

AGENDA
WYOMING PLANNING COMMISSION
TUESDAY, FEBRUARY 17, 2015
7:00 P.M.

CALL TO ORDER:

ROLL CALL:

APPROVAL OF MINUTES:

APPROVAL OF AGENDA:

PUBLIC COMMENT ON NON- PUBLIC HEARING AGENDA ITEMS:

PUBLIC HEARINGS:

1. Request to rezone 6.9 acres from R-2 Single Family Residential to R-4 Multiple Family (5.6 acres) and B-1 Local Business (1.3 acres). The property is located at the northeast corner of Burlingame Avenue and 36th Street. (Section 14) (Rusty Richter)

NEW BUSINESS:

2. Request for Site Plan Approval for Extended Stay Hotel. The property is located at 4500 Clyde Park Avenue. (Section 25) (Nederveld, Inc.)
3. Request for Site Plan Approval for an addition to Vista Springs. The property is located at 2708 Meyer Avenue. (Section 10) (Richard Postema Associates)
4. Wyoming Planning Commission 2014 Annual Report.

INFORMATIONAL ITEMS:

PUBLIC COMMENT:

ADJOURNMENT:

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 1

DATE DISTRIBUTED: February 5, 2015
PLANNING COMMISSION DATE: February 17, 2015

ACTION REQUESTED: Request to rezone 6.9 acres from R-2 Single Family Residential to R-4 Multiple Family (5.6 acres) and B-1 Local Business (1.3 acres)

REQUESTED BY: Rusty Richter

REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is located at the northeast corner of Burlingame Avenue and 36th Street. (Section 14)

EXISTING ZONING: The property is zoned R-2 Single Family Residential. Surrounding properties are zoned as follows:

North: R-2 Single Family Residential
South: B-1 Local Business (across 36th St.)
East: R-2 Single Family Residential
West: B-1 Local Business/R-2 Single Family Residential (across Burlingame Ave.)

EXISTING LAND USE: The proposed rezoning area was developed as a Wyoming School District elementary school and was subsequently demolished a few years ago. The site is now vacant. Land uses surrounding the property follows:

North: Single family residences
South: Walgreen's and a car wash (across 36th Street)
East: Single family residences and a nonconforming credit union
West: Commercial uses and two single family residences (across Burlingame Avenue)

PROPOSED REZONING:

The petitioners have optioned this property from the Wyoming Public School District and propose to rezone this site to construct an apartment complex of up to 72 units on 5.6 acres. In addition, 1.3 acres at the corner of the street intersection would be rezoned to permit a commercial development. The petitioner has voluntarily proposed to enter into a development agreement as a condition of rezoning, but this has not yet been provided. Development agreements are offered to the City Council, and when entered into, guarantee that specific aspects

of the proposal such as density, building styles, site design and amenities are adhered to. If the rezoning is approved by the City Council, a detailed site plan for construction of the project would then be submitted for approval to the Planning Commission.

The apartment development is shown to be comprised of three 2-story 12 unit buildings and two 2 ½ story 18 unit buildings. The units are shown to be two bedroom / two bath and approximately 1050 square feet. The plan shows 34 garages, with an overall 123 parking spaces. With this plan additional parking, or a parking waiver, would need to be considered at the time of site plan review. The RAPID bus route system may be accessed from this site on Burlingame Avenue.

The proposed drive through restaurant within the proposed B-1 Local Business zoning district is conceptual, as there is no known use at this time. A drive through restaurant would be a Special Use Approval in a B-1 Local Business district. A wide range of commercial or office uses would be allowable with the B-1 zoning.

The proposed driveways to the public streets, and the proposed storm water detention area, have been conceptually approved through the Engineering Department. A Traffic Impact Analysis, to identify any appropriate traffic management improvements, would be required at the time of site plan review.

STAFF COMMENTS:

1. The City of Wyoming Land Use Plan 2020 was adopted in 2006. It identifies this site (see attached) as being appropriate for Low-Medium Density Residential (3.5 to 6 units per acre). This is the same designation as the surrounding neighborhoods. At the time of development of the Land Use Plan, the elementary school was in operation and no additional consideration was given to this property. The proposed apartment development would have a density of 12.85 units per acre.
2. Under the current R-2 Single Family Residential zoning, the property could be developed as a single family subdivision with lot sizes of a minimum 8400 square feet and 65 feet in width. The property would be difficult to develop and market as a subdivision given the location at a major intersection, the adjacency of commercial developments, the lack of connectivity to adjoining subdivisions, the irregular property boundary, and the limited property area.
3. The adopted Analysis of Impediments and Housing Needs Assessment 2013 specifically identifies (see attached) that this property could be developed in a variety of ways, "including senior housing, apartments, townhomes, or other housing options. It could also have a retail or institutional component to provide a mix of uses at the busy intersection." The rezoning proposal for a mix of apartments and commercial complies with the Analysis of Impediments land use recommendation.

4. The City of Wyoming 2035 Thoroughfare Plan showed a 2009 daily traffic volume of 14,300 trips on Burlingame Avenue, with 21,300 trips on 36th Street, adjoining this property. The volumes are projected to increase slightly by 2035 to 14,500 trips on Burlingame Avenue and 21,600 trips on 36th Street. The projected 2035 traffic volumes can be readily accommodated under the current street design with a volume/capacity ratio of 0.55 and 0.62 respectively. The proposed development can be accommodated with the existing streets.

