

THESE MINUTES ARE SUBJECT TO FORMAL APPROVAL BY THE WYOMING PLANNING COMMISSION AT ITS REGULAR MEETING OF JULY 19, 2016

PLANNING COMMISSION
MINUTES OF JUNE 21, 2016
CITY COUNCIL CHAMBERS
CITY OF WYOMING, MICHIGAN

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

MEMBERS ABSENT: Micele

STAFF PRESENT: Rynbrandt, Director of Community Services
Cochran, City Planner
Lucar, Planning & Development Department

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

Motion by Woodruff, supported by Postema, to excuse Hegyi (arrived at 7:02 p.m.) and Micele. Motion carried unanimously.

APPROVAL OF MINUTES

The minutes of May 17, 2016 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 for Preliminary Plat-Tentative Approval for The Greens of Wyoming. The property is located at 1207 – 56th St SW. (Section 35) (Sniper One LLC)

Cochran described the location, existing land use and current zoning around the area. The petitioner proposes 39 lots on 13.15 acres developed to R-1 Residential standards (10,000 sq. ft. minimum lot size). This development will connect to the Palmer Park subdivision to the east. The plat will also extend Mulligan Drive, which will eventually link all subdivisions over to Burlingame Avenue.

The property has an irregular western property line at 56th Street. A small triangular portion of the property is removed from the plat and is intended to be transferred to the adjoining residential parcel.

The platting of property is a three step review by both the Planning Commission and City Council. The first step is Preliminary Plat – Tentative review which authorizes the basic lot sizes and orientation and street layout. The second step is Preliminary Plat – Final Approval which provides full engineering detail for the construction of the plat. The third step is Final Plat Approval, which generally occurs after the plat is completed with the City accepting the development.

The developer will be required to participate in the cost sharing for the Regional Storm Sewer System at a later stage approval.

Cochran highlighted how the proposal conforms to the City of Wyoming Sustainability Principles. The proposed subdivision will provide quality housing opportunities for residents in Wyoming. The construction of the plat, and the subsequent construction of the homes, will provide significant employment. These factors will contribute to the economic strength and social equity of the City. The proposed Greens of Wyoming plat conforms with the City of Wyoming Sustainability Principles.

Planning Commission Action:

The Development Review Team suggested the Planning Commission grant Preliminary Plat – Tentative Approval for The Greens of Wyoming and recommends the same to the City Council.

Chair Spencer opened the public hearing.

John Gage, 1178 Golfcrest SW, is concerned about the existing storm water runoff issues. The lots on Golfcrest Court and Golfcrest Drive have had flooding issues. This added development could make the situation worse. There needs to be a permanent solution to the storm water runoff problems. He also objected to cramming so many lots/homes on this piece of land. The lots/home sizes appear smaller than the ones in the Palmer Park plat.

Sam Dykstra, 1176 Bunkerway, said he is also experiencing drainage issues, which will most likely increase with this new development coming in.

Laura Kruger, 5321 Mulligan Drive, thought the value of their homes in Palmer Park plat will go down because they will be connecting to this plat which has smaller home/lot sizes. They are sandwiching too many homes into this narrow strip of land.

Charles Lawrence, Brookville Pediatrics, 1200 – 56th Street, SW, is concerned with increased traffic from this development. With more traffic traveling west, it will be even more difficult to

exit their driveway. Traffic measures need to be in place either to slow down the traffic or break it up so people can turn safely.

Gina Moore, 1190 Golfcrest, is also concerned with increased traffic and also removal of the woods. She asked how close they would clear the woods near her back property line. She is also concerned about flooding.

David Moore, 1190 Golfcrest Drive, said his rear property line will abut this development. The development will cause the loss of majestic trees and disrupt the wildlife and habitat.

Thomas of 1200 – 52nd St SW, did not like the removal of trees and wildlife here, but noted the City Master Plan calls for single family homes. He did not agree with building 39 lots on just 12 acres of land. They barely meet the minimum Ordinance requirements. Palmer Park plat has larger home and lot sizes.

Carl Van Noord, 5358 Mulligan Drive SW, said the aerial view of this area shows that this straight street design does not fit in with the curved streets of the Palmer Park plat.

Chair Spencer closed the public hearing.

