

AGENDA
WYOMING PLANNING COMMISSION
TUESDAY, SEPTEMBER 20, 2016
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 1.4 acres from I-1 Light Industrial to B-2 General Business. The property is located at the southwest corner of 54th Street and Crippen Avenue, SW. (Section 36) (Halle Properties, LLC)
2. Request to amend Zoning Ordinance Section 901008 Permits to require permits for tents. (Wyoming Planning Department)
3. Request to amend Zoning Ordinance Section 90328 (3) Landscaping Maintenance to require front yard and secondary front yard irrigation for new Office District developments. (Wyoming Planning Department)
4. Request to amend Zoning Ordinance Section 90-311 (3) Accessory Buildings and Uses to allow exposed fasteners on roofs and to relocate Section 90311 (8) Exterior Lighting to a new Section 90-330. (Wyoming Planning Department)
5. Request to amend Zoning Ordinance Section 90-206 Definitions "F" to revise the Family definition. (Wyoming Planning Department)
6. Request to amend Zoning Ordinance Sections 90210 Definitions "J", Section 90-281 Definitions "R", Section 90-219 Definitions "S", Section 90-431B I-2 General Industrial District Special Approval Uses and Section 90-508 Special Approval Requirements, to establish new criteria for Salvage Yards and Recycling Facilities (Wyoming Planning Department).

NEW BUSINESS:

7. Request for Site Plan Approval for an addition to D & D Building. The property is located at 3925 and 3959 Linden Avenue, SE. (Section 19) (Innovative Design)

INFORMATIONAL ITEMS:

8. Division Avenue Form Based Code presentation September 26@ 6:00 P.M. – Wyoming Senior Center.
9. 28th West (crescent street) update.

PUBLIC COMMENT:

ADJOURNMENT:

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 1

DATE DISTRIBUTED: September 8, 2016

PLANNING COMMISSION DATE: September 20, 2016

ACTION REQUESTED: Request to rezone 1.4 acres from I-1 Light Industrial to B-2 General Business

REQUESTED BY: Halle Properties, LLC.

REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is located at the southwest corner of 54th Street and Crippen Avenue, SW.
(Section 36)

EXISTING ZONING: The property is zoned I-1 Light Industrial. Zoning surrounding the property follows:

North: B-2 General Business (across 54th Street)
South: I-1 Light Industrial
East: R-2 Single Family Residential (across Crippen Avenue)
West: I-2 General Industrial

EXISTING LAND USE: The property is a cleared industrial parcel. Land uses surrounding the property follows:

North: Walmart (across 54th Street)
South: Various industrial uses and vacant land
East: Single family residence (across Crippen Avenue)
West: Railroad and industrial uses

PROPOSED REZONING:

The petitioner has optioned 1.4 acres of this overall 5 acre property with the intention of developing a Discount Tire facility (see attached exhibits). The proposed use would be allowable by-right in the B-2 General Business zoning district. The balance of the property is intended to retain its I-1 Light Industrial zoning.

REZONING COMMENTS:

1. The City of Wyoming Land Use Plan was adopted in 2006. This site is recommended for Business Industrial use, with industrial uses extending west from this site to US 131 (see attached Plan and descriptions). The proposed auto repair is a Community Commercial use and is contrary to the recommendation of the Land Use Plan. The Plan also identifies that the residential properties to the east along the south side of 54th Street are intended for Office Service uses. Such a transition would require land assembly to obtain sufficient area to reasonably integrate office developments with the surrounding neighborhood. If the subject property is rezoned to B-2 General Business and subsequently developed, it may lead to future requests for commercial zoning further along the south side of the 54th Street corridor. The development of Walmart and Home Depot along the north side of 54th Street is a strong influence on other commercial businesses who desire to be in close proximity.

2. Access to the overall 5 acre property must be carefully considered. The property has significant frontage along Crippen Avenue, which is primarily a residential street. Right turn ingress and egress from 54th Street is desirable to serve the overall property. With the proposed rezoning and associated development plan all access to the balance of the property would come from Crippen Avenue. Left turns from Crippen Avenue onto 54th Street may be difficult during peak traffic periods. Traffic progression through this area is a concern. The nearest signalized left turn occurs to the east at Haughey Avenue. Ideally, the entire property would be redeveloped cohesively and not split into separate uses. Industrial development within Wyoming has been very strong, with little available developed space remaining. The subject site could be redeveloped for industrial purposes in the manner which it is currently zoned.

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 rezoning and subsequent Discount Tire development would negatively influence land use along the south side of 54th Street through this area. This would have a strong negative influence on the adjoining residential neighborhood to the east. The proposed rezoning and subsequent development of Discount Tire does not conform to the City of Wyoming sustainability principals.