CONFORMANCE WITH THE CITY OF WYOMING SUSTAINABILITY PRINCIPLES:

Sustainability: The advancement and promotion, with equal priority, of environmental quality, economic strength, and social equity so that a stable and vibrant community can be assured for current and future generations.

This area of Wyoming is predominantly single family residences. There are a two comparable apartment developments (see attached) located ½ mile to the east on 36th Street, with other smaller complexes. Significantly larger apartment complexes are located at Prairie Parkway and at 44th Street. The Development Review Team is concerned that an apartment complex of the proposed size would be substantially out of character with the surrounding single family neighborhoods. The DRT believes that this site is suitable for a multi-family development, but not to the density (12.85 units/acre) proposed. A development of low-rise senior housing, townhomes or attached condominiums would integrate more suitably with the existing neighborhood character. In addition, the single family developed, but commercially zoned property across 36th Street may not be suited for either purpose. It is conceivable that eventually the City will consider an alternative land use on that property. Land use decisions on the proposed rezoning site will influence the future land use of that property. It is this concern over changing the essential character of this neighborhood, and thereby social equity, that leads the DRT to not recommend the proposed rezoning.

STAFF RECOMMENDATION:

The Development Review Team suggests the Planning Commission recommend to the City Council denial of the proposed rezoning.

DEVELOPMENT REVIEW TEAM:

Heidi Isakson, Deputy City Manager
Rebecca Rynbrandt, Director of Community Services
William Dooley, Director of Public Works
Jim DeLange, Chief Building Official
James Carmody, Director of Police and Fire Services
Tim Cochran, City Planner



