amp; sidewalks to be prepared</b>	<b>Y</b>

**CITY OF WYOMING - SITE PLAN DATA WAIVER REVIEW**

<b>Project:</b> <i>FOX Powersports</i>	<b>Reviewed By:</b> <i>Timothy Cochran</i>		
	<b>Date:</b> <i>2/23/15</i>		
<b>Required Site Plan Data:</b>	<b>Waiver Requested</b>	<b>Reviewer Comments:</b>	<b>Y/N</b>
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			
<b>(d) Access and Circulation:</b>			
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		<i>Existing driveways to be retained</i>	<i>Y</i>
Dimensions and location of existing and proposed driveways, parking lots, sidewalks and non-motorized paths			
Dimensions of acceleration, deceleration, and passing lanes		<i>Deceleration lanes to be provided</i>	<i>Y</i>
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>FOX POWERSPORTS</i>	Reviewed By: <i>TIMOTHY COCKREN</i>		
	Date: <i>2/23/15</i>		
Required Site Plan Data:	Waiver Requested	Reviewer Comments:	Y/N
Traffic impact analysis meeting the requirements of Section 90-1003 (3), if applicable			
<b>(e) Landscape Plans:</b>			
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			
<b>(f) Building and Structure Details:</b>			
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**

<b>Project:</b> <i>Fox Powersports</i>	<b>Reviewed By:</b> <i>Timothy Cochran</i>		
	<b>Date:</b> <i>2/23/15</i>		
<b>Required Site Plan Data:</b>	<b>Waiver Requested</b>	<b>Reviewer Comments:</b>	<b>Y/N</b>
Details on accessory structures and any screening			
<b>(g) Information Concerning Existing and Proposed Utilities, Drainage and Related Issues:</b>			
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			
<b>(h) Additional information required for Residential Development</b>			
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			
<b>(i) Other Requirements</b>			
Applicable fees, as set by the City Council			

WYOMING PLANNING COMMISSION  
AGENDA ITEM  
NO. 2

DATE DISTRIBUTED: March 5, 2015  
PLANNING COMMISSION DATE: March 17, 2015

ACTION REQUESTED: Request for Special Use Approval for J & H Family Store (gas station with drive through restaurant) (Includes Site Plan Approval)

REQUESTED BY: Craig Hoppen

REPORT PREPARED BY: Timothy Cochran, City Planner

**GENERAL LOCATION DESCRIPTION:**

The property is located at 4404 Clyde Park Avenue, SW. (Section 25)

**PROJECT INFORMATION:**

**EXISTING ZONING CHARACTERISTICS:**

This site is zoned B-2 General Business as are all surrounding properties.

**EXISTING LAND USE:**

The site is developed as bank which was recently vacated. The surrounding land uses are as follows:

North: Various commercial (across 44<sup>th</sup> Street)  
South: Vacant  
East: Vacant  
West: Gas station (across Clyde Park Avenue)

**PROPOSED LAND USE:**

The petitioner proposes to develop a 5,093 square foot gas station/convenience store that would include a Tim Horton's restaurant with a drive through. The development will replace a vacant bank building. The project is part of a master planned commercial development that includes Fox Powersports and an Extended Stay Hotel. Both the gas station and drive through restaurant uses require Special Use Approval from 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 development will be compatible with surrounding commercial developments. There is an existing gas station / convenience store across Clyde Park Avenue, and there are two drive through restaurants north across 44<sup>th</sup> Street. The project is part of a master planned commercial development and will benefit from cross access with the intended developments. 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. Both gas station and drive through restaurant uses are established in the immediate area.

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

The Traffic Impact Analysis provided for the overall development identified that the developments could occur without significant adverse effects on traffic.

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

The gas station and drive through restaurant will have no blighting influence on neighboring properties. The project will redevelop a vacant building site.

- 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.

Staff has no other concerns.

Staff has the following added site plan comments:

1. Final grading, utility and storm water management plans shall be approved by the Engineering Department. Driveway design and openings shall be determined through permit by the Engineering Department.
2. The building façade incorporates a combination of brick, split face block, EFIS and glass. The proposed façade is adopted as part of the Site Plan Approval.
3. A landscape plan has not been provided for the development A landscape plan meeting City requirements shall be provided for review and approval by the Planning Department. Irrigation in the greenbelts adjoining the public streets must be provided.

**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 development will contribute significantly to the redevelopment of this significant commercial corner. The business development will contribute to the city's economic and social strength. The proposed J & H Family Store conforms to the City of Wyoming sustainability principals.

**PLANNING COMMISSION ACTION:**

The Development Review Team recommends the Planning Commission grant Special Use Approval to J & H Family Store per the findings of fact. In a separate motion, staff recommends granting Site Plan Approval subject to conditions 1-3 noted.