STAFF RECOMMENDATION:

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

DEVELOPMENT REVIEW TEAM:

Heidi Isakson, Deputy City Manager
Rebecca Rynbrandt, Director of Community Services
William Dooley, Director of Public Works
James Carmody, Director of Police & Fire Services
Jeff Keppel, Building Official
Timothy Cochran, City Planner



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Gregory L. Minshall, PE
Michael J. Dyer, PE
Brian J. Cenci, PE

August 16, 2016

City of Wyoming
Department of Planning & Development
Attn: Mr. Timothy Cochran, City Planner
1155 28th Street SW
Wyoming, MI 49509

RE: Discount Tire – Request for Rezoning of property located at 392 54th Street SW

Dear Mr. Cochran:

The applicant, Discount Tire, intends to purchase a 1.4 acre parcel of land at 392 54th Street SW which will be split from parcel #41-17-36-251-032. The site is a vacant property located at the corner of 54th Street and Crippen Avenue (directly across from Walmart). The applicant is requesting a rezoning of the 1.4 acre portion from I-1 (light industrial) to B-2 (general business). The rezoning is being proposed to allow for use as a retail tire and wheel sales store for passenger cars and light trucks. Discount Tire stores typically operate from 8 a.m. to 6 p.m. Monday through Saturday with no overnight parking of vehicles allowed at the site. The proposed store will include a 7,373 square foot building with six service bays, customer lobby, retail display, sales counter, and tire storage areas within the building only. The building will be accessed via two proposed entrances: one from 54th Street and another from Crippen Avenue. The asphalt parking lot will contain approximately 48 spaces. A site plan is attached which illustrates the proposed facility.

COMPATIBILITY WITH THE CHARACTER OF THE ADJACENT LAND USES IN THE VICINITY:

The requested rezoning and proposed use will not change the essential character of the surrounding area. The proposed zone of B-2 (general business) and proposed use as a tire and wheel retail store is compatible with the existing zoning and uses of the parcels across 54th Street (north of the site under consideration) as they are zoned B-2 and currently house Walmart, Lowe's, ALDI, Culver's and Wendy's. The adjacent property to the south (being split) will remain zoned I-1 (light industrial) and is currently vacant. The property to the west (across the railroad tracks) is zoned I-2 (general industrial) with a diesel injection service garage. The properties to the east (across Crippen Avenue) are currently zoned R-2 (residential), with one parcel having a single family home and the other having a multiple family residence. Based on the surrounding area, this type of development will complement the other existing developments along 54th Street. The requested rezoning also offers a buffer between the R-2 (residential) zone and the heavier I-1 (light industrial) zone.

COMPATIBILITY WITH THE FUTURE LAND USE PLAN:

The requested rezoning and proposed use is consistent with the general objectives and land-use policies contained in the City of Wyoming – Land Use Plan 2020. The Future Land Use

Map, contained therein, addresses the above-mentioned need for a better transition from residential zoning to industrial zoning, recommending that the subject parcel become zoned Business Industrial, with Office Services replacing the currently zoned residential properties across Crippen Avenue.

AVAILABLE UTILITIES AND SITE ACCESS:

Currently there is adequate water service, gas and electric services, sanitary sewer service and a storm water outlet for this site. Adequate roads are also in place to service this site. Due to the proximity of this site to the railroad tracks and signal, special consideration will be given to the location and design of the drive entrance from 54th Street to ensure safe and orderly traffic flow in and out of the proposed developed site.

We look forward to working with you, the Planning Commission, and City Council.

If you have any comments or questions or need further information, please feel free to contact us.

Sincerely,

Eng., Inc.

A handwritten signature in black ink that reads "Ryan C. McEnhill". The signature is written in a cursive, flowing style.

Ryan C. McEnhill, PE
Senior Engineer

cc: Richard Sommer, Discount Tire
Michael J. Dyer, PE, Eng.

