

AGENDA
WYOMING PLANNING COMMISSION
TUESDAY, MAY 17, 2016
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 to adopt the Bikeways Plan into the City of Wyoming Land Use Plan 2020. (City of Wyoming Engineering and Planning Departments)
2. Request to vacate Pinehurst Avenue extending 170.64 feet south from 44th Street, SW. (Section 25) (Wyoming Engineering Department)

NEW BUSINESS:

INFORMATIONAL ITEMS:

3. Form Based Code amendments.

PUBLIC COMMENT:

ADJOURNMENT:

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 1

DATE DISTRIBUTED: May 5, 2016

PLANNING COMMISSION DATE: May 17, 2016

ACTION REQUESTED: Request to adopt the Bikeways Plan into the City of Wyoming Land Use Plan 2020

REQUESTED BY: Wyoming Engineering and Planning Departments

REPORT PREPARED BY: Timothy Cochran, City Planner

DESCRIPTION:

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.

REQUESTED ACTION:

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

DEVELOPMENT REVIEW TEAM:

Heidi Isakson, Deputy City Manager
Rebecca Rynbrandt, Director of Community Services
William Dooley, Director of Public Works
James Carmody, Director of Police & Fire Services
Jeff Keppel, Building Official
Timothy Cochran, City Planner

RESOLUTION NO. 9

ADOPTION OF THE BIKEWAYS PLAN AS AN AMENDMENT TO THE
CITY OF WYOMING LAND USE PLAN 2020

WHEREAS:

1. The Bikeways Plan is an important community planning tool to assist City officials with decisions related to the development of a viable non-motorized network with regional connectivity. The implementation of the Plan will provide increased mobility to certain populations, will improve air quality, supports transit, reduces congestion, reduces the number and severity of accidents, provides cost savings to residents, enhances economic development, improves public health and provides quality of life benefits;
2. The City of Wyoming Thoroughfare Plan 2035 was incorporated into the Wyoming Land Use Plan 2020 in 2012. That Plan acknowledged the need for further consideration of the thoroughfare network to incorporate the needs of non-motorized users;
3. Federal and state funding for all transportation projects require consideration of non-motorized needs as an essential component;
4. The procedure for adopting the Bikeways Plan as an amendment to the City of Wyoming Land Use Plan 2020 is established by the Michigan Planning Enabling Public Act No 33 of 2008;

NOW, THEREFORE, BE IT RESOLVED:

1. The City of Wyoming Planning Commission does hereby adopt the Bikeways Plan as an amendment to the City of Wyoming Land Use Plan 2020.

Moved by member:

Seconded by member:

Motion Carried Yes
 No

I hereby certify that the foregoing Resolution was adopted by the Planning Commission for the City of Wyoming, Michigan at a regular session held on May 17, 2016:

Anthony Woodruff, Secretary
Wyoming Planning Commission

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 2

DATE DISTRIBUTED: May 5, 2016
PLANNING COMMISSION DATE: May 17, 2016
ACTION REQUESTED: Request to vacate Pinehurst Avenue
REQUESTED BY: Wyoming Engineering Department
REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The street is located south of 44th Street near Division Avenue, SW. (Section 25)

PROJECT INFORMATION:

EXISTING ZONING CHARACTERISTICS:

The street is zoned B-2 General Business on the east half, and R-2 Single Family Residential on the west half. Zoning surrounding the streets follows:

North: B-2 General Business (across 44th Street)
South: R-2 Single Family Residential
East: B-2 General Business
West: R-2 Single Family Residential

EXISTING LAND USE:

The street is developed. In 2014-15 the street was closed south of the proposed vacation when the indirect left turn was constructed at its terminus on 44th Street. The stub street now serves as access to the adjoining commercial development to the east. The surrounding land uses are as follows:

North: Commercial
South: Single family residences
East: Commercial
West: Vacant

PROPOSED STREET VACATION:

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.

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 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 suggests 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.

