

AGENDA
WYOMING PLANNING COMMISSION
TUESDAY, DECEMBER 20, 2016
7:00 P.M.

CALL TO ORDER:

ROLL CALL:

APPROVAL OF MINUTES:

APPROVAL OF AGENDA:

PUBLIC COMMENT ON NON-PUBLIC HEARING AGENDA ITEMS:

PUBLIC HEARINGS:

1. Request to rezone 0.5 acres from R-1 Single Family Residential to B-2 General Business. The property is located at 4820 Ivanrest Avenue, SW. (Section 28) (The Penrod Group, Inc.)

NEW BUSINESS:

2. Request for Site Plan Approval for 5920 Clyde Park Self Storage. The property is located at 5920 Clyde Park Avenue, SW. (Section 36) (Park Avenue Group, LLC)
3. Election of Vice Chair.

INFORMATIONAL ITEMS:

PUBLIC COMMENT:

ADJOURNMENT:

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 1

DATE DISTRIBUTED: December 8, 2016
PLANNING COMMISSION DATE: December 20, 2016
ACTION REQUESTED: Request to rezone 0.5 acres from R-1 Single Family Residential to B-2 General Business
REQUESTED BY: The Penrod Group Inc., property owner
REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is located at 4820 Ivanrest Ave. Street, SW. (Section 28)

EXISTING ZONING: The property is zoned R-1 Single family Residential. Zoning surrounding the property follows:

North: R1-A Residential (City of Grandville)
South: R-1 Single Family Residential
East: R-1 Single Family Residential
West: ER Estate Residential (across Ivanrest Avenue)

EXISTING LAND USE: The property has a large residential building. Land uses surrounding the property follows:

North: Vacated contractor storage yard (City of Grandville)
South: Vacant woodlot and wetlands
East: Vacant woodlot and wetlands
West: Single family residence (across Ivanrest Avenue)

PROPOSED REZONING:

In 1975, the Board of Zoning Appeals granted a variance to allow the construction of a pole building for truck and equipment storage on this residentially zoned parcel. Since that time, staff and the BZA have dealt with various commercial use proposals to occupy the building. Most recently, in March 2015, the BZA authorized a computer repair business for this site. The petitioner now desires to rezone this property to potentially allow a broader range of use and leasing options for the property (see attached).

STAFF COMMENTS:

1. This property lies on the border of Grandville and Wyoming. To the north, Grandville has seen dramatic commercial development near the RiverTown Crossings Mall. Immediately north is a recently vacated commercial contactor business with an extensive outdoor storage yard. To the south of the property is an undeveloped open woodlot that is severely limited in its development potential due to wetlands. As such, this property is more closely tied with the expanding commercial developments in Grandville than the residential / church developments south in Wyoming.

2. The building is of pole construction with two overhead doors. Its design lends itself most readily to vehicle and equipment storage. Some unauthorized outdoor salt storage behind the building is also occurring. If the property is rezoned to B-2 General Business such uses are permitted. Long term, the property is best suited for building removal with a more appropriate commercial building constructed in its place.

3. The City of Wyoming Land Use Plan was adopted in 2006. This predates much of the commercial development that has since occurred in Grandville. In the Plan, this site is recommended for Low-Medium Density Residential Use (3.5-6 units per acre). The proposed commercial zoning does not conform to the Land Use Plan's recommendation. However, with the existing pole building and its sequence of commercial uses, the property's location near Grandville businesses, and its separation from residential developments to the south, the proposed B-2 General Business zoning is considered by staff to be appropriate.

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.