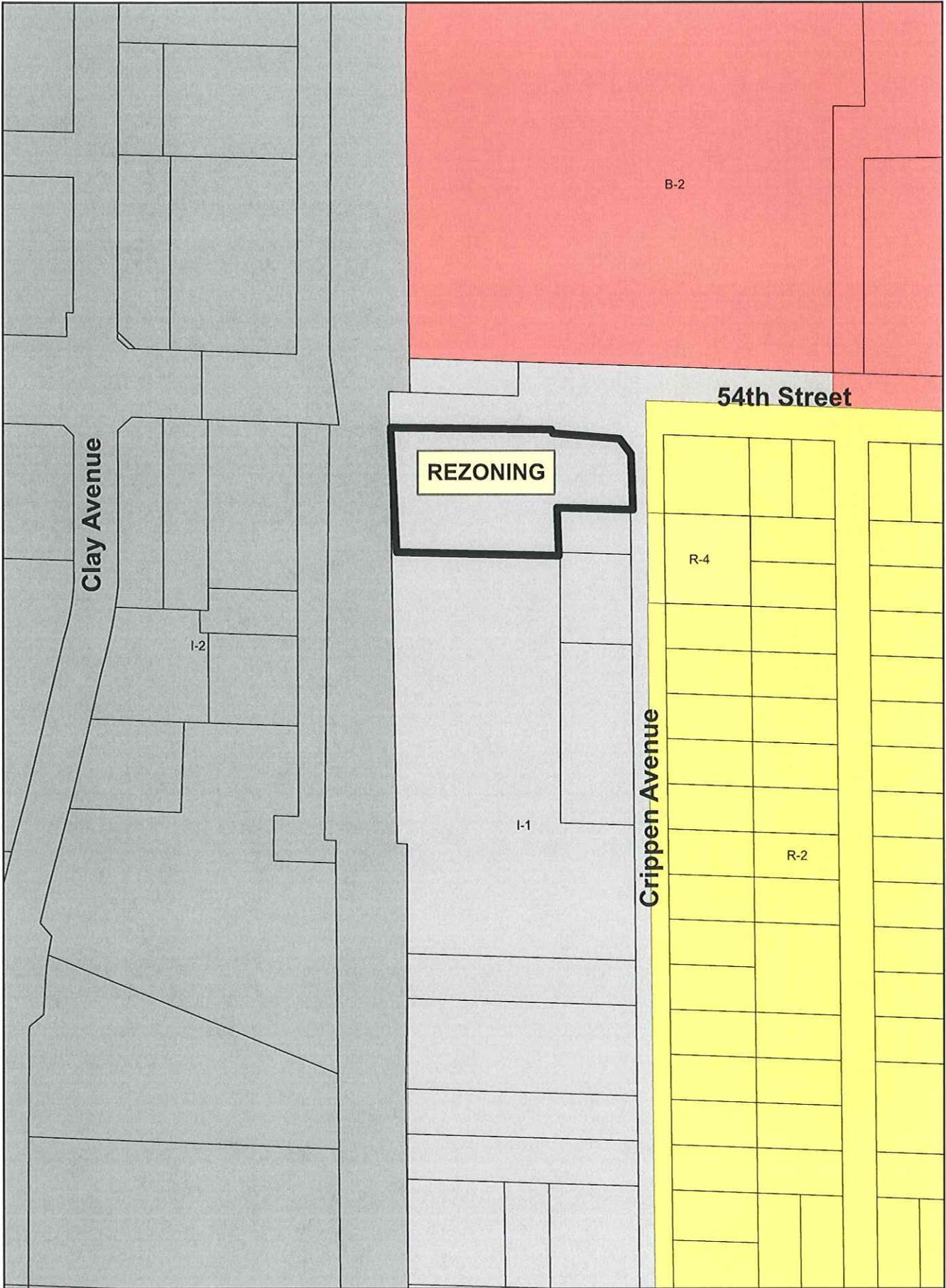


REZONING

54th Street

Clay Avenue

Crippen Avenue



B-2

54th Street

REZONING

Clay Avenue

I-2

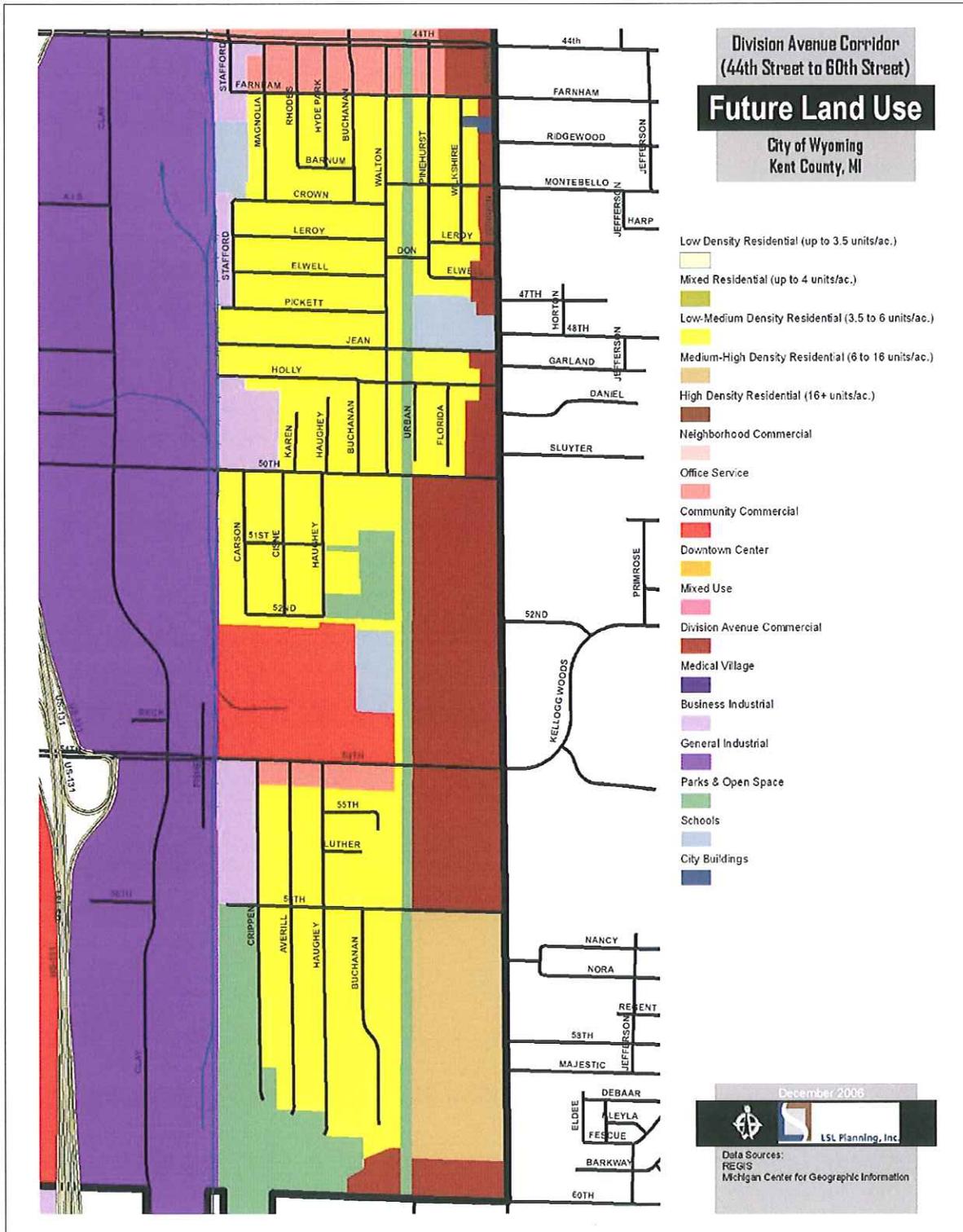
I-1

R-4

R-2

Crippen Avenue

FUTURE LAND USE
CITY OF WYOMING LAND USE PLAN 2020



- *Low-Medium Density Residential (LMDR)*
The majority of the residential development north and east of Buck Creek is designated in this category. Within these areas are the older, single-family residential neighborhoods, sometimes with duplexes mixed in, which have long made Wyoming an attractive place to live. Densities of 3.5 to 6 units per acre have made for close-knit urban neighborhoods. Sidewalks are a common element in these areas to promote interaction and, due to the narrowness of the lots, garages are predominantly located in rear yards.
- *Medium-High Density Residential (MHDR)*
This category encompasses mainly medium density multifamily development. Densities ranging from 6 to 16 units per acre are recommended in order to accommodate a variety of housing product. Examples include townhouses and other attached single-family style multiplexes, in addition to contemporary multiunit apartments. Several existing mobile (manufactured) home parks are also included, which are at the low end of the density range.
- *High Density Residential (HDR)*
Relatively intense urban residential development in the form of mid- and high-rise structures is the focus of this category. At densities of more than 16 units per acre, the opportunity exists to create very intense projects sufficient to support integrated retail and service uses. Such densities also make transit service more viable and attractive. Although shown separately as the Wyoming Downtown Center, the area along 28th Street from Burlingame to Clyde Park is a prime example of a location that will benefit from the introduction of high density, compact residential development that will breathe life into the non-residential environment and create a unique focal point distinguishable from the balance of the 28th Street corridor.
- *Neighborhood Commercial (NC)*
Neighborhood commercial areas are intended to serve a concentrated population with small-scale retail and services that minimize the overall number of automobile trips necessary for daily necessities. Purposefully, they will be the center of walkable, pedestrian friendly neighborhoods. Typically these areas should form nodes, located at the intersection of major or minor arterials. An important feature of these neighborhood centers is that they are highly concentrated, cohesive, and clustered. Trade areas will be on the order of a 1-mile radius; generally, development areas will be 10 to 15 acres, but no more than 20. Development style (i.e. traditional, urban or contemporary, suburban) will depend greatly upon geographical location, but should complement and be integrated with the surrounding neighborhood.
- *Office Service (OS)*
Office Service areas are well suited to serve two roles. One is as a transition between potentially incompatible uses, such as separating general commercial from single family residential, while the other is as a hub for neighborhood employment and services. Doctor, attorney, realtor, and all types of business offices are common in such areas with some locating to be near neighborhood customers. Others may have a wider customer base, but like to congregate near other offices. Functional and visual integration of buildings, parking, and circulation with the residential (or retail) surroundings is important.

