

THESE MINUTES ARE SUBJECT TO FORMAL APPROVAL BY THE WYOMING  
PLANNING COMMISSION AT ITS REGULAR MEETING OF JULY 21, 2015

PLANNING COMMISSION  
MINUTES OF JUNE 16, 2015  
CITY COUNCIL CHAMBERS  
CITY OF WYOMING, MICHIGAN

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

MEMBERS ABSENT: None

STAFF PRESENT: Cochran, City Planner  
Lucar, Administrative Aide

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

APPROVAL OF MINUTES

The minutes of May 19, 2015 were approved as written.

APPROVAL OF AGENDA

Chair Spencer mentioned there were possibly three Commissioner conflicts of interest in voting. Regarding Agenda Item No. 4, since Weller is the petitioner, he requested an abstention from voting.

Motion by Hegyi, supported by Woodruff, to excuse Weller from voting on Agenda Item No. 4 since he is the petitioner for this item. Motion carried unanimously.

Since Postema is the petitioner for Agenda Item No. 1, and he will financially benefit from the project, he asked to abstain from voting on this item.

Motion by Hegyi, supported by Woodruff, to excuse Postema from voting on Agenda Item No. 1 since he is the petitioner and will financially benefit from the project. Motion carried unanimously.

Arnoys noted regarding Agenda Item No. 4, he is a Calvin School Board member, but will not benefit financially from this project. He was open to voting if the Commission agreed.

Motion by Hegyi, supported by Woodruff, to allow Arnoys to vote on Agenda Item No. 4 because he will not benefit financially from this project. Motion carried unanimously.

The agenda was approved with the abstentions from voting noted.

PUBLIC COMMENT ON NON-PUBLIC HEARING AGENDA ITEMS

There were no public comments.

AGENDA ITEM NO. 1

Request for Special Use Approval for The R Group Retail Center Drive Through Restaurant. The property is located at 4992 Wilson Ave SW. (Section 29) (The R Group) (Includes Site Plan Approval)

Cochran described the location, existing land use and current zoning around the area. This property was rezoned on June 1, 2015 to accommodate this proposed development. The petitioner proposes to develop a 3,048 square foot commercial building with one of the two tenants being a Biggby Coffee with drive through service.

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 restaurant would be developed on a vacant parcel. Biggby Coffee is a quality restaurant and would be an enhancement to this area. 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. Although there are no drive through restaurants in this immediate area, the extent of commercial development nearby suggests that well designed drive through restaurants can be accommodated. The proposed use is consistent with the Zoning Ordinance.

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

The potential restaurant has direct access to Wilson Avenue and the interior driveway network of the Wilsontown Shopping Center. 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 occupy a vacant property and 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 had no additional comments.

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

Staff had no other concerns.

Staff had the following added site plan comments:

1. Final grading, utility and storm water management plans shall be approved by the Engineering Department. Storm water calculations shall be provided. A driveway permit to Wilson Avenue is also required.
2. A fire hydrant within 500 feet of the north building wall must be provided. Verification shall be determined by the Fire Department.
3. Planning Commission approval of the requested 25% modification of parking to 20 spaces as permitted under Section 90-646(4). (Revised)
4. The project requires an access easement from the owners of the Wilsontown Shopping Center to allow rear access. This easement shall be provided to the City.
5. The rear property line is approximately six feet from the proposed building. The Zoning Ordinance requires a 30 foot minimum rear yard. A variance from the Board of Zoning Appeals is necessary to allow this design.
6. An ADA accessible sidewalk shall be provided from the front of the building to the Wilson Avenue sidewalk.
7. The building façade incorporates extensive brick and windows. The buildings' appearance will be an asset to the corridor. The proposed façade is adopted as part of the Site Plan Approval.
8. A more detailed landscape plan is required for this project. A final landscape plan, meeting City requirements, shall be submitted to, and approved by, the Planning Department prior to installation. Irrigation in the front yard area shall be required.

Cochran highlighted how the proposal conforms to the City of Wyoming Sustainability Principles. The proposed R Group Retail Center will be a quality addition to the Wilson Avenue corridor. Such a business would contribute to the city's economic and social strength. The proposed R Group Retail Center Drive Through Restaurant conforms to the City of Wyoming Sustainability Principles.

