

AGENDA  
WYOMING PLANNING COMMISSION  
TUESDAY, JUNE 16, 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 The R Group Retail Center Drive Through Restaurant. The property is located at 4992 Wilson Avenue, SW. (Section 29) (The R Group) (Includes Site Plan Approval)
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)
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)
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)

NEW BUSINESS:

5. Request for Site Plan Approval for The Haven. The property is located at 5101 Wilson Avenue, SW. (Section 30) (American Kendall Properties)
6. Request for Site Plan Approval for Albright Estates Condominiums. The property is located at 5451 Canal Avenue, SW. (Section 31) (Albright Estates, LLC)
7. Request for Site Plan Approval for Orthopaedic Associates of Michigan. The property is located at 1880 Gezon Parkway, SW. (Section 34) (Orthopaedic Associates)

INFORMATIONAL ITEMS:

8. Public meeting June 4, 2015 Wilson Avenue / 56<sup>th</sup> Street Land Use
9. Congress for New Urbanism - Mackinaw Prize

PUBLIC COMMENT:

ADJOURNMENT:

WYOMING PLANNING COMMISSION  
AGENDA ITEM  
NO. 1

DATE DISTRIBUTED: June 4, 2015  
PLANNING COMMISSION DATE: June 16, 2015

ACTION REQUESTED: Request for Special Use Approval for The R Group  
Retail Center Drive Through Restaurant (Includes  
Site Plan Approval)

REQUESTED BY: The R Group

REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is located at 4992 Wilson Avenue, SW. (Section 29)

PROJECT INFORMATION:

EXISTING ZONING CHARACTERISTICS:

This site is zoned B-1 Local Business. Zoning surrounding the property follows:

North: PUD-2 Commercial Planned Unit Development  
South: ER Estate Residential  
East: PUD-2 Commercial Planned Unit Development  
West: B-3 Planned Business (across Wilson Avenue)

EXISTING LAND USE:

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

North: Wilsontown Shopping Center  
South: Single family residence  
East: Gordman's and Home Depot  
West: Costco and an undeveloped parcel (across Wilson Avenue)

PROPOSED LAND USE:

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 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. 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. The site plan shows 15 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.
4. The project requires an access easement from the owners of the Wilson town 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.

#### 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 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 principals.

PLANNING COMMISSION ACTION:

The Development Review Team recommends the Planning Commission grant Special Use Approval for The R Group Retail Center Drive Through Restaurant per the findings of fact. Staff recommends withholding Site Plan Approval pending clarification of required and provided parking.

DEVELOPMENT REVIEW TEAM:

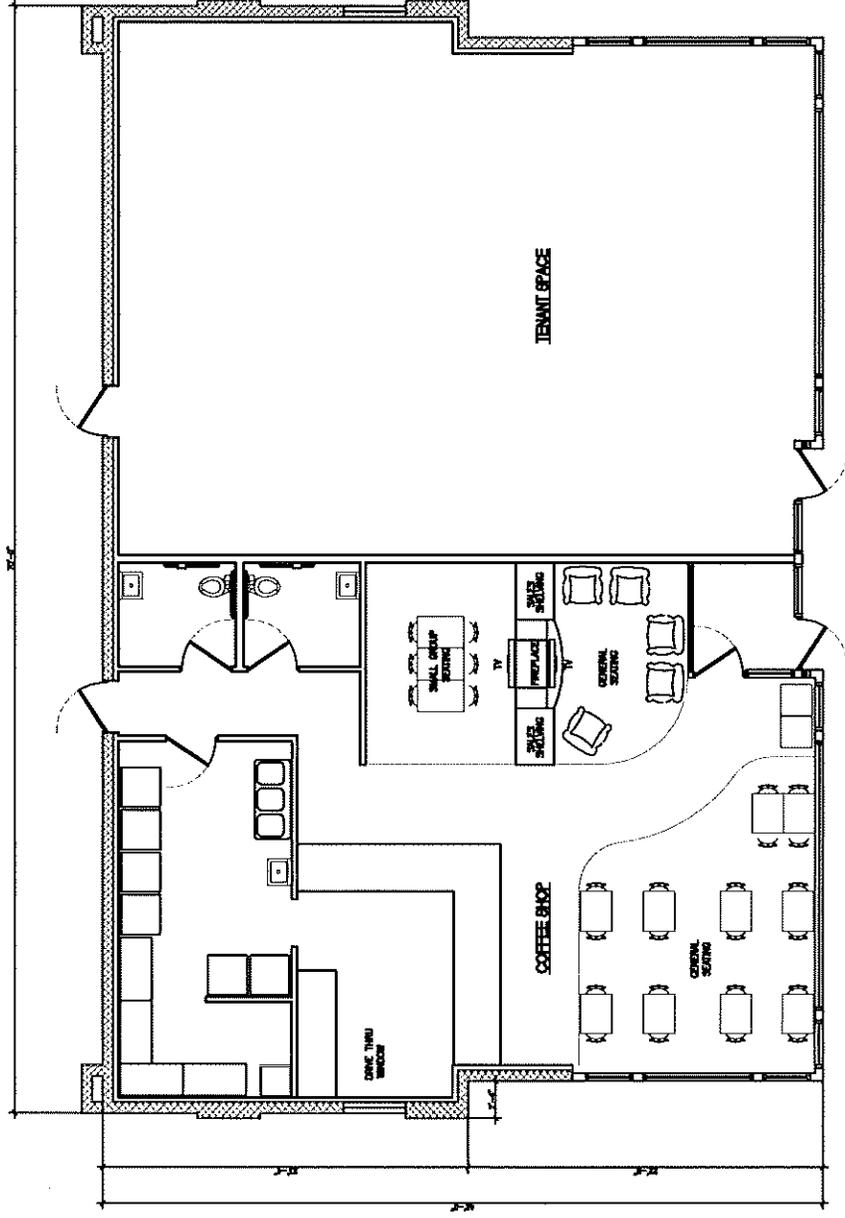
Heidi Isakson, Deputy City Manager  
Rebecca Rynbrandt, Director of Community Services  
William Dooley, Director of Public Works  
Jim DeLange, Chief Building Official  
James Carmody, Director of Police and Fire Services  
Tim Cochran, City Planner