Burlingame Avenue

Parkland Avenue

R-2

Proposed Rezoning

B-1

B-2

36th Street

B-1

B-1



Centertown Homes
Omega Architects





Centertown Homes

Omega Architects





Burlingame Avenue

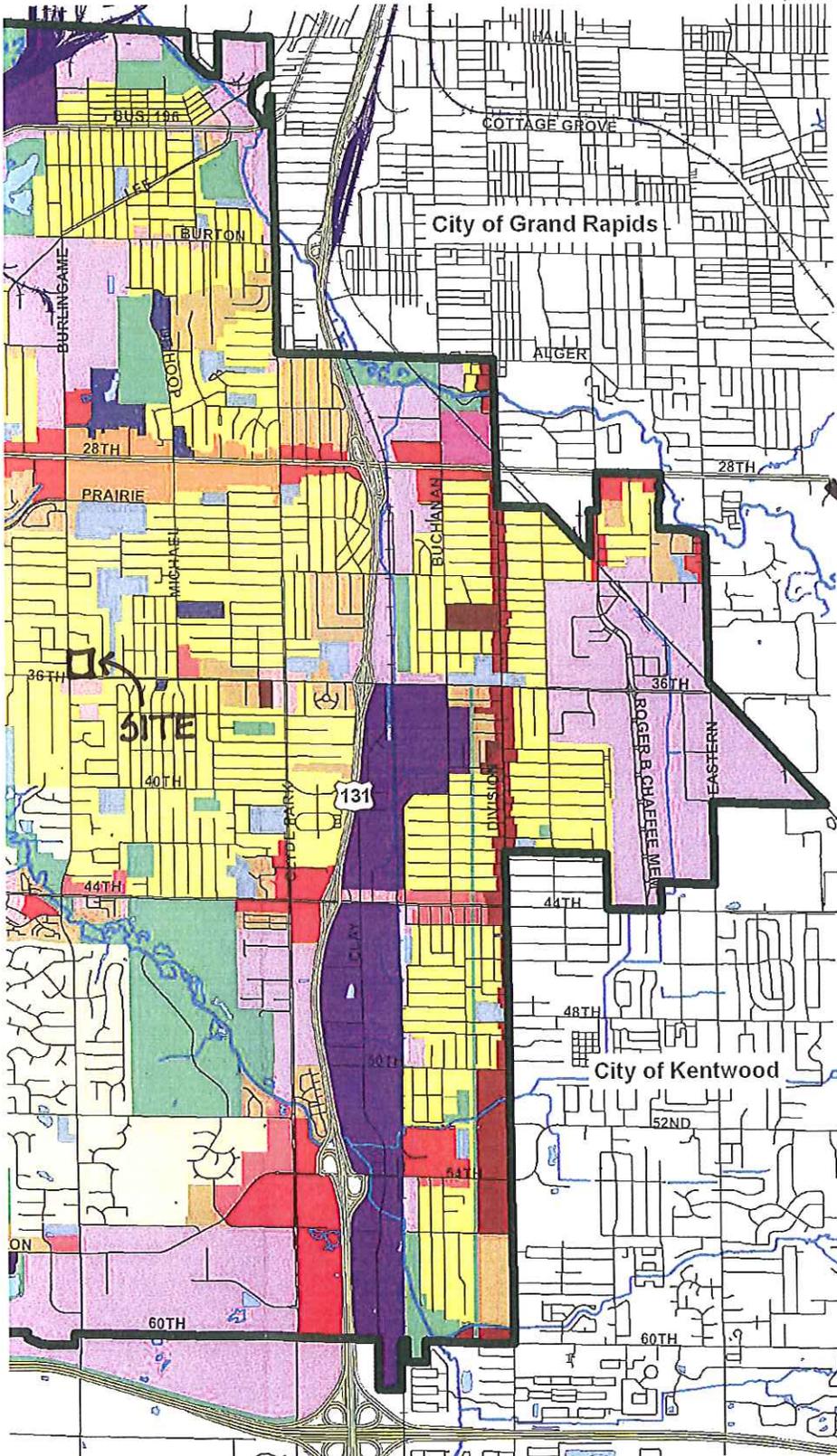
Parkland Avenue

Proposed Rezoning

36th Street

Future Land Use

City of Wyoming
Kent County, MI



Future Land Use Categories

- Low Density Residential (up to 3.5 units/ac.)
- Mixed Residential (up to 4 units/ac.)
- Low-Medium Density Residential (3.5 to 6 units/ac.)
- Medium-High Density Residential (6 to 16 units/ac.)
- High Density Residential (16+ units/ac.)
- Neighborhood Commercial
- Office Service
- Community Commercial
- Downtown Center
- Mixed Use
- Division Avenue Commercial
- Medical Village
- Business Industrial
- General Industrial
- Parks & Open Space
- Schools
- City Buildings

December 2006



LSL Planning, Inc.

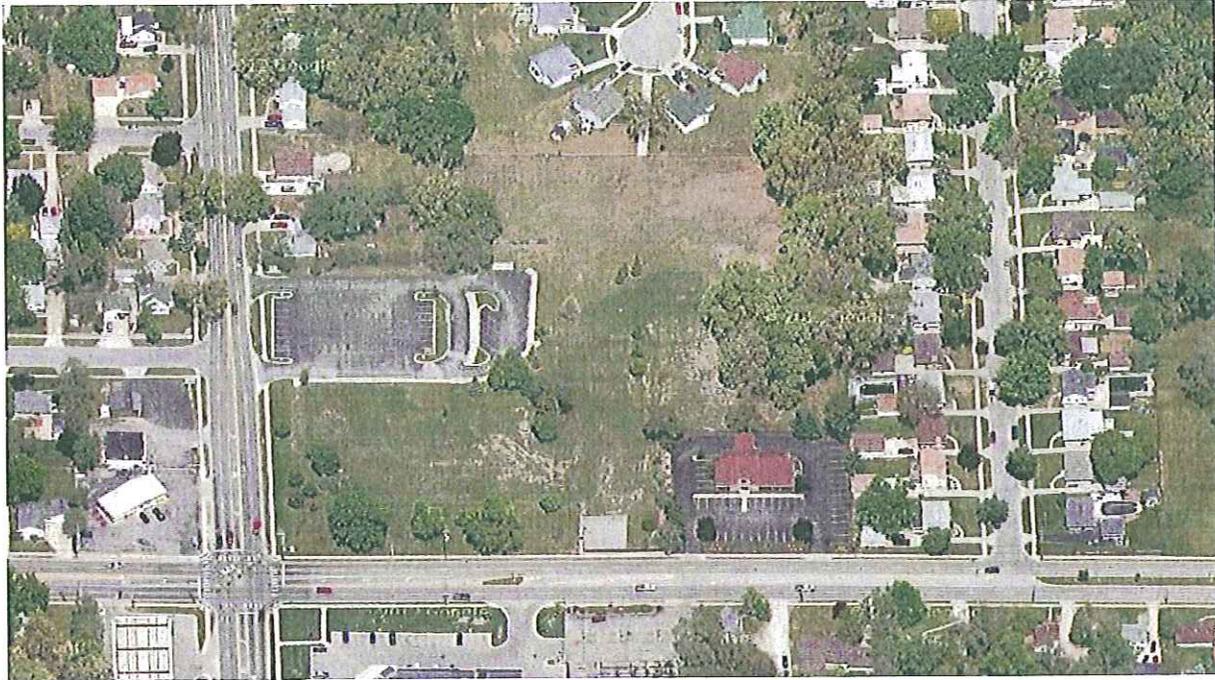
Data Sources:
REGIS
Michigan Center for Geographic Information



36th/Burlingame

The corner of 36th Street and Burlingame Avenue is a vacant lot that used to hold a school and is one of the few large redevelopment sites away from the 28th Street and Division Avenue corridors. Surrounded by Post-War Community typology housing, the site could be redeveloped in a number of ways, including senior housing, apartments, townhomes, or other housing options. It could also have a retail or institutional component to provide a mix of uses at the busy intersection.

Figure VI.4: Potential Infill Site at 36th Street and Burlingame Avenue





1/2 Mile

70 Units

6 Units

4 Units

20 Units

64 Units

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 2

DATE DISTRIBUTED: February 5, 2015
PLANNING COMMISSION DATE: February 17, 2015

ACTION REQUESTED: Request for Site Plan Approval for Extended Stay Hotel

REQUESTED BY: Nederveld, Inc.

REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is located at 4500 Clyde Park Avenue, SW. (Section 25)

PROJECT INFORMATION:

EXISTING ZONING CHARACTERISTICS:

This site is zoned B-2 General Business. Zoning surrounding the property follows:

North: B-2 General Business
South: I-1 Light Industrial
East: I-2 General Industrial (across U.S. 131)
West: I-1 Light Industrial (across Clyde Park Avenue)

EXISTING LAND USE:

The site is undeveloped. The surrounding land uses are as follows:

North: Vacant
South: Trucking company
East: Industrial (across U.S. 131)
West: Industrial (across Clyde Park Avenue)

PROPOSED LAND USE:

The petitioners propose to construct a four-story, 45,000 sq. ft., 124 room extended stay hotel. This 2.5 acre site is part of the overall 12.45 acres property that was initially developed for a retail center but was razed a few years ago. On January 5, 2015, the City Council approved the rezoning of this property, upon recommendation from the Planning Commission, to B-2 General

Business to accommodate this and associated development. A development agreement between the property owner and City Council commits the overall property to a multi-phase commercial development (attached) that includes this hotel, a Fox Powersports, and a C-store. Two other undetermined commercial uses will also be integrated with the development. Each phase of development requires specific site plans to be approved. It is anticipated that the Fox Powersports project, which will provide access and utility connectivity to this Extended Stay Hotel site, will be submitted for review and approval in the next few weeks.

Staff has 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.
2. This site will be accessed through private drives. An access easement for connecting This site to Clyde Park Avenue and 44th Street shall be provided.
3. The proposed landscape plan is generally acceptable. However, a minimum of two trees along the Clyde Park Avenue frontage along with irrigation, is required. The final landscape and irrigation plan, meeting City requirements, shall be approved by the Planning Department prior to installation.
4. The building is proposed to be four stories and approximately 44 feet in height. The B-2 zoning district has a height limitation of 35 feet. A variance from the Board of Zoning Appeals is required. Otherwise, the proposed façade plans are acceptable and are adopted as part of this Site Plan approval. The facade primarily incorporates hardiplank and brick face siding, with a shingled roof.
5. The property is entitled to a freestanding sign, wall signage, and an expressway sign. It is possible that a sign variance may be needed to have the freestanding identification sign for the hotel placed off-site at the access drive that would connect to this property. The sign is otherwise entitled to be located on the property frontage along Clyde Park Avenue. The overall sign package for this and associated developments will be reviewed and approved by staff, subject to any variance requests. (Informational)

CONFORMANCE WITH THE CITY OF WYOMING SUSTAINABILITY PRINCIPLES:

Sustainability: The advancement and promotion, with equal priority, of environmental quality, economic strength, and social equity so that a stable and vibrant community can be assured for current and future generations.

The proposed Extended Stay Hotel will provide a desired area-wide hotel service and will contribute to the redevelopment of this high profile commercial corner. This will contribute to the city's social and economic strength. Some employment will also occur at facility with short

term construction jobs also created. The proposed Extended Stay Hotel conforms to the City of Wyoming sustainability principals.

PLANNING COMMISSION ACTION:

The required Traffic Impact Analysis, as stipulated through the Development Agreement, has not been provided as of this writing. The Development Review Team recommends the Planning Commission defer Site Plan Approval for Extended Stay Hotel until this TIA is provided and reviewed by the Engineering Department, to apply any necessary traffic management conditions.

DEVELOPMENT REVIEW TEAM:

Heidi Isakson, Deputy City Manager
Rebecca Rynbrandt, Director of Community Services
William Dooley, Director of Public Works
Jim DeLange, Chief Building Official
James Carmody, Director of Police and Fire Services
Tim Cochran, City Planner



