

THESE MINUTES ARE SUBJECT TO FORMAL APPROVAL BY THE WYOMING  
PLANNING COMMISSION AT ITS REGULAR MEETING OF JULY 19, 2022

PLANNING COMMISSION  
MEETING MINUTES OF JUNE 21, 2022  
CITY COUNCIL CHAMBERS  
CITY OF WYOMING, MICHIGAN

MEMBERS PRESENT: Arnoys, DeLange, Hall, Hegyi, Micele, VanDuren, Weller, Zapata

MEMBERS ABSENT: Goodheart

STAFF PRESENT: Hofert, Director of Planning and Economic Development  
Meagher, Planner II  
Smith, Planner II  
Dent, Recording Secretary

CALL TO ORDER

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

APPROVAL OF MINUTES

The minutes of May 17, 2022 were approved to stand as read.

APPROVAL OF AGENDA

The agenda was approved to stand as read.

PUBLIC COMMENT ON NON-PUBLIC HEARING AGENDA ITEMS

Micele opened the public comment period for non-public hearing agenda items at 7:01 PM.

There was no public comment and the public comment period was closed.

AGENDA ITEM NO. 1

Request to approve a special use drive-through establishment at 1730 28<sup>th</sup> Street SW  
(Section 15) (Main Street Property, LLC) (Includes site plan approval)

Meagher explained that the site is currently zoned B-2 General Business and outlined the various uses of the surrounding land.

Meagher said that the applicant is proposing to construct and operate a Taco John's drive through restaurant. The restaurant is expected to be open between 6:00am and 10:00pm daily. The site is approximately 1.4 acres, and currently contains a vacant building. The applicant is proposing to demolish the existing building to construct a new 2,106 square foot building. Access to the site is located on the north end of the property off of 28<sup>th</sup> Street. Stacked parking for the drive through begins on the west side of the building and moves counter-clockwise around the building, leading up to a pick up window on the east side of the building. More than 12 stacking spaces are provided on site, with an escape lane being provided off of Oak Valley Avenue along the east side of the property. Adequate parking is provided on site, and new landscaping around the perimeter of the site is being proposed.

Meagher stated that two separate actions are required. The first is regarding the special approval request and the second relates to review of the site plan. Two sets of standards are, therefore, applicable and are addressed as follows:

Section 90-507(3) establishes general review standards for special approval uses:

*(a) The possible substantial and permanent adverse effect on neighboring property.*

The proposed use is not expected to cause any adverse impact on the neighboring properties. The site is located within a commercialized portion of 28<sup>th</sup> Street.

*(b) The consistency with the spirit, purpose and intent of this chapter.*

The proposed use would be consistent with the overall purpose of the zoning ordinance, as stated in Section 90-101.

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

It is unlikely that the proposed use would create an adverse effect upon traffic within the immediate area. The City's Engineering Department confirmed that a traffic impact analysis was not necessary for this project.

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

It is unlikely that the proposed use will create blight within the immediate area.

*(e) The economic feasibility for the area.*

The proposed use is economically feasible for the area.

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

The addition of the proposed use is not expected to cause a negative public health effect on the surrounding area.

(g) *That all other provisions of this chapter are met for the proposed use.*

There are no additional provisions that need to be met for the proposed use.

Section 90-505 specifies the standards to apply to site plan review:

(1) *Adequacy of information. The site plan shall include all required information in sufficiently complete and understandable form to provide an accurate description of the proposed use(s) and structure(s).*

The site plan contains an appropriate amount of detail to sufficiently understand the proposed development.

(2) *Buildings. Buildings and structures shall meet the minimum dimensional requirements of this article. Redevelopment of nonconforming structures shall bring the site into closer conformity to the extent deemed practical by the review authority. Expansions to nonconforming buildings shall be as provided for in section 90-903.*

The plan meets the minimum dimensional requirements.

(3) *Privacy. The site design shall provide reasonable visual and sound privacy for dwelling units located adjacent to the site. Walls, berms, barriers and landscaping shall be used, as appropriate, for the protection and enhancement of property and the privacy of adjacent uses.*

The plan meets minimum requirements.

(4) *Preservation of natural areas. The landscape shall be preserved in its natural state, insofar as practicable, by strategic building placement, minimizing tree and soil removal, alteration to the natural drainage courses, and the amount of cutting, filling and grading. Insofar as practical, natural features and the site topography shall be incorporated into the proposed site design.*

Existing natural features will not be affected. Additional landscaping has been proposed as a part of this project.