Planning Commission Action:

The Development Review Team recommended the Planning Commission grant Special Use Approval for The R Group Retail Center Drive Through Restaurant per the findings of fact. Staff also recommended granting Site Plan Approval subject to conditions 1, 2, modified 3, 4, 5, 7 and 8.

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

Petitioner Rob Postema of Richard Postema Associates, representing The R Group, 1580 44<sup>th</sup> Street SW, agreed with all the conditions noted.

Motion by Hegyi, supported by Woodruff, to grant Special Use Approval for The R Group Retail Center Drive Through Restaurant per the findings of fact. Discussion followed.

Goodheart mentioned some of the improvements are off the property on the easement, such as some of the parking spaces. Are the Special Use and Site Plan Approvals for everything that is shown on the site plan? Cochran responded affirmatively. Goodheart asked what type of modifications were made to the revised site plan. Cochran replied the major change is the revision of the parking layout to increase the number of parking spaces. Goodheart questions whether there would be enough room in the aisle with the three parking spaces in the easement. Postema responded there will be plenty of room for the bi-pass lane, and they meet the ordinance requirements. They have a letter of intent for the easement agreement that is conditioned upon the approvals tonight.

Micele asked if they have any proposed tenants for the building. Postema replied Biggby Coffee is the only one so far. The other space is speculative.

A vote on the motion carried unanimously.

Motion by Hegyi, supported by Arnoys, to grant Site Plan Approval subject to conditions 1, 2, modified 3, 4, 5, 7 and 8. Discussion followed.

Goodheart thought the house to the south should be buffered. Postema noted the board-on-board fence will be located on top of the retaining wall, so there will be no lights from vehicles shining onto this property.

A vote on the motion carried unanimously.

AGENDA ITEM NO. 2

Request for Special Use Approval for Wendy's Drive Through Restaurant. The property is located at 165 – 54<sup>th</sup> Street SW. (Section 36) (Meritage Hospitality Group) (Includes Site Plan Approval)

Cochran described the location, existing land use and current zoning around the area. The petitioner proposes to create a separate parcel of 0.9 acres from the existing 2.95 acre parcel currently utilized by Young Champions. The new parcel is intended to provide for a 3,265 square foot Wendy's Drive Through Restaurant in the front yard area. Drive through restaurants 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 area of 54<sup>th</sup> Street has seen significant commercial redevelopment in the recent past, which includes Walmart, Home Depot, Culver's and Aldi's. This proposed drive through restaurant would be developed on an available nearby site. Wendy's is a quality restaurant and would be an enhancement to this area. There are no foreseen 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. Adjacent to this site is the Culver's Drive Through Restaurant. The proposed use is consistent with the Zoning Ordinance.

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

This project will make use of two existing drives to 54<sup>th</sup> Street. The western drive also provides access to Young Champions, the Kelloggsville Alternative School and Home Depot. Kelloggsville Public Schools owns the western one-half of that divided driveway. From a traffic volume standpoint, these drives can adequately service all properties. However, the increased wear on the private drive is an additional maintenance concern. The ability to grant access rights to Wendy's to the western driveway will need to be verified. (Note: A letter was received from Kelloggsville Public Schools, agreeing to expand the easement agreement.)

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

immediate area.

The potential drive through restaurant will occupy an underutilized property and 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 had no additional comments.

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

Staff had no other concerns.

Staff had the following added site plan comments:

1. Final grading, utility and storm water management plans shall be approved by the Engineering Department.
2. Fire lane coverage with proper turning radii shall be determined by the Fire Department.
3. The site plan shows 37 parking spaces. A more detailed parking analysis is needed to determine conformance with required parking, especially pertaining to restaurant uses. This should be provided prior to the public hearing. (Note: In the detailed parking analysis it was determined the parking meets the ordinance requirements.)
4. The project requires verification of access rights to the western driveway. This verification shall be provided to the City. (Note: A letter was provided verifying the property owners are negotiating a solution.)
5. The existing sign for Young Champions will need to be relocated to the east onto their soon to be reconfigured parcel. Signage must pertain to the property where the business occurs.
6. An ADA accessible sidewalk shall be provided from the front of the building to the 54<sup>th</sup> Street sidewalk.
7. The building façade incorporates extensive brick and windows. The buildings appearance will be an asset to the corridor. The proposed façade is adopted as part

of the Site Plan Approval.