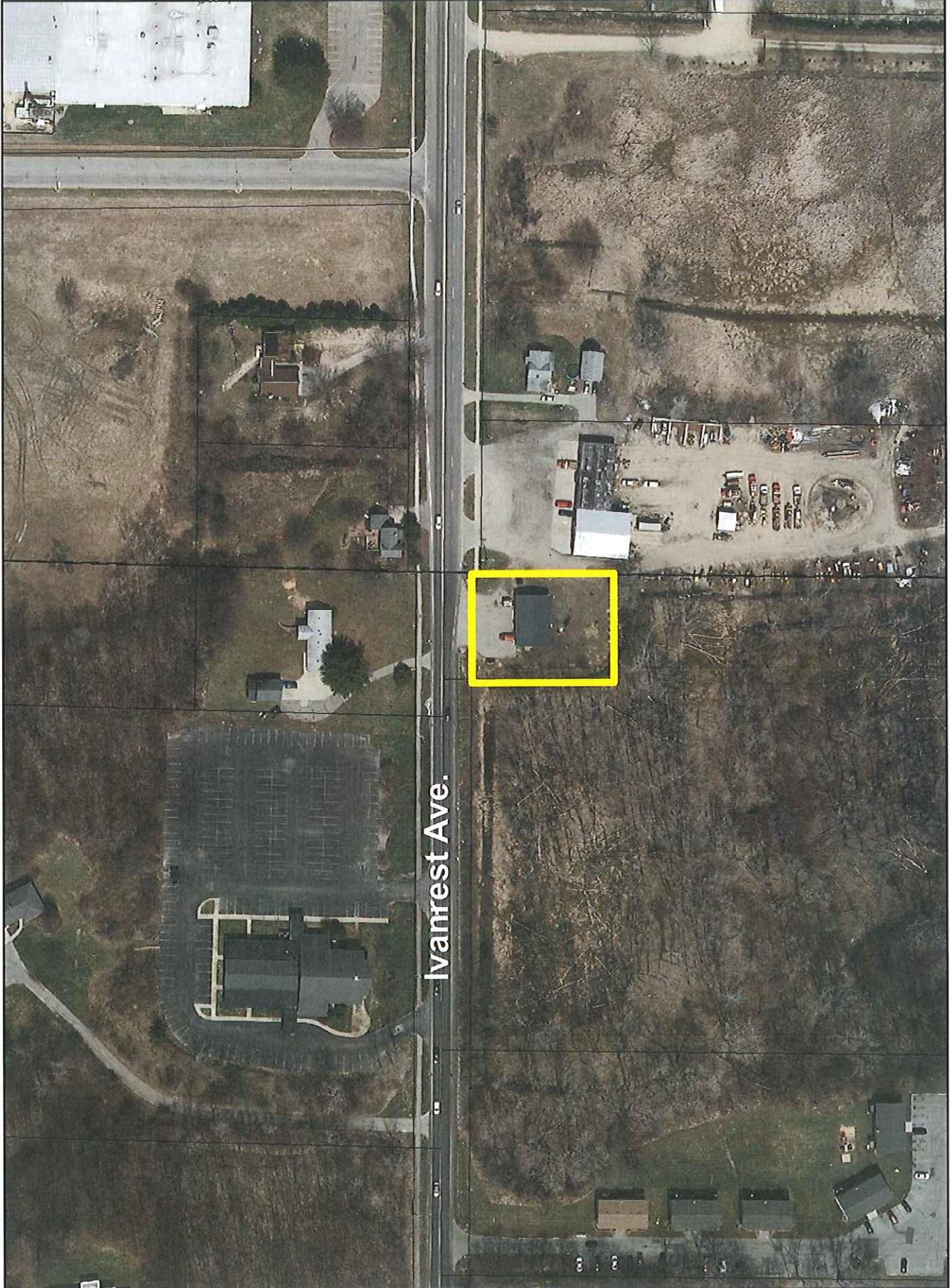
The proposed rezoning will allow the petitioner greater use options and ease of property management, which are economic benefits. The rezoning offers no change in environmental quality or social equity. The proposed rezoning conforms to the City of Wyoming sustainability principals.