(5) *Drainage. Stormwater management system and facilities shall preserve natural drainage characteristics and enhance the aesthetics of the site to the maximum extent possible, and shall not substantially reduce or increase the natural retention or storage capacity of any wetland, water body, or watercourse, or cause alterations which could increase flooding or water pollution on or off the site.*

Developer will work with the City's Engineering Department to confirm adequate stormwater management is provided.

(6) *Soil erosion. Measures are included to prevent soil erosion and sedimentation.*

Appropriate measures are provided.

- (7) *Ingress and egress. Every structure and dwelling unit shall be provided with adequate means of ingress and egress via public streets and walkways. Access to the site shall be located and designed to ensure minimal impact on the safety and efficiency of traffic flow along all adjoining roadways. All access points shall comply with the access management requirements of section 90-603.*

Adequate ingress and egress are provided.

- (8) *Emergency vehicle access. All buildings and site circulation shall be arranged to permit emergency vehicle access by practicable means to all buildings and areas of the site.*

Adequate circulation and emergency vehicle access are provided.

- (9) *Vehicular circulation layout. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian pathways in the area. Public streets adjacent or through the proposed development shall be required when it is essential to promoting and protecting public health, safety and general welfare and to provide continuity to the public road system. No internal streets are proposed.*

- (10) *Pedestrian circulation. The site plan shall provide a pedestrian circulation system which is insulated as completely as is reasonably possible from the vehicular circulation system.*

The site provides adequate pedestrian circulation.

- (11) *Traffic impact. The expected volume of traffic to be generated by the proposed use shall not adversely affect existing roads and traffic patterns. Roadway access shall minimize excessive vehicle traffic on local residential streets to reduce the possibility of any adverse effects upon adjacent property. Projects expected to have 50 or more peak hour directional trips or 500 or more vehicle trips daily shall provide a traffic impact study, as outlined in subsection 90-504(3), above.*

The proposed use is not expected to have an adverse effect upon existing roads and traffic patterns. The City's Engineering Department confirmed that a traffic impact analysis was not necessary for this project.

- (12) *Public services. The scale and design of the proposed development shall facilitate the adequate provision of services currently furnished by or that may be required of the city or other public agency including, but not limited to, fire and police protection, stormwater management, sanitary sewage removal and treatment, traffic control and administrative services.*

The proposed development can be served by the existing services and utilities.

*(13) Site redevelopment. Redevelopment of existing sites shall conform to the site improvement provisions of this article to the extent deemed practical by the reviewing authority. The extent of upgrade to site improvements shall be relative to and proportionate with the extent of redevelopment or expansion in accordance with the nonconforming site requirements of section 90-903.*

All site development standards will be met. No new development is proposed for this project.

Meagher explained that the Development Review Team recommends that the Planning Commission grant special use approval for the proposed drive through restaurant at 1730 28<sup>th</sup> Street SW, and in a separate motion, grant site plan approval, subject to conditions 1-8 below:

1. Existing trees and vegetation along the south property line must be maintained to satisfy the screening requirements of Zoning Code section 90-410B(3). If removed, the screening requirements of this section must be provided.
2. All proposed signage must adhere to the sign standards provided in Article 7 of the City's Zoning Code.
3. Developer must provide correct parking calculation on plan per Zoning Code Table 90-600. Based on correct calculation, the number of parking spaces provided is acceptable.
4. Developer shall provide storm water calculations prepared by a licensed Civil Engineer for review and approval of the Engineering Department. Storm calculations shall use the current standards set forth by the Stormwater Standards Manual and meet requirements for water quality, channel protection and flood control.  
[https://www.wyomingmi.gov/Portals/0/StmwtrStdsManual\\_Wyoming\\_2022\\_0201\\_1.pdf](https://www.wyomingmi.gov/Portals/0/StmwtrStdsManual_Wyoming_2022_0201_1.pdf)
  - a. Storm basin inlet and outlet must be separated by a significant distance. Suggest routing storm sewer to pond A.
  - b. The Engineer shall certify the construction of all stormwater BMPs upon completion. The certification shall verify with as-built survey the construction meets all relevant grades, required volumes and release rates per the approved storm water design. The survey information and certification shall be sent to the Engineering Department and is required prior to receiving building occupancy permit.

