

AGENDA  
WYOMING PLANNING COMMISSION  
TUESDAY, OCTOBER 20, 2015  
7:00 P.M.

CALL TO ORDER:

ROLL CALL:

APPROVAL OF MINUTES:

APPROVAL OF AGENDA:

PUBLIC COMMENT ON NON-PUBLIC HEARING AGENDA ITEMS:

OLD BUSINESS:

1. Request to rezone 98.4 acres from ER Estate Residential (66.9 acres), B-2 General Business (9.5 acres), B-1 Local Business (15.7 acres) and RO-1 Restricted Office (6.3 acres) to PUD-1 Low Density Planned Unit Development. The properties are located at 3928-56<sup>th</sup> Street, 3950-56<sup>th</sup> Street, 3952-56<sup>th</sup> Street, 5700 Wilson Avenue, 5850 Wilson Avenue, 5950 Wilson Avenue, 5972 Wilson Avenue, 5988 Wilson Avenue, 6002 Wilson Avenue, 6010 Wilson Avenue, and 6030 Wilson Avenue. (Section 32) (TMGB Wilson, LLC) (Includes Overall Development Plan Approval)

PUBLIC HEARINGS:

2. Request for Special Use Approval for Jimmy John's Drive Through Restaurant. The property is located at 485 – 44<sup>th</sup> Street, SE. (Section 19) (Jerry Heath) (Includes Site Plan Approval)
3. Request for Special Use Approval for The Collectors Resource Secondhand Business. The property is located at 2418 – 28<sup>th</sup> Street, SW. (Section 16) (Tony Pucilowski) (Includes Site Plan Approval)
4. Request to amend Zoning Ordinance Section 90-951-952 PUD-3 Planned Health Care District Permitted and Special Uses to allow a car wash establishment. (JM Land Holdings LLC)

NEW BUSINESS:

5. Request to amend the Del Mar Farms PUD Overall Development Plan to include a skilled nursing facility. The property is located at 4051 Del Mar Drive. (Section 31) (Steve Zuiderveen)

INFORMATIONAL ITEMS:

PUBLIC COMMENT:

ADJOURNMENT:

WYOMING PLANNING COMMISSION  
ADDENDUM TO AGENDA ITEM  
NO. 1

DATE DISTRIBUTED: October 8, 2015  
PLANNING COMMISSION DATE: October 20, 2015

ACTION REQUESTED: Request to rezone 98.4 acres from ER Estate Residential (66.9 acres), B-2 General Business (9.5 acres), B-1 Local Business (15.7 acres) and RO-1 Restricted Office (6.3 acres) to PUD-1 Low Density Planned Unit Development. The properties are located at 3928-56<sup>th</sup> Street, 3950-56<sup>th</sup> Street, 3952 56<sup>th</sup> Street, 5700 Wilson Avenue, 5850 Wilson Avenue, 5950 Wilson Avenue, 5972 Wilson Avenue, 5988 Wilson Avenue, 6002 Wilson Avenue, 6010 Wilson Avenue, and 6030 Wilson Avenue. (Includes Overall Development Plan Approval.)

REQUESTED BY: TMGB Wilson, LLC

REPORT PREPARED BY: Timothy Cochran, City Planner

AMMENDED PROPOSAL:

This request was considered by the Planning Commission and tabled for a second time at the September 15, 2015 meeting. The Planning Commission asked for greater clarification on the ratio of open space encumbered by wetlands and greater detail on the ownership and role of any associations in maintaining common elements within the development. The attached information was provided yesterday.

STAFF SUMMARY:

This request would need to be removed from the table for discussion and recommendation.

The attached information begins to address the ownership and maintenance of the PUD's common elements. If determined to be acceptable by the Planning Commission, provision of the fully detailed Home and Property Owner Association Documents and Deed Restrictions for City Attorney review could be made a condition of approval for the next phase of development.

The Zoning Ordinance requires a minimum of 15% open space in the PUD. For the total 211.2 acre site, this results in 31.7 acres of open space required. In addition, no more than 35%, or 11.1 acres, can be regulated wetlands. This calculation does not include the 27 acre City owned

regional detention basin, which may eventually include a walking path for the residents. The PUD otherwise provides a minimum of 38.5 acres of open space. The provided information references an MDEQ wetland permit from 2006. Although the information provided does not directly connect the regulated wetlands to all of the proposed open space areas, it does show the primary 23.8 acre nature reserve encumbered by approximately 1 acre of wetlands, leaving 22.8 acres upland. The remaining required 9 acres of unencumbered open space would occur within the 9.6 acre green buffer, the 5.1 acre community building and park, and the previously uncounted but viable open space areas scattered within the multifamily areas. The provided information is adequate for staff to conclude the minimum requirements for open space have been exceeded.

**PLANNING COMMISSION ACTION:**

The Development Review Team suggests the Planning Commission recommend to the City Council approval of the subject rezoning. The DRT also recommends the Planning Commission approve through a separate motion the associated amended Overall Development Plan dated August 4, 2015 including the written narrative, subject to the following:

1. City Council approval of the rezoning.
2. Provision of an updated Traffic Impact Analysis for any new street connection to 56th Street or Wilson Avenue, other than Nile Drive.
3. Provision of Homeowner and Property Owner Association Documents and Deed Restrictions with the next phase of development.

**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

October 5, 2015

City of Wyoming  
Planning Commission  
1155 28th Street, SW  
Wyoming, MI 49509

Re: TMGB Wilson, LLC proposed Reserve at Rivertown

Planning Commission Members:

On September 15, 2015, the City of Wyoming Planning Commission was presented the rezoning and development plan for the Reserve at Rivertown. After a very healthy discussion, the action was tabled to allow for additional time to address questions regarding the setup of the association and the usable and unusable acreage on the southeast side of Nile Drive.

### **Association Setup**

The original PUD was set up in anticipation of an association that would manage all common spaces, including association amenities as evidenced by the deed restrictions that run with the existing PUD and will be filed with the proposed PUD. For the Reserve, an association will be set up for ownership and maintenance of the open spaces common to the entire PUD, which would include amenities such as greenbelts, boulevards, park areas, open spaces, clubhouse and related facilities.

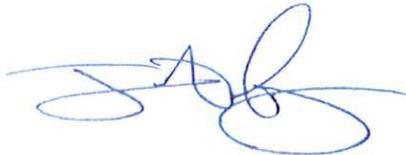
It is intended that there will be separate associations set up for the multifamily and commercial zones that will be responsible for managing and maintaining all related grounds, private roadways, and other elements that are specific to the respective uses. Association fees will be specific to the individual zones and bylaws that will be established according to State of Michigan requirements.

### **Usable Acreage Calculations**

Per the permit attached with the acreage chart attached, the delineated wetlands located in the southeast portion proposed as the 23.8 acre nature reserve contains less than 1 acre of wetlands, of which 35% can be used as "usable open space." In our opinion, this minimal amount does not affect the usable open space requirements per city ordinances.

If there are any other outstanding questions, please feel free to let me know.