STAFF RECOMMENDATION:

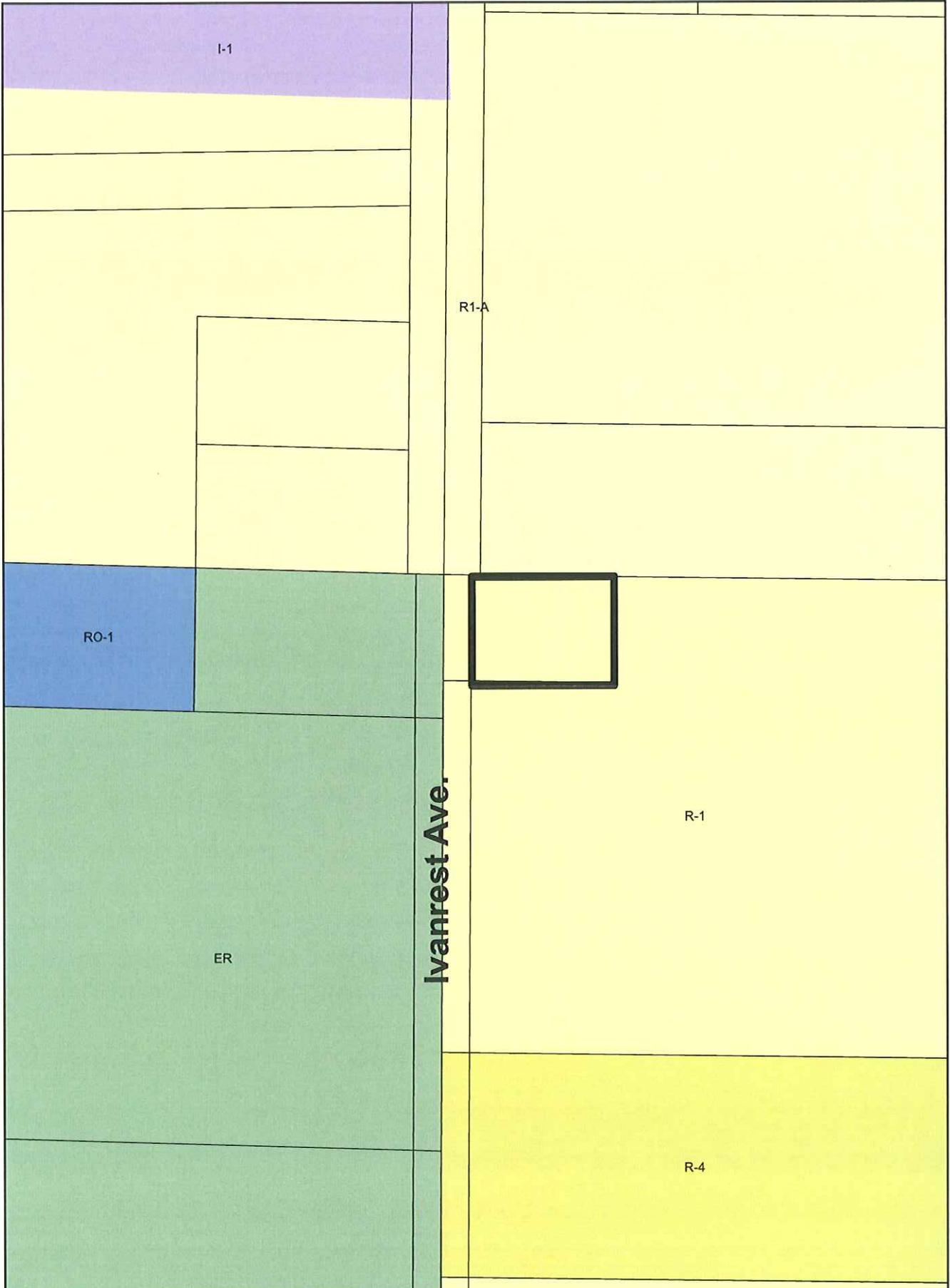
The Development Review Team suggests the Planning Commission recommend to the City Council approval of the subject rezoning.

