

THESE MINUTES ARE SUBJECT TO FORMAL APPROVAL BY THE WYOMING  
PLANNING COMMISSION AT ITS REGULAR MEETING OF AUGUST 19, 2014

PLANNING COMMISSION  
MINUTES OF JULY 15, 2014  
CITY COUNCIL CHAMBERS  
CITY OF WYOMING, MICHIGAN

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

MEMBERS ABSENT: None

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

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

APPROVAL OF MINUTES

The minutes of June 17, 2014 were approved as written.

APPROVAL OF AGENDA

The agenda was approved as presented.

PUBLIC COMMENT ON NON-PUBLIC HEARING AGENDA ITEMS

There were no comments.

AGENDA ITEM NO. 1

Request to close Pinehurst Avenue at 44<sup>th</sup> Street. The purpose of the closure is to prevent potential vehicle conflicts with a new turnaround being constructed with the 44<sup>th</sup> Street improvements. (Section 25) (Wyoming Engineering Department)

Cochran had provided the following as background information in the staff report for this request:

The City is currently reconstructing 44th Street from Hansen Avenue to Division Avenue to incorporate indirect turnarounds. This is the last remaining section of 44th Street to receive these improvements. These indirect turnarounds will accommodate the existing and future traffic

volumes in a more efficient and safe manner. It is anticipated by the year 2035 that 44th Street will carry over 35,000 vehicles per day through this area.

West bound traffic on 44th Street that intends to turn south on Division Avenue will be channeled through the indirect turnaround at Pinehurst Avenue. This turnaround conflicts with the intersection of Pinehurst Avenue. Staff and the engineering traffic consultant determined that the safest street design would be to close Pinehurst Avenue at 44th Street. This will require traffic to shift to adjoining streets.

In January 1991, the Planning Commission adopted a policy to address street closings proposed by residents. The purpose of this policy was to establish a framework so the impacts of traffic shifts could be more readily understood by the impacted residents and the City. This policy has been followed by the City to address this current proposal. A public informational meeting was held by the Engineering Department on June 25, with notices sent to surrounding residents. A traffic volume comparison was developed for the proposed street closure. As shown, the greatest daily traffic shift occurs on Farnham Street near Division Avenue with an additional 36 cars during the peak hour. This is roughly one additional car every two minutes along the street. Staff believes the proposed traffic shift will have negligible impact on the nearby residents and properties. Pedestrian access to 44th Street sidewalks will be maintained with the reconstruction.

Cochran introduced Russ Henckel, Assistant Director of Public Works-Engineering, and Pete LaMourie, Traffic Consultant with Progressive AE. Henckel gave a presentation on the street design reconfiguration and how traffic will shift to adjoining streets. The City hired Progressive AE to conduct a traffic study to analyze how the shifting of traffic with the street closure will impact the neighborhood. LaMourie explained that the City wanted to make sure that there were no negative impacts on the neighborhood with this street closure. He showed traffic counts on streets in this vicinity and traffic patterns. He mentioned they had a productive meeting with the neighbors on Pinehurst Avenue, and the neighbors seemed to understand the purpose of the street closure. He concluded there would be no significant impact on adjacent streets in taking on the extra traffic from the Pinehurst Avenue closure.

Typically, development recommendations to the Planning Commission are provided by the Development Review Team. In this instance, due to the necessity of maintaining the construction schedule for 44th Street, this request was expedited and by-passed the full review by the Development Review Team. However, the majority of the DRT members are aware of this request and are supportive.

Planning Commission Action:

The Engineering and Community Development Departments suggested the Planning Commission recommend approval for the proposed closure of Pinehurst Avenue at 44th Street to the City Council.

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

Motion by Bueche, supported by Arnoys, to recommend to City Council the proposed closure of Pinehurst Avenue at 44<sup>th</sup> Street. Discussion followed.

Postema asked if the cul-de-sac would be constructed to the new construction standards. Henckel said it will be retrofitted to the construction standards for existing streets. A snowplow will have enough room to turn around.

Goodheart asked if signage was needed to direct traffic to the east. Henckel replied this is a possibility.