**DEVELOPMENT REVIEW TEAM:**

Heidi Isakson, 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>J&amp;H</i>	Reviewed By: <i>Timothy Cochran</i>		
	Date: <i>2/23/15</i>		
Required Site Plan Data:	Waiver Requested	Reviewer Comments:	Y/N
<b>(a) Application Form:</b> 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>(b) Site Plan Descriptive and Identification Data:</b>			
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**

<b>Project:</b> J&H 1	<b>Reviewed By:</b> Timothy COCKREN <b>Date:</b> 2/23/15		
<b>Required Site Plan Data:</b>	<b>Waiver Requested</b>	<b>Reviewer Comments:</b>	<b>Y/N</b>
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			
<b>(c) Site Data:</b>			
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**

<b>Project:</b> J&H	<b>Reviewed By:</b> Timothy Cochran		
	<b>Date:</b> 2/23/15		
<b>Required Site Plan Data:</b>	<b>Waiver Requested</b>	<b>Reviewer Comments:</b>	<b>Y/N</b>
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			
<b>(d) Access and Circulation:</b>			
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		Not provided	Y
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		Additional detail Required	N

**CITY OF WYOMING - SITE PLAN DATA WAIVER REVIEW**

<b>Project:</b> J&H	<b>Reviewed By:</b> Timothy Carlson		
	<b>Date:</b> 2/23/15		
<b>Required Site Plan Data:</b>	<b>Waiver Requested</b>	<b>Reviewer Comments:</b>	<b>Y/N</b>
Traffic impact analysis meeting the requirements of Section 90-1003 (3), if applicable			
<b>(e) Landscape Plans:</b>			
General location of existing plant materials, with an identification of materials to be removed and materials to be preserved		Detailed landscape plan required	N
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		//	
<b>(f) Building and Structure Details:</b>			
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**

<b>Project:</b> J&H	<b>Reviewed By:</b> Timothy Cochran		
	<b>Date:</b> 2/23/15		
<b>Required Site Plan Data:</b>	<b>Waiver Requested</b>	<b>Reviewer Comments:</b>	<b>Y/N</b>
Details on accessory structures and any screening			
<b>(g) Information Concerning Existing and Proposed Utilities, Drainage and Related Issues:</b>			
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			
<b>(h) Additional information required for Residential Development</b>			
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			
<b>(i) Other Requirements</b>			
Applicable fees, as set by the City Council			

WYOMING PLANNING COMMISSION  
AGENDA ITEM  
NO. 3

DATE DISTRIBUTED: March 5, 2015  
PLANNING COMMISSION DATE: March 17, 2015

ACTION REQUESTED: Request for Special Use Approval for Byron Center Avenue Retail (drive through restaurant) (Includes Site Plan Approval)

REQUESTED BY: First Companies

REPORT PREPARED BY: Timothy Cochran, City Planner

**GENERAL LOCATION DESCRIPTION:**

The property is located at 5811 Byron Center Avenue, SW. (Section 33)

**PROJECT INFORMATION:**

**EXISTING ZONING CHARACTERISTICS:**

This site is zoned PUD -1 Planned Unit Development. Zoning surrounding the property follows:

North: PUD-1 Planned Unit Development  
South: PUD-1 Planned Unit Development (across Bayberry Farms Drive)  
East: PUD-3 Planned Health Care District (across Byron Center Avenue)  
West: PUD-1 Planned Unit Development

**EXISTING LAND USE:**

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

North: Bayberry Market Place  
South: Bayberry Farms Apartments (across Bayberry Farms Drive)  
East: Metro Health Village (across Byron Center Avenue)  
West: Goddard Day Care – under construction

**PROPOSED LAND USE:**

The petitioner proposes to develop a 9590 square foot commercial lease space building on this site. Two restaurant uses are anticipated within the tenant spaces. One of the tenants is a potential Subway on the north end of the building. That use incorporates a drive through service which

requires a Special Use Approval from the Planning Commission. This property is zoned PUD-1 Planned Unit Development. The Zoning Code was amended last 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 retail center will be compatible with the commercial developments to the north. The project will benefit from cross access with adjoining developments. The proposed drive through lane is separated from an adjoining parking area by a landscaped island. The plan shows stacking for six vehicles, which exceeds the minimum five required. 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. To the north are Biggby's, McDonald's and KFC Restaurants which provide vehicle service.

- 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 is well defined through the landscape island separation. 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.

Staff has no additional concerns.

Staff has the following added site plan comments:

1. Final grading, utility and storm water management plans shall be approved by the Engineering Department. The developer must participate in the Regional Storm Sewer cost sharing. The driveway to Bayberry Farms Drive requires a permit.
2. The developments in this immediate area provide ground signs instead of pole signs. This has established a particular character for the area. The development shall incorporate a ground sign as a condition of approval.
3. The building façade incorporates a combination of masonry, brick, EFIS and glass. The proposed façade is adopted as part of the Site Plan Approval.
4. The proposed landscape plan meets City requirements and is adopted as part of this Site Plan Approval. Irrigation in the greenbelts adjoining the public streets must be provided.
5. The City Assessing Department requires a property combination request.

