

THESE MINUTES ARE SUBJECT TO FORMAL APPROVAL BY THE WYOMING
PLANNING COMMISSION AT ITS REGULAR MEETING OF JANUARY 15, 2012

PLANNING COMMISSION
MINUTES OF DECEMBER 18, 2012
CITY COUNCIL CHAMBERS
CITY OF WYOMING, MICHIGAN

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

MEMBERS ABSENT: None

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

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

APPROVAL OF MINUTES

The minutes of November 20, 2012 were approved as written.

APPROVAL OF AGENDA

Motion by Hegyi, supported by Woodruff, to amend the agenda to add Item 3 – Letter to City Council on Irrigation Recommendation. Motion carried unanimously.

PUBLIC COMMENT ON NON-PUBLIC HEARING AGENDA ITEMS

Dean Rietberg, 1893 Camrose Ct SW, referred to the letter he submitted to the Planning Commission. He noted his property directly abuts the proposed phase 4 apartment complex. He pointed out that some landscaping has been included with the plan, but the site plan does not enhance Chateau residents' property or privacy, but rather detracts and devalues it. Also, the project does not preserve natural areas. He recommended a traffic study at the R.W. Berends and Burlingame Avenue intersection. He pointed out the individual parcels have not yet been combined, so the property does not have proper road frontage. Also, the site plan does not include building floor plans for the multiple-family buildings. He asked the plans to prevent parking lot lighting and headlights from shining into their homes. He recommended the buffer zone be a "do not disturb zone". He asked how the conditions of approval on the project would be enforced.

Donald Visser, 1901 Camrose Ct., summarized the letter he submitted to the Planning Commission. He was concerned this project would decrease the Chateau residents' property

values. He thought the site plan did not clearly reflect the property being considered for approval. He also thought there needed to be a traffic plan submitted. Also, the project must meet the requirements for road frontage.

Henry Dunbar, 4592 N. Camrose Ct SW, did not want people from the apartments looking at him in his back yard. He also did not want to see the deer and other wildlife gone.

Jon Dunbar, 4592 N. Camrose Ct SW, thought the residents were supposed to meet with Mr. Koetje to discuss any options or revisions to the plan. Mr. Koetje has not reached out to the neighbors at all during the last six months.

AGENDA ITEM NO. 1

Request for Site Plan Approval for Chateau Village Apartments Phase 4. The property is located at 1952 – 44th Street, SW. (Section 27) (John Lee Koetje)

Cochran noted this site plan was last considered by the Planning Commission on June 19 in association with the rezoning petition. The Commission denied the site plan on a motion to approve through a 4-3 vote (5 votes required for approval). The by-laws of the Planning Commission provide for a rehearing after six months have expired from the date the original request was heard. A request to reconsider the site plan due to a material change in circumstances and conditions (approval of the rezoning by City Council) was denied by the Commission on July 17.

The site plan as presented is essentially unchanged from that offered to the Planning Commission on July 17. The request is for 44 apartment units on this 4.1 acre site. 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 architectural style of the buildings will be compatible with the existing apartment complex. Each apartment will have a garage stall. The petitioner voluntarily offered conditions to rezoning to the City Council, which were accepted on July 2. The conditions include restricting the development to that proposed by this site plan, including preservation of a 100 foot wide buffer zone adjacent to the single family residences.

The petitioner has combined this site with the two adjoining apartment complexes (Chateau Village Apartments Phases 1 and 3) into one lot. The combined four phases of Chateau Village Apartments will total 32.4 acres and 336 units for a density of 10.4 apartments per acre.

The following conditions of approval for the Chateau Village Apartments Phase 4 site plan were recommended:

1. The water main and storm water management plans shall be approved by the Engineering Department.
2. The proposed landscape plan is adopted as part of this site plan approval.

3. The proposed building elevations are adopted as part of this site plan approval.

The Development Review Team suggested the Planning Commission grant Site Plan Approval for Chateau Village Apartments Phase 4 subject to conditions 1-3 noted.

Motion by Bueche, supported by Woodruff, to grant Site Plan Approval for Chateau Village Apartments Phase 4 subject to conditions 1 – 3 for the site plan dated November 13, 2012. Discussion followed.