Micele asked when the cul-de-sac will be constructed. Henckel responded, if the closure is approved by City Council, the cul-de-sac will be constructed as part of the current street reconstruction.

A vote on the motion carried unanimously.

#### AGENDA ITEM NO. 2

Request to rezone 15.5 acres from B-2 General Business to I-1 Light Industrial. The properties are located at the northeast corner of Clyde Park Avenue and 60<sup>th</sup> Street. (Section 36) (Huizenga Properties, B&K Holdings and Wyoming Planning Department)

Cochran described the location, existing land use and current zoning around the area. Huizenga Properties desires to purchase the vacant property at 5920 Clyde Park Avenue to develop Allied Mechanical, an industrial mechanical manufacturing and distribution facility. That use requires an industrial zoning to be permitted. The property owner, Adams Outdoor Advertising, endorses the request.

The petitioner approached the four nearby property owners to the west and south to solicit their interest in rezoning their properties also. The owner to the south, B&K Holdings, has provided a written request to be included into the rezoning. Their property is developed as Michigan Truck & Equipment Sales, which is an industrial nonconforming use in this B-2 General Business district. Elite Training, the adjoining property to the west, is nearing building completion. That development obtained approval from the Planning Commission in June 2013. The building is a 47,700 sq. ft. open floor plan and high ceiling structure, which is more industrial in design than typically found in commercial developments. That athletic facility use is allowed by right in a B-2 General Business district, but would also be allowed by Special Use Approval in the I-1 Light Industrial district. The property owners are supportive of the rezoning as they are aware that they would continue as an allowed use and that the property may be more marketable if eventually put up for sale. The two rental residential properties on Clyde Park Avenue combined total approximately one-half acre. They are nonconforming in any non-residentially zoned district. The potential redevelopment of these properties is limited by their size and depth. One possible option would be a small office building with parking to the side. An office use would be allowed by-right in both the B-2 General Business and I-1 Light Industrial districts.

With the rezoning application for both the 5920 (Adams Outdoor) and 5988 (B&K Holdings) Clyde Park Avenue properties, the Development Review Team did not consider it appropriate to leave a remnant B-2 General Business zoned area surrounded by I-1 Light Industrial zoned properties. As such, the Elite Training and the two rental residences were included by the Planning Department into the rezoning. If during the process of considering the rezoning of the area it is determined to not be appropriate, any of the five properties can be removed from the rezoning request.

Rezoning History:

The properties currently owned by Adams Outdoor and Elite Training, as well as the two rental residences, were owned until recently by Gortsema Greenhouses, which operated until approximately 10 years ago. In 2001 they requested rezoning of these properties from I-1 Light Industrial to B-2 General Business to accommodate the potential redevelopment of the property with a large greenhouse retail building. The Gortsema Greenhouse facility was a nonconforming business use in an industrially zoned district. In addition, the adjoining Knights of Columbus facility was also zoned I-1 Light Industrial. That facility was a nonconforming assembly use that would be allowed in a B-2 General Business district. At that time commercial development in the 54th Street/U.S 131 corridor was high, with many national businesses considering the area. The City subsequently rezoned 32.5 acres from I-1 Light Industrial to B-2 General Business. Those properties included the five properties (comprising 15.5 acres) currently being considered for reversion back to I-1 Light Industrial zoning. All structures previously associated with Gortsema Greenhouses, with the exception of the two rental residences, have been demolished.

Land Use Plans Recommendations:

The City of Wyoming Land Use Plan 2020 recognizes the mix of commercial and industrial uses at the south end of Clyde Park Avenue. The Land Use Plan shows commercial use of the subject properties which is an extension of the current B-2 General Business zoning. However, it is evident that UPS has a large industrial presence across Clyde Park Avenue. Also, the residentially zoned properties located directly across Clyde Park Avenue from this rezoning request are master planned for industrial use. Many of those properties have been acquired by Valley Property Holdings, who have provided written support for this proposed rezoning. The subject rezoning also abuts Byron Township to the south. As shown on Byron Township's Future Land Use Plan, all properties on both sides of Clyde Park Avenue from 60th Street to M-6 are planned for Industrial/Research uses. The proposed rezoning of the subject properties to I-1 Light Industrial would be compatible with surrounding land use recommendations for both the City of Wyoming and Byron Township.

