

AGENDA
WYOMING CITY COUNCIL MEETING
CITY COUNCIL CHAMBERS
TUESDAY, JANUARY 3, 2023, 7:00 P.M.

- 1) Call to Order**
- 2) Invocation** – Pastor Rick South, Abundant Life Church of God
If you wish and are able, please stand for the invocation. The Pledge of Allegiance will immediately follow the invocation.
- 3) Pledge of Allegiance**
- 4) Roll Call**
- 5) Student Recognition**
- 6) Approval of Minutes**
From the December 19, 2022 Regular Meeting
- 7) Approval of Agenda**
- 8) Public Hearings**
If you wish to speak to an item during a public hearing you are welcome to do so. It is important to note this is not an opportunity for dialog or debate; this is an opportunity to provide comment to the City Council. Comments made during a public hearing may become part of the meeting’s permanent record. Upon approaching the podium, please begin by providing your name and address. There is a 3 minute limit per person.
- 9) Public Comment on Agenda Items**
This public comment period is reserved for comment on agenda items only. If you wish to speak about an item that is not on the agenda, please hold your comments until the acknowledgement of visitors at the end of the meeting. It is important to note this is not an opportunity for dialog or debate; this is an opportunity to provide comment to the City Council. Upon approaching the podium, please begin by providing your name and address. There is a 3 minute limit per person.
- 10) Presentations and Proclamations**
 - a) Presentations
 - b) Proclamations
- 11) Petitions and Communications**
 - a) Petitions
 - b) Communications
- 12) Reports from City Officers**
 - a) From City Council
 - b) From City Manager
- 13) Budget Amendments**
- 14) Consent Agenda**
- 15) Resolutions**
 - a) To Authorize the Mayor and City Clerk to Execute an Employment Agreement Between the Wyoming City Employees Union and the City of Wyoming (Budget Amendment No. 56)
- 16) Award of Bids, Contracts, Purchases, and Renewal of Bids and Contracts**

17) Ordinances

- 1-23 To Amend Chapter 90 of the Code of Ordinances by Amending Sections 90-204, 90-207, and 90-219 in Article 2; Section 90-333 in Article 3; Sections 90-416A and 90-417A in Article 4B; Sections 90-401B, 90-402B, 90-408B, and 90-413B in Article 4B; Section 90-508 in Article 5; Section 90-1313 in Article 11, Division 3; and Section 90-2100 in Article 11, Division 11 (First Reading)
- 2-23 To Amend Chapter 90 of the Code of Ordinances by Amending Sections 90-1406, 90-1407, 90-1408, 90-1409, 90-1410, 90-1411 in Article 11, Division 4 (First Reading)

18) Informational Material

19) Acknowledgment of Visitors

This public comment period is an opportunity to share concerns or present topics to the City Council that were not part of this meeting's agenda. This is not an opportunity for dialog with Council, but Council may make referrals or request staff to follow up. Please provide your name and address when approaching the podium. There is a 3 minute limit per person.

20) Closed Session (as necessary)

21) Adjournment

RESOLUTION NO. _____

RESOLUTION TO AUTHORIZE THE MAYOR AND CITY CLERK TO EXECUTE
AN EMPLOYMENT AGREEMENT BETWEEN THE
WYOMING CITY EMPLOYEES UNION AND THE CITY OF WYOMING

WHEREAS:

1. The Wyoming City Employees Union and the City of Wyoming have an employment agreement through June 30, 2025.
2. It is the desire of the City and the Union to extend and amend the Employment Agreement through June 30, 2027 as detailed in the attached Tentative Settlement Agreement.
3. It is recommended City Council approve the Employment Agreement.

NOW, THEREFORE, BE IT RESOLVED:

1. The City Council does hereby approve the Employment Agreement between the Wyoming City Employees Union and the City of Wyoming through June 30, 2027 and authorizes the Mayor and City Clerk to execute said Employment Agreement.
2. The City Council approves the attached budget amendment.

Moved by Councilmember:

Seconded by Councilmember:

Motion Carried Yes
 No

I hereby certify that the foregoing Resolution was adopted by the City Council for the City of Wyoming, Michigan at a regular session held on January 3, 2023.

Kelli A. VandenBerg, Wyoming City Clerk

ATTACHMENTS:

Budget Amendment

Tentative Settlement Agreement

Resolution No. _____

**CITY OF WYOMING AND THE
WYOMING CITY EMPLOYEES UNION**

The City of Wyoming proposes the following changes be made to the July 1, 2021 – June 30, 2025, contract between the City and the Wyoming City Employees Union, subject to ratification by the Wyoming City Employees Union and approval by the City Council.

Date: 12/19/22

1. Article 30 – Section 1 Terms.

Extend the contract by 2 years, through June 30, 2027 (shown below in bold text).

All provisions of this Contract shall become effective July 1, 2021, and remain in effect through June 30, ~~2025~~, **2027** unless otherwise stated. Nothing in this Agreement shall be retroactive unless specifically stated herein.

2. Article 26 – Section 1 Wages

Update the scheduled wage increases with the text shown in bold.

July 1, 2021:	2.25%
July 1, 2022:	2.25%
January XX* 2023:	2.50%
July 1, 2023:	2.25%
July 1, 2024:	2.25%
July 1, 2025:	2.00%
July 1, 2026:	2.00%

*The January 2023 wage increase will be effective on the first Monday after both ratification by the Union and Approval by the City Council.

T/A 12/19/22

<i>R Dostindie</i>	-	Kim Dostindie	Director of HR
<i>Chris Holt</i>	-	Chris Holt	City manager
<i>Aaron Crow</i>	-	Aaron Crow	Union President
<i>Pat Grundy</i>	-	Pat Grundy	Bargaining Chair

CITY OF WYOMING BUDGET AMENDMENT

Date: January 3, 2023

Budget Amendment No. 056

To the Wyoming City Council:

A budget amendment is requested to appropriate an additional \$135,170.60 of budgetary authority to provide the necessary funds for additional wages and fringe benefits for all General Union employees.

<u>Description/Account Code</u>	<u>Current</u>	<u>Increase</u>	<u>Decrease</u>	<u>Amended</u>
<u>General Fund</u>				
District Court - Salaries				
101-136-13600-706.000	\$ 778,553.00	\$ 4,496.39	\$ -	\$ 783,049.39
District Court - Temporary Salaries				
101-136-13600-707.000	\$ 183,793.00	\$ 1,746.50	\$ -	\$ 185,539.50
District Court - FICA				
101-136-13600-715.000	\$ 74,849.00	\$ 477.58	\$ -	\$ 75,326.58
District Court - Life Insurance				
101-136-13600-717.000	\$ 977.00	\$ 5.17	\$ -	\$ 982.17
District Court - Pension DC Plan				
101-136-13600-718.100	\$ 34,479.00	\$ 359.71	\$ -	\$ 34,838.71
District Court - Workers Comp Insurance				
101-136-13600-719.000	\$ 4,260.00	\$ 38.46	\$ -	\$ 4,298.46
District Court - Insurance Liability				
101-136-13600-910.000	\$ 14,460.00	\$ 87.40	\$ -	\$ 14,547.40
District Court - Building - Salaries				
101-136-13610-706.000	\$ 31,155.00	\$ 266.46	\$ -	\$ 31,421.46
District Court - Building - FICA				
101-136-13610-715.000	\$ 2,830.00	\$ 20.38	\$ -	\$ 2,850.38
District Court - Building - Life Insurance				
101-136-13610-717.000	\$ 36.00	\$ 0.31	\$ -	\$ 36.31
District Court - Building - Pension				
101-136-13610-718.000	\$ 6,308.00	\$ 50.63	\$ -	\$ 6,358.63
District Court - Building - Pension DC Plan				
101-136-13610-718.100	\$ 69.00	\$ -	\$ -	\$ -
District Court - Building - Workers Comp Insurance				
101-136-13610-719.000	\$ 1,168.00	\$ 8.58	\$ -	\$ 1,176.58
District Court - Building - Insurance Liability				
101-136-13610-910.000	\$ 477.00	\$ 3.73	\$ -	\$ 480.73
District Court - Probation - Salaries				
101-136-15100-706.000	\$ 221,348.00	\$ 1,784.82	\$ -	\$ 223,132.82
District Court - Probation - FICA				
101-136-15100-715.000	\$ 21,089.00	\$ 136.54	\$ -	\$ 21,225.54
District Court - Probation - Life Insurance				
101-136-15100-717.000	\$ 252.00	\$ 2.05	\$ -	\$ 254.05
District Court - Probation - Pension DC Plan				

101-136-15100-718.100	\$ 11,487.00	\$ 68.05	\$ -	\$ 11,555.05
District Court - Probation - Workers Comp Insurance				
101-136-15100-719.000	\$ 7,426.00	\$ 38.20	\$ -	\$ 7,464.20
District Court - Probation - Insurance Liability				
101-136-15100-910.000	\$ 3,966.00	\$ 24.99	\$ -	\$ 3,990.99
City Manager - Salaries				
101-172-17200-706.000	\$ 1,096,567.24	\$ 1,558.58	\$ -	\$ 1,098,125.82
City Manager - FICA				
101-172-17200-715.000	\$ 81,836.52	\$ 119.23	\$ -	\$ 81,955.75
City Manager - Life Insurance				
101-172-17200-717.000	\$ 1,222.05	\$ 1.79	\$ -	\$ 1,223.84
City Manager - Pension DC Plan				
101-172-17200-718.100	\$ 47,295.39	\$ 69.20	\$ -	\$ 47,364.59
City Manager - Workers Comp Insurance				
101-172-17200-719.000	\$ 4,600.33	\$ 2.03	\$ -	\$ 4,602.36
City Manager - Insurance Liability				
101-172-17200-910.000	\$ 14,946.38	\$ 21.82	\$ -	\$ 14,968.20
Finance - Accounting - Salaries				
101-201-20100-706.000	\$ 491,862.30	\$ 1,973.28	\$ -	\$ 493,835.58
Finance - Accounting - FICA				
101-201-20100-715.000	\$ 38,107.30	\$ 150.96	\$ -	\$ 38,258.26
Finance - Accounting - Life Insurance				
101-201-20100-717.000	\$ 563.39	\$ 2.27	\$ -	\$ 565.66
Finance - Accounting - Pension DC Plan				
101-201-20100-718.100	\$ 34,728.61	\$ 102.38	\$ -	\$ 34,830.99
Finance - Accounting - Workers Comp Insurance				
101-201-20100-719.000	\$ 960.83	\$ 2.57	\$ -	\$ 963.40
Finance - Accounting - Insurance Liability				
101-201-20100-910.000	\$ 6,854.18	\$ 27.63	\$ -	\$ 6,881.81
Finance - Treasurer - Salaries				
101-201-25300-706.000	\$ 225,917.00	\$ 969.15	\$ -	\$ 226,886.15
Finance - Treasurer - FICA				
101-201-25300-715.000	\$ 17,963.00	\$ 74.14	\$ -	\$ 18,037.14
Finance - Treasurer - Life Insurance				
101-201-25300-717.000	\$ 255.00	\$ 1.11	\$ -	\$ 256.11
Finance - Treasurer - Pension DC Plan				
101-201-25300-718.100	\$ 10,584.00	\$ 77.53	\$ -	\$ 10,661.53
Finance - Treasurer - Workers Comp Insurance				
101-201-25300-719.000	\$ 487.00	\$ 1.26	\$ -	\$ 488.26
Finance - Treasurer - Insurance Liability				
101-201-25300-910.000	\$ 3,171.00	\$ 13.57	\$ -	\$ 3,184.57
Assessor - Salaries				
101-209-20900-706.000	\$ 443,497.00	\$ 2,588.07	\$ -	\$ 446,085.07
Assessor - FICA				
101-209-20900-715.000	\$ 34,332.00	\$ 197.99	\$ -	\$ 34,529.99

Assessor - Life Insurance								
101-209-20900-717.000	\$	510.00	\$	2.98	\$	-	\$	512.98
Assessor - Pension DC Plan								
101-209-20900-718.100	\$	30,338.00	\$	207.05	\$	-	\$	30,545.05
Assessor - Workers Comp Insurance								
101-209-20900-719.000	\$	6,252.00	\$	31.52	\$	-	\$	6,283.52
Assessor - Insurance Liability								
101-209-20900-910.000	\$	6,209.00	\$	36.23	\$	-	\$	6,245.23
City Clerk - Salaries								
101-215-21500-706.000	\$	317,495.00	\$	1,596.85	\$	-	\$	319,091.85
City Clerk - FICA								
101-215-21500-715.000	\$	24,629.00	\$	122.16	\$	-	\$	24,751.16
City Clerk - Life Insurance								
101-215-21500-717.000	\$	361.00	\$	1.84	\$	-	\$	362.84
City Clerk - Pension DC Plan								
101-215-21500-718.100	\$	12,660.00	\$	79.87	\$	-	\$	12,739.87
City Clerk - Workers Comp Insurance								
101-215-21500-719.000	\$	588.00	\$	2.08	\$	-	\$	590.08
City Clerk - Insurance Liability								
101-215-21500-910.000	\$	4,387.00	\$	22.36	\$	-	\$	4,409.36
Information Technology - Salaries								
101-258-25800-706.000	\$	686,381.00	\$	4,848.86	\$	-	\$	691,229.86
Information Technology - Temporary Salaries								
101-258-25800-707.000	\$	21,750.00	\$	271.25	\$	-	\$	22,021.25
Information Technology - FICA								
101-258-25800-715.000	\$	55,661.00	\$	391.69	\$	-	\$	56,052.69
Information Technology - Life Insurance								
101-258-25800-717.000	\$	773.00	\$	5.58	\$	-	\$	778.58
Information Technology - Pension DC Plan								
101-258-25800-718.100	\$	31,917.00	\$	318.51	\$	-	\$	32,235.51
Information Technology - Workers Comp Insurance								
101-258-25800-719.000	\$	1,405.00	\$	6.65	\$	-	\$	1,411.65
Information Technology - Insurance Liability								
101-258-25800-910.000	\$	9,710.00	\$	71.68	\$	-	\$	9,781.68
Facilities - Salaries								
101-267-26700-706.000	\$	81,928.00	\$	743.16	\$	-	\$	82,671.16
Facilities - FICA								
101-267-26700-715.000	\$	7,041.00	\$	56.85	\$	-	\$	7,097.85
Facilities - Life Insurance								
101-267-26700-717.000	\$	94.00	\$	0.85	\$	-	\$	94.85
Facilities - Pension								
101-267-26700-718.000	\$	15,920.00	\$	140.50	\$	-	\$	16,060.50
Facilities - Pension DC Plan								
101-267-26700-718.100	\$	234.00	\$	0.47	\$	-	\$	234.47
Facilities - Workers Comp Insurance								
101-267-26700-719.000	\$	2,920.00	\$	23.75	\$	-	\$	2,943.75

Facilities - Insurance Liability								
101-267-26700-910.000	\$	1,224.00	\$	10.40	\$	-	\$	1,234.40
Police - Administration Services - Salaries								
101-305-30500-706.000	\$	120,970.00	\$	637.75	\$	-	\$	121,607.75
Police - Administration Services - FICA								
101-305-30500-715.000	\$	72,194.37	\$	48.79	\$	-	\$	72,243.16
Police - Administration Services - Life Insurance								
101-305-30500-717.000	\$	974.00	\$	0.73	\$	-	\$	974.73
Police - Administration Services - Pension DC Plan								
101-305-30500-718.100	\$	10,584.00	\$	51.02	\$	-	\$	10,635.02
Police - Administration Services - Workers Comp Insurance								
101-305-30500-719.000	\$	17,328.45	\$	0.83	\$	-	\$	17,329.28
Police - Administration Services - Insurance Liability								
101-305-30500-910.000	\$	12,113.41	\$	8.93	\$	-	\$	12,122.34
Police - Building - Salaries								
101-305-30610-706.000	\$	74,343.00	\$	643.12	\$	-	\$	74,986.12
Police - Building - FICA								
101-305-30610-715.000	\$	6,569.00	\$	49.20	\$	-	\$	6,618.20
Police - Building - Life Insurance								
101-305-30610-717.000	\$	85.00	\$	0.74	\$	-	\$	85.74
Police - Building - Pension								
101-305-30610-718.000	\$	20,855.00	\$	0.41	\$	-	\$	20,855.41
Police - Building - Pension DC Plan								
101-305-30610-718.100	\$	4,159.00	\$	51.45	\$	-	\$	4,210.45
Police - Building - Workers Comp Insurance								
101-305-30610-719.000	\$	2,701.00	\$	32.57	\$	-	\$	2,733.57
Police - Building - Insurance Liability								
101-305-30610-910.000	\$	1,119.00	\$	9.00	\$	-	\$	1,128.00
Police - Records Management - Salaries								
101-305-30700-706.000	\$	248,388.24	\$	2,149.89	\$	-	\$	250,538.13
Police - Records Management - FICA								
101-305-30700-715.000	\$	19,239.30	\$	164.47	\$	-	\$	19,403.77
Police - Records Management - Life Insurance								
101-305-30700-717.000	\$	282.25	\$	2.47	\$	-	\$	284.72
Police - Records Management - Pension DC Plan								
101-305-30700-718.100	\$	14,467.08	\$	171.99	\$	-	\$	14,639.07
Police - Records Management - Workers Comp Insurance								
101-305-30700-719.000	\$	523.64	\$	2.79	\$	-	\$	526.43
Police - Records Management - Insurance Liability								
101-305-30700-910.000	\$	3,428.11	\$	30.10	\$	-	\$	3,458.21
Police - Forensic Science Unit - Salaries								
101-305-31200-706.000	\$	396,181.00	\$	3,437.99	\$	-	\$	399,618.99
Police - Forensic Science Unit - FICA								
101-305-31200-715.000	\$	31,997.00	\$	263.01	\$	-	\$	32,260.01
Police - Forensic Science Unit - Life Insurance								

101-305-31200-717.000	\$ 450.00	\$ 3.95	\$ -	\$ 453.95
Police - Forensic Science Unit - Pension DC Plan				
101-305-31200-718.100	\$ 25,391.00	\$ 201.83	\$ -	\$ 25,592.83
Police - Forensic Science Unit - Workers Comp Insurance				
101-305-31200-719.000	\$ 8,723.00	\$ 73.57	\$ -	\$ 8,796.57
Police - Forensic Science Unit - Insurance Liability				
101-305-31200-910.000	\$ 5,524.00	\$ 48.13	\$ -	\$ 5,572.13
Fire - Administration Services - Salaries				
101-337-33700-706.000	\$ 46,710.00	\$ 548.09	\$ -	\$ 47,258.09
Fire - Administration Services - FICA				
101-337-33700-715.000	\$ 25,938.00	\$ 41.93	\$ -	\$ 25,979.93
Fire - Administration Services - Life Insurance				
101-337-33700-717.000	\$ 373.00	\$ 0.63	\$ -	\$ 373.63
Fire - Administration Services - Pension DC Plan				
101-337-33700-718.100	\$ 18,445.00	\$ 43.85	\$ -	\$ 18,488.85
Fire - Administration Services - Workers Comp Insurance				
101-337-33700-719.000	\$ 15,181.00	\$ 0.71	\$ -	\$ 15,181.71
Fire - Administration Services - Insurance Liability				
101-337-33700-910.000	\$ 4,532.00	\$ 7.67	\$ -	\$ 4,539.67
Planning - Salaries				
101-400-40000-706.000	\$ 264,262.20	\$ 586.13	\$ -	\$ 264,848.33
Planning - FICA				
101-400-40000-715.000	\$ 20,736.48	\$ 44.84	\$ -	\$ 20,781.32
Planning - Life Insurance				
101-400-40000-717.000	\$ 304.19	\$ 0.67	\$ -	\$ 304.86
Planning - Pension DC Plan				
101-400-40000-718.100	\$ 21,138.52	\$ 46.89	\$ -	\$ 21,185.41
Planning - Workers Comp Insurance				
101-400-40000-719.000	\$ 459.98	\$ 0.76	\$ -	\$ 460.74
Planning - Insurance Liability				
101-400-40000-910.000	\$ 3,762.72	\$ 8.21	\$ -	\$ 3,770.93
Fund Balance/Working Capital (Fund 101)				
	\$ 35,978.76	\$ -		
Major Streets Fund				
Public Works - Street Maintenance - Salaries				
202-441-46300-706.000	\$ 330,001.00	\$ 3,613.53	\$ -	\$ 333,614.53
Public Works - Street Maintenance - Temporary Salaries				
202-441-46300-707.000	\$ 14,946.00	\$ 373.25	\$ -	\$ 15,319.25
Public Works - Street Maintenance - FICA				
202-441-46300-715.000	\$ 28,600.00	\$ 304.99	\$ -	\$ 28,904.99
Public Works - Street Maintenance - Life Insurance				
202-441-46300-717.000	\$ 377.00	\$ 4.16	\$ -	\$ 381.16
Public Works - Street Maintenance - Pension				
202-441-46300-718.000	\$ 43,431.00	\$ 358.85	\$ -	\$ 43,789.85
Public Works - Street Maintenance - Pension DC Plan				

202-441-46300-718.100	\$ 15,000.00	\$ 216.29	\$ -	\$ 15,216.29
Public Works - Street Maintenance - Workers Comp Insurance				
202-441-46300-719.000	\$ 17,358.00	\$ 190.28	\$ -	\$ 17,548.28
Public Works - Street Maintenance - Insurance Liability				
202-441-46300-910.000	\$ 4,798.00	\$ 55.82	\$ -	\$ 4,853.82
Public Works - Traffic Services - Salaries				
202-441-47400-706.000	\$ 290,000.00	\$ 2,495.37	\$ -	\$ 292,495.37
Public Works - Traffic Services - FICA				
202-441-47400-715.000	\$ 24,941.00	\$ 190.90	\$ -	\$ 25,131.90
Public Works - Traffic Services - Life Insurance				
202-441-47400-717.000	\$ 333.00	\$ 2.87	\$ -	\$ 335.87
Public Works - Traffic Services - Pension				
202-441-47400-718.000	\$ 42,123.00	\$ 228.59	\$ -	\$ 42,351.59
Public Works - Traffic Services - Pension DC Plan				
202-441-47400-718.100	\$ 12,500.00	\$ 163.69	\$ -	\$ 12,663.69
Public Works - Traffic Services - Workers Comp Insurance				
202-441-47400-719.000	\$ 16,002.00	\$ 124.20	\$ -	\$ 16,126.20
Public Works - Traffic Services - Insurance Liability				
202-441-47400-910.000	\$ 5,604.00	\$ 34.94	\$ -	\$ 5,638.94
Fund Balance/Working Capital (Fund 202)				
	\$ 8,357.73	\$ -		