#### 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.

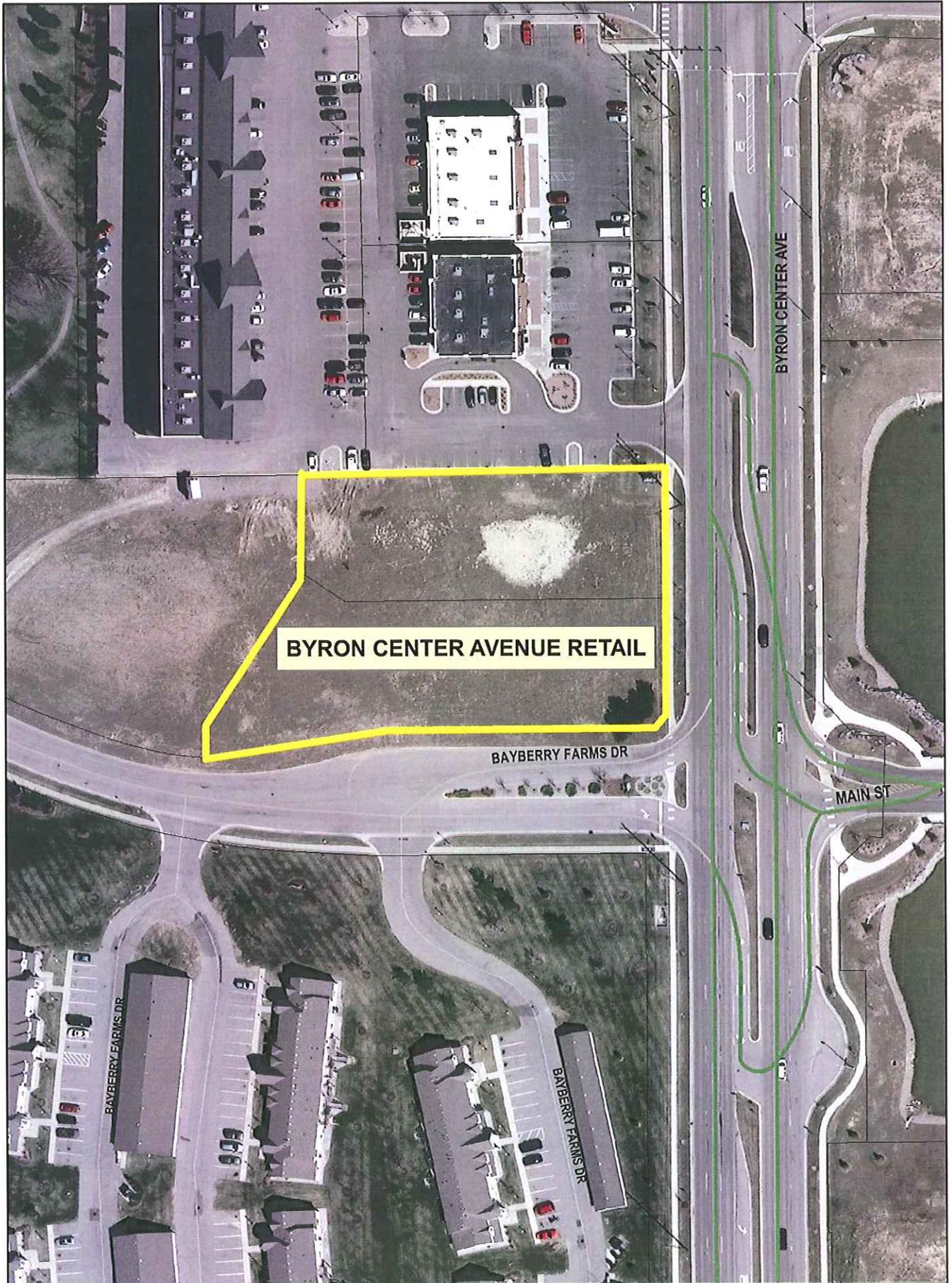
The proposed overall development, including the restaurant use, will contribute to quality of this area. The business development will contribute to the city's economic and social strength. The proposed Byron Center Avenue Retail Drive Through Restaurant conforms to the City of Wyoming sustainability principals.

#### PLANNING COMMISSION ACTION:

The Development Review Team recommends the Planning Commission grant Special Use Approval for Byron Center Avenue Retail per the findings of fact. In a separate motion, staff recommends the Planning Commission grant Site Plan Approval subject to conditions 1-5.