Besides the offices, there are a number of small commercial uses that tend to locate in office districts, primarily to service office employees and perhaps their customers or visitors. Examples include: a deli, coffee shop, eyeglass sales in conjunction with an optometrist, private mail delivery such as Pac/UPS, a newsstand, office supplies and personal services. These types of uses may be considered in this district, subject to Special Use Approval by the Planning Commission. The uses and any controls; such as location and floor space, would be written into the Zoning Code.

- *Downtown Center (DC)*

The Downtown Center designation was initially derived from the 2002 Downtown Plan which was incorporated into this Land Use Plan 2020 adopted in 2006. In 2012, the Turn on 28th Street Sub Area Plan was adopted as an amendment to this Downtown Center area. The boundaries of the Sub Area Plan are slightly larger than that shown as Downtown Center. However, for reference purposes, the map identifies this area appropriately for redevelopment as a mixed use urban core area. Additional detail describing the Turn on 28th Street Sub Area Plan may be found in Appendix 1B.

-  *Community Commercial (CC)*

The areas designated Community Commercial will be home to the full spectrum of activities meant to serve the population on a community-wide scale. To a great extent, most of these areas already exist within the City. General retail and service uses are common both in planned shopping centers and along older strip commercial corridors. However, the older corridors should gradually be transformed from elongated strips to more concentrated activity nodes. Reinventing these areas with a combination of multi-story offices and residences to complement and support the retail will allow them to compete with newer centers. Parking with adequate setbacks to accommodate landscape screening and sidewalks, along with quality building designs, will improve the functionality and attractiveness of these commercial locations.

- *Mixed Use (MU)*

The Mixed Use designation encompasses an area that straddles the railroad on the northwest corner of 28th Street and Division. A variety of activities are envisioned here, surrounding a future transit station where streets are interconnected, blocks are small, and buildings and uses cater to the pedestrian. The purpose of the Mixed Use concept is to transform this area into a walkable and accessible environment that is human-scaled and will provide for a highly concentrated mix of compatible and complementary land uses of sufficient intensity to facilitate transit ridership.

- *Division Avenue Commercial (DAC)*

Prior to the development of suburban malls in the 1960s and '70s, Division Avenue was a principal shopping street for the region. Many unique characteristics, reflecting its age, distinguish the Division Avenue corridor from most other business strips – limited parcel sizes, shallow lot depths, minimal building setbacks, some commercial alleys and walkability. The Division Avenue Commercial (DAC) land use category emphasizes and celebrates this unique character.

