

AGENDA  
WYOMING PLANNING COMMISSION  
TUESDAY, JULY 15, 2014  
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 close Pinchurst Avenue at 44<sup>th</sup> Street. The purpose of the closure is to prevent potential vehicle conflicts with a new turnaround being constructed with the 44<sup>th</sup> Street improvements. (Section 25) (Wyoming Engineering Department)
2. Request to rezone 15.5 acres from B-2 General Business to I-1 Light Industrial. The properties are located at the northeast corner of Clyde Park Avenue and 60<sup>th</sup> Street. (Section 36) (Huizenga Properties, B&K Holdings and Wyoming Planning Department)
3. Request to amend Zoning Code Section 90-45 Accessory Buildings to allow additional storage on larger residential properties. (Wyoming Planning Department)

NEW BUSINESS:

4. Request for Site Plan Approval for an addition to Adams Plastics. The property is located at 5955 Crossroads Commerce Parkway. (Section 34) (A.J. Veneklasen, Inc.)

INFORMATIONAL ITEMS:

5. FBC Division Avenue update.
6. City business cards.

ELECTION OF OFFICERS:

PUBLIC COMMENT:

ADJOURNMENT:

WYOMING PLANNING COMMISSION  
AGENDA ITEM  
NO. 1

DATE DISTRIBUTED: July 2, 2014  
PLANNING COMMISSION DATE: July 15, 2014

ACTION REQUESTED: Request to close Pinehurst Avenue at 44<sup>th</sup> Street. The purpose of the closure is to prevent potential vehicle conflicts with a new turnaround being constructed with the 44<sup>th</sup> Street improvements.

REQUESTED BY: Wyoming Engineering Department

REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION:

The property is located at the south side of 44<sup>th</sup> Street and Pinehurst Avenue, SW. (Section 25)

PROPOSED CLOSURE:

The City is currently reconstructing 44<sup>th</sup> Street from Hansen Avenue to Division Avenue to incorporate indirect turnarounds. This is the last remaining section of 44<sup>th</sup> Street to receive these improvements. These indirect turnarounds will accommodate the existing and future traffic volumes in a more efficient and safe manner. It is anticipated by the year 2035 that 44<sup>th</sup> Street will carry over 35,000 vehicles per day through this area.

West bound traffic on 44<sup>th</sup> Street that intends to turn south on Division Avenue will be channeled through the indirect turnaround at Pinehurst Avenue. This turnaround conflicts with the intersection of Pinehurst Avenue. Staff and the engineering traffic consultant determined that the safest street design would be to close Pinehurst Avenue at 44<sup>th</sup> Street. This will require traffic to shift to adjoining streets.

In January 1991, the Planning Commission adopted a policy (attached) to address street closings proposed by residents. The purpose of this policy was to establish a framework so the impacts of traffic shifts could be more readily understood by the impacted residents and the City. This policy has been followed by the City to address this current proposal. A public informational meeting was held by the Engineering Department on June 25, with notices sent to surrounding residents. A traffic volume comparison was developed for the proposed street closure. As shown, the greatest daily traffic shift occurs on Farnham Street near Division Avenue with an additional 36 cars during the peak hour. This is roughly one additional car every two minutes along the street. Staff believes the proposed traffic shift will have negligible impact on the nearby residents and properties. Pedestrian access to 44<sup>th</sup> Street sidewalks will be maintained with the reconstruction.

