

THESE MINUTES ARE SUBJECT TO FORMAL APPROVAL BY THE WYOMING
PLANNING COMMISSION AT ITS REGULAR MEETING OF MARCH 20, 2012

PLANNING COMMISSION
MINUTES OF FEBRUARY 21, 2012
CITY COUNCIL CHAMBERS
CITY OF WYOMING, MICHIGAN

MEMBERS PRESENT: Arnoys, Goodheart, Hegyi, Micele, Postema, Spencer, Weller,
Woodruff

MEMBERS ABSENT: Bueche

STAFF PRESENT: Cochran, City Planner
Rynbrandt, Director of Community Services
Bill Dooley, Director of Public Works
Barbara VanDuren, Deputy City Manager/DDA Director
Lucar, Administrative Secretary

Chair Spencer called the meeting to order at 7:00 PM.

Motion by Hegyi, supported by Woodruff, to excuse Bueche. Motion carried unanimously.

APPROVAL OF MINUTES

The minutes of January 17, 2012 were approved as written.

APPROVAL OF AGENDA

The agenda was approved as presented.

PUBLIC COMMENT ON NON-PUBLIC HEARING AGENDA ITEMS

There was no public comment.

AGENDA ITEM NO. 1

Request to adopt the Turn On 28th Street Corridor Sub Area Plan as an amendment to the
City of Wyoming Land Use Plan 2020. (Turn On 28th Street Steering Committee)

Cochran explained the Turn On 28th Street Corridor Sub Area Plan is the culmination of a two-
year long community effort to respond to the extensive range of issues facing the 28th Street
business district. The study area was a one mile section of 28th Street extending from Clyde Park

Avenue to Burlingame Avenue. This area had been the center of commercial activity in Wyoming for several decades, once known as “The Miracle Mile”. However, for more than the last decade it has experienced economic disinvestment, the underutilization of properties, the loss of several iconic businesses, and other challenges nationally common to aging strip commercial areas.

To respond to these issues, the Wyoming Downtown Development Authority (DDA) commissioned a consultant team comprised of specialists from multiple firms to work with the community. The paramount objective was to have a transparent planning process to develop a realistic plan for the repurposing of 28th Street into a vibrant and sustainable mixed-use district. The implementation of the plan is envisioned to restore Wyoming’s Downtown into a prime retail and entertainment destination. Critical to this plan would be the identification of market niche businesses that would compliment existing businesses and reinvigorate the district.

The Planning Process:

This planning document should be acknowledged as a true community vision. The planning process began with the formulation of a Turn On 28th Street Steering Committee in October 2009 comprised of officials from the City Council, Planning Commission and DDA, along with several citizens and a development specialist. Staff from the Michigan Department of Transportation (MDOT) were regular participants owing to 28th Street being a State controlled highway. Assistance was also provided by pertinent City staff from various departments. A mobile tour was held on July 28, 2010 and involved forty participants including many business stakeholders from the district. The purposes of the tour were to launch the planning process, build momentum, and to identify assets and common concerns. Following that, the consultant team interviewed eighteen key stakeholders to gather feedback on the challenges of the district and preferred redevelopment ideas. On October 7, 2010, two workshops were held at the Wyoming Public Library to gather broad community participation and begin formulating ideas for the future of 28th Street. In all, 110 individuals participated and worked in teams to put their visions to paper. These concepts were then exhibited at a consultant staffed storefront in Rogers Plaza from October 25 to December 22, 2010. The storefront served to provide individuals opportunities for sharing ideas and opinions. It is estimated that up to sixty people shared their thoughts.

On December 7, 2010 two workshops at the library enabled 60 participants to evaluate and critique three concept designs derived from prior public input. The participants were encouraged to propose modifications and identify the most important features of the concept designs. On March 30, 2011 two open house meetings were conducted at the library to present the preliminary final drafts derived from the prior workshops. Once again, approximately 60 people participated in the review. From the input obtained from the workshops, and after affirmation from the Steering Committee, a preferred concept plan became the favored approach.

Throughout this process, all conceptual designs and supportive information was provided and continuously updated for public review and scrutiny through the Turn On 28th Street link at the City website and a Facebook page. A key component of this information was a detailed market

strategy. This strategy, which also was continually updated, identified that up to 660,000 sq.ft. of existing retail should be retained. Additionally, up to 475,000 sq. ft. of retail should be recruited. The analysis also identified this area as viable for office uses with up to 600,000 sq.ft. of office anchors and up to 600,000 sq.ft. of office tenants possible. Advanced education and health services are also viable uses within this district. The constraints of the market strategy continuously guided the formation of the plans. In addition, the DDA, Planning Commission and City Council were routinely informed of the evolution of the design process.