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



Ivanrest Ave.



I-1

R1-A

RO-1

ER

Ivanrest Ave.

R-1

R-4



COMPUTER
BARN

4820

OPEN

SLOW PC?
STOP
HERE

The Penrod Group, Inc.
4864 Chatsworth Creek Dr.
Hudsonville, Michigan 49426

Tel: (616) 403-9710

November 19, 2016

Mr. Timothy Cochran, AICP, ASLA
City Planner
City of Wyoming
1155 - 28th Street SW, Box 905
Wyoming, Michigan 49509

RE: Request for Rezoning
4820 Ivanrest Ave SW
Tax ID. No. 41-17-28-301-001.

Dear Mr. Cochran:

We are submitting a request to alter the zoning on a small parcel of property located at 4820 Ivanrest Ave. SW in the City of Wyoming to B-2. The pole barn on this property rests on a parcel of land that is 200' x 125' and is surrounded by wet lands, Ivanrest, and substantial commercial developments just a stone's throw north on Ivanrest in the City of Grandville. We believe the best use of the land to be for limited commercial use. The current zoning is residential; it would be silly to build a single family residence on the parcel and it is too small for multi-family use.

Previously in January of 2015 we submitted a variance to the zoning board requesting a non-conforming B-2 business use to allow a small computer repair business to operate out of this location. The variance was approved (Thank You) and we are happy to report that the computer repair business is operating quite nicely. We do not believe that it has disturbed the character and nature of the surrounding neighborhood. If anything, we think it has enhanced the neighborhood by adding a stable tenant. To our knowledge there has not been any negative problems with the operation of this business, whether traffic or otherwise. There has been one non-conforming use involving the storage of salt that used by an itinerant snowplow operator who has been using a very small space in the building.

Given that the property is zoned residential, we are forced to request a new variance each time we seek to lease the building. This creates a burdensome expense of time and money for us as well as the zoning board. In addition, this process of obtaining a variance requires time that most potential tenants are unhappy with, and in fact, their tenancy might be rejected due to the residential zoning.

The purpose of this request is to attempt to bring this parcel of land more in line with what has happened in the greater surrounding area. The property directly abuts the city line and for better or worse our neighbor is the City of Grandville. As you are no doubt aware, Grandville has allowed a considerable amount of commercial activity in this area, both at the corner of Ivanrest and 44th Street and on Ivanrest itself. Across the street is a large church, Grandville Printing, and a wholesale florist; just around the corner is Meijers and Rivertown Crossings.

We understand that when the City of Wyoming Master Zoning Plan was drafted, the intention was to concentrate commercial activity along Wilson Avenue and that Ivanrest would remain residential. However, recent developments in the City of Grandville, and the construction of Resurrection Life Church and an apartment building adjacent to our parcel changed the character of the surrounding community. Our parcel of land reminds us of a "lonely little petunia in an onion patch" to borrow from the lyrics of a song that dates us.

Thank you for briefly meeting with us a couple of weeks ago. We appreciated your comments and look forward to meeting with the zoning board. We have attached a survey of the parcel for your review.