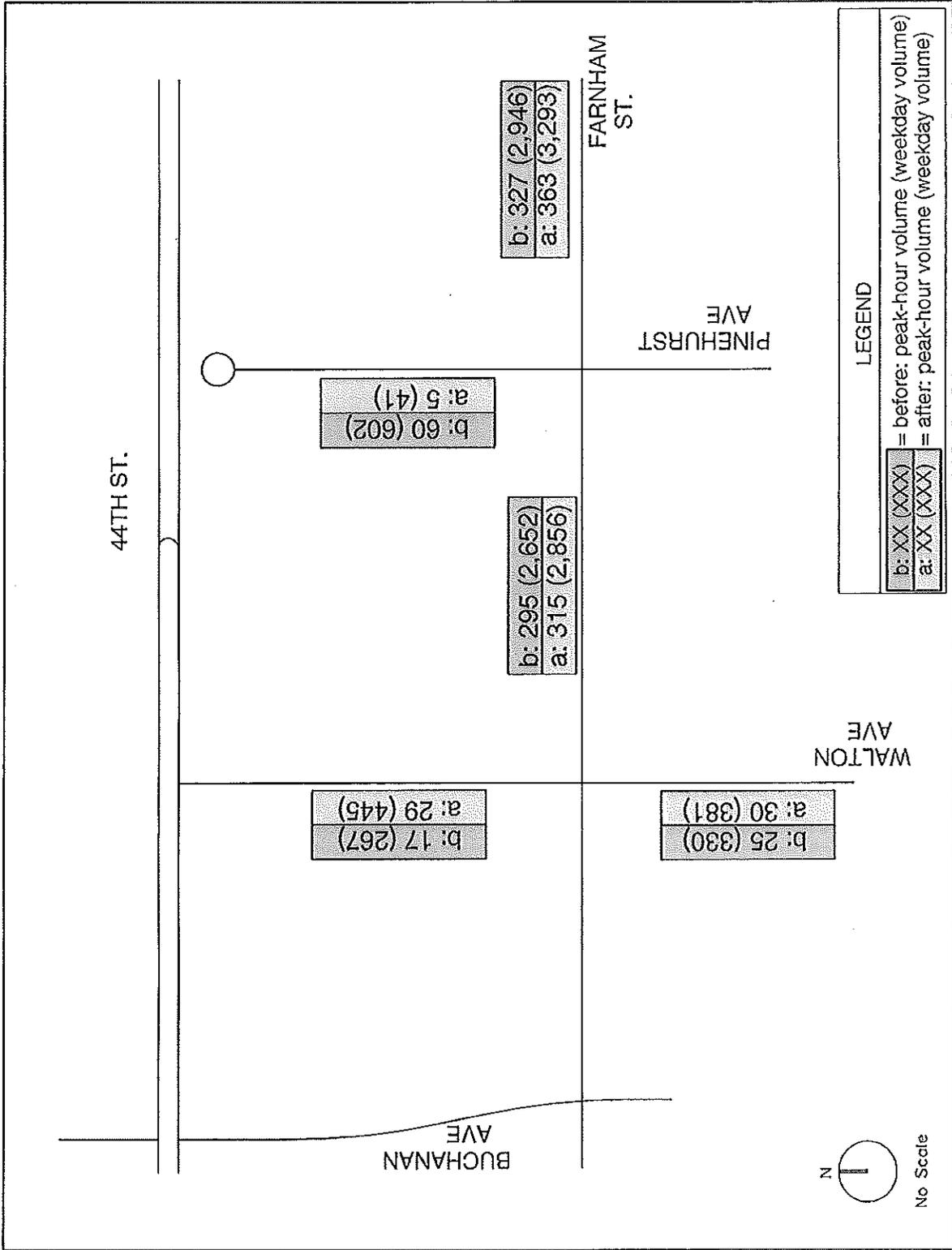
Typically, development recommendations to the Planning Commission are provided by the Development Review Team. In this instance, due to the necessity of maintaining the construction schedule for 44<sup>th</sup> Street, this request was expedited and by-passed the full review by the Development Review Team. However, the majority of the DRT members are aware of this request and are supportive. The DRT will meet on July 21 and will provide a recommendation in time for the City Council consideration.

**PLANNING COMMISSION ACTION:**

The Engineering and Community Development Departments suggests the Planning Commission recommend approval for the proposed closure of Pinhurst Avenue at 44<sup>th</sup> Street to the City Council.

