

THESE MINUTES ARE SUBJECT TO FORMAL APPROVAL BY THE WYOMING
PLANNING COMMISSION AT ITS REGULAR MEETING OF MARCH 17, 2015

PLANNING COMMISSION
MINUTES OF FEBRUARY 17, 2015
CITY COUNCIL CHAMBERS
CITY OF WYOMING, MICHIGAN

MEMBERS PRESENT: Goodheart, Hegyi, Micele, Postema, Spencer, Weller

MEMBERS ABSENT: Arnoys, Bueche, Woodruff

STAFF PRESENT: Cochran, City Planner
Rynbrandt, Director of Community Services
Bell, Acting Recording Secretary

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

Motion by Hegyi, supported by Weller, to excuse Arnoys, Bueche and Woodruff. Motion carried unanimously.

APPROVAL OF MINUTES

The minutes of the Joint Parks & Recreation Commission/Planning Commission meeting of January 14, 2015 were approved as written.

APPROVAL OF AGENDA

The agenda was approved as presented.

PUBLIC COMMENT ON NON-PUBLIC HEARING AGENDA ITEMS

There were no public comments.

AGENDA ITEM NO. 1

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

Cochran described the location, existing land use and current zoning around the area. The petitioners have optioned this property from the Wyoming Public School District and propose to rezone this site to construct an apartment complex of up to 72 units on 5.6 acres. In addition, 1.3 acres at the corner of the street intersection would be rezoned to permit a commercial development. The petitioner has voluntarily proposed to enter into a development agreement as a

condition of rezoning, but this has not yet been provided. Development agreements are offered to the City Council, and when entered into, guarantee that specific aspects of the proposal such as density, building styles, site design and amenities are adhered to. If the rezoning is approved by the City Council, a detailed site plan for construction of the project would then be submitted for approval to the Planning Commission.

The apartment development is shown to be comprised of three 2-story 12 unit buildings and two 2 ½ story 18 unit buildings. The units are shown to be two bedroom / two bath and approximately 1,050 square feet. The plan shows 34 garages, with an overall 123 parking spaces. With this plan additional parking, or a parking waiver, would need to be considered at the time of site plan review. The RAPID bus route system may be accessed from this site on Burlingame Avenue.

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

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

Staff had the following comments:

1. The City of Wyoming Land Use Plan 2020 was adopted in 2006. It identifies this site as being appropriate for Low-Medium Density Residential (3.5 to 6 units per acre). This is the same designation as the surrounding neighborhoods. At the time of development of the Land Use Plan, the elementary school was in operation and no additional consideration was given to this property. The proposed apartment development would have a density of 12.85 units per acre.
2. Under the current R-2 Single Family Residential zoning, the property could be developed as a single family subdivision with lot sizes of a minimum 8,400 square feet and 65 feet in width. The property would be difficult to develop and market as a subdivision given the location at a major intersection, the adjacency of commercial developments, the lack of connectivity to adjoining subdivisions, the irregular property boundary, and the limited property area.
3. The adopted Analysis of Impediments and Housing Needs Assessment 2013 specifically identifies that this property could be developed in a variety of ways, “including senior housing, apartments, townhomes, or other housing options. It could also have a retail or institutional component to provide a mix of uses at the busy intersection.” The rezoning proposal for a mix of apartments and commercial complies with the Analysis of Impediments land use recommendation.

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

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

Planning Commission Action:

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

Chair Spencer opened the public hearing.

Randy Skipper spoke on behalf of his parents who live at 3451 Burlingame. He had grown up in the area, and felt it was a stable neighborhood. He was concerned that having apartments at this location would change the area. Apartment occupants do not stay in one location as long as people in houses do. He referred to the City's Land Use Plan and said the whole area had been developed to that standard. The proposed use would be at least twice that density. He believes the Planning Commission should adhere to the Land Use Plan. He did not see any need for commercial use on the corner property. There may be commercial in the area, but up and down Burlingame and 36th St. are single family houses.

Pat Seeley, 3449 Minnie Ave. S.W., has lived in the City 58 years, 25 years in her current location. She was against the rezoning. She listed many apartment complexes that the City has currently, and noted how the areas where there are apartments tend to get run down. She would like to see a single family development. She noted many of the current commercial properties

are currently vacant, with one of them being the suite next to Walgreen's that has never been occupied.