Sincerely,



Jason Granger, Representative  
TMGB Wilson, LLC

Approved  
May 23, 2006

Permit Fee: *Unlabeled*

**REVISIONS:**

- ELIMINATED MAJORITY OF DETENTION BASIN BERM AND ASSOCIATED WETLAND IMPACTS
- SHALLOWED EXCAVATED AREAS IN EXISTING WETLAND AND UPLAND AREAS
- REDUCED WETLAND FILL BY 1.50 ACRES AND 13,244 CU. YDS.
- REDUCED WETLAND CUT BY 3.41 ACRES AND 5,956 CU. YDS.
- PROPOSED RELOCATED WETLAND/TRAVEL CORRIDOR WITH LARGE DIAMETER CULVERTS
- REDUCED WETLAND IMPACTS BY USE OF RETAINING/HEAD WALLS

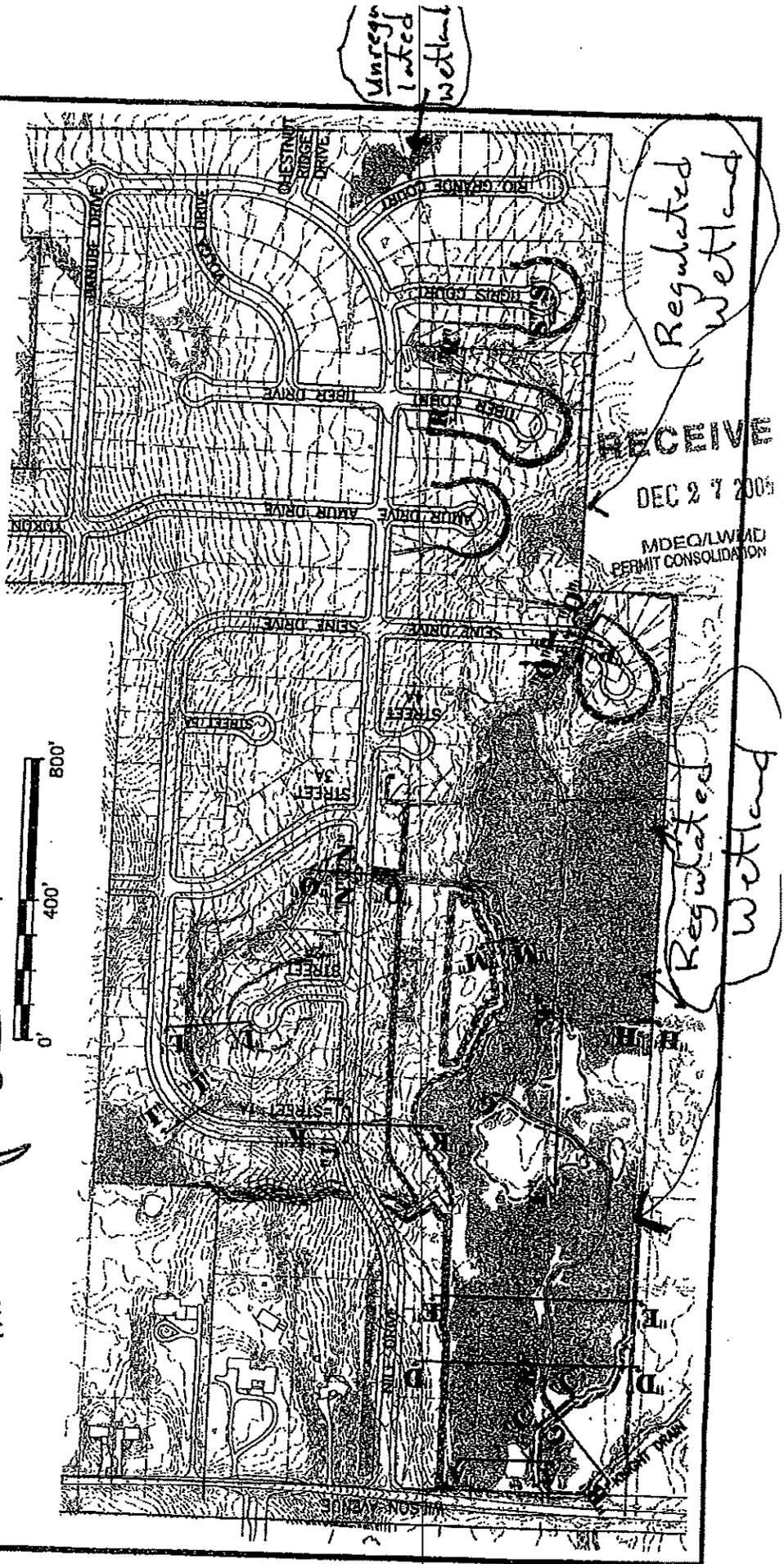
DEC-LWMD  
FILE # *05-11-0166*  
APPROVED PLANS  
PAGE *1* OF *29*



M.D.E.Q. PERMIT APPLICATION PLAN  
RIVERTOWN VALLEY PHASE-III  
CITY OF WYOMING, KENT COUNTY, MICHIGAN  
FOR: T.M.G.B. WILSON LLC.

**Pathfinder Engineering, Inc.**  
795 Clyde Court S.W. Suite 200  
Byron Center, MI 49815

DESIGNED BY:	PRC
CHECKED BY:	DFC
DATE:	04/02/06
SCALE:	2 OF 31
DATE:	3/05



RECEIVED  
DEC 27 2005  
MDEQ/LWMD  
PERMIT CONSOLIDATION

**Wetland and Floodplain Impact Summary Table  
Rivertown Valley - Section 32, City of Wyoming  
TMGB Wilson, L.L.C.**

Description	Cross-Section	Sheet	Wetland Fill (Cu. Yds.)	Wetland Fill (Ac.)	Wetland Cut (Cu. Yds.)	Wetland Cut (Ac.)	Wetland Mit. Ratio	Wetland Mitigation	Floodplain Fill (Cu. Yds.)	Floodplain Cut (Cu. Yds.)
Floodplain Mitigation (Along Wilson Ave.)	A-A	3	0	0	0	0	-	-	0	163
Excavation of Floodplain Shelf (Knight Drn.)	B-B	4	0	0	581	0.24	1.5	0.36	0	2,278
Wetland Enhancement of Reed Canary Grass WL	D-D, E-E	6	0	0	2,110	2.18	0	0	0	2,130
Wetland Enhancement of Reed Canary Grass WL	D-D, E-E	6	0	0	1,588	1.64	0	0	0	1,665
Fill for Office Lots South of Nile Drive	D-D	7	0	0	0	0	-	-	5,253	0
Construction of Detention Basin Berm	E-E	8	571	0.19	0	0	1.5	0.285	1,578	0
Floodplain Mitigation (N. of Low Flow Channel)	F-F	10 - 11	0	0	0	0	-	-	0	2,055
Floodplain Mitigation (E. of Low Flow Channel)	F-F	10 - 11	0	0	0	0	-	-	0	1,238
Excavation of Low Flow Channel	G-G	12 - 14	0	0	65	0.04	1.5	0.06	0	570
Filling Existing Outlet Ditch	H-H	15	10	0.008	0	0	1.5	0.012	10	0
Reloc. Of WL for Street 1A Crossing	I-I	16	1,900	0.23	0	0	1	0.23	0	0
Reloc. Of WL West Nile Drive Crossing	J-J	17	900	0.07	0	0	1	0.07	0	0
Reloc. Of Wetland North of Street 2A	L-L	19	930	0.10	0	0	1	0.1	0	0
Construction of Pretreatment Basin	M-M	20	83	0.03	60	0.02	1.5	0.075	0	0
Fill for East Nile Drive WL Crossing	N-N	21	209	0.02	0	0	1.5	0.03	0	0
Fill for Seine Dr. Crossing	P-P	23	450	0.05	0	0	1.5	0.075	0	0
Reloc. Of WL in Swale Between Tigris/Tiber	R-R	25	1,480	0.42	0	0	1	0.42	0	0
Fill for Tigris Court	S-S	26	520	0.03	0	0	1.5	0.045	0	0
Floodplain Mitigation (S. of Low Flow Channel)	See Site Plan	1 of 2	0	0	0	0	-	-	0	267
<b>TOTAL</b>			<b>7,053</b>	<b>1.148</b>	<b>4,404</b>	<b>4.12</b>		<b>1,762</b>	<b>6,841</b>	<b>10,366</b>

WYOMING PLANNING COMMISSION  
AGENDA ITEM  
NO. 2

DATE DISTRIBUTED: October 8, 2015  
PLANNING COMMISSION DATE: October 20, 2015

ACTION REQUESTED: Request for Special Use Approval for Jimmy John's Drive Through Restaurant (Includes Site Plan Approval)

REQUESTED BY: Jerry Heath

REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is located at 485 – 44th Street, SE. (Section 19)

EXISTING ZONING: This property was recently rezoned to B-1 Local Business. Zoning surrounding the property follows:

North: I-1 Light Industrial  
South: Industrial (across 44th Street – City of Kentwood)  
East: B-1 Local Business  
West: I-1 Light Industrial

EXISTING LAND USE: The property is a vacant bank building. Land uses surrounding the property follows:

North: Self storage facility  
South: Various industrial uses (across 44th Street – City of Kentwood)  
East: Drive through restaurant  
West: County drain and an industrial building

PROPOSED LAND USE:

The petitioner proposes to renovate the existing bank building of 1975 square feet into a restaurant with drive through service.