PLANNING COMMISSION RESIDENTIAL STREET CLOSING POLICY  
CITY OF WYOMING, MICHIGAN\*

1. Citizen requests for residential street closings must be in the form of a petition, including the signatures of at least 51% of the property owners in the block where the street closing is proposed; however, should the number of signatures by property be less than 20, additional signatures must be obtained from adjoining affected property owners so that a minimum of 20 is included on the petition. This requirement may be waived by the Planning Director in instances where the Director believes there are insufficient affected residences in the area to meet the 20 signature standard.
2. A street closing application fee of \$75.00 shall be submitted.
3. The Planning Department, with review by the Engineering Department, will prepare a map delineating the project study area based upon its determination of potential impact of the street closing on properties in the vicinity.
4. The Wyoming Traffic Department will conduct traffic counts on the affected streets and compare them with anticipated traffic counts based on land use.
5. Traffic levels on the street proposed for closing must exceed the expected trip level anticipated on said street from adjoining land use by at least 100% to be considered for closing, except that this condition may be waived where the major problem is determined other than volume of traffic.
6. The Traffic Department shall project traffic counts for the possible rerouting of the traffic from this street to other adjoining streets. That potential alternative traffic impact will be considered in the analysis.
7. The Traffic Department shall make a recommendation on the street closing, considering such factors as street design, through traffic, truck traffic, accidents, traffic speed or vehicular or pedestrian safety.
8. A public hearing will be granted by the City of Wyoming Planning Commission, who shall thereafter forward its recommendations to the City Council for final decisionmaking.
9. Street closings will not be considered for any street shown on the City's adopted Thoroughfare Plan.
10. Street closings will not be considered if there is insufficient land or R.O.W. to insure the construction of a proper cul-de-sac or turn-around according to standard Engineering specs or if there is excessive impact on immediately adjoining properties.
11. Street closings will not be considered if emergency vehicle protection service is significantly hampered or reduced or if the closing would significantly increase emergency response time. The Police and Fire Departments will provide recommendations in this regard.
12. Multiple cul-de-sacs or street closings may be considered as part of a neighborhood traffic circulation plan when recommended by City Staff. Said Plan should be subject to a public hearing, but the Planning Commission may choose to waive any of the above conditions in the interests of overall neighborhood betterment.



TRAFFIC VOLUME COMPARISON  
PLANNED PINEHURST AVE. CLOSURE

Figure 1

WYOMING PLANNING COMMISSION  
AGENDA ITEM  
NO. 2

DATE DISTRIBUTED: July 2, 2014  
PLANNING COMMISSION DATE: July 15, 2014

ACTION REQUESTED: Request to rezone 15.5 acres from B-2 General Business to I-1 Light Industrial

REQUESTED BY: Huizenga Properties, B&K Holdings and Wyoming Planning Department

REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION:

The properties are located at the northeast corner of Clyde Park Avenue and 60<sup>th</sup> Street. (Section 36)

EXISTING ZONING CHARACTERISTICS:

North: B-2 General Business  
South: Residential (Byron Township)  
East: I-2 General Industrial (across U.S. 131)  
West: R-1 Single Family residential (across Clyde Park Avenue)

EXISTING LAND USE: The rezoning comprises five parcels each under separate ownerships. The land uses are Elite Training (under construction), Michigan Truck and Equipment Sales, two single family rental residences, and a large primarily vacant parcel with a billboard. Land use surrounding the property follows:

North: Knights of Columbus  
South: Vacant (Byron Township)  
East: U.S. 131  
West: Single family residences

PROPOSED REZONING:

Huizenga Properties desires to purchase the vacant property at 5920 Clyde Park Avenue to develop Allied Mechanical, an industrial mechanical manufacturing and distribution facility (see attached conceptual plan and cover letter). That use requires an industrial zoning to be permitted. The property owner, Adams Outdoor Advertising endorses the request (attached).

The petitioner approached the four nearby property owners to the west and south to solicit their interest in rezoning their properties also. The owner to the south, B&K Holdings, has provided a written request to be included into the rezoning. Their property is developed as Michigan Truck & Equipment Sales, which is an industrial nonconforming use in this B-2 General Business district. Elite Training, the adjoining property to the west, is nearing building completion. That development obtained approval from the Planning Commission in June 2013. The building is a 47,700 sq. ft. open floor plan and high ceiling structure, which is more industrial in design than typically found in commercial developments. That athletic facility use is allowed by right in a B-2 General Business district, but would also be allowed by Special Use Approval in the I-1 Light Industrial district. The property owners are supportive of the rezoning as they are aware that they would continue as an allowed use and that the property may be more marketable if eventually put up for sale. The two rental residential properties on Clyde Park Avenue combined total approximately one-half acre. They are nonconforming in any non-residentially zoned district. The potential redevelopment of these properties is limited by their size and depth. One possible option would be a small office building with parking to the side. An office use would be allowed by-right in both the B-2 General Business and I-1 Light Industrial district.