Local Streets Fund

Public Works - Street Maintenance - Salaries				
203-441-46300-706.000	\$ 215,001.00	\$ 2,670.81	\$ -	\$ 217,671.81
Public Works - Street Maintenance - FICA				
203-441-46300-715.000	\$ 18,330.00	\$ 204.32	\$ -	\$ 18,534.32
Public Works - Street Maintenance - Life Insurance				
203-441-46300-717.000	\$ 248.00	\$ 3.07	\$ -	\$ 251.07
Public Works - Street Maintenance - Pension				
203-441-46300-718.000	\$ 31,971.00	\$ 314.68	\$ -	\$ 32,285.68
Public Works - Street Maintenance - Pension DC Plan				
203-441-46300-718.100	\$ 9,000.00	\$ 147.41	\$ -	\$ 9,147.41
Public Works - Street Maintenance - Workers Comp Insurance				
203-441-46300-719.000	\$ 11,873.00	\$ 136.48	\$ -	\$ 12,009.48
Public Works - Street Maintenance - Insurance Liability				
203-441-46300-910.000	\$ 3,113.00	\$ 37.39	\$ -	\$ 3,150.39
Public Works - Traffic Services - Salaries				
203-441-47400-706.000	\$ 135,000.00	\$ 811.15	\$ -	\$ 135,811.15
Public Works - Traffic Services - FICA				
203-441-47400-715.000	\$ 11,359.00	\$ 62.05	\$ -	\$ 11,421.05
Public Works - Traffic Services - Life Insurance				
203-441-47400-717.000	\$ 155.00	\$ 0.93	\$ -	\$ 155.93
Public Works - Traffic Services - Pension				
203-441-47400-718.000	\$ 20,829.00	\$ 87.39	\$ -	\$ 20,916.39
Public Works - Traffic Services - Pension DC Plan				

203-441-47400-718.100	\$	3,800.00	\$	44.48	\$	-	\$	3,844.48
Public Works - Traffic Services - Workers Comp Insurance								
203-441-47400-719.000	\$	7,496.00	\$	41.45	\$	-	\$	7,537.45
Public Works - Traffic Services - Insurance Liability								
203-441-47400-910.000	\$	2,023.00	\$	11.36	\$	-	\$	2,034.36
Fund Balance/Working Capital (Fund 203)			<u>\$ 4,572.97</u>		<u>\$ -</u>			

Parks and Recreation Fund

Parks and Rec Administration - Salaries								
208-752-75200-706.000	\$	168,405.00	\$	1,226.46	\$	-	\$	169,631.46
Parks and Rec Administration - FICA								
208-752-75200-715.000	\$	13,006.00	\$	93.82	\$	-	\$	13,099.82
Parks and Rec Administration - Life Insurance								
208-752-75200-717.000	\$	190.00	\$	1.41	\$	-	\$	191.41
Parks and Rec Administration - Pension								
208-752-75200-718.000	\$	26,772.00	\$	163.39	\$	-	\$	26,935.39
Parks and Rec Administration - Pension DC Plan								
208-752-75200-718.100	\$	3,853.00	\$	46.42	\$	-	\$	3,899.42
Parks and Rec Administration - Workers Comp Insurance								
208-752-75200-719.000	\$	2,220.00	\$	1.59	\$	-	\$	2,221.59
Parks and Rec Administration - Insurance Liability								
208-752-75200-910.000	\$	2,305.00	\$	17.17	\$	-	\$	2,322.17
Parks and Rec Facilities - Salaries								
208-752-75600-706.000	\$	554,744.00	\$	5,497.73	\$	-	\$	560,241.73
Parks and Rec Facilities - FICA								
208-752-75600-715.000	\$	62,239.00	\$	420.58	\$	-	\$	62,659.58
Parks and Rec Facilities - Life Insurance								
208-752-75600-717.000	\$	635.00	\$	6.32	\$	-	\$	641.32
Parks and Rec Facilities - Pension								
208-752-75600-718.000	\$	68,521.00	\$	522.14	\$	-	\$	69,043.14
Parks and Rec Facilities - Pension DC Plan								
208-752-75600-718.100	\$	33,087.00	\$	380.83	\$	-	\$	33,467.83
Parks and Rec Facilities - Workers Comp Insurance								
208-752-75600-719.000	\$	23,209.00	\$	159.43	\$	-	\$	23,368.43
Parks and Rec Facilities - Insurance Liability								
208-752-75600-910.000	\$	10,652.00	\$	76.97	\$	-	\$	10,728.97
Parks and Rec Senior Center - Salaries								
208-752-75800-706.000	\$	149,665.00	\$	980.84	\$	-	\$	150,645.84
Parks and Rec Senior Center - FICA								
208-752-75800-715.000	\$	15,066.00	\$	75.03	\$	-	\$	15,141.03
Parks and Rec Senior Center - Life Insurance								
208-752-75800-717.000	\$	173.00	\$	1.13	\$	-	\$	174.13
Parks and Rec Senior Center - Pension								
208-752-75800-718.000	\$	10,472.00	\$	68.66	\$	-	\$	10,540.66
Parks and Rec Senior Center - Pension DC Plan								

208-752-75800-718.100	\$	11,970.00	\$	78.47	\$	-	\$	12,048.47
Parks and Rec Senior Center - Workers Comp Insurance								
208-752-75800-719.000	\$	3,529.00	\$	1.28	\$	-	\$	3,530.28
Parks and Rec Senior Center - Insurance Liability								
208-752-75800-910.000	\$	2,735.00	\$	13.73	\$	-	\$	2,748.73
21st Century Cohort K - Salaries								
208-752-76112-706.000	\$	45,094.00	\$	251.26	\$	-	\$	45,345.26
21st Century Cohort K - FICA								
208-752-76112-715.000	\$	35,480.00	\$	19.22	\$	-	\$	35,499.22
21st Century Cohort K - Life Insurance								
208-752-76112-717.000	\$	51.00	\$	0.29	\$	-	\$	51.29
21st Century Cohort K - Pension								
208-752-76112-718.000	\$	13,560.00	\$	17.59	\$	-	\$	13,577.59
21st Century Cohort K - Pension DC Plan								
208-752-76112-718.100	\$	3,608.00	\$	20.10	\$	-	\$	3,628.10
21st Century Cohort K - Workers Comp Insurance								
208-752-76112-719.000	\$	13,232.00	\$	0.33	\$	-	\$	13,232.33
21st Century Cohort K - Insurance Liability								
208-752-76112-910.000	\$	7,259.00	\$	3.52	\$	-	\$	7,262.52
21st Century Cohort L-1 - Salaries								
208-752-76113-706.000	\$	45,044.00	\$	251.26	\$	-	\$	45,295.26
21st Century Cohort L-1 - FICA								
208-752-76113-715.000	\$	37,545.00	\$	19.22	\$	-	\$	37,564.22
21st Century Cohort L-1 - Life Insurance								
208-752-76113-717.000	\$	52.00	\$	0.29	\$	-	\$	52.29
21st Century Cohort L-1 - Pension								
208-752-76113-718.000	\$	13,560.00	\$	17.59	\$	-	\$	13,577.59
21st Century Cohort L-1 - Pension DC Plan								
208-752-76113-718.100	\$	3,608.00	\$	20.10	\$	-	\$	3,628.10
21st Century Cohort L-1 - Workers Comp Insurance								
208-752-76113-719.000	\$	14,043.00	\$	0.33	\$	-	\$	14,043.33
21st Century Cohort L-1 - Insurance Liability								
208-752-76113-910.000	\$	7,837.00	\$	3.52	\$	-	\$	7,840.52
21st Century Cohort L-2 - Salaries								
208-752-76114-706.000	\$	17,179.00	\$	95.72	\$	-	\$	17,274.72
21st Century Cohort L-2 - FICA								
208-752-76114-715.000	\$	15,052.00	\$	7.32	\$	-	\$	15,059.32
21st Century Cohort L-2 - Life Insurance								
208-752-76114-717.000	\$	20.00	\$	0.11	\$	-	\$	20.11
21st Century Cohort L-2 - Pension								
208-752-76114-718.000	\$	5,166.00	\$	6.70	\$	-	\$	5,172.70
21st Century Cohort L-2 - Pension DC Plan								
208-752-76114-718.100	\$	1,374.00	\$	7.66	\$	-	\$	1,381.66
21st Century Cohort L-2 - Workers Comp Insurance								
208-752-76114-719.000	\$	5,638.00	\$	0.12	\$	-	\$	5,638.12
21st Century Cohort L-2 - Insurance Liability								

208-752-76114-910.000	\$	3,133.00	\$	1.34	\$	-	\$	3,134.34
Fund Balance/Working Capital (Fund 208)			\$	10,576.99	\$	-		
<u>Solid Waste Disposal Fund</u>								
Public Works - Yard Waste Disposal - Salaries								
230-441-44300-706.000	\$	135,001.00	\$	115.35	\$	-	\$	135,116.35
Public Works - Yard Waste Disposal - FICA								
230-441-44300-715.000	\$	15,914.00	\$	8.82	\$	-	\$	15,922.82
Public Works - Yard Waste Disposal - Life Insurance								
230-441-44300-717.000	\$	154.00	\$	0.13	\$	-	\$	154.13
Public Works - Yard Waste Disposal - Pension								
230-441-44300-718.000	\$	24,356.00	\$	10.43	\$	-	\$	24,366.43
Public Works - Yard Waste Disposal - Pension DC Plan								
230-441-44300-718.100	\$	4,000.00	\$	6.56	\$	-	\$	4,006.56
Public Works - Yard Waste Disposal - Workers Comp Insurance								
230-441-44300-719.000	\$	9,595.00	\$	0.15	\$	-	\$	9,595.15
Public Works - Yard Waste Disposal - Insurance Liability								
230-441-44300-910.000	\$	2,444.00	\$	1.61	\$	-	\$	2,445.61
Fund Balance/Working Capital (Fund 230)			\$	143.05	\$	-		
<u>Building Inspection Fund</u>								
Permits - Permits - Salaries								
249-371-37100-706.000	\$	582,201.00	\$	4,783.72	\$	-	\$	586,984.72
Permits - Permits - FICA								
249-371-37100-715.000	\$	45,840.50	\$	365.95	\$	-	\$	46,206.45
Permits - Permits - Life Insurance								
249-371-37100-717.000	\$	665.00	\$	5.50	\$	-	\$	670.50
Permits - Permits - Pension DC Plan								
249-371-37100-718.100	\$	37,377.00	\$	292.29	\$	-	\$	37,669.29
Permits - Permits - Workers Comp Insurance								
249-371-37100-719.000	\$	9,128.80	\$	66.48	\$	-	\$	9,195.28
Permits - Permits - Insurance Liability								
249-371-37100-910.000	\$	8,093.00	\$	66.97	\$	-	\$	8,159.97
Permits - Code Enforcement Other - Salaries								
249-371-37210-706.000	\$	111,538.00	\$	1,129.67	\$	-	\$	112,667.67
Permits - Code Enforcement Other - FICA								
249-371-37210-715.000	\$	8,897.00	\$	86.42	\$	-	\$	8,983.42
Permits - Code Enforcement Other - Life Insurance								
249-371-37210-717.000	\$	127.00	\$	1.30	\$	-	\$	128.30
Permits - Code Enforcement Other - Pension DC Plan								
249-371-37210-718.100	\$	6,325.00	\$	72.06	\$	-	\$	6,397.06
Permits - Code Enforcement Other - Workers Comp Insurance								
249-371-37210-719.000	\$	1,457.00	\$	11.47	\$	-	\$	1,468.47
Permits - Code Enforcement Other - Insurance Liability								
249-371-37210-910.000	\$	1,561.00	\$	15.82	\$	-	\$	1,576.82

Permits - Code Enforcement CDBG Eligible - Salaries							
249-371-37220-706.000	\$	58,094.00	\$	413.97	\$	-	\$ 58,507.97
Permits - Code Enforcement CDBG Eligible - FICA							
249-371-37220-715.000	\$	4,496.00	\$	31.67	\$	-	\$ 4,527.67
Permits - Code Enforcement CDBG Eligible - Life Insurance							
249-371-37220-717.000	\$	67.00	\$	0.48	\$	-	\$ 67.48
Permits - Code Enforcement CDBG Eligible - Pension DC Plan							
249-371-37220-718.100	\$	4,649.00	\$	33.12	\$	-	\$ 4,682.12
Permits - Code Enforcement CDBG Eligible - Workers Comp Insurance							
249-371-37220-719.000	\$	888.00	\$	6.25	\$	-	\$ 894.25
Permits - Code Enforcement CDBG Eligible - Insurance Liability							
249-371-37220-910.000	\$	814.00	\$	5.80	\$	-	\$ 819.80
Permits - Rental Program - Salaries							
249-371-37300-706.000	\$	129,697.00	\$	1,097.46	\$	-	\$ 130,794.46
Permits - Rental Program - FICA							
249-371-37300-715.000	\$	10,094.00	\$	83.96	\$	-	\$ 10,177.96
Permits - Rental Program - Life Insurance							
249-371-37300-717.000	\$	148.00	\$	1.26	\$	-	\$ 149.26
Permits - Rental Program - Pension DC Plan							
249-371-37300-718.100	\$	7,962.00	\$	70.21	\$	-	\$ 8,032.21
Permits - Rental Program - Workers Comp Insurance							
249-371-37300-719.000	\$	1,701.00	\$	10.99	\$	-	\$ 1,711.99
Permits - Rental Program - Insurance Liability							
249-371-37300-910.000	\$	1,797.00	\$	15.36	\$	-	\$ 1,812.36
Fund Balance/Working Capital (Fund 249)		\$	8,668.18	\$	-		
<u>Capital Improvement Fund</u>							
Public Works - Administration - Salaries							
400-441-17500-706.000	\$	409,728.00	\$	2,091.08	\$	-	\$ 411,819.08
Public Works - Administration - Temporary Salaries							
400-441-17500-707.000	\$	24,368.00	\$	373.25	\$	-	\$ 24,741.25
Public Works - Administration - FICA							
400-441-17500-715.000	\$	37,514.00	\$	188.52	\$	-	\$ 37,702.52
Public Works - Administration - Life Insurance							
400-441-17500-717.000	\$	466.00	\$	2.40	\$	-	\$ 468.40
Public Works - Administration - Pension							
400-441-17500-718.000	\$	61,013.00	\$	253.63	\$	-	\$ 61,266.63
Public Works - Administration - Pension DC Plan							
400-441-17500-718.100	\$	21,773.00	\$	95.78	\$	-	\$ 21,868.78
Public Works - Administration - Workers Comp Insurance							
400-441-17500-719.000	\$	23,123.00	\$	115.97	\$	-	\$ 23,238.97
Public Works - Administration - Insurance Liability							
400-441-17500-910.000	\$	6,004.00	\$	34.51	\$	-	\$ 6,038.51
Fund Balance/Working Capital (Fund 400)		\$	3,155.14	\$	-		

Library Maintenance and Capital Fund

Facilities - Facilities Maintenance - Salaries							
401-267-26700-706.000	\$	52,582.00	\$	437.63	\$	-	\$ 53,019.63
Facilities - Facilities Maintenance - FICA							
401-267-26700-715.000	\$	4,622.00	\$	33.48	\$	-	\$ 4,655.48
Facilities - Facilities Maintenance - Life Insurance							
401-267-26700-717.000	\$	62.00	\$	0.50	\$	-	\$ 62.50
Facilities - Facilities Maintenance - Pension							
401-267-26700-718.000	\$	10,270.00	\$	81.00	\$	-	\$ 10,351.00
Facilities - Facilities Maintenance - Pension DC Plan							
401-267-26700-718.100	\$	394.00	\$	1.44	\$	-	\$ 395.44
Facilities - Facilities Maintenance - Workers Comp Insurance							
401-267-26700-719.000	\$	1,824.00	\$	12.92	\$	-	\$ 1,836.92
Facilities - Facilities Maintenance - Insurance Liability							
401-267-26700-910.000	\$	802.00	\$	6.13	\$	-	\$ 808.13
Fund Balance/Working Capital (Fund 401)	\$		\$	573.10	\$	-	\$ 573.10

Sewer Fund

Public Works - Transmission - Salaries							
590-441-54200-706.000	\$	460,001.00	\$	4,693.83	\$	-	\$ 464,694.83
Public Works - Transmission - Temporary Salaries							
590-441-54200-707.000	\$	36,693.00	\$	373.25	\$	-	\$ 37,066.25
Public Works - Transmission - FICA							
590-441-54200-715.000	\$	41,086.00	\$	387.63	\$	-	\$ 41,473.63
Public Works - Transmission - Life Insurance							
590-441-54200-717.000	\$	519.00	\$	5.40	\$	-	\$ 524.40
Public Works - Transmission - Pension							
590-441-54200-718.000	\$	61,056.00	\$	570.36	\$	-	\$ 61,626.36
Public Works - Transmission - Pension DC Plan							
590-441-54200-718.100	\$	22,600.00	\$	196.74	\$	-	\$ 22,796.74
Public Works - Transmission - Workers Comp Insurance							
590-441-54200-719.000	\$	25,201.00	\$	213.49	\$	-	\$ 25,414.49
Public Works - Transmission - Insurance Liability							
590-441-54200-910.000	\$	6,740.00	\$	70.94	\$	-	\$ 6,810.94
Wastewater Utility - Treatment - Salaries							
590-590-54300-706.000	\$	1,341,038.00	\$	11,107.84	\$	-	\$ 1,352,145.84
Wastewater Utility - Treatment - FICA							
590-590-54300-715.000	\$	113,995.00	\$	849.75	\$	-	\$ 114,844.75
Wastewater Utility - Treatment - Life Insurance							
590-590-54300-717.000	\$	1,527.00	\$	12.77	\$	-	\$ 1,539.77
Wastewater Utility - Treatment - Pension DC Plan							
590-590-54300-718.100	\$	86,755.00	\$	783.17	\$	-	\$ 87,538.17
Wastewater Utility - Treatment - Workers Comp Insurance							
590-590-54300-719.000	\$	25,627.00	\$	172.17	\$	-	\$ 25,799.17
Wastewater Utility - Treatment - Insurance Liability							

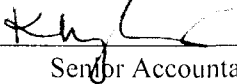
590-590-54300-910.000	\$ 18,997.00	\$ 155.51	\$ -	\$ 19,152.51
Wastewater Utility - Treatment Lab Services - Salaries				
590-590-54310-706.000	\$ 324,195.00	\$ 3,232.49	\$ -	\$ 327,427.49
Wastewater Utility - Treatment Lab Services - FICA				
590-590-54310-715.000	\$ 26,472.00	\$ 247.29	\$ -	\$ 26,719.29
Wastewater Utility - Treatment Lab Services - Life Insurance				
590-590-54310-717.000	\$ 374.00	\$ 3.72	\$ -	\$ 377.72
Wastewater Utility - Treatment Lab Services - Pension DC Plan				
590-590-54310-718.100	\$ 19,956.00	\$ 183.87	\$ -	\$ 20,139.87
Wastewater Utility - Treatment Lab Services - Workers Comp Insurance				
590-590-54310-719.000	\$ 5,596.00	\$ 50.10	\$ -	\$ 5,646.10
Wastewater Utility - Treatment Lab Services - Insurance Liability				
590-590-54310-910.000	\$ 4,540.00	\$ 45.25	\$ -	\$ 4,585.25
Wastewater Utility - Industrial Pretreatment - Salaries				
590-590-54700-706.000	\$ 368,601.00	\$ 2,344.77	\$ -	\$ 370,945.77
Wastewater Utility - Industrial Pretreatment - FICA				
590-590-54700-715.000	\$ 29,761.00	\$ 179.37	\$ -	\$ 29,940.37
Wastewater Utility - Industrial Pretreatment - Life Insurance				
590-590-54700-717.000	\$ 420.00	\$ 2.70	\$ -	\$ 422.70
Wastewater Utility - Industrial Pretreatment - Pension				
590-590-54700-718.000	\$ 15,355.00	\$ 158.44	\$ -	\$ 15,513.44
Wastewater Utility - Industrial Pretreatment - Pension DC Plan				
590-590-54700-718.100	\$ 24,030.00	\$ 56.63	\$ -	\$ 24,086.63
Wastewater Utility - Industrial Pretreatment - Workers Comp Insurance				
590-590-54700-719.000	\$ 6,553.00	\$ 38.82	\$ -	\$ 6,591.82
Wastewater Utility - Industrial Pretreatment - Insurance Liability				
590-590-54700-910.000	\$ 5,105.00	\$ 32.83	\$ -	\$ 5,137.83
Fund Balance/Working Capital (Fund 590)		\$ 26,169.13	\$ -	
Water Fund				
Public Works - T and D Mains - Salaries				
591-441-56200-706.000	\$ 445,000.00	\$ 4,767.50	\$ -	\$ 449,767.50
Public Works - T and D Mains - Temporary Salaries				
591-441-56200-707.000	\$ 34,383.00	\$ 373.25	\$ -	\$ 34,756.25
Public Works - T and D Mains - FICA				
591-441-56200-715.000	\$ 41,185.00	\$ 393.26	\$ -	\$ 41,578.26
Public Works - T and D Mains - Life Insurance				
591-441-56200-717.000	\$ 507.00	\$ 5.48	\$ -	\$ 512.48
Public Works - T and D Mains - Pension				
591-441-56200-718.000	\$ 64,649.00	\$ 436.65	\$ -	\$ 65,085.65
Public Works - T and D Mains - Pension DC Plan				
591-441-56200-718.100	\$ 20,000.00	\$ 310.60	\$ -	\$ 20,310.60
Public Works - T and D Mains - Workers Comp Insurance				
591-441-56200-719.000	\$ 24,952.00	\$ 246.13	\$ -	\$ 25,198.13
Public Works - T and D Mains - Insurance Liability				

591-441-56200-910.000	\$ 6,559.00	\$ 71.98	\$ -	\$ 6,630.98
Public Works - T and D Services - Salaries				
591-441-56700-706.000	\$ 412,000.00	\$ 3,750.45	\$ -	\$ 415,750.45
Public Works - T and D Services - FICA				
591-441-56700-715.000	\$ 39,844.00	\$ 286.91	\$ -	\$ 40,130.91
Public Works - T and D Services - Life Insurance				
591-441-56700-717.000	\$ 470.00	\$ 4.31	\$ -	\$ 474.31
Public Works - T and D Services - Pension				
591-441-56700-718.000	\$ 75,513.00	\$ 443.42	\$ -	\$ 75,956.42
Public Works - T and D Services - Pension DC Plan				
591-441-56700-718.100	\$ 11,050.00	\$ 179.44	\$ -	\$ 11,229.44
Public Works - T and D Services - Workers Comp Insurance				
591-441-56700-719.000	\$ 25,214.00	\$ 191.65	\$ -	\$ 25,405.65
Public Works - T and D Services - Insurance Liability				
591-441-56700-910.000	\$ 6,086.00	\$ 52.51	\$ -	\$ 6,138.51
Water Utility - Treatment - Salaries				
591-591-55300-706.000	\$ 1,336,851.00	\$ 10,204.31	\$ -	\$ 1,347,055.31
Water Utility - Treatment - Temporary Salaries				
591-591-55300-707.000	\$ 45,400.00	\$ 396.50	\$ -	\$ 45,796.50
Water Utility - Treatment - FICA				
591-591-55300-715.000	\$ 113,065.00	\$ 810.96	\$ -	\$ 113,875.96
Water Utility - Treatment - Life Insurance				
591-591-55300-717.000	\$ 1,513.00	\$ 11.73	\$ -	\$ 1,524.73
Water Utility - Treatment - Pension DC Plan				
591-591-55300-718.100	\$ 94,888.00	\$ 816.34	\$ -	\$ 95,704.34
Water Utility - Treatment - Workers Comp Insurance				
591-591-55300-719.000	\$ 30,692.00	\$ 199.18	\$ -	\$ 30,891.18
Water Utility - Treatment - Insurance Liability				
591-591-55300-910.000	\$ 19,045.00	\$ 148.41	\$ -	\$ 19,193.41
Water Utility - Treatment Lab Services - Salaries				
591-591-55310-706.000	\$ 273,210.00	\$ 2,587.82	\$ -	\$ 275,797.82
Water Utility - Treatment Lab Services - FICA				
591-591-55310-715.000	\$ 21,341.00	\$ 193.97	\$ -	\$ 21,534.97
Water Utility - Treatment Lab Services - Life Insurance				
591-591-55310-717.000	\$ 311.00	\$ 2.98	\$ -	\$ 313.98
Water Utility - Treatment Lab Services - Pension DC Plan				
591-591-55310-718.100	\$ 10,493.00	\$ 68.05	\$ -	\$ 10,561.05
Water Utility - Treatment Lab Services - Workers Comp Insurance				
591-591-55310-719.000	\$ 5,374.00	\$ 49.17	\$ -	\$ 5,423.17
Water Utility - Treatment Lab Services - Insurance Liability				
591-591-55310-910.000	\$ 3,782.00	\$ 36.23	\$ -	\$ 3,818.23
Water Utility - T and D Storage/E of Gezon - Salaries				
591-591-55800-706.000	\$ 6,617.00	\$ 80.30	\$ -	\$ 6,697.30
Water Utility - T and D Storage/E of Gezon - FICA				
591-591-55800-715.000	\$ 509.00	\$ 6.14	\$ -	\$ 515.14