5. Site Plan must clearly show what is existing and what is proposed.
  - a. Abandoned water service and fireline shall be plugged at the valves.
  - b. Proper restraint must be utilized on fireline.
  - c. Proposed 2.5" water service is not a standard size. Use a standard size.
6. Proposed drives shall be constructed per Wyoming specifications and shall have 30-foot radii minimum.
7. Proposed drives shall be graded to minimize any storm water from entering the City right-of-way.
8. Developer must meet all fire codes through full plan review.

Micele opened the public hearing at 7:07 PM. There was no public comment and the public hearing was closed.

Ana Pelhank, 45 Ottawa Ave SW, Ste. 600, Grand Rapids, MI, introduced herself as the developer's representative and stated that she is available for comment.

A motion was made by DeLange, supported by Hegyi, to grant special use approval for the proposed special use drive-through establishment at 1730 28<sup>th</sup> Street SW.

A vote on the motion passed unanimously.

A motion was made by Hall, supported by Hegyi, to grant site plan approval subject to conditions 1-8.

A vote on the motion passed unanimously.

## AGENDA ITEM NO. 2

Request for preliminary plat tentative approval located at 3845 56<sup>th</sup> Street SW (Section 32) (Matthew and Michael Langenberg)

Hofert explained that the site is zoned ER Estate Residential and is currently being used as a single-family lot. Hofert said that the lot will be developed to R-1 standards and outlined the various uses of the surrounding land.

Hofert said that the applicant is requesting to develop an existing single-family lot into a new residential subdivision. The site will include 14 new single-family lots that will be served by a public cul-de-sac road and public utilities.

Hofert explained that the project is consistent with the future land use identified for this area. She additionally stated that the developer is finalizing minor items related to the “Declaration of Building Use and Restrictions and Protective Covenants for Malta Woods” and recommended a revised condition that required the developer to provide a final document to staff for the City Attorney and City Planner’s review prior to going before Council.

Hofert stated that the platting of property is a three step review by both the Planning Commission and City Council. The first step is Preliminary Plat – Tentative Approval which authorizes the basic lot sizes, orientation, and street layout, with preliminary engineering.

The second step is Preliminary Plat – Final Approval, which provides full engineering detail for the construction of the plat.

The third step is Final Plat Approval, which generally occurs after the plat is completed with the City accepting the development.

Hofert explained that the Development Review Team recommends the Planning Commission grant Preliminary Plat-Tentative Approval for Malta Woods and recommends the same to the City Council subject to conditions 1-5 below:

- 1.) Developer shall provide a final “Declaration of Building Use and Restrictions and Protective Covenants for Malta Woods” that meet the City Planner and City Attorney approval prior to the project appearing before City Council.
- 2.) Developer will need to provide storm water calculations prepared by a licensed Civil Engineer for review and approval of the Engineering Department. Storm calculations shall use the current standards set forth by the Stormwater Standards Manual and meet requirements for water quality, channel protection and flood control. Storm sewer system shall meet the “No adverse impact” requirement.  
[https://www.wyomingmi.gov/Portals/0/StmwtrStdsManual\\_Wyoming\\_2022\\_0201\\_1.pdf](https://www.wyomingmi.gov/Portals/0/StmwtrStdsManual_Wyoming_2022_0201_1.pdf)
- 3.) A licensed Civil Engineer shall identify impacts of a 100-year storm event and show overflow route and impacts to ensure no adverse impacts offsite or internal to the site.
- 4.) Developer shall address the following concerns with the proposed utility layout and plat layout:

- a) Driveway approach for 3841 - 56<sup>th</sup> Street shall include driveway flares and meet City of Wyoming standard details for residential flared approach. Agreement with property owner to relocate drive approach must be provided.
  - b) Hydrant spacing shall be less than 400 feet. Modify proposed locations to accommodate spacing.
  - c) Modify storm sewer system as noted on plan.
  - d) Verify intent of 20-foot private storm drainage easement between Lots 11 & 12, 12 & 13, 12 & 14, and 13 & 14.
  - e) Proposed walk along 56<sup>th</sup> Street shall be 10 feet in width to accommodate future path width.
- 5.) Developer must meet all fire codes through full plan review.

Micele opened the public hearing at 7:15 PM.

Jerry Woodcox, 3809 56th St. SW, Wyoming, MI, said that this proposed plat will be in his backyard and doesn't understand how there is enough room for 14 houses in this plat. He is worried that if the economy goes bad the unfinished houses would become an eyesore. Woodcox is concerned about where the wildlife will go. He said that traffic is already overloaded and is worried that 14 more houses will cause more traffic concerns. Woodcox said that he is totally against this project.