The following standards for Special Use Approval shall be considered by the Planning Commission, as described within Section 90-761 (3) of the Zoning Ordinance:

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

This proposed drive through restaurant will repurpose and upgrade a building that has been vacant for several years. Jimmy John's is a quality restaurant and would be an enhancement to this area. There will be no adverse effects on neighboring properties.

- b. The consistency with the spirit, purpose and intent of this chapter.

The Special Use provisions of the ordinance allow the Planning Commission discretion in whether to establish land uses within a particular area of a zoning district. Adjacent to this property is a restaurant also with a drive through service. The proposed use is consistent with the Zoning Ordinance.

- c. The possible adverse effect upon traffic as related to the streets, churches, schools and any buildings within the immediate area.

The potential restaurant has direct access to 44<sup>th</sup> Street. No adverse traffic impacts are anticipated from the proposed use.

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

The potential drive through restaurant will occupy a vacant property and will have no blighting influence on neighboring properties.

- e. The economic feasibility for the area.

The proposed use appears financially viable.

- f. Any other factor as may relate to the public health, safety and welfare for persons and property.

Staff has no additional comments.

- g. That all other provisions of this chapter are met.

Staff has no other concerns.

Staff has the following added site plan comments:

1. Best Management Practices for storm water quality plans shall be approved by the Engineering Department.

2. An ADA accessible pedestrian route from the 44<sup>th</sup> Street sidewalk to the entrance of the building shall be provided.
3. The building façade incorporates extensive brick and windows. The buildings appearance will be an asset to the corridor. The proposed façade is adopted as part of the Site Plan Approval.
4. A landscape plan has been provided for this project and is adopted as part of this Site Plan Approval. Irrigation in the front yard area is required to be provided and maintained.

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 Jimmy John's will be a quality restaurant in the 44<sup>th</sup> Street area that is in need of additional business investment. Such a business would contribute to the city's economic and social strength. The proposed Jimmy John's Drive Through Restaurant conforms to the City of Wyoming sustainability principals.

PLANNING COMMISSION ACTION:

The Development Review Team recommends the Planning Commission grant Special Use Approval for Jimmy John's Drive Through Restaurant per the findings of fact. Staff also recommends granting Site Plan Approval in a separate motion 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  
Jeff Keppel, Building Official  
James Carmody, Director of Police and Fire Services  
Tim Cochran, City Planner

September 25, 2015

Timothy Cochran  
City Planner  
City of Wyoming  
Planning & Development Dept.  
1155 28<sup>th</sup> Street SW  
Wyoming, MI 49509

**RE: Special Use Application, 485 44<sup>th</sup> Street SE**

Dear Mr. Cochran:

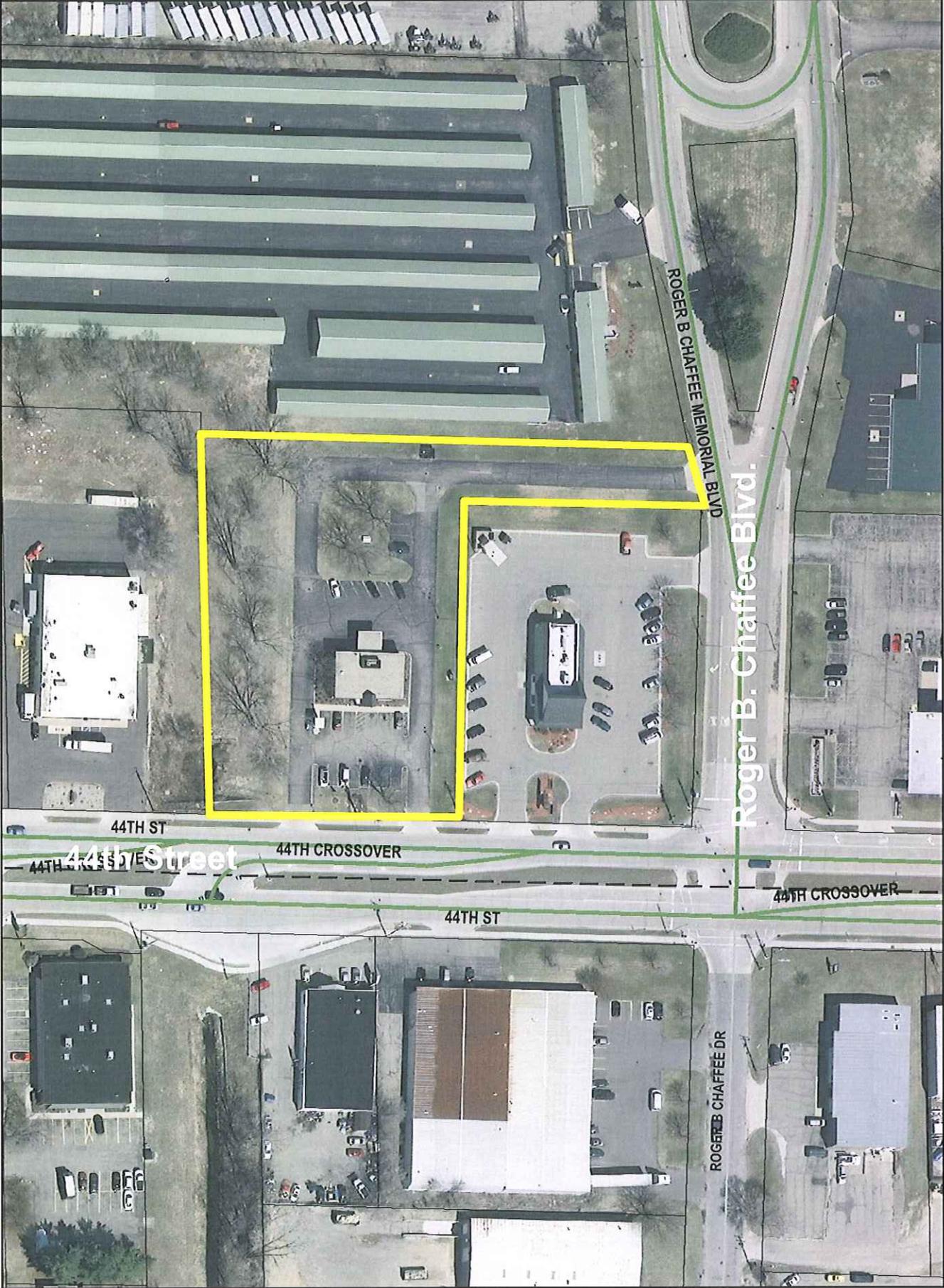
Thank you for your notice of September 22 regarding the above-referenced petition.

We own the restaurant with drive-thru property at 509 44<sup>th</sup> Street SE, next door to the above-referenced location and **fully support** approval of the special use and site plan.

Sincerely,

MAGUIRE ASSOCIATES LLC

  
Joseph P. Maguire  
Manager



44TH ST

44th Street

44TH CROSSOVER

44TH ST

44TH CROSSOVER

ROGER B CHAFFEE MEMORIAL BLVD

Roger B. Chaffee Blvd.