Petitioner Rob VanSingel, representing Sniper One LLC, noted the storm drainage will meet the City's storm water requirements. This is an R-1 zone and they meet the Ordinance requirements. The City's Master Plan for this area calls for development of R-1 and R-2 single family homes.

Woodruff asked if the motion can state that the developer needs to address the neighbors' concerns regarding storm water. Cochran explained the three-stage plat approval process. The first stage is approval of the general layout of the subdivision. The second phase addresses storm water and engineering details, which involves the County Drain Commission. The third phase is final approval. This proposal for Preliminary Plat – Tentative Approval meets all the City requirements.

Motion by Woodruff, supported by Hegyi, to deny Preliminary Plat – Tentative Approval for The Greens of Wyoming and recommend the same to the City Council. Discussion followed.

Postema asked if they took into consideration the neighboring 20 acres and how it could be developed. Cochran explained how the 20 acres could be developed in the future and how the streets could tie in with existing development. Unless a developer comes forward, it is still speculative.

Chair Spencer pointed out that the proposed plan meets all the requirements and it is the owner's right to develop the property.

Postema asked if they were intending to have any plat restrictions. Petitioner Dave Kooistra responded affirmatively. The ranch homes will be approximately 1,500 sq. ft., and the two-story homes will be 1,800 – 2,000 sq. ft.

Bueche pointed out an engineer cannot sign this plan, and it currently does not meet State standards for a plat. Mr. VanSingel noted this is a preliminary plan. At the next stage of the process the plan will meet all State standards. Bueche asked the name of their surveyor. Mr. VanSingel replied Burgess Surveying.

Goodheart mentioned the storm water drainage can change the layout of the lots in the development. He did not think the current storm sewers in this area could handle the storm water from this development. Mr. VanSingel said they met with the City Engineers and discussed the layout and regional storm water detention areas. Construction plans are not required by the City at this time. Goodheart asked if the 100 year floodway was taken into consideration. Mr. VanSingel said that would be addressed in the next stage. Goodheart asked if there has been any wetlands determination on this property. Mr. VanSingel replied they may have one area reviewed.

Chair Spencer asked, if the plat did not meet the storm water detention standards, the developer could not progress with his plan. Cochran responded affirmatively. The City Engineering Department is comfortable with the design of this first stage.

Weller remarked that he did not like the design, but did not see how they could legally deny it. He thought the lot sizes should be larger.

Postema mentioned there is a sliver of land left over by 56th Street. Mr. VanSingel said it will be offered to the adjacent property owner to the west, who has agreed to acquire it.

Bueche asked the legal description of the property proposed for development. Mr. VanSingel explained the legal description is the same that is on the title to the property.

Goodheart pointed out that all plats are reviewed by the Kent County Drain Commissioner.

Hegyí asked for clarification regarding the lot/home sizes as compared to Palmer Park plat. Cochran replied Palmer Park plat is zoned R-2 and this development is zoned R-1, which requires larger lot/home sizes. Hegyí asked what would happen if they recommended the plat be denied. Cochran said the motion to deny would have to clearly state their grounds for denial. The City Attorney would be consulted on whether the plat would move forward to City Council with the recommendation to deny.

Arnoys did not know how they could legally deny a plat that meets all the City Ordinance requirements. The storm water will be addressed by the Kent County Drain Commission. The developer has the right to develop his property.

Woodruff explained his motion to deny was based on the neighboring residents currently experiencing drainage problems. Chair Spencer asked if the Kent County Drain Commission takes into consideration the impacts to neighboring properties. Cochran responded affirmatively. The Engineering Department will also take a strict look at how neighboring properties could be

affected. Woodruff asked about the possibility of tabling this item. Cochran said he could have the Engineering Department staff come in and address their questions, but storm water is addressed in the next stage.

Woodruff withdrew his motion to deny, and Hegyi withdrew his support.

Motion by Woodruff, supported by Arnoys, to grant Preliminary Plat – Tentative Approval for The Greens of Wyoming, addressing fully the public’s concerns about storm drainage, and recommend the same to the City Council. Discussion followed.

Bueche hoped the comments he made earlier regarding the plat are considered, otherwise the plat will not move forward with the State or Drain Commission.

A vote on the motion carried unanimously.