Ed Perrin, 3837 56th St. SW, Wyoming, MI, stated that he is the previous owner of the property and owned it for over 70 years. Perrin stated that there is a water problem at the property and the house that is currently at the property has flooded multiple times. He thinks that extensive filling should be done at the site. Perrin said that since the neighboring apartments have been constructed his truck has been broken into twice and there is no police presence in the area. Perrin doesn't understand how 14 houses can be constructed on six acres.

Barbara Boomers, 3841 56th St. SW, Wyoming, MI, said that most of her concerns have been addressed by the previous speakers. Boomers has lived in her home for over 35 years and has seen the area develop over the years. She said that her privacy in the rear yard will be taken away if these homes are built. Boomers is concerned about the wildlife and the removal of the mature trees. She thinks the construction of this plat will be a huge change and a huge disruption to their lives.



Micele closed the public comment at 7:20 PM.

Paul Henderson, 5055 Plainfield Ave, NE, Ste. A, Grand Rapids, MI introduced himself as the Engineer and said that the owners of the property are also present. Henderson presented a short overview of the project. He stated that the development will be served by public water and sewer and will be providing storm water management basins in accordance with the city's Engineering requirements. The developer has thoroughly planned to ensure all drainage issues are addressed with the engineering department.

A motion was made by Hall, supported by VanDuren, to grant Preliminary Plat-Tentative Approval for Malta Woods and recommend the same to the City Council subject to conditions 1-5.

DeLange asked the developer if he was aware about previous water problems that were mentioned.

Henderson stated that he was not aware of any water concerns but is working with the City's Engineering department regarding storm water drainage, storm water management, and storm sewer facilities. These facilities will be installed in accordance with development standards.

Arnoys commented about traffic and asked if there were any recent traffic studies performed on 56<sup>th</sup> St.

Hofert stated that there are regular ongoing traffic studies on 56<sup>th</sup> St. because of the ongoing development in the area. Hofert said that 56<sup>th</sup> St. is designed to withstand more traffic than the current traffic load. Hofert stated that the city will continue to monitor 56<sup>th</sup> St like it does all streets in the City that are experiencing development in the nearby area.

Hall asked the developers if they have done residential development before.

Michael and Mathew Langenberg, 3845 56<sup>th</sup> St SW, Wyoming, MI, explained that this will be the first residential development they have built but have been building homes since 2008.

Hall asked what the price point for the homes would be.

Michael Langenberg explained that the goal is a \$350,000 to \$400,000 price range and they are looking to build custom homes that will enhance the property.

Hall asked the developers if they anticipate any crime for the surrounding neighbors with homes at this price point.

Michael Langenberg stated that they don't foresee crime being an issue at the home price point and anticipate the homes being occupied by families.

DeLange stated that he is excited to see a R-1 plat being developed since the board has seen a lot of mixed-use higher density developments lately.

Micele asked the developer if the motion is approved and the project proceeds to keep as many trees as possible.

Michael Langenberg stated that they have had conversations with the excavator as well as the company that will be installing the road, and the intent is to keep as many trees as possible to preserve the natural features.

Weller asked about the existing home and driveway location.

Hofert explained that the one shared drive off of 56<sup>th</sup> ST that several houses use will be slightly relocated in order to eliminate a second curb cut on 56<sup>th</sup>. The shared drive will instead come out on the new road that is part of the plat. An easement is provided for this shared drive.

Weller commented about the heavy traffic on 56<sup>th</sup> St.

A vote on the motion passed unanimously.

## NEW BUSINESS

### AGENDA ITEM NO. 3

Request to approve a site plan for the HT Hackney Company at 1180 58<sup>th</sup> Street SW  
(Section 35) (Woodstone Enterprises LP)

Meagher explained that the site is currently zoned I-3 Restricted Industrial and is currently home to HT Hackney's 195,000 sq ft facility. Meagher outlined the various uses of the surrounding land.

Meagher explained that HT Hackney, a wholesale grocery distribution company, is proposing to construct two building additions to its existing 195,000 square foot facility. A proposed 90,000 square foot addition will be constructed along the south side of the facility for dry warehousing and receiving, and a 23,461 square foot addition will be added to the east side of the building to expand the site's existing freezer storage area. The property contains 26.94 total acres of land and can currently be accessed on the north side of the lot off of 58<sup>th</sup> Street. An additional access drive is being proposed on the south side of the property along 60<sup>th</sup> Street. 1119 60<sup>th</sup> Street will be combined with the existing site to accommodate this new access point. The site will provide 195 total parking spaces.