ROGER B CHAFFEE DR

**CITY OF WYOMING - SITE PLAN DATA WAIVER REVIEW**

<b>Project:</b> Jimmy Johns	<b>Reviewed By:</b> Tim Cochran		
	<b>Date:</b> 9/22/15		
<b>Required Site Plan Data:</b>	<b>Waiver Requested</b>	<b>Reviewer Comments:</b>	<b>Y/N</b>
<b>(a) Application Form:</b> 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>(b) Site Plan Descriptive and Identification Data:</b>			
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**

<b>Project:</b> Jimmy Johns	<b>Reviewed By:</b> Tim Cochran		
	<b>Date:</b> 9/22/15		
<b>Required Site Plan Data:</b>	<b>Waiver Requested</b>	<b>Reviewer Comments:</b>	<b>Y/N</b>
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			
<b>(c) Site Data:</b>			
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**

<b>Project:</b> Jimmy Johns	<b>Reviewed By:</b> Tim Cochran		
	<b>Date:</b> 9/22/15		
<b>Required Site Plan Data:</b>	<b>Waiver Requested</b>	<b>Reviewer Comments:</b>	<b>Y/N</b>
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			
<b>(d) Access and Circulation:</b>			
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**

<b>Project:</b> <i>Jimmy Johns</i>	<b>Reviewed By:</b> <i>Tim Cochran</i>		
	<b>Date:</b> <i>9/22/15</i>		
<b>Required Site Plan Data:</b>	<b>Waiver Requested</b>	<b>Reviewer Comments:</b>	<b>Y/N</b>
Traffic impact analysis meeting the requirements of Section 90-1003 (3), if applicable			
<b>(e) Landscape Plans:</b>			
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			
Landscape plan, including location and type of all existing and proposed shrubs, trees, and other live plant material			
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			
<b>(f) Building and Structure Details:</b>			
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**

<b>Project:</b> Jimmy Johns		<b>Reviewed By:</b> Tim Cochran	
		<b>Date:</b> 9/22/15	
<b>Required Site Plan Data:</b>	<b>Waiver Requested</b>	<b>Reviewer Comments:</b>	<b>Y/N</b>
Details on accessory structures and any screening			
<b>(g) Information Concerning Existing and Proposed Utilities, Drainage and Related Issues:</b>			
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			
<b>(h) Additional information required for Residential Development</b>			
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			
<b>(i) Other Requirements</b>			
Applicable fees, as set by the City Council			

WYOMING PLANNING COMMISSION  
AGENDA ITEM  
NO. 3

DATE DISTRIBUTED: October 8, 2015  
PLANNING COMMISSION DATE: October 20, 2015

ACTION REQUESTED: Request for Special Use Approval for The  
Collectors Resource Secondhand Business (Includes  
Site Plan Approval)

REQUESTED BY: Tony Pucilowski

REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is located at 2418 – 28<sup>th</sup> Street, SW. (Section 16)

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

North: R-2 Single Family Residential (across 28<sup>th</sup> Street)  
South: B-2 General Business  
East: B-2 General Business  
West: B-2 General Business

EXISTING LAND USE: The site is a tenant space within a commercial building. Land uses surrounding the property follows:

North: Church (across 28<sup>th</sup> Street)  
South: Commercial  
East: Commercial  
West: Commercial

PROPOSED LAND USE:

The petitioner proposes to establish a comic book and collectables store within the multi-tenant building (see attached statement). The business has recently opened, but is currently providing only new goods with the future sale and purchase of secondhand items being withheld pending authorization from the Planning Commission.

The following standards for Special Use Approval shall be considered by the Planning Commission, as described within Section 90-761 (3) of the Zoning Ordinance:

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

This proposed business will occupy a small and available commercial tenant space. The proposed business is specialized and low volume, which may be able to thrive in this somewhat hidden location. The site is a tenant space within a large multi-use commercial building. There will be no adverse effects on neighboring properties.

- b. The consistency with the spirit, purpose and intent of this chapter.

The Special Use provisions of the ordinance allow the Planning Commission discretion in whether to establish land uses within a particular area of a zoning district. Within this general area are other secondhand business uses. The proposed use is consistent with the Zoning Ordinance.

- c. The possible adverse effect upon traffic as related to the streets, churches, schools and any buildings within the immediate area.

The site has direct access to 28<sup>th</sup> Street. No adverse traffic impacts are anticipated from the proposed use.

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

The proposed business will occupy a vacant commercial space and will have no blighting influence on neighboring properties.

- e. The economic feasibility for the area.

The proposed use appears financially viable.

- f. Any other factor as may relate to the public health, safety and welfare for persons and property.

Staff has no additional comments.

- g. That all other provisions of this chapter are met.

Staff has no other concerns.

Staff has the following added site plan comments:

1. There are no changes proposed to the site with this business use. No conditions are requested by staff.

**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 Collectors Resource will be a unique business in the 28<sup>th</sup> Street corridor that is in need of additional business investment. Such a business would contribute to the city's economic and social strength. The proposed Collectors Resource conforms to the City of Wyoming sustainability principals.

**PLANNING COMMISSION ACTION:**

The Development Review Team recommends the Planning Commission grant Special Use Approval for The Collectors Resource Secondhand Business per the findings of fact. Staff recommends granting Site Plan Approval in a separate motion.

**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

9/16/2015

To the City of Wyoming  
And all interested parties,

For the last six years my business partner Rob Myers, and myself, have owned and operated a small internet based company where we sell our own line of frames and displays for the comic book industry. We have the frames manufactured here in Wyoming by a local CNC shop and we package and distribute them all over the US and some other countries. It has been a small "hobby" kind of business for us that we ran from the basement of my home. Being collectors of comic books and other pop culture media, it has always been a dream of ours to own our own comic book and collectibles store.

Recently an opportunity came about for a small location here in the city of Wyoming and we decided (very quickly I might add) to take a leap and actually rent a space to start our own store. We would like to offer our customers many of the "brand new in package" toys, collectibles and comic books that we ourselves love to collect, along with our frames of course! We have already set up an account with a local distributor to purchase and resell many of these such items. But a part of our business that we always imagined, would be to sell some comic books and collectibles that are older and more rare, which are items that appeal to many serious collectors, we plan to acquire these older items by purchasing collections from individuals or other outlets as they become available to us. We have already been doing this for several years both to add to our own personal collections as well as to resell them to others for a small profit and this new store would offer us a great opportunity to reach many more potential customers to purchase these items from us.

The brick and mortar retail market is new to us and we want to make sure we are following all the rules and regulations of the city, state and federal government so that we may be a successful addition to the growing market here in Wyoming, Michigan.

We thank you all for your time and consideration.

Tony Pucilowski  
Partner  
The Collectors Resource  
2418 28<sup>th</sup> st SW  
Wyoming, MI 49519  
616-498-1018



28th Street

DAISY LN

Byron Center Avenue

BYRON CENTER AVE

**CITY OF WYOMING - SITE PLAN DATA WAIVER REVIEW**

Project: <i>The Collectors Resource</i>		Reviewed By: <i>Tim Cockran</i>	
		Date: <i>9/22/15</i>	
<b>Required Site Plan Data:</b>	Waiver Requested	Reviewer Comments:	Y/N
<b>(a) Application Form:</b> 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>(b) Site Plan Descriptive and Identification Data:</b>			
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.		<i>Project involves no new construction &amp; occupies a small tenant space in a multi-tenant building. Plan is sufficient to understand the request with supporting information.</i>	Y
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			

WYOMING PLANNING COMMISSION  
AGENDA ITEM  
NO. 4

DATE DISTRIBUTED: October 8, 2015  
PLANNING COMMISSION DATE: October 20, 2015

ACTION REQUESTED: Request to amend Zoning Ordinance Section 90-951 – 952 PUD-3 Planned Health Care District Permitted and Special Uses to allow a car wash establishment

REQUESTED BY: JM Land Holdings LLC

REPORT PREPARED BY: Timothy Cochran, City Planner

PROPOSED AMENDMENT:

The petitioner desires to amend the PUD-3 Planned Health Care District permitted or special uses to include car wash establishments. A Southland Auto Wash facility is desired to be constructed at the southeast corner of Byron Center Avenue and Metro Way (see attached statement and preliminary plan). If the Zoning Code is amended to either allow the use by-right, or by special use approval, then detailed plans would be submitted to the City for approval.