Water Utility - T and D Storage/E of Gezon - Life Insurance							
591-591-55800-717.000	\$	8.00	\$	0.09	\$	-	\$ 8.09
Water Utility - T and D Storage/E of Gezon - Pension DC Plan							
591-591-55800-718.100	\$	525.00	\$	6.42	\$	-	\$ 531.42
Water Utility - T and D Storage/E of Gezon - Workers Comp Insurance							
591-591-55800-719.000	\$	128.00	\$	1.53	\$	-	\$ 129.53
Water Utility - T and D Storage/E of Gezon - Insurance Liability							
591-591-55800-910.000	\$	92.00	\$	1.12	\$	-	\$ 93.12
Water Utility - T and D Gezon Station - Salaries							
591-591-55900-706.000	\$	76,382.00	\$	521.95	\$	-	\$ 76,903.95
Water Utility - T and D Gezon Station - FICA							
591-591-55900-715.000	\$	6,187.00	\$	39.93	\$	-	\$ 6,226.93
Water Utility - T and D Gezon Station - Life Insurance							
591-591-55900-717.000	\$	88.00	\$	0.60	\$	-	\$ 88.60
Water Utility - T and D Gezon Station - Pension DC Plan							
591-591-55900-718.100	\$	6,108.00	\$	41.76	\$	-	\$ 6,149.76
Water Utility - T and D Gezon Station - Workers Comp Insurance							
591-591-55900-719.000	\$	1,537.00	\$	9.92	\$	-	\$ 1,546.92
Water Utility - T and D Gezon Station - Insurance Liability							
591-591-55900-910.000	\$	1,069.00	\$	7.31	\$	-	\$ 1,076.31
Water Utility - T and D Storage/W of Gezon - Salaries							
591-591-56100-706.000	\$	6,617.00	\$	80.30	\$	-	\$ 6,697.30
Water Utility - T and D Storage/W of Gezon - FICA							
591-591-56100-715.000	\$	509.00	\$	6.14	\$	-	\$ 515.14
Water Utility - T and D Storage/W of Gezon - Life Insurance							
591-591-56100-717.000	\$	8.00	\$	0.09	\$	-	\$ 8.09
Water Utility - T and D Storage/W of Gezon - Pension DC Plan							
591-591-56100-718.100	\$	525.00	\$	6.42	\$	-	\$ 531.42
Water Utility - T and D Storage/W of Gezon - Workers Comp Insurance							
591-591-56100-719.000	\$	128.00	\$	1.53	\$	-	\$ 129.53
Water Utility - T and D Storage/W of Gezon - Insurance Liability							
591-591-56100-910.000	\$	92.00	\$	1.12	\$	-	\$ 93.12
Water Utility - T and D Pipeline to Gezon - Salaries							
591-591-56300-706.000	\$	72,144.00	\$	843.15	\$	-	\$ 72,987.15
Water Utility - T and D Pipeline to Gezon - FICA							
591-591-56300-715.000	\$	6,254.00	\$	64.50	\$	-	\$ 6,318.50
Water Utility - T and D Pipeline to Gezon - Life Insurance							
591-591-56300-717.000	\$	80.00	\$	0.97	\$	-	\$ 80.97
Water Utility - T and D Pipeline to Gezon - Pension DC Plan							
591-591-56300-718.100	\$	422.00	\$	41.76	\$	-	\$ 463.76
Water Utility - T and D Pipeline to Gezon - Workers Comp Insurance							
591-591-56300-719.000	\$	1,527.00	\$	16.02	\$	-	\$ 1,543.02
Water Utility - T and D Pipeline to Gezon - Insurance Liability							
591-591-56300-910.000	\$	974.00	\$	11.80	\$	-	\$ 985.80
Water Utility - T and D Pipeline Meters - Salaries							

591-591-56400-706.000	\$ 39,995.00	\$ 80.30	\$ -	\$ 40,075.30
Water Utility - T and D Pipeline Meters - FICA				
591-591-56400-715.000	\$ 3,171.00	\$ 6.14	\$ -	\$ 3,177.14
Water Utility - T and D Pipeline Meters - Life Insurance				
591-591-56400-717.000	\$ 47.00	\$ 0.09	\$ -	\$ 47.09
Water Utility - T and D Pipeline Meters - Pension DC Plan				
591-591-56400-718.100	\$ 3,197.00	\$ 6.42	\$ -	\$ 3,203.42
Water Utility - T and D Pipeline Meters - Workers Comp Insurance				
591-591-56400-719.000	\$ 793.00	\$ 1.53	\$ -	\$ 794.53
Water Utility - T and D Pipeline Meters - Insurance Liability				
591-591-56400-910.000	\$ 560.00	\$ 1.12	\$ -	\$ 561.12
Water Utility - T and D Meters - Salaries				
591-591-56500-706.000	\$ 195,000.00	\$ 1,320.21	\$ -	\$ 196,320.21
Water Utility - T and D Meters - FICA				
591-591-56500-715.000	\$ 17,237.00	\$ 101.00	\$ -	\$ 17,338.00
Water Utility - T and D Meters - Life Insurance				
591-591-56500-717.000	\$ 222.00	\$ 1.52	\$ -	\$ 223.52
Water Utility - T and D Meters - Pension				
591-591-56500-718.000	\$ 46,086.00	\$ 38.37	\$ -	\$ 46,124.37
Water Utility - T and D Meters - Pension DC Plan				
591-591-56500-718.100	\$ 308.00	\$ 105.62	\$ -	\$ 413.62
Water Utility - T and D Meters - Workers Comp Insurance				
591-591-56500-719.000	\$ 11,000.00	\$ 39.98	\$ -	\$ 11,039.98
Water Utility - T and D Meters - Insurance Liability				
591-591-56500-910.000	\$ 2,695.00	\$ 18.48	\$ -	\$ 2,713.48
Water Utility - Customer Accounting - Salaries				
591-591-56900-706.000	\$ 238,853.00	\$ 1,962.00	\$ -	\$ 240,815.00
Water Utility - Customer Accounting - FICA				
591-591-56900-715.000	\$ 18,566.00	\$ 150.09	\$ -	\$ 18,716.09
Water Utility - Customer Accounting - Life Insurance				
591-591-56900-717.000	\$ 271.00	\$ 2.26	\$ -	\$ 273.26
Water Utility - Customer Accounting - Pension DC Plan				
591-591-56900-718.100	\$ 14,798.00	\$ 156.96	\$ -	\$ 14,954.96
Water Utility - Customer Accounting - Workers Comp Insurance				
591-591-56900-719.000	\$ 507.00	\$ 2.55	\$ -	\$ 509.55
Water Utility - Customer Accounting - Insurance Liability				
591-591-56900-910.000	\$ 3,297.00	\$ 27.47	\$ -	\$ 3,324.47
Fund Balance/Working Capital (Fund 591)	\$ 32,852.17	\$ -		
Motor Pool Fund				
Public Works - Equipment Operations - Salaries				
661-441-58200-706.000	\$ 343,982.00	\$ 2,574.78	\$ -	\$ 346,556.78
Public Works - Equipment Operations - Temporary Salaries				
661-441-58200-707.000	\$ 19,000.00	\$ 237.50	\$ -	\$ 19,237.50
Public Works - Equipment Operations - FICA				

661-441-58200-715.000	\$ 28,347.00	\$ 215.14	\$ -	\$ 28,562.14
Public Works - Equipment Operations - Life Insurance				
661-441-58200-717.000	\$ 395.00	\$ 2.96	\$ -	\$ 397.96
Public Works - Equipment Operations - Pension				
661-441-58200-718.000	\$ 19,398.00	\$ 5.74	\$ -	\$ 19,403.74
Public Works - Equipment Operations - Pension DC Plan				
661-441-58200-718.100	\$ 26,888.00	\$ 205.98	\$ -	\$ 27,093.98
Public Works - Equipment Operations - Workers Comp Insurance				
661-441-58200-719.000	\$ 9,433.00	\$ 62.73	\$ -	\$ 9,495.73
Public Works - Equipment Operations - Insurance Liability				
661-441-58200-910.000	\$ 5,067.00	\$ 39.37	\$ -	\$ 5,106.37
Public Works - Building - Salaries				
661-441-58300-706.000	\$ 79,138.00	\$ 637.26	\$ -	\$ 79,775.26
Public Works - Building - FICA				
661-441-58300-715.000	\$ 7,475.00	\$ 48.75	\$ -	\$ 7,523.75
Public Works - Building - Life Insurance				
661-441-58300-717.000	\$ 91.00	\$ 0.73	\$ -	\$ 91.73
Public Works - Building - Pension DC Plan				
661-441-58300-718.100	\$ 4,899.00	\$ 50.98	\$ -	\$ 4,949.98
Public Works - Building - Workers Comp Insurance				
661-441-58300-719.000	\$ 3,032.00	\$ 32.54	\$ -	\$ 3,064.54
Public Works - Building - Insurance Liability				
661-441-58300-910.000	\$ 1,188.00	\$ 8.92	\$ -	\$ 1,196.92
Fund Balance/Working Capital (Fund 661)		<u>\$ 4,123.38</u>	<u>\$ -</u>	

Recommended: 
Senior Accountant

City Manager

Motion by Councilmember _____, seconded by Councilmember _____ that the General Appropriations Act for Fiscal Year 2022-2023 be amended by adoption of the foregoing budget amendment.

Motion carried: Yes _____, No _____

I hereby certify that at a _____ meeting of the Wyoming City Council duly held on _____ the foregoing budget amendment was approved.

City Clerk

ORDINANCE NO. 1-23

ORDINANCE TO AMEND CHAPTER 90 OF THE CODE OF ORDINANCES BY AMENDING SECTIONS 90-204, 90-207, AND 90-219 IN ARTICLE 2; SECTION 90-333 IN ARTICLE 3; SECTIONS 90-416A AND 90-417A IN ARTICLE 4B; SECTIONS 90-401B, 90-402B, 90-408B, AND 90-413B IN ARTICLE 4B; SECTION 90-508 IN ARTICLE 5; SECTION 90-1313 IN ARTICLE 11, DIVISION 3; AND SECTION 90-2100 IN ARTICLE 11, DIVISION 11

THE CITY OF WYOMING ORDAINS:

Section 1. That Chapter 90, Article 2, Section 90-204 of the Code of Ordinances, City of Wyoming, Michigan is amended to read as follows:

Sec. 90-204 DEFINITIONS "D"

Dedicated Transit Stop: a fixed location where passengers may access public transportation as designated by permanent signage attached to a post in the public right of way or attached to a bus shelter.

Density: The number of dwelling units situated on or to be developed per net acre of land. For purposes of calculating maximum density, only 25 percent of the acreage determined to be wetlands protected by the Goemaere-Anderson Wetland Protection Act, PA 203 of 1979, or land within the 100-year floodplain elevation shall be calculated toward the total site acreage. All open bodies of water, public rights-of-way and private road easements are excluded from this calculation.

Detention basin: A manmade or natural water collector facility designed to collect surface water in order to impede its flow and to release the water gradually at a rate not greater than that prior to the development of the property, onto natural or manmade outlets.

Development: The construction of a new building or other structure, the relocation of an existing building, or a new use of open land.

Disposal: The final placement or destruction of either hazardous or nonhazardous substances or waste. Disposal includes placing the above substances in landfills, surface impoundments, land farms, deep wall injection or underground injection wells or incineration.

Distribution center: A use which typically involves both warehouse and office/administration functions, where short and/or long term storage takes place in connection with the distribution operations of a business.

District: A portion of the city within which, on a uniform basis, certain uses of land and buildings are permitted and within which certain regulations and requirements apply under the provisions of the ordinance. Districts in the City of Wyoming include:

(1) *Overlay district:* A district which is applied over an underlying, controlling district, except as modified or restricted by the regulations of the overlay district.

(2) *Zoning district or district:* A portion of the City of Wyoming where certain uses of land and buildings are permitted and certain yards, open spaces, lot areas, and other requirements are established.

Downtown development authority area: That area bordering both sides of 28th Street between Division Avenue and Byron Center Avenue, as described in section 2-214 of this Code.

Drive-through establishment: A business in which all or part of the business consists of providing goods and services from a drive-through window to patrons in motor vehicles.

Dumpster or waste receptacle: Any accessory exterior container used for the temporary storage of rubbish, pending collection, having the capacity of at least one cubic yard. Exterior compactors shall be considered to be dumpsters or waste receptacles for the purposes of screening regulations.

Dwelling:

(1) *Manufactured home*: A dwelling which is substantially built, constructed, assembled, and finished off the premises upon which it is intended to be located and transported to the building site on its own wheels or a flatbed trailer.

(2) *Multiple-family*: A building, or portion thereof, used or designed as residences for three or more families living independently of each other and each doing their own cooking in the building, with the number of families in residence not exceeding the number of dwelling units provided. Multiple-family buildings without a second floor common hallway are termed townhouses.

(3) *Single-family*: A detached building or manufactured home designed exclusively for the complete living accommodations of one family, and containing one dwelling unit only.

(4) *Single-family, attached*: A single-family dwelling erected side by side to another similar unit in a single building, each unit being separated from the adjoining unit by an uninterrupted wall extending from the basement floor to the roof, and having a separate exterior entrance.

(5) *Site built*: A dwelling which is substantially built, constructed, assembled, and finished on the premises which are intended to serve as its final location. Site built dwellings also include those constructed of precut materials and panelized wall, roof and floor sections when such sections require substantial assembly and finishing on the premises which are intended to serve as its final location.

(6) *Two-family*: A detached building, designed for or occupied exclusively by two families living independently of each other. May also be termed as a duplex.

Dwelling unit:

(1) *Dwelling unit*: A building or portion thereof having cooking and housekeeping facilities, which is occupied wholly as the home, residence or sleeping place of one family, either permanently or transiently, but in no case shall a motor home, trailer coach, garage, automobile chassis, portable building or tent be considered a dwelling.

In case of mixed occupancy, where a building is occupied in part as a dwelling unit, the part so occupied shall be deemed a dwelling unit for the purpose of this chapter and shall comply with the applicable provisions relative to dwellings. A dwelling unit shall include both manufactured units (mobile homes and modular homes) and site built units.

(2) *Efficiency unit*: An efficiency unit is a dwelling unit consisting of one room, exclusive of bathroom, kitchen, hallway, closets, or dining alcove directly off the principal room providing not less than 350 square feet of floor area.

Section 2. That Chapter 90, Article 2, Section 90-207 of the Code of Ordinances, City of Wyoming, Michigan is amended to read as follows:

Sec. 90-207 DEFINITIONS "G"

Garage: An accessory building or portion of a principal building designed or used solely for the storage of motor vehicles, boats, and similar vehicles owned and used by the occupants of the building to which it is accessory.

Glare: The effect, measured at the lot line, of excessive brightness sufficient to cause annoyance, discomfort, or loss in visual performance and visibility.

Good Neighbor Plan: A written implementation program that identifies and proposes measures to reduce potential negative impacts on nearby residents and businesses. The coordination and collaboration of owners or operators with interested parties both before and after the development process allows for a proactive approach to create a positive working relationship between the community and the applicant by requiring the formulation of a written implementation program. A Good Neighbor Plan must include:

- (1) Documentation of communications with neighboring businesses and residents;
- (2) Policies for addressing neighborhood concerns;
- (3) List of rights and responsibilities for residents, when applicable;
- (4) Policy for loitering;
- (5) Policy for litter;
- (6) Policy for crime prevention and awareness;
- (7) Policy for landscape maintenance;

- (8) Description of supportive services, when applicable;
- (9) Description of services provided for children, when applicable; and
- (10) List of partners providing supportive services, when applicable.

Grade:

- (1) *Grade, average:* The arithmetic average of the lowest and highest grade elevations in an area within six feet of the foundation line of a building or structure.
- (2) *Grade:* The ground elevation established for the purpose of regulating the number of stories and the height of buildings.
- (3) *Grade, natural:* The elevation of the ground surface in its natural state, before construction begins.

Greenbelt: A strip of land located between the property line and the front or secondary front yard building or parking setback line dedicated to for the planting of shrubs, trees and/or grasses to serve as an obscuring screen or buffer between the property and the adjacent roadway.

Section 3. That Chapter 90, Article 2, Section 90-219 of the Code of Ordinances, City of Wyoming, Michigan is amended to read as follows:

Sec. 90-219 DEFINITIONS "S"

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

Satellite television antenna or dish: A structure or an apparatus capable of receiving communications from a transmitter or a transmitter relay located in a planetary orbit.

School: An institution for the teaching of children or adults including primary and secondary schools, colleges, professional schools, dance schools, business schools, trade schools, art schools, and similar facilities.

- (1) *Private or business:* Any building or group of buildings, the use of which meets state requirements for primary, secondary, or higher education, offers instruction in the several branches of learning and study required to be taught in the public schools and which does not secure the major part of its funding from any governmental agency.
- (2) *Business, trade, technical, industrial or vocational:* A school established to provide for the teaching of industrial, aviation, clerical, managerial, or artistic skills. This definition applies to schools that are owned and operated privately for profit and that do not offer a complete educational curriculum (e.g., beauty school, modeling school).

Secondhand dealer:

- (1) Any person, including any corporation or other entity, whose business is that of dealing in buying, selling, storing or exchanging secondhand goods, articles or merchandise of any kind, including lead pipe, tools, lighting fixtures, plumbing fixtures, radios, watches, jewelry, precious stones, scrap metals, musical instruments, electrical motors, electrical appliances, firearms, automotive parts and accessories, bicycles, wearing apparel, micrometers, or any article of personal property or other valuable thing. This definition does not include:
 - (a) Householders selling articles owned and possessed by themselves or executors or administrators of any such householder.
 - (b) New articles, wares or merchandise from manufacturers, wholesale distributors or jobbers for retail sale to customers.
 - (c) Used car dealers.
 - (d) Secondhand or used tires when such tires are removed from vehicles to which such tires are attached in the presence of the person receiving them.
- (2) This definition does not apply to persons whose principal business is that of dealing in new goods, articles and merchandise and who do not buy secondhand goods, articles and merchandise outright, but occasionally accept in trade or repossess household appliances, watches, jewelry, precious stones and musical instruments.
- (3) Outdoor secondhand sales, except as otherwise permitted, are prohibited.

(4) Temporary businesses established for the purchase or sale of secondhand merchandise are prohibited.

(5) Nonprofit organizations selling donated goods are required to obtain special use approval.

Self-storage warehouse or facility: A building or group of buildings in a controlled-access and fenced compound that contains varying sizes of individual, compartmentalized, and controlled-access stalls or lockers for the storage of customer's goods or wares.

Semi-trailer: A trailer, which may be enclosed or not enclosed, having wheels generally only at the rear, and supported in front by a truck tractor or towing vehicle.

Senior assisted living: A type of semi-independent housing facility for senior citizens containing congregate kitchen, dining, and living areas, but with separate sleeping rooms. Such facilities typically provide special support services, such as transportation and limited medical care.

Senior apartments and senior independent living: Multiple-family dwelling units occupied by persons 55 years of age or older. Units will include individual kitchen facilities; however, common dining and community facilities may be provided.

Service truck: A pick-up or van that is used in conjunction with a repair or maintenance business, such as a plumbing, electrical or carpentry business.

Setback line: A line marking the setback distance from the lot line which establishes the minimum required front, side, or rear yard of a lot.

Shopping center: A structure or group of structures located on the same lot or parcel which is developed in accordance with an overall plan and designed and built as an interrelated project that provides a variety of commercial uses and also provides for common off-street parking, pedestrian access and vehicular movements. Buildings constructed on out lots shall not be considered part of the shopping center unless access and parking easements are provided.

Sign: For definitions of specific sign types and terms, see Article 7.

Sight distance: The length of roadway visible to the driver. Generally related to the distance or time (perception/reaction time) sufficient for the driver to execute a maneuver (turn from driveway or side street, stop or pass) without striking another vehicle or object in the roadway. Required sight distance shall be based on the standards of the City of Wyoming Engineering Department.

Site plan: A scaled drawing containing all required information and drawn in compliance with Table 90-504, illustrating existing conditions and containing the elements required as applicable to the proposed development to ensure compliance with zoning provisions.

Special use approval: A use of land not permitted by right, but which is permitted within a particular zoning district after demonstration of compliance with specific special land use standards, as determined by the planning commission.

Story:

(1) *Full story:* That portion of a building, other than a basement or mezzanine, included between the surface of any floor and the floor next above it, or if there is no floor above it, then the space between the floor and the ceiling above it.

(2) *Half story:* The part of a building between a pitched roof and the uppermost full story, having a floor area which does not exceed 50 percent of the floor area of the story immediately below. Tri-level shall be considered as one and one-half stories. Figure 90-219-2.

Street:

(1) *Alley:* A dedicated public way which affords only a secondary means of access to abutting property and is not intended for general traffic circulation, parking, standing or loading.

(2) *Collector street:* A street used to carry traffic from local streets to arterials, including principal entrance streets of large residential developments or having a planned right-of-way width of at least 80 feet.

(3) *Cul-de-sac:* A local street of short length, having one end permanently terminated by a vehicular turnaround.

(4) *Local street:* A street used primarily for access to abutting properties.

(5) *Major thoroughfare*: A street designed as a regional, major or minor arterial on the Wyoming Thoroughfare Plan, as adopted by the planning commission, in accordance with Act 285 of the Public Acts of Michigan of 1931 (MCL 125.31 et seq., as amended).

(6) *Marginal access street*: A local street that is parallel and adjacent to arterials and which provides access to abutting properties and protection from through traffic.

(7) *Private road*: A street that is owned, and maintained by the landowners served and has not been dedicated to the city, county or state as a public street.

(8) *Public street*: A public dedicated right-of-way which affords traffic circulation and principal means of access to abutting property, including avenue, place, way, drive, line, boulevard, highway, road, and other thoroughfare, except an alley.

Structure: Anything constructed or erected, the use of which requires location above the ground or attached to something having location on the ground. A structure will include buildings (see "buildings"), fences, walls, decks, towers, pools, and other similar above ground structures.