44th Street

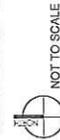
Clyde Park Avenue

U.S. 191

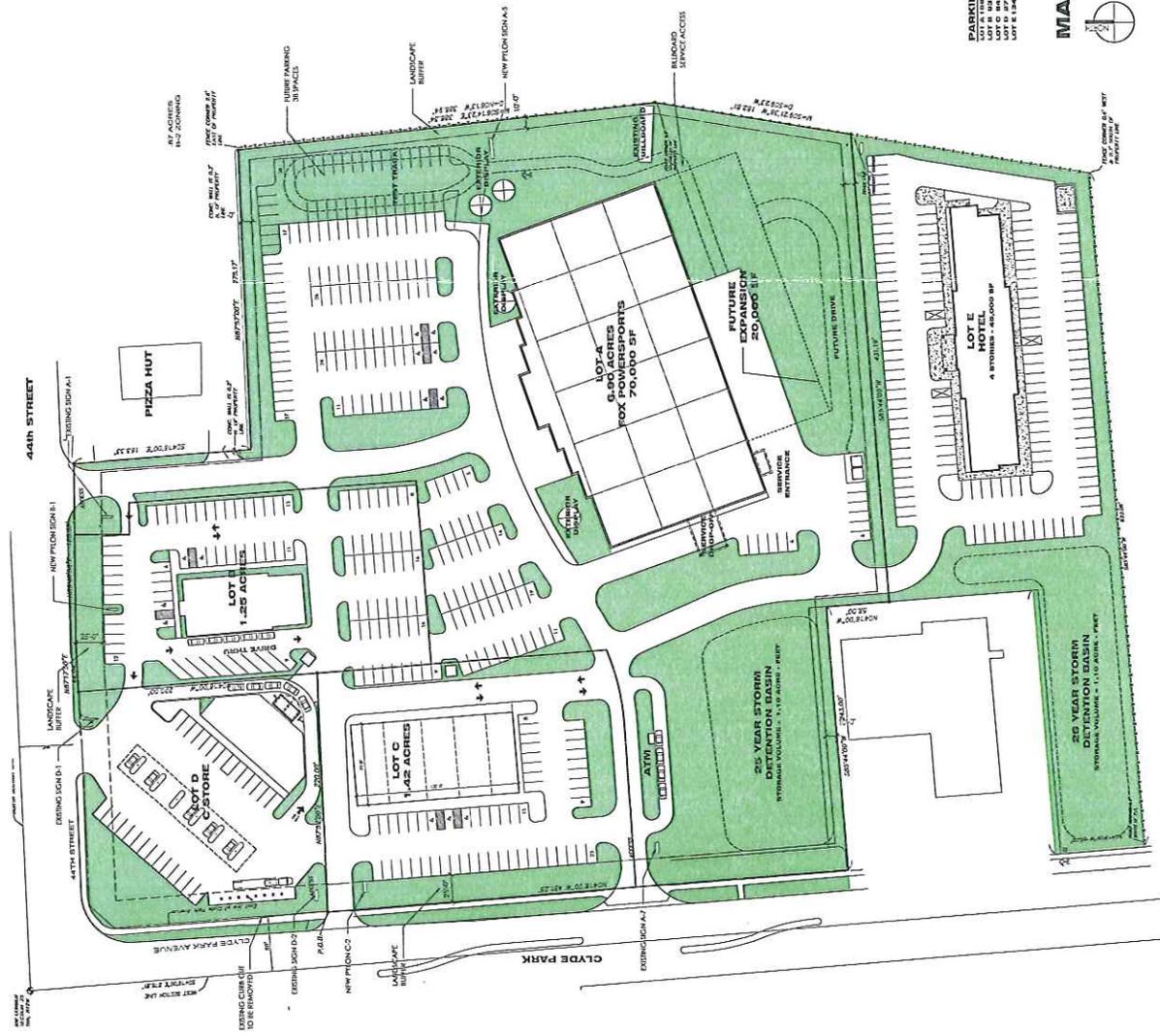
Extended Stay

DATE	DESCRIPTION

MASTER SITE PLAN



PARKING SUMMARY
 LOT A 150 SPACES
 LOT B 80 SPACES + 100 FUTURE SPACES
 LOT C 80 SPACES
 LOT D 87 SPACES
 LOT E 154 SPACES



THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE CLIENT AS A RESULT OF SUCH PERMITS AND APPROVALS.

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 3

DATE DISTRIBUTED: February 5, 2015
PLANNING COMMISSION DATE: February 17, 2015

ACTION REQUESTED: Request for Site Plan Approval for an addition to
Vista Springs

REQUESTED BY: Richard Postema Associates

REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is located at 2708 Meyer Avenue, SW. (Section 10)

PROJECT INFORMATION:

EXISTING ZONING CHARACTERISTICS:

This site is zoned R-4 Multiple Family Residential. Zoning surrounding the property follows:

North: R-2 Single Family Residential
South: B-2 General Business and R-2 Single Family Residential
East: R-2 Single Family Residential (across Hague Avenue)
West: R-2 Single Family Residential

EXISTING LAND USE:

The site is developed as Vista Springs a senior assisted living facility. The surrounding land uses are as follows:

North: Single family residences
South: Commercial and single family residences
East: Single family residences (across Hague Avenue)
West: Single family residences

PROPOSED LAND USE:

The petitioners propose to construct a one-story, 36 bed memory care addition to Vista Springs. The existing facility provides 58 senior housing rooms that were recently converted from the prior Taft Elementary School building.

Staff has the following added site plan comments:

1. Final site grading, storm water management and utility plans shall be approved by the Engineering Department. Storm water calculations shall be provided.
2. Fire hydrant coverage shall be determined by the Fire Department.
3. A landscape plan has not been provided. A minimum of seven street trees along Hague Avenue, with one tree in the new parking lot area, is required. Trees shall be a minimum 2 ½ inch caliper. The final landscape plan, meeting City requirements, shall be approved by the Planning Department prior to installation.
4. The proposed façade plans are acceptable and are adopted as part of this Site Plan approval..

CONFORMANCE WITH THE CITY OF WYOMING SUSTAINABILITY PRINCIPLES:

Sustainability: The advancement and promotion, with equal priority, of environmental quality, economic strength, and social equity so that a stable and vibrant community can be assured for current and future generations.

The proposed Vista Springs memory care addition will provide a needed health care service. This will contribute to the city's social strength. Substantial employment will also occur at facility and short term with construction. The proposed Vista Springs addition conforms to the City of Wyoming sustainability principals.

PLANNING COMMISSION ACTION:

The Development Review Team recommends the Planning Commission grant Site Plan Approval for the Vista Springs addition subject to conditions 1-4 noted.

DEVELOPMENT REVIEW TEAM:

Heidi Isakson, Deputy City Manager
Rebecca Rynbrandt, Director of Community Services
William Dooley, Director of Public Works
Jim DeLange, Chief Building Official
James Carmody, Director of Police and Fire Services
Tim Cochran, City Planner



Meyer Avenue

TAFT AVE

DE LAATA AVE

Hague Avenue

Vista Springs

28th Street

HAGUE AVE

OAK VALLEY AVE ACCESS

To: Planning Commission
Rebecca Rynbrandt, Director of Community Services

From: Tim Cochran, City Planner

Date: February 4, 2015

RE: Planning Commission Annual Report

The Michigan Planning Enabling Act (Act 33 of 2008) stipulates that:

“The Planning Commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development.”