DEVELOPMENT REVIEW TEAM:

Heidi Isakson, 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>Byron Center Ave. Retail</i>		Reviewed By: <i>Timothy Cochran</i>	
		Date: <i>2/23/15</i>	
<b>Required Site Plan Data:</b>	<b>Waiver Requested</b>	<b>Reviewer Comments:</b>	<b>Y/N</b>
<b>(a) Application Form:</b> 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>(b) Site Plan Descriptive and Identification Data:</b>			
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>Byron Center Ave. Retail</i>		Reviewed By: <i>Timothy Cochran</i>	
		Date: <i>2/23/15</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>Not provided</i>	<i>Y</i>
Proximity to section corner and Major Thoroughfare			
Net acreage (minus rights-of-way) and total acreage			
Proposed number of employees, if applicable			
<b>(c) Site Data:</b>			
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>Byron Center Ave. Retail</i>		Reviewed By: <i>Timothy Cochran</i>	
		Date: <i>2/23/15</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			
<b>(d) Access and Circulation:</b>			
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			
Oposing 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		<i>Revision needed drive thru</i>	<i>N</i>
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>Byron Center Ave. Retail</i>	Reviewed By: <i>Timothy Cochran</i> Date: <i>2/23/15</i>		
Required Site Plan Data:	Waiver Requested	Reviewer Comments:	Y/N
Traffic impact analysis meeting the requirements of Section 90-1003 (3), if applicable			
<b>(e) Landscape Plans:</b>			
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			
<b>(f) Building and Structure Details:</b>			
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>Byron Center Ave. Retail</i>		Reviewed By: <i>Timothy Cochran</i>	
		Date: <i>2/23/15</i>	
Required Site Plan Data:	Waiver Requested	Reviewer Comments:	Y/N
Details on accessory structures and any screening			
<b>(g) Information Concerning Existing and Proposed Utilities, Drainage and Related Issues:</b>			
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			
<b>(h) Additional information required for Residential Development</b>			
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			
<b>(i) Other Requirements</b>			
Applicable fees, as set by the City Council			

WYOMING PLANNING COMMISSION  
AGENDA ITEM  
NO. 4

DATE DISTRIBUTED: March 5, 2015  
PLANNING COMMISSION DATE: March 17, 2015

ACTION REQUESTED: Request for Special Use Approval for Eagle Processing (processing and disposal of waste materials) (Includes Site Plan Approval)

REQUESTED BY: Eagle Processing

REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is located at 1701 Porter Street, SW. (Section 10)

PROJECT INFORMATION:

EXISTING ZONING CHARACTERISTICS:

This site is zoned I-2 General Industrial as are all surrounding properties.

EXISTING LAND USE:

The site is developed as a multi-tenant industrial facility. All surrounding land uses are also industrial.

PROPOSED LAND USE:

The petitioner proposes to establish a 20,220 square foot industrial waste water treatment facility (see attached description) within an existing tenant space. Liquid wastes will be brought to the site either by tanker truck or by railroad car. Extensive government oversight of the business will be provided through permitting and inspection by the U.S. EPA, Michigan DEQ, and the Wyoming Clean Water Plant staff. Eagle Processing has been engaged in conversations with City utility staff who have confirmed acceptance of the proposed facility and their operations.

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 waste treatment facility will be tightly regulated by all appropriate levels of government. Extensive care is taken to prevent spills and odors of any kind. 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. Nearby to this site is the Waste Management facility. Other recycling or disposal facilities are located in the heavy industrial area along Chicago Drive.

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

The potential truck traffic to this facility will be well within the expected operational needs for most industrial businesses of this size. 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 proposed waste treatment 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.

Staff has no concerns in this regard.

Staff has the following added site plan comments:

1. The property is fully developed. No site plan conditions are requested.

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 business will provide a necessary service for this region by processing industrial waste waters appropriately into environmentally managed materials. This business strongly advances environmental quality and supplies necessary support to area businesses. Eagle Processing conforms to the City of Wyoming sustainability principals.

PLANNING COMMISSION ACTION:

The Development Review Team recommends the Planning Commission grant Special Use Approval to Eagle Processing subject to conformance with all applicable U.S. EPA, Michigan DEQ, and City of Wyoming permitting requirements. In a separate motion, staff also recommends granting Site Plan Approval.

DEVELOPMENT REVIEW TEAM:

Heidi Isakson, 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

# Summary of Process Operations

1701-14B Porter Wyoming, Michigan 49519

At the Eagle processing plant waste water is either transported to location via trucks or rail, initially we expect 5-8 trucks per day, and when full operation is achieved we expect 10-15 trucks per day and 3-6 incoming rail cars per day. All trucks will be off loaded inside the building in the off load area, and all rail cars will be off loaded adjacent to the building in the rail off load containment area. The purpose of both of these areas are to control any leaks, drips, and spills that may occur. The spill containment areas discharge directly to the on-site waste water treatment plant.

The Eagle Processing wastewater treatment plant has a maximum design capacity of 225,000 gallons per day and is designed to convert liquid wastes into an acceptable final effluent and to dispose of solids removed or generated during the process. In most cases, treatment is required for both suspended and dissolved contaminants. Special processes are required for the removal of certain pollutants, such as phosphorus or heavy metals.

Listed below is an outline of the processes that are used in the treatment of industrial waters received at the Eagle Processing Facility.

## ***Governing Authority***

The oversight and regulatory control of this industry lies with the U.S. EPA, Michigan DEQ, and the local agencies. This industry tightly regulated through testing, reporting and manifest on all incoming waste streams.