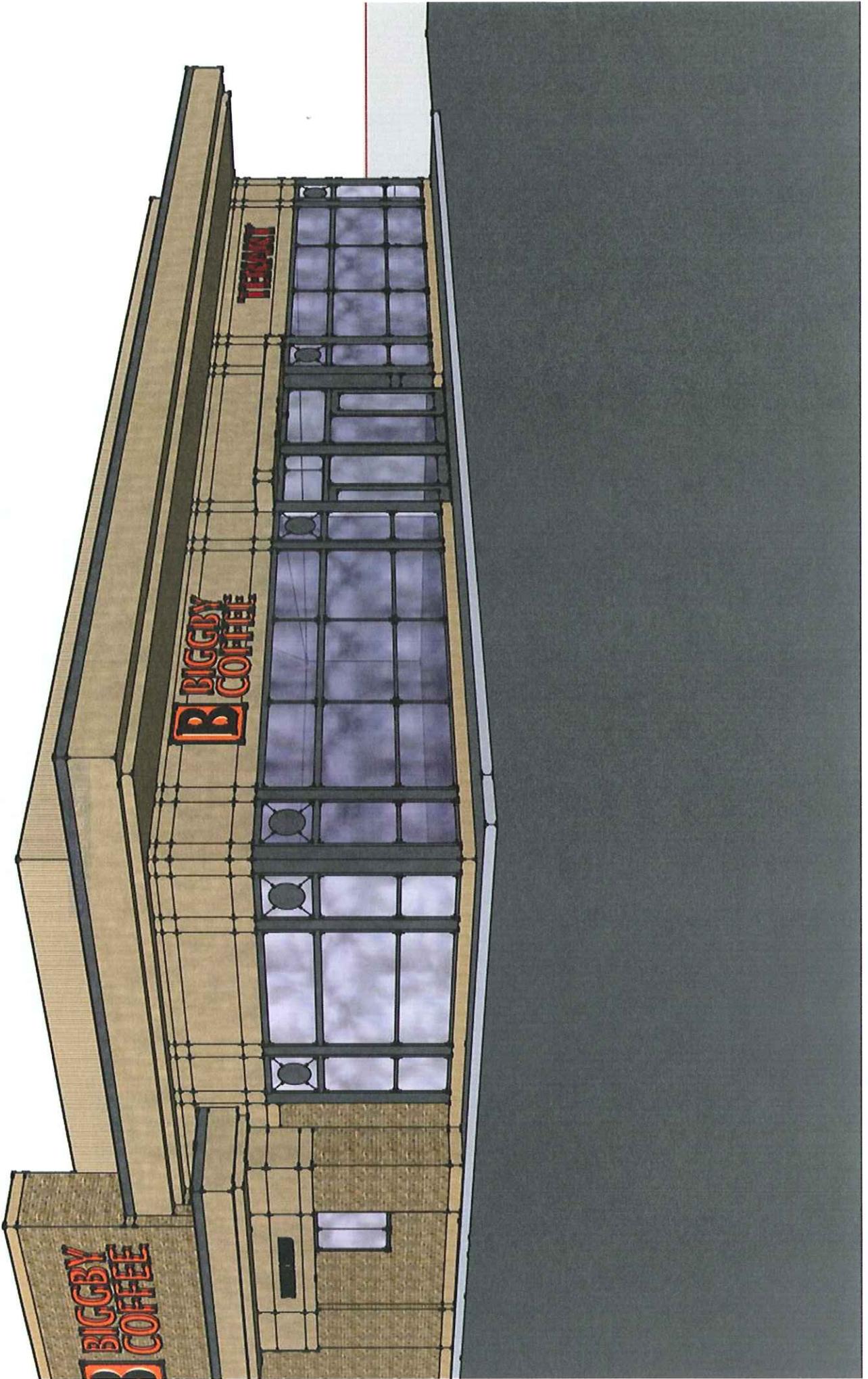
**RICHARD POSTEMA ASSOCIATES**  
 ARCHITECTS, DESIGNERS, & ENGINEERS  
 5000 4TH ST., S.W.  
 BOZEMAN 59703  
 (406) 552-4200