Subsequently, the lead consultants prepared two design iterations based on the preferred concept. These iterations were scrutinized in detail by the full consultant team, MDOT staff, City staff, and the Steering Committee. After several refinements, the Steering Committee selected the plan which was forwarded to the Planning Commission and City Council. On August 1, 2011, the City Council authorized the distribution of the draft plan to surrounding communities and affected transportation and utility agencies. The plan was subsequently amended to reflect additional property owner input.

The Turn On 28th Street Corridor Sub Area Plan has been continuously refined to this final document. The key aspect of this plan is a crescent street extending south of 28th Street through the Rogers Plaza, Wyoming Village Mall and Studio 28 properties. This street will provide the connectivity for the eventual redevelopment and mutual benefit of these, and surrounding, properties. Consideration has been given to locating large retail businesses in the district, but the design is most accommodating to small and midsize businesses that would benefit from the more compact scale. It is anticipated that almost every property within the study area will be redeveloped in the next 30 years. The plan is intended to be purely illustrative of how properties could be redeveloped or retrofitted under the recommendations. An alternate development scenario plan developed by one of the major property owners is included in the document and exemplifies the City's commitment to working with the development community to allow market driven redevelopment that will be guided by this plan. The plan does not recommend the removal of any building or business. The retrofit of this area will be gradual and will occur in phases depending on economics, market demand and access to funding sources for public improvements such as streets, landscaping and other civic amenities. The plan has already acquired a significant endorsement. In September 2011, the plan received the regional American Institute of Architects Honor Award for Urban Design.

The Turn On 28th Street Corridor Sub Plan will be inserted into the City of Wyoming Land Use Plan 2020 as Appendix 1A. This document and the accompanying 2035 Thoroughfare Plan (new Appendix 1B) will replace the existing Appendix 1-Transportation. Pages 52 – 55 of the Land Use Plan references the Downtown Plan being replaced by this sub plan amendment. Those pages will be void with a reference made to the new sub plan, its replacement of the prior Downtown Plan, and its location in the document. In addition, Appendix 2 – Strategies for Implementation pages 30, 31 and 32 will be modified to remove the text referencing the Downtown Plan.

Plan Implementation:

The adoption of the Turn On 28th Street Corridor Sub Area Plan will establish the vision of the City and the greater Wyoming community for the redevelopment of this prominent area of 28th Street. To implement this vision, the City must prepare and adopt new Zoning Codes to guide this redevelopment. Concurrently, City staff will be evaluating potential opportunities for public participation and expenditures in this redevelopment effort.

Plan Adoption Process:

The Turn On 28th Street Corridor Sub Area Plan is an amendment to the City of Wyoming Land Use Plan 2020. The procedure for adoption is established by the Michigan Planning Enabling Act, Public Act 33 of 2008. Approval of the amendment must be by resolution carried by an affirmative vote of not less than 2/3 of the Planning Commission members. Upon approval, the secretary of the Planning Commission shall submit a copy of the amendment to the City Council. The City Council, through resolution, has asserted the right to approve or reject the proposed amendment.

The Turn On 28th Street Steering Committee suggested the Planning Commission adopt the Turn On 28th Street Corridor Sub Area Plan as an amendment to the City of Wyoming Land Use Plan 2020 and adopt Resolution No. 7.

Cochran noted there were two letters received from property owners in the area, which were distributed to the Planning Commission. They both expressed concern about maintaining flexibility in the Plan.

Chair Spencer opened the public hearing.

Pat Dermody, co-owner of J.P. Dermody, 1456 – 28th Street, SW, referred to the letter she and her sister had submitted to the Planning Commission. Her family has owned and paid taxes on this property since 1957. Unfortunately, businesses interested in buying their property have not fit into the future conceptual plan. They are concerned they will not be able to sell it, and it will remain an empty building.

Chair Spencer closed the public hearing.

Motion by Arnoys, supported by Micele, to adopt the Turn On 28th Street Corridor Sub Area Plan as an amendment to the City of Wyoming Land Use Plan 2020. Discussion followed.