Structural alteration: Any change in the supporting members of a building or structure, such as bearing walls or partitions, columns, beams or girders, or any change in the width or number of exits, or any substantial change in the roof.

Subdivision: The division of a tract of land into two or more lots, building sites, or other divisions for the purpose of sale or building development, in accordance with the Land Division Act and the Wyoming City Code - Subdivision Regulations, Section 74-176, as amended.

Supportive Housing Program:

(1) *Emergency Shelter*: Any facility whose primary purpose is to provide temporary shelter for the homeless in general or for specific populations of the homeless.

(2) *Permanent Supportive Housing*: Long-term, community-based housing that has supportive services for homeless persons with disabilities. This type of supportive housing enables special needs populations to live independently as possible in a permanent setting. Permanent housing can be provided in one structure or in several structures at one site or in multiple structures at scattered sites.

(2) *Transitional Housing Program*: A project, including dwelling units but not group quarters, with the purpose of facilitating the movement of homeless individuals and families to permanent housing within a reasonable amount of time (e.g. 24 months).

Swimming pool: A permanent structure or container located either above or below grade designed to allow holding of water to a depth of greater than 24 inches, intended for swimming, bathing or relaxation. The definition of swimming pool includes spa, hot tubs and similar devices.

Section 4. That Chapter 90, Article 3, Section 90-333 of the Code of Ordinances, City of Wyoming, Michigan is amended to read as follows:

Sec. 90-333 PERMANENT SUPPORTIVE HOUSING, TRANSITIONAL HOUSING, AND EMERGENCY SHELTERS

All Permanent Supportive Housing, Transitional Housing, and Emergency Shelters shall submit a Good Neighbor Plan to the City Planner on an annual basis for approval.

Section 5. That Chapter 90, Article 4A, Section 90-416A of the Code of Ordinances, City of Wyoming, Michigan is amended to read as follows:

Sec. 90-416A PRINCIPAL PERMITTED USES

In the R-4 residential district, the following uses are permitted:

(1) All principal permitted uses in the R-3 district.

(2) All permitted uses after special approval in the R-3 district.

(3) Multiple-family dwellings, including apartments, townhouses and row houses, provided all such dwellings shall have at least one property line abutting a major thoroughfare or have vehicular access to a major thoroughfare through property zoned R-4 or R-5. All ingress and egress shall be directly onto such major thoroughfare.

- (4) Private educational facilities.
- (5) Convalescent and nursing homes.
- (6) Foster care group homes.
- (7) Boardinghouses (rooming houses).
- (8) Accessory buildings and uses customarily incidental to the above uses.
- (9) Off-street parking.
- (10) Nursery schools, day nurseries and child care facilities for the care of seven or more people.
- (11) Transitional Housing for up to 10 individuals.
- (12) Permanent Supportive Housing for up to 10 individuals.

Section 6. That Chapter 90, Article 4A, Section 90-417A of the Code of Ordinances, City of Wyoming, Michigan is amended to read as follows:

Sec. 90-417A PERMITTED USES AFTER SPECIAL APPROVAL

The following uses may be permitted in the R-4 residential district subject to the approval of the planning commission:

- (1) Medical Clinics.
- (2) Medical Office Complexes.
- (3) Dental Clinics.
- (4) Community Centers.
- (5) Transitional Housing for more than 10 individuals.
- (6) Permanent Supportive Housing for more than 10 individuals.
- (7) Emergency Shelters within 0.25 mile of a dedicated transit stop, medical clinic, or hospital.

Section 7. That Chapter 90, Article 4B, Section 90-401A of the Code of Ordinances, City of Wyoming, Michigan is amended to read as follows:

Sec. 90-401B PRINCIPAL PERMITTED USES

In the B-1 business district, the following uses are permitted:

- (1) Banks.
- (2) Savings and loans.
- (3) Mortgage companies.
- (4) Uses similar to the above.
- (5) Clothing services as follows:
 - (a) Laundry agency.
 - (b) Self-service laundry and dry cleaning.
 - (c) Dry cleaning establishment using not more than two clothes cleaning units, neither of which shall have a rated capacity of more than 40 pounds, using cleaning fluid which is nonexplosive and nonflammable.
 - (d) Dressmaking.
 - (e) Millinery.
 - (f) Tailor and pressing shop.
 - (g) Shoe repair shop.
- (6) Equipment services as follows:
 - (a) Radio or television shop.
 - (b) Electric appliance shop.
 - (c) Watch repair shop.
 - (d) Shoe repair shop.
 - (e) Uses similar to the above.
- (7) Food service (excluding drive-in type businesses), the business of which shall be conducted entirely within an enclosed building, except that outdoor seating areas shall be permitted (such seating areas may be located in required yard setbacks, provided that such seating shall not impede pedestrian

walkways or parking lots, and shall not include table service; all such seating shall be removed when out of season), as follows:

- (a) Grocery, baked goods and delicatessen.
 - (b) Restaurant.
 - (c) Ice cream stand or shop.
 - (d) Uses similar to the above.
- (8) Offices as follows:
- (a) Business.
 - (b) Medical.
 - (c) Professional.
- (9) Personal services as follows:
- (a) Barbershop.
 - (b) Beauty shop.
 - (c) Health salon.
 - (d) Photographic studio.
 - (e) Uses similar to the above.
- (10) Retail service and retail stores generally as follows:
- (a) Drugstore.
 - (b) Hardware store, paint and wallpaper.
 - (c) Stationer.
 - (d) News dealer.
 - (e) Apparel shop.
 - (f) Household appliances.
 - (g) Flower shop.
 - (h) Gift shop.
 - (i) Variety stores.
 - (j) Bookstores, recordings and videos for sale or rental, except those defined as an adult bookstore.
- (11) Accessory buildings and uses customarily incidental to the above uses.
- (12) Off-street parking.
- (13) Municipal buildings and uses.
- (14) Physical culture facilities, gymnasiums, and reducing salons.
- (15) Veterinary hospitals and clinics, excluding outdoor use of property for exercise yards, pens, and other similar uses.
- (16) Transitional Housing for up to 10 individuals.
- (17) Permanent Supportive Housing for up to 10 individuals.

Section 8. That Chapter 90, Article 4B, Section 90-402B of the Code of Ordinances, City of Wyoming, Michigan is amended to read as follows:

Sec. 90-402B PERMITTED USES AFTER SPECIAL APPROVAL

The following uses may be permitted in the B-1 business district subject to the approval of the planning commission:

- (1) Public utility buildings, telephone exchange buildings, electric transformers.
- (2) Radio and television towers.
- (3) Secondhand dealer.
- (4) Drive through restaurants.
- (5) Urgent Care Centers
- (6) Transitional Housing for more than 10 individuals.
- (7) Permanent Supportive Housing for more than 10 individuals.

Section 9. That Chapter 90, Article 4B, Section 90-408B of the Code of Ordinances, City of Wyoming, Michigan is amended to read as follows:

Sec. 90-408B PERMITTED USES AFTER SPECIAL APPROVAL

The following uses may be permitted in the B-2 business district, subject to the approval of the planning commission:

- (1) All principal permitted uses after special approval in the B-1 business district.
- (2) Amusement machine parlors.
- (3) Automobile car wash establishments.
- (4) Drive through restaurants.
- (5) Automobile gasoline and automobile service stations.
- (6) Wholesale stores, storage facilities, warehouses, distributing plants, freezers and lockers. Not permitted in the downtown development authority area.
- (7) Open air business uses. Not permitted in the downtown development authority area, with the exception of outdoor dining with table service.
- (8) New or used motor vehicles, except those trucks exceeding 5,500 pounds in vehicle weight, or recreation vehicles, including boats, snowmobiles, travel trailers, campers, motor homes, tents and accessory equipment sales or rental, wherein motor vehicles or recreation vehicles are stored or displayed outside.
- (9) New or used mobile homes, excavation equipment, machinery or farm implement sales. Not permitted in the downtown development authority area.
- (10) Commercial greenhouses exceeding 1,000 square feet of floor area. Not permitted in the downtown development authority area.
- (11) College or university.
- (12) Radio or television tower.
- (13) Uses similar to the principal permitted uses of section 90-448 and not listed elsewhere in this chapter as a principal permitted use or special approval use.
- (14) Boardinghouses. Not permitted in the downtown development authority area.
- (15) Cocktail lounges, nightclubs and taverns.
- (16) Adult businesses as defined in section 14-88 of this Code. Not permitted in the downtown development authority area.
- (17) Billiard rooms and pool halls. Not permitted in the downtown development authority area.
- (18) Sales of used merchandise, pawnshop or secondhand dealers, and rental of new or used merchandise excluding motor vehicles.
- (19) Multiple family.
- (20) Assembly halls and churches.
- (21) Community centers.
- (22) Transitional Housing for more than 10 individuals.
- (23) Permanent Supportive Housing for more than 10 individuals.
- (24) Emergency Shelter within 0.25 mile of a dedicated transit stop, medical clinic, or hospital.

Section 10. That Chapter 90, Article 4B, Section 90-413B of the Code of Ordinances, City of Wyoming, Michigan is amended to read as follows:

Sec. 90-413B SPECIAL USES

The following uses shall be permitted in the B-3 business district, subject to the approval of the planning commission:

- (1) All principal permitted uses allowed in the B-2 district.
- (2) Radio, television, microwave or wireless communication towers.
- (3) Community centers.
- (4) Secondhand dealers.
- (5) Drive through restaurants.

- (6) Transitional Housing for more than 10 individuals.
- (7) Permanent Supportive Housing for more than 10 individuals.

Section 11. That Chapter 90, Article 5, Section 90-508 of the Code of Ordinances, City of Wyoming, Michigan is amended to read as follows:

Sec. 90-508 REQUIREMENTS FOR PERMITTED USES AFTER SPECIAL APPROVAL

Use	Zoning Districts Permitted	Minimum Lot Area	Special Minimum Yard Special Requirements	Special Screening Requirements	Other Requirements
Adult business	B-2	—	—	—	Not permitted in locations within 500 feet of a church, synagogue or other regular place of religious worship, public or private elementary, preschool or secondary school, public park, childcare center, entertainment business that is oriented primarily toward children or family entertainment; boundary of any residentially zoned district or any legal residential use not located within a residentially zoned district. Not permitted within 1,000 feet of any other adult business. The distance shall be measured from the location of the building or structure housing the adult business to the nearest point of the other building, structure or use or from the nearest lot line of properties in a residentially zoned district or residentially used property.
Amusement machine parlors and pool parlors	B-2	—	—	—	Not permitted within 500 feet of any church.

Use	Zoning Districts Permitted	Minimum Lot Area	Special Minimum Yard Special Requirements	Special Screening Requirements	Other Requirements
Automobile car wash establishments	B-2	—	Minimum front yard setback of 40 feet for all structures.	—	Required off-street storage space for at least 4 automobiles per stall for manual or self-service establishments, 10 automobiles per stall for unattended and automatically attended establishments.
Automobile service stations	B-2	14,000 square feet	Minimum lot width of 140 feet	—	Site must be a corner lot abutting at least one major thoroughfare. No drive or curb opening may be located nearer than 20 feet to any interior lot line. See Sec. 90-320 for additional requirements.
Breweries, distilleries, canning and chemical plants	I-1, I-2	—	—	—	Special consideration of accessory dining and potential odor or pollution nuisances.
Cemeteries	R-1, R-2, R-3, ER, R-7	40 acres	All structures to be minimum of 100 feet from any lot line.	—	
Cocktail lounges, night clubs, taverns	B-2, B-3	—	—	—	Not permitted within 500 feet of any church or school.
Commercial greenhouses exceeding 1,000 square feet (see "Commercial greenhouses" & "of less than 1000 sq. ft.")	R-1, R-2, R-3, ER, R-7, B-2, B-3	1 acre	All structures to be minimum of 40 feet from all lot lines.	—	—

Use	Zoning Districts Permitted	Minimum Lot Area	Special Minimum Yard Special Requirements	Special Screening Requirements	Other Requirements
Community centers	ER, R-1, R-2, R-3, R-4, R-7, B-2, B-3	—	—	—	Must be located on a major thoroughfare or collector street.
Emergency Shelter	R-4, B-2	—	—	—	See Sec. 90-333 Must be located within 0.25 mile of a dedicated transit stop, medical clinic, or hospital.
Kennels	I-2	5 acres	—	—	All outdoor runs or breeding areas to be enclosed on all sides by an obscuring wall or fence not less than 4 feet in height and located at least 50 feet from any property line.
Mineral extraction, borrow pit, topsoil removal	I-2	—	All structures to be minimum of 100 feet from all property lines.	Submission of screening plan required except for topsoil.	—
Motor vehicles sales and rental, outdoors	B-2	15,000 square feet	Minimum 7 feet wide greenbelt in front and secondary front yards in Instances where existing buildings on the same lot are devoted to the business and are not expanded. Bumper blocks must be positioned in the adjoining vehicle display area so as to allow no more than 2 feet of vehicle overhang into the greenbelt.	—	—

Use	Zoning Districts Permitted	Minimum Lot Area	Special Minimum Yard Special Requirements	Special Screening Requirements	Other Requirements
Nursery schools, day nurseries and child care centers	R-1, R-2, R-3, ER, R-7, B-3, PUD-1	15,000 square feet	Outdoor play of 100 square feet per child for which the facility is designed to care for with a minimum yard area of 1,500 square feet.	Fence at least 4 feet in height to enclose the rear yard.	Lot must front upon a major thoroughfare with drive access directly thereto.
Open air business uses	B-2	10,000 square feet	—	—	—
Outdoor Cookers	B-1, B-2, B-3	—	See Sec. 90-332	See Sec. 90-332	See Sec. 90-332
Pawnshops	B-2	—	—	—	Not permitted in locations within 500 feet of an existing pawnshop or secondhand dealer, as measured between property lines.
Permanent Supportive Housing	R-4, B-1, B-2, B-3	—	—	—	See Sec. 90-333
Private parks, country clubs, golf courses, and golf driving ranges	R-1, R-2, R-3, ER, R-7, PUD-1	5 acres	All structures to be minimum of 100 feet from any lot lines of adjacent residentially zoned districts.	—	—
Public, parochial or private elementary, intermediate or high schools	R-1, R-2, R-3, R-7, ER	5 acres elementary or K-8, 10 acres intermediate or high schools	Structure to be minimum of 50 feet from all property lines except for additions to existing school buildings having a setback of less than 50ft, the existing building may be extended along the current setback line	—	Site must abut and have all ingress and egress directly to major thoroughfares. Student drop off areas required away from street right-of-way. Site location sizing and design to minimize impact on adjacent residential uses to degree feasible.

Use	Zoning Districts Permitted	Minimum Lot Area	Special Minimum Yard Special Requirements	Special Screening Requirements	Other Requirements
Public utility buildings, telephone exchange buildings, former stations electric trans- and sub-stations, gas regulator stations	All districts	—	—	—	Application must provide evidence of necessity of proposed location.
Radio, television, microwave or wireless communication towers	B-1, B-2, B-3, I-1, I-2 and I-3	—	See sections 90-304 and 90-329	See sections 90-304 and 90-329	See sections 90-304 and 90-329
Recreation vehicle storage	I-1	5 acres	—	—	Storage area to be enclosed by a solid fence 5 feet in height. Additional height may be permitted for barbed wire cardling.
Secondhand dealers	B-1, B-2, B-3, PUD-1, PUD-2, PUD-3	—	—	—	Business location must be a minimum of 250 feet from another use in this category.
Sanitary landfill sites	I-2	30 acres	—	Submission of screening plan required.	—
Transitional Housing	R-4, B-1, B-2, B-3	—	—	—	See Sec. 90-333

Note—The requirements noted in this section are in addition to, or, where in conflict, supersede those general requirements for each zoning district. For all permitted uses after special approval, the planning commission shall conduct a public hearing. Following such hearing, the planning commission may grant approval for such application, provided it shall find the proposal is essential and desirable.

The planning commission may impose such requirements and conditions as may be necessary to protect neighboring property, promote public convenience, health, safety and welfare, or make the use conform

more closely with the spirit, purpose and intent of this chapter. In determining other requirements and whether the proposed use is essential and desirable the following information shall be considered by the planning commission:

- (1) The possible substantial and permanent effect on neighboring property.
- (2) The consistency with the spirit, purpose and intent of this chapter.
- (3) The possible effect upon traffic as related to the streets, churches, schools and any buildings within the immediate area.
- (4) The tendency of the proposed use to create any type of blight within the immediate area.
- (5) The economic feasibility for the area.
- (6) Any other factor as may relate to the public health, safety and welfare for persons and property.

Section 12. That Chapter 90, Article 11, Division 3, Section 90-1313 of the Code of Ordinances, City of Wyoming, Michigan is amended to read as follows:

Sec. 90-1313 PERMANENT SUPPORTIVE HOUSING, TRANSITIONAL HOUSING, AND EMERGENCY SHELTERS

- A. Context Areas
 1. Permanent Supportive Housing and Transitional Housing for up to 10 individuals are permitted by right in all context areas.
 2. Permanent Supportive Housing and Transitional Housing for more than 10 individuals are permitted as a special use in all context areas.
 3. Emergency Shelters are permitted as a special use in all context areas, but must be located within 0.25 mile of a dedicated transit stop or medical office.
- B. All Permanent Supportive Housing, Transitional Housing, and Emergency Shelters shall submit a Good Neighbor Plan to the City Planner on an annual basis.

Section 13. That Chapter 90, Article 11, Division 11, Section 90-2100 of the Code of Ordinances, City of Wyoming, Michigan is amended to read as follows:

Sec. 90-2100 APPLICABILITY

The following terms are defined for the purpose of the City of Wyoming Form Based Code. In instances where terms are not defined here, they may be defined elsewhere in the existing municipal zoning ordinances. In such cases the definitions contained within the existing zoning ordinances shall be used for the administration of the City of Wyoming Form Based Code. In instances where terms are defined in both the existing ordinances and here, the definitions here shall prevail for the administration of the City of Wyoming Form Based Code.

DEFINITIONS "A"

Active Use: A use at the street level of a building that allows physical and visual activity to occur between the inside of the building and the sidewalk area. A group of buildings with active street level uses will generate pedestrian activity on the sidewalk and vehicular activity in the thoroughfare. Typical active uses include retail and restaurants at the street level.

Adjacent Grade: The exterior grade immediately adjacent to the building or structure from which measurements shall be taken.

Alley: Refer to Rear Alley.

Apartment Building Type: A lot located and designed to accommodate a multi-story building with multiple dwelling units above and beside each other.

Architectural Elements: Elements of a building that may project from the façade into the required setbacks, beyond the build-to-zones or into the public right-of-way as indicated in Division 3: Encroachments. These include balconies, awnings, canopies, eaves, cornices, bays, and projecting signs.

At-Grade Entry: An entry door that has a zero-step entrance.

At-Grade Frontage: The at-grade is a frontage type placed along the Principal Frontage line in a build-to-zone. It provides an at grade (zero step) entry into residentially scaled buildings and may be associated with lobby buildings (such as apartments).

Attic: An interior space of a building that has only a single floor of habitable space and that occurs within the pitched roof structure, whether conditioned or not. Attic space is typically not among the number of stories regulated by Context Area or Building Type, unless otherwise noted.

Awning: A retractable or fixed shelter projecting from and supported by the exterior wall of a building and constructed of non-rigid materials on a supporting framework.

Awning Sign: A sign that typically includes letters, logos, symbols and/ or designs that is integrated into an awning.

DEFINITIONS “B”

Balcony: An open outdoor portion of an upper floor.

Balcony Private Frontage: The balcony is a frontage type placed along the Principal Frontage line. It is typically associated with mixed use buildings. The frontage combines an upper balcony that is recessed into the building mass with a storefront at the first story. The storefront portion of this frontage shall be designed in a way that promotes an attractive, convenient shopping experience.

Basement: An interior space of a building that has more than one half (1/2) of its height below grade.

Bay or Bay Window: An interior portion of an upper floor extending beyond the building’s exterior wall plane that is not supported from below by vertical columns or piers.

Building Façade: The exterior walls of a building that face either a principal or secondary frontage line.

Building Footprint: The shape and placement of the ground floor of a structure on the parcel.

Building Footprint, Condominium Site: The area of the condominium site within which the main building or structure may be constructed as described in the master deed for the site condominium project.

Building Height: Refer to Height, Building.

Building To Line: A measurement that defines the edge in which the building walls that face frontage lines are required to be built to. When a build-to-line is indicated on a building type, it is a requirement and not a permissive minimum as is a set back line.

Build To Zone: A measurement that defines the range (or zone) in which building walls that face frontage lines are required to be located within. When a build-to-zone is indicated on a building type, it is a requirement that the building walls are constructed within this range.

Building Type: Building Types describe the various forms of buildings that are allowable in the City of Wyoming Form Based Code. Each building type has its own specific massing, composition, site placement (disposition), and vertical dimension that create its unique attributes. Building Types are regulated in Division 6 and are allowable within various Context Areas.

Building Composition: The essential architectural characteristics that define a specific Building Type.

DEFINITIONS “C”

Canopy: A fixed shelter projecting from and supported by the exterior wall of a building and constructed of metal or other rigid materials.

Canopy Sign: A sign that typically includes letters, logos, symbols and/ or designs that is integrated into a canopy.

Civic Building: Civic buildings contain uses of special public importance. Civic buildings include, but are not limited to municipal buildings, churches, libraries, and schools, and do not contain retail, residential or private office uses. Civic buildings are not required to meet the

building type standards or the private frontage standards of the City of Wyoming Form Based Code. Civic buildings are typically sited in locations of prominence, such as corners of major intersections, terminating a street vista or overlooking or within a civic space. The design of these building types is encouraged to allow greater flexibility and distinctive architectural expression so that they can become landmarks.

Civic Space: An outdoor area dedicated to public use that is strategically placed to facilitate use by the surrounding community.

Clear Glass: Refer to Glass, Clear.

Context Area: Administratively similar to zoning districts in conventional codes, except that they integrate form-based elements, including Building Type, public realm standards, and Thoroughfare Type into the regulation.

Cornice Expression Line: An architectural feature on buildings that acts as an upper termination or capital for the overall composition of the building.

DEFINITIONS “D”

Dedicated Transit Stop: a fixed location where passengers may access public transportation as designated by permanent signage attached to a post in the public right of way or attached to a bus shelter.

Departure: A Minor, Major, or Public Infrastructure modification to selected Form Based Code requirements, refer to Division 2, Tables 90-1203a, 90-1203b, and 90-1203c.

Drive-through Frontage: The drive-through is a frontage that is identical to the storefront frontage type, however it includes an automobile drive-through at the rear or non-frontage side yards. The drive-through may include a covered structure at the service window location. The frontage is typically associated with retail and mixed use buildings and includes a storefront that is designed in a way that promotes an attractive, convenient shopping experience.

Storefronts are at grade with the sidewalk and are sometimes shaded by awnings. *Drive-through Zone:* The area (or zone) in which a drive-through is permitted to be placed on a site. Drive-through zones are part of requirements of the Drive-Through Private Frontage.

DEFINITIONS “E”

Eave: The projecting overhang along the sloped edge of a pitched roof.

DEFINITIONS “F”

Façade: Refer to Building Façade.

Fascia: Horizontal board that terminates an eave edge of a sloped or pitched roof.

Finish Ceiling: The ceiling surface, usually installed over building structure or hung from the structure, which provides the completed ceiling surface.