DEVELOPMENT CONCEPT FOR:  
**4992 WILSON AVE**  
 WYOMING, MICHIGAN

DATE: 3/26/05  
 DRAWN BY: J. J. JONES  
 PROJECT NO.: 447815  
 SHEET NO.: 101  
**PRI**



**PRELIMINARY FLOOR PLAN**  
 VERSION B  
 NTR





**THE R GROUP  
RETAIL CENTER**

Wilson Avenue

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

<b>Project:</b> <i>The R Group</i>	<b>Reviewed By:</b> <i>Tim Lockren</i>		
	<b>Date:</b> <i>6/1/15</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>The R Group</i>	<b>Reviewed By:</b> <i>Tim Cochran</i>		
	<b>Date:</b> <i>6/1/15</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	✓	<i>Not provided</i>	Y
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	✓	<i>Not provided</i>	Y
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>The R Group</i>	<b>Reviewed By:</b> <i>Tim Cochran</i>		
	<b>Date:</b> <i>6/1/15</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	✓	<i>Revised calculation Required</i>	N
Access easements, if shared access is proposed	✓	<i>Verification Required</i>	N
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>The R Group</i>	<b>Reviewed By:</b> <i>TIM COCKEREN</i>		
	<b>Date:</b> <i>6/1/15</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	✓	<i>Additional detail Required</i>	N
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>The R Group</i>	<b>Reviewed By:</b> <i>TIM COCHRAN</i>		
	<b>Date:</b> <i>6/1/15</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: June 4, 2015  
PLANNING COMMISSION DATE: June 16, 2015

ACTION REQUESTED: Request for Special Use Approval for Wendy's  
Drive Through Restaurant (Includes Site Plan  
Approval)

REQUESTED BY: Meritage Hospitality Group

REPORT PREPARED BY: Timothy Cochran, City Planner

**GENERAL LOCATION DESCRIPTION:**

The property is located at 165 – 54<sup>th</sup> Street, SW. (Section 36)

**PROJECT INFORMATION:**

**EXISTING ZONING CHARACTERISTICS:**

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

North: R-2 Single Family Residential  
South: R-2 Single Family Residential and R-4 Multiple Family Residential (across 54<sup>th</sup>  
Street)  
East: B-2 General Business  
West: B-2 General Business

**EXISTING LAND USE:**

The site is the front yard of the existing Young Champions dance facility. The surrounding land  
uses are as follows:

North: Kelloggsville Public Schools Alternative Education  
South: Single family residences and multi-family units (across 54<sup>th</sup> Street)  
East: Transmission power lines and Interurban Bike Trail  
West: Culver's Drive Through Restaurant

**PROPOSED LAND USE:**

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.

- 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 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.
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.
4. The project requires verification of access rights to the western driveway. This verification shall be provided to the City.
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.

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 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 principals.

PLANNING COMMISSION ACTION:

The Development Review Team recommends the Planning Commission grant Special Use Approval for Wendy's Drive Through Restaurant per the findings of fact. Staff recommends withholding Site Plan Approval pending clarification of access rights and required / provided parking.

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>Wendy's</i>	Reviewed By: <i>TIM LOCKREN</i>
	Date: <i>5/21/15</i>

Required Site Plan Data:	Waiver Requested	Reviewer Comments:	Y/N
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**(a) Application Form:** 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) Site Plan Descriptive and Identification Data:**

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>Wendy's</i>	<b>Reviewed By:</b> <i>Tim Colburn</i>		
	<b>Date:</b> <i>5/21/15</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</i>	Y
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:** *Wendy's*      **Reviewed By:** *TIM COCHRAN*  
**Date:** *5/21/15*

<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	✓	<i>utilizing existing driveways</i>	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	✓	<i>Additional detail Required</i>	N
Access easements, if shared access is proposed	✓	<i>Additional use Verification Required</i>	N
Designation of fire lanes	✓	<i>Delineation Required</i>	N
Truck circulation plan showing turning templates for delivery trucks and emergency vehicles			

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

<b>Project:</b> <i>Wendy's</i>	<b>Reviewed By:</b> <i>TIM COCKREN</i>		
	<b>Date:</b> <i>5/21/15</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**

<b>Project:</b> <i>Wendy's</i>	<b>Reviewed By:</b> <i>TIM COCHRAN</i>		
	<b>Date:</b> <i>5/21/15</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. 3