- *Medical Village (MV)*

The Medical Village designation encompasses the planned and developing Metro Health Hospital and Metro Health Village near Byron Center Avenue and Gezon Parkway. This area is emerging as a significant employment center and a signature use for the

community and the region. Its highly visible location and proximity to new housing make adherence to the village concept essential. Key to the implementation of this concept will be the creation of a “campus” setting in which the many separate uses are integrated to function as a unified development. Internal traffic circulation, harmonious landscaping, and pedestrian accessibility will be important elements of this concept.



Business Industrial (BI)

The Business Industrial category will cater to a variety of employee intensive light industrial, office, research & development and medical support service uses. In newly developing areas, such as along the M-6 freeway with its high visibility and excellent accessibility, a strong emphasis should be placed on building and site design for the uses that will naturally come to that area. In mature areas where underutilized or vacant facilities must be reinvigorated, the primary emphasis must be placed on attracting new users and creating a stabilizing force for the surrounding neighborhoods.

- *General Industrial (GI)*
General Industrial areas will continue to be home to the most intense industrial operations within the city, which are least compatible with less intense residential and commercial uses.
- *Parks & Open Space (POS)*
The Parks & Open Space designation denotes the many recreation opportunities available to residents of the city and others from the surrounding region. Uses in this category include non-motorized pathways, traditional park settings, nature preserves, and golf courses, as well as private open space provided in a number of PUDs throughout the south end of the city.
- *Schools*
One of Wyoming's many assets is the variety of schools available to its residents. Within the city, options include a choice of six public school districts, parochial schools and charter schools. Properties that are home to schools are intended to remain as such, and are designated as such on the Future Land Use map.
- *City Buildings*
The City Buildings designation represents public buildings such as libraries, fire stations, police and administrative buildings, as well as public utilities including water towers and wastewater treatment facilities.

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 2

DATE DISTRIBUTED: September 8, 2016

PLANNING COMMISSION DATE: September 20, 2016

ACTION REQUESTED: Request to amend Zoning Ordinance Section 90-1008 Permits to require permits for tents.

REQUESTED BY: Wyoming Planning Department

REPORT PREPARED BY: Timothy Cochran, City Planner

AMENDMENT INFORMATION:

Zoning Ordinance Section 90-1008 Permits specifies that permits shall be required for the following:

- (a) New construction of building or structure.
- (b) Moving a building.
- (c) Structural alteration or remodeling of an existing building or structure.
- (d) Any item which is regulated by the Michigan Building Code or any state agency.

It has come to our attention that the 2012 International Fire Code specifies that permits shall be required for the erection of tents exceeding 400 sq. ft. With the proliferation of firework vendors and other business related events, tent erections are common. Due to public safety concerns over wind securing, flame resistance, and placement, a City staff inspection is required and it should be clearly identified that a permit for this inspection is required.

The following amendment is proposed:

- (e) Tents exceeding 400 square feet.

PLANNING COMMISSION ACTION:

The Community Services Departments suggests the Planning Commission recommend approval of the proposed Zoning Ordinance Section 90-1008 Permits amendment to the City Council.

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 3

DATE DISTRIBUTED: September 8, 2016

PLANNING COMMISSION DATE: September 20, 2016

ACTION REQUESTED: Request to amend Zoning Ordinance Section 90-328 (3) Landscaping Maintenance to require front yard and secondary front yard irrigation for new Office District developments.

REQUESTED BY: Wyoming Planning Department

REPORT PREPARED BY: Timothy Cochran, City Planner

AMENDMENT INFORMATION:

Zoning Ordinance Section 90-328 (3) Landscape Maintenance states:

(a) In-ground automatic irrigation shall be installed and utilized within the required front yard and secondary front yards for all commercial zoned districts. Irrigation shall be installed along the entire street frontage either with new developments or with building additions adjacent to the street frontage that exceeds 50 percent of the existing building width.

The requirement for irrigation in commercial zoned districts was adopted in January 2013. The requirement has been accepted by the business community and has improved the appearance of our commercial areas. With the desire to improve the appearance of other business zoned properties, staff recommends expanding this requirement to Office zoned districts to be applied with new developments. Industrial areas do not have the same aesthetic requirements as other non-residential areas, so they are recommended to continue to be excluded from the irrigation requirement.

The following amendment is proposed:

(a) In-ground automatic irrigation shall be installed and utilized within the required front yard and secondary front yards for all commercial **and office** zoned districts. Irrigation shall be installed along the entire street frontage either with new developments or with building additions adjacent to the street frontage that exceeds 50 percent of the existing building width.

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PLANNING COMMISSION ACTION:

The Community Services Departments suggests the Planning Commission recommend approval of the proposed Zoning Ordinance Section 90-328 (3) Landscape Maintenance amendment to the City Council.

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 4

DATE DISTRIBUTED: September 8, 2016

PLANNING COMMISSION DATE: September 20, 2016

ACTION REQUESTED: Request to amend Zoning Ordinance Section 90-311 (3) Accessory Buildings and Uses to allow exposed fasteners on roofs and to relocate Section 90-311 (8) Exterior Lighting to a new Section 90-330.

REQUESTED BY: Wyoming Planning Department

REPORT PREPARED BY: Timothy Cochran, City Planner

AMENDMENT INFORMATION:

Zoning Ordinance Section 90-311 (3) Accessory Buildings and Uses states:

(3) Any premanufactured accessory building larger than 120 square feet shall be in character with the primary building. Exterior building and roof materials shall be of a finished character with no visible exterior fastening system.