## ***Spill Prevention***

Spill prevention in all business applications is always a concern, we take this very serious and always implement "Best Available Control Technology (BACT)". All truck unloading will take place inside the building with any drips, leaks, or spills collected and discharged to the onsite waste treatment facility. All rail car unloading will take place on Polyethylene Track Pans which will collect any drips, leaks, or spills and will discharge directly to the onsite waste treatment facility. SafeRack provides high flow rate track pans for applications requiring capacity for larger spill containment system. These track pans are suitable for the following applications:

- Corrosive applications

- Storage areas

- Railroad refueling

- Fast delivery requirements

- High flow rate requirements

- High temp capabilities

- Optional rain covers reduce rainwater collection

In locations where bottom loading with hoses occurs - Grating is flat and easy on the body if working under the railcar

### ***Odor Control***

The materials received at Eagle Processing have no noticeable odor related to them, we will however be installing an air filtration (carbon / biofilter) system should the need arise that it is needed in the future.

### ***Gravity Separation***

The Eagle Processing waste treatment systems employ a gravity separation step for suspended particle or oil removal.

The settling rate of a particle is defined in terms of "free" versus "hindered" settling. A free settling particle's motion is not affected by that of other particles, the vessel's walls, or turbulent currents. A particle has a hindered settling rate if there is any interference from these effects.

The free settling of a discrete particle in a rising fluid can be described as the resolution of several forces-gravity, the drag exerted on the particle. Gravity settling is employed primarily for removal of inorganic suspended solids, such as grit and sand.

The equipment employed for gravity separation for waste treatment is normally either a rectangular basin with moving bottom scrapers for solids removal or a circular tank with a rotating bottom scraper.

When wastewater contains appreciable amounts of hydrocarbons, removal of these contaminants becomes a problem. Oil is commonly lower in density than water; therefore, if it is not emulsified, it can be floated in a separate removal stage or in a dual-purpose vessel that allows sedimentation of solids.

### ***REMOVAL OF SOLUBLE CONTAMINANTS (pH Adjustment-Chemical Precipitation)***

Often, industrial wastewaters contain high concentrations of metals, many of which are soluble at a low pH.

Adjustment of pH precipitates these metals as metal oxides or metal hydroxides. The pH must be carefully controlled to minimize the solubility of the contaminant. Chemicals used for pH adjustment include lime, sodium hydroxide, and soda ash.

Chemical precipitation of soluble ions often occurs as the result of pH adjustment. Contaminants are removed either by chemical reaction leading to precipitation or by adsorption of ions on an already formed precipitate.

### ***Chemical Treatment Programs.***

The following additives represent a variety of chemical programs that may be used to address problems and improve system efficiency.

### ***Essential Nutrients***

Nutrients, particularly nitrogen and phosphorus, may be added to ensure complete digestion of organic contaminants.

### ***Polymers***

Polymer feeding improves the settling of suspended solids. Cationic polymers can increase the settling rate of bacterial floc and improve capture of dispersed floc and cell fragments. This more rapid concentration of solids minimizes the volume of recycle flow so that the oxygen content of the sludge is not depleted. Further, the wasted sludge is usually more concentrated and requires less treatment for eventual dewatering. Polymers may also be used on a temporary basis to improve the removal of undesirable organisms, such as filamentous bacteria or yeast infestations, that cause sludge bulking or carryover of floating clumps of sludge.

### ***Oxidizing Agents***

Peroxide, or other agents may be used for the selective oxidation of troublesome filamentous bacteria. Antifoam agents may be used to control excessive foam.

### ***Coagulants***

In addition to antifoam agents, coagulants may be fed continuously to improve efficiency, or to address particularly difficult conditions. They may also be used intermittently to compensate for hydraulic peak loads or upset conditions.

### ***Extended Aeration***

Extended aeration plants operate in the endogenous phase, but use longer periods of oxidation to reduce effluent BOD levels. This necessitates higher capital and operating costs (i.e., larger basins and more air). In conjunction with lower BOD, extended aeration produces a relatively high suspended solids effluent when optimum natural settling ranges are exceeded.

Extended aeration designs may be necessary to meet effluent BOD requirements when the influent is relatively concentrated in BOD or the wastes are difficult to biodegrade. Because extended aeration operates on the declining side of the biomass population curve, net production of excess solids is minimized. Therefore, savings in sludge handling and disposal costs may offset the higher plant capital and operating costs required for extended aeration.

## ***SOLID WASTE HANDLING***

Wastewater treatment is a concentration process in which waterborne contaminants are removed from the larger wastewater stream and concentrated in a smaller side stream. The side stream is too large to be disposed of directly, so further concentration processes are required. These processes are called "solid waste handling" operations.

### ***Sludge Conditioning***

Typically, sludge from a final liquid-solids separation unit may contain from 1 to 5% total suspended solids. Because of the cost savings associated with handling smaller volumes of sludge, there is an economic incentive to remove additional water. Dewatering equipment is designed to remove water in a much shorter time span than nature would by gravity. Usually, an energy gradient is used to promote rapid drainage. This requires frequent conditioning of the sludge prior to the dewatering step.