Sincerely,

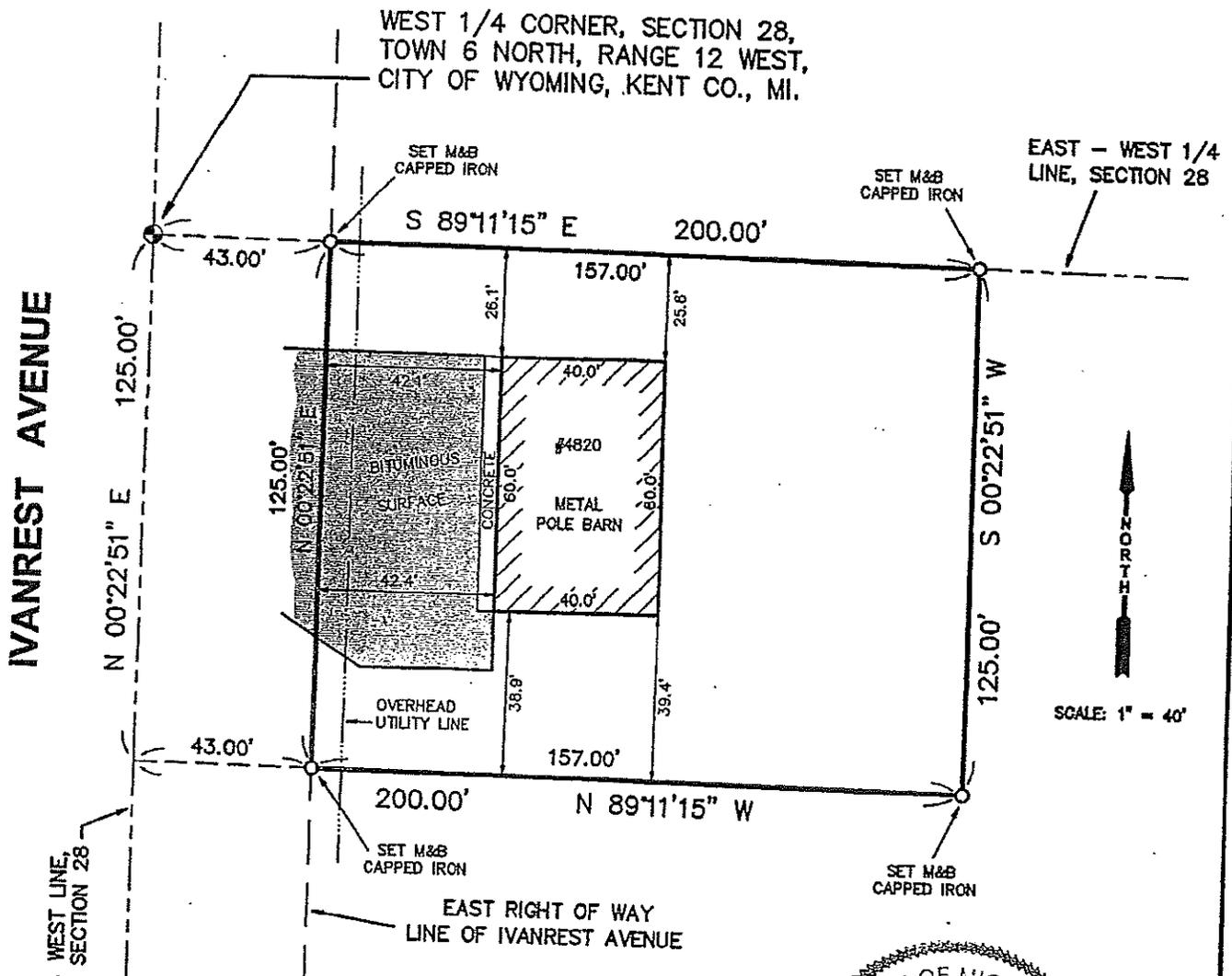
A handwritten signature in cursive script that reads "Frank Block". The signature is written in black ink and is positioned above the printed name and title.

Frank Block
President

Exhibit A

PROPERTY DESCRIPTION

The North 125 feet of the West 200 feet of the Southwest one-quarter of Section 28, Town 6 North, Range 12 West, City of Wyoming, Kent County, Michigan.



CERTIFICATION

TO: KB SIGNS



We hereby certify that we have surveyed the property described hereon; that the building and improvements are located entirely thereon; and that there are no encroachments either way across the property lines except as shown hereon.