Through the years, there has been commercial redevelopment interest in this area, but it has not manifested into official proposals. The farther properties are away from the 54th Street intersection with U.S. 131, the less attractive they are for commercial development.

Staff highlighted how the proposal conforms to the City of Wyoming Sustainability Principles.

The proposed rezoning to I-1 Light Industrial will allow this area of Clyde Park Avenue to continue its redevelopment. Economic growth, job creation and financial opportunities for the property owners are essential in supporting a stable and vibrant community. Placing properties into a more suitable zoning category enhances these opportunities. The proposed rezoning conforms to the City of Wyoming sustainability principals.

Planning Commission Action:

The Development Review Team suggested the Planning Commission recommend to the City Council the subject rezoning.

Chair Spencer opened the public hearing.

Jeff Jenkinson, 5940 Clyde Park Avenue, stated that he and his neighbor, who had to work that evening, do not want their residential properties included in the rezoning request. If rezoned, can their single family homes remain? They plan on living there in the future or selling their residence to a family member. Can it be sold as a single family home? Cochran replied it can still function as a single family home, but is considered a non-conforming use. However, if it is zoned industrial and the home is destroyed, it cannot be rebuilt as a single family home, as with the residential and commercial districts. There can also be potential problems with mortgage companies refusing to finance properties located in industrial zones. Mr. Jenkinson requested the two properties with residential homes be excluded from the rezoning request.

John Potvin, representing Huizenga Properties and Allied Mechanical Services, said they have been in business for over 30 years and wish to move their Hudsonville location to Wyoming. They have outgrown their Hudsonville location and prefer the location close to the highway interchange. Their business is thriving, and they plan to hire additional employees at this new location.

Chair Spencer closed the public hearing.

Motion by Weller, supported by Postema, to recommend to the City Council the subject rezoning, excluding the two properties at 5940 and 5950 Clyde Park Avenue SW. Discussion followed.

Chair Spencer asked if these properties could be rezoned to industrial at a later time. Cochran responded affirmatively.

Goodheart agreed with leaving these two properties out of the rezoning request. He suggested perhaps the two properties could be rezoned to residential for the short term. Cochran thought the duration of these properties functioning as single family homes is limited. They should not have any issues with financing if they remain commercial and as a non-conforming use.

A vote on the motion carried unanimously.

AGENDA ITEM NO. 3

Request to amend Zoning Code Section 90-45 Accessory Buildings to allow additional storage on larger residential properties. (Wyoming Planning Department)

Cochran explained the existing limitations on residential accessory buildings were established primarily in 1983. Those restrictions set a maximum square footage of 768 square feet (possibly 24 feet by 32 feet) for any single structure, with a maximum of 1,000 square feet for all accessory structures on a property. Accessory buildings include garages, sheds and workshops. A maximum of two accessory buildings are permitted on a residential property.

The City has residential properties on our north and east areas that are as small 5,000 square feet. There are large estate lots in the western panhandle area that are several acres. There are over 21,500 single family lots in Wyoming. Through the years, there have been numerous requests to the Board of Zoning Appeals for larger accessory buildings to accommodate individual property owner desires. Many of the modest requests were approved, with the more exceptional requests denied.

In evaluating the ordinance restrictions, staff believes that one size fits all limitations may not be appropriate. Those lots with acreage may incorporate larger accessory buildings and still maintain the character of the surrounding area. In researching requirements for adjoining communities, the following accessory building standards were derived:

Grand Rapids: Graduating standards dependent upon lot area. It ranges from a maximum garage area of 624 square feet for lots under 5000 square feet, to a maximum of 1,200 square feet for lots greater than 22,000 square feet. A second accessory building of up to 120 square feet is permitted.

Kentwood: One garage to a maximum of 768 square feet, with a second accessory building of 250 square feet. Homes greater than 3,000 square feet may have a garage of up to 1,200 square feet.

Grandville: One garage limited to 1080 square feet, with a second accessory building of up to 144 square feet. On properties greater than 60,000 square feet, the second accessory building may be up to 864 square feet.