Conditioning is necessary due to the nature of the sludge particles. Both inorganic and organic sludge consist of colloidal (less than 1  $\mu\text{m}$ ), intermediate, and large particles (greater than 200  $\mu\text{m}$ ). The large particles, or flocs, are usually compressible. Under an energy gradient, these large flocs compress and prevent water from escaping. The pressure drop through the sludge cake, due to the decrease in porosity and pore sizing, exceeds available energy, and dewatering ceases.

The purpose of sludge conditioning is to provide a rigid sludge structure of a porosity and pore size sufficient to allow drainage. Biological sludge's are conditioned with  $\text{FeCl}_3$ , lime, and synthetic cationic polymers, either separately or in combination.

### ***Dewatering***

#### **Plate and Frame Press**

A plate and frame filter press is a batch operation consisting of vertical plates held in a frame. A filter cloth is mounted on both sides of each plate. Sludge pumped into the unit is subjected to pressures of up to 25 psig as the plates are pressed together. As the sludge fills the chamber between individual plates, the filtrate flow ceases, and the dewatering cycle is completed.

Because of the high pressures, blinding of the filter cloth by small sludge particles can occur. A filter precoat (e.g., diatomaceous earth) can be used to prevent filter blinding. Proper chemical conditioning

of the sludge reduces or eliminates the need for precoat materials. At 5-10 psig, polymers can produce a rigid floc and eliminate fine particles. At greater pressures, the effectiveness of synthetic polymers is reduced; therefore, inorganic chemicals, such as ferric chloride and lime, are often used instead of polymers.

### ***Sludge Disposal***

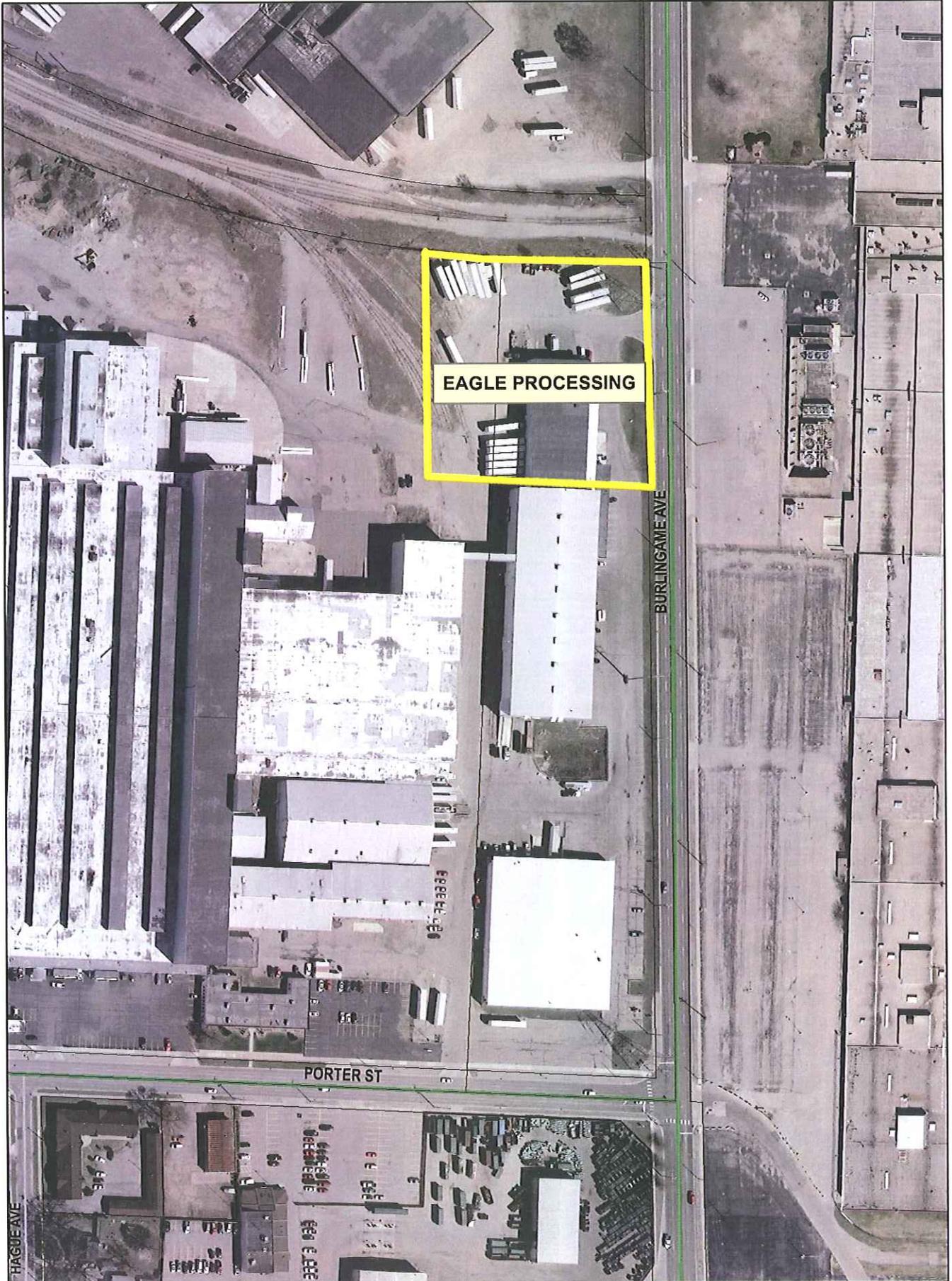
#### ***Landfill***

Landfill is the most common method of industrial wastewater treatment plant sludge disposal.