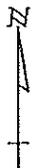
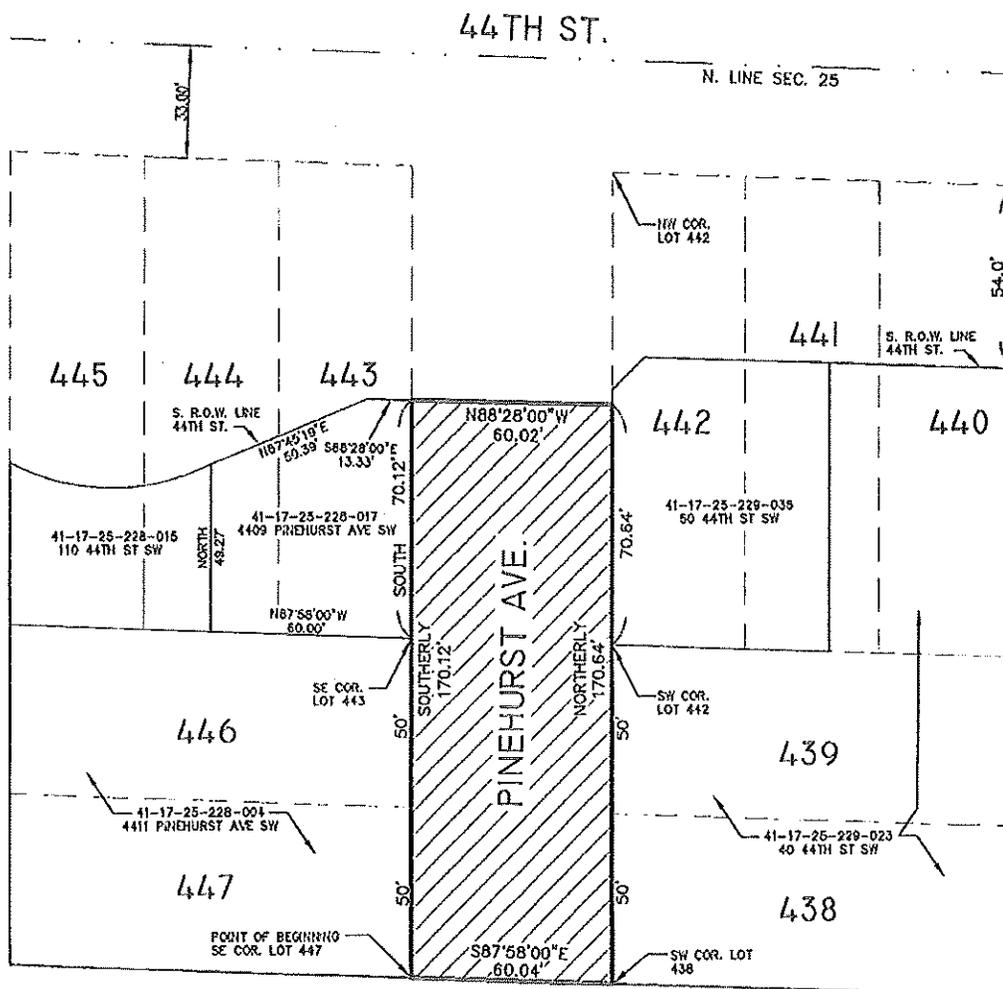
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EXHIBIT A

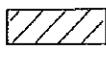
CITY OF WYOMING-STREET VACATION

THAT PART OF PINEHURST AVE, LYING WITHIN HOME ACRES NO. 1 PLAT, SECTION 25, T6N, R12W, CITY OF WYOMING, KENT COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 447; THENCE S87°58'00"E 60.04 FEET TO THE SOUTHWEST CORNER OF LOT 438; THENCE NORTHERLY 170.64 FEET ALONG THE WEST LINES OF LOTS 438, 439, AND 442 TO A POINT 70.64 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 442; THENCE N88°28'00"W 60.02 FEET TO A POINT ON THE EAST LINE OF LOT 443, SAID POINT BEING 70.12 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT; THENCE SOUTH 170.12 FEET ALONG THE EAST LINES OF LOTS 443, 446, AND 447 TO THE POINT OF BEGINNING.



SCALE: 1"=40'

DATE: 3-05-16
PROJECT NO: 16001

 = PORTION OF PINEHURST AVE. TO BE VACATED

 meyers, bueche & nies, inc. civil engineers/surveyors 1638 leonard st nw grand rapids, mi 49504 616-457-5030 fax 616-457-8244	LEGEND	
	○	IRON STAKE (SET)
	●	IRON STAKE (FOUND)
	⊙	MANHOLE
	□	WOOD STAKE (SET)
	⊠	CABLE BOX
	⊙	UTILITY POLE
	⊗	FIRE HYDRANT
⊗	WATER VALVE	



FRANK CRAIG
123
44TH ST SW
CITY OF WYOMING
121
44TH ST SW

CONSUMERS ENERGY
100
FLOYD ST SW

FD@WYOMING LLC
109
44TH ST SW

LARSON TRUST, GARY O & BARBARA
91
44TH ST SW
LOMBARDO, J
25
44TH ST S

LAISA JOENIF & DEBRAL
210
WALTON AVE SW

EVERSDYK, PETER
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44TH ST SW

GOLDE, JONATHAN
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PINE ST SW

EVERSDYK, PETER
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FRONTIER CONSTRUCTION CO
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CHICAGO DIVERSIFIED FOODS
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WALTON AVE SW

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PINEHURST AVE SW

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