

AGENDA
WYOMING PLANNING COMMISSION
TUESDAY, OCTOBER 18, 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 J & J Garage Used Car Sales. The property is located at 823 – 28th Street, SW. (Section 11) (J & J Garage) (Includes Site Plan Approval)

NEW BUSINESS:

INFORMATIONAL ITEMS:

2. Division Avenue Form Based Code presentation September 26 update.
3. Upcoming Form Based Code developments.

PUBLIC COMMENT:

ADJOURNMENT:

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 1

DATE DISTRIBUTED: October 5, 2016

PLANNING COMMISSION DATE: October 18, 2016

ACTION REQUESTED: Request for Special Use Approval for J & J Garage
Used Car Sales. (Includes Site Plan Approval)

REQUESTED BY: J & J Garage

REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is located at 823 - 28th Street. (Section 11)

EXISTING ZONING: All surrounding properties are zoned Form Based Code.

EXISTING LAND USE: The property is a multi-tenant lease space building and includes J & J Garage. Land uses surrounding the property follows:

North: Single family residence
South: C - store (across 28th Street)
East: Restaurant and commercial building
West: Auto repair (across Tennyson Avenue)

PROPOSED USE:

The petitioner desires to use up to 10 parking spaces in the rear of the property for car sales (see attached letter). This property is located within the Corridor Edge context area of the Form Based Code. Used car sales are permitted with 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.

There are several auto repair and auto sales uses in this general area. The ability for the petitioner to have limited auto sales in conjunction with the repair business is a minor use expansion. The sales use will not have a substantial and adverse effect on neighboring property. If the Planning Commission approves the car sales use, it should be conditioned upon a maximum of 10 vehicles for sale on the property, with the display area to be at the north end of the parking lot. This would prevent vehicles from being displayed along 28th

Street and occupying important parking for the front tenants of the property. Also, due to the current situation of repair vehicles occupying required drive lanes and 'double stacked" in the rear parking area, all vehicles on the property must be placed in designated parking spaces.

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. 28th Street has numerous used car 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 28th Street and Tennyson 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 car sales would occur in an existing parking lot. No blighting influence will occur to neighboring properties.

e. The economic feasibility for the area.

The uses appear 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 COMMENTS:

1. The provided parking lot plan shall be striped to clearly identify designated parking spaces.

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 car sales use would be negligible regarding environmental quality and social equity. Approval of the use would economically benefit the business owner and thereby promote economic strength.

STAFF RECOMMENDATION:

The Development Review Team suggests the Planning Commission grant Special Use Approval to the proposed J & J Garage Used Car Sales per the findings of fact, subject to limiting the car sales display area to a maximum of 10 vehicles to be placed at the north end of the parking lot with all on-site vehicles required to be placed in designated parking spaces. The DRT also recommends the Planning Commission grant Site Plan Approval through a separated motion subject to condition 1 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

J & J GARAGE
823-B 28TH ST SW
WYOMING, MI. 49509
PH 616 226 6186
Cell 616 328 2955

Juan Pena
Auto Repair Consultant

Auto Repair & Detailing Services

September 26, 2016

Timothy Cochran, City Planner
1155 28th St SW Box 905
Wyoming, MI. 49509

Re: Special Use Request For Approval – Planning Commission

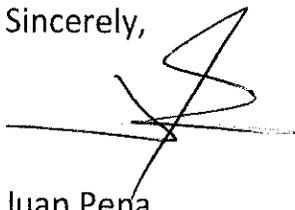
Dear Mr. Cochran,

The purpose of this letter is to provide explanation of our request to use this site as a used car dealership. J & J Garage is licensed through the City of Wyoming and the State of Michigan as a motor vehicle repair facility primarily provided services to other used car dealers and individuals.

As business continues to grow, it may be necessary to sell cars that customers have repaired and never pickup. This is quite common in the auto repair business. Also, there is profit making opportunity in repairing vehicles and reselling them for a profit. We have seen how other used car dealers have profited and realize that our work is good and our prices are competitive. For these reasons, we would like to add a used car sales to our location to maximize profits.

If you need additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to be 'Juan Pena', written over a horizontal line. The signature is stylized and somewhat abstract.

Juan Pena

CITY OF WYOMING - SITE PLAN DATA WAIVER REVIEW

Project: J&J Garage	Reviewed By: Tim Cochran		
	Date: Sept. 20, 2016		
Required Site Plan Data:	Waiver Requested	Reviewer Comments:	Y/N
(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		Proposed use requires no construction. Detail provided on site plan is sufficient to	
Date of application		evaluate the car sales	
(b) Site Plan Descriptive and Identification Data:		Request. All additional specified data is waived.	
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			



TENNYSON DR

Tennyson Drive

TENNYSON DR

J & J Garage

11

28th Street

28TH ST