With the rezoning application for both the 5920 (Adams Outdoor) and 5988 (B&K Holdings) Clyde Park Avenue properties, the Development Review Team did not consider it appropriate to leave a remnant B-2 General Business zoned area surrounded by I-1 Light Industrial zoned properties. As such, the Elite Training and the two rental residences were included by the Planning Department into the rezoning. If during the process of considering the rezoning of the area it is determined to not be appropriate, any the five properties can be removed from the rezoning request.

#### REZONING HISTORY:

The properties currently owned by Adams Outdoor and Elite Training, as well as the two rental residences were owned until recently by Gortsema Greenhouses, which operated until approximately 10 years ago. In 2001 they requested rezoning of these properties from I-1 Light Industrial to B-2 General Business to accommodate the potential redevelopment of the property with a large greenhouse retail building. The Gortsema Greenhouse facility was a nonconforming business use in an industrially zoned district. In addition, the adjoining Knights of Columbus facility was also zoned I-1 Light Industrial. That facility was a nonconforming assembly use that would be allowed in a B-2 General Business district. At that time commercial development in the 54<sup>th</sup> Street/U.S 131 corridor was high, with many national businesses considering the area. The City subsequently rezoned 32.5 acres from I-1 Light Industrial to B-2 General Business. Those properties included the five properties (comprising 15.5 acres) currently being considered for reversion back to I-1 Light Industrial zoning. All structures previously associated with Gortsema Greenhouses, with the exception of the two rental residences, have been demolished.

#### LAND USE PLANS RECOMMENDATIONS:

The City of Wyoming Land Use Plan 2020 (subsection attached) recognizes the mix of commercial and industrial uses at the south end of Clyde Park Avenue. The Land Use Plan shows commercial use of the subject properties which is an extension of the current B-2 General Business zoning. However, it is evident that UPS has a large industrial presence across Clyde Park Avenue. Also, the residentially zoned properties located directly across Clyde Park Avenue from this rezoning request are master planned for industrial use. Many of those properties have been acquired by Valley Property Holdings, who have provided written support (attached) for this proposed rezoning. The subject rezoning also abuts Byron Township to the south. As shown on Byron Township's Future Land Use Plan (attached), all properties on both sides of Clyde Park Avenue from 60<sup>th</sup> Street to M-6 are planned for Industrial/ Research uses. The proposed rezoning of the subject properties to I-1 Light Industrial would be compatible with surrounding land use recommendations for both the City of Wyoming and Byron Township.

Through the years, there has been commercial redevelopment interest in this area, but it has not manifested into official proposals. The farther properties are away from the 54<sup>th</sup> Street intersection with U.S. 131, the less attractive they are for commercial development.

#### 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.

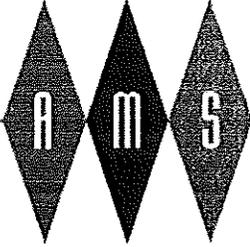
The proposed rezoning to I-1 Light Industrial will allow this area of Clyde Park Avenue to continue its redevelopment. Economic growth, job creation and financial opportunities for the property owners are essential in supporting a stable and vibrant community. Placing properties into a more suitable zoning category enhances these opportunities. The proposed rezoning 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 subject rezoning.

#### DEVELOPMENT REVIEW TEAM:

Barb VanDuren, Deputy City Manager  
Rebecca Rynbrandt, Director of Community Services  
Bill Dooley, Director of Public Works  
James E. Carmody, Director of Police & Fire Services  
Jim DeLange, Chief Building Official  
Tim Cochran, City Planner



# ALLIED MECHANICAL SERVICES, INC.

PLUMBING - HEATING - AIR CONDITIONING - SHEET METAL - PROCESS PIPING

Mr. Timothy Cochran  
City of Wyoming  
1155 28th St. SW  
Wyoming, MI 49509-0905

May 8, 2014

RE: 5920 Clyde Park Ave.

Dear Timothy,

Thank you for the opportunity to tell you and other City of Wyoming officials about Allied Mechanical Services and our family of companies.