Section 90-505 specifies the standards to apply to site plan review:

- (1) *Adequacy of information. The site plan shall include all required information in sufficiently complete and understandable form to provide an accurate description of the proposed use(s) and structure(s).*

The site plan contains an appropriate amount of detail to sufficiently understand the proposed development.

- (2) *Buildings. Buildings and structures shall meet the minimum dimensional requirements of this article. Redevelopment of nonconforming structures shall bring the site into closer conformity to the extent deemed practical by the review authority. Expansions to nonconforming buildings shall be as provided for in section 90-903.*

The plan meets the minimum dimensional requirements.

- (3) *Privacy. The site design shall provide reasonable visual and sound privacy for dwelling units located adjacent to the site. Walls, berms, barriers and landscaping shall be used, as appropriate, for the protection and enhancement of property and the privacy of adjacent uses.*

The plan meets minimum requirements.

- (4) *Preservation of natural areas. The landscape shall be preserved in its natural state, insofar as practicable, by strategic building placement, minimizing tree and soil removal, alteration to the natural drainage courses, and the amount of cutting, filling and grading. Insofar as practical, natural features and the site topography shall be incorporated into the proposed site design.*

Existing natural features will be maintained and are not affected by the proposed development.

- (5) *Drainage. Stormwater management system and facilities shall preserve natural drainage characteristics and enhance the aesthetics of the site to the maximum extent possible, and shall not substantially reduce or increase the natural retention or storage capacity of any wetland, water body, or watercourse, or cause alterations which could increase flooding or water pollution on or off the site.*

Developer will work with Engineering Department to confirm adequate stormwater management at the site.

- (6) *Soil erosion. Measures are included to prevent soil erosion and sedimentation.*

Appropriate measures are provided.

- (7) *Ingress and egress. Every structure and dwelling unit shall be provided with adequate means of ingress and egress via public streets and walkways. Access to the site shall be*

*located and designed to ensure minimal impact on the safety and efficiency of traffic flow along all adjoining roadways. All access points shall comply with the access management requirements of section 90-603.*

Adequate ingress and egress are provided.

- (8) *Emergency vehicle access. All buildings and site circulation shall be arranged to permit emergency vehicle access by practicable means to all buildings and areas of the site.*

Adequate circulation and emergency vehicle access are provided.

- (9) *Vehicular circulation layout. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian pathways in the area. Public streets adjacent or through the proposed development shall be required when it is essential to promoting and protecting public health, safety and general welfare and to provide continuity to the public road system.*  
Adequate vehicular circulation is provided.

- (10) *Pedestrian circulation. The site plan shall provide a pedestrian circulation system which is insulated as completely as is reasonably possible from the vehicular circulation system.*  
The site has limited internal pedestrian circulation.

- (11) *Traffic impact. The expected volume of traffic to be generated by the proposed use shall not adversely affect existing roads and traffic patterns. Roadway access shall minimize excessive vehicle traffic on local residential streets to reduce the possibility of any adverse effects upon adjacent property. Projects expected to have 50 or more peak hour directional trips or 500 or more vehicle trips daily shall provide a traffic impact study, as outlined in subsection 90-504(3), above.*

No adverse impact on existing roads or traffic patterns are anticipated. The City's Engineering Department has confirmed that a traffic impact analysis report is not necessary for this project.

- (12) *Public services. The scale and design of the proposed development shall facilitate the adequate provision of services currently furnished by or that may be required of the city or other public agency including, but not limited to, fire and police protection, stormwater management, sanitary sewage removal and treatment, traffic control and administrative services.*

The site can be serviced by existing public utilities and services.

- (13) *Site redevelopment. Redevelopment of existing sites shall conform to the site improvement provisions of this article to the extent deemed practical by the reviewing authority. The extent of upgrade to site improvements shall be relative to and proportionate with the extent of redevelopment or expansion in accordance with the nonconforming site*

*requirements of section 90-903.*

Site improvement provisions will be met.