Chair Spencer thought there is a perception that this Plan is not flexible, which is false. It provides for greater flexibility and future opportunities. Micele agreed. It is time to make changes on 28th Street. If things stay the same, they will only get worse.

Goodheart thought development of the crescent street should be the primary focus. Hopefully the three major property owners in this area will come together and help make it happen.

Cochran mentioned the Turn On 28th Street Marketing Committee has been regularly meeting, and the Zoning Code will have to be amended next. The Plan has built-in flexibility to work with many different uses that choose to come here.

Weller pointed out, if the crescent street is the first phase of the plan, then the Dermody's can still lease out their property. Cochran noted when the Zoning Code is amended, there will be an expansion of the uses allowed, and the area will not be as restrictive as the current Downtown Center district. Weller thought the crescent street, even if partially built, could spur development.

Postema asked if the Dermody property has lost its industrial non-conforming status since it has been vacant. Cochran responded affirmatively. If they wish to use it for industrial, they would have to receive a use variance from the Board of Zoning Appeals. Postema asked if a marketing strategy has been developed yet to market the plan. DDA Director VanDuren indicated the marketing committee has been meeting regularly and has come up with many ideas which now have to be developed into a formal marketing plan. The City is getting the word out whenever possible, such as a recent TV 8 interview with Rynbrandt regarding the former Klingman's building. The Wyoming TV channel also will be doing a segment on the Plan. Postema asked if there has been any work done on acquiring easements for building the crescent street. Cochran replied staff has started to look at construction costs. Ultimately the City would like to assemble funds to assist future developers if needed.

Goodheart clarified that 6 out of 8 votes are needed to adopt the plan this evening. Chair Spencer responded affirmatively, noting that the Commission has 9 appointed members, and the vote requires a supermajority of members which would be an affirmative 6 votes required for the motion to pass.

Postema agreed with the Plan, but if there is no force behind it for marketing and development, it should be tabled. Rynbrandt pointed out much work has been done in obtaining preliminary estimates from the Engineering Department, exploring funding opportunities and discussing marketing alternatives. There will need to be a marriage between the developer and the City for development to occur. Micele indicated the marketing concept will constantly evolve. It is a large undertaking, but the marketing committee will come up with a direction.

Arnoys thought the first step in marketing was to identify the target audience. They should diligently market to potential businesses. He is in favor of the Plan.

A vote on the motion carried 7 – 1, with Postema opposed.

AGENDA ITEM NO. 2

Request to adopt the 2035 Thoroughfare Plan as an amendment to the City of Wyoming Land Use Plan 2020 (Wyoming Planning and Engineering Departments)

Cochran noted the current City of Wyoming Thoroughfare Plan was adopted by the Planning Commission in February 1998. That Plan proposed numerous street enhancement projects in response to the pending Southbelt Freeway (M-6) and the rapid development occurring in South Wyoming. These street improvement projects included Wilson Avenue, Byron Center Avenue, 44th Street and Gezon Parkway that were subsequently undertaken.

Public Works Director Dooley explained the focus of the new 2035 Thoroughfare Plan shifts to primarily endorsing less significant road widenings and other system enhancements. Ivanrest Avenue north of 52nd Street, and 56th Street between Ivanrest and Byron Center Avenues, will be considered for improvements if the future traffic volumes, and financial resources, justify them. The Plan also includes additional commentary acknowledging the benefits of developing an expanded non-motorized system within Wyoming. This system expansion was not a part of the scope of this Thoroughfare Plan. However, a future planning process is recommended to identify the corridors that would best serve the non-motorized needs of the community.

Plan Adoption Process:

The 2035 Thoroughfare Plan is an amendment to the City of Wyoming Land Use Plan 2020. The procedure for adoption is established by the Michigan Planning Enabling Act, Public Act 33 of 2008. Approval of the amendment must be by resolution carried by an affirmative vote of not less than 2/3 of the Planning Commission members. Approval of the amendment is the final step for adoption. Upon approval, the secretary of the Planning Commission shall submit a copy of the amendment to the City Council.

The Development Review Team suggested the Planning Commission adopt by resolution the 2035 Thoroughfare Plan as an amendment to the City of Wyoming Land Use Plan 2020.

Chair Spencer opened the public hearing. There were no comments and the public hearing was closed.

Motion by Goodheart, supported by Postema, to adopt by resolution the 2035 Thoroughfare Plan as an amendment to the City of Wyoming Land Use Plan 2020. Discussion followed.