Walker: Generally, one accessory building of 832 square feet. A second accessory building of up to 100 square feet is allowed. In the rural areas, properties of ½ acre may have a building of 1,200 square feet. Properties greater than 3 acres may have a building of up to 1,800 square feet.

Staff suggested that a graduated increase of accessory building area would be beneficial to residents by providing greater use of their properties. The additional storage would improve the appearance of properties by providing for additional storage. The amendments would also

decrease the number of variance requests made to the Board of Zoning Appeals. The following graduated scale is proposed:

<u>PROPERTY SIZE</u>	<u>TOTAL AREA</u>	<u>MAXIMUM BUILDING AREA</u>
Up to 22,000 sq. ft.	1000 sq. ft.	768 sq. ft.
22,000 sq. ft. to 1 acre	1200 sq. ft.	900 sq. ft.
Over 1 acre to 2 acres	1600 sq. ft.	1200 sq. ft.
Properties over 2 acres	200 additional sq. ft. per whole acre up to a maximum of 2400 sq. ft.	1600 sq. ft.

It is also noted that the ordinance amendments include the requirement that detached accessory buildings greater than 900 square feet must be setback a minimum of 25 feet from any side or rear property lines. The current requirement is a minimum of 3 feet for all accessory buildings. This provision is intended to prevent a large accessory building from overly impacting an adjoining property.

Proposed Ordinance Amendments (amendments in **bold**):

Section 90-45 Accessory buildings and uses.

(4) Only **two** accessory **buildings, including** garages, shall be permitted on any single family residential lot **or parcel**. For side-by-side duplexes, one accessory building per unit, excluding garages, shall be permitted; subject, however, to approval by the **city planner** so that the same is compatible with the surrounding area. No accessory building shall be erected prior to the principal building.

(7) An accessory building on single-family and two-family residentially zoned or used property shall not exceed one story or 14 feet in height. **Properties up to 22,000 square feet are permitted a total accessory building area of 1,000 square feet with no single building exceeding 768 square feet. Properties greater than 22,000 square feet and up to one acre, are permitted a total accessory building area of 1,200 square feet with no single building exceeding 900 square feet. Properties greater than one acre and up to two acres are permitted a total accessory building area of 1,600 square feet with no single building exceeding 1,200 square feet. For each additional whole acre, 200 square feet of building area shall be permitted up to a total accessory building area of 2,400 square feet with no single building being greater than 1,600 square feet. The total accessory building area shall include the square footage of attached garages. Detached accessory buildings greater than 900 square feet shall be setback a minimum of 25 feet from side or rear property lines.** For other than single- and two-family residentially zoned or used property, accessory buildings may

not occupy more than 30 percent of a required rear yard plus 40 percent of any non-required rear yard.

Planning Commission Action:

The Development Review Team suggested the Planning Commission recommend to the City Council the subject Zoning Code amendments to Section 90-45 Accessory Buildings.

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

Motion by Woodruff, supported by Arnoys, to recommend to the City Council the subject Zoning Code amendments to Section 90-45 Accessory Buildings. Discussion followed.

Postema was concerned with increasing the minimum setback requirement for accessory buildings from 3 feet to 25 feet. This is a large change. Goodheart agreed. Cochran replied, if it is a large accessory building, a greater setback is desirable. Chair Spencer asked if a property owner could go to the Board of Zoning Appeals to waive the setback requirement. Cochran replied they would have to prove a hardship. Overall, he thought the number of accessory building variance requests will be reduced with the new requirements.

Motion by Woodruff, supported by Arnoys, to table this item for further study. Discussion followed.

Woodruff thought there should be a graduating scale for the setback requirements. Cochran mentioned that large accessory buildings too close to future subdivision lots would not be desirable. Hegyi asked if another public hearing would be necessary if they change the setback requirements. Cochran replied another public hearing would not be necessary. He thought it best to act on this proposal now instead of tabling it.

A vote on the motion to table this item for further study failed 3 – 6.