Finish Floor: The floor, usually laid over a subfloor, which provides the completed floor surface.

Form Based Code Area: The area on the City of Wyoming Zoning Map (located in Chapter 90 of the City Zoning Ordinance) that is designated as Form Based Code Districts. Parcels located in the Form Based Code Area are regulated by the Wyoming Form Based Code.

Frontage: The length of any side of a building which fronts on either a Principal Frontage Line or a Secondary Frontage Line.

Frontage line, Principal: The property lines of a parcel that are public right-of-way lines along the street of address for the parcel or building.

Frontage line, Secondary: The property lines of a parcel that are either a public right-of-way line or directly adjacent to a public right-of-way that are not along the street of address for the parcel or building.

Furnishing Zone: The area of the right-of-way that contains planting strips, tree wells, planters, street lighting, sidewalk furniture, seating sidewalk signs, and other amenities.

DEFINITIONS “G”

Glass, Clear: Glass having a Visual Light Transmittance (VLT) of seventy (70) percent minimum. Heavily tinted or reflective glass shall not be considered clear.

Good Neighbor Plan: A written implementation program that identifies and proposes measures to reduce potential negative impacts on nearby residents and businesses. The coordination and collaboration of owners or operators with interested parties both before and after the development process allows for a proactive approach to create a positive working relationship between the community and the applicant by requiring the formulation of a written implementation program. A Good Neighbor Plan must include:

- (1) Documentation of communications with neighboring businesses and residents;
- (2) Policies for addressing neighborhood concerns;
- (3) List of rights and responsibilities for residents, when applicable;
- (4) Policy for loitering;
- (5) Policy for litter;
- (6) Policy for crime prevention and awareness;
- (7) Policy for landscape maintenance, when applicable;
- (8) Description of supportive services;
- (9) Description of services provided for children, when applicable, when applicable; and
- (10) List of partners providing supportive services, when applicable.

Greenbelt: A twenty-five (25) foot deep landscaped area that is required at frontages along 28th Street. Refer to Division 3.

Ground Cover: Grass, vegetative cover, or other living landscape.

Ground Sign: A free-standing sign mounted directly on the ground, on a base or supported by short poles. Not attached directly to a building or wall.

DEFINITIONS “H”

Height, Building: The number of stories allowed by either the Building Type and/or the Context Area, with actual measurement of individual stories determined according to specific building types in Division 6.

Horizontal Expression Band: An architectural element on buildings that acts as a horizontal upper termination for the Storefront Private Frontage. Horizontal Expression Lines extend the entire width of the building facade above a storefront and may contain signs. Synonymous with Sign Band.

DEFINITIONS “I”

Impervious surface: Any hard surfaced, man-made area that does not readily absorb or retain water including but not limited to building roofs, parking and driveway areas, sidewalks and streets.

DEFINITIONS “J”

No definitions for this section.

DEFINITIONS “K”

No definitions for this section.

DEFINITIONS “L”

Lightwell: A component of the Lightwell Private Frontage that is recessed below the adjacent grade in order to provide a landing and access to the basement from the sidewalk. Typically used in association with a terrace. Refer to Terrace definition.

Lightwell Private Frontage: The lightwell is a frontage type placed along the Principal Frontage line in a build-to-zone. It has separate stairs that connect a lower level entrance (lightwell) and an upper level entrance (terrace) to the public sidewalk. This allows direct access

to the first story and a partially exposed basement. Commonly used on attached buildings, this frontage may also provide outdoor seating opportunities at both the terrace and lightwell locations.

Liner Building: A specialized building that is designed to conceal a parking structure or parking lot. The liner building may be an independent building or may be physically attached to a parking structure so that parking may be accessed directly from floor to floor between the building and structure.

Live / Work Building Type: A lot located and designed to accommodate an attached or detached building with integrated residence and commercial space utilized by a single-family household. The ground floor is designed to accommodate commercial uses with a single residence in the upper stories, although ground floor may also accommodate residential uses.

Lot Coverage: The percentage of the lot that is taken up by buildings.

DEFINITIONS “M”

Mandatory: Refer to required.

Massing: The scale and proportions of a building or object.

Medical Office: A facility or agency or a part of a facility or agency that is licensed or authorized under parts 201 to 217 of the public health code, 1978 PA 368, MCL 333.20101 to 333.21799e.

Mixed Use Building Type: A lot located and designed to accommodate a multi-story building with multiple dwelling units in the upper story and various commercial uses permitted within any story.

DEFINITIONS “N”

New Development: Development occurring on a vacant parcel of land.

Nonconforming sign:

1. A sign that is prohibited under the terms of this Article, but was erected lawfully and was in use on the date of enactment of this Article, or amendment thereto; or
2. A sign that does not conform to the requirements of this Article, but for which a variance has been granted.

Non-frontage line: The property lines of a parcel that are not a right-of-way line or directly adjacent to a public right-of-way.

DEFINITIONS “O”

Optional: A feature or element that is not required, but may be provided on the project at the applicant’s discretion.

Outdoor Seating: Patio, terrace, walkway, sidewalk, lawn or garden or any other place (which is not enclosed) where seating is permitted, usually in association with a restaurant, bar or other related commercial uses.

DEFINITIONS “P”

Parapet: A part of the facade that extends above the roof, typically located on flat roof buildings.

Parkway: The landscaped area between the sidewalk and the curb in a thoroughfare assembly. Located within the furnishing zone of the Thoroughfare Type. Synonymous with Planting Strip.

Pedestrian Travel Zone: The sidewalk area for pedestrian travel. Typically sized for two directions of pedestrian travel.

Pilaster: A decorative or structural column that is attached to the façade of a building. Pilasters may be round, in which case they are detailed exactly like a free-standing column. Square or rectangular pilasters may be detailed in a simpler manner and sometimes are a wall projection (common in masonry buildings).

Porch: A slightly elevated partially enclosed area attached to a building and covered with a roof.

Porch Private Frontage: The porch is a frontage type placed along the Principal Frontage line(s) within a build-to-zone. Porches are open-air structures that are attached to the Principal Building, forming a covered entrance. Porch dimensions need to be such that sufficient space for furniture is provided, allowing comfortable use of the space.

Principal Entrance: The main entry to a building, located along the principal frontage line.

Principal Frontage: Refer to Frontage, Principal.

Private Frontage Type: The privately owned area between the frontage line and the building façade. Private Frontage Types are applied to Building Types to ensure that the building adequately engages the street frontage and public realm. Private Frontages are regulated in Division 6 and are assigned to Building Types in Division 7.

Projecting Sign: A double-faced sign that is attached to the face of a building and projects from the wall of the building at a ninety (90) degree angle.

Public Infrastructure: Facilities owned and operated by a unit of federal, state, or local government.

Public Realm: The area between the façade of a building and the corresponding façade of the building across the street.

DEFINITIONS “Q”

No definitions for this section.

DEFINITIONS “R”

Rake board: The trim board along the sloping edge of a gable roof.

Rear alley: A dedicated right-of-way or easement providing access for service and parking at the rear of a parcel. Not intended for general traffic circulation.

Retail Building Type: A lot located and designed to accommodate a single-story building with various commercial uses permitted at the ground floor level. Building site placement has a variable build-to-zone at the Principal Frontage Line.

Required: An element or feature that is required to be provided on the project. Synonymous with Mandatory.

Right-of-way (ROW): An area owned or maintained by a local, county, state or federal entity, a public utility, a railroad or a private concern for the placement of utilities or facilities for the passage of vehicles or pedestrians, including roads, streets, pedestrian walkways, utilities or railroads.

Right-of-way Line: A line that forms the boundary of the right-of-way.

Rowhouse Building Type: A lot located and designed to accommodate a principal building with common walls on both side lot lines and a private yard to the rear.

DEFINITIONS “S”

Scale: Refers to the size of the building, street fixture, sign or other built or constructed element.

Shopfront Private Frontage: The shopfront is a frontage type placed along the Principal Frontage line in a build-to-zone. It is typically associated with retail uses at the first story in Context Areas that have a less intense (more residentially scaled) retail environment. The shopfront is designed in a way that promotes an attractive, convenient shopping experience. Storefronts may be elevated above the adjacent grade.

Secondary Frontage: Refer to Frontage, Secondary.

Setback: The minimum horizontal distance required by this Form Based Code, measured from the front, side or rear lot line as applicable, to govern the location of buildings, structures or uses on the lot.

Sidewalk Sign: A temporary and portable sign that is not permanently affixed to a structure or ground and is placed on the sidewalk in front of a business during normal business hours.

Synonymous with Sandwich Board Sign.

Sign Band: An architectural element on buildings that acts as a horizontal upper termination for the Storefront Private Frontage. Sign Bands extend the entire width of the building facade above a storefront and may contain signs. Synonymous with *Horizontal Expression Band*.

Sign Band Sign: A sign that is painted on, incorporated in, or attached directly to the sign band or horizontal expression band above a storefront window or transom.

Single-Family House Building Type: A lot located and designed to accommodate a single-family detached building with front, rear and side yards.

Site disposition: The placement or location of a building footprint on a lot or parcel.

Synonymous with Site Placement.

Stoop: A slightly elevated unenclosed area attached to a building and corresponding to a door. A stoop is always covered with a roof.

Stoop Private Frontage: The stoop is a frontage type typically placed along the Principal Frontage line, although it may also be placed in the side yard. A stoop is a small staircase leading to the entrance of a building that has a roof at the entrance. The elevation of the stoop is required to achieve privacy for residential uses on the first story.

Storefront Private Frontage: The storefront is a frontage type placed along the Principal (and sometimes Secondary) Frontage line(s). It is typically associated with retail and mixed use buildings. The storefront is designed in a way that promotes an attractive, convenient shopping experience. Storefronts are at grade with the sidewalk and are sometimes shaded by awnings.

Storefront Base: The knee wall located at the sidewalk that the storefront window sits on. Sometimes referred to as a bulkhead wall.

Story: The distance between any two adjacent floors or floor lines, measured as the distance between the finished floor and related finished ceiling in feet and inches. Actual story heights are regulated by building type in Division 6. Number of stories are regulated by building type and Context Area.

Supportive Housing Program:

- (1) *Emergency Shelter:* Any facility whose primary purpose is to provide temporary shelter for the homeless in general or for specific populations of the homeless.
- (2) *Permanent Supportive Housing:* Long-term, community-based housing that has supportive services for homeless persons with disabilities. This type of supportive housing enables special needs populations to live independently as possible in a permanent setting. Permanent housing can be provided in one structure or in several structures at one site or in multiple structures at scattered sites.
- (2) *Transitional Housing Program:* A project, including dwelling units but not group quarters, with the purpose of facilitating the movement of homeless individuals and families to permanent housing within a reasonable amount of time (e.g. 24 months).

DEFINITIONS “T”

Terrace: A component of the Lightwell and Shopfront Private Frontage that is an area elevated from the adjacent grade in order to provide access and a landing to an elevated first floor.

Terraces may be covered with a roof or uncovered. On Lightwell Private Frontages the terrace creates residential privacy at the first floor and allows light to enter a basement level (making that level more attractive to a variety of uses). Refer to Lightwell definition.

Thoroughfare Type: Thoroughfare Types describe the space within the public realm, between the right-of-way lines. They include the sidewalk, parkway, furnishing zones, curbs, parking lanes and travel lanes of streets, roads, and alleys.

Transom: A small horizontal window located above the storefront and entry door to allow light or air into the retail building.

Transparency: The ability to see through with clarity. An opening in a building wall allowing light and views between interior and exterior through the use of clear glass. Only clear or lightly tinted glass in windows, doors and display windows is considered clear. Heavily tinted glass or reflective glass shall not be considered clear. Interior display shelves and merchandise are not allowed to obstruct views into or out of any windows, doors or display areas that are considered part of the transparency calculation. Windows, doors and display areas provide clear views into and out of the building. Transparency is integral to the relationship of buildings and the street because of the permeable edge and dialogue that it creates between the interior and exterior of buildings. Refer to Glass, Clear.

Two-Family House Building Type: A lot located and designed to accommodate a two-family building with front, rear and side yards.

DEFINITIONS “U”

Utility Easement: A private easement given to a public utility as per Michigan's Land Division Act.

DEFINITIONS “V”

Vertically proportioned: Typically referring to the orientation of building windows, where the height of the window is taller than the width of the window.

DEFINITIONS “W”

Wall Sign: A sign that is painted on, incorporated in or attached directly to a building wall, with the exposed face of the sign in place parallel to the building wall.

Window Sign: Any sign, picture, symbol or combination thereof, designed to communicate information about activity, business, commodity, event, sale or service that is placed on the interior of a window and which is intended to be seen by the public from the outside.

DEFINITIONS “X”

No definitions for this section.

Section 14. This ordinance shall take effect on _____, 2023.

I certify that this ordinance was adopted by the City of Wyoming at a regular session of the City Council held on _____, 2023.

Kelli A. Vandenberg
Wyoming City Clerk

December 27, 2022

Ms. Kelli A. VandenBerg
City Clerk
Wyoming, MI

Subject: Proposed Zoning Ordinance Text Amendment to Article 2, Article 3, Article 4, Article 5, and Article 11 of the Zoning Code to allow Transitional Housing

Recommendation: To approve the subject Zoning Ordinance amendment

Dear Ms. VandenBerg,

The above referenced request was reviewed by the Wyoming Planning Commission at its regular meeting on December 20, 2022. A motion was made by Hall, supported by Randall, to recommend to the City Council adoption of revised Article 2, Article 3, Article 4, Article 5, and Article 11 text amendments which would allow for transitional housing in the City of Wyoming. The motion passed unanimously.

A detailed review of the request is available in the attached Planning Commission minutes and supportive materials. Following, please find some general information.

Earlier this year, Staff was approached by multiple non-profit organizations with questions about housing—especially housing for those experiencing homelessness—in the City of Wyoming. Staff identified that the City’s Zoning Code does not allow for most forms of transitional housing or emergency shelters. As follow-up, Staff researched how other communities in Michigan addressed this issue in their zoning codes, how the US Department of Housing and Urban Development funds and regulates these housing types, and how these housing types could be supported by the City’s Zoning Code.

Staff summarized this research in a staff report that was presented at the September 12, 2022, City Council Work Session. The discussion with City Council continued at the October Work Session and, at that the conclusion of that public meeting, City Council gave staff guidance as to how it would like to accommodate transitional housing and emergency shelters in the City of Wyoming. The proposed text amendments reflect Council’s guidance and were presented to Planning Commission at its November 15 and December 20 meetings.

The package of proposed text amendments allows for transitional housing and emergency shelters in both Euclidean and Form-Based code districts and revises five articles across those two codes and include the following changes:

- Permit transitional housing and permanent supportive housing with special use approval in R-4 zone districts and require a good neighbor plan for those developments.

community • safety • stewardship

CITY COUNCIL

Sheldon DeKryger

John Fitzgerald

Renee Hill

Marissa Postler

Robert Postema

Kent Vanderwood, Mayor

- Permit transitional housing and permanent supportive housing by right for facilities housing up to 10 individuals in all commercial zone districts, including form-based code, and require a good neighbor plan for those developments.
- Permit transitional housing and permanent supportive housing with special use approval for facilities housing 11 individuals or more in all commercial zone districts, including form-based code, and require a good neighbor plan for those developments.
- Permit emergency shelters with special use approval within ¼ mile of a dedicated transit stop or health care clinic in R-4, B-2, and form-base code zone districts and require a good neighbor plan for those developments.

During the public hearing at the November 2022 Planning Commission meeting, there were no comments received. The proposed zoning code text amendment is attached.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Nicole Hofert". The signature is fluid and cursive, with the first name "Nicole" and last name "Hofert" clearly distinguishable.

Nicole Hofert, Director
Community and Economic Development Department

Cc: Curtis Holt, City Manager

THESE MINUTES ARE SUBJECT TO FORMAL APPROVAL BY THE WYOMING
PLANNING COMMISSION AT ITS REGULAR MEETING OF JANUARY 17, 2022

PLANNING COMMISSION
MEETING MINUTES OF DECEMBER 20, 2022
CITY COUNCIL CHAMBERS
CITY OF WYOMING, MICHIGAN

MEMBERS PRESENT: Gilreath-Watts, Hall, Micele, Randall, VanDuren, Weller, Zapata

MEMBERS ABSENT: None

STAFF PRESENT: Hofert, Director of Community & 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 November 15, 2022 were approved to stand as read.

APPROVAL OF AGENDA

Meagher stated that there was a change to the agenda regarding agenda item #2. The agenda item shall be categorized as New Business since the item is not a Public Hearing agenda item.

The agenda was otherwise 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 7:02 PM.

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

NEW BUSINESS

AGENDA ITEM NO. 1

Request to amend Zoning Code Sections 90-1406, 90-1407, 90-1408, 90-1409, 90-1410, and 90-1411 (Wyoming Planning Staff)

Smith explained that the Wyoming [re]Imagined Master Plan was adopted by the City in March of 2021. Since its adoption, staff has been working to better align the City's Zoning Code with the vision set forth in this comprehensive plan. Smith said that through the review process and conversations with local stakeholders, staff had identified that building height regulations in the form-based code could be clarified to reduce confusion about maximum height standards, to better meet the Master Plan's vision for "reinforc[ing] existing concentrations of commercial development," and to better position Wyoming's commercial corridors in the competitive real estate market.

Smith said in its ongoing conversations with developers about the future of the 28th Street corridor and the City Center project, questions arose about building height limitations in the form-based code which list both the number of stories permitted and the permitted or required heights with no guidance as to whether developers must meet either or both regulations. Smith explained that some of those same conversations also raised questions about whether the height regulations along 28th Street were competitive with comparable business districts in other communities. He said that after reviewing relevant market studies performed for developers actively pursuing properties in the City Center area, staff recommends increases to the height limitations for the some of the context areas abutting 28th Street. Smith said that these increases are centered on the Corridor Center context area and step down through the context areas radiating from there.

Smith said that the Master Plan calls for properties along commercial corridors to be augmented with higher density housing to increase activity within the nearby commercial districts. He said that clarifying building height recommendations and allowing for modest increases in building heights near the City Center site could help to make these properties more attractive to developers, achieve the density required for successful mixed-use developments, and fulfill this future land use goal.

Smith stated that the Development Review Team recommends that Planning Commission adopt the recommended text amendment to Zoning Code Sections 90-1406, 90-1407, 90-1408, 90-1409, 90-1410, and 90-1411 and recommends the same to City Council.

Micele opened the public hearing at 7:05 PM. There was no public comment and the public hearing was closed.

A motion was made by Randall, supported by Gillreath-Watts, to adopt the recommended text amendment to Zoning Code Sections 90-1406, 90-1407, 90-1408, 90-1409, 90-1410, and 90-1411 and recommend the same to City Council.

Weller said that 90 ft seems tall and asked staff to clarify the type of building use the expanded height limit would apply to.

Smith confirmed that this text amendment would apply to mixed-use development. He said that in order for the main floor commercial space to be viable, there needs to be enough density with the residential units to drive traffic to those commercial locations.

Weller asked where the buildings would be located.

Smith pointed out the map where the buildings are located to the Commissioners.

Hofert explained that Form Based Code is unique in the fact that with some of the building types the first floor is required to be taller in height than the rest of the floors. Hofert said that the expanded height of the building allows for the extra height in the first floor commercial space.

There was conversation between staff and the Commissioners comparing the current buildings in the space with the new envisioned expanded height building along with how many stories could be allowed.

Randall said that she thinks this is a good opportunity and could drive more development. She said that the development could fulfill the placemaking that the city is looking for along this corridor and could generate interest in the areas that may have felt stagnant.

Hofert pointed to the map that was shown to the Commissioners describing the locations of the envisioned buildings.

A vote on the motion passed unanimously.

AGENDA ITEM NO. 2

Request for Site Plan Approval for the Courtyard Assisted Living and Memory Care facility at 4051 Del-Mar Drive SW (Section 31) (Sunset Manor, Inc.)

Meagher explained that the site is currently zoned PUD-1 Planned Unit Development and outlined the various uses of the surrounding land.

Meagher said that Del Mar Farms is a Planned Unit Development that has an adopted land use governing Overall Development Plan (ODP). 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. He said the ODP was originally approved by the Planning Commission in October of 1997.

Meagher noted that at the October 18, 2022 Planning Commission meeting, the Commission approved an amendment to the Del-Mar ODP to allow the development of a new assisted living and memory care facility at 4051 Del-Mar Drive. The 6.5 acre site is located at the northeast corner of Del-Mar Drive and Ayrshire Drive and is currently vacant.

Meagher explained that the applicant is now seeking site plan approval to construct the proposed assisted living and memory care facility. The proposed facility would be one-story in height and would be designed for, and restricted to, residents over the age of 55, with 52 units being dedicated for assisted living and 32 units being dedicated for memory care residents. Meagher said that adequate parking has been provided for all staff, residents, and visitors, and new landscaping improvements are planned for the site. The site can be accessed off of Del-Mar Drive, Ayrshire Drive, and Wilson Avenue.

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. Additional landscaping has been proposed throughout the site.

- (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.*
Adequate stormwater management can be provided on site. The applicant will continue to work with the City's Engineering Department to ensure that all stormwater management requirements are met.
- (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.*
Adequate pedestrian circulation is provided.
- (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 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 said that the Development Review Team recommends that the Planning Commission grant site plan approval for the proposed project at 4051 Del-Mar Drive SW, subject to conditions 1-9 below:

1. Developer must provide required landscape calculations for proposed landscaping plan.
2. Developer must provide the following storm water requirements for site:
 - a. Calculations prepared by a licensed Civil Engineer for review and approval of the Engineering Department. Storm calculations shall achieve 80% removal of total suspended solids from the first flush runoff before discharge to the regional detention basin.
 - b. The calculated regional stormwater detention fee is correct.
 - c. Provide silt sacks or equivalent for road catch basins that may capture site runoff.
3. 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.
4. Developer shall participate in storm sewer cost sharing.

5. Engineer shall include Wyoming details for sidewalk, Curb and Gutter, Fire Hydrant, Testing and Chlorination per Wyoming Specifications.
6. Engineer shall show Watermain restraint lengths on the utility sheets.
7. Developer must move fire hydrant located along the north drive path between Wilson Avenue and Ayrshire Drive 20 feet to the west to be located closer to the fire lane turn. Developer must also move the fire hydrant on the north side of Del-Mar Drive 10 feet to the west to be closer to the drive entry into the site.
8. Developer must provide Knox fire access system.
9. Developer must meet all fire codes through full plan review.

Micele asked the developer if they wanted to address the board.

Jeff VanLaar, Exxel Engineering, introduced himself and thanked Meagher for his presentation. He stated that after the review of the project by city staff there weren't any major issues or concerns that can't be addressed. VanLaar said that construction is scheduled to start in the first quarter and the developer is excited to get started. He said he is available for comments.

A motion was made by Zapata, supported by Hall, to grant site plan approval for the Courtyard Assisted Living and Memory Care facility at 4051 Del-Mar Drive SW subject to conditions 1-9.

A vote on the motion passed unanimously.

OLD BUSINESS

AGENDA ITEM NO. 3

Request to amend Article 2, Article 3, Article 4, Article 5, and Article 11 of the Zoning Code. The request is to amend the zoning code to define transitional housing and emergency shelters for individuals experiencing homelessness and allow those uses in commercial zone districts, form-based code zone districts, and the R-4 zone district (Wyoming Planning Staff).