#### ***Land Application***

Sludge produced from biological oxidation of industrial wastes can be used for land application as a fertilizer or soil conditioner. A detailed analysis of the sludge is important in order to evaluate toxic compound and heavy metal content, leachate quality, and nitrogen concentration.

Soil, geology, and climate characteristics are all important considerations in determining the suitability of land application, along with the type of crops to be grown on the sludge-amended soil. Sludge application rates vary according to all of these factors.



EAGLE PROCESSING

HAGUE AVE

PORTER ST

BURLINGAME AVE

**CITY OF WYOMING - SITE PLAN DATA WAIVER REVIEW**

Project: <i>Eagle Processing</i>	Reviewed By: <i>Timothy Cochran</i>		
	Date: <i>2/23/15</i>		
Required Site Plan Data:	Waiver Requested	Reviewer Comments:	Y/N
<b>(a) Application Form:</b> 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>(b) Site Plan Descriptive and Identification Data:</b>			
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>Property Fully developed. No new construction. Submitted site plan</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		<i>sufficient to consider the use.</i>	
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. 5

DATE DISTRIBUTED: March 5, 2015  
PLANNING COMMISSION DATE: March 17, 2015

ACTION REQUESTED: Request for Site Plan Approval for Metron

REQUESTED BY: Metron Integrated Health Systems

REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is located at 2060 Health Drive, SW. (Section 34)

PROJECT INFORMATION:

EXISTING ZONING CHARACTERISTICS:

This site is zoned PUD-3 Planned Health Care District, which is the zoning surrounding the property.

EXISTING LAND USE:

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

North: Office (across Health Drive)  
South: POB Building  
East: Hoekstra Dentistry  
West: Vacant

PROPOSED LAND USE:

The petitioners propose to construct a three-story, 65 bed, convalescent facility. The facility will complement the broad range of medical care provided throughout Metro Health Village.

Staff has the following added site plan comments:

1. Final site grading and utility plans shall be approved by the Engineering Department. Storm water calculations shall be provided. The developer shall participate in the storm sewer cost sharing. Driveways shall be designed to City specifications.

2. The proposed landscape plan meets City requirements and is adopted as part of this Site Plan approval.
3. The proposed façade plans incorporates primarily brick and glass treatments. The façade plans are acceptable and are adopted as part of this 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.

