

THESE MINUTES ARE SUBJECT TO FORMAL APPROVAL BY THE WYOMING PLANNING COMMISSION AT ITS REGULAR MEETING OF JUNE 21, 2016

PLANNING COMMISSION
MINUTES OF MAY 17, 2016
CITY COUNCIL CHAMBERS
CITY OF WYOMING, MICHIGAN

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

MEMBERS ABSENT: None

STAFF PRESENT: Rynbrandt, Director of Community Services
Cochran, City Planner
Lucar, Planning & Development Department
Henckel, Deputy Director of Public Works

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

Motion by Hegyi, supported by Woodruff, to excuse Arnoys. Motion carried unanimously. (Arnoys arrived at 7:05 p.m.)

APPROVAL OF MINUTES

The minutes of April 19, 2016 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 to adopt the Bikeways Plan into the City of Wyoming Land Use Plan 2020.
(City of Wyoming Engineering and Planning Departments)

Cochran noted in March 2012 the Land Use Plan 2020 was amended to incorporate the 2035 Thoroughfare Plan. That Plan recommended expanding the comprehensiveness, and inclusiveness, of the use of the City thoroughfares by initiating a planning process to identify the corridors that would best serve the non-motorized needs of the community. Subsequently, the

Engineering Department contracted with Progressive AE to evaluate the City. This evaluation considered roadway capacities, traffic volumes and speeds, adjoining community non-motorized connectivity and regional network plans. Mechanisms at the City, Regional, State and Federal levels are in place to fund viable bikeway projects. The incorporation of the Bikeways Plan into the Land Use Plan 2020 provides a long range vision, commitment to the community, and establishes credibility to those funding sources. The 2015 on-street bike lane improvements to Porter Street and Division Avenue, and the currently under construction bike path linkage across Division Avenue, are examples of implementation of the Bikeways Plan.

In accordance with State Law, the draft Bikeways Plan was reviewed by the Planning Commission on February 16, 2016 and referred to the City Council with a recommendation for distribution. Subsequently, on March 7, 2016, the City Council authorized the distribution of the Bikeways Plan to adjoining communities, utilities and area transportation and planning agencies. No modifications to the Bikeways Plan were proposed by any of those contacted.

The Wyoming Land Use Plan 2020 is primarily a Planning Commission document. However, State Law also provides for the City Council to adopt the Plan, and any subsequent amendments, through resolution. Previously, the City Council chose to approve the Land Use Plan 2020 in 2006, and the 2035 Thoroughfare Plan and 28th Street Sub Area Plan amendments in 2012. It is anticipated they may choose to do so also for this amendment.

Planning Commission Action:

The Development Review Team suggests the Planning Commission adopt by resolution the Bikeways Plan into the City of Wyoming Land Use Plan 2020.

Chair Spencer opened the public hearing. There was no comment and the public hearing was closed.

Motion by Woodruff, supported by Hegyi, to adopt by resolution the Bikeways Plan into the City of Wyoming Land Use Plan 2020. Discussion followed.

Goodheart asked if there were MDOT standards that are tied to this plan. Henckel responded there are financing requirements related to the MDOT grant, but they are separate from this plan.

Bueche commented that the table of contents lists page numbers, but there are no page numbers throughout the document. Henckel said he would address this.

Micele asked if there are any abandoned railroad tracks that could be converted to bike paths versus giving streets a road diet. Henckel did not know of any at this time. The last time this was done was for Kent Trails.

A vote on the motion carried unanimously.

AGENDA ITEM NO. 2

Request to vacate Pinehurst Avenue extending 170.64 feet south from 44th Street, SW.
(Section 25) (Wyoming Engineering Department)

Cochran described the location, existing land use and current zoning around the area. The Pinehurst Street connection to 44th Street was closed with the recent reconstruction of 44th Street. It was closed because the intersection is in the location of an expanded “bulb out” for U-turns on 44th Street. The Pinehurst/44th Street intersection presented safety issues and the street was closed to minimize conflicts. The proposed vacation area of Pinehurst Avenue now serves only as drive access to the adjoining parcels. A utility easement and sidewalk easements will need to be retained over almost the entire right-of-way. The proposed vacation provides for the adjoining properties to redevelop if desired.

Cochran highlighted how the proposal conforms to the City of Wyoming Sustainability Principles. The proposed street vacation will provide for the adjoining properties to consolidate and allow for their more efficient use and future expansion opportunities. This will provide for future economic growth. The proposed vacation conforms to the City of Wyoming Sustainability Principals.

Planning Commission Action:

The Development Review Team suggested the Planning Commission recommend to the City Council the proposed vacation of Pinehurst Avenue, extending 170.64 feet south from 44th Street, SW. A utility easement and sidewalk easement shall be retained.

Chair Spencer opened the public hearing.

A resident asked what would actually happen to the street if vacated. Cochran replied the City would not own it any longer and it would be split in half and given to the adjacent property owners.

Chair Spencer closed the public hearing.

Motion by Hegyi, supported by Woodruff, to recommend to the City Council the proposed vacation of Pinehurst Avenue, extending 170.64 feet south from 44th Street, SW. A utility easement and sidewalk easement shall be retained. Discussion followed.

Postema asked if the neighboring property owners had been contacted. Henckel responded affirmatively. Postema asked who will maintain the street after it is vacated. Henckel responded it will be considered a private drive and maintained by the two adjacent property owners. Cochran noted he had spoken with the property owners involved and they are in favor of the street vacation. The property owners currently plow this drive themselves. They will still be able to access 44th Street.

Chair Spencer asked if any other legal actions are necessary. Cochran replied the City Council will hold a public hearing and then decide whether to take action.

A vote on the motion carried unanimously.

AGENDA ITEM NO. 3

Form Based Code amendments.

Cochran informed that Nederveld Associates and Williams & Works are modifying the adopted Form Based Code for 28th Street to include the 28West Place development. These amendments will be coming to the Planning Commission next month for their review.

Rynbrandt encouraged the Commissioners to explore the electronic version of the Zoning Ordinance on the City's website and use the hyperlink functions.

PUBLIC COMMENT

There was no public comment.

Hegy asked when the next election of officers would take place. Cochran replied in July.

ADJOURNMENT

The meeting was adjourned at 7:20 p.m.

Anthony Woodruff, Secretary
Wyoming Planning Commission

Kimberly S. Lucar, Administrative Aide
Wyoming Planning Commission