Weller mentioned 56th Street has a lot of traffic and backups. Dooley replied there will most likely be intersection improvements and widening at Ivanrest and 56th Street in the near future.

Chair Spencer favored the concept of bike lanes. Dooley noted non-motorized lanes on some of the roadways will be studied further.

A vote on the motion carried unanimously.

AGENDA ITEM NO. 3

Request to rezone 4.1 acres from R-1 Single Family Residential to R-4 Multiple Family Residential. (Section 27) (John Lee Koetje) (Includes Site Plan Approval for Chateau Village Apartments Phase 4)

Cochran indicated the petitioner proposes to rezone this property to add 44 apartment units to the 292 existing units within the Chateau Village Apartment complex. The existing R-1 Single Family Residential district does not permit multiple family dwellings. The property is a wooded lot that is accessed from an existing private drive within the apartment complex. No other means of access into the property appears plausible. The site is approximately 800 feet south of 44th Street and 2,000 feet from Burlingame Avenue. The development will include a garage stall for each of the units. The 24 and 12 unit buildings will have two-bedroom apartments of 1,129 square feet. The 8 unit building will have one-bedroom apartments of 874 square feet. The petitioner held an informational outreach meeting with the nearby property owners on February 2, 2012. It was affirmed that the petitioner had staked the 100 foot buffer to define the preserved woodland allowing for adjoining property owners to understand the distance.

The City of Wyoming Land Use Plan 2020 identifies this property as suitable for medium-high density residential use. This designation is intended for densities of up to 16 units per acre. The proposed density is 10.7 units per acre.

The DRT desires to ensure to the nearby neighborhood, Planning Commission and City Council that the property will be developed as proposed. The Michigan Zoning Enabling Act 110 of 2006, under Section 125.3405, provides for communities to enter into agreements with developers as a condition to rezoning. The petitioner has voluntarily offered a letter requesting limiting the development to that shown on the site plan. The agreement would include the 100 foot wide do-not-disturb zone between the apartments and the residential lots to the south. Under the standard City zoning requirements, this area could be developed with a minimum apartment building setback of 35 feet. The petitioner's family developed both the Chateau Village Apartments, and the adjoining single family subdivisions. The existing Chateau Village Apartments to the east of the site were constructed beginning in 1982. The 100 foot do-not-disturb zone was initiated at that time. If the proposed rezoning is acceptable to the City Council, the DRT suggests the City Attorney prepare the agreement for acceptance with the adopting ordinance's second reading. The agreement will set a timeline for when the construction must commence, or the property will revert back to the current R-1 Single Family Residential zoning.

Staff had the following added site plan comments:

1. Approval of the site plan is dependant upon rezoning of the property.
2. Final site grading, utilities and storm water management plans shall be approved by the Engineering Department.

3. A final landscape plan meeting City requirements shall be submitted to and approved by the Planning Department prior to installation.
4. The proposed building elevations are acceptable.
5. The City Assessor requests a parcel combination application. (Informational)

Cochran noted there were seven letters received in opposition to the rezoning. He also noted there was an error made in the public notification process for this rezoning. Twelve properties were left out of the notification out of about 200. Therefore, Staff recommended holding the public hearing, but keeping it open for the next meeting on March 20, 2012 in order to re-notify residents.

Chair Spencer opened the public hearing.

George Brown, 1877 Camrose Ct, whose property backs up to the proposed rezoning, said the apartment residents, their vehicles and their pets are a disturbance, especially in the summertime. It will be worse when they are directly in his backyard. Their property values will continue to decline.

John Dunbar, 4592 N. Camrose Ct., noted that the homes located near the apartment complex are worth between \$50,000-\$100,000 less than the other homes in the subdivision. Apartments usually cause an increase in crime and a decrease in property values. Wyoming does not want to turn into Kentwood with too many apartment complexes. He is also concerned about the wildlife that currently lives in the woods on this property.

Dean Rietberg, 1893 Camrose Ct., indicated the realtor that sold him his home 18 years ago said that this property could only be developed for single family homes. They are currently disturbed by the continuous flashing of car lights from the apartments, and it will only get worse. He proposed a natural berm to shield the houses from the apartments.

Mrs. Burnett, 1885 Camrose Ct., did not think more apartments were needed in Wyoming. Within a three mile radius, there are already seven apartment complexes. Her property values have dropped and will only continue to do so.