The Building Inspections Department finds that accessory building metal roof applications require specific manufacturer's specifications that may include exposed fasteners. These finished character roofing systems are of quality construction and appearance, are not considered by staff to be a detriment to the property or neighborhood character. Staff recommends that the Ordinance be amended to allow exposed fasteners when installed in accordance with manufacturer's specifications.

Also, within the same Zoning Ordinance Section subsection (8) states:

(8) Exterior house or yard lighting shall be arranged or shielded to reflect away from and not illuminate adjoining properties.

The Building Inspections Department has received objections from some property owners who contest whether the lighting restrictions anywhere on their property should apply to them as it is housed in the Accessory Building and Uses section of the Zoning Ordinance. This provision was tied with Accessory Buildings and Uses several decades ago. Staff recommends this provision be relocated to General Requirements with a new Section 90-330 to be specifically applicable anywhere on a property.

The following amendments are proposed:

90-311 (3) Any premanufactured accessory building larger than 120 square feet shall be in character with the primary building. Exterior building and roof materials shall be of a finished character **and shall be installed to manufacturer's specifications.**

90-311 (8) Deleted.

90-330 Exterior Lighting.

Exterior house or yard lighting shall be arranged or shielded to reflect away from and not illuminate adjoining properties.

PLANNING COMMISSION ACTION:

The Community Services Departments suggests the Planning Commission recommend approval of the proposed amendments to Zoning Ordinance Section 90-311 (3) and (8) Accessory Buildings and Uses and 90-330 Exterior Lighting to the City Council.

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 5

DATE DISTRIBUTED: September 8, 2016

PLANNING COMMISSION DATE: September 20, 2016

ACTION REQUESTED: Request to amend Zoning Ordinance Section 90-206 Definitions "F" to revise the Family definition.

REQUESTED BY: Wyoming Planning Department

REPORT PREPARED BY: Timothy Cochran, City Planner

AMENDMENT INFORMATION:

Zoning Ordinance Section 90-206 Definitions "F" states:

Family: means either of the following:

- (1) A domestic family which is one or more persons living together and related by the bonds of blood, marriage or adoption, together with caretaker of the principal occupants and not more than one additional unrelated person, with all of such individuals being domiciled together as a single, domestic housekeeping unit in a dwelling, or
- (2) The functional equivalent of the domestic family which is persons living together in a dwelling unit whose relationship is of a regular, permanent and distinct character or has a demonstrable and recognizable bond which renders the persons a cohesive unit. All persons must be cooking and otherwise operating as a single housekeeping unit.
- (3) This definition shall not include any society, club, fraternity, sorority, association, lodge, coterie, organization or group where the common living arrangement and/or the basis for the establishment of the functional equivalency of the domestic family is likely or contemplated to exist for a limited or temporary duration.

The Building Inspections Department is finding situations where homes are being used for boarders to the degree that occupancy limits set by square footage provisions within the Building Code are exceeded. Also, ancillary issues such as excessive numbers of vehicles parked become safety issues and neighborhood nuisances. The US Department of Housing and Urban Development (HUD) accepts local regulations that cap the maximum number of unrelated people within a residence at six. Staff is supportive of adopting this restriction.

The following amendment is proposed:

- (2) The functional equivalent of the domestic family which is **six or fewer** persons living together in a dwelling unit whose relationship is of a regular, permanent and distinct character or has a demonstrable and recognizable bond which renders the persons a cohesive unit. All persons must be cooking and otherwise operating as a single housekeeping unit.

PLANNING COMMISSION ACTION:

The Community Services Departments suggests the Planning Commission recommend approval of the proposed amendment to Zoning Ordinance Section 90-206 Definitions "F" to revise the Family definition to the City Council.

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 6

DATE DISTRIBUTED: September 8, 2016

PLANNING COMMISSION DATE: September 20, 2016

ACTION REQUESTED: Request to amend Zoning Ordinance Section 90-210 Definitions "J", Section 90-218 Definitions "R", Section 90-219 Definitions "S", Section 90-431B I-2 General Industrial District Special Approval Uses and Section 90-508 Special Approval Requirements to establish new criteria for Salvage Yards and Recycling Facilities.

REQUESTED BY: Wyoming Planning Department

REPORT PREPARED BY: Timothy Cochran, City Planner

AMENDMENT INFORMATION:

There are several junk yards within the City primarily located along or near the Chicago Drive corridor. Although these facilities are all zoned I-2 General Industrial, they also all do not meet the minimum 10 acre, 50 foot greenbelt, and masonry wall requirements of the Zoning Ordinance. In addition, due to the high number of industrial facilities in and surrounding Wyoming, we have several recycling business. These have been regulated as special approval uses under the processing or disposal of solid or liquid waste materials provisions in the Ordinance. The recycling of all types of goods can be desirable, environmentally prudent and potentially profitable. It would be appropriate to consider amending the Ordinance to align its provisions with more modern terminology, remove negative connotations, and eliminate inappropriate standards. Given the potential for impacts (traffic, appearance, noise, odors, debris, dust, etc...) with such uses, they should remain Special Use Approvals by the Planning Commission and allowed only in the 1-2 General Industrial district. Staff is not recommending any specific design requirements due to the broad range of the different types of salvage or recycling operations that are either in existence or may be proposed. This would allow the Planning Commission the flexibility to assign any conditions necessary to protect the public interest.

Also, for further Ordinance clarification in this section, we recommend adding meat processing plants (such as the two Michigan Turkey Producers facilities) as a distinct Special Use Approval. This region is internationally known for agriculture processing. Past considerations have included such uses with canning factories.