Hofert spoke to the board and introduced Courtney Myers-Keaton who is the director of the Kent County Continuum of Care (COC). Keaton was invited to provide additional background on homelessness in West Michigan.

Myers-Keaton spoke to the board, presented information and statistics on homelessness in West Michigan, and explained her work with the COC. She also spoke about different housing types and definitions by the Department of Housing (HUD).

Hofert addressed the board reminding them that this recommended text amendment was previously presented at the November 15, 2022 meeting. Hofert re-introduced the zoning ordinance recommendations by presenting the definitions and explained that this recommendation is based on earlier conversations through work sessions with City Council. Hofert presented a map to the board showing different zoning areas in the City and pointed out some parcels that have the potential to be rezoned to R-4. Hofert briefly reminded the board about the Good Neighbor plan and said that it would be a requirement for any projects that are submitted.

Micele asked Myers- Keaton to explain what “unsheltered” means.

Keaton explained that unsheltered is when people are living somewhere that is not meant for human habitation.

A motion was made by Hall, supported by Randall, to adopt the recommended text amendments of Article 2, Article 3, Article 4, Article 5, and Article 11 of the Zoning Code and recommend the same to City Council.

Hall asked staff if input was received from any providers who provide transitional housing and what their response was.

Hofert said that the biggest outcome of the feedback was the change from permitting transitional housing in commercial zoned areas to expanding to permit in R-4 zoned districts.

Hall asked if this opens the door for churches to provide transitional housing.

Hofert said that if a church could qualify for a rezone to a R-4 it would be eligible.

Hall made a statement saying that a church would not be able to have that type of use by right, they would still have to go through the appropriate channels for approval.

Hofert reaffirmed that a church interested in converting into a transitional housing provider may be eligible for a rezone to R-4 if the property meets the requirements for that zone district.?

Randall thanked the COC for the presentation and for providing information for the board. She said that staff has done a really good job of listening to the concerns of the organizations that work with households at risk and for expanding the opportunities available for these types of housing. Randall said that she wanted to specifically mention that what is seen historically in terms of transitioning households from unstable housing is that they are most successful when they have long-term housing and then when housing provides them access to resources and integration into the community. She said that when transitional housing is congregated into one area there isn't an opportunity for those households to access those opportunities and to build

their economic status and become stable so there is a lot of repetitive poverty and instances of unstable housing. Randall said that what she really appreciates with this option is that it gives the community a way to come around those households and support them in ways that are welcoming and provide a sense of belonging in the entire community rather than just distinct commercial areas and said it was well thought out.

A vote on the motion passed unanimously.

INFORMATIONAL

Learning & Growth

VanDuren spoke to the board and provided a summary of the learning and growth topics from the last year. She is asking commissioners to submit topics they are interested in so they can be addressed this year.

PUBLIC COMMENT

Micile opened the public hearing at 7:53 PM.

Jim Davis, Family Promise, addressed the board thanking and congratulating the Commissioners for the momentous moment in the City of Wyoming in addressing the awful situation of homelessness. He said that it was great to have Courtney Myers-Keaton from the COC present to the board. Davis said that he knows that the board will take the information learned into account when cases come before the board. He said that he wanted to point out that over 65% of people with recurring homelessness in the adult sector were homeless as a youth. Davis said that when you look at those organizations joining around the youth initiatives taking kids out of habitats that aren't for humans it is going to be a generational change in poverty, well-being, and mental health. He said that it is exciting, and he hopes that the board is proud and thanked everyone for their efforts.

Seeing no further comments, the public hearing was closed at 7:54 PM.

Hall thanked Myers-Keaton for her presentation to the board. Hall said that with his job at ICCF his competition is homelessness so he loves to cheer on other nonprofits and ministries that are trying to defeat the enemy of housing instability and homelessness.

Micile spoke on behalf of the board thanking Myers-Keaton for the presentation.

ADJOURNMENT

The meeting was adjourned at 7:55 PM.

Audrey Zapata, Secretary
Wyoming Planning Commission

Ashley Dent, Recording Secretary
Wyoming Planning Commission

Sec. 90-204 DEFINITIONS "D"

Dedicated Transit Stop: a fixed location where passengers may access public transportation as designated by permanent signage attached to a post in the public right of way or attached to a bus shelter.

Density: The number of dwelling units situated on or to be developed per net acre of land. For purposes of calculating maximum density, only 25 percent of the acreage determined to be wetlands protected by the Goemaere-Anderson Wetland Protection Act, PA 203 of 1979, or land within the 100-year floodplain elevation shall be calculated toward the total site acreage. All open bodies of water, public rights-of-way and private road easements are excluded from this calculation.

Detention basin: A manmade or natural water collector facility designed to collect surface water in order to impede its flow and to release the water gradually at a rate not greater than that prior to the development of the property, onto natural or manmade outlets.

Development: The construction of a new building or other structure, the relocation of an existing building, or a new use of open land.

Disposal: The final placement or destruction of either hazardous or nonhazardous substances or waste. Disposal includes placing the above substances in landfills, surface impoundments, land farms, deep well injection or underground injection wells or incineration.

Distribution center: A use which typically involves both warehouse and office/administration functions, where short and/or long term storage takes place in connection with the distribution operations of a business.

District: A portion of the city within which, on a uniform basis, certain uses of land and buildings are permitted and within which certain regulations and requirements apply under the provisions of the ordinance. Districts in the City of Wyoming include:

(1) *Overlay district:* A district which is applied over an underlying, controlling district, except as modified or restricted by the regulations of the overlay district.

(2) *Zoning district or district:* A portion of the City of Wyoming where certain uses of land and buildings are permitted and certain yards, open spaces, lot areas, and other requirements are established.

Downtown development authority area: That area bordering both sides of 28th Street between Division Avenue and Byron Center Avenue, as described in section 2-214 of this Code.

Drive-through establishment: A business in which all or part of the business consists of providing goods and services from a drive-through window to patrons in motor vehicles.

Dumpster or waste receptacle: Any accessory exterior container used for the temporary storage of rubbish, pending collection, having the capacity of at least one cubic yard. Exterior compactors shall be considered to be dumpsters or waste receptacles for the purposes of screening regulations.

Dwelling:

(1) *Manufactured home:* A dwelling which is substantially built, constructed, assembled, and finished off the premises upon which it is intended to be located and transported to the building site on its own wheels or a flatbed trailer.

(2) *Multiple-family:* A building, or portion thereof, used or designed as residences for three or more families living independently of each other and each doing their own cooking in the building, with the number of families in residence not exceeding the number of dwelling units provided. Multiple-family buildings without a second floor common hallway are termed townhouses.

(3) *Single-family*: A detached building or manufactured home designed exclusively for the complete living accommodations of one family, and containing one dwelling unit only.

(4) *Single-family, attached*: A single-family dwelling erected side by side to another similar unit in a single building, each unit being separated from the adjoining unit by an uninterrupted wall extending from the basement floor to the roof, and having a separate exterior entrance.

(5) *Site built*: A dwelling which is substantially built, constructed, assembled, and finished on the premises which are intended to serve as its final location. Site built dwellings also include those constructed of precut materials and panelized wall, roof and floor sections when such sections require substantial assembly and finishing on the premises which are intended to serve as its final location.

(6) *Two-family*: A detached building, designed for or occupied exclusively by two families living independently of each other. May also be termed as a duplex.

Dwelling unit:

(1) *Dwelling unit*: A building or portion thereof having cooking and housekeeping facilities, which is occupied wholly as the home, residence or sleeping place of one family, either permanently or transiently, but in no case shall a motor home, trailer coach, garage, automobile chassis, portable building or tent be considered a dwelling.

In case of mixed occupancy, where a building is occupied in part as a dwelling unit, the part so occupied shall be deemed a dwelling unit for the purpose of this chapter and shall comply with the applicable provisions relative to dwellings. A dwelling unit shall include both manufactured units (mobile homes and modular homes) and site built units.

(2) *Efficiency unit*: An efficiency unit is a dwelling unit consisting of one room, exclusive of bathroom, kitchen, hallway, closets, or dining alcove directly off the principal room providing not less than 350 square feet of floor area.

Sec. 90-207 DEFINITIONS "G"

Garage: An accessory building or portion of a principal building designed or used solely for the storage of motor vehicles, boats, and similar vehicles owned and used by the occupants of the building to which it is accessory.

Glare: The effect, measured at the lot line, of excessive brightness sufficient to cause annoyance, discomfort, or loss in visual performance and visibility.

Good Neighbor Plan: A written implementation program that identifies and proposes measures to reduce potential negative impacts on nearby residents and businesses. The coordination and collaboration of owners or operators with interested parties both before and after the development process allows for a proactive approach to create a positive working relationship between the community and the applicant by requiring the formulation of a written implementation program. A Good Neighbor Plan must include:

(1) Documentation of communications with neighboring businesses and residents;

(2) Policies for addressing neighborhood concerns;

(3) List of rights and responsibilities for residents, when applicable;

(4) Policy for loitering;

(5) Policy for litter;

(6) Policy for crime prevention and awareness;

(7) Policy for landscape maintenance;

(8) Description of supportive services, when applicable;

- (9) Description of services provided for children, when applicable; and
- (10) List of partners providing supportive services, when applicable.

Grade:

- (1) *Grade, average:* The arithmetic average of the lowest and highest grade elevations in an area within six feet of the foundation line of a building or structure.
- (2) *Grade:* The ground elevation established for the purpose of regulating the number of stories and the height of buildings.
- (3) *Grade, natural:* The elevation of the ground surface in its natural state, before construction begins.

Greenbelt: A strip of land located between the property line and the front or secondary front yard building or parking setback line dedicated to for the planting of shrubs, trees and/or grasses to serve as an obscuring screen or buffer between the property and the adjacent roadway.

Sec. 90-219 DEFINITIONS "S"

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

Satellite television antenna or dish: A structure or an apparatus capable of receiving communications from a transmitter or a transmitter relay located in a planetary orbit.

School: An institution for the teaching of children or adults including primary and secondary schools, colleges, professional schools, dance schools, business schools, trade schools, art schools, and similar facilities.

- (1) *Private or business:* Any building or group of buildings, the use of which meets state requirements for primary, secondary, or higher education, offers instruction in the several branches of learning and study required to be taught in the public schools and which does not secure the major part of its funding from any governmental agency.
- (2) *Business, trade, technical, industrial or vocational:* A school established to provide for the teaching of industrial, aviation, clerical, managerial, or artistic skills. This definition applies to schools that are owned and operated privately for profit and that do not offer a complete educational curriculum (e.g., beauty school, modeling school).

Secondhand dealer:

- (1) Any person, including any corporation or other entity, whose business is that of dealing in buying, selling, storing or exchanging secondhand goods, articles or merchandise of any kind, including lead pipe, tools, lighting fixtures, plumbing fixtures, radios, watches, jewelry, precious stones, scrap metals, musical instruments, electrical motors, electrical appliances, firearms, automotive parts and accessories, bicycles, wearing apparel, micrometers, or any article of personal property or other valuable thing. This definition does not include:
 - (a) Householders selling articles owned and possessed by themselves or executors or administrators of any such householder.
 - (b) New articles, wares or merchandise from manufacturers, wholesale distributors or jobbers for retail sale to customers.
 - (c) Used car dealers.
 - (d) Secondhand or used tires when such tires are removed from vehicles to which such tires are attached in the presence of the person receiving them.
- (2) This definition does not apply to persons whose principal business is that of dealing in new goods, articles and merchandise and who do not buy secondhand goods, articles and

merchandise outright, but occasionally accept in trade or repossess household appliances, watches, jewelry, precious stones and musical instruments.

(3) Outdoor secondhand sales, except as otherwise permitted, are prohibited.

(4) Temporary businesses established for the purchase or sale of secondhand merchandise are prohibited.

(5) Nonprofit organizations selling donated goods are required to obtain special use approval.

Self-storage warehouse or facility: A building or group of buildings in a controlled-access and fenced compound that contains varying sizes of individual, compartmentalized, and controlled-access stalls or lockers for the storage of customer's goods or wares.

Semi-trailer: A trailer, which may be enclosed or not enclosed, having wheels generally only at the rear, and supported in front by a truck tractor or towing vehicle.

Senior assisted living: A type of semi-independent housing facility for senior citizens containing congregate kitchen, dining, and living areas, but with separate sleeping rooms. Such facilities typically provide special support services, such as transportation and limited medical care.

Senior apartments and senior independent living: Multiple-family dwelling units occupied by persons 55 years of age or older. Units will include individual kitchen facilities; however, common dining and community facilities may be provided.

Service truck: A pick-up or van that is used in conjunction with a repair or maintenance business, such as a plumbing, electrical or carpentry business.

Setback line: A line marking the setback distance from the lot line which establishes the minimum required front, side, or rear yard of a lot.

Shopping center: A structure or group of structures located on the same lot or parcel which is developed in accordance with an overall plan and designed and built as an interrelated project that provides a variety of commercial uses and also provides for common off-street parking, pedestrian access and vehicular movements. Buildings constructed on out lots shall not be considered part of the shopping center unless access and parking easements are provided.

Sign: For definitions of specific sign types and terms, see Article 7.

Sight distance: The length of roadway visible to the driver. Generally related to the distance or time (perception/reaction time) sufficient for the driver to execute a maneuver (turn from driveway or side street, stop or pass) without striking another vehicle or object in the roadway. Required sight distance shall be based on the standards of the City of Wyoming Engineering Department.

Site plan: A scaled drawing containing all required information and drawn in compliance with Table 90-504, illustrating existing conditions and containing the elements required as applicable to the proposed development to ensure compliance with zoning provisions.

Special use approval: A use of land not permitted by right, but which is permitted within a particular zoning district after demonstration of compliance with specific special land use standards, as determined by the planning commission.

Story:

(1) *Full story:* That portion of a building, other than a basement or mezzanine, included between the surface of any floor and the floor next above it, or if there is no floor above it, then the space between the floor and the ceiling above it.

(2) *Half story:* The part of a building between a pitched roof and the uppermost full story, having a floor area which does not exceed 50 percent of the floor area of the story immediately below.

Tri-level shall be considered as one and one-half stories. Figure 90-219-2.

Street:

- (1) *Alley:* A dedicated public way which affords only a secondary means of access to abutting property and is not intended for general traffic circulation, parking, standing or loading.
- (2) *Collector street:* A street used to carry traffic from local streets to arterials, including principal entrance streets of large residential developments or having a planned right-of-way width of at least 80 feet.
- (3) *Cul-de-sac:* A local street of short length, having one end permanently terminated by a vehicular turnaround.
- (4) *Local street:* A street used primarily for access to abutting properties.
- (5) *Major thoroughfare:* A street designed as a regional, major or minor arterial on the Wyoming Thoroughfare Plan, as adopted by the planning commission, in accordance with Act 285 of the Public Acts of Michigan of 1931 (MCL 125.31 et seq., as amended).
- (6) *Marginal access street:* A local street that is parallel and adjacent to arterials and which provides access to abutting properties and protection from through traffic.
- (7) *Private road:* A street that is owned, and maintained by the landowners served and has not been dedicated to the city, county or state as a public street.
- (8) *Public street:* A public dedicated right-of-way which affords traffic circulation and principal means of access to abutting property, including avenue, place, way, drive, line, boulevard, highway, road, and other thoroughfare, except an alley.

Structure: Anything constructed or erected, the use of which requires location above the ground or attached to something having location on the ground. A structure will include buildings (see "buildings"), fences, walls, decks, towers, pools, and other similar above ground structures.

Structural alteration: Any change in the supporting members of a building or structure, such as bearing walls or partitions, columns, beams or girders, or any change in the width or number of exits, or any substantial change in the roof.

Subdivision: The division of a tract of land into two or more lots, building sites, or other divisions for the purpose of sale or building development, in accordance with the Land Division Act and the Wyoming City Code - Subdivision Regulations, Section 74-176, as amended.

Supportive Housing Program:

- (1) *Emergency Shelter:* Any facility whose primary purpose is to provide temporary shelter for the homeless in general or for specific populations of the homeless.
- (2) *Permanent Supportive Housing:* Long-term, community-based housing that has supportive services for homeless persons with disabilities. This type of supportive housing enables special needs populations to live independently as possible in a permanent setting. Permanent housing can be provided in one structure or in several structures at one site or in multiple structures at scattered sites.
- (2) *Transitional Housing Program:* A project, including dwelling units but not group quarters, with the purpose of facilitating the movement of homeless individuals and families to permanent housing within a reasonable amount of time (e.g. 24 months).

Swimming pool: A permanent structure or container located either above or below grade designed to allow holding of water to a depth of greater than 24 inches, intended for swimming, bathing or relaxation. The definition of swimming pool includes spa, hot tubs and similar devices.

Sec. 90-333 PERMANENT SUPPORTIVE HOUSING, TRANSITIONAL HOUSING, AND EMERGENCY SHELTERS

All Permanent Supportive Housing, Transitional Housing, and Emergency Shelters shall submit a Good Neighbor Plan to the City Planner on an annual basis for approval.

Sec. 90-416A PRINCIPAL PERMITTED USES

In the R-4 residential district, the following uses are permitted:

- (1) All principal permitted uses in the R-3 district.
- (2) All permitted uses after special approval in the R-3 district.
- (3) Multiple-family dwellings, including apartments, townhouses and row houses, provided all such dwellings shall have at least one property line abutting a major thoroughfare or have vehicular access to a major thoroughfare through property zoned R-4 or R-5. All ingress and egress shall be directly onto such major thoroughfare.
- (4) Private educational facilities.
- (5) Convalescent and nursing homes.
- (6) Foster care group homes.
- (7) Boardinghouses (rooming houses).
- (8) Accessory buildings and uses customarily incidental to the above uses.
- (9) Off-street parking.
- (10) Nursery schools, day nurseries and child care facilities for the care of seven or more people.
- (11) Transitional Housing for up to 10 individuals.
- (12) Permanent Supportive Housing for up to 10 individuals.

Sec. 90-417A PERMITTED USES AFTER SPECIAL APPROVAL

The following uses may be permitted in the R-4 residential district subject to the approval of the planning commission:

- (1) Medical Clinics.
- (2) Medical Office Complexes.
- (3) Dental Clinics.
- (4) Community Centers.
- (5) Transitional Housing for more than 10 individuals.
- (6) Permanent Supportive Housing for more than 10 individuals.
- (7) Emergency Shelters within 0.25 mile of a dedicated transit stop, medical clinic, or hospital.

Sec. 90-401B PRINCIPAL PERMITTED USES

In the B-1 business district, the following uses are permitted:

- (1) Banks.
- (2) Savings and loans.
- (3) Mortgage companies.
- (4) Uses similar to the above.
- (5) Clothing services as follows:
 - (a) Laundry agency.
 - (b) Self-service laundry and dry cleaning.
 - (c) Dry cleaning establishment using not more than two clothes cleaning units, neither of which shall have a rated capacity of more than 40 pounds, using cleaning fluid which is nonexplosive and nonflammable.
 - (d) Dressmaking.

- (e) Millinery.
- (f) Tailor and pressing shop.
- (g) Shoe repair shop.
- (6) Equipment services as follows:
 - (a) Radio or television shop.
 - (b) Electric appliance shop.
 - (c) Watch repair shop.
 - (d) Shoe repair shop.
 - (e) Uses similar to the above.
- (7) Food service (excluding drive-in type businesses), the business of which shall be conducted entirely within an enclosed building, except that outdoor seating areas shall be permitted (such seating areas may be located in required yard setbacks, provided that such seating shall not impede pedestrian walkways or parking lots, and shall not include table service; all such seating shall be removed when out of season), as follows:
 - (a) Grocery, baked goods and delicatessen.
 - (b) Restaurant.
 - (c) Ice cream stand or shop.
 - (d) Uses similar to the above.
- (8) Offices as follows:
 - (a) Business.
 - (b) Medical.
 - (c) Professional.
- (9) Personal services as follows:
 - (a) Barbershop.
 - (b) Beauty shop.
 - (c) Health salon.
 - (d) Photographic studio.
 - (e) Uses similar to the above.
- (10) Retail service and retail stores generally as follows:
 - (a) Drugstore.
 - (b) Hardware store, paint and wallpaper.
 - (c) Stationer.
 - (d) News dealer.
 - (e) Apparel shop.
 - (f) Household appliances.
 - (g) Flower shop.
 - (h) Gift shop.
 - (i) Variety stores.
 - (j) Bookstores, recordings and videos for sale or rental, except those defined as an adult bookstore.
- (11) Accessory buildings and uses customarily incidental to the above uses.
- (12) Off-street parking.
- (13) Municipal buildings and uses.
- (14) Physical culture facilities, gymnasiums, and reducing salons.

(15) Veterinary hospitals and clinics, excluding outdoor use of property for exercise yards, pens, and other similar uses.

(16) Transitional Housing for up to 10 individuals.

(17) Permanent Supportive Housing for up to 10 individuals.

Sec. 90-402B PERMITTED USES AFTER SPECIAL APPROVAL

The following uses may be permitted in the B-1 business district subject to the approval of the planning commission:

(1) Public utility buildings, telephone exchange buildings, electric transformers.

(2) Radio and television towers.

(3) Secondhand dealer.

(4) Drive through restaurants.

(5) Urgent Care Centers

(6) Transitional Housing for more than 10 individuals.

(7) Permanent Supportive Housing for more than 10 individuals.

Sec. 90-408B PERMITTED USES AFTER SPECIAL APPROVAL

The following uses may be permitted in the B-2 business district, subject to the approval of the planning commission:

(1) All principal permitted uses after special approval in the B-1 business district.

(2) Amusement machine parlors.

(3) Automobile car wash establishments.

(4) Drive through restaurants.

(5) Automobile gasoline and automobile service stations.

(6) Wholesale stores, storage facilities, warehouses, distributing plants, freezers and lockers. Not permitted in the downtown development authority area.

(7) Open air business uses. Not permitted in the downtown development authority area, with the exception of outdoor dining with table service.

(8) New or used motor vehicles, except those trucks exceeding 5,500 pounds in vehicle weight, or recreation vehicles, including boats, snowmobiles, travel trailers, campers, motor homes, tents and accessory equipment sales or rental, wherein motor vehicles or recreation vehicles are stored or displayed outside.

(9) New or used mobile homes, excavation equipment, machinery or farm implement sales. Not permitted in the downtown development authority area.

(10) Commercial greenhouses exceeding 1,000 square feet of floor area. Not permitted in the downtown development authority area.

(11) College or university.

(12) Radio or television tower.

(13) Uses similar to the principal permitted uses of section 90-448 and not listed elsewhere in this chapter as a principal permitted use or special approval use.

(14) Boardinghouses. Not permitted in the downtown development authority area.

(15) Cocktail lounges, nightclubs and taverns.

(16) Adult businesses as defined in section 14-88 of this Code. Not permitted in the downtown development authority area.

(17) Billiard rooms and pool halls. Not permitted in the downtown development authority area.

- (18) Sales of used merchandise, pawnshop or secondhand dealers, and rental of new or used merchandise excluding motor vehicles.
- (19) Multiple family.
- (20) Assembly halls and churches.
- (21) Community centers.
- (22) Transitional Housing for more than 10 individuals.
- (23) Permanent Supportive Housing for more than 10 individuals.
- (24) Emergency Shelter within 0.25 mile of a dedicated transit stop, medical clinic, or hospital.