Phil Nelson, 4584 N. Camrose Ct., has lived in his home since 1986 and enjoys the wildlife in the backyard. If the apartment complex is expanded, the aesthetic value will be significantly downgraded.

Donald Visser, 1901 Camrose, referred to the points in his letter regarding the historical development of the apartments and the need for a berm for screening. He pointed out this single parcel is a self-created condition by the developer of the apartments.

Mrs. Urquiza, 1909 Camrose, whose property backs up to the proposed rezoning, said she moved her because of the natural setting. The apartments will ruin the beautiful view and disturb the

wildlife. Mario Urquiza, her son, did not want apartments 100 feet from their house. He is concerned about the safety of the children in the neighborhood.

Bill Vukovich, 4568 N. Camrose Ct, said they have a beautiful view right now with much wildlife. The apartments will encroach on this.

Aaron Noordhoek, 4468 Edgemont Drive, thought the Commissioners had to keep in mind who will most likely be affected by the rezoning.

Jami Dunbar, 4592 N. Camrose Ct., knew of housing developments where they were accessed from an industrial drive. She did not see the problem with building homes here and accessing them through multiple family. She noted there is an endangered wood turtle and perhaps endangered plant life on this property. The trees are tall and mature and should be preserved as much as possible.

Dave VanDyke, 1950 – 44th Street, owns 4.7 acres that back up to Koetje's property. Regarding the wildlife, he knew the turtles are eastern box turtles, the plants are trilliums which the deer eat, and the deer are very healthy. Progress is going to happen. Koetje owns this property and has the right to develop it they way he wishes.

Chair Spencer left the public hearing open and it will continue at the March 20, 2012 meeting.

Doug Stalsonburg of Exxel Engineering, representing petitioner John Lee Koetje, addressed some of the citizens' concerns. He pointed out Koetje has made a good faith effort in meeting with the neighbors and discussing his plans. The primary issue seems to be the shining of lights onto the houses and they offered to plant a number of pine trees to shield the lights. The neighbors felt the trees would not grow with so much shade and wish to have a ten foot berm instead. This height of berm would require removal of about 50 feet of trees. The apartment buildings would be 100 feet from the rear property lines of a few of the houses. The closest house is 200 feet away. They tried to push the buildings north as much as possible to be sensitive to the neighbors. The original 1972 rezoning that Mr. Visser referred to had conditions limiting the density to 12 units per acre. The original conditions of the rezoning did not even pertain to the property requested for rezoning. The density of the apartment units in place right now is 10.4 units per acre, and they are 100% occupied.

Chair Spencer asked Stalsonburg to give his official presentation next month and appreciated him addressing the neighbors' concerns. She asked Stalsonburg if it is feasible to develop the property as R-1 Single Family. Stalsonburg replied the only access to the property is off R.W. Berends Drive. This would require an extension of a public street to access this four acre property. There is not enough room between the existing buildings to construct a 60 feet wide public street. He acknowledged that the developer created this situation, but with the intent for future apartment development. He pointed out, if single family homes were built, they could be 35 feet from the neighbors' property lines.

Motion by Postema, supported by Woodruff, to defer this item one month. Discussion followed.

Postema asked if the City was under any obligation to check for endangered species. Cochran responded he would check with the DNR. Postema asked, if the request is turned down and it is part of the Land Use Plan, what are the ramifications? Cochran replied the Land Use Plan is a guide for development, but they should have justification for denial. Postema pointed out the lot combination is necessary to have legal frontage on a public street. Cochran noted the developer has been advised of this as an informational item in the staff report. Postema thought the recreational facilities for the apartments may have to be enhanced based on the increased number of units. Cochran would check on this.

Weller asked if the houses were built before the apartments. Stalsonburg responded affirmatively. Weller pointed out Koetje's excellent reputation for quality development. He thought planting additional trees at the end of the drives could shield the lights from the neighbors. He asked if the neighborhood association would be willing to purchase the property to preserve it. He thought the property owner should be able to develop the property the way he wishes.

Goodheart thought the conditions of approval needed to be part of the contract zoning. Cochran said this would be done at the City Council level.

A vote on the motion carried unanimously.