The following relevant Zoning Ordinance provisions state:

Section 90-210 Definitions "J":

Junk: For the purpose of this chapter, the term "junk" shall mean any motor vehicles, machinery, appliances, product, or merchandise with parts missing or scrap metals or other scrap materials that are damaged, deteriorated, or are in a condition which cannot be used for the purpose for which the product was manufactured.

Junk yard / scrap metal yard: Any area of more than 200 square feet unless entirely within an enclosed building, used for processing, storage, keeping or abandonment of junk, including scrap metals, other scrap materials, or reclaimed materials, or for the dismantling, demolition or abandonment automobiles or other vehicles or machinery or parts thereof.

Section 90-431B I-2 General Industrial District Permitted Uses after Special Approval:

- (2) Breweries, distilleries, canning factories, chemical plants, and handling, storage, processing or disposal of solid or liquid waste materials.
- (3) Junk yards.

Section 90-508 Requirements for Permitted Uses after Special Approval:

Junk yards:

- I-2
- 10 acre minimum lot area.
- 50 foot wide greenbelt adjoining all property lines.
- Masonry wall six feet in height required at interior boundaries of greenbelt.
- Junk may not be stacked higher than height of screening wall.

The following Zoning Ordinance amendments are proposed:

Section 90-210 Definitions "J":

Delete - **Junk and Junk yard / scrap metal yard.**

Section 90-218 Definitions "R":

Add - **Recycling facilities: A facility in which recyclables, such as newspapers, magazines, books, and other paper products; metal; asphalt products; plastics; wood products, other similar materials, liquids and solid wastes are reprocessed and treated to return such products to a condition in which they may be used again as a new product or separated for disposal.**

Section 90-219 Definitions “S”:

Add - Salvage yards: An outdoor facility exceeding 200 square feet where inoperable automobiles, machinery, appliances, and other products are stored to be dismantled or processed.

Section 90-431B I-2 General Industrial District Permitted Uses after Special Approval:

- (2) Breweries, distilleries, canning factories, chemical plants, and **meat processing plants.**
- (3) **Salvage yards and recycling facilities.**

Section 90-508 Requirements for Permitted Uses after Special Approval:

Delete: **Junk yard requirements.**

PLANNING COMMISSION ACTION:

The Community Services Departments suggests the Planning Commission recommend approval of the proposed amendments to Zoning Ordinance Section 90-210 Definitions “J”, Section 90-218 Definitions “R”, Section 90-219 Definitions “S”, Section 90-431B I-2 General Industrial District Special Approval Uses and Section 90-508 Special Approval Requirements to establish new criteria for Salvage Yards and Recycling Facilities to the City Council.

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 7

DATE DISTRIBUTED: September 8, 2016
PLANNING COMMISSION DATE: September 20, 2016
ACTION REQUESTED: Request for Site Plan Approval for an addition to
D & D Building
REQUESTED BY: Innovative Design, consultant
REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is located at 3925 and 3959 Linden Avenue, SE. (Section 19)

PROJECT INFORMATION:

EXISTING ZONING CHARACTERISTICS:

This site is zoned I-1 Light Industrial as are all surrounding properties.

EXISTING LAND USE:

The site is two properties developed for industrial uses. The surrounding land uses are as follows:

North: Industrial
South: Industrial
East: Industrial (across Linden Avenue)
West: Kent County Drain

PROPOSED LAND USE:

This proposal involves two adjoining properties. D & D Building proposes to combine the two sites into one property and construct a 16,898 sq. ft. warehouse addition. The two existing buildings comprise 27,340 sq. ft. The addition will provide for better utilization of the properties and the indoor storage of materials.

Staff has the following added site plan comments:

1. Final site grading and utility plans shall be approved by the Engineering Department.

2. A property combination request is required through the Assessing Department.
3. Additional front yard trees are required to meet current Zoning Ordinance requirements. A minimum of four trees, 2 ½ inch caliper, shall be placed in the front yard greenbelt. The plan shall be approved by the Planning Department prior to installation.
4. The Zoning Ordinance specifies a minimum 30 foot rear yard setback for buildings in the I-1 Light Industrial district. Ten feet is proposed, which would match the existing building. The Fire Department is comfortable with the proposed redevelopment plan. A variance from the Board of Zoning Appeals is necessary to allow this design.
5. The project shows two new overhead doors for the truck loading area. These are not permitted by the Zoning Ordinance. The existing building has an overhead door nearby. A variance from the Board of Appeals is necessary to allow this design.

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 addition to D & D Building will allow for the growth of a Wyoming business. This will contribute to the city's economic strength. Employment growth will also occur at the facility and short term with construction. The proposed addition to D & D Building 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 addition to D & D Building subject to conditions 1-5 noted.