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 2

DATE DISTRIBUTED: December 8, 2016
PLANNING COMMISSION DATE: December 20, 2016
ACTION REQUESTED: Request for Site Plan Approval for 5920 Clyde Park
Self Storage
REQUESTED BY: Park Avenue Group LLC, property owner
REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is located at 5920 Clyde Park Avenue, SW. (Section 36)

PROJECT INFORMATION:

EXISTING ZONING CHARACTERISTICS:

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

North: B-2 General Business
South: I-1 Light Industrial
East: I-2 General Industrial
West: I-1 Light Industrial

EXISTING LAND USE:

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

North: Knights of Columbus
South: Michigan Trucking
East: U.S. 131
West: Elite Training

PROPOSED LAND USE:

The petitioners propose to construct a self-storage facility on this site. The six buildings include over 600 units of varying size, with most being climate controlled. The property gains access from Clyde Park Avenue through a shared drive with Elite Training. This property was rezoned

from B-2 General Business in 2014. The purpose of that rezoning was to accommodate Allied Manufacturing, an industrial development. That site plan was approved by the Planning Commission also in 2014, but the project did not proceed to construction.

Staff has the following added site plan comments:

1. Final site grading, storm water and utility plans shall be approved by the Engineering Department. Storm water calculations shall be provided.
2. Fire Department approval for fire lane turning radii is required.
3. The proposed façade plans are typical for a self-storage facility. 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.

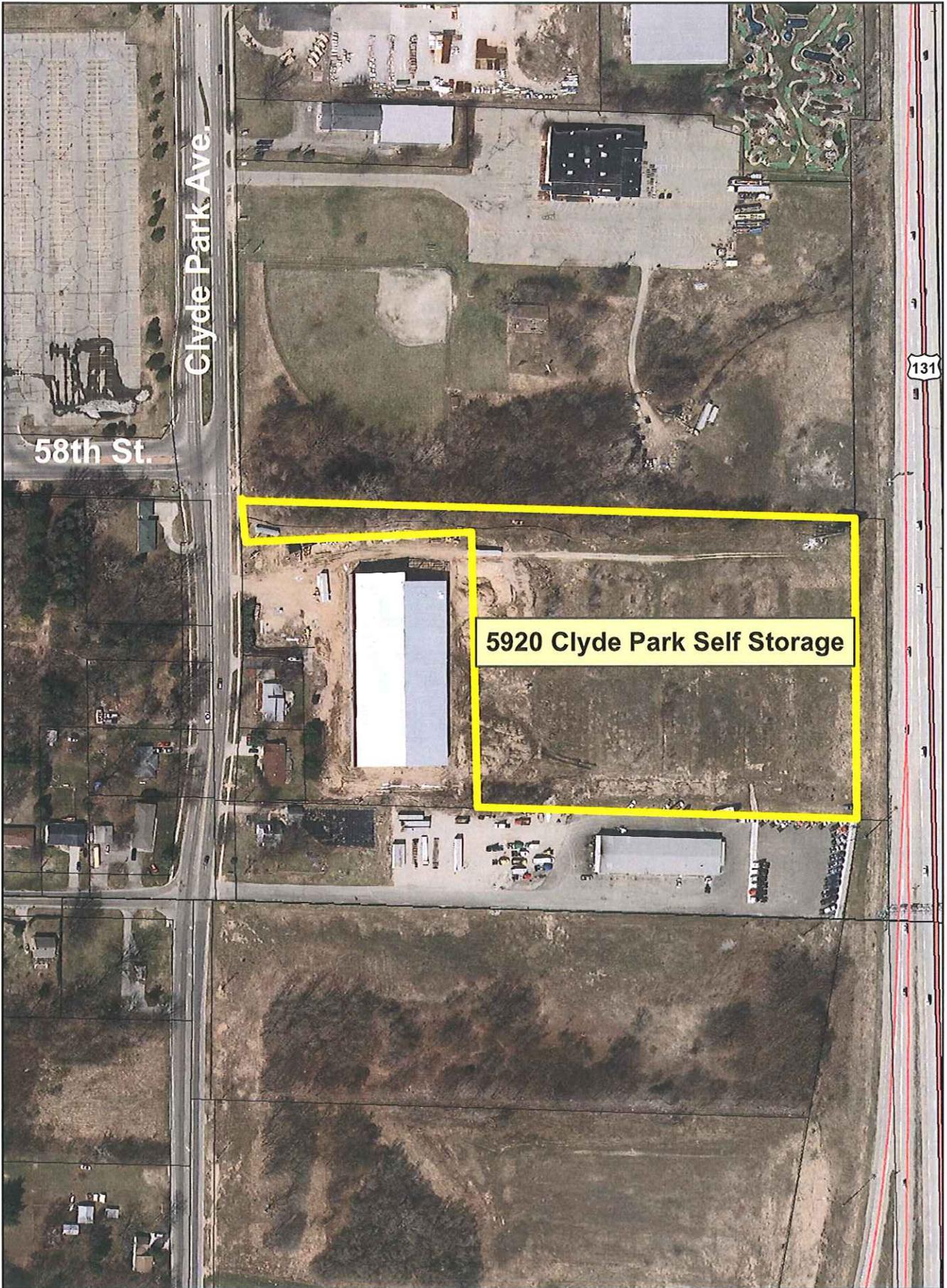
The proposed self-storage facility will provide a service to area residents and businesses. This promotes economic strength. Short term employment will also with construction. The proposed development conforms to the City of Wyoming sustainability principals.