AGENDA ITEM NO. 2

Request for Special Use Approval for Strong Tower Ministries. The property is located at 2851 Buchanan Avenue, SW. (Section 13) (Trinity Christian Reformed Church) (Includes Site Plan Approval)

Cochran described the location, existing land use and current zoning around the area. Strong Tower Ministries has been established at this site. City staff outreached to them and advised that churches require Special Use Approval from the Planning Commission to be established in commercial districts. Strong Tower Ministries is a church plant serving East African refugees. Services include traditional worship, with additional English language and computer training.

The church occupies a portion of the large, but underutilized, commercial building. As shown on the floor plans, Strong Tower is a small church which is limited in both area and occupancy. The sanctuary is approximately 950 square feet. The stated occupancy is approximately a maximum of 45 people at any one time.

The following standards for Special Use Approval were 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 proposed church use would be low impact and would provide a viable activity on this underutilized commercial site. This would have a positive effect on neighboring 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. Although there

are no churches in the immediate area, the proposed church use is minor in scale and can be integrated into this commercial district without conflict. 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 Buchanan Avenue. There are approximately 40 parking spaces serving the property, with services being held primarily on the weekends. This minimizes potential parking conflicts with other property uses. No adverse traffic impacts are anticipated from this church use.

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

The proposed use will occupy and renovate a vacant and deteriorating 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 additional concerns pertaining to the Special Use Approval.

Staff Comments:

1. The proposed church use will occupy an existing developed, but neglected, property. No site plan changes to the property are proposed with this use.
2. The Building Inspections Department has identified several Building Code required modifications to accommodate a church (assembly) use at this site. The petitioner is currently working with that department to address this.

Cochran highlighted how the proposal conforms to the City of Wyoming Sustainability Principles. The proposed church use would be beneficial in acclimating refugees to this region which promotes social equity. The use would also provide a viable use on this neglected property which will promote economic strength for the area. The proposed Strong Tower Ministries use conforms to the City of Wyoming Sustainability Principles.

Cochran referred to the letter from Pastor Gerry Koning explaining the services provided.

Planning Commission Action:

The Development Review Team suggested the Planning Commission grant Special Use Approval to the proposed Strong Tower Ministries per the findings of fact. The DRT also recommended the Planning Commission grant Site Plan Approval through a separated motion.

Chair Spencer opened the public hearing.

Kenneth Diller, 133 Canterbury, asked the specific services provided by this ministry. He would be opposed to people spending the night or being housed here because the building does not have the sanitation necessary to accommodate that type of operation.

Pastor Gerry Koning, 3411 Navahoe, Grandville, noted, besides the worship services on Sunday, they teach English as a second language classes to about 10 – 20 people. They also teach computer and employment skills. No one will be spending the night here.

Chair Spencer closed the public hearing.

Motion by Arnoys, supported by Postema, to grant Special Use Approval to the proposed Strong Tower Ministries per the findings of fact. Motion carried unanimously.

Motion by Arnoys, supported by Postema, to grant Site Plan Approval. Motion carried unanimously.

AGENDA ITEM NO. 3

Request to amend the Form Based Code. Amendments include applications for Division Avenue, revising street requirements, and references to the Zoning Ordinance.
(Wyoming Planning Department)

Cochran highlighted the staff report containing the following proposed amendments:

Amendment Information:

The proposed amendments pertain primarily to expanding the Form Based Code (FBC) by establishing standards that will be applicable to the Division Avenue corridor. Additional amendments include section references back to the recently reformatted Zoning Ordinance, allowances for divergence from required street cross sections, and an increase to light pole height. If the proposed FBC amendments are adopted, the City would then initiate the rezoning of the 4 ½ miles of Division Avenue within the City to FBC. It is at that time that thousands of notices will be sent to property owners and business occupants along the corridor. To help inform the public who may be unfamiliar with an FBC and why/how it was developed, and to help understand why it is appropriate for Division Avenue, this report was expanded to provide

historical context.

Form Based Codes:

Form Based Code (FBC) is a specialized zoning district distinct from conventional zoning standards utilized by most communities. An FBC places great importance upon building placement and appearance with less emphasis upon land use. Conventional zoning places great emphasis on land use with building placements that are far more flexible. Under conventional zoning, building appearance is generally left to the developer's interests. An FBC is utilized when it is the communities' desire to either maintain, or create, a distinct character for an area. The overriding intent is to fortify an area to promote economic and social development in such a manner that it can readily adapt to changing conditions over time.