Meagher explained that the Development Review Team recommends that the Planning Commission grant Site Plan Approval for construction of the proposed building addition at 1180 58<sup>th</sup> Street SW, subject to conditions 1-11 below:

- 1) Existing trees and vegetation along the south property line must be maintained to satisfy the screening requirements of Zoning Code section 90-445B (8) and (9). If removed, the screening requirements of this section must be provided.
- 2) Owner will need to complete a land combination application to combine parcel #'s 41-17-35-451-016 (1180 58<sup>th</sup> St SW) and 41-17-35-451-004 (1119 60<sup>th</sup> St SW). The parcel number on the inter dept memo states 41-17-35-451-011 and that is a retired parent parcel. The new parcel # is -016.
- 3) Developer shall provide storm water calculations prepared by a licensed Civil Engineer for review and approval of the Engineering Department. Storm calculations shall use the current standards set forth by the Stormwater Standards Manual and meet requirements for water quality, channel protection and flood control.  
[https://www.wyomingmi.gov/Portals/0/StmwtrStdsManual\\_Wyoming\\_2022\\_0201\\_1.pdf](https://www.wyomingmi.gov/Portals/0/StmwtrStdsManual_Wyoming_2022_0201_1.pdf)
- 4) The Engineer shall certify the construction of all stormwater BMPs upon completion. The certification shall verify with as-built survey the construction meets all relevant grades, required volumes and release rates per the approved storm water design. The survey information and certification shall be sent to the Engineering Department and is required prior to receiving building occupancy permit. Developer is required to enter a maintenance agreement with the City of Wyoming outlining the requirements of ongoing maintenance to meet the current stormwater permit requirements.
  - a. Show pond grading.
  - b. Provide inlet and outlet details.
- 5) The Engineer shall provide the following clarification regarding the fire line relocation:
  - a. Provide watermain restraint lengths on the plan.
  - b. Provide watermain restraint methods.
  - c. Watermain pipe and fitting materials.
  - d. Fireline hydrants are to be painted red.
  - e. Watermain as-built drawings are required to be submitted to the City Engineering Department upon completion of the fireline.

- 6) Developer shall acquire a permit for the drive onto 60<sup>th</sup> Street from the Kent County Road Commission.
  - a. Verify adequate sight distance for drive onto 60<sup>th</sup> Street.
  - b. Show opposing drives within 300 feet of proposed 60<sup>th</sup> Street drive (if any).
- 7) Engineer shall include details for Kent County Road Commission for commercial drive approach, and City of Wyoming details for Fire Hydrant, Testing and Chlorination per Wyoming Specifications.
- 8) Fire hydrants are acceptable. Private hydrants need to be painted red with signage for pressure. Developer must maintain at least 3 feet clearance around hydrants (check east and west hydrant by fence).
- 9) Fire Aerial fire access lanes on east side and west side must be at least 26 ft wide. South side lane must be maintained for fire truck access. Fire lane signage must be provided.
- 10) Developer must provide Knox Fire access systems.
- 11) Developer must meet all fire codes through full plan review.

Micele asked for comments from the developer.

Shawn Bates, Dan Vos Construction, introduced himself and said that Mike who is the operations manager for HT Hackney was also present. Bates stated that he has enjoyed working with City staff on this project. He said that the expansion includes dry and freezer storage. Bates stated that he is available for comment.

A motion was made by Hegyi, supported by Arnoys, to grant Site Plan Approval for the HT Hackney Company at 1180 58<sup>th</sup> Street SW, subject to conditions 1-11.

Weller asked if the back exit would be used for truck traffic.

Mike Chinsky, HT Hackney, stated that the back exit will not be used for truck traffic, but will be used for an employee entrance only at this time since there is limited truck traffic on 60<sup>th</sup> St. Chinsky stated that they would like to use that exit for truck traffic in the future if it is allowed.

Micele asked about traffic on 60<sup>th</sup> St and if a road expansion is scheduled in the future.

Meagher stated that he would check on the status of 60<sup>th</sup> St. road improvements.

A vote on the motion passed unanimously.

### INFORMATIONAL

#### 1. Learning & Growth

Hofert presented to the board a presentation and update of the City Center Project.

There was discussion among the board members about the City Center Project.

Micele opened the public hearing at 8:09 PM. There was no public comment and the public hearing was closed.

Chair Micele thanked William Hegyi and Robert Goodheart for their many years of service to the Wyoming Planning Commission.

DeLange thanked Hegyi and Goodheart for their expertise and years of service and said that they will be sorely missed.

### ADJOURNMENT

The meeting was adjourned at 8:11 PM.

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Audrey Zapata, Secretary  
Wyoming Planning Commission

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Ashley Dent, Recording Secretary  
Wyoming Planning Commission