

THESE MINUTES ARE SUBJECT TO FORMAL APPROVAL BY THE WYOMING
PLANNING COMMISSION AT ITS REGULAR MEETING OF MAY 21, 2013

PLANNING COMMISSION
MINUTES OF APRIL 16, 2013
CITY COUNCIL CHAMBERS
CITY OF WYOMING, MICHIGAN

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

MEMBERS ABSENT: Woodruff

STAFF PRESENT: Cochran, City Planner
Rynbrandt, Director of Community Services
Lucar, Administrative Secretary

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

Motion by Micele, supported by Arnoys, to excuse Woodruff. Motion carried unanimously.

APPROVAL OF MINUTES

The minutes of March 19, 2013 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 amend Zoning Code Section 90-646 regarding required vehicle parking and
stacking for drive-through restaurants. (Wyoming Planning Department)

Cochran presented the staff report on this item.

Parking Perspectives:

This request was deferred by the Planning Commission from their March 19, 2013 meeting. Further information regarding alternative parking requirements was desired. The following provides a comparison of respective parking requirements for area communities:

City of Wyoming: 1 parking space / 50 sq. ft. gross floor area
City of Grand Rapids: 1.25 parking spaces / 3 person occupancy (suburban districts)
City of Kentwood: 1 parking space / 50 sq. ft. useable floor area
City of Grandville: 1.5 parking spaces / 3 seats
City of Walker: 1 parking space / 2 seats plus 1 space / employee at peak hours

The parking comparison report prepared by William & Works (a local planning and engineering firm who provides consulting services to numerous area communities) identifies various design parameters for a typical McDonald's restaurant of 4,200 sq. ft. This information was then used to determine the respective parking requirement in each community.

City of Wyoming: 4,200 sq. ft. divided by 50 = 84 parking spaces
City of Grand Rapids: 108 person occupancy divided by 3 x 1.25 = 45 parking spaces
City of Kentwood: 1,444 sq. ft. divided by 50 = 29 parking spaces
City of Grandville: 70 seats divided by 3 x 1.5 = 35 parking spaces
City of Walker: 70 seats divided by 2 plus 12 employees = 47 parking spaces

With further consideration, staff continues to recommend that due to the wide range of drive-through businesses and their individuality, it would be best to derive a parking requirement based on the occupancy of the use. The City of Grand Rapids (in suburban settings), requires 1.25 parking spaces for every 3 people occupancy, as determined by the Building Code. Applying this standard to Wyoming is reasonable and promotes consistency in the region. Additional conversations with the Chief Building Official confirmed that calculations of occupancy is relatively simple with the provision of a floor plan. Changes in fast food franchises or seating arrangements at a particular facility should not substantially amend the parking requirements. As you are aware, the Zoning Code also permits the Planning Commission to grant up to a 25% reduction in required parking where it can be justified based on ordinance standards. In addition, to help diminish the amount of underutilized pavement areas, the Zoning Code limits parking on a property to no more than 20% above that required.

As was also identified to the Planning Commission in March, it was found that a minimum requirement of five stacking spaces for drive through restaurants is a common standard. This is half of what our Zoning Ordinance requires. Those businesses that require additional stacking based on historical operation would provide as many as needed. However, it would be prudent to require the queuing of vehicles to not interfere with public right-of-ways or with on or off site circulation and parking. The following provides a comparison of the stacking requirements for the same area communities:

City of Wyoming: 10 stacking spaces
City of Grand Rapids: To be determined by review of the Traffic Safety Department
City of Kentwood: 4 stacking spaces

City of Grandville; 10 stacking spaces
City of Walker: 5 stacking spaces

Adoption of the proposed amendments would essentially reduce the parking and vehicle stacking by 50% required under the current Zoning Code.

Cochran presented aerial photos of current drive-through restaurants on 28th Street that were built using the old parking standards.

Proposed Ordinance Amendment:

Section 90-646:

Drive-through restaurant: 1.25 for every 3 persons allowed within the maximum occupancy as established by the city fire and building code, plus a minimum of 5 stacking spaces for each pickup window. The queuing of vehicles shall not interfere with public rights-of-way or with on or off site circulation and parking.

Planning Commission Action:

The Development Review Team suggested the Planning Commission recommend to the City Council the subject Zoning Code amendments to Sections 90-646 regarding required vehicle parking and stacking for drive-through restaurants.