8. A detailed landscape plan has been provided which exceeds City requirements. That landscape plan is adopted as part of this site plan approval. Irrigation in the front yard area shall be required.

Cochran highlighted how the proposal conforms to the City of Wyoming Sustainability Principles. The proposed Wendy's Drive Through Restaurant will be a quality addition to the 54<sup>th</sup> Street corridor. Such a business would contribute to the city's economic and social strength. The proposed Wendy's Drive Through Restaurant conforms to the City of Wyoming Sustainability Principles.

Planning Commission Action:

The Development Review Team recommended the Planning Commission grant Special Use Approval for Wendy's Drive Through Restaurant per the findings of fact. Staff recommended granting Site Plan Approval subject to conditions 1, 2, 4, 5, 6, 7, and 8.

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

Motion by Woodruff, supported by Hegyi, to grant Special Use Approval for Wendy's Drive Through Restaurant per the findings of fact. Motion carried unanimously.

Motion by Woodruff, supported by Hegyi, to grant Site Plan Approval subject to conditions 1, 2, 4, 5, 6, 7 and 8. Discussion followed.

Postema asked if they needed a variance for the menu board. Cochran noted, as long as it is not visible from the street, it meets requirements.

Bueche pointed out the site plan is not signed by a professional engineer or architect.

A vote on the motion carried unanimously.

AGENDA ITEM NO. 3

Request for Special Use Approval for West Michigan Used Truck Sales. The property is located at 3901 Eastern Avenue, SE. (Section 19) (Admir Duric) (Includes Site Plan Approval)

Cochran described the location, existing land use and current zoning around the area. This property is being used for Delta Trans, a truck terminal industrial use. The petitioner proposes to introduce used truck sales as an additional business activity on the site. The intention is to have approximately 10 trucks for display and sales to be parked along the north property line. This is a Special Use Approval 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 property has an established truck terminal business. The additional display and sales of trucks will not change the essential character or activity on the site. This area of Eastern Avenue has had a high level of truck traffic for several decades with the various and expansive industrial businesses. The establishment of a limited truck sales business on this site will have a negligible effect 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. There are many industrial uses along Eastern Avenue with trucking operations. The proposed use is consistent with the intent of the chapter.

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

The property has direct access to Eastern Avenue. No adverse traffic impacts are anticipated from this business use.

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

The proposed used truck sales will be an expansion of the existing trucking business. No blighting influence will occur to neighboring properties.

- e. The economic feasibility for the area.

The use appears financially viable.

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

Staff had no additional comments.

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

All other provisions are met.

Staff had the following added site plan comments:

1. There are no site improvements proposed with this use. As such, no conditions of site plan approval are proposed.

Cochran highlighted how the proposal conforms to the City of Wyoming Sustainability Principles. The proposed truck sales will be an expansion of the existing trucking business. Employment will occur with the business use. As such, it will contribute to the city's economic strength. The proposed West Michigan Used Truck Sales conforms to the City of Wyoming Sustainability Principles.

Cochran mentioned the letter submitted by the petitioner describing the proposed operation.

Planning Commission Action:

The Development Review Team recommended the Planning Commission grant Special Use Approval for West Michigan Used Truck Sales per Staff's Findings of Fact. In a separate motion, Staff also recommended granting Site Plan Approval.

Motion by Arnoys, supported by Woodruff, to grant Special Use Approval for West Michigan Used Truck Sales per Staff's Findings of Fact. Discussion followed.

Woodruff was pleased to see business growth in this area.

A vote on the motion carried unanimously.

Motion by Hegyi, supported by Woodruff, to grant Site Plan Approval. Discussion followed.

Goodheart mentioned the site plan indicates new pavement stripes for the truck sales area. Cochran did not think it was necessary to make it a condition of approval. Hegyi agreed.

A vote on the motion carried unanimously.

AGENDA ITEM NO. 4

Request for Special Use Approval for Calvin Car Lot. The property is located at 2499 – 28<sup>th</sup> Street SW (Section 9) (Chris Weller) (Includes Site Plan Approval)

Cochran described the location, existing land use and current zoning around the area. This property has an obsolete commercial building of 2,400 square feet which has been vacant and neglected for several years. The petitioner proposes to introduce a limited used car sales business that will benefit the Calvin Christian School Association. This is a Special Use Approval 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.