The Basis for Creation of the FBC:

The City of Wyoming and property owners along 28th Street near City Hall were for some time concerned over the steady decline of that commercial corridor. At its height, this central area included the robust Studio 28 Theaters, Rogers Department Store, Rogers Plaza and Wyoming Village Mall. This was a primary commercial economic center for the entire West Michigan region. As newer commercial centers emerged in the expanding metro area and populations shifted, this 28th Street area became worn and bypassed. To comprehensively address this, the City of Wyoming Downtown Development Authority (DDA) commissioned a multi-disciplinary process to develop a realistic plan to redevelop and redesign the corridor and to identify new market niches to complement existing viable businesses. The result of that 2 ½ year community engaged process was the City Council, Planning Commission and DDA adoption of the Turn on 28th Street Corridor Sub Area Plan (now known as 28West) in January 2012. That Plan is now included within the City of Wyoming Land Use Plan 2020 as the official guide for redevelopment of this critically important area.

To implement the new vision for the area, new zoning standards for redevelopment were required. Over a 2 year period, a steering committee working with a consulting team and the community created a comprehensive FBC to implement the goals of 28West and guide economic redevelopment of the area. This FBC was adopted by the City Council in December 2013, and subsequently was applied to the 28th Street corridor between Clyde Park Avenue and Burlingame Avenue. Both the 28West Plan and FBC may be accessed in their entirety at the City of Wyoming website www.wyomingmi.gov using the 28West link.

FBC Applicability to Division Avenue:

During the process of developing the FBC, it became apparent to many that its applicability may also be appropriate in other older established areas of the community. One such corridor, Division Avenue, was the City's primary commercial corridor prior to the development of U.S. 131. Businesses flourished serving the emerging neighborhoods that branched out along the corridor. Several hundred affordable post WWII housing units were constructed to meet the demand. As commercial development occurred along 28th Street in the 1960's and 1970's, it had

a profound negative effect along Division Avenue as the economic focus was transferred. Population demographics changed along with buying habits leaving property decline and disinvestment. Division Avenue commercial properties may now be defined as an aged suburban commercial corridor, with a high preponderance of auto related business uses. However, the adjoining neighborhoods in very close proximity are stable, with affordable, working class homes. Public schools and parks are interwoven throughout the corridor. Area demographics now include sizable populations of African Americans, Latino-Hispanic and Asian people.

The Division Avenue corridor is also uniquely poised to take advantage of Federal, State and local investment opportunities in the future. In August 2014, the SilverLine Bus Rapid Transit (BRT) system became operational. This BRT represents a \$39 million investment in reinventing our community. The BRT is the centerpiece of the entire Grand Rapids metropolitan transit system. Its primary purpose is to link outlying residential areas with jobs, commerce, education, and entertainment in the downtown area. Its secondary purpose is to promote economic and housing opportunities along the corridor. The potential for new residential developments catered to those who are, or choose to be, less reliant on cars is significant. Such developments would replace older obsolete commercial developments. Residents within the corridor area will have more discretionary disposable incomes due to a lesser dependence on cars. This increase in corridor population, in conjunction with more disposable income, will provide opportunities for new business development that could take advantage of this.

Essential to enhancing these opportunities is the relationship of buildings to the public streets to make the corridor more pedestrian oriented. Buildings should be in close proximity to provide visual stimulation, promote merchandise, and define public space. Each development must contribute to, and reinforce, this overall concept. Gaps between buildings should be minimized to maintain continuity. Parking for vehicles should generally be provided to the side or rear of a business. The streetscapes must be attractive, vibrant and safe. These concepts to promote walkability and street vitality were put forward by Dan Burden, an internationally renowned community reinventing expert, with his Division Avenue audit that was held along this corridor in August 2012.

Collaboration with the City of Kentwood:

In February 2014, the Cities of Wyoming and Kentwood formed a joint steering committee to consider the desirability of applying different zoning requirements to the Division Avenue corridor. Ideally, both communities would have comparable development standards to evolve the corridor into a cohesive place. This compatibility would also provide confidence to developers that redevelopment investments would integrate with future surrounding projects. The committee was comprised of representatives from the Planning Commission, City Commission and planning department staffs of both Wyoming and Kentwood. In addition, the committee members included business owners, public school administrators and commercial real estate professionals active in the corridor. Division Avenue extends 4 ½ miles through the City of Wyoming from Alger Avenue to 60th Street. It extends over two miles through Kentwood from 43rd Street to 60th Street along the east side of Division Avenue.