Allied Mechanical Services (AMS) is headquartered in Kalamazoo, MI. AMS and its subsidiary companies operate out of a 120,000 square foot building that's comprised of office, warehouse and fabrication area. The other subsidiary firms headquartered in Kalamazoo are Engineering Plus Inc., ControlNet and Midwest Energy Group. Allied Mechanical Services is one of the largest mechanical contractors in Western Michigan.

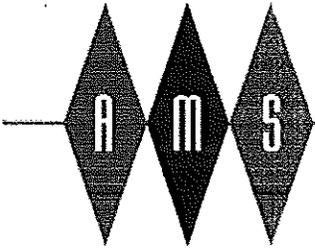
AMS has a location in Jackson, MI that is for our sheet metal division performing work on the east side of the state.

In the Grand Rapids area, AMS and its subsidiary firms currently operate out of a branch office in Hudsonville, MI.

AMS has experienced continued growth in each of its businesses, especially in the greater Grand Rapids area. When the Hudsonville branch was built in 2000, there were roughly five full time employees working for AMS in the Grand Rapids area. Presently, there are more than 30 AMS employees that call this location their home office. The other subsidiary firms have experienced similar growth and have nearly 25 employees that work from the Hudsonville office. Because of this growth, the Hudsonville branch has become too small. While we could add building space, it would only hold us over for a few years at which point we become landlocked on the property.

In total, AMS and its family of companies expect between 50-60 employees to be working from the office building being proposed on Clyde Park. Many of these employees would not be there on a daily basis, but it would be where they call home.

AMS performs major mechanical contracting work for commercial, industrial and institutional facilities. Holland Hospital, Spectrum Health, St. Mary's Hospital, Anway, Grand Valley State University, Coopersville Milk Plant, Ferrigo, Pfizer and the City of Wyoming are just a few valued customers of AMS.



# ALLIED MECHANICAL SERVICES, INC.

PLUMBING - HEATING - AIR CONDITIONING - SHEET METAL - PROCESS PIPING

Maintaining an office, warehouse and land are of utmost importance to AMS and its family of companies. The manner in which our facilities are maintained is a reflection of our corporate culture. When you drive into our facility, the first thing you see is the building and the surrounding land, we value that first impression.

The goal for AMS is to have a first in class building in Wyoming that will meet our needs based on the growth the business continues to achieve. At the present time, AMS would plan on building a 15,000 - 20,000 square foot office/warehouse building. As you can see from the site plan we've included, we envision a future expansion of roughly 30,000 square feet. This piece of land would suffice for our needs today, but would allow for future growth of the business without the need to move to a different location. AMS and the family of companies perform a lot of work in the greater Grand Rapids area, surrounding areas and throughout Holland. This location located near the US-131 and M-6 interchange would allow us to serve our customers in an efficient way.

AMS commits to building a first class building on this parcel and maintaining it. AMS and the family of companies have been in business more than 25 years and are still aggressively growing today. The City of Wyoming would have a financially stable, vibrant and growing business that the City of Wyoming could count on being a valuable part of the community for many years.

We appreciate your consideration of Allied Mechanical Services for this parcel in the city of Wyoming.

Best regards,

John Huizinga



City of Wyoming  
Attn: Tim Cochran  
1155 28<sup>th</sup> St SW  
Wyoming, MI 49509

June 12, 2014

Dear City of Wyoming:

Adams Outdoor Advertising is the owner of the following parcels of land: 5920 Clyde Park Ave SW and 5930 Clyde Park SW. The parcel ID numbers are 41-17-36-351-003 and 41-17-36-351-010.

We are requesting that the parcels mentioned above be rezoned from B-2 General Business to I-1 Light Industrial.

Truly,

A handwritten signature in cursive script, appearing to read 'A. Augustine'.

Andrea Augustine, AICP  
Real Estate Manager  
Adams Outdoor Advertising

City of Wyoming  
Tim Cochran  
1155 28<sup>th</sup> St. SW  
Wyoming, MI 49509

6/10/2014

Dear City of Wyoming,

B & K Holdings, LLC is the owner of Michigan Truck & Equipment Sales located at 5988 Clyde Park Ave. SW. The parcel # is 41-17-36-351-012.