There are several auto sales related uses in this area. The establishment of a viable auto sales business on this vacated and deteriorating site will have a positive effect 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. There are other used car sales businesses in this area to the west in the City of Grandville and to the east near Burlingame Avenue. The proposed use is consistent with the intent of the chapter.

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

The property has direct access to 28<sup>th</sup> Street. No adverse traffic impacts are anticipated from this business use.

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

The proposed used car sales business will occupy and renovate a vacant and deteriorating building. No blighting influence will occur to neighboring properties.

- e. The economic feasibility for the area.

The use appears financially viable.

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

Staff had no additional comments.

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

The Zoning Ordinance specifies that a front yard greenbelt and rear yard fencing is required. This will be addressed in the site plan comments.

Staff had the following added site plan comments:

1. The property is unusual in that part of the parking lot is within the right-of-way of 28<sup>th</sup> Street. Zoning Ordinance section 90-895 requires a seven foot wide greenbelt along the front property line where there is an existing building. The intent of the ordinance is to

prevent vehicles from being displayed in the right-of-way. In this situation, providing the greenbelt would prevent the use of the parking lot. The display of vehicles for sale will occur in the front and side of the building. A variance from the Board of Appeals is required to waive the greenbelt requirement.

2. The school property to the north is zoned R-2 Residential. Zoning Code Section 90-894(5) requires a six foot solid fence along the north property line. This fence is required, unless a variance from the Board of Zoning Appeals is granted.
3. Zoning Code Section 90-647 2 (a) requires all vehicle parking and storage areas to be paved. The rear and side yards of this property are unpaved. Any future parking on these areas must be paved in accordance with City requirements.
4. Parking spaces identified on the site plan shall be striped a minimum of 9 feet wide by 18 feet deep.

Cochran highlighted how the proposal conforms to the City of Wyoming Sustainability Principles. The proposed auto sales business will occupy a vacant and declining property. Employment will occur with the business use. As such, it will contribute to the city's economic strength. The proposed Calvin Car Lot conforms to the City of Wyoming Sustainability Principles.

Planning Commission Action:

The Development Review Team recommended the Planning Commission grant Special Use Approval for Calvin Car Lot per Staff's Findings of Fact. In a separate motion, Staff also recommended granting Site Plan Approval subject to conditions 1-4 noted. Cochran noted Staff is supportive of waiving the greenbelt requirement, but is not supportive of a variance for the paving waiver.

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

Petitioner Chris Weller of 5190 Kenowa Avenue SW, representing the Calvin Christian Schools Association, mentioned the official name for the car lot should be noted as "Calvin's Car Lot". They plan to improve this site, and would like to fence the rear lot to be used as a holding area for prepping vehicles before sale. They would prefer to use a millings material instead of asphalt for better drainage on the site. The car lot will increase revenue for the school, helping families with financial needs. Students will also volunteer and learn business operations and sales skills.

Motion by Woodruff, supported by Hegyi, to grant Special Use Approval for Calvin Car Lot per Staff's Findings of Fact. Motion carried unanimously.

Motion by Woodruff, supported by Hegyi, to grant Site Plan Approval subject to conditions 1-4 noted. Discussion followed.

Bueche had supplied a drawing for the Commissioners to help clarify the position of the building on the lot.

Goodheart asked for further clarification on the variances that will be requested. Cochran said there are three situations that require Board of Zoning variances – the greenbelt, fence screening, and use of millings instead of asphalt for paving. Weller indicated they would like to extend the fencing. The neighbor next door agrees with this. There would be a gate on the west side for vehicle access. The millings are crushed asphalt that absorbs water better and prevents dust. The site has drainage issues right now, and this material will work more effectively.

Woodruff thought this was a great mentoring opportunity for the students.

A vote on the motion carried unanimously.

#### AGENDA ITEM NO. 5

Request for Site Plan Approval for The Haven. The property is located at 5101 Wilson Avenue, SW. (Section 30) (American Kendall Properties)

Cochran described the location, existing land use and current zoning around the area. In January 2015 this property was rezoned from ER Estate Residential to R-4 Multiple Family (14 acres) and RO-1 Restricted Office (2 acres) to accommodate this proposed development. The rezoning was conditioned through a development agreement to limit the property to no more than the 192 apartment units proposed in a general development pattern. The petitioner has somewhat modified the prior concept plan by relocating the club house and pool and some of the apartment buildings. The same basic layout is maintained by the private drives through the site and orientation of buildings along the creek and pond. All apartment buildings are three stories.