PLANNED HEALTH CARE DISTRICT:

In 2001, the City began working closely with Metro Health on the creation of a unique health care campus. Subsequently, standards were created in the Zoning Ordinance establishing the PUD-3 district and regulations. In 2003 the property was rezoned. The initial developmental concept for the campus established the hospital at the center, with office and related uses surrounding to the north, east and south. To the west an urban village was intended extending to Byron Center Avenue. The detail on this concept is attached from the original PUD document. As Metro Health Village began construction, and new and unforeseen development proposals came forward, the PUD continued to evolve. The land use arrangement on the campus is now nearly fully realized, and is now most clearly represented on the attached Site Condominium Plan.

COMMERCIAL USES WITHIN THE PUD-3 DISTRICT:

When the PUD-3 district was created, it was decided to allow only B-1 Local Business uses in the commercial area which can be generalized as those uses which occur entirely within a building. The permitted and special uses allowed in the district are attached. There was no intent to allow the far more ranging B-2 General Business uses, which include auto related businesses. In Wyoming, a car wash establishment is a special approval use only in the B-2 General Business

District and one context area of the Form Based Code district. A Zoning Code amendment did occur in the PUD-3 district to allow a C-store in combination with the Family Fare Grocery. The desire for a grocery to service this area, along with the Spartan Store connection to the YMCA, were influences in this decision. In addition, the opportunity for drive through restaurants was recently added to the district, as it was throughout all commercial areas of the City. This was not done to necessarily endorse national franchise fast food chains, but to acknowledge that drive through services can be integrated into an urban setting with proper design.

DEVELOPMENT REVIEW TEAM CONSIDERATIONS:

Staff is concerned that the development of a car wash at Metro Health Village would change the essential character of the developing commercial area from the desired urban form. Nearby B-2 zoned areas, such as along Wilson Avenue and M-6, or along Clyde Park Avenue south of 54<sup>th</sup> Street, would permit this use. The high traffic volumes on Byron Center Avenue, along with the high employment and visitations for health services, makes the frontage properties highly desirable for businesses that can capture this traffic. Such uses generally do not contribute to the overall character of unique places. The desired car wash site was approved by the Planning Commission in 2007 for a Macatawa Bank. Other office, or commercial uses more appropriate for the Metro Health Village are available.

PLANNING COMMISSION ACTION:

The Development Review Team suggests the Planning Commission recommend to the City Council denial of the proposed amendment to the PUD-3 Planned Health Care District.

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

REQUEST FOR AMENDMENT TO PUD-3 TO ACCOMMODATE  
A CARWASH

JM Land Holdings, LLC, a Michigan limited liability company, is requesting an amendment to Article XXVII, Section 90-952 of the City of Wyoming Zoning Ordinance (Planned Health Care District) to include a car wash establishment as an allowed use within the PUD-3 district. The car wash establishment would be operated by Southland Auto Wash. Mark Ellis owns JM Land Holdings, LLC, and Southland Auto Wash.

JM Land Holdings, LLC is under contract to purchase the property located at 5980 Metro Way from Macatawa Bank, a Michigan banking corporation. The site is vacant land located at the southeast corner of Metro Way and 68<sup>th</sup> Street. JM Land is proposing to develop the property as an automated, enclosed exterior wash, along with a self-service vacuum area. The site is currently zoned PUD-3 and does not include car washes as an allowed use. Therefore, JM Land is seeking an amendment to the ordinance to include this use, either as a permitted use or a special use. JM Land's basis for requesting the City to amend the PUD zoning is set forth below.

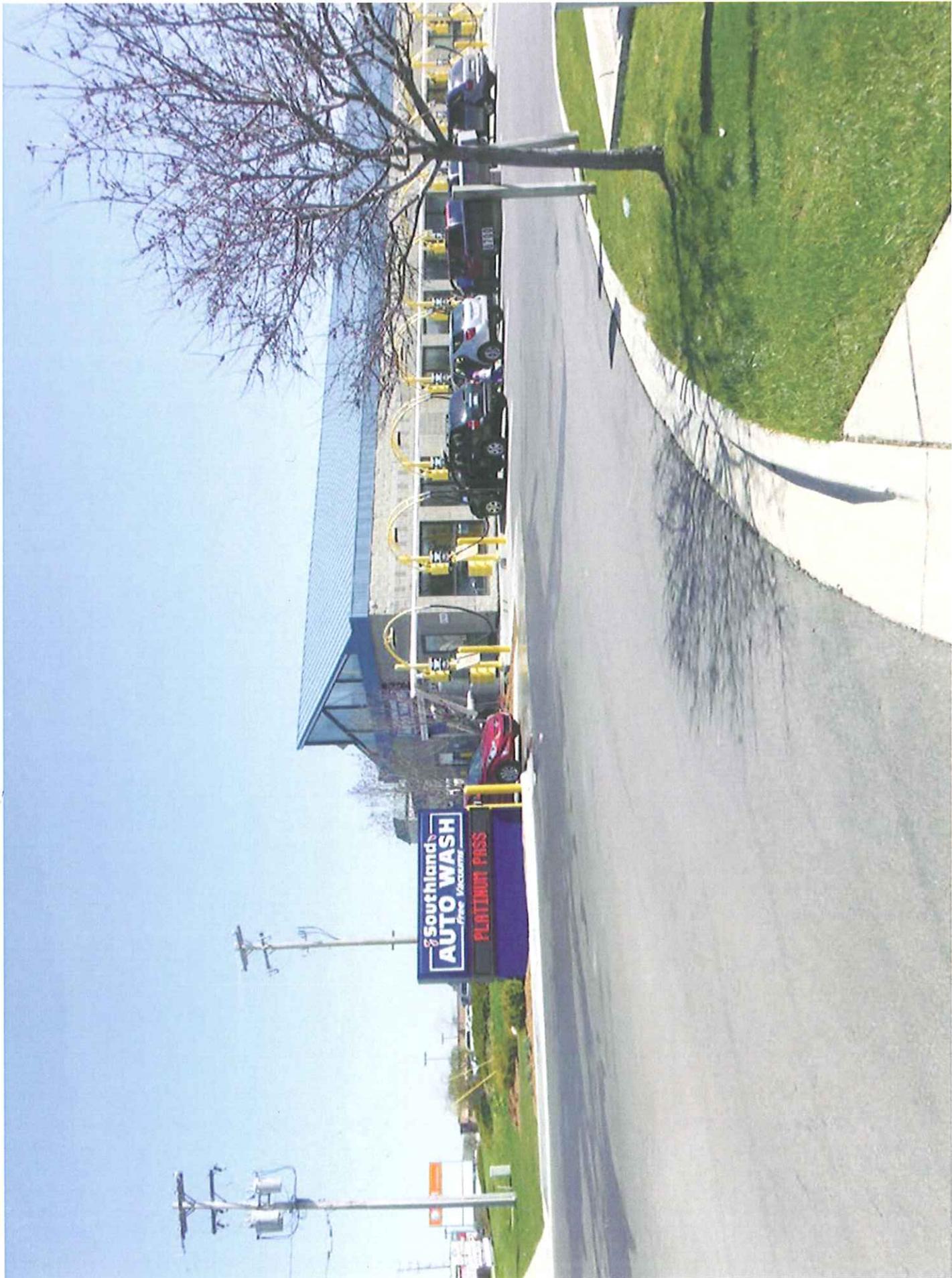
PUD-3, identified as Planned Health Care District, encompasses the Metropolitan Hospital, accompanying campus and surrounding areas. Although the PUD-3 does not include car washes, the PUD was recently amended to introduce certain uses not originally included within the PUD which uses have characteristics similar to a car wash use. For instance, in June 2014, drive-thru restaurants were added as an allowable use in the PUD as a special use with Planning Commission approval. This type of use, like a car wash, involves periods of time with increased levels of transient traffic compared to principle permitted uses in the PUD. Historical concerns with vehicle stacking and noise have diminished in the fast food restaurant industry, as the result of beneficial use of buffer areas, screening by way of natural materials, and more efficient ingress/egress routes. Similarly, Southland Auto Wash operations, with over 65 years of experience in the car wash business, have mastered the process of managing traffic at all times, including peak times through multiple traffic lanes and other features. The automated wash proposed in this application is comparable to and would have similar impact as the drive-thru restaurants allowable by special use permit under the PUD.