Sec. 90-413B SPECIAL USES

The following uses shall be permitted in the B-3 business district, subject to the approval of the planning commission:

- (1) All principal permitted uses allowed in the B-2 district.
- (2) Radio, television, microwave or wireless communication towers.
- (3) Community centers.
- (4) Secondhand dealers.
- (5) Drive through restaurants.
- (6) Transitional Housing for more than 10 individuals.
- (7) Permanent Supportive Housing for more than 10 individuals.

SEC. 90-508 REQUIREMENTS FOR PERMITTED USES AFTER SPECIAL APPROVAL

Use	Zoning Districts Permitted	Minimum Lot Area	Special Minimum Yard Special Requirements	Special Screening Requirements	Other Requirements
Adult business	B-2	—	—	—	Not permitted in locations within 500 feet of a church, synagogue or other regular place of religious worship, public or private elementary, preschool or secondary school, public park, childcare center, entertainment business that is oriented primarily toward children or family entertainment; boundary of any residentially zoned district or any legal residential use not located within a residentially zoned district. Not permitted within 1,000 feet of any other adult business. The distance shall be measured from the location of the building or structure housing the adult business to the nearest point of the other building, structure or use or from the nearest lot line of properties in a

					residentially zoned district or residentially used property.
Amusement machine parlors and pool parlors	B-2	—	—	—	Not permitted within 500 feet of any church.
Automobile car wash establishments	B-2	—	Minimum front yard setback of 40 feet for all structures.	—	Required off-street storage space for at least 4 automobiles per stall for manual or self-service establishments, 10 automobiles per stall for unattended and automatically attended establishments.
Automobile service stations	B-2	14,000 square feet	Minimum lot width of 140 feet	—	Site must be a corner lot abutting at least one major thoroughfare. No drive or curb opening may be located nearer than 20 feet to any interior lot line. See Sec. 90-320 for additional requirements.

Use	Zoning Districts Permitted	Minimum Lot Area	Special Minimum Yard Special Requirements	Special Screening Requirements	Other Requirements
Breweries, distilleries, canning and chemical plants	I-1, I-2	—	—	—	Special consideration of accessory dining and potential odor or pollution nuisances.

Cemeteries	R-1, R-2, R-3, ER, R-7	40 acres	All structures to be minimum of 100 feet from any lot line.	—	
Cocktail lounges, night clubs, taverns	B-2, B-3	—	—	—	Not permitted within 500 feet of any church or school.
Commercial greenhouses exceeding 1,000 square feet (see “Commercial greenhouses” & “of less than 1000 sq. ft.”)	R-1, R-2, R-3, ER, R-7, B-2, B-3	1 acre	All structures to be minimum of 40 feet from all lot lines.	—	—
Community centers	ER, R-1, R-2, R-3, R-4, R-7, B-2, B-3	—	—	—	Must be located on a major thoroughfare or collector street.
Emergency Shelter	R-4, B-2	—	—	—	See Sec. 90-333 Must be located within 0.25 mile of a dedicated transit stop, medical clinic, or hospital.
Kennels	I-2	5 acres	—	—	All outdoor runs or breeding areas to be enclosed on all sides by an obscuring wall or fence not less than 4 feet in height and located at least 50 feet from any property line.
Mineral extraction, borrow pit, topsoil removal	I-2	—	All structures to be minimum of 100 feet from all property lines.	Submission of screening plan required except for topsoil.	—

Use	Zoning Districts Permitted	Minimum Lot Area	Special Minimum Yard Special Requirements	Special Screening Requirements	Other Requirements
-----	----------------------------	------------------	---	--------------------------------	--------------------

Motor vehicles sales and rental, outdoors	B-2	15,000 square feet	Minimum 7 feet wide greenbelt in front and secondary front yards in Instances where existing buildings on the same lot are devoted to the business and are not expanded. Bumper blocks must be positioned in the adjoining vehicle display area so as to allow no more than 2 feet of vehicle overhang into the greenbelt.	—	—
Nursery schools, day nurseries and child care centers	R-1, R-2, R-3, ER, R-7, B-3, PUD-1	15,000 square feet	Outdoor play of 100 square feet per child for which the facility is designed to care for with a minimum yard area of 1,500 square feet.	Fence at least 4 feet in height to enclose the rear yard.	Lot must front upon a major thoroughfare with drive access directly thereto.
Open air business uses	B-2	10,000 square feet	—	—	—
Outdoor Cookers	B-1, B-2, B-3	—	See Sec. 90-332	See Sec. 90-332	See Sec. 90-332

Use	Zoning Districts Permitted	Minimum Lot Area	Special Minimum Yard Special Requirements	Special Screening Requirements	Other Requirements
Pawnshops	B-2	—	—	—	Not permitted in locations within 500 feet of an existing pawnshop or secondhand dealer, as measured between property lines.
Permanent Supportive Housing	R-4, B-1, B-2, B-3	—	—	—	See Sec. 90-333

Private parks, country clubs, golf courses, and golf driving ranges	R-1, R-2, R-3, ER, R-7, PUD-1	5 acres	All structures to be minimum of 100 feet from any lot lines of adjacent residentially zoned districts.	—	—
Public, parochial or private elementary, intermediate or high schools	R-1, R-2, R-3, R-7, ER	5 acres elementary or K-8, 10 acres intermediate or high schools	Structure to be minimum of 50 feet from all property lines except for additions to existing school buildings having a setback of less than 50 feet, the existing building may be extended along the current setback line	—	Site must abut and have all ingress and egress directly to major thoroughfares. Student drop off areas required away from street right-of-way. Site location sizing and design to minimize impact on adjacent residential uses to degree feasible.
Public utility buildings, telephone exchange buildings, former stations electric trans-and sub-stations, gas regulator stations	All districts	—	—	—	Application must provide evidence of necessity of proposed location.
Radio, television, microwave or wireless communication towers	B-1, B-2, B-3, I-1, I-2 and I-3	—	See sections 90-304 and 90-329	See sections 90-304 and 90-329	See sections 90-304 and 90-329

Use	Zoning Districts Permitted	Minimum Lot Area	Special Minimum Yard Special Requirements	Special Screening Requirements	Other Requirements
Recreation vehicle storage	I-1	5 acres	—	—	Storage area to be enclosed by a solid fence 5 feet in height. Additional height may be permitted for barbed wire cardling.
Secondhand dealers	B-1, B-2, B-3, PUD-1, PUD-2, PUD-3	—	—	—	Business location must be a minimum of 250 feet from another use in this category.
Sanitary landfill sites	I-2	30 acres	—	Submission of screening plan required.	—

Transitional Housing	R-4, B-1, B-2, B-3	—	—	—	See Sec. 90-333
----------------------	--------------------	---	---	---	-----------------

Note—The requirements noted in this section are in addition to, or, where in conflict, supersede those general requirements for each zoning district. For all permitted uses after special approval, the planning commission shall conduct a public hearing. Following such hearing, the planning commission may grant approval for such application, provided it shall find the proposal is essential and desirable.

The planning commission may impose such requirements and conditions as may be necessary to protect neighboring property, promote public convenience, health, safety and welfare, or make the use conform more closely with the spirit, purpose and intent of this chapter. In determining other requirements and whether the proposed use is essential and desirable the following information shall be considered by the planning commission:

- (1) The possible substantial and permanent effect on neighboring property.
- (2) The consistency with the spirit, purpose and intent of this chapter.
- (3) The possible effect upon traffic as related to the streets, churches, schools and any buildings within the immediate area.
- (4) The tendency of the proposed use to create any type of blight within the immediate area.
- (5) The economic feasibility for the area.
- (6) Any other factor as may relate to the public health, safety and welfare for persons and property.

Sec. 90-1313 PERMANENT SUPPORTIVE HOUSING, TRANSITIONAL HOUSING, AND EMERGENCY SHELTERS

- A. Context Areas
 - 1. Permanent Supportive Housing and Transitional Housing for up to 10 individuals are permitted by right in all context areas.
 - 2. Permanent Supportive Housing and Transitional Housing for more than 10 individuals are permitted as a special use in all context areas.
 - 3. Emergency Shelters are permitted as a special use in all context areas, but must be located within 0.25 mile of a dedicated transit stop or medical office.
- B. All Permanent Supportive Housing, Transitional Housing, and Emergency Shelters shall submit a Good Neighbor Plan to the City Planner on an annual basis.

Sec. 90-2100 APPLICABILITY

The following terms are defined for the purpose of the City of Wyoming Form Based Code. In instances where terms are not defined here, they may be defined elsewhere in the existing municipal zoning ordinances. In such cases the definitions contained within the existing zoning ordinances shall be used for the administration of the City of Wyoming Form Based Code. In instances where terms are defined in both the existing ordinances and here, the definitions here shall prevail for the administration of the City of Wyoming Form Based Code.

DEFINITIONS “A”

Active Use: A use at the street level of a building that allows physical and visual activity to occur between the inside of the building and the sidewalk area. A group of buildings with active street

level uses will generate pedestrian activity on the sidewalk and vehicular activity in the thoroughfare. Typical active uses include retail and restaurants at the street level.

Adjacent Grade: The exterior grade immediately adjacent to the building or structure from which measurements shall be taken.

Alley: Refer to Rear Alley.

Apartment Building Type: A lot located and designed to accommodate a multi-story building with multiple dwelling units above and beside each other.

Architectural Elements: Elements of a building that may project from the façade into the required setbacks, beyond the build-to-zones or into the public right-of-way as indicated in Division 3: Encroachments. These include balconies, awnings, canopies, eaves, cornices, bays, and projecting signs.

At-Grade Entry: An entry door that has a zero-step entrance.

At-Grade Frontage: The at-grade is a frontage type placed along the Principal Frontage line in a build-to-zone. It provides an at grade (zero step) entry into residentially scaled buildings and may be associated with lobby buildings (such as apartments).

Attic: An interior space of a building that has only a single floor of habitable space and that occurs within the pitched roof structure, whether conditioned or not. Attic space is typically not among the number of stories regulated by Context Area or Building Type, unless otherwise noted.

Awning: A retractable or fixed shelter projecting from and supported by the exterior wall of a building and constructed of non-rigid materials on a supporting framework.

Awning Sign: A sign that typically includes letters, logos, symbols and/ or designs that is integrated into an awning.

DEFINITIONS "B"

Balcony: An open outdoor portion of an upper floor.

Balcony Private Frontage: The balcony is a frontage type placed along the Principal Frontage line. It is typically associated with mixed use buildings. The frontage combines an upper balcony that is recessed into the building mass with a storefront at the first story. The storefront portion of this frontage shall be designed in a way that promotes an attractive, convenient shopping experience.

Basement: An interior space of a building that has more than one half (1/2) of its height below grade.

Bay or Bay Window: An interior portion of an upper floor extending beyond the building's exterior wall plane that is not supported from below by vertical columns or piers.

Building Façade: The exterior walls of a building that face either a principal or secondary frontage line.

Building Footprint: The shape and placement of the ground floor of a structure on the parcel.

Building Footprint, Condominium Site: The area of the condominium site within which the main building or structure may be constructed as described in the master deed for the site condominium project.

Building Height: Refer to Height, Building.

Building To Line: A measurement that defines the edge in which the building walls that face frontage lines are required to be built to. When a build-to-line is indicated on a building type, it is a requirement and not a permissive minimum as is a set back line.

Build To Zone: A measurement that defines the range (or zone) in which building walls that face frontage lines are required to be located within. When a build-to-zone is indicated on a building type, it is a requirement that the building walls are constructed within this range.

Building Type: Building Types describe the various forms of buildings that are allowable in the City of Wyoming Form Based Code. Each building type has its own specific massing, composition, site placement (disposition), and vertical dimension that create its unique attributes. Building Types are regulated in Division 6 and are allowable within various Context Areas.

Building Composition: The essential architectural characteristics that define a specific Building Type.

DEFINITIONS “C”

Canopy: A fixed shelter projecting from and supported by the exterior wall of a building and constructed of metal or other rigid materials.

Canopy Sign: A sign that typically includes letters, logos, symbols and/ or designs that is integrated into a canopy.

Civic Building: Civic buildings contain uses of special public importance. Civic buildings include, but are not limited to municipal buildings, churches, libraries, and schools, and do not contain retail, residential or private office uses. Civic buildings are not required to meet the building type standards or the private frontage standards of the City of Wyoming Form Based Code. Civic buildings are typically sited in locations of prominence, such as corners of major intersections, terminating a street vista or overlooking or within a civic space. The design of these building types is encouraged to allow greater flexibility and distinctive architectural expression so that they can become landmarks.

Civic Space: An outdoor area dedicated to public use that is strategically placed to facilitate use by the surrounding community.

Clear Glass: Refer to Glass, Clear.

Context Area: Administratively similar to zoning districts in conventional codes, except that they integrate form-based elements, including Building Type, public realm standards, and Thoroughfare Type into the regulation.

Cornice Expression Line: An architectural feature on buildings that acts as an upper termination or capital for the overall composition of the building.

DEFINITIONS “D”

Dedicated Transit Stop: a fixed location where passengers may access public transportation as designated by permanent signage attached to a post in the public right of way or attached to a bus shelter.

Departure: A Minor, Major, or Public Infrastructure modification to selected Form Based Code requirements, refer to Division 2, Tables 90-1203a, 90-1203b, and 90-1203c.

Drive-through Frontage: The drive-through is a frontage that is identical to the storefront frontage type, however it includes an automobile drive-through at the rear or non-frontage side yards. The drive-through may include a covered structure at the service window location. The frontage is typically associated with retail and mixed use buildings and includes a storefront that is designed in a way that promotes an attractive, convenient shopping experience. Storefronts are at grade

with the sidewalk and are sometimes shaded by awnings. *Drive-through Zone*: The area (or zone) in which a drive-through is permitted to be placed on a site. Drive-through zones are part of requirements of the Drive-Through Private Frontage.

DEFINITIONS “E”

Eave: The projecting overhang along the sloped edge of a pitched roof.

DEFINITIONS “F”

Façade: Refer to Building Façade.

Fascia: Horizontal board that terminates an eave edge of a sloped or pitched roof.

Finish Ceiling: The ceiling surface, usually installed over building structure or hung from the structure, which provides the completed ceiling surface.

Finish Floor: The floor, usually laid over a subfloor, which provides the completed floor surface.

Form Based Code Area: The area on the City of Wyoming Zoning Map (located in Chapter 90 of the City Zoning Ordinance) that is designated as Form Based Code Districts. Parcels located in the Form Based Code Area are regulated by the Wyoming Form Based Code.

Frontage: The length of any side of a building which fronts on either a Principal Frontage Line or a Secondary Frontage Line.

Frontage line, Principal: The property lines of a parcel that are public right-of-way lines along the street of address for the parcel or building.

Frontage line, Secondary: The property lines of a parcel that are either a public right-of-way line or directly adjacent to a public right-of-way that are not along the street of address for the parcel or building.

Furnishing Zone: The area of the right-of-way that contains planting strips, tree wells, planters, street lighting, sidewalk furniture, seating sidewalk signs, and other amenities.

DEFINITIONS “G”

Glass, Clear: Glass having a Visual Light Transmittance (VLT) of seventy (70) percent minimum. Heavily tinted or reflective glass shall not be considered clear.

Good Neighbor Plan: A written implementation program that identifies and proposes measures to reduce potential negative impacts on nearby residents and businesses. The coordination and collaboration of owners or operators with interested parties both before and after the development process allows for a proactive approach to create a positive working relationship between the community and the applicant by requiring the formulation of a written implementation program. A Good Neighbor Plan must include:

- (1) Documentation of communications with neighboring businesses and residents;
- (2) Policies for addressing neighborhood concerns;
- (3) List of rights and responsibilities for residents, when applicable;
- (4) Policy for loitering;
- (5) Policy for litter;
- (6) Policy for crime prevention and awareness;
- (7) Policy for landscape maintenance, when applicable;
- (8) Description of supportive services;
- (9) Description of services provided for children, when applicable, when applicable; and

(10) List of partners providing supportive services, when applicable.

Greenbelt: A twenty-five (25) foot deep landscaped area that is required at frontages along 28th Street. Refer to Division 3.

Ground Cover: Grass, vegetative cover, or other living landscape.

Ground Sign: A free-standing sign mounted directly on the ground, on a base or supported by short poles. Not attached directly to a building or wall.

DEFINITIONS “H”

Height, Building: The number of stories allowed by either the Building Type and/or the Context Area, with actual measurement of individual stories determined according to specific building types in Division 6.

Horizontal Expression Band: An architectural element on buildings that acts as a horizontal upper termination for the Storefront Private Frontage. Horizontal Expression Lines extend the entire width of the building facade above a storefront and may contain signs. Synonymous with Sign Band.

DEFINITIONS “I”

Impervious surface: Any hard surfaced, man-made area that does not readily absorb or retain water including but not limited to building roofs, parking and driveway areas, sidewalks and streets.

DEFINITIONS “J”

No definitions for this section.

DEFINITIONS “K”

No definitions for this section.

DEFINITIONS “L”

Lightwell: A component of the Lightwell Private Frontage that is recessed below the adjacent grade in order to provide a landing and access to the basement from the sidewalk. Typically used in association with a terrace. Refer to Terrace definition.

Lightwell Private Frontage: The lightwell is a frontage type placed along the Principal Frontage line in a build-to-zone. It has separate stairs that connect a lower level entrance (lightwell) and an upper level entrance (terrace) to the public sidewalk. This allows direct access to the first story and a partially exposed basement. Commonly used on attached buildings, this frontage may also provide outdoor seating opportunities at both the terrace and lightwell locations.

Liner Building: A specialized building that is designed to conceal a parking structure or parking lot. The liner building may be an independent building or may be physically attached to a parking structure so that parking may be accessed directly from floor to floor between the building and structure.

Live / Work Building Type: A lot located and designed to accommodate an attached or detached building with integrated residence and commercial space utilized by a single-family household. The ground floor is designed to accommodate commercial uses with a single residence in the upper stories, although ground floor may also accommodate residential uses.

Lot Coverage: The percentage of the lot that is taken up by buildings.

DEFINITIONS "M"

Mandatory: Refer to required.

Massing: The scale and proportions of a building or object.

Medical Office: A facility or agency or a part of a facility or agency that is licensed or authorized under parts 201 to 217 of the public health code, 1978 PA 368, MCL 333.20101 to 333.21799e.

Mixed Use Building Type: A lot located and designed to accommodate a multi-story building with multiple dwelling units in the upper story and various commercial uses permitted within any story.

DEFINITIONS "N"

New Development: Development occurring on a vacant parcel of land.

Nonconforming sign:

1. A sign that is prohibited under the terms of this Article, but was erected lawfully and was in use on the date of enactment of this Article, or amendment thereto; or
2. A sign that does not conform to the requirements of this Article, but for which a variance has been granted.

Non-frontage line: The property lines of a parcel that are not a right-of-way line or directly adjacent to a public right-of-way.

DEFINITIONS "O"

Optional: A feature or element that is not required, but may be provided on the project at the applicant's discretion.

Outdoor Seating: Patio, terrace, walkway, sidewalk, lawn or garden or any other place (which is not enclosed) where seating is permitted, usually in association with a restaurant, bar or other related commercial uses.

DEFINITIONS "P"

Parapet: A part of the facade that extends above the roof, typically located on flat roof buildings.

Parkway: The landscaped area between the sidewalk and the curb in a thoroughfare assembly. Located within the furnishing zone of the Thoroughfare Type. Synonymous with Planting Strip.

Pedestrian Travel Zone: The sidewalk area for pedestrian travel. Typically sized for two directions of pedestrian travel.

Pilaster: A decorative or structural column that is attached to the façade of a building. Pilasters may be round, in which case they are detailed exactly like a free-standing column. Square or rectangular pilasters may be detailed in a simpler manner and sometimes are a wall projection (common in masonry buildings).

Porch: A slightly elevated partially enclosed area attached to a building and covered with a roof.

Porch Private Frontage: The porch is a frontage type placed along the

Principal Frontage line(s) within a build-to-zone. Porches are open-air structures that are attached to the Principal Building, forming a covered entrance. Porch dimensions need to be such that sufficient space for furniture is provided, allowing comfortable use of the space.

Principal Entrance: The main entry to a building, located along the principal frontage line.

Principal Frontage: Refer to Frontage, Principal.

Private Frontage Type: The privately owned area between the frontage line and the building façade. Private Frontage Types are applied to Building Types to ensure that the building adequately engages the street frontage and public realm. Private Frontages are regulated in Division 6 and are assigned to Building Types in Division 7.

Projecting Sign: A double-faced sign that is attached to the face of a building and projects from the wall of the building at a ninety (90) degree angle.

Public Infrastructure: Facilities owned and operated by a unit of federal, state, or local government.

Public Realm: The area between the façade of a building and the corresponding façade of the building across the street.

DEFINITIONS “Q”

No definitions for this section.

DEFINITIONS “R”

Rake board: The trim board along the sloping edge of a gable roof.

Rear alley: A dedicated right-of-way or easement providing access for service and parking at the rear of a parcel. Not intended for general traffic circulation.

Retail Building Type: A lot located and designed to accommodate a single-story building with various commercial uses permitted at the ground floor level. Building site placement has a variable build-to-zone at the Principal Frontage Line.

Required: An element or feature that is required to be provided on the project. Synonymous with Mandatory.

Right-of-way (ROW): An area owned or maintained by a local, county, state or federal entity, a public utility, a railroad or a private concern for the placement of utilities or facilities for the passage of vehicles or pedestrians, including roads, streets, pedestrian walkways, utilities or railroads.

Right-of-way Line: A line that forms the boundary of the right-of-way.

Rowhouse Building Type: A lot located and designed to accommodate a principal building with common walls on both side lot lines and a private yard to the rear.

DEFINITIONS “S”

Scale: Refers to the size of the building, street fixture, sign or other built or constructed element.

Shopfront Private Frontage: The shopfront is a frontage type placed along the Principal Frontage line in a build-to-zone. It is typically associated with retail uses at the first story in Context Areas that have a less intense (more residentially scaled) retail environment. The shopfront is designed in a way that promotes an attractive, convenient shopping experience. Storefronts may be elevated above the adjacent grade.

Secondary Frontage: Refer to Frontage, Secondary.

Setback: The minimum horizontal distance required by this Form Based Code, measured from the front, side or rear lot line as applicable, to govern the location of buildings, structures or uses on the lot.

Sidewalk Sign: A temporary and portable sign that is not permanently affixed to a structure or ground and is placed on the sidewalk in front of a business during normal business hours.

Synonymous with Sandwich Board Sign.

Sign Band: An architectural element on buildings that acts as a horizontal upper termination for the Storefront Private Frontage. Sign Bands extend the entire width of the building facade above a storefront and may contain signs. Synonymous with *Horizontal Expression Band*.

Sign Band Sign: A sign that is painted on, incorporated in, or attached directly to the sign band or horizontal expression band above a storefront window or transom.

Single-Family House Building Type: A lot located and designed to accommodate a single-family detached building with front, rear and side yards.

Site disposition: The placement or location of a building footprint on a lot or parcel. Synonymous with Site Placement.

Stoop: A slightly elevated unenclosed area attached to a building and corresponding to a door. A stoop is always covered with a roof.

Stoop Private Frontage: The stoop is a frontage type typically placed along the Principal Frontage line, although it may also be placed in the side yard. A stoop is a small staircase leading to the entrance of a building that has a roof at the entrance. The elevation of the stoop is required to achieve privacy for residential uses on the first story.