Staff had the following added site plan comments:

1. Final site grading, storm water management and utility plans shall be approved by the Engineering Department. Storm water calculations shall be provided. Developer shall enter into a storm sewer cost sharing agreement with the City prior to starting construction. Developer shall acquire an MDEQ permit for the regional storm water pond. Driveways shall require permits and be constructed to City specifications.
2. Zoning Ordinance Section 90-58 (2) requires dumpsters in apartment projects to be located not more than 200 feet from the entrance to any building. The petitioner proposes a single trash compactor to service this site. A variance from the Board of Zoning Appeals is required to allow this design. .
3. A landscape plan meeting City requirements shall be submitted to the Planning Department for review and approval prior to installation. Headlight screening for the north parking lot shall be required along Wilson Avenue.

4. The façade plans are representative of that conditioned through the development agreement. All buildings shall adhere to the requirements of the agreement.
5. The west property line follows the centerline of the creek. The legal description for tax purposes follows more direct lines and is shown on the site plan. The required rear yard setback would be measured from the farthest point west of the Wilson Avenue frontage. As such, the true property line would not affect the proposed building placements. Providing a true legal description for the property would be difficult and of marginal value. (Informational)

Cochran highlighted how the proposal conforms to the City of Wyoming Sustainability Principles. The proposed Haven apartment development will provide quality housing in this area of Wyoming. This will contribute to the city's social strength. Substantial employment will also occur short term with construction. The proposed Haven development conforms to the City of Wyoming Sustainability Principles.

Cochran mentioned a more detailed façade plan and floor plans were submitted prior to the meeting. What is shown looks of high quality and the size of the apartment units exceeds the Zoning Ordinance requirements.

Planning Commission Action:

The Development Review Team recommended the Planning Commission grant Site Plan Approval for The Haven subject to conditions 1-4 noted.

Motion by Woodruff, supported by Postema, to grant Site Plan Approval for The Haven subject to conditions 1-4 noted. Discussion followed.

Bueche asked about the depth of the pond. Petitioner Rob Berens of Exxel Engineering noted, depending upon the MDEQ's recommendation, they may have to lower the depth of the pond up to five feet. They will be applying for the MDEQ permit by July 4<sup>th</sup>. Micele asked the current depth of the pond. Berens responded 6 – 7 feet. The pond elevation does create challenges with the site grade. Lowering the water table will be beneficial.

Bueche asked the number of garages proposed. Berens replied there will be 48 attached garages and 45 detached garages.

Weller asked if a landscape plan had been submitted. Cochran said it had not been submitted yet. Weller wanted to make sure headlights were not shining into the church.

A vote on the motion carried 8 – 1, with Hegyi opposed.

AGENDA ITEM NO. 6

Request for Site Plan Approval for Albright Estates Condominiums. The property is

located at 5451 Canal Avenue SW (Section 31) (Albright Estates, LLC)

Cochran described the location, existing land use and current zoning around the area. In December 2013 this property was rezoned from ER Estate Residential to R-7 Special Multiple Family to accommodate this proposed development. The rezoning was conditioned through a development agreement to limit the property to no more than 54 condominium units in a specific development pattern. The petitioner has decided to provide single family residences in addition to duplexes. The proposed site plan shows 14 single family condominiums and 17 duplex condominiums for a total of 48 units.

Staff had the following added site plan comments:

1. Final site grading, storm water management and utility plans shall be approved by the Engineering Department. Compliance with the MDEQ wetland modification permit is required.
2. Fire hydrants shall be provided at 500 foot spacing subject to approval by the Fire Department.
3. The Master Deed shall be provided to the City for review prior to recording. A description of the use and occupancy restrictions and common elements shall be included.

Cochran highlighted how the proposal conforms to the City of Wyoming Sustainability Principles. The proposed Albright Estates Condominiums will provide quality housing in this area of Wyoming. This will contribute to the city's social strength. Substantial employment will also occur short term with construction. The proposed Albright Estates Condominium development conforms to the City of Wyoming Sustainability Principles.

Cochran noted the revised plan shows 14 single family homes and 17 duplex condominiums, bringing the total to 48 total units. It is a very high quality development, with private streets and sewer system.