DATE DISTRIBUTED: June 4, 2015  
PLANNING COMMISSION DATE: June 16, 2015

ACTION REQUESTED: Request for Special Use Approval for West Michigan Used Truck Sales (Includes Site Plan Approval)

REQUESTED BY: Admir Duric

REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is located at 3901 Eastern Avenue, SE. (Section 19)

PROJECT INFORMATION:

EXISTING ZONING CHARACTERISTICS:

This site is zoned I-1 Light Industrial. Zoning surrounding the property follows:

North: I-1 Light Industrial  
South: I-1 Light Industrial  
East: I-2 General Industrial (across Eastern Avenue)  
West: I-1 Light Industrial

EXISTING LAND USE:

The property is being used as a truck terminal. Land use surrounding the property follows:

North: Industrial  
South: Industrial  
East: Industrial (across Eastern Avenue)  
West: Industrial

PROPOSED LAND USE:

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 (see attached). 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 has no additional comments.

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

All other provisions are met.

Staff has 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.

**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 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 principals.

**PLANNING COMMISSION ACTION:**

The Development Review Team recommends 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 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

May 14, 2015

Re: Special Use Permit

3901 Eastern Ave SE

Purpose: Used truck dealership / license

Principle: Admir Duric

Delta Trans LLC

To whom it may concern,

My name is Ted Corgan, and I am the General Manager for Delta Trans LLC, owned by Admir and Edina Duric, located at 3901 Eastern Ave. SE here in Wyoming MI. We are a well-established for hire transportation company operating 54 power units. We have been in business since 2003 and have established a well respected safety and compliance rating. Our company, since its inception, has created many opportunities for not only company drivers but also for those who desire to own their own equipment and experience success running freight for our company. Personally, I have been in the transportation industry for 28 years, having spent the majority of my time selling new and used commercial equipment. My dealership background coupled with the many key relationships that both I and the Duric's have developed over the many years in business, has allowed us to identify an exciting business opportunity.

What we are hoping to accomplish at our location is to establish a used truck dealership in order to buy and sell trucks not only to help Delta Trans LLC grow as a company, but to also offer quality equipment to the many trucking companies that we have close relationships with throughout the country. The combination of experience and resources available has us very excited about this venture.

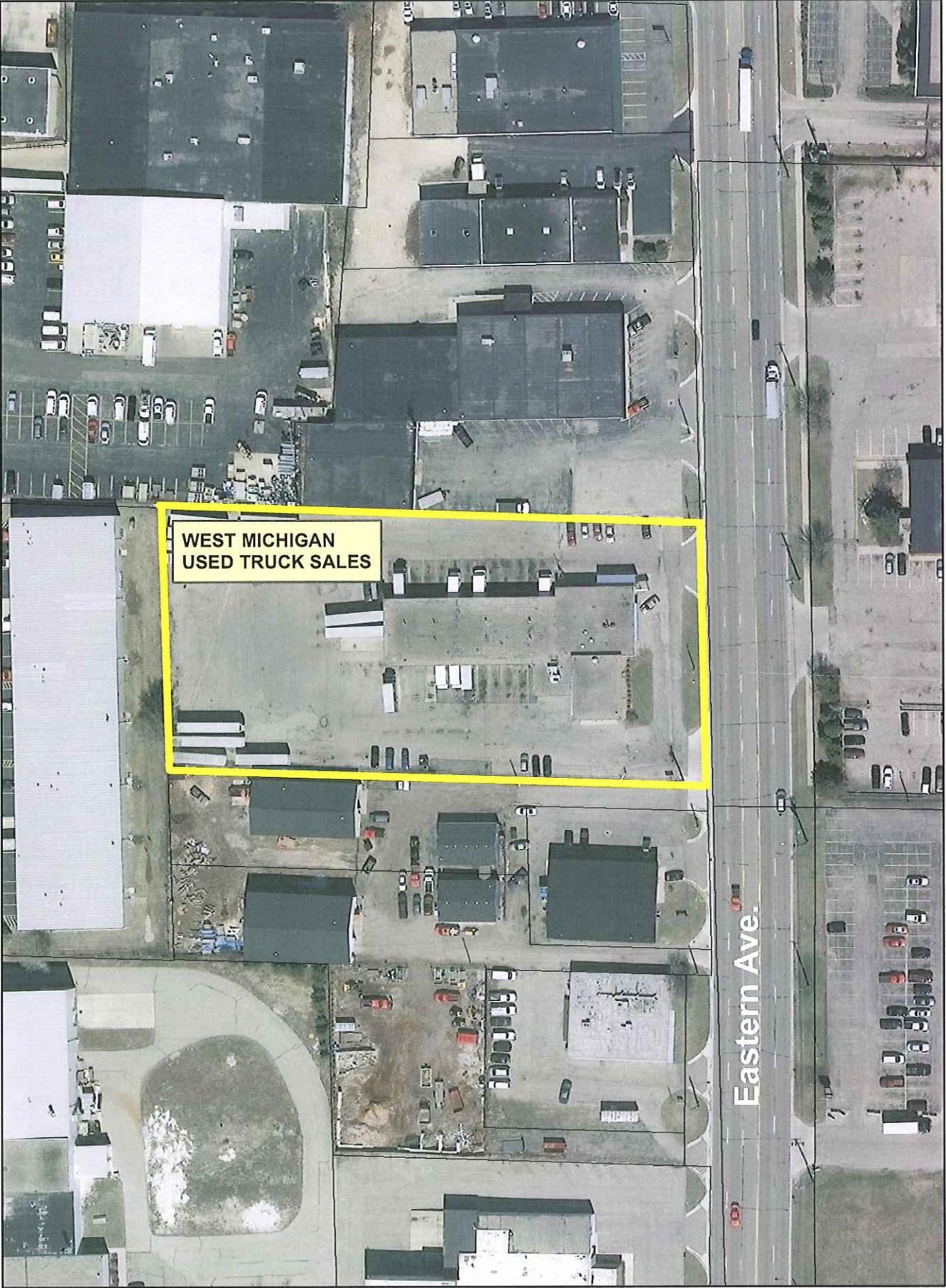
What we are hoping to do is acquire a special use permit to allow us to sell used commercial equipment at our location. We believe it is a very natural fit given the layout of the property and our current utilization of the building itself. We are handicap accessible, have a very nice office arrangement to facilitate a dealership, and are able to provide plenty of space for customers to inspect any vehicle they would be considering for purchase. We have a nice, well lit sign that will complement our business with a sophisticated security system that monitors the premise at all times day and night. Our business model is to have 10 trucks available for sale which we will have parked and displayed on the north side of the property. Customer parking (with two handicap spaces) will be on the east side of the building facing Eastern Avenue. We have our own garage in order to perform the necessary DOT inspections required to sell used equipment. We have a newly renovated driver's lounge (with a shower) to help make purchasing a vehicle from us an enjoyable experience.

