

AGENDA  
WYOMING PLANNING COMMISSION  
TUESDAY, JULY 19, 2016  
7:00 P.M.

CALL TO ORDER:

ROLL CALL:

APPROVAL OF MINUTES:

APPROVAL OF AGENDA:

PUBLIC COMMENT ON NON-PUBLIC HEARING AGENDA ITEMS:

PUBLIC HEARINGS:

1. Request for Special Use Approval for ETNA Supply building contractor open storage yard. The property is located at 4901 Clay Avenue, SW. (Section 25) (Etna Supply Company) (Includes Site Plan Approval)

NEW BUSINESS:

INFORMATIONAL ITEMS:

PUBLIC COMMENT:

ELECTION OF OFFICERS:

ADJOURNMENT:

WYOMING PLANNING COMMISSION  
AGENDA ITEM  
NO. 1

DATE DISTRIBUTED: July 7, 2016

PLANNING COMMISSION DATE: July 19, 2016

ACTION REQUESTED: Request for Special Use Approval for ETNA  
Supply building contractor open storage yard.  
(Includes Site Plan Approval)

REQUESTED BY: ETNA Supply, owner

REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is located at 4901 Clay Avenue, SW. (Section 25)

EXISTING ZONING: The site is zoned I-2 General Industrial as are all surrounding properties.

EXISTING LAND USE: The property is a large industrial facility that was recently vacated. Industrial land uses surround the property, with US 131 to the west.

PROPOSED DEVELOPMENT:

Leon Plastics recently vacated this 214,327 sq. ft. building. ETNA Supply proposes to repurpose the property by consolidating their Wyoming operations here (see attached). The ETNA business would primarily use the building for warehousing and fabrication, but operations include the need for outdoor storage of large diameter pipes and other construction materials. This outdoor storage requires 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 90-507 (3) of the Zoning Ordinance:

- a. The possible substantial and adverse effect on neighboring property.

The establishment of a large and notable local business on this site will benefit nearby properties. The site borders an adjoining business to the north that also has a large outdoor storage area. The outdoor storage yard sits back 300 feet from both US 131 and Clay Avenue and will be screened. The outdoor storage plan has been reviewed and approved by the Fire Department to insure acceptable fire protection measures. The proposed detention basin will benefit not only this site, but is designed to also benefit

nearby 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. This area of Clay Avenue has other outdoor storage industrial businesses. 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 Clay 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 ETNA Supply will improve the property by establishing a desirable business on this vacant property. 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.

Staff has no addition concerns pertaining to the Special Use Approval.

#### STAFF SITE PLAN COMMENTS:

1. The site is fully developed. However, a new detention basin, additional paving and street curb reconstructions are proposed. Engineering Department approval is required for site grading, storm water management, utilities and curb reconstructions.
2. Outdoor storage placement and stacking shall comply with the requirements of the Fire Department.

3. ETNA Supply proposes to construct 5 overhead doors on the front of the building for truck staging. Section 90-602 (4) prohibits overhead doors for loading areas from being oriented to the front yard. A variance from the Board of Zoning Appeals is necessary to allow this. Staff supports the variance request as the building is setback 260 feet from Clay Avenue, and numerous nearby industrial businesses have similar overhead door orientations.

#### 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 use will establish a viable and desirable business on this vacant industrial property. This will stabilize the site and provide significant benefit to the area economy. The proposed development conforms to the City of Wyoming sustainability principals.

#### STAFF RECOMMENDATION:

The Development Review Team suggests the Planning Commission grant Special Use Approval to the proposed ETNA Supply outdoor building contractor storage per the findings of fact. The DRT also recommends the Planning Commission grant Site Plan Approval through a separate motion 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  
James Carmody, Director of Police & Fire Services  
Jeff Keppel, Building Official  
Timothy Cochran, City Planner



June 20, 2016

ETNA Supply Company  
529 32<sup>nd</sup> Street SE  
Grand Rapids, MI 49548

Planning Commission  
City of Wyoming  
1155 28<sup>th</sup> Street SW  
Wyoming, MI 49509

ETNA has made Wyoming its home for over 50 years. Our corporate headquarters is here and we are active in the Wyoming business community. ETNA has grown significantly. The business has expanded from selling basic plumbing supplies to product lines that include: municipal, large diameter underground pipe, fire suppression system supplies and on-site fabrication. This steady growth has driven the need for additional space over the years. We've been fortunate in the past and have been able to purchase adjoining or nearby properties. This model has served ETNA well, but the business has become increasingly complex and competitive; we must adapt.

It's time for ETNA to take the next step in our business evolution. To leverage our extremely skilled workforce and resources, we sought a single large facility that would allow us to consolidate our Wyoming operations, and eventually our support staff. Staying in Wyoming was a priority for ETNA but we needed to move into an industrial area that would provide us additional outdoor storage capabilities. Fortunately, the facility at 4901 Clay Avenue became available and we identified it as a great fit. This site will allow us to improve our current performance as well as support our growth for the foreseeable future. We will achieve our goal of consolidation; provide better service to our customers; allow us to better access to 131 in support of customer deliveries and the other 17 branches across Michigan, Indiana and Ohio; also allow us to expand fabrication to open new markets.

Outside storage space is absolutely critical to our business. Certain products are too large, too heavy or too bulky to effectively store inside a facility. These products are better handled in an outside yard. This allows better access to the product in storage as well as the ability to load and unload efficiently. An efficient yard design, specialized material handling equipment and Radio Frequency (RF) technology have enabled ETNA to leverage the yard to expand our product offering and capabilities as new opportunities arise in the market. This will continue to be true as we expand in the future. The product flexibility, service level capability and efficient execution provided by the yard is fundamental to our business; a competitive advantage. A thoughtfully designed, fully functioning yard will continue to be an integral part of our operation and will help fuel our continued growth in Wyoming. We respectfully ask for our approval of our plans for this location.

Respectfully,

Randall Gilbert  
Vice President, Supply Chain  
ETNA Supply Company



US 131

CLAY AVE.

ETNA SUPPLY

50th ST.

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

Project: <b>ETNA</b>	Reviewed By: <b>TIM COCKEREN</b>		
	Date: <b>6/21/16</b>		
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**

Project: <b>ETNA</b>	Reviewed By: <b>TIM COCHRAN</b>		
	Date: <b>6/21/16</b>		
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	✓	Not provided.	Y
Dimensions of land and total acreage, with boundary survey and improvements			
Zoning classification of petitioner's parcel and all abutting parcels	✓	Not provided. But ≥ I-2	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	✓	Existing building	Y
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			

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		<b>Date:</b> <i>6/21/16</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>✓</i>	<i>Existing development</i>	<i>Y</i>
Access easements, if shared access is proposed			
Designation of fire lanes			
Truck circulation plan showing turning templates for delivery trucks and emergency vehicles			

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<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			

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Required Site Plan Data:	Waiver Requested	Reviewer Comments:	Y/N
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			