Storefront Private Frontage: The storefront is a frontage type placed along the Principal (and sometimes Secondary) Frontage line(s). It is typically associated with retail and mixed use buildings. The storefront is designed in a way that promotes an attractive, convenient shopping experience. Storefronts are at grade with the sidewalk and are sometimes shaded by awnings.

Storefront Base: The knee wall located at the sidewalk that the storefront window sits on. Sometimes referred to as a bulkhead wall.

Story: The distance between any two adjacent floors or floor lines, measured as the distance between the finished floor and related finished ceiling in feet and inches. Actual story heights are regulated by building type in Division 6. Number of stories are regulated by building type and Context Area.

Supportive Housing Program:

(1) *Emergency Shelter:* Any facility whose primary purpose is to provide temporary shelter for the homeless in general or for specific populations of the homeless.

(2) *Permanent Supportive Housing:* Long-term, community-based housing that has supportive services for homeless persons with disabilities. This type of supportive housing enables special needs populations to live independently as possible in a permanent setting. Permanent housing can be provided in one structure or in several structures at one site or in multiple structures at scattered sites.

(2) *Transitional Housing Program:* A project, including dwelling units but not group quarters, with the purpose of facilitating the movement of homeless individuals and families to permanent housing within a reasonable amount of time (e.g. 24 months).

DEFINITIONS “T”

Terrace: A component of the Lightwell and Shopfront Private Frontage that is an area elevated from the adjacent grade in order to provide access and a landing to an elevated first floor.

Terraces may be covered with a roof or uncovered. On Lightwell Private Frontages the terrace creates residential privacy at the first floor and allows light to enter a basement level (making that level more attractive to a variety of uses). Refer to Lightwell definition.

Thoroughfare Type: Thoroughfare Types describe the space within the public realm, between the right-of-way lines. They include the sidewalk, parkway, furnishing zones, curbs, parking lanes and travel lanes of streets, roads, and alleys.

Transom: A small horizontal window located above the storefront and entry door to allow light or air into the retail building.

Transparency: The ability to see through with clarity. An opening in a building wall allowing light and views between interior and exterior through the use of clear glass. Only clear or lightly tinted glass in windows, doors and display windows is considered clear. Heavily tinted glass or reflective glass shall not be considered clear. Interior display shelves and merchandise are not allowed to obstruct views into or out of any windows, doors or display areas that are considered part of the transparency calculation. Windows, doors and display areas provide clear views into and out of the building. Transparency is integral to the relationship of buildings and the street because of the permeable edge and dialogue that it creates between the interior and exterior of buildings. Refer to Glass, Clear.

Two-Family House Building Type: A lot located and designed to accommodate a two-family building with front, rear and side yards.

DEFINITIONS “U”

Utility Easement: A private easement given to a public utility as per Michigan's Land Division Act.

DEFINITIONS “V”

Vertically proportioned: Typically referring to the orientation of building windows, where the height of the window is taller than the width of the window.

DEFINITIONS “W”

Wall Sign: A sign that is painted on, incorporated in or attached directly to a building wall, with the exposed face of the sign in place parallel to the building wall.

Window Sign: Any sign, picture, symbol or combination thereof, designed to communicate information about activity, business, commodity, event, sale or service that is placed on the interior of a window and which is intended to be seen by the public from the outside.

DEFINITIONS “X”

No definitions for this section.

ORDINANCE NO. 2-23

ORDINANCE TO AMEND CHAPTER 90 OF THE CODE OF ORDINANCES BY AMENDING SECTIONS 90-1406, 90-1407, 90-1408, 90-1409, 90-1410, 90-1411 IN ARTICLE 11, DIVISION 4

THE CITY OF WYOMING ORDAINS:

Section 1. That Chapter 90, Article 11, Division 4, Section 90-1406 of the Code of Ordinances, City of Wyoming, Michigan is amended to read as follows:

90-1406 CORRIDOR CENTER AREA

The following standards apply to the Corridor Urban Area:

1.0 Permitted Building Types

Refer to Division 6 for Building Type requirements.

- A. Mixed-Use Building
- B. Zero Lot Line Retail Building
- C. Civic Building

2.0 Permitted Uses

A. Refer to Table 90-1406 for Land Uses permitted in this Area for each Building Type that is permitted in the Area that are as follows:

- Permitted by right (P)
- Permitted by right, on floors two and above (P\$)
- Permitted by right and only allowed on first floor (P#)
- Permitted by Special Land Use Permit (S)
- Uses indicated with a blank cell are not permitted in this Area.

3.0 Building Height by Context Area

- A. Number of stories for buildings is regulated by Context Area.
- B. Each Building Type has requirements for the height (in feet) of building stories. Refer to Division 6 for Building Type Standards.
- C. Building Height for all buildings except Zero Lot Line Retail Building
 - Minimum: None
 - Maximum, within 28th Street Corridor: Four (4) stories, 60 feet
 - Maximum, within Burton Street Corridor: Two (2) stories, 35 feet
 - Zero Lot Line Retail Building: One (1) story building required

4.0 Special Land Uses

The following are specific standards for Special Land Uses in the CC Area. See Division 2 for Special Land Use general review and approval procedures and Section 90-508 of the City of Wyoming Zoning Ordinance for specific standards for Special Land Uses.

- A. Parking structures. Parking structure entries shall take access from a Street, and not an Avenue, per Division 8, Thoroughfare Standards.
- B. Secondhand businesses.

Section 2. That Chapter 90, Article 11, Division 4, Section 90-1407 of the Code of Ordinances, City of Wyoming, Michigan is amended to read as follows:

90-1407 CORRIDOR URBAN AREA

The following standards apply to the Corridor Urban Area:

1.0 Permitted Building Types Refer to Division 6 for Building Type requirements.

- A. Mixed-Use Building
- B. Zero Lot Line Retail Building
- C. Civic Building

2.0 Permitted Uses

- A. Refer to Table 90-1407 for Land Uses permitted in this Area for each Building Type that is permitted in the Area that are as follows:
 - Permitted by right (P)
 - Permitted by right, on floors two and above (P\$)
 - Permitted by right and only allowed on first floor (P#)
 - Permitted by Special Land Use Permit (S)
 - Uses indicated with a blank cell are not permitted in this Area.

3.0 Building Height by Context Area

- A. Number of stories for buildings is regulated by Context Area.
- B. Each Building Type has requirements for the height (in feet) of building stories. Refer to Division 6 for Building Type Standards.
- C. Building Height for all buildings except Zero Lot Line Retail Building
 - Minimum: Two (2) stories
 - Maximum: Five (5) stories, 70 feet
 - Zero Lot Line Retail Building: One (1) story building required

4.0 Special Land Uses

The following are specific standards for Special Land Uses in the CU Area. See Division 2 for Special Land Use general review and approval procedures and Section 90-508 of the City of Wyoming Zoning Ordinance for specific standards for Special Land Uses.

- A. Any use in retail sales of 20,000 square feet or more
- B. Bowling alley.
- C. Dance hall/nightclub.
- D. Indoor skating rink.
- E. Indoor theater.
- F. Poolhall/billiards.
- G. Secondhand businesses.

Section 3. That Chapter 90, Article 11, Division 4, Section 90-1408 of the Code of Ordinances, City of Wyoming, Michigan is amended to read as follows:

90-1408 CORRIDOR GENERAL AREA

The following standards apply to the Corridor General Area:

1.0 Permitted Building Types Refer to Division 6 for Building Type requirements.

- A. Mixed-Use Building
- B. Zero Lot Line Retail Building
- C. Retail Building
- D. Live/Work Building
- E. Apartment
- F. Civic Building

2.0 Permitted Uses

- A. Refer to Table 90-1408 for Land Uses permitted in this Area for each Building Type that is permitted in the Area that are as follows:
 - Permitted by right (P)
 - Permitted by right in Division Avenue Form Based Code Area only (PD)
 - Permitted by right, on floors two and above (P\$)
 - Permitted by right and only allowed on first floor (P#)
 - Permitted by Special Land Use Permit (S)
 - Uses indicated with a blank cell are not permitted in this Area.

3.0 Building Height by Context Area

- A. Number of stories for buildings is regulated by Context Area.
- B. Each Building Type has requirements for the height (in feet) of building stories. Refer to Division 6 for Building Type Standards.

- C. Building Height for all buildings except Zero Lot Line Retail Building
 - Minimum: Two (2) stories
 - Maximum, within 28th Street Corridor: Five (5) stories, 75 feet
 - Maximum, within Division Avenue and Burton Street Corridor: Three (3) stories, 50 feet Exception: Five (5) stories, 75 feet, with Special Use Approval
 - Zero Lot Line Retail Building: One (1) story building required

4.0 Special Land Uses

The following are specific standards for Special Land Uses in the CG Area. See Division 2 for Special Land Use general review and approval procedures and Section 90-508 of the City of Wyoming Zoning Ordinance for specific standards for Special Land Uses.

- A. Car wash, permitted only in the Division Avenue Corridor.
- B. Commercial greenhouse, permitted only in the Division Avenue Corridor.
- C. Dance hall/nightclub.
- D. Drive-through establishments. Drive through entries shall take access from secondary frontages. Permitted only in the Division Avenue Corridor.
- E. Open air business.
- F. Secondhand businesses.
- G. Special Land Use for five (5) story buildings within the Division Avenue corridor follow Section 90-508.

Section 4. That Chapter 90, Article 11, Division 4, Section 90-1409 of the Code of Ordinances, City of Wyoming, Michigan is amended to read as follows:

90-1409 CORRIDOR SUB-URBAN AREA

The following standards apply to the Corridor Sub-Urban Area:

1.0 Permitted Building Types Refer to Division 6 for Building Type requirements.

- A. Retail Building
- B. Live/Work Building
- C. Apartment
- D. Rowhouse
- E. Civic Building

2.0 Permitted Uses

- A. Refer to Table 90-1409 for Land Uses permitted in this Area for each Building Type that is permitted in the Area that are as follows:
 - Permitted by right (P)
 - Permitted by right, on floors two and above (P\$)
 - Permitted by right and only allowed on first floor (P#)
 - Permitted by Special Land Use Permit (S)
 - Uses indicated with a blank cell are not permitted in this Area.

3.0 Building Height by Context Area

- A. Number of stories for buildings is regulated by Context Area.
- B. Each Building Type has requirements for the height (in feet) of building stories. Refer to Division 6 for Building Type Standards.
- C. Building Height for all buildings:
 - Minimum: Two (2) stories
 - Maximum: Four (4) stories, 60 feet
 - Retail Building: One (1) story building required

4.0 Special Land Uses

The following are specific standards for Special Land Uses in the CS Area. See Division 2 for Special Land Use general review and approval procedures and Section 90-508 of the City of Wyoming Zoning Ordinance for specific standards for Special Land Uses.

- A. Bowling alley.
- B. College or university.

- C. Commercial greenhouse.
- D. Community center.
- E. Dance hall/nightclub.
- F. Drive-through establishments. Drive through entries shall take access from interior rights-of-way.
- G. Indoor skating rink.
- H. Indoor theater.
- I. Parking structures. Parking structure entries shall take access from a Street, and not an Avenue, per Division 8, Thoroughfare Standards.
- J. Pool hall/billiards.
- K. Secondhand businesses.

Section 5. That Chapter 90, Article 11, Division 4, Section 90-1410 of the Code of Ordinances, City of Wyoming, Michigan is amended to read as follows:

90-1410 CORRIDOR EDGE AREA

The following standards apply to the Corridor Edge Area:

1.0 Permitted Building Types Refer to Division 6 for Building Type requirements.

- A. Retail Building
- B. Live/Work Building
- C. Apartment
- D. Rowhouse
- E. Two-family House
- F. Civic Building

2.0 Permitted Uses

- A. Refer to Table 90-1410 for Land Uses permitted in this Area for each Building Type that is permitted in the Area that are as follows:
 - Permitted by right (P)
 - Permitted by right in Division Avenue Form Based Code Area only (PD)
 - Permitted by right, on floors two and above (P\$)
 - Permitted by right and only allowed on first floor (P#)
 - Permitted by Special Land Use Permit (S)
 - Uses indicated with a blank cell are not permitted in this Area.

3.0 Building Height by Context Area

- A. Number of stories for buildings is regulated by Context Area.
- B. Each Building Type has requirements for the height (in feet) of building stories. Refer to Division 6 for Building Type Standards.
- C. Building Height for all buildings:
 - Minimum: No minimum
 - Maximum: Three (3) stories, 45 feet
 - Retail Building: One (1) story building required

4.0 Special Land Uses

The following are specific standards for Special Land Uses in the CE Area. See Division 2 for Special Land Use general review and approval procedures and Section 90-508 of the City of Wyoming Zoning Ordinance for specific standards for Special Land Uses.

- A. Automobile sales. Permitted on Division Avenue Corridor only.
- B. Car wash. Permitted on Division Avenue Corridor only.
- C. College or university.
- D. Dance hall/nightclub.
- E. Drive-through establishments. Drive through entries shall take access from secondary frontages.
- F. Funeral homes or mortuaries.
- G. Open air business.

- H. Parking structures. Parking structure entries shall take access from a Street, and not an Avenue, per Division 8, Thoroughfare Standards.
- I. Pool hall/billiards.
- J. Secondhand businesses.
- K. Self-storage facilities. These facilities are only permitted along Division Avenue, south of 56th Street. They are not permitted on corner lots.
- L. Light Industrial/Maker's Spaces. Single tenant buildings shall not exceed 10,000 square feet. Multi-tenant buildings shall not exceed 30,000 square feet. Permitted on Division Avenue only.

Section 6. That Chapter 90, Article 11, Division 4, Section 90-1411 of the Code of Ordinances, City of Wyoming, Michigan is amended to read as follows:

90-1411 CORRIDOR NEIGHBORHOOD AREA

The following standards apply to the Corridor Neighborhood Area:

1.0 Permitted Building Types Refer to Division 6 for Building Type requirements.

- A. Rowhouse
- B. Two-family House
- C. Single-family House
- D. Civic Building

2.0 Permitted Uses

A. Refer to Table 90-1411 for Land Uses permitted in this Area for each Building Type that is permitted in the Area that are as follows:

- Permitted by right (P)
- Permitted by right, on floors two and above (P\$)
- Permitted by right and only allowed on first floor (P#)
- Permitted by Special Land Use Permit (S)
- Uses indicated with a blank cell are not permitted in this Area.

3.0 Building Height by Context Area

- A. Number of stories for buildings is regulated by Context Area.
- B. Each Building Type has requirements for the height (in feet) of building stories. Refer to Division 6 for Building Type Standards.
- C. Building Height for all buildings:
 - Minimum: No minimum
 - Maximum: Two (2) stories, 35 feet

4.0 Special Land Uses The following are specific standards for Special Land Uses in the CN Area. See Division 2 for Special Land Use general review and approval procedures and Section 90-508 of the City of Wyoming Zoning Ordinance for specific standards for Special Land Uses.

- A. Community center.
- B. Nursery schools, day nurseries, and dependent care facilities for seven or more people.

Section 7. This ordinance shall take effect on _____, 2023.

I certify that this ordinance was adopted by the City of Wyoming at a regular session of the City Council held on _____, 2023.

Kelli A. Vandenberg
Wyoming City Clerk

December 27, 2022

Ms. Kelli A. Vandenberg
City Clerk
Wyoming, MI

Subject: Proposed Zoning Ordinance Text Amendment to Sections 90-1406, 90-1407, 90-1408, 90-1409, 90-1410, and 90-1411 to clarify and modify building height regulations in the form-based code

Recommendation: To approve the subject Zoning Ordinance amendment

Dear Ms. Vandenberg,

The above referenced request was reviewed by the Wyoming Planning Commission at its regular meeting on December 20, 2022. A motion was made by Randall, supported by Gilreath-Watts, to recommend to the City Council adoption of revised Zoning Code Sections 90-1406, 90-1407, 90-1408, 90-1409, 90-1410, and 90-1411 text amendments which clarify and modify building height regulations in the Form-Based code. The motion passed unanimously.

A detailed review of the request is available in the attached Planning Commission minutes and supportive materials. Following, please find some general information.

The Wyoming [re]Imagined Master Plan was adopted by the City in March of 2021. Since its adoption, staff has been working to better align the City's Zoning Code with the vision set forth in this comprehensive plan. Through this review process and conversations with local stakeholders, staff has identified that building height regulations in the form-based code could be clarified to reduce confusion about maximum height standards, to better meet the Master Plan's vision for "reinforc[ing] existing concentrations of commercial development," and to better position Wyoming's commercial corridors in the competitive real estate market.

In its ongoing conversations with developers about the future of the 28th Street corridor and the City Center project, questions arose about building height limitations in the form-based code which list both the number of stories permitted and the permitted or required heights with no guidance as to whether developers must meet either or both regulations. To clarify this, staff proposes simply listing heights by context area and corridor in the code.

Some of those same conversations also raised questions about whether the height regulations along 28th Street were competitive with comparable business districts in other communities. After reviewing relevant market studies performed for developers actively pursuing properties in the City Center area, staff recommends increases to the height limitations for the some of the context areas abutting 28th Street. These increases are centered on the Corridor Center context area and step down through the context areas radiating from there, as seen in the table above.

community • safety • stewardship

CITY COUNCIL

Sheldon DeKryger

John Fitzgerald

Renee Hill

Marissa Postler

Robert Postema

Kent Vanderwood, Mayor

The Master Plan calls for properties along commercial corridors to be augmented with higher density housing to increase activity within the nearby commercial districts. Clarifying building height recommendations and allowing for modest increases in building heights near the City Center site could help to make these properties more attractive to developers, achieve the density required for successful mixed-use developments, and fulfill this future land use goal.

During the public hearing, there were no comments received. The proposed zoning code text amendment is attached.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Nicole Hofert". The signature is fluid and cursive, with a long horizontal stroke extending from the end.

Nicole Hofert, Director
Community and Economic Development Department

Cc: Curtis Holt, City Manager

THESE MINUTES ARE SUBJECT TO FORMAL APPROVAL BY THE WYOMING
PLANNING COMMISSION AT ITS REGULAR MEETING OF JANUARY 17, 2022

PLANNING COMMISSION
MEETING MINUTES OF DECEMBER 20, 2022
CITY COUNCIL CHAMBERS
CITY OF WYOMING, MICHIGAN

MEMBERS PRESENT: Gilreath-Watts, Hall, Micele, Randall, VanDuren, Weller, Zapata

MEMBERS ABSENT: None

STAFF PRESENT: Hofert, Director of Community & 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 November 15, 2022 were approved to stand as read.

APPROVAL OF AGENDA

Meagher stated that there was a change to the agenda regarding agenda item #2. The agenda item shall be categorized as New Business since the item is not a Public Hearing agenda item.

The agenda was otherwise 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 7:02 PM.

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

NEW BUSINESS

AGENDA ITEM NO. 1

Request to amend Zoning Code Sections 90-1406, 90-1407, 90-1408, 90-1409, 90-1410, and 90-1411 (Wyoming Planning Staff)

Smith explained that the Wyoming [re]Imagined Master Plan was adopted by the City in March of 2021. Since its adoption, staff has been working to better align the City's Zoning Code with the vision set forth in this comprehensive plan. Smith said that through the review process and conversations with local stakeholders, staff had identified that building height regulations in the form-based code could be clarified to reduce confusion about maximum height standards, to better meet the Master Plan's vision for "reinforc[ing] existing concentrations of commercial development," and to better position Wyoming's commercial corridors in the competitive real estate market.

Smith said in its ongoing conversations with developers about the future of the 28th Street corridor and the City Center project, questions arose about building height limitations in the form-based code which list both the number of stories permitted and the permitted or required heights with no guidance as to whether developers must meet either or both regulations. Smith explained that some of those same conversations also raised questions about whether the height regulations along 28th Street were competitive with comparable business districts in other communities. He said that after reviewing relevant market studies performed for developers actively pursuing properties in the City Center area, staff recommends increases to the height limitations for the some of the context areas abutting 28th Street. Smith said that these increases are centered on the Corridor Center context area and step down through the context areas radiating from there.

Smith said that the Master Plan calls for properties along commercial corridors to be augmented with higher density housing to increase activity within the nearby commercial districts. He said that clarifying building height recommendations and allowing for modest increases in building heights near the City Center site could help to make these properties more attractive to developers, achieve the density required for successful mixed-use developments, and fulfill this future land use goal.

Smith stated that the Development Review Team recommends that Planning Commission adopt the recommended text amendment to Zoning Code Sections 90-1406, 90-1407, 90-1408, 90-1409, 90-1410, and 90-1411 and recommends the same to City Council.

Micele opened the public hearing at 7:05 PM. There was no public comment and the public hearing was closed.

A motion was made by Randall, supported by Gillreath-Watts, to adopt the recommended text amendment to Zoning Code Sections 90-1406, 90-1407, 90-1408, 90-1409, 90-1410, and 90-1411 and recommend the same to City Council.

Weller said that 90 ft seems tall and asked staff to clarify the type of building use the expanded height limit would apply to.

Smith confirmed that this text amendment would apply to mixed-use development. He said that in order for the main floor commercial space to be viable, there needs to be enough density with the residential units to drive traffic to those commercial locations.

Weller asked where the buildings would be located.

Smith pointed out the map where the buildings are located to the Commissioners.

Hofert explained that Form Based Code is unique in the fact that with some of the building types the first floor is required to be taller in height than the rest of the floors. Hofert said that the expanded height of the building allows for the extra height in the first floor commercial space.

There was conversation between staff and the Commissioners comparing the current buildings in the space with the new envisioned expanded height building along with how many stories could be allowed.

Randall said that she thinks this is a good opportunity and could drive more development. She said that the development could fulfill the placemaking that the city is looking for along this corridor and could generate interest in the areas that may have felt stagnant.

Hofert pointed to the map that was shown to the Commissioners describing the locations of the envisioned buildings.

A vote on the motion passed unanimously.

AGENDA ITEM NO. 2

Request for Site Plan Approval for the Courtyard Assisted Living and Memory Care facility at 4051 Del-Mar Drive SW (Section 31) (Sunset Manor, Inc.)

Meagher explained that the site is currently zoned PUD-1 Planned Unit Development and outlined the various uses of the surrounding land.

Meagher said that Del Mar Farms is a Planned Unit Development that has an adopted land use governing Overall Development Plan (ODP). 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. He said the ODP was originally approved by the Planning Commission in October of 1997.

Meagher noted that at the October 18, 2022 Planning Commission meeting, the Commission approved an amendment to the Del-Mar ODP to allow the development of a new assisted living and memory care facility at 4051 Del-Mar Drive. The 6.5 acre site is located at the northeast corner of Del-Mar Drive and Ayrshire Drive and is currently vacant.

Meagher explained that the applicant is now seeking site plan approval to construct the proposed assisted living and memory care facility. The proposed facility would be one-story in height and would be designed for, and restricted to, residents over the age of 55, with 52 units being dedicated for assisted living and 32 units being dedicated for memory care residents. Meagher said that adequate parking has been provided for all staff, residents, and visitors, and new landscaping improvements are planned for the site. The site can be accessed off of Del-Mar Drive, Ayrshire Drive, and Wilson Avenue.

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. Additional landscaping has been proposed throughout the site.

- (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.*
Adequate stormwater management can be provided on site. The applicant will continue to work with the City's Engineering Department to ensure that all stormwater management requirements are