Denise Folger, 3460 Oak Valley felt the same about not needing more commercial businesses in the area. She had a concern about the potential increase in traffic. Sometimes it takes her ten to fifteen minutes to exit her street. She was concerned about the reduction in the character of the neighborhood. She has seen many low income families move into vacant homes only to move out again, living the houses empty.

Thomas Foster, 3503 Parkland, has lived in the area since 2000. He noted there are issues with traffic congestion especially in the summer when the Dairy Dip is in operation. 72 units could mean double that amount in people, which will add to the traffic. His wife has been involved in two serious accidents in the area. He thought the property should be developed like the Habitat for Humanity development to the north.

Chair Spencer closed the public hearing.

The applicant Rusty Richter, Keystone Realty Group said he and his partners were all Wyoming residents. He had discussed the property and proposed development with the City staff. He said the City's Land Use Plan is not a tool for control but a guide. When the Land Use Plan was development this specific property was not thoroughly evaluated as the school had occupied the property. The property is too restrictive to put in a single family development, and as a realtor, he knew single family homes would not sell at this location. The proposed development would be worth \$7,000,000 to \$10,000,000 in improvements. When completed, the property would pay \$250,000 in property taxes. A fifth of that would go to the City for a gain in City taxes of \$50,000. He understood the neighborhood concerns about the project not being in character with the neighborhood; however most of the existing houses are no more than 900 square foot in finished area. The proposed townhouses are 1,050 square feet. They would be nice homes with two bedrooms and two bathrooms. There will be a sidewalk connection from the development to the north. The City has been promoting walkability; the development will help promote that concept. As for the proposed commercial site on the corner, he has spoken to two interested parties, but they are not willing to comment until the rezoning issue is resolved.

Motion by Hegyi, supported by Micele, to recommend to the City Council denial of the proposed rezoning. Discussion followed.

Weller thought the location of the property was unique. He could see a commercial use being located on the corner but the proposed density does not feel like a good fit.

Goodheart thought it was beneficial for the Planning Commission to see the development agreement before a project goes to the City Council. He had questions about the rendering and the number of units.

Joe Grochowalski, owner of Omega Design, answered Goodheart's question on the location and number of units.

Goodheart agreed with staff's recommendation.

Spencer restated the neighbors' concerns regarding the traffic and the density, however she agreed this property would probably never be a single family development.

A vote on the motion carried unanimously.

Cochran informed the audience that the rezoning request and the Planning Commission's recommendation would be sent to the City Council for their meeting scheduled March 2, 2015.

AGENDA ITEM NO. 2

Request for Site Plan Approval for Extended Stay Hotel. The property is located at 4500 Clyde Park Avenue. (Section 25) (Nederveld, Inc.)

Cochran described the location, existing land use and current zoning around the area. The petitioners propose to construct a four-story, 45,000 sq. ft., 124 room extended stay hotel. This 2.5 acre site is part of the overall 12.45 acres property that was initially developed for a retail center but was razed a few years ago. On January 5, 2015, the City Council approved the rezoning of this property, upon recommendation from the Planning Commission, to B-2 General Business to accommodate this and associated development. A development agreement between the property owner and City Council commits the overall property to a multi-phase commercial development that includes this hotel, a Fox Powersports, and a C-store. Two other undetermined commercial uses will also be integrated with the development. Each phase of development requires specific site plans to be approved. It is anticipated that the Fox Powersports project, which will provide access and utility connectivity to this Extended Stay Hotel site, will be submitted for review and approval in the next few weeks.

Staff had the following added site plan comments:

1. Final site grading, utility and storm water management plans shall be approved by the Engineering Department. Storm water calculations shall be provided.
2. This site will be accessed through private drives. An access easement for connecting this site to Clyde Park Avenue and 44th Street shall be provided.
3. The proposed landscape plan is generally acceptable. However, a minimum of two trees along the Clyde Park Avenue frontage along with irrigation is required. The final landscape and irrigation plan, meeting City requirements, shall be approved by the Planning Department prior to installation.
4. The building is proposed to be four stories and approximately 44 feet in height.

