

THESE MINUTES ARE SUBJECT TO FORMAL APPROVAL BY THE WYOMING
PLANNING COMMISSION AT ITS REGULAR MEETING OF AUGUST 16, 2016

PLANNING COMMISSION
MINUTES OF JULY 19, 2016
CITY COUNCIL CHAMBERS
CITY OF WYOMING, MICHIGAN

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

MEMBERS ABSENT: Woodruff

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

APPROVAL OF MINUTES

The minutes of June 21, 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 Special Use Approval for ETNA Supply building contractor open storage yard. The property is located at 4901 Clay Avenue, SW. (Section 25) (Etna Supply Company) (Includes Site Plan Approval)

Cochran described the location, existing land use and current zoning around the area. Leon Plastics recently vacated this 214,327 sq. ft. building. ETNA Supply proposes to repurpose the property by consolidating their Wyoming operations here. The ETNA business would primarily use the building for warehousing and fabrication, but operations include the need for outdoor storage of large diameter pipes and other construction materials. This outdoor storage requires

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 90-507 (3) of the Zoning Ordinance:

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

The establishment of a large and notable local business on this site will benefit nearby properties. The site borders an adjoining business to the north that also has a large outdoor storage area. The outdoor storage yard sits back 300 feet from both US 131 and Clay Avenue and will be screened. The outdoor storage plan has been reviewed and approved by the Fire Department to insure acceptable fire protection measures. The proposed detention basin will benefit not only this site, but is designed to also benefit nearby 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. This area of Clay Avenue has other outdoor storage industrial businesses. 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 Clay Avenue. No adverse traffic impacts are anticipated from this business use.

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

The proposed ETNA Supply will improve the property by establishing a desirable business on this vacant 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 Site Plan Comments:

1. The site is fully developed. However, a new detention basin, additional paving and street curb reconstructions are proposed. Engineering Department approval is required for site grading, storm water management, utilities and curb reconstructions.
2. Outdoor storage placement and stacking shall comply with the requirements of the Fire Department.
3. ETNA Supply proposes to construct 5 overhead doors on the front of the building for truck staging. Section 90-602 (4) prohibits overhead doors for loading areas from being oriented to the front yard. A variance from the Board of Zoning Appeals is necessary to allow this. Staff supports the variance request as the building is setback 260 feet from Clay Avenue, and numerous nearby industrial businesses have similar overhead door orientations.

Cochran highlighted how the proposal conforms to the City of Wyoming Sustainability Principles. The proposed use will establish a viable and desirable business on this vacant industrial property. This will stabilize the site and provide significant benefit to the area economy. The proposed development conforms to the City of Wyoming Sustainability Principles.

Planning Commission Action:

The Development Review Team suggested the Planning Commission grant Special Use Approval to the proposed ETNA Supply outdoor building contractor storage per the findings of fact. The DRT also recommended the Planning Commission grant Site Plan Approval through a separate motion subject to conditions 1 - 3 noted.

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

Doug Stalsonburg of Exxel Engineering, representing the petitioner, explained the building will have no substantial changes. There will be some additional truck docks, some new paving, and they will remodel the front façade. There will be three curb cuts on Clay Avenue.

Motion by Hegyi, supported by Arnoys, to grant Special Use Approval to the proposed ETNA Supply outdoor building contractor storage per the findings of fact. Motion carried unanimously.

Motion by Hegyi, supported by Micele, to grant Site Plan Approval subject to conditions 1 – 3 noted. Motion carried unanimously.

AGENDA ITEM NO. 2

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 unanimously 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 unanimously elected for the position of Vice-Chair.

Chair Spencer mentioned it is Woodruff's intention to resign after the August meeting because he is moving outside of the city of Wyoming.

Chair Spencer opened the nominations for the position of Secretary. Weller nominated Micele, Micele accepted the nomination. There were no other nominations and the nominations were closed. The nomination stood and Micele was unanimously elected for the position of Secretary.

INFORMATIONAL ITEMS

Cochran announced the City Council approved the amended Form Based Code in first reading on July 5, 2016. The second reading will be on August 1, 2016. The process of rezoning the Division Avenue corridor to Form Based Code will begin with an informational public meeting on Monday, September 26th at 6 p.m. at the Wyoming Senior Center. A total of 3,632 property owners along the Division Avenue corridor will be notified of this public meeting. These same property owners will be notified once again of the Planning Commission public hearing on the rezoning that will most likely be scheduled for November.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

The meeting was adjourned at 7:20 p.m.

Kimberly S. Lucar, Administrative Aide
Wyoming Planning Commission