Motion by Hegyi, supported by Goodheart, to recommend to the City Council the subject Zoning Code amendments to Sections 90-646 regarding required vehicle parking and stacking for drive-through restaurants. Discussion followed.

Postema pointed out the aerial photos presented show the old parking standard of 1 space per 100 sq. ft. of floor area. Did Staff consider going back to this standard? Cochran replied Staff can determine parking needs more exactly based on the number of seats in a restaurant. He thought it best to base parking on need instead of gross floor area.

Arnoys noted some of the comparison communities had more liberal requirements. Is there a concern that businesses may locate in these communities instead? Cochran did not think this was a concern since the requirement can be reduced up to 25% by the Planning Commission if ordinance standards are met. He thought the proposed change is very business friendly.

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

AGENDA ITEM NO. 2

Request for Special Use Approval (Open Air Business) for Wal-Mart Supercenter. The property is located at 325 – 54th Street. (Section 36) (Wal-Mart Real Estate Business Trust) (Includes Site Plan Approval)

Cochran described the location, existing land use and current zoning around the area. On March 19, 2013, the Planning Commission approved a 182,680 s.f. Wal-Mart Supercenter to be constructed on this 17.65 acre property. At that time it was identified that Wal-Mart desired to have a 3,580 s.f. enclosed outdoor garden center. The products intended to be located in this area are typical for this type of development. The garden center is an open air business and required 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 90-761 (3) of the Zoning Ordinance:

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

The outdoor garden center is dwarfed by the overall scale of the Wal-Mart Supercenter and is located far from any adjoining developments. The garden center will be enclosed by a chain link fence and will have no adverse effect on adjoining 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. The nearby Home Depot, Meijer and Menard's big box developments also include outdoor garden centers. 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 54th Street. No adverse traffic impacts are derived from the garden center use beyond that anticipated from the Wal-Mart Supercenter.

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

No blighting influence will occur to neighboring properties from the garden center use.

- 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.

All other provisions are met.

Staff had the following added site plan comments:

1. The overall development of the property, including the proposed garden center, is governed by the site plan approval of the Wal-Mart Supercenter granted by the Planning Commission on March 19, 2013.
2. Outdoor displays of store products shall be contained within the enclosed garden center area.

Planning Commission Action:

The Development Review Team suggested the Planning Commission grant Special Use Approval (Open Air Business) for Wal-Mart Supercenter per the Findings of Fact. Staff also recommended through a separate motion granting Site Plan Approval subject to conditions 1 and 2 noted.

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

Motion by Weller, supported by Postema, to grant Special Use Approval (Open Air Business) for Wal-Mart Supercenter per the Findings of Fact. Discussion followed.

A vote on the motion carried unanimously.

Motion by Arnoys, supported by Goodheart, to grant Site Plan Approval subject to conditions 1 and 2 noted. Discussion followed.

Bueche asked if the legal descriptions for the individual parcels have been provided. Cochran said they will be included when the petitioner submits the updated site plan.

A vote on the motion carried unanimously.

INFORMATIONAL ITEMS

Rynbrandt announced there will be a joint meeting on Thursday, May 30, 2013 from 5 – 7 p.m. at the Wyoming Library with the City Council, Planning Commission and Board of Zoning Appeals. A facilitator from the Michigan Municipal League will conduct the training session. Dinner will be provided.

PUBLIC COMMENT

There was no public comment.

Bueche pointed out, regarding the Special Use Approval granted last month for Goodwill, there may be utility services for Duthler Foods located on the proposed Goodwill property. Cochran noted an easement will need to be provided for parking. He will have Engineering take a look at it.

Goodheart asked the legal status of the medical marijuana issue. Rynbrandt replied the issue is on the docket at the State Supreme Court level.

Micele noted the Turn On 28th Street Marketing Committee has been working with WKTV in the development of a 28th Street fly-through video. It shows the vision of what 28th Street could look like. The Committee is meeting this week to decide which groups to target.

ADJOURNMENT

The meeting was adjourned at 7:25 P.M.

Anthony Woodruff, Secretary
Wyoming Planning Commission

Kimberly S. Lucar, Administrative Secretary
Wyoming Planning Commission