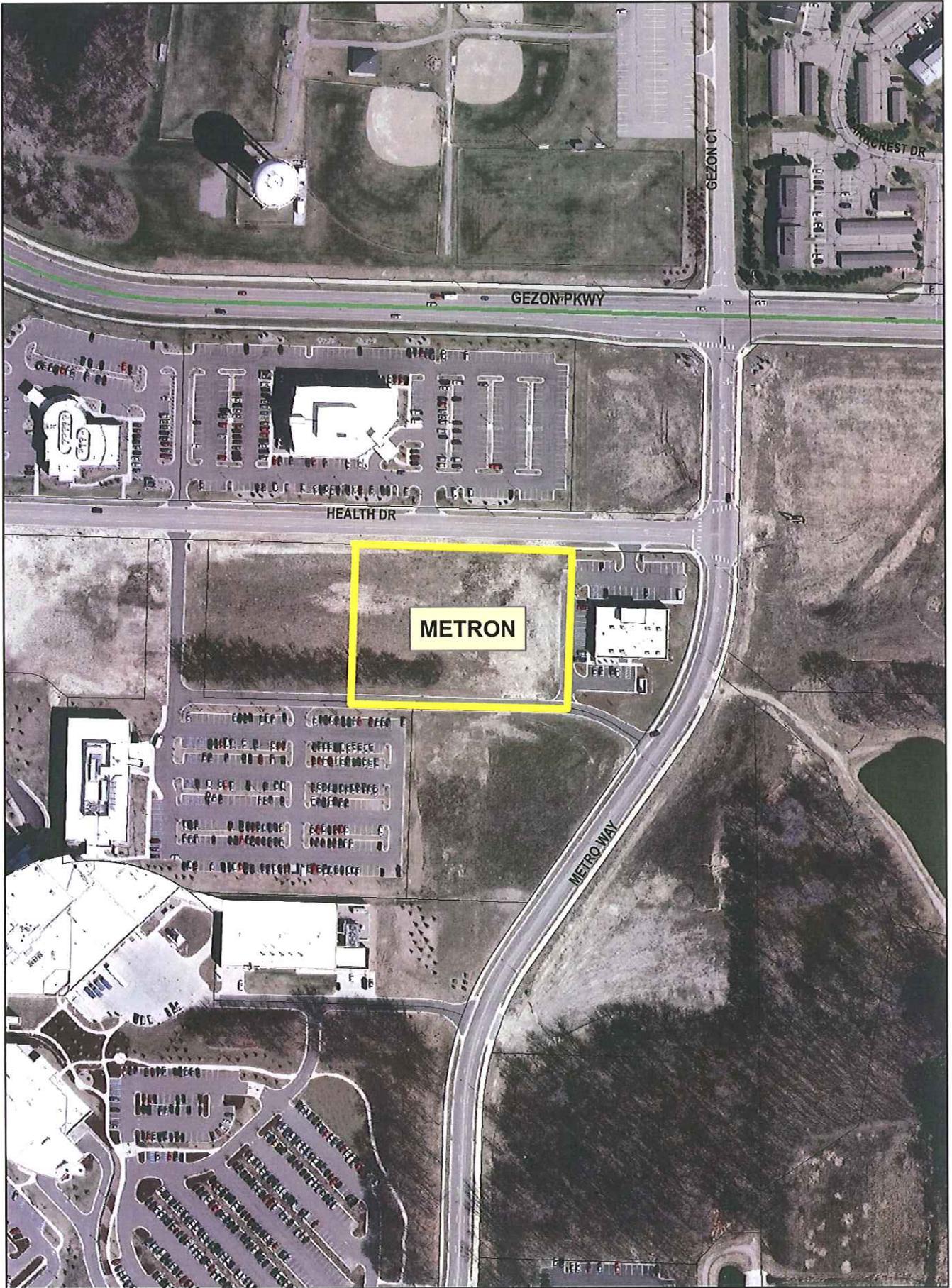
The proposed Metron facility will provide a needed service for convalescent care in the community. This will contribute to the city's social strength. Substantial employment will also occur at facility and short term with construction. The proposed Metron convalescent facility conforms to the City of Wyoming sustainability principals.

**PLANNING COMMISSION ACTION:**

The Development Review Team recommends the Planning Commission grant Site Plan Approval for Metron subject to conditions 1-3 noted.

**DEVELOPMENT REVIEW TEAM:**

Heidi Isakson, 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



METRON

GEZON PKWY

HEALTH DR

METRO WAY

GEZON CT

CREST DR

**CITY OF WYOMING - SITE PLAN DATA WAIVER REVIEW**

<b>Project:</b> <i>Metron</i>	<b>Reviewed By:</b> <i>Timothy Cochran</i>		
	<b>Date:</b> <i>2/23/15</i>		
<b>Required Site Plan Data:</b>	<b>Waiver Requested</b>	<b>Reviewer Comments:</b>	<b>Y/N</b>
<b>(a) Application Form:</b> 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>(b) Site Plan Descriptive and Identification Data:</b>			
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**

<b>Project:</b> <i>Metron</i>	<b>Reviewed By:</b> <i>Timothy Colgren</i>		
	<b>Date:</b> <i>2/23/15</i>		
<b>Required Site Plan Data:</b>	<b>Waiver Requested</b>	<b>Reviewer Comments:</b>	<b>Y/N</b>
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>Not provided. All PLD-3</i>	<i>Y</i>
Proximity to section corner and Major Thoroughfare			
Net acreage (minus rights-of-way) and total acreage			
Proposed number of employees, if applicable			
<b>(c) Site Data:</b>			
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**

<b>Project:</b> <i>Metron</i>	<b>Reviewed By:</b> <i>Timothy Cochran</i>		
	<b>Date:</b> <i>2/23/15</i>		
<b>Required Site Plan Data:</b>	<b>Waiver Requested</b>	<b>Reviewer Comments:</b>	<b>Y/N</b>
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			
<b>(d) Access and Circulation:</b>			
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**

<b>Project:</b> <i>Metron</i>	<b>Reviewed By:</b> <i>Timothy Colkerson</i>		
	<b>Date:</b> <i>2/23/15</i>		
<b>Required Site Plan Data:</b>	<b>Waiver Requested</b>	<b>Reviewer Comments:</b>	<b>Y/N</b>
Traffic impact analysis meeting the requirements of Section 90-1003 (3), if applicable			
<b>(e) Landscape Plans:</b>			
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			
<b>(f) Building and Structure Details:</b>			
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>Holtran</i>		Reviewed By: <i>Timothy Cokerzu</i>	
		Date: <i>2/23/15</i>	
Required Site Plan Data:	Waiver Requested	Reviewer Comments:	Y/N
Details on accessory structures and any screening			
<b>(g) Information Concerning Existing and Proposed Utilities, Drainage and Related Issues:</b>			
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			
<b>(h) Additional information required for Residential Development</b>			
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			
<b>(i) Other Requirements</b>			
Applicable fees, as set by the City Council			