The B-2 zoning district has a height limitation of 35 feet. A variance from the Board of Zoning Appeals is required. Otherwise, the proposed façade plans are acceptable and are adopted as part of this Site Plan Approval. The facade primarily incorporates hardiplank and brick face siding, with a shingled roof.

5. The property is entitled to a freestanding sign, wall signage, and an expressway sign. It is possible that a sign variance may be needed to have the freestanding identification sign for the hotel placed off-site at the access drive that would connect to this property. The sign is otherwise entitled to be located on the property frontage along Clyde Park Avenue. The overall sign package for this and associated developments will be reviewed and approved by staff, subject to any variance requests. (Informational)

Cochran highlighted how the proposal conforms to the City of Wyoming Sustainability Principles. The proposed Extended Stay Hotel will provide a desired area-wide hotel service and will contribute to the redevelopment of this high profile commercial corner. This will contribute to the city's social and economic strength. Some employment will also occur at the facility with short term construction jobs also created. The proposed Extended Stay Hotel conforms to the City of Wyoming Sustainability Principals.

Cochran also noted how the required Traffic Impact Analysis has now been provided, with the executive summary forwarded to the Commission. The results are the area traffic signal timings should be modified to provide more efficient vehicle progressions through this area.

Planning Commission Action:

The Development Review Team recommended the Planning Commission grant Site Plan Approval for Extended Stay Hotel subject to conditions 1-4 noted.

Motion by Hegyi, supported by Postema, to grant Site Plan Approval for the Extended Stay Hotel subject to conditions 1 - 4 noted.

Discussion followed.

Jack Barr, Nederveld, Inc. was present on behalf of his client who was in Kansas, MO. He explained his client and Fox Motor Sports are conferring about the sign placement. His client is planning on adding seven hotels in West Michigan this year. He also addressed utility servicing to this site.

A vote on the motion carried unanimously.

AGENDA ITEM NO. 3

Request for Site Plan Approval for an addition to Vista Springs. The property is located at 2708 Meyer Avenue. (Section 10) (Richard Postema Associates)

Cochran described the location, existing land use and current zoning around the area. The petitioners propose to construct a one-story, 36 bed memory care addition to Vista Springs. The existing facility provides 58 senior housing rooms that were recently converted from the prior Taft Elementary School building.

Staff had the following added site plan comments:

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

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

Planning Commission Action:

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

Postema asked to be excused, as he had financial involvement with the project.

Motion by Micele, supported by Hegyi, to excuse Postema.

A vote on the motion carried unanimously.

Motion by Weller, supported by Hegyi, to grant Site Plan Approval for the Vista Springs addition subject to conditions 1 – 4 noted. Discussion followed.

Richard Postema, Postema Architects explained Vista Spring has been very successful. They would like to construct an addition for 36 beds for memory care. This area would be licensed and locked down. The existing area is not licensed.

Weller noted there is a back drive approach to Hague, and wondered if it would stay there.

Cochran said Hague Ave. was closed with no access to 28th St. The City's Traffic Department does not want to reopen the end of the street. If the visitors or employees wanted the option to exit from Hague to travel north to Porter, they have that option.

Micele asked if there would be a fenced area for the memory care section.

Mr. Postema said the existing enclosed courtyards eliminated that need.

A vote on the motion carried unanimously.

AGENDA ITEM NO. 4

Wyoming Planning Commission 2014 Annual Report.

Cochran referred to this report, noting that there has been much activity and growth in Wyoming over the past year, and new projects continue to be proposed this year.

Cochran recommended the Planning Commission approve the Wyoming Planning Commission 2014 Annual Report and forward it to City Council.

Motion by Postema, supported by Goodheart, to approve the Wyoming Planning Commission 2014 Annual Report and forward it to City Council. Motion carried unanimously.

PUBLIC COMMENT

There were no public comments.

ADJOURNMENT

The meeting was adjourned at 8:14 P.M.

Anthony Woodruff, Secretary
Wyoming Planning Commission

Char Bell, Acting Recording Secretary
Wyoming Planning Commission