

THESE MINUTES ARE SUBJECT TO FORMAL APPROVAL BY THE WYOMING
PLANNING COMMISSION AT ITS REGULAR MEETING OF FEBRUARY 21, 2017

PLANNING COMMISSION
MINUTES OF DECEMBER 20, 2016
CITY COUNCIL CHAMBERS
CITY OF WYOMING, MICHIGAN

MEMBERS PRESENT: Arnoys, Bueche, DeLange, Goodheart, Micele, Smart, Spencer,
Weller

MEMBERS ABSENT: Hegyi

STAFF PRESENT: Rynbrandt, Director of Community Services
Cochran, City Planner
Bell, Community Services Inspections

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

APPROVAL OF MINUTES

The minutes of November 15, 2016 were approved as written.

APPROVAL OF AGENDA

Chair Spencer recommended revising the agenda to add Item 4: Appointment of a Planning Commission representative to the Board of Zoning Appeals. The Commissioners agreed. The agenda was approved as revised.

PUBLIC COMMENT ON NON-PUBLIC HEARING AGENDA ITEMS

There was no public comment.

AGENDA ITEM NO. 1

Request to rezone 0.5 acres from R-1 Single Family Residential to B-2 General Business. The property is located at 4820 Ivanrest Avenue, SW. (Section 28) (The Penrod Group, Inc.)

Cochran noted in 1975, the Board of Zoning Appeals granted a variance to allow the construction of a pole building for truck and equipment storage on this residentially zoned parcel. Since that time, staff and the BZA have dealt with various commercial use proposals to occupy the building. Most recently, in March 2015, the BZA authorized a computer repair

business for this site. The petitioner now desires to rezone this property to potentially allow a broader range of use and leasing options for the property.

Staff Comments:

1. This property lies on the border of Grandville and Wyoming. To the north, Grandville has seen dramatic commercial development near the RiverTown Crossings Mall. Immediately north is a recently vacated commercial contactor business with an extensive outdoor storage yard. To the south of the property is an undeveloped open woodlot that is severely limited in its development potential due to wetlands. As such, this property is more closely tied with the expanding commercial developments in Grandville than the residential / church developments south in Wyoming.
2. The building is of pole construction with two overhead doors. Its design lends itself most readily to vehicle and equipment storage. Some unauthorized outdoor salt storage behind the building is also occurring. If the property is rezoned to B-2 General Business such uses are permitted. Long term, the property is best suited for building removal with a more appropriate commercial building constructed in its place.
3. The City of Wyoming Land Use Plan was adopted in 2006. This predates much of the commercial development that has since occurred in Grandville. In the Plan, this site is recommended for Low-Medium Density Residential Use (3.5-6 units per acre). The proposed commercial zoning does not conform to the Land Use Plan's recommendation. However, with the existing pole building and its sequence of commercial uses, the property's location near Grandville businesses and its separation from residential developments to the south, the proposed B-2 General Business zoning is considered by staff to be appropriate.

Cochran highlighted how the proposal conforms to the City of Wyoming Sustainability Principles. The proposed rezoning will allow the petitioner greater use options and ease of property management, which are economic benefits. The rezoning offers no change in environmental quality or social equity. The proposed rezoning conforms to the City of Wyoming Sustainability Principles.

Planning Commission Action:

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

Chair Spencer opened the public hearing.

There was no comment.

Chair Spencer closed the public hearing.

Bruce Block, 1155 E. Paris, Suite 300, Grand Rapids, MI 49546 said the rezoning will help with future development. Every time they get a new tenant they have to apply to the Zoning Board of Appeals for a variance to have a commercial use on a residentially zoned property. The lot is not conducive for residential construction.

Motion by Arnoys, supported by Micele, to recommend to the City Council approval of the subject rezoning. Discussion followed.

Goodheart asked if the City knew who owned the property to the southeast.

Cochran did not know the property owner's name but he had spoken with the owner about the zoning request. The owner may be interested in developing his own parcel at a future date, but the owner was aware there were access limitations regarding his parcel.

Smart asked what type of tenants the applicant would want for the building.

Frank Block, 4864 Chatsworth Creek Dr., Hudsonville, said they currently have a good tenant. They were seeking the variance for any future consideration.

A vote on the motion carried unanimously.

AGENDA ITEM NO. 2

Request for Site Plan Approval for 5920 Clyde Park Self Storage. The property is located at 5920 Clyde Park Avenue, SW. (Section 36) (Park Avenue Group, LLC)

Cochran described the location, existing land use and current zoning around the area. The petitioners propose to construct a self-storage facility on this site. The six buildings include over 600 units of varying size, with most being climate controlled. The property gains access from Clyde Park Avenue through a shared drive with Elite Training. This property was rezoned from B-2 General Business in 2014. The purpose of that rezoning was to accommodate Allied Manufacturing, an industrial development. That site plan was approved by the Planning Commission also in 2014, but the project did not proceed to construction.