Attached is a synopsis of the Planning Commission’s reviews and actions for 2014. It is our recommendation that the Commission review the report and amend where appropriate. The final report must then be approved and forwarded to the City Council.

WYOMING PLANNING COMMISSION
2014 ANNUAL REPORT

Site Plan Reviews

- 3/18/14 Approved Site Plan for Metro Health Village Senior Living at 2252 Health Drive, SW. (Section 34) (MHV Senior Living LLC)
- 5/20/14 Approved Site Plan for Rieth-Riley Batch Plant reconstruction at 2020 Chicago Drive. (Section 3) (Rieth-Riley Construction Co.)
- 7/15/14 Approved Site Plan for an addition to Adams Plastics at 5955 Crossroads Commerce Parkway. (Section 34) (A.J. Veneklasen, Inc.)
- 10/21/14 Approved Site Plan for Allied Mechanical Services at 5920 Clyde Park Avenue, SW. (Section 36) (Allied Mechanical Services)

Special Use Reviews

- 1/21/14 Approved Special Use for AmeriGas Propane Truck Terminal at 2700 Remico Street, SW. (Section 16) (AmeriGas) (Included Site Plan Approval)
- 2/18/14 Approved Special Use for Goddard Day Care at 5811 Byron Center Avenue, SW. (Section 33) (First Companies) (Included Site Plan Approval)
- 3/18/14 Approved Special Use for The PIER Church at 4669 Division Avenue, SW. (Section 25) (Immanuel Christian Reformed Church) (Included Site Plan Approval)
- 4/15/14 Approved Special Use for Flames Sports (athletic training facility) at 425 – 36th Street, SW. (Section 13) (Chad Kryska) (Included Site Plan Approval)
- 4/15/14 Approved Special Use for Advance America (secondhand business) at 4130 Division Avenue, SW. (Section 19) (Advance America) (Included Site Plan Approval)
- 4/15/14 Approved Special Use for Sky Antiques (secondhand business) at 4457 Division Avenue, SW. (Section 25) (Van Ly) (Included Site Plan Approval)

- 8/19/14 Approved Special Use (drive through restaurants) for Wyoming Village Pad Site at 1216 – 28th Street, SW. (Section 14) (Continental Construction) (Included Site Plan Approval)

- 10/21/14 Approved Special Use for Car City Supercenter expansion at 1409 – 28th Street, SW, 1425 – 28th Street, SW, and 2701 Hook Avenue, SW. (Section 11) (Integrated Architecture) (Included Site Plan Approval)

- 10/21/14 Approved Special Use for Chateau Center Drive Through Restaurant at 1740 – 44th Street, SW. (Section 27) (Chateau Village Partners) (Included Site Plan Approval)

- 10/21/14 Tabled Special Use for Dewey-Wedgwood House at Beckmaze Community Center at 2551 Oaklane Drive, SW. (Section 21) (Beckmaze Historical Society) (Included Site Plan Approval)

- 12/16/14 Approved Special Use for Panera Bread Drive Through Restaurant at 5500 Clyde Park Avenue. (Section 36) (Jeffrey Parker Architects) (Included Site Plan Approval)

- 12/16/14 Approved Special Use for Express Auto Used Car Sales at 2046 – 28th Street, SW. (Section 15) (Joseph Giannloa) (Included Site Plan Approval)

Plat Recommendations

- 2/18/14 Recommended to City Council approval of the request for Preliminary Plat – Tentative Approval for Rivertown Valley III located along Nile Drive extended and Chestnut Ridge Drive extended. (Section 32) (TMBG Wilson)

- 4/15/14 Recommended to City Council approval of the request for Preliminary Plat – Final Approval for Rivertown Valley III located along Nile Drive extended and Chestnut Ridge Drive extended. (Section 32) (TMBG Wilson)

- 10/21/14 Recommended to City Council approval of the request for Final Plat Approval for Rivertown Valley III located along Nile Drive extended and Chestnut Ridge Drive extended. (Section 32) (TMBG Wilson)

Condominium Plan Amendment

- 6/17/14 Amended the Condominium Plan for Metro Health Village Planned Unit Development at the northeast corner of M-6 and Byron Center Avenue. (Section 34) (Granger Group)

Rezoning Recommendations

- 1/21/14 Recommended to City Council approval of the request to rezone the 28th Street corridor from Clyde Park Avenue to Burlingame Avenue from DC Downtown Center, B-3 Planned Business, B-2 General Business and R-2 Single Family Residential to Form Based Code. (Sections 11 and 14) (City of Wyoming)
- 5/20/14 Recommended to City Council approval of the request to rezone 1.2 acres from DC Downtown Center and B-2 General Business to I-2 General Industrial at 2660 Burlingame Avenue SW. (Section 11) (Wyoming Planning and Public Works Departments)
- 7/15/14 Recommended to City Council approval of the request to rezone 15.5 acres from B-2 General Business to I-1 Light Industrial properties at the northeast corner of Clyde Park Avenue and 60th Street, excluding the two properties at 5940 and 5950 Clyde Park Avenue SW. (Section 36) (Huizenga Properties, B&K Holdings and Wyoming Planning Department)
- 11/18/14 Recommended to City Council approval of the request to rezone 16 acres from ER Estate Residential to R-4 Multiple Family (14 acres) and RO-1 Restricted Office (2 acres) at the northwest corner of Wilson Avenue and 52nd Street, subject to entering into the development agreement voluntarily offered by the petitioner. (Section 30) (American Kendall Properties LLC)