We strongly believe that this is an excellent opportunity to establish another quality business model at this location that will complement the current surroundings on this portion of the Eastern Avenue corridor. Our neighbors across the street, Star Truck Sales, has enjoyed many years of success selling commercial equipment at their location. We hope to be able to operate a very similar business here at our location.

Thank you for your time and attention,



Ted Corgan



WEST MICHIGAN  
USED TRUCK SALES

Eastern Ave.

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

<b>Project:</b> <i>West MI Used Truck Sales</i>		<b>Reviewed By:</b> <i>Tim Cochran</i>	
		<b>Date:</b> <i>5/18/15</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.	✓	<i>Project consists of no new construction. Sufficient detail is provided to determine Request.</i>	Y
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			

WYOMING PLANNING COMMISSION  
AGENDA ITEM  
NO. 4

DATE DISTRIBUTED: June 4, 2015  
PLANNING COMMISSION DATE: June 16, 2015

ACTION REQUESTED: Request for Special Use Approval for Calvin Car Lot (Includes Site Plan Approval)

REQUESTED BY: Chris Weller

REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is located at 2499 - 28<sup>th</sup> Street, SW. (Section 9)

PROJECT INFORMATION:

EXISTING ZONING CHARACTERISTICS:

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

North: R-2 Single Family Residential  
South: I-1 Light Industrial (across 28<sup>th</sup> Street)  
East: B-2 General Business  
West: B-2 General Business

EXISTING LAND USE:

The property is a vacant commercial building. Land use surrounding the property follows:

North: Potters House School  
South: Office use (across 28<sup>th</sup> Street)  
East: Rapid Control  
West: Kent Door

PROPOSED LAND USE:

This property has an obsolete commercial building of 2400 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 (see attached). 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 has 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 has 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 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.

**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 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 principals.

**PLANNING COMMISSION ACTION:**

The Development Review Team recommends the Planning Commission grant Special Use Approval for Calvin Car Lot per Staff's Findings of Fact. In a separate motion, staff also recommends granting Site Plan Approval subject to conditions 1-4 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

Page 4

James Carmody, Director of Police and Fire Services  
Tim Cochran, City Planner

May 12, 2015

Tim Cochran  
City of Wyoming  
1155 28<sup>th</sup> Street SW  
Wyoming MI 49509

Dear Mr. Cochran,

Calvin Schools proposes to establish a small used car lot at 2499 28<sup>th</sup> Street.

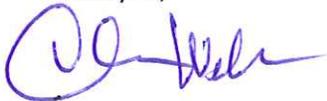
We estimate eight vehicles to be on display for sale at any given time. The vehicles will be from donations. These vehicles will provide economical transportation options for the neighborhood.

The school will generate revenue to help with its costs, especially helping families with financial needs.

Volunteer help is expected, including youth from the school to learn cleanup and sales skills.

If you have any questions, please do not hesitate to contact me.