High quality development, design and operations are foundational elements of the PUD. Southland Auto Wash would satisfy these characteristics. Southland Auto Wash operates a state-of-the-art car wash at all of its six locations in West Michigan, including one located at 1259 28<sup>th</sup> Street, SW, in Wyoming. This Wyoming wash boasts a successful 51-year history of operating in Wyoming, one of the oldest business enterprises in the City. Southland Auto Wash developments are very intentionally designed for and have proven records of efficiently moving and managing substantial volumes of vehicles through the wash. Southland washes are marked by efficient traffic circulation and harmonious integration with surrounding properties, consistent with the PUD goals. Southland Auto Wash developments incorporate energy efficient design, including cutting-edge water recycling technology and high-tech automated operations, in meticulously maintained and managed facilities. As a result, Southland Auto Wash enjoys exceptional customer satisfaction and loyalty. Southland Auto Wash would bring all of these first rate qualities to the development at 5980 Metro Way, making the proposed use very compatible with the existing office, retail and service providers within the PUD.

Additionally, 5980 Metro Way is geographically well-suited for a car wash. Byron Center Avenue is the main connector joining the north and south portions of the City. M6 travelers utilize Byron Center Avenue as their north/south access. The wash would be a convenient service located within this growing and progressive south gateway to the City.

The purpose of a PUD is to allow certain desired uses of property with conditions that are relevant for the surrounding area and broader development goals of the community. Southland Auto Wash operations are an excellent candidate for this type of flexible zoning approach. The car wash would provide a valuable service to consumers while operating within conditions which maintain harmony with the progressive and evolving development of a vital commercial district within West Michigan.

JM Land Holdings respectfully requests an amendment to the PUD-3 zone to accommodate a car wash establishment either as a permitted use or a special use. Mark Ellis looks forward to expanding his business presence in the City of Wyoming.



District C development will be governed by the following:

- Maximum height of buildings – 45 feet
- Minimum setback on Gezon Parkway is 25 feet
- Minimum setback on ring road is 15 feet
- Side setback is 15 feet
- Individual lots shall provide a minimum 25 foot greenbelt along Gezon Parkway
- Uses permitted will be: See Land Use Matrix
- Allowable exterior materials will be limited to face brick, precast/simulated stone, smooth metal panel and glass
- Parking ratios will be maintained at ratios required by the City of Wyoming for specific use
- All development will be subject to approval from the Metro Hospital Health Village Architectural Review Board.

### District D – Byron Center Frontage

The western edge of the Metro Health Village borders Byron Center Avenue. This is the most intense vehicular edge and is anticipated to be the primary access route, especially from the proposed M-6 Freeway to the south. It is another “gate way” district, however with a focus on larger development than District C.

The intent is that this District will be developed for office, commercial, retail and hotel uses.

Development will be “inward” focused. That is, building locations will be encouraged to be along the ring road with screened parking located along Byron Center Avenue.

District D development will be governed by the following:

- Maximum height of buildings – limited to 45 feet, except for hotels which may be erected to a maximum height of 75 feet
- Minimum 35 foot setback on Byron Center Avenue
- Minimum 15 foot setback on ring road
- Side yard setback is 25 feet
- Individual lots shall provide a minimum 25 foot greenbelt with four foot landscaped berm along Byron Center Avenue
- Uses permitted will be: See Land Use Matrix
- Allowable exterior materials will be limited to face brick, precast/simulated stone, smooth metal panel and glass
- Parking ratios will be maintained at ratios required by the City of Wyoming for specific use
- All development will be subject to approval from the Metro Hospital Health Village Architectural Review Board.

### District E – Beltline Commercial

This area will be submitted to the City of Wyoming for inclusion in the PUD when jurisdiction is transferred from Byron Township to the City of Wyoming.

District E development will be similar to District D, Byron Center frontage.

## ARTICLE XXVII. - PUD-3 PLANNED HEALTH CARE DISTRICT

## Sec. 90-951. - Principal permitted uses.

- (a) General hospitals.
- (b) Outpatient diagnostic and treatment centers, day surgery centers and urgent care facilities.
- (c) Offices.
- (d) Diagnostic or medical laboratories.
- (e) Educational facilities for the training of interns, nurses and allied health care personnel.
- (f) Ambulance service and maintenance facilities.
- (g) Assisted living, convalescent and nursing homes.
- (h) Foster care group homes.
- (i) Day nurseries and child care centers.
- (j) Private recreational facilities (indoor and outdoor) provided such facilities are for employees and patients and not available to the public.
- (k) Health clubs and fitness centers.
- (l) Chapels.
- (m) Accessory retail and personal service establishments within the hospital and primarily intended to serve employees, residents and visitors to the health care district including pharmacies, greeting card sales, florists, optical sales, financial institutions, cafeterias and restaurants.
- (n) Health care district accessory uses such as laundry, service buildings, emergency generators and related electromechanical systems.
- (o) Parking structures of up to three levels above grade.
- (p) Accessory transit facilities such as bus stops, shelters and taxi stands.
- (q) Municipal buildings and uses.
- (r) Colleges or universities.
- (s) Electric transformer stations, gas regulation stations and telephone exchange buildings.
- (t) Community centers not operated for profit.
- (u) Business schools or private schools operated for profit.

\* (v) Uses permitted in the B-1 zoning district.

(Ord. No. 13-01, § 4, 6-4-01; Ord. No. 11-03, § 3, 7-7-03)

## Sec. 90-952. - Special uses.

The following uses shall be permitted in the PUD-3 planned health care district, subject to the approval of the planning commission:

- (1) Psychiatric or substance abuse centers.
- (2) Accessory incinerators used only for waste generated on the site and which meet all local, state and federal regulations.
- (3) Helipads and heliports accessory to a hospital.
- (4)

Multiple family housing for use by physicians, interns, nurses and allied health professionals. Development provisions for the R-4 Low Density Multiple Family Residential district shall apply.

- (5) Hotels and motels.
- (6) Retail and wholesale sales, distribution, storage, repair and service of medical equipment; storage of medical, dental and surgical supplies.
- (7) Radio, microwave or wireless communication towers accessory to a hospital.
- (8) Secondhand dealers.
- (9) Veterinary hospitals and clinics, excluding outdoor use of property for exercise yards, pens or similar use.
- (10) Funeral homes or mortuaries.
- (11) Gasoline/convenience store associated with a supermarket.
- (12) Drive through restaurants.

(Ord. No. 13-01, § 4, 6-4-01; Ord. No. 11-03, § 4, 7-7-03; Ord. No. 14-08, § 1, 8-18-08; Ord. No. 3-11, § 6, 5-2-11; Ord. No. 17-14, § 6, 8-4-14)

Secs. 90-953—90-975. - Reserved.

## Cochran, Tim

---

**From:** COLLIN1220@aol.com  
**Sent:** Saturday, October 03, 2015 1:54 PM  
**To:** Cochran, Tim; cmale@southlandautowash.com; mellis@southlandautowash.com  
**Subject:** SOUTHLAND AUTO WASH

Hello Tim,

Its Collin Ballard from Russell and Ballard Jewelers I am writing this letter to tell you we are very excited to hear there could be a Southland Auto Wash coming on our end of town. There is a much needed demand for a upscale car wash out here and Southland would be it. They are a First class operation . There are many businesses out here with lots of employees who would support them even Metro Hospital Doctors and employees. Please Don't pass up this opportunity we look forward to having them plus many other great businesses out here. If you have any questions please feel free to call me here at the store 616-261-9800.