PLANNING COMMISSION ACTION:

The Development Review Team recommends the Planning Commission grant Site Plan Approval for 5920 Clyde Park Self Storage 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
Jeff Keppel, Building Official
James Carmody, Director of Police and Fire Services
Tim Cochran, City Planner



Clyde Park Ave.

58th St.

131

5920 Clyde Park Self Storage

CITY OF WYOMING - SITE PLAN DATA WAIVER REVIEW

Project: 5920 Clyde Perk Storage		Reviewed By: Tim Cochran	
		Date: 11/23/16	
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			
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)		beel not provided on Engineer Plans	Y
Scale and north-point			

CITY OF WYOMING - SITE PLAN DATA WAIVER REVIEW

Project: <i>5920 Clyde BERK Storage</i>	Reviewed By: <i>Tim Cochran</i>		
	Date: <i>11/23/16</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>Zoning not provided</i>	<i>Y</i>
Proximity to section corner and Major Thoroughfare			
Net acreage (minus rights-of-way) and total acreage			
Proposed number of employees, if applicable			
(c) Site Data:			
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: 5920 Clyde PERK STORAGE		Reviewed By: TIM COCHRAN	
		Date: 11/23/16	
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			
(d) Access and Circulation:			
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		Additional detail required for radii on fire lane	N

CITY OF WYOMING - SITE PLAN DATA WAIVER REVIEW

Project: 5920 Clyde Park Storage		Reviewed By: Tim Cochran	
		Date: 11/23/16	
Required Site Plan Data:	Waiver Requested	Reviewer Comments:	Y/N
Traffic impact analysis meeting the requirements of Section 90-1003 (3), if applicable			
(e) Landscape Plans:			
General location of existing plant materials, with an identification of materials to be removed and materials to be preserved		Existing landscaping (natural) meets frontage requirements. No more required.	Y
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			
(f) Building and Structure Details:			
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.		Materials not provided. Will be obtained with building permit application.	Y
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

Project: 5920 Clyde Park Storage		Reviewed By: Tim Cochran	
		Date: 11/23/16	
Required Site Plan Data:	Waiver Requested	Reviewer Comments:	Y/N
Details on accessory structures and any screening			
(g) Information Concerning Existing and Proposed Utilities, Drainage and Related Issues:			
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			
(h) Additional information required for Residential Development			
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			
(i) Other Requirements			
Applicable fees, as set by the City Council			