Thank you,



Chris Weller  
Calvin car lot representative  
616-437-4414



CALVIN CAR LOT

28 th Street

DAISY LN

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

<b>Project:</b> <i>Calvin CZR lot</i>	<b>Reviewed By:</b> <i>Tim Cochran</i>		
	<b>Date:</b> <i>5/18/15</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.	✓	<i>Project involves no new construction; sufficient detail is provided to determine Request.</i>	Y
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			

WYOMING PLANNING COMMISSION  
AGENDA ITEM  
NO. 5

DATE DISTRIBUTED: June 4, 2015  
PLANNING COMMISSION DATE: June 16, 2015  
ACTION REQUESTED: Request for Site Plan Approval for The Haven  
REQUESTED BY: American Kendall Properties  
REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is located at 5101 Wilson Avenue, SW. (Section 30)

PROJECT INFORMATION:

EXISTING ZONING CHARACTERISTICS:

This site is zoned R-4 Multiple Family. Zoning surrounding the property follows:

North: B-3 Planned Business  
South: RO-1 Restricted Office and PUD-1 Low Density Planned Unit Development  
(across 52<sup>nd</sup> Street)  
East: ER Estate Residential (across Wilson Avenue)  
West: ER Estate Residential

EXISTING LAND USE:

The site is primarily undeveloped with three single family residences. The surrounding land uses are as follows:

North: Undeveloped  
South: PNC Bank and single family residences (across 52<sup>nd</sup> Street)  
East: Single family residences (across Wilson Avenue)  
West: Jehovah's Witness Church, creek and undeveloped property

PROPOSED LAND USE:

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 (see attached). 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 has 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 attached 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)

#### 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 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

Page 3

Wyoming sustainability principals.

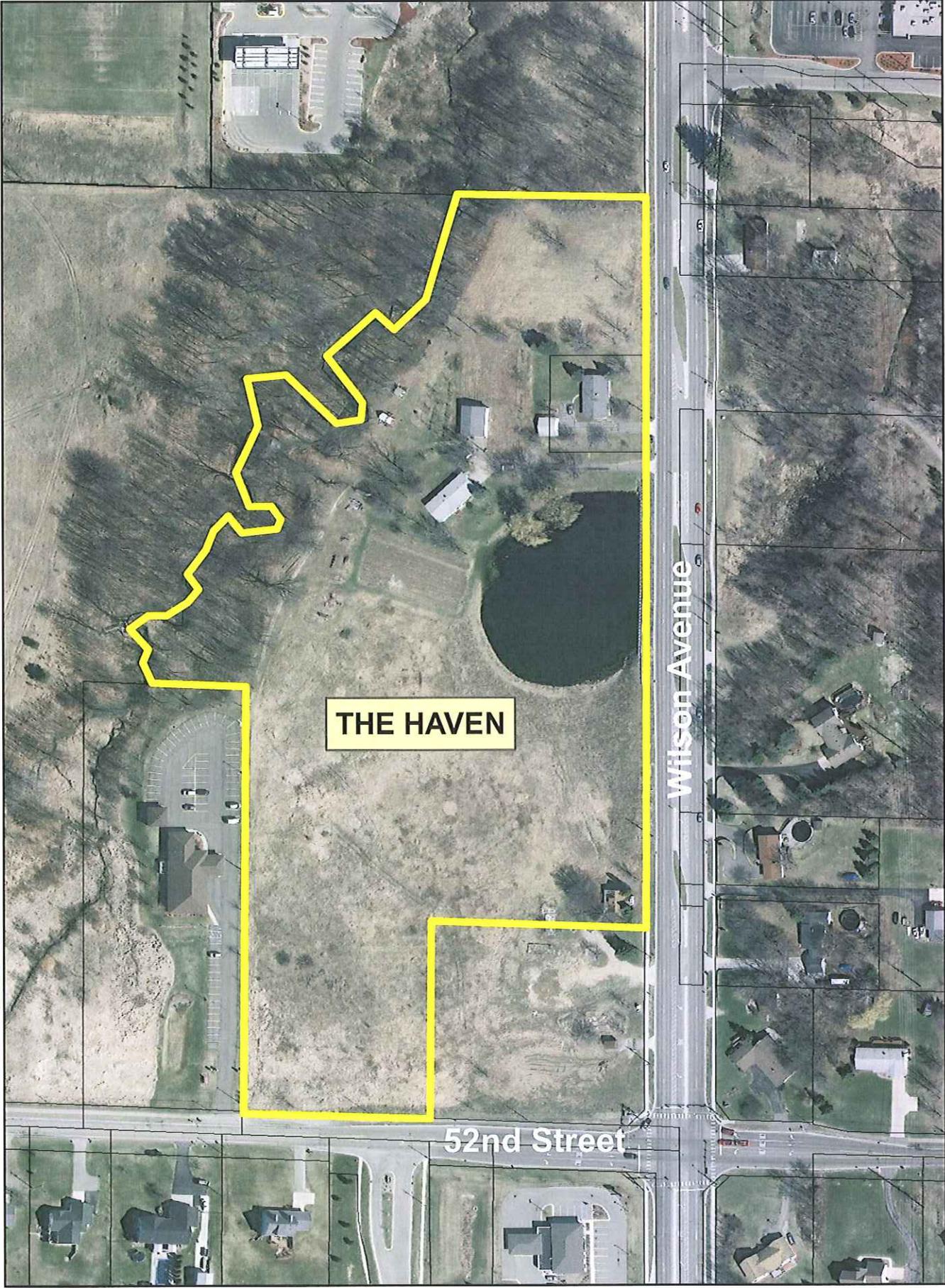
PLANNING COMMISSION ACTION:

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





**THE HAVEN**

Wilson Avenue

52nd Street

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

<b>Project:</b> <i>The Haven</i>	<b>Reviewed By:</b> <i>Tim Cockeran</i>		
	<b>Date:</b> <i>5/21/15</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>The Haven</i>	<b>Reviewed By:</b> <i>Tim Cochran</i> <b>Date:</b> <i>5/21/15</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			
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>The Haven</i>	<b>Reviewed By:</b> <i>TIM COCHRAN</i>		
	<b>Date:</b> <i>5/21/15</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>The Haven</i>	<b>Reviewed By:</b> <i>TIM COLLIER</i>		
	<b>Date:</b> <i>5/21/15</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	✓	<i>Landscape Plan to be provided</i>	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	✓	<i>To be provided</i>	N

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

<b>Project:</b> <i>The Haven</i>	<b>Reviewed By:</b> <i>Tim Cochran</i>		
	<b>Date:</b> <i>5/21/15</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. 6

DATE DISTRIBUTED: June 4, 2015  
PLANNING COMMISSION DATE: June 16, 2015

ACTION REQUESTED: Request for Site Plan Approval for Albright Estates Condominiums

REQUESTED BY: Albright Estates, LLC

REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is located at 5451 Canal Avenue, SW. (Section 31)

PROJECT INFORMATION:

EXISTING ZONING CHARACTERISTICS:

This site is zoned R-7 Special Multiple Family. Zoning surrounding the property follows:

North: ER Estate Residential  
South: ER Estate Residential (across 56<sup>th</sup> Street)  
East: ER Estate Residential (across Canal Avenue)  
West: ER Estate Residential

EXISTING LAND USE:

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

North: Estate homes  
South: Estate homes (across 56<sup>th</sup> Street)  
East: Estate homes and a church (across Canal Avenue)  
West: Estate homes

PROPOSED LAND USE:

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 (see attached). 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 has 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.

#### 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 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 principals.

#### PLANNING COMMISSION ACTION:

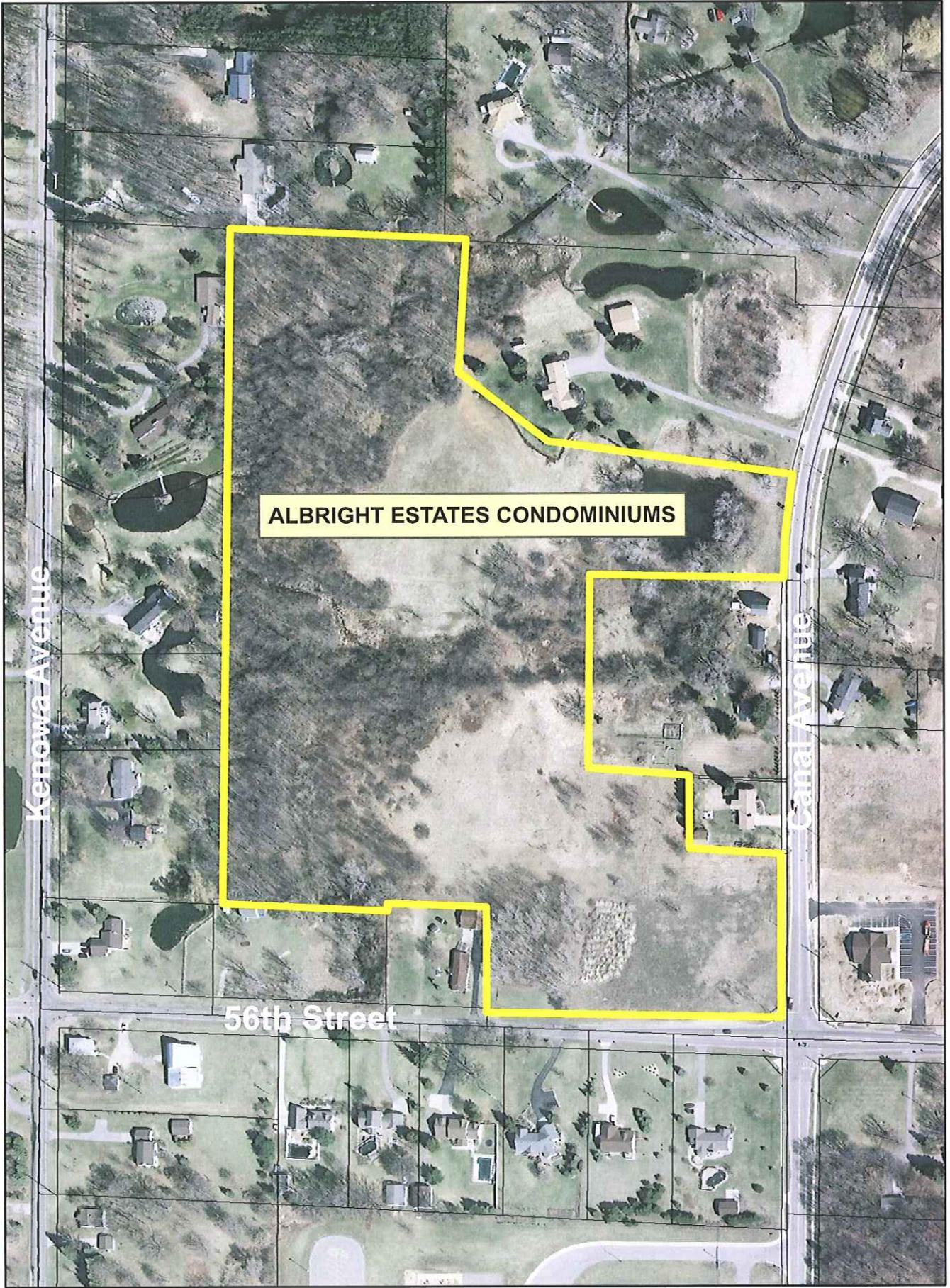
The Development Review Team recommends the Planning Commission grant Site Plan Approval for Albright Estates Condominiums subject to conditions 1-3 noted.