DEVELOPMENT REVIEW TEAM:

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



D & D Building

LINDEN AVE

40TH ST

CITY OF WYOMING - SITE PLAN DATA WAIVER REVIEW

Project: D&D Building	Reviewed By: TIM COCKERAN		
	Date: 8/24/16		
Required Site Plan Data:	Waiver Requested	Reviewer Comments:	Y/N
(a) Application Form: The application form provided by the Planning Department shall be completed in full with the following information:			
Name, address and phone number of the applicant and property owner			
Address and property identification number of all properties			
Name, address and phone number of firm or individual who prepared the site plan			
Description of proposed project or use, type of building or structures, and name of proposed development, if applicable			
Date of application			
(b) Site Plan Descriptive and Identification Data:			
Site plans shall consist of a plan for the entire development, drawn to an engineer's scale of not less than 1 inch = 50 feet for property less than 3 acres, or 1 inch = 100 feet for property 3 acres or more in size.			
Sheet size shall be a maximum of 24 x 36 inches and collated according to sheet number. If a large development is shown in sections on multiple sheets, then one overall composite sheet shall be included			
Title block with sheet number/title; name, professional seal, address and telephone number of the applicant and firm or individual who prepared the plans; and date(s) of submission and any revisions (month, day, year)			
Scale and north-point			

CITY OF WYOMING - SITE PLAN DATA WAIVER REVIEW

Project: D&D Building	Reviewed By: TIM COCHRAN		
	Date: 8/24/16		
Required Site Plan Data:	Waiver Requested	Reviewer Comments:	Y/N
Location map drawn to a separate scale with north-point, showing surrounding land, and streets, within a quarter mile			
Dimensions of land and total acreage, with boundary survey and improvements			
Zoning classification of petitioner's parcel and all abutting parcels			
Proximity to section corner and Major Thoroughfare			
Net acreage (minus rights-of-way) and total acreage			
Proposed number of employees, if applicable			
(c) Site Data:			
Existing lot lines, building lines, structures, parking areas and other improvements on the site			
Building footprints			
Finished floor elevation of all proposed buildings			
On parcels of more than one (1) acre, topography on the site and within 100 feet of the site at two-foot contour intervals			
Proposed lot lines, lot dimensions, property lines, required and proposed setback dimensions, structures, and other improvements on the site			
Location of existing drainage courses, floodplains, lakes and streams, wetlands with elevations, and woodlands			
All existing and proposed easements			

CITY OF WYOMING - SITE PLAN DATA WAIVER REVIEW

Project: <i>D&D Building</i>	Reviewed By: <i>Tim COCHRAN</i>		
	Date: <i>8/24/16</i>		
Required Site Plan Data:	Waiver Requested	Reviewer Comments:	Y/N
Location of waste receptacle(s), transformer pad(s), ground mounted mechanical equipment, and method of screening			
Dimensions and area of any outdoor sales display or storage area			
(d) Access and Circulation:			
Existing and planned right-of-way for all streets			
Dimensions, curve radii and centerlines of existing and proposed access points, road rights-of-way, private roads or access easements			
Opposing driveways and intersections within 100 feet of site			
Dimensions and location of existing and proposed driveways, parking lots, sidewalks and non-motorized paths			
Dimensions of acceleration, deceleration, and passing lanes			
Dimensions of parking spaces including barrier free, islands, circulation aisles and loading zones (including loading dock/door orientation and screening)			
Dimension and location of all clear vision areas			
Calculations for required number of parking and loading spaces			
Access easements, if shared access is proposed			
Designation of fire lanes			
Truck circulation plan showing turning templates for delivery trucks and emergency vehicles			

CITY OF WYOMING - SITE PLAN DATA WAIVER REVIEW

Project: <i>D&D Building</i>		Reviewed By: <i>TIM COCHRAN</i>	
		Date: <i>8/24/16</i>	
Required Site Plan Data:	Waiver Requested	Reviewer Comments:	Y/N
Traffic impact analysis meeting the requirements of Section 90-1003 (3), if applicable			
(e) Landscape Plans:			
General location of existing plant materials, with an identification of materials to be removed and materials to be preserved			
Calculations of all landscape requirements, as set forth in Section 90-64		<i>Additional landscaping Required.</i>	<i>N</i>
Landscape plan, including location and type of all existing and proposed shrubs, trees, and other live plant material		<i>''</i>	<i>N</i>
Location, size, height and material of construction for all obscuring wall(s) or berm(s) with cross-sections, where required			
Planting list for proposed landscape materials with container size, caliper size or height of material, botanical and common names, and quantity		<i>''</i>	<i>N</i>
(f) Building and Structure Details:			
Building elevations for all facades. Elevation drawings shall indicate the height of building, materials, and architectural quality, and shall detail any rooftop or building mounted screening.			
Location, height, and outside dimensions of all proposed buildings or structures			
Building floor plans for multiple-family buildings and gross floor area			

CITY OF WYOMING - SITE PLAN DATA WAIVER REVIEW

Project: <i>D&D Building</i>		Reviewed By: <i>TIM COCHRAN</i>	
		Date: <i>8/24/16</i>	
Required Site Plan Data:	Waiver Requested	Reviewer Comments:	Y/N
Details on accessory structures and any screening			
(g) Information Concerning Existing and Proposed Utilities, Drainage and Related Issues:			
Location of existing and proposed sanitary sewers, water mains, fire hydrants, storm sewers and other utilities that are proposed to serve the project			
Location of existing above and below ground gas, electric and telephone lines			
Storm water retention and detention ponds, including grading, side slopes, depth, high water elevation, volume and outfalls with calculations (for details refer to Wyoming's storm water ordinance Sec.86-351 through 436)			
Indication of site grading, drainage patterns and other storm water management			
(h) Additional information required for Residential Development			
The number and location of each type of residential unit			
Density calculations by type of residential unit (dwelling units per acre)			
Garage or carport locations and details, if proposed			
Location and design of mailbox clusters, if applicable			
Location, dimensions, and elevations of common building(s), if applicable			
Location, size and facilities within, of recreation and open space areas, if applicable			
(i) Other Requirements			
Applicable fees, as set by the City Council			