Zoning Code Text Recommendations

- 4/15/14 Recommended to City Council the request to amend Zoning Code Section 90-437 RO-1 Restricted Office District Lot and Area Requirements reference. (Wyoming Planning Department)
- 5/20/14 Recommended to City Council the request to amend Zoning Code Section 90-44 Distance Requirements for Mechanical Appurtenances. (Wyoming Planning Department)

- 5/20/14 Recommended to City Council the request to amend Zoning Code Section 90-31 Districts Enumerated, Section 90-65 DC Downtown Center District Intent, Section 90-799 Specific Sign Requirements: Nonresidential Districts, Section 90-891 Residential Districts, Section 90-892 Conditions Applicable to Section 90-891, Section 90-893 Nonresidential Districts, Section 90-894 Conditions Applicable to Section 90-893, Section 895 Requirements for Permitted Uses after Special Approval, and Article XXVIII DC Downtown Center District to remove the Downtown Center Zoning District and its requirements, and removal of Table 90-646 Parking Requirements for multiple family dwellings in the DC District. (Wyoming Planning Department)
- 6/17/14 Recommended to City Council the request to amend Zoning Code Section 90-56 Drive-in Establishment, Section 90-337(5) B-1 Local Business District, Section 90-372(4) B-2 General Business District, Section 90-402(5) B-3 Planned Business District, Section 90-617(8) PUD-1 Low Density Planned Unit Development District, Section 90-895 Requirements for Permitted Uses After Special Approval, Section 90-901(4) PUD-2 Planned Commercial Development District and Section 90-952(12) PUD-3 Planned Health Care District to allow drive through restaurants in all commercial districts by Special Use Approval. (Wyoming Planning Department)
- 7/15/14 Recommended to City Council the request to amend Zoning Code Section 90-45 Accessory Buildings to allow additional storage on larger residential properties. (Wyoming Planning Department)
- 11/18/14 Recommended to City Council the request to amend Zoning Code Section 90-69 to prohibit marijuana provisioning centers and marijuana safety compliance facilities. (Wyoming Planning Department)

Street Vacation/Closure Recommendations

- 3/18/14 Recommended to City Council approval of the request to vacate Pickett Street (a paper only street) west of Clyde Park Avenue. (Section 26) (J & P Development)
- 7/15/14 Recommended to City Council approval of the request to close Pinehurst Avenue at 44th Street to prevent potential vehicle conflicts with a new turnaround constructed with the 44th Street improvements. (Section 25) (Wyoming Engineering Department)

Resolutions, Reports & Correspondence

2/18/14 Approved the Wyoming Planning Commission 2013 Annual Report and forwarded it to City Council.

Rules of Procedure Amendments

8/19/14 Amended the Planning Commission Rules of Procedure Article II, Section 1 that election of officers be held at the first regular meeting in July, and Article IV, Section 3, “. . . The disclosure of pertinent information that would correct potential erroneous or untruthful information provided to the Planning Commission, and may also affect a motion for consideration, may be revealed prior to the motion upon recognition of the Commissioner by the Chair. Once disclosed, the normal procedures will resume with a motion, then discussion and decision, on the proposal.”

Election of Officers

7/15/14 Election of Officers

Presentations

5/12/14 Joint City Council, Planning Commission and Board of Zoning Appeals Training Workshop “Making Decisions to Promote Good Government”

