

WYOMING FORM BASED CODE OVERVIEW
WYOMING PLANNING COMMISSION AND
DOWNTOWN DEVELOPMENT AUTHORITY
MEETING MINUTES OF AUGUST 13, 2013
COUNCIL CHAMBERS
CITY OF WYOMING, MICHIGAN

PRESENT: Rob, Arnoys, Jennifer Ballard, John Bueche, Tim Cochran, Patricia Cohen, Bob Goodheart, Doug Kochneff, Curt Male, Dave Micele, Mark Miller, Erin Nemastil, Jack Poll, Rob Postema, Rebecca Rynbrandt, Sherry Spencer, Lillian VanderVeen, Barbara VanDuren, Kevin VanTimmeren, Chris Weller, Lynee Wells

Overview of the Turn on 28th Street Corridor Sub Area Plan
Tim Cochran welcomed everyone to the meeting.

28 West Marketing Efforts

VanDuren gave an overview and update on 28 West marketing efforts, public outreach and presented the digital fly through video of the crescent street plan.

Review of the Form Based Code

Miller and Wells gave an overview of the Form Based Code (FBC) using the Table of Contents and its applicability requirements.

Cochran explained the steps in the implementation schedule of the adoption of the FBC code. These steps, in order, include the adoption of the FBC by the Planning Commission and City Council, rezoning of the properties to FBC and the rescinding of the Downtown Center (DC) zoning.

Questions and Answers

Postema inquired about properties that straddle different context areas. Wells explained the district title will be called FBC and explained there are standards in the General Provision areas regarding creating a development plan for the context areas. The plan accommodates different development scenarios. Wells explained the Planning Commission will review specific development plans.

VanderVeen asked about the boundary areas being proposed. Wells explained it follows the boundaries of the DC District, Burlingame Avenue to Clyde Park Avenue, and a couple parcels north of 28th Street that are not currently located in the DC District.

Goodheart asked about whether the Master Plan would need to be amended to include the FBC. Wells explained the City of Wyoming adopted the Turn on 28th Plan in January of 2012, which allows for the implementation of the FBC. Goodheart inquired about the three major stakeholders, surrounding the crescent street, being aware of the plan. Wells explained that the stakeholders

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have participated in the vision plan through stakeholder meetings and will also be invited to the developer and community meetings being held on August 27. Rynbrandt noted specific individual meetings are also being held with these stakeholders and the City of Wyoming.

Micele asked for input from the DDA members. Male commented it was a great concept and Southland Auto Wash is in full support. VanderVeen expressed the appreciation of the plan in regards to cooperation and flexibility of working with developers.

Weller inquired about the possibility of building a section of the crescent street first to help entice developers. Cochran explained in order to accommodate the crescent street, the concentration is currently on Michael Avenue, due to needing two left turn Northbound lanes in order to be able to turn west onto 28th Street.

Postema asked about how the current parking regulations interact with the FBC regulations. Wells explained that within the Corridor Urban District, FBC would supersede the current regulations. Wells also noted that a meticulous review was done of the current parking standards, and references are made throughout the FBC to refer back to the current parking standards where applicable.

Rynbrandt asked Wells to discuss Division 3 and the incentives and bonuses that are in place to attract developers. Wells explained that the Planning Commission may grant incentives to applicants to encourage community benefits or amenities that are in compliance with the 28th Street Corridor Plan.

Jennifer Ballard
Administrative Assistant, City Manager's Office