Through evaluation for over a year, the committee determined that the FBC applied to 28th Street would also be appropriate for Division Avenue, however in a condensed format. They found that two of the six context areas within the established FBC, along with most of the associated standards, would be appropriate for Division Avenue. The two context areas are Corridor General and Corridor Edge. The Corridor Center, Corridor Urban, Corridor Sub-Urban, and Corridor Neighborhood context areas were dismissed primarily due to a desire to integrate new development with the existing development pattern of the corridor.

The existing development pattern of Division Avenue generally encompasses small, narrow lots, with limited depth beginning just south of 50th Street and extending north into Grand Rapids. Many of these post WWII developments placed the buildings in close proximity to the street. It is in this area that the Corridor General Area would be applied. The corridor south from this point opens up to much larger parcels with a much greater depth. The development pattern here is newer and more suburban. It is here that the Corridor Edge Area would be applied. Throughout the corridor, it is the intention to replace the existing B-2 General Business zoning with the FBC for those frontage properties. The abutting neighborhoods would remain untouched through this rezoning. If a development proposal were to come forward that would need additional residential properties to be both viable and community desirable, that would be evaluated through the public hearing process on a case-by-case basis.

A synopsis of the Corridor General Area and Corridor Edge Area follows:

Corridor General Context Area:

“The Corridor General Area represents a traditional urban development pattern with mixed use, retail, live/work and apartment buildings. The Area is characterized by a variety of building types set relatively close to the sidewalk, but also allows a range of building placement options that permit a varied street wall.”

Building Types Permitted With Required Front Yard Setbacks:

- Mixed Use Building- Zero setback
- Zero Lot Line Retail Building-Zero setback
- Retail Building – 5 to 15 foot setback
- Live / Work Building – 5 to 20 foot setback
- Apartment Building – 8 to 30 foot setback

Corridor Edge Context Area:

“The Corridor Edge Area represents a district which transforms from more urban districts to the existing development pattern of the City. This area promotes retail and residential uses with building placement that is more consistent with existing City development patterns and includes the flexibility of locating limited parking in the front of retail buildings.”

Building Types Permitted With Required Front Yard Setbacks:

Retail Building – 5 to 50 foot setback
Live / Work Building – 5 to 15 foot setback
Apartment – 8 to 30 foot setback
Rowhouse – 5 to 15 foot setback
Two-Family House – 15 to 35 foot setback

The application of the FBC to Division Avenue did require a recommended modification. The FBC allows buildings of five stories by-right. This was considered to be potentially too much building mass for the generally shallow properties along the corridor. The recommended standard is to allow buildings of up to three stories by-right, with additional height of up to five stories by Special Use Approval from the Planning Commission.

It should also be noted that the City of Kentwood is currently developing their own FBC, guided heavily by the City of Wyoming FBC, to be implemented along their portion of the corridor.

Additional FBC Amendments:

- (1) With the recent adoption of the reformatted Zoning Ordinance, all reference numbers within the current FBC linking the two distinct, but yet connected, ordinances need to be amended. These reference amendments are scattered throughout the ordinance.
- (2) The City has been working closely with the owners of Wyoming Village Mall and Studio 28 properties to construct the critical crescent street (28West Place) to implement the master plan for this area. The public street design has been modified significantly from that required under the FBC to fit it with the existing commercial buildings and parking lots and yet obtain the desired streetscape enhancements. Amendments under Section 90-1800 Thoroughfare Guidelines provide for the City to deviate from the required street cross sections when existing conditions or other physical constraints warrant design changes.
- (3) Under Section 90-1311 Lighting, light fixtures are currently limited to no more than 15 feet in height in the FBC districts. This may be compared to a 50 foot height allowed in other areas of the City. Further evaluation of this requirement suggests that it may be too limiting in transitioning the FBC designated areas of the City. An increase to a 25 foot height limit is proposed.

Planning Commission Action:

The Development Review Team suggested the Planning Commission recommend approval of the proposed amendments to the Form Based Code to the City Council.

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

Motion by Hegyi, supported by Woodruff, to recommend approval of the proposed amendments to the Form Based Code to the City Council. Discussion followed.