8/19/14 Lawns, Gardens and Water Efficient Landscaping Ordinance

Ongoing Planning Activities

Southeast Corner of Wilson Avenue / 56th Street Zoning Considerations

Zoning Ordinance Reformat – Wade Trim Consultant

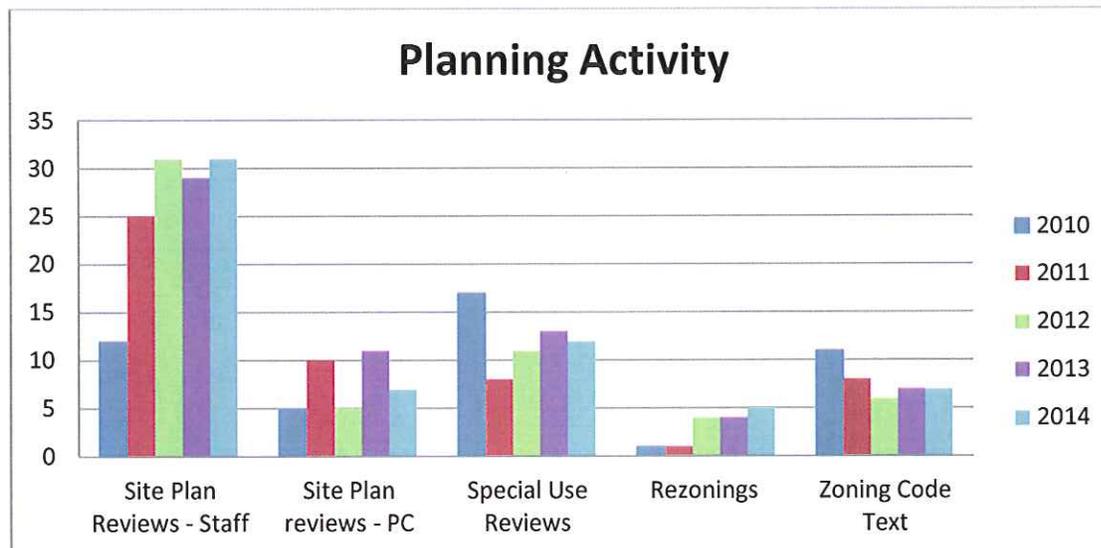
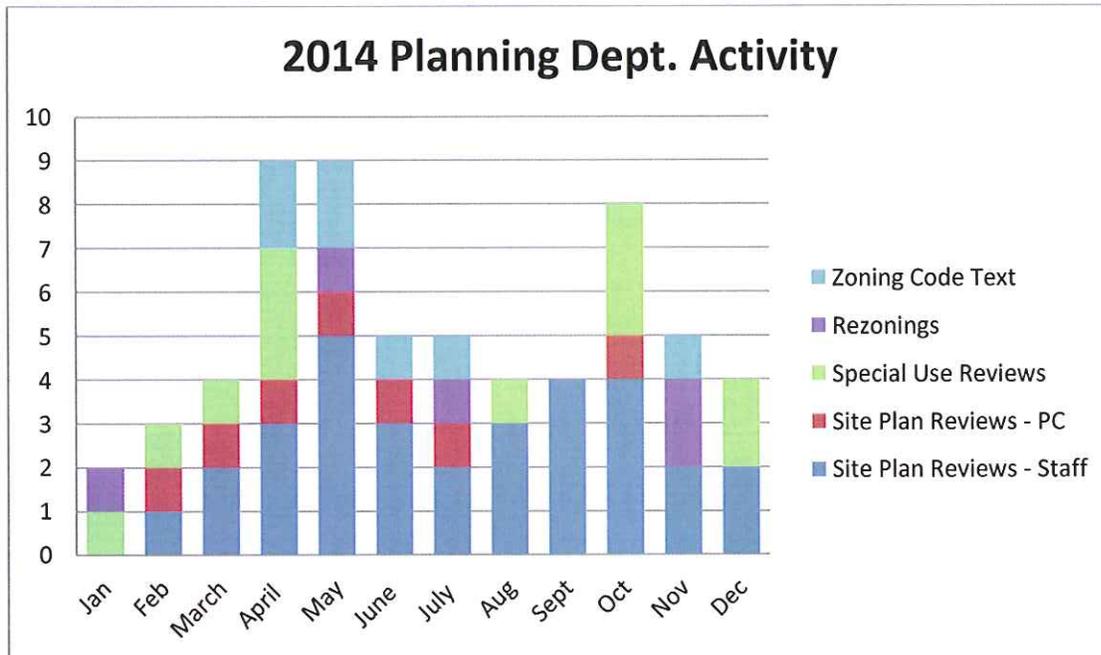
Parks & Recreation Ideal Park Master Plan Update

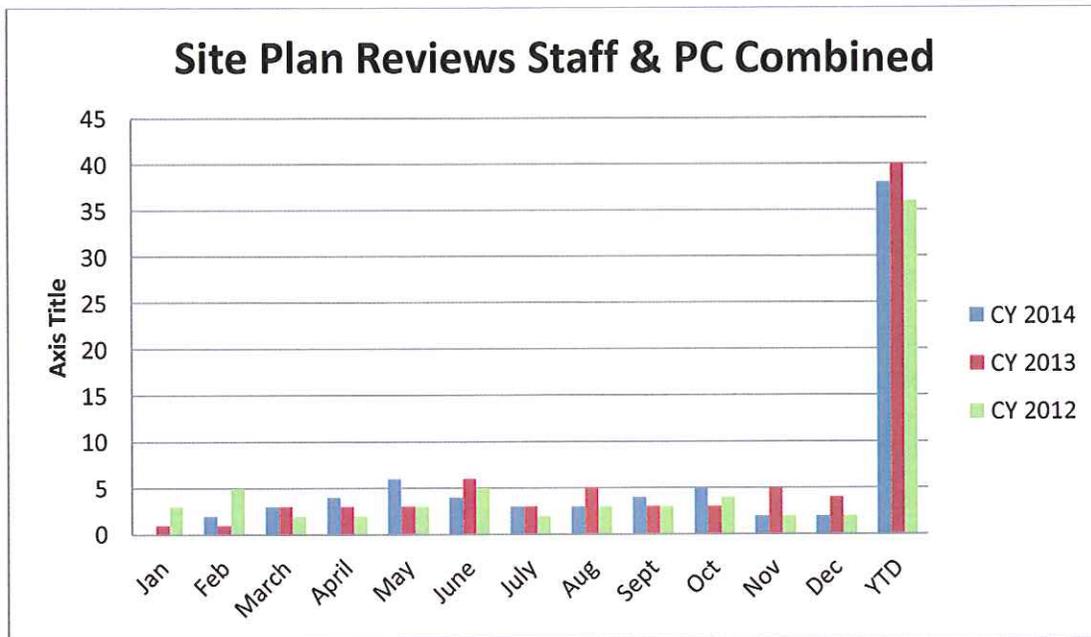
Form Based Code – Division Avenue

28 West Marketing/Promotion/Crescent Street Development

Burton Street Corridor Planning

Annual Comparisons:





Note: The number of reviews reflects multiple considerations of particular projects at different Planning Commission meetings.

Anthony Woodruff, Secretary
Wyoming Planning Commission