It is our request to be rezoned from B-2 General Business to I-1 Light Industrial.

Best regards,

A handwritten signature in black ink, appearing to read "Brian Smith". The signature is stylized with large, sweeping loops and a prominent initial "B".

Brian Smith

# VALLEY PROPERTY HOLDINGS LLC

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2000 Chicago Drive SW  
Grand Rapids, MI 49519

Telephone: (616)389-2400

City of Wyoming  
Planning & Development Department  
Attn: Timothy Cochran, City Planner  
1155 28th Street SW  
Wyoming, MI 49509

June 23, 2014

Re: Property at 5977 Clyde Park Ave. SW  
Property at 5985 Clyde Park Ave. SW  
Property at 901 60th St. SW

Dear Mr. Cochran,

Thank you for the information regarding the public hearing. We will not be in attendance, however, we do feel that the proposed re-zone of the 15.5 acres is good and appropriate for that property. We appreciate your consideration in this matter.

Sincerely,



Lori Balow,  
Manager

WYOMING PLANNING COMMISSION  
AGENDA ITEM  
NO. 3

DATE DISTRIBUTED: July 2, 2014  
PLANNING COMMISSION DATE: July 15, 2014

ACTION REQUESTED: Request to amend Zoning Code Section 90-45  
Accessory Buildings to allow additional storage on  
larger residential properties.

REQUESTED BY: Wyoming Planning Department

REPORT PREPARED BY: Timothy Cochran, City Planner

PROPOSED AMENDMENTS:

The existing limitations on residential accessory buildings were established primarily in 1983. Those restrictions set a maximum square footage of 768 square feet (possibly 24 feet by 32 feet) for any single structure, with a maximum of 1000 square feet for all accessory structures on a property. Accessory buildings include garages, sheds and workshops. A maximum of two accessory buildings are permitted on a residential property.

The City has residential properties on our north and east areas that are as small 5000 square feet. There are large estate lots in the western panhandle area that are several acres. There are over 21,500 single family lots in Wyoming. Through the years, there have been numerous requests to the Board of Zoning Appeals for larger accessory buildings to accommodate individual property owner desires. Many of the modest requests were approved, with the more exceptional requests denied.

In evaluating the ordinance restrictions, staff believes that one size fits all limitations may not be appropriate. Those lots with acreage may incorporate larger accessory buildings and still maintain the character of the surrounding area. In researching requirements for adjoining communities, the following accessory building standards were derived:

Grand Rapids: Graduating standards dependent upon lot area. It ranges from a maximum garage area of 624 square feet for lots under 5000 square feet, to a maximum of 1200 square feet for lots greater than 22,000 square feet. A second accessory building of up to 120 square feet is permitted.

Kentwood: One garage to a maximum of 768 square feet, with a second accessory building of 250 square feet. Homes greater than 3000 square feet may have a garage of up to 1200 square feet.

Grandville: One garage limited to 1080 square feet, with a second accessory building of up to 144 square feet. On properties greater than 60,000 square feet, the second accessory building may be up to 864 square feet.

Walker: Generally, one accessory building of 832 square feet. A second accessory building of up to 100 square feet is allowed. In the rural areas, properties of ½ acre may have a building of 1200 square feet. Properties greater than 3 acres may have a building of up to 1800 square feet.

Staff suggests that a graduated increase of accessory building area would be beneficial to residents by providing greater use of their properties. The additional storage would improve the appearance of properties by providing for additional storage. The amendments would also decrease the number of variance requests made to the Board of Zoning Appeals. The following graduated scale is proposed:

<u>PROPERTY SIZE</u>	<u>TOTAL AREA</u>	<u>MAXIMUM BUILDING AREA</u>
Up to 22,000 sq. ft.	1000 sq. ft.	768 sq. ft.
22,000 sq. ft. to 1 acre	1200 sq. ft.	900 sq. ft.
Over 1 acre to 2 acres	1600 sq. ft.	1200 sq. ft.
Properties over 2 acres	200 additional sq. ft. per whole acre up to a maximum of 2400 sq. ft.	1600 sq. ft.