AGENDA ITEM NO. 4

Request for Special Use Approval for 28th Street Showplace – Secondhand Business.
The property is located at 1256 – 28th Street, SW. (Section 14) (Doug Carl) (Includes Site Plan Approval)

Cochran noted the petitioner proposes to renovate 43,551 square feet within the Wyoming Village Mall into a trade show center. The 28th Street Showplace will be used for a wide range of trade shows including antiques, gun & knife, boats, cars, crafts, etc. These trade shows will include new merchandise. In addition, used merchandise will be traded, bought and sold at these events. This requires Special Use Approval as a secondhand business from the Planning Commission. The City Council, upon recommendation from the Planning Commission and DDA, amended the Zoning Code in May 2011 to potentially allow secondhand businesses in this DDA district. 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 lease space within Wyoming Village Mall had most recently been used by Joanne Fabrics. The proposed retail activity is anticipated to have a positive effect on the overall businesses in the Mall and neighboring properties by bringing in commercial activity that may not typically frequent this area of 28th Street. The

recent market analysis prepared by LandUse USA for the Turn-On 28th Street Corridor Sub Area Plan strongly recommends a retail strategy that focuses on additional commercial uses and fostering small business growth.

- 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. The amendment to the Zoning Code that would potentially allow used good businesses in the DDA was crafted as a means to help fill unused retail space in this area. 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 access to 28th Street, Michael Avenue and Prairie Parkway. No adverse traffic impacts are anticipated from this retail use.

- d. The tendency of the proposed use to create any type of blight within the immediate area.

The proposed 28th Street Showplace will occupy and renovate a vacated building. No blighting influence will occur to 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.

The approval of the 28th Street Showplace excludes outdoor displays and sales, and assembly halls. These uses would require consideration by the Board of Zoning Appeals as use variances under the Zoning Code.

Staff had the following added site plan comment:

1. The site is fully developed. The proposed trade shows, for parking requirement purposes, are considered as a general retail use. The overall Wyoming Village Mall has 986 parking spaces, or 208 parking spaces above that required. No changes are required with the proposed use.

Cochran noted two letters were received, one from the owners of Wyoming Village Mall and the other from petitioner Doug Carl.

The Development Review Team recommended the Planning Commission grant Special Use Approval for 28th Street Showplace – Secondhand Business per Staff’s Findings of Fact. Staff also recommended granting Site Plan Approval.

Chair Spencer opened the public hearing.

Kellie LaFurge, 931 Ariebill, opposed the resale of guns and knives at this location because it is so close to Rogers High School. She thought any other events would be fine there, but not that one.

Chair Spencer closed the public hearing.

Petitioner Doug Carl said they plan to hold all kinds of shows at this location. Regarding the guns and knives shows, they are required to comply with all federal, state and local regulations. They will be using some empty space and bring in revenue to the Wyoming area. They do these shows all over the state. The reason they need the Special Use Approval is because they sell antiques and collectibles.

Motion by Woodruff, supported by Hegyi, to grant Special Use Approval for 28th Street Showplace – Secondhand Business per Staff’s Findings of Fact. Discussion followed.

Hegyi asked the definition of an assembly hall. Cochran said this refers to dance halls or staged meeting events, which are not allowed in this district unless they received a BZA variance.

Arnoys favored new business coming into the area.

Weller pointed out the shows would be held on the weekends and not during school hours.

Goodheart asked if these shows would take the place of the shows currently held at the Deltaplex. Carl responded affirmatively. Carl pointed out, for the gun and knife shows, they will have seven security guards there at all times and the entrance/exit would be secured. Goodheart thought the Special Use Approval area should have its own legal description. Cochran indicated a separate legal description was not prepared for this particular space, but the approval is tied with the site plan.

Micele asked if they will sell food and beverages. Carl said yes, but no liquor.

A vote on the motion carried unanimously.

Motion by Hegyi, supported by Woodruff, to grant Site Plan Approval for 28th Street Showplace – Secondhand Business. Motion carried unanimously.

AGENDA ITEM NO. 5

Planning Commission Annual Report.

Cochran gave a summary of the 2011 Annual Report. Staff recommended it be forwarded to City Council.

Motion by Micele, supported by Arnoys, to approve the 2011 Planning Commission Annual Report and forward it to the City Council. Motion carried unanimously.

PUBLIC COMMENT

There were no public comments.

ADJOURNMENT

The meeting was adjourned at 9:35 P.M.

Anthony Woodruff, Secretary
Wyoming Planning Commission

Kimberly S. Lucar, Administrative Secretary
Wyoming Planning Commission