Thank-you  
Collin Ballard  
President Russell Ballard Jewelers

Remember City of Wyoming  
Vision in Prograss

## Cochran, Tim

---

**From:** Doug Bazan <doug.bazan@wireless-zone.com>  
**Sent:** Wednesday, September 30, 2015 7:31 PM  
**To:** Cochran, Tim  
**Subject:** Southland Auto wash

Mr. Cochrane,

As a retail business located in the Bayberry Plaza I would like to advise you of my support of the above business in my neighborhood. Traffic is vital to our visibility and a quality establishment would be an asset to the area.

Thank you for your consideration of this venture.

Doug Bazan

Wireless Zone  
5751 Byron Center Av  
Suite U

616.994.3077

Sent from my iPad

The information contained in this e-mail message and any attachments may contain information that is privileged, confidential and/or exempt from disclosure under applicable law. It is only for the use of the addressee. If you are not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are notified that your dissemination, distribution or copying of this communication is STRICTLY PROHIBITED. If you have received this communication in error, please immediately notify us by return e-mail, delete it and all copies and backups from your computer system, and destroy any hard copies. "Wireless Zone®" is a federally registered trademark of Automotive Technologies, Inc.

WYOMING PLANNING COMMISSION  
AGENDA ITEM  
NO. 5

DATE DISTRIBUTED: October 8, 2015  
PLANNING COMMISSION DATE: October 20, 2015

ACTION REQUESTED: Request to amend the Del Mar Farms PUD Overall Development Plan to include a skilled nursing facility.

REQUESTED BY: Steve Zuiderveen

REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is located at 4051 Del Mar Drive, SW. (Section 31)

EXISTING ZONING: The subject area is zoned Low Density Planned Unit Development PUD-1. Zoning surrounding the property follows:

North: ER Estate Residential and PUD-1  
South: RO-1 Restricted Office and PUD-1 (across Del Mar Drive)  
East: B-1 Local Business and ER Estate Residential (across Wilson Avenue)  
West: RO-1 Restricted Office (across Ayrshire Drive)

EXISTING LAND USE: The site is vacant. Land uses surrounding the property follows:

North: Single family residences and a bank  
South: Offices (across Del Mar Drive)  
East: Commercial building and vacant property (across Wilson Avenue)  
West: Offices (across Ayrshire Drive)

PROPOSED LAND USE:

Del Mar Farms is a Planned Unit Development that has an adopted land use governing Overall Development Plan (ODP - see attached). The PUD-1 district permits a wide range of land uses within the Zoning Ordinance parameters, such as commercial, office, multifamily and single family residences. The ODP was originally approved by the Planning Commission in October 1997. The area proposed for amendment is at the southeast corner of 56<sup>th</sup> Street and Wilson Avenue. The ODP identifies this 7.5 acre area for local business proposes. The petitioner has optioned this property for the purpose of developing a 96 bed, one story, skilled nursing center on the majority of the site in the next few years. In addition, a remnant area of 1.4 acres would be

retained along the frontage of Wilson Avenue for commercial purposes. The proposed amendment to the ODP is a major change as identified under Section 90-62 (2) d. of the Zoning Ordinance and must be authorized by the Planning Commission.

#### OVERALL DEVELOPMENT PLAN AMENDMENT HISTORY:

1. The 1997 ODP was initially approved for a senior assisted living facility on property to the west across Ayrshire Drive. In April 1999, site plan approval was granted by the Planning Commission for the construction of a 124 unit, two story multifamily senior housing (Silverstar - see attached). That development did not occur.
2. In January 2007, the City Council, with recommendation from the Planning Commission, removed the 6.5 acre area intended for the senior assisted living facility from the PUD and rezoned it to RO-1 Restricted Office. Subsequent office development has occurred.
3. In December 2008, a one acre area at the southeast corner of Del Mar Drive and Ayrshire Drive was also removed from the PUD by the City Council upon recommendation from the Planning Commission and rezoned to RO-1 Restricted Office. Development on that site has not occurred.

#### LAND USE CONSIDERATIONS:

1. The Wilson Avenue corridor is intended for a mixture of commercial, office and multifamily developments. Commercial developments are currently at the northeast and northwest corners of Wilson Avenue and 56<sup>th</sup> Street, with an additional 10 acres of commercial use at the southeast corner currently under consideration. The subject property is viable for a wide range of land uses, other than single family residences.
2. The prior considerations and approvals for senior multifamily housing in the Del Mar Farms PUD indicates the viability of such a development at this corner. However, market forces dictated that such developments were not viable at those times. Given the current demand for senior facilities within Wyoming, it appears the proposed skilled nursing facility may now be desirable.
3. The proposed development plan for the site was created using the footprint from an existing area facility. The building would be one story and of residential character. Generous and attractive greenbelts would be incorporated. With the approval of the amendment to the ODP, a detailed site plan for the development would be required for approval by the Planning Commission before construction could occur.

4. All property owners of record within the Del Mar Farms PUD were noticed of this proposed amendment. Endorsement of the amendment has been provided by the Del Mar Farms Homeowners Association (see attached).

**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.

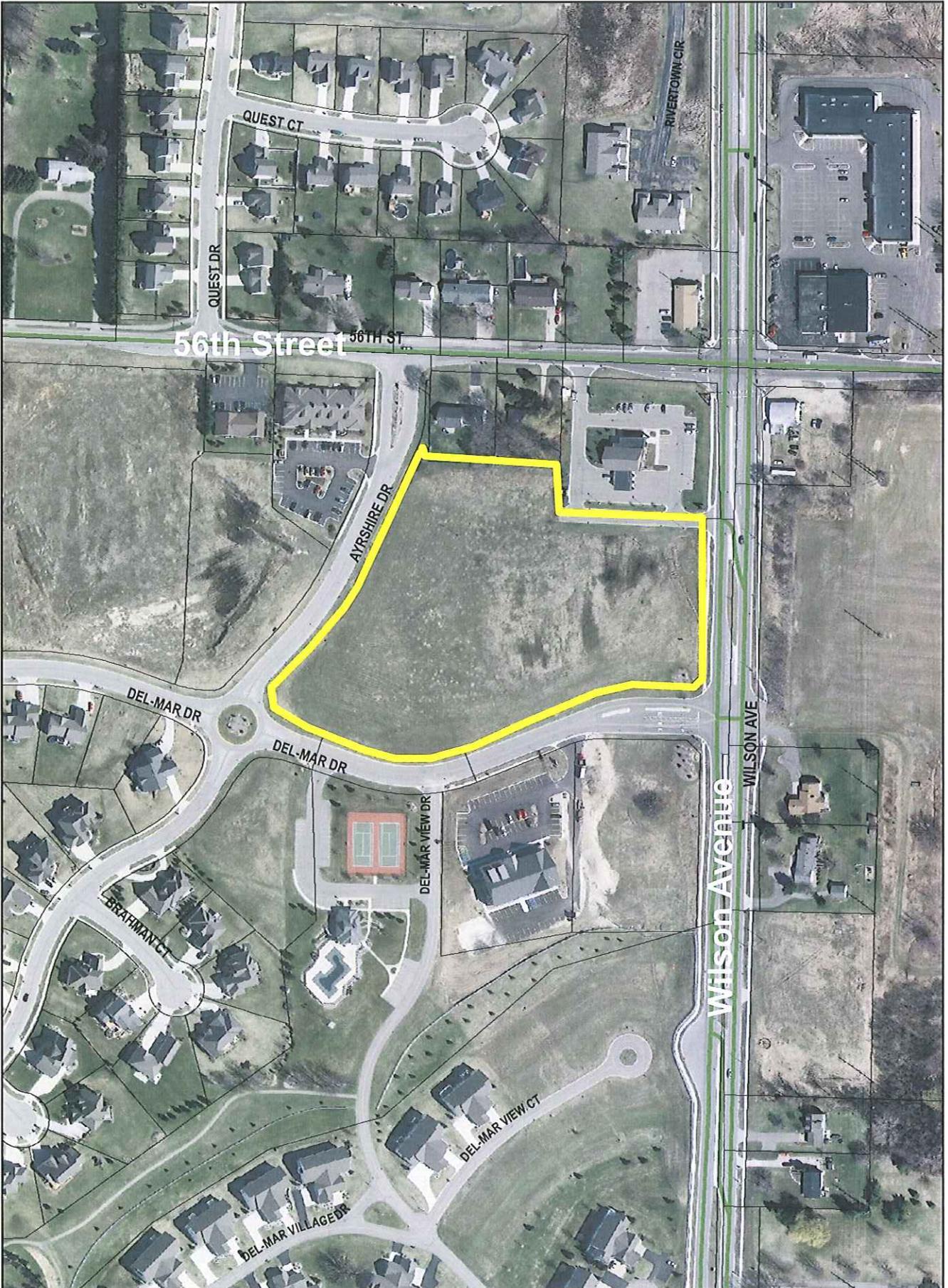
A skilled nursing center in this developing area of Wyoming would provide a much needed service for area residents. Such a facility would contribute to the city's economic and social strength. The proposed skilled nursing center within the Del Mar Farms PUD conforms to the City of Wyoming sustainability principals.