Planning Commission Action:

The Development Review Team recommended the Planning Commission grant Site Plan Approval for Albright Estates Condominiums subject to conditions 1-3 noted.

Motion by Woodruff, supported by Weller, to grant Site Plan Approval for Albright Estates Condominiums subject to conditions 1-3 noted. Discussion followed.

Hegyí questioned the location of the cul-de-sac. Petitioner Rob Lamer of Exxel Engineering explained the turn-around design at this location. Hegyí was concerned about one exit and entrance to the development. Cochran noted the Engineering Department and the Fire Department did not have a concern with the design.

Goodheart asked if the sanitary sewer would be public or private. Lamer said the initial design is to have a lift station, but they are still working out the details with the Engineering Department.

Postema questioned whether these were single family conventional condos or site condos. Lamer replied conventional condos.

A vote on the motion carried unanimously.

#### AGENDA ITEM NO. 7

Request for Site Plan Approval for Orthopaedic Associates of Michigan. The property is located at 1880 Gezon Parkway SW. (Section 34) (Orthopaedic Associates)

Cochran described the location, existing land use and current zoning around the area. The petitioners propose to construct a two-story, 39,400 square foot, medical office facility. The facility will complement the broad range of medical care provided throughout Metro Health Village.

Staff had the following added site plan comments:

1. Final site grading and utility plans shall be approved by the Engineering Department. The developer shall participate in the storm sewer cost sharing.
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.

Cochran highlighted how the proposal conforms to the City of Wyoming Sustainability Principles. The proposed Orthopaedic Associates of Michigan facility will provide additional medical services for the regional community. This will contribute to the city's social strength. Substantial employment will also occur at facility and short term with construction. The proposed Orthopaedic Associates of Michigan facility conforms to the City of Wyoming Sustainability Principles.

#### Planning Commission Action:

The Development Review Team recommended the Planning Commission grant Site Plan Approval for Orthopaedic Associates of Michigan subject to conditions 1-3 noted.

Motion by Hegyi, supported by Woodruff, to grant Site Plan Approval for Orthopaedic Associates of Michigan subject to conditions 1-3 noted. Discussion followed.

Micele asked if the site was being graded already. Petitioner Jeff Brinks of Williams & Works said the construction of other projects around this site caused the collection of debris on this site. They are in the process of removing the debris.

Goodheart asked if they would need to go into Gezon Parkway for the sewer connection. The petitioner responded affirmatively.

A vote on the motion carried unanimously.

### INFORMATIONAL ITEMS

#### Public meeting June 4, 2015 Wilson Avenue/56<sup>th</sup> Street Land Use

Cochran noted the Commissioners were supplied with a copy of the minutes from the informational meeting held on June 4<sup>th</sup> regarding this major development proposal by The Granger Group. There were approximately 100 people in attendance. An official submittal has not yet been received.

#### Congress for New Urbanism – Mackinaw Prize

Cochran announced the Turn On 28<sup>th</sup> Street Subarea Plan and Form Based Code received the Mackinac Prize from the Congress for New Urbanism, which is an international organization. Chair Spencer said the award should be used as another tool to market the area. Micele asked if there has been any progress with the crescent street. Goodheart responded he is working on the design. The crescent street can't be built until the north wing of the mall is demolished. Cochran noted there were some development projects that did not transpire on the Wyoming Village Mall site, so plans are currently on hold for the crescent street. There continues to be positive interactions with the owner.

### PUBLIC COMMENT

Bob Brenzing, 5680 Nile Drive, said he came to the meeting to catch up on the future developments proposed for Wilson and Canal Avenues. He is also a member of the WKTV Board. Cochran mentioned that everyone who had received a notice for the Granger development informational meetings will also receive a public hearing notice when the rezoning proposal is submitted.

Bueche distributed copies of the Design Boards Law Book for Architects, Foresters, Professional Community Planners, Landscape Architects, Professional Surveyors and Professional Engineers for the Commissioners. Chair Spencer noted a meeting will be scheduled to address his concerns regarding survey requirements.

ADJOURNMENT

The meeting was adjourned at 8:45 P.M.

---

Anthony Woodruff, Secretary  
Wyoming Planning Commission

---

Kimberly S. Lucar, Administrative Aide  
Wyoming Planning Commission