Goodheart thought the review of the site plan was one day short of the six month requirement. Cochran clarified the six months starts from the public hearing date, so they are well over six months.

Woodruff asked the petitioner why he did not meet with the residents during the last six months? The attorney representing John Lee Koetje indicated they have received no communication from the residents during the past six months. They believe the site plan is correct and complete and should be approved.

Arnoys asked if there would be any trees added in the buffer zone? Petitioner Koetje said they did not plan on adding any trees in the buffer zone.

Weller suggested adding more White Pine trees to screen headlights near the garage area. Koetje said they could do that, but in the area west of the garage they would have to flatten the hillside in order to plant them.

Woodruff pointed out, at the last meeting when this project was reviewed, it was requested that the petitioner meet with the residents regarding the plan. Koetje noted they are satisfied with the site plan and did not reach out to individual residents. The residents also did not approach him.

Postema asked the type of lighting proposed for the parking lot? Koetje indicated it would be compatible with the existing phases. On the garages there would be LED lighting shining downward. They are not proposing pole lighting. Postema suggested the dark sky type of lighting. Koetje said they would not be opposed to this.

Postema agreed with Weller in that there should be additional pine trees. Also, the berm should be six feet instead of five feet. Cochran recommended a total of six trees in this location, which would fill the space. Cochran noted the additional trees and berm height could be added to the landscape plan. Postema recommended condition 4 be added:

4. IES full cutoff lighting is required.

Bueche agreed to amend his motion, adding condition 4 and the changes to the landscape plan for a total of six trees and a berm height of 6 feet. Woodruff supported the amended motion.

Postema asked if the site plan and contract zoning approvals ran with the land. Cochran responded affirmatively. Postema asked if there was any recourse the residents may have if the lighting becomes a disturbance or if there are other concerns? Cochran said City Council is in the process of approving the amendments to the landscape ordinance. This will be binding relative to this project's landscaping improvements as well. Postema asked, regarding the landscape modifications to the zoning ordinance, would the provisions of the new ordinance apply to the buffer zone for this project? Cochran responded affirmatively; they would need to make sure the buffer zone is maintained.

Weller asked, if the landscaping dies, do they need to replace it? Cochran said yes, in the developed area. Postema thought the new landscaping ordinance would require landscaping to be replaced in the buffer zone also. Cochran would check this.

A vote on the motion carried 8 – 1, with Hegyi opposed.

AGENDA ITEM NO. 2

Turn On 28th Street Form Based Code.

Cochran explained the draft for the form based code should be finalized within the next few weeks and should be ready for public review within a few months. They are looking into a traffic analysis for the Michael/28th Street intersection. The next meeting of the steering committee is January 17th.

AGENDA ITEM NO. 3

Letter to City Council on Irrigation Recommendation

Chair Spencer noted there was a subcommittee formed at the last Planning Commission meeting, made up of Postema and Weller, to formulate the Commission's correspondence to City Council regarding suggestions for encouraging irrigation in the commercial and industrial community. The letter drafted by the subcommittee outlines the following suggestions:

1. Provide a second, "irrigation", water meter to property owners free of charge. This second meter allows for more accurate billing because the property owner is able to avoid charges for impact on the sewage system. The expense to the city is minimal and lowering the cost of operation of irrigation will encourage use.
2. Provide backflow testing for commercial properties free of charge. The city mandates this test annually to assure the integrity of the water system. The cost of this test is also a disincentive to installation of irrigation. The city could better monitor the integrity of these devices and minimize impact on business by completing the test itself. This added cost could be minimized by competitive forces if the city received bids for large areas of the city. Due to the extensive sprinkling systems the city has in boulevards and other areas, the city does some of this already.

Motion by Postema, supported by Woodruff, that the subject letter be forwarded as a communication to the City Council as a recommendation of the Planning Commission. Motion carried unanimously.

Chair Spencer thanked Postema and Weller for their work in this regard.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

The meeting was adjourned at 7:45 P.M.

Anthony Woodruff, Secretary
Wyoming Planning Commission

Kimberly S. Lucar, Administrative Secretary
Wyoming Planning Commission