It is also noted that the ordinance amendments include the requirement that detached accessory buildings greater than 900 square feet must be setback a minimum of 25 feet from any side or rear property lines. The current requirement is a minimum of 3 feet for all accessory buildings. This provision is intended to prevent a large accessory building from overly impacting an adjoining property.

**PROPOSED ORDINANCE AMENDMENTS (amendments in bold):**

Section 90-45 Accessory buildings and uses.

(4) Only **two** accessory **buildings, including** garages, shall be permitted on any single family residential lot **or parcel**. For side-by-side duplexes, one accessory building per unit, excluding garages, shall be permitted; subject, however, to approval by the **city planner** so that the same is compatible with the surrounding area. No accessory building shall be erected prior to the principal building.

(7) An accessory building on single-family and two-family residentially zoned or used property shall not exceed one story or 14 feet in height. **Properties up to 22,000 square feet are permitted a total accessory building area of 1,000 square feet with no single building exceeding 768 square feet. Properties greater than 22,000 square feet and up to one acre, are permitted a total accessory building area of 1,200 square feet with no single building exceeding 900 square feet. Properties greater than one acre and up to two acres are permitted a total accessory building area of 1,600 square feet with no single building exceeding 1,200 square feet. For each additional whole acre, 200 square feet of building area shall be permitted up to a total accessory building area of 2,400 square feet with no single building being greater than 1,600 square feet. The total accessory building area shall include the square footage of attached garages. Detached accessory buildings greater than 900 square feet shall be setback a minimum of 25 feet from side or rear property lines.** For other than single- and two-family residentially zoned or used property, accessory buildings may not occupy more than 30 percent of a required rear yard plus 40 percent of any non-required rear yard.

PLANNING COMMISSION ACTION:

The Development Review Team suggests the Planning Commission recommend to the City Council the subject Zoning Code amendments to Section 90-45 Accessory Buildings.

DEVELOPMENT REVIEW TEAM:

Barb VanDuren, Deputy City Manager  
Rebecca Rynbrandt, Director of Community Services  
Bill Dooley, Director of Public Works  
James E. Carmody, Director of Police and Fire Services  
Jim DeLange, Chief Building Official  
Tim Cochran, City Planner

WYOMING PLANNING COMMISSION  
AGENDA ITEM  
NO. 4

DATE DISTRIBUTED: July 2, 2014  
PLANNING COMMISSION DATE: July 15, 2014

ACTION REQUESTED: Request for Site Plan Approval for an addition to  
Adams Plastics

REQUESTED BY: A.J. Veneklasen

REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is located at 5955 Crossroads Commerce Parkway, SW. (Section 34)

PROJECT INFORMATION:

EXISTING ZONING CHARACTERISTICS:

This site is zoned I-3 Restricted Industrial. Zoning surrounding the property follows:

North: I-3 Restricted Industrial  
South: I-3 Restricted Industrial  
East: I-3 Restricted Industrial  
West: PUD-3 Planned Health Care District

EXISTING LAND USE:

The site is an industrial manufacturing facility. The surrounding land uses are industrial, with the exceptions of a regional storm water basin and ITT located to the west.

PROPOSED LAND USE:

This project will expand the Adams Plastics facility. The existing Adams Plastics totals 179,600 square feet. They propose to construct a 100,000 square foot warehouse facility to the rear of the property to facilitate their business needs. The site is surrounded primarily by other industrial uses and is screened from the Metro Health Village PUD by a large regional detention basin.

Staff has the following added site plan comments:

1. The developer shall provide best management practices for storm water quality. The storm water management plan shall be approved by the Engineering Department. Storm water calculations shall be provided.
2. The developer shall participate in the cost sharing for the Regional Storm Sewer System.
3. The proposed fire lane must be constructed and maintained for road readiness as approved by the Fire Department.

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 addition will substantially improve the functionality of the industrial business. Adams Plastics is a major industrial facility promotes community economic strength. Additional employment will occur with the construction. The proposed addition to Adams Plastics conforms to the City of Wyoming sustainability principals.

PLANNING COMMISSION ACTION:

The Development Review Team recommends the Planning Commission grant Site Plan Approval for the addition to Adams Plastics subject to conditions 1-3 noted.

DEVELOPMENT REVIEW TEAM:

Barb VanDuren, 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 & Fire Services  
Tim Cochran, City Planner