Cochran recommended the following accessory building setback standards:

768 – 900 sq. ft.	Min. 10 feet setback
900 – 1,200 sq. ft.	Min. 15 feet setback
1,200 sq. ft. – 1,600 sq. ft.	Min. 20 feet setback

Woodruff amended his original motion, supported by Arnoys, to recommend to the City Council the subject Zoning Code amendments to Section 90-45 Accessory Buildings, incorporating staff's recommended minimum setback requirements. Discussion followed.

Weller thought the height should be increased to accommodate overhead doors for recreational vehicle storage. Cochran suggested accessory buildings 1,200 sq. ft. or greater could have a height increase of 3 feet to 17 feet. Woodruff amended his original motion, supported by

Arnoys, to include staff's recommended maximum height requirement.

A vote on the motion carried unanimously.

AGENDA ITEM NO. 4

Request for Site Plan Approval for an addition to Adams Plastics. The property is located at 5955 Crossroads Commerce Parkway. (Section 34) (A.J. Veneklasen, Inc.)

Cochran described the location, existing land use and current zoning around the area. This project will expand the Adams Plastics facility. The existing Adams Plastics totals 179,600 square feet. They propose to construct a 100,000 square foot warehouse facility to the rear of the property to facilitate their business needs. The site is surrounded primarily by other industrial uses and is screened from the Metro Health Village PUD by a large regional detention basin.

Staff had the following added site plan comments:

1. The developer shall provide best management practices for storm water quality. The storm water management plan shall be approved by the Engineering Department. Storm water calculations shall be provided.
2. The developer shall participate in the cost sharing for the Regional Storm Sewer System.
3. The proposed fire lane must be constructed and maintained for road readiness as approved by the Fire Department.

Staff highlighted how the proposal conforms to the City of Wyoming Sustainability Principles. The proposed addition will substantially improve the functionality of the industrial business. Adams Plastics as a major industrial facility promotes community economic strength. Additional employment will occur with the construction. The proposed addition to Adams Plastics conforms to the City of Wyoming sustainability principals.

Planning Commission Action:

The Development Review Team recommended the Planning Commission grant Site Plan Approval for the addition to Adams Plastics subject to conditions 1 - 3 noted.

Motion by Woodruff, supported by Micele, to grant Site Plan Approval for the addition to Adams Plastics subject to conditions 1 – 3 noted. Discussion followed.

Bueche said he has had discussion with their engineer regarding revisions to their survey, which have been made. He pointed out the site plan still has not been signed by an engineer.

A vote on the motion carried unanimously.

AGENDA ITEM NO. 5

Form Based Code-Division Avenue Update

Cochran noted the steering committee is meeting regularly, with Commissioners Micele and Spencer participating. The draft proposal seems to be keeping with the existing character of the Division Avenue corridor. The steering committee will meet again in August, and plans to have a proposal before the Planning Commission by the end of the year. Micele said the process has been both challenging and exciting. He could see many opportunities for this corridor.

AGENDA ITEM NO. 6

City Business Cards (Identification)

Cochran mentioned the Board of Zoning Appeals members thought it necessary to have some type of City identification when field-surveying a property. If the Commissioners are interested in obtaining a City photo identification card, please contact Kim Lucar.

ELECTION OF OFFICERS

Chair Spencer opened the nominations for the position of Chair. Hegyi nominated Spencer. Spencer accepted the nomination. There were no other nominations and the nominations were closed. The nomination stood and Spencer was elected for the position of Chair.

Chair Spencer opened the nominations for the position of Vice-Chair. Hegyi nominated Postema. Postema accepted the nomination. There were no other nominations and the nominations were closed. The nomination stood and Postema was elected for the position of Vice-Chair.

Chair Spencer opened the nominations for the position of Secretary. Hegyi nominated Woodruff. There were no other nominations and the nominations were closed. The nomination stood and Woodruff was elected for the position of Secretary.

PUBLIC COMMENT

There was no public comment.

Weller mentioned he had recommended board-on-board fencing for the new McDonald's restaurant to possibly eliminate graffiti problems, but they have installed a regular fence. He thought for future projects they should consider board-on-board fencing for this purpose.

ADJOURNMENT

The meeting was adjourned at 8:30 P.M.

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Anthony Woodruff, Secretary  
Wyoming Planning Commission

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Kimberly S. Lucar, Administrative Aide  
Wyoming Planning Commission