Goodheart asked if the residents on 28th Street would have to be notified of the amendments. Cochran said no because the zoning isn't changing. The residents within 600 feet of Division Avenue from Alger to 60th Streets will be notified, which will be thousands of households. This will be the largest rezoning in the City's history since 1979.

Weller thanked Chair Spencer and Micele for their service on the FBC Steering Committee.

A vote on the motion carried unanimously.

AGENDA ITEM NO. 4

Request for Site Plan Approval for Unit 3 Metro Health Village. The property is located at 2300 Health Drive. (Section 34) (The Granger Group)

Cochran described the location, existing land use and current zoning around the area. The petitioner proposes to construct a 12,300 sq. ft. mixed use lease building. This project will contribute to the further establishment of the retail village development intended with the PUD plan between Byron Center Avenue and Metro Health Hospital. The proposed development is on the northern portion of Unit 3. The balance of the property allows for further retail and restaurant development.

Staff had the following added site plan comments:

1. Final site grading, utility and storm water management plans shall be approved by the Engineering Department. Storm water calculations shall be provided. Participation in the cost sharing for the Regional Storm Sewer System is required.
2. The façade plan incorporates a “store front” design with significant glass, brick and architectural features along the front and sides of the building. The façade plan is adopted as part of this site plan approval.
3. The landscaping plan provides substantial attention to the side of the building along Health Drive and the rear of the building along Village Drive. This will contribute to the attractiveness of the project and walkability along the adjoining sidewalks. The landscaping plan is adopted as part of this site plan approval.

Cochran highlighted how the proposal conforms to the City of Wyoming Sustainability Principles. The proposed development will contribute to the creation of the desired retail village as a major component of Metro Health Village. This will provide an expansion of goods, services and possibly dining opportunities for nearby residents, employees and patrons of Metro Health Village. The development will provide employment opportunities with the mixed use businesses. These factors will contribute to the economic strength and social equity of the City.

The proposed Metro Health Village No. 3 conforms with the City of Wyoming Sustainability Principles.

Planning Commission Action:

The Development Review Team suggested the Planning Commission grant Site Plan Approval to Metro Health Village No. 3, subject to conditions 1- 3 noted.

Motion by Woodruff, supported by Arnoys, to grant Site Plan Approval to Metro Health Village No. 3, subject to conditions 1-3 noted. Discussion followed.

Postema thought the buildings along Village Drive were supposed to have transparency to the street, and that the original narrative for the PUD noted that Village Drive would have a village feel. Hegyi agreed. Cochran noted the buildings are oriented towards Byron Center Avenue. Petitioner Greg Markvlower of the Granger Group said the plan is similar to Family Fare, with views from all sides of the building. Postema suggested glass be added on the Village Drive side.

Bueche pointed out an engineer cannot sign the survey. Also, the survey has no irons found or set so it is impossible to know if it is correct. Zack Moore, Moore & Bruggink, referred to the legal description and assured they would make sure the boundaries are correct before construction.

A vote on the motion carried unanimously.

AGENDA ITEM NO. 5

Zoning Ordinance hyperlinks.

Rynbrandt demonstrated how to use the Zoning Ordinance hyperlinks on the City's web site. Cochran noted, since there is now about 400 pages of Zoning Code, the hyperlinks enable quicker navigation.

Postema suggested connecting the subdivision regulations with the Zoning Ordinance. Cochran agreed and would look into it.

Weller asked if there are hard copies available. Rynbrandt said Commissioners could have hard copies if requested.

AGENDA ITEM NO. 6

Election of Officers - July

Rynbrandt announced the election of officers would be held in July. Also, the City Council reappointed Commissioners Goodheart, Hegyi and Spencer last evening.

PUBLIC COMMENT

Charles Lawrence, Brookfield Pediatrics, 1200 – 56th Street, SW, reiterated his comments regarding the problems with traffic in this area. He asked their consideration of some type of traffic solution for the safety of the people making turning movements on this street. He suggested a center turn lane extending in front of his building. Cochran noted Gezon Parkway was built for economic development with large users such as Gordon Foods and Metro Health. He could pass along the concern to the Engineering Department. Weller agreed with the concept of extending the center turn lane.

ADJOURNMENT

The meeting was adjourned at 9:10 p.m.

Anthony Woodruff, Secretary
Wyoming Planning Commission

Kimberly S. Lucar, Administrative Aide
Wyoming Planning Commission