Staff had the following added site plan comments:

1. Final site grading, storm water and utility plans shall be approved by the Engineering Department. Storm water calculations shall be provided.
2. Fire Department approval for fire lane turning radii is required.
3. The proposed façade plans are typical for a self-storage facility. The façade plans are acceptable and are adopted as part of this Site Plan approval.

Cochran highlighted how the proposal conforms to the City of Wyoming Sustainability

Principles. The proposed self-storage facility will provide a service to area residents and businesses. This promotes economic strength. Short term employment will also occur with construction. The proposed development conforms to the City of Wyoming Sustainability Principles.

Planning Commission Action:

The Development Review Team recommended the Planning Commission grant Site Plan Approval for 5920 Clyde Park Self Storage subject to conditions 1-3 noted.

Motion by Smart, supported by Weller, to grant Site Plan Approval for 5920 Clyde Park Self Storage subject to conditions 1-3 noted. Discussion followed.

Goodheart noted on the rendering that the distance between the buildings was 25', and that some buildings were larger than others. He wondered if the distance between the buildings was adequate.

Jason Longstreth, Moore & Bruggink, Inc., 2020 Monroe Ave NW, Grand Rapids, MI 49505, explained that they had used the minimum access for the site plan. The Fire Department had not expressed any concerns. The 25 feet was more for customer access, not for fire safety.

DeLange asked if there would be recreational vehicle storage on site.

Mr. Longstreth said south of the storm water detention site there would be limited area for RV storage, only 6 or 7 spaces.

Goodheart remarked on the number of doors on the buildings. He asked if the climate control would have the same number of exterior doors.

Mr. Longstreth said the building design has not been finalized. The drawings were just conceptual. The climate control storage would be accessed from the interior.

A vote on the motion carried unanimously.

AGENDA ITEM NO. 3

Election of Vice Chair

Chair Spencer opened the nominations for the position of Vice-Chair. Arnoys 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 Vice-Chair.

AGENDA ITEM NO. 4

Appointment of a Planning Commission representative to the Board of Zoning Appeals.

Rynbrandt explained the Planning Commission may appoint a Planning Commissioner to be a member of the Zoning Board of appeals. In the past this has been very beneficial to have a connection between the Planning Commission and the Zoning Board of Appeals. Postema had been the Commission's appointee but with his election to the City Council, his seat on the Zoning Board of Appeals is vacant.

Chairman Spencer said Hegyi had expressed some interest in being appointed, however as he was absent he would not be able to be part of the discussion.

Rynbrandt stated there would not be a Planning Commission meeting in January. If the discussion regarding a Planning Commission representative was delayed until February, there would be no input from the Planning Commission at up to three Zoning Board of Appeals meetings.

Chairman Spencer sought input from the commissioners.

Goodheart thought DeLange would be a good candidate as he has extensive experience with the Zoning Board of Appeals.

DeLange expressed hesitation about accepting the position. He would not be able to attend all the scheduled ZBA meetings because of travel plans. He was available until March.

Weller thought Hegyi should be consulted if he had expressed interest.

Goodheart nominated DeLange to be appointed to the Zoning Board of Appeals temporarily. DeLange accepted the nomination. The nomination stood and DeLange was unanimously appointed for the position temporarily. He will serve until March, 2017. The Planning Commission will hold further discussion after the beginning of the new year.

Chairman Spencer welcomed new member DeLange. DeLange retired from the City of Wyoming after 31 years of service.

Rynbrandt alerted the Planning Commission of a training opportunity to be held on Monday, February 27, 2017. Appetizers would be served from 5:00 P.M. – 5:30 P.M. The training should be concluded by 6:45 P.M. The speaker would be David Long, and the topic would center on how Fair Housing and the Affirmatively Furthering Fair Housing (AFFH) final rule affects planning and zoning. Other municipalities will be invited to attend.

Cochran announced the 28th West Place street is now open. It will be finished in the spring. When the tenant space on the west side of the building is completed, Once Upon a Child will relocate. Their current location will be demolished and the site will be improved and landscaping will be installed.

Rynbrandt reminded the Planning Commission of the City Christmas breakfast on December 22, 2016 from 6:00 A.M. - 8:00 A.M.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

The meeting was adjourned at 7:38 p.m.

David Micele, Secretary
Wyoming Planning Commission

Char Bell, Acting Recording Secretary
Wyoming Planning Commission