**PLANNING COMMISSION ACTION:**

The Development Review Team recommends the Planning Commission approve the proposed amendment to the Del Mar Farms PUD Overall Development Plan as requested.

**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



56th Street

Wilson Avenue

QUEST CT

QUEST DR

RIVERTOWN CIR

AYRSHIRE DR

DEL-MAR DR

DEL-MAR DR

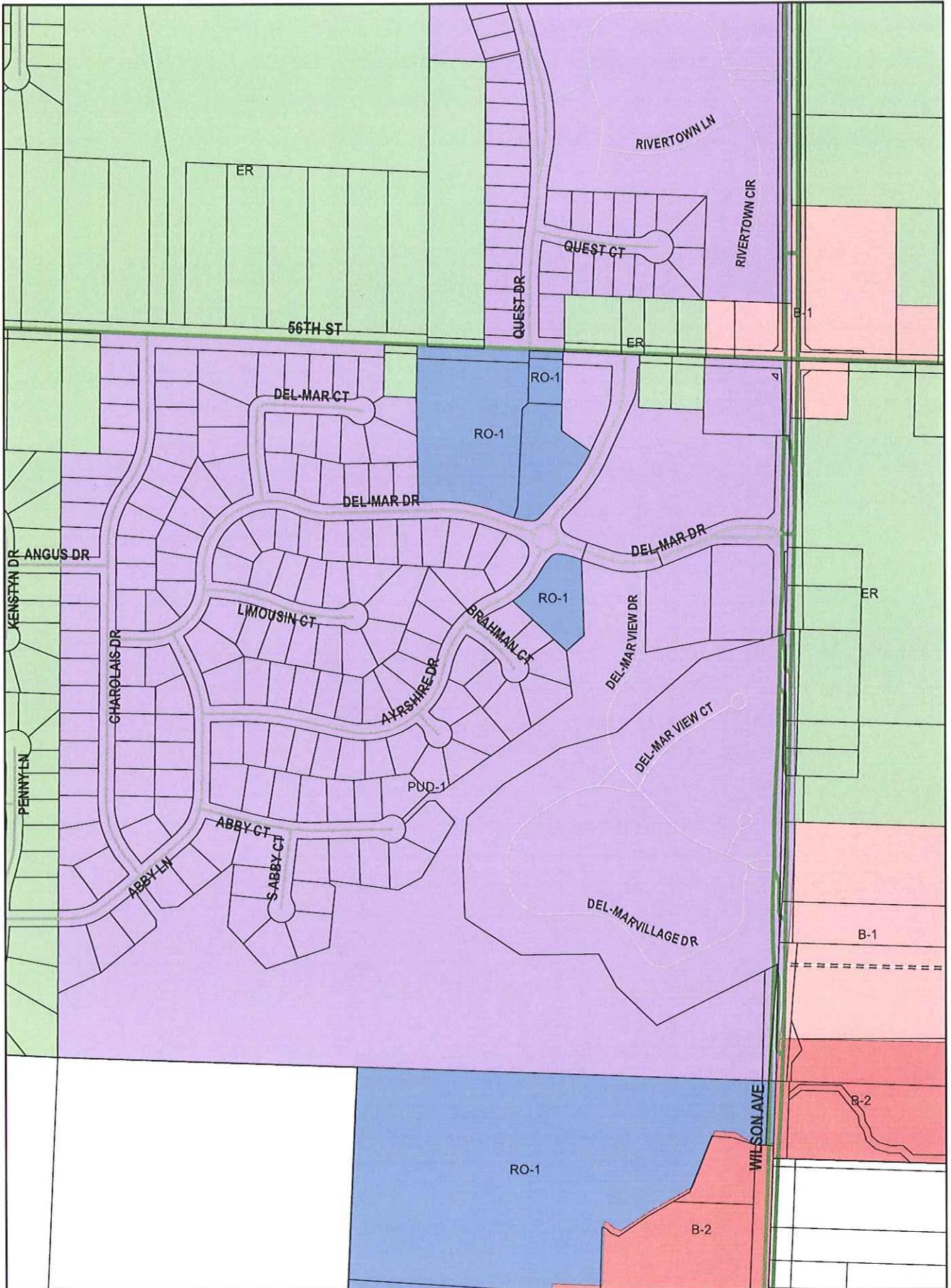
DEL-MAR VIEW DR

BRAIRMAN CT

DEL-MAR VIEW CT

DEL-MAR VILLAGE DR

WILSON AVE



DEL - MAR FARM NEIGHBORHOOD ASSOCIATION

September 8, 2015

City of Wyoming  
1155 28<sup>th</sup> St.  
Wyoming, MI 49509

To Whom It May Concern:

The Del-Mar Farm Homeowners Association recently met with representatives from Sunset Manor and Progressive Architecture to review a conceptual site plan for seven acres of property just to the north of the Del-Mar Farm subdivision. The area borders Wilson Avenue, Ayrshire Drive and Del-Mar Drive.

Sunset is proposing a senior housing community in a single story structure with cottage style design and multiple wings. Sunset also pledges to communicate with the Del-Mar Farm Homeowners and Condo owners during the development and construction process. After meeting with the representatives and sharing the ideas with our members, the Del-Mar Farm Homeowners Association wishes to express its support for this proposal, as we see it as a very good fit for the property and surrounding community. It is our hope that the City of Wyoming will consider and approve their request for rezoning.

Should you have any additional questions regarding this matter, please feel free to contact a member of our board.

Sincerely,

Darin Loveland, Sandi Palmer, Cad Shannon, Scott Champine  
Del-Mar Farm Homeowners Association  
5751 Del-Mar View Drive  
Grandville, MI 49418  
web@delmarfarm.com

October 5, 2015

Del Mar Farm Developers, LLC  
2674 Village Circle Ct.  
Byron Center, MI 49315

TO: The City of Wyoming Planning Commission

The proposed amendment to the Del Mar Farm PUD Plan by Sunset Manor Inc. is supported and encouraged by the Del Mar Farm LLC. We consider it to be a very appropriate use of the site as well as a useful and acceptable addition to the Del Mar Community.

We would ask however, that the amendment be approved but not be finalized until such time as the sale is completed and closed. The closing date is scheduled and expected before December 31, 2015.

Thank you for your consideration.

Del Mar Farm Developers, LLC



Kenneth A. Noorman  
Member/Manager