#### 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







**ALBRIGHT ESTATES CONDOMINIUMS**

Kenowa Avenue

Canal Avenue

56th Street

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

Project: <i>Albright Estates</i>	Reviewed By: <i>Tim Cochran</i> Date: <i>5/21/15</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> <i>Albright Estates</i>	<b>Reviewed By:</b> <i>Tim Colkren</i>		
	<b>Date:</b> <i>5/21/15</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</i>	Y
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>Albright Estates</i>	Reviewed By: <i>TIM COLTRAN</i> Date: <i>5/21/15</i>
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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			
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>Albright Estates</i>	<b>Reviewed By:</b> <i>Tim Cochran</i>		
	<b>Date:</b> <i>5/21/15</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**

<b>Project:</b> <i>Albright Estates</i>	<b>Reviewed By:</b> <i>Tim Cockeran</i>		
	<b>Date:</b> <i>5/21/15</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. 7

DATE DISTRIBUTED: June 4, 2015  
PLANNING COMMISSION DATE: June 16, 2015

ACTION REQUESTED: Request for Site Plan Approval for Orthopaedic Associates of Michigan

REQUESTED BY: Orthopaedic Associates

REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is located at 1880 Gezon Parkway, SW. (Section 34)

PROJECT INFORMATION:

EXISTING ZONING CHARACTERISTICS:

This site is zoned PUD-3 Planned Health Care District. Zoning surrounding the property follows:

North: R-4 Multifamily (across Gezon Parkway)  
South: I-3 Planned Industrial  
East: I-3 Planned Industrial  
West: PUD-3 Planned Health Care District

EXISTING LAND USE:

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

North: Apartments (across Gezon Parkway)  
South: Regional storm water basin  
East: Regional storm water basin  
West: YMCA

PROPOSED LAND USE:

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 has 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.

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 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 principals.

PLANNING COMMISSION ACTION:

The Development Review Team recommends the Planning Commission grant Site Plan Approval for Orthopaedic Associates of Michigan 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



Gezon Parkway

ORTHOPAEDICS ASSOCIATES

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

Project: <i>Orthopaedic Assoc.</i>	Reviewed By: <i>TIM COCHRAN</i>		
	Date: <i>5/21/15</i>		
<b>Required Site Plan Data:</b>	Waiver Requested	<b>Reviewer Comments:</b>	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**

Project: <i>Orthopaedic Assoc.</i>	Reviewed By: <i>TIM COLBREN</i>		
	Date: <i>5/21/15</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>	Y
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>			
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**CITY OF WYOMING - SITE PLAN DATA WAIVER REVIEW**

Project: *Orthopedic Assoc.* Reviewed By: *TIM COCHRAN*  
 Date: *5/21/15*

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

Project: <i>Orthopaedic</i> <i>ASDC</i>		Reviewed By: <i>TIM COCHRAN</i>	
		Date: <i>5/21/15</i>	
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**CITY OF WYOMING - SITE PLAN DATA WAIVER REVIEW**

Project: <i>Orthopedic Assoc.</i>		Reviewed By: <i>Tim Cochran</i>	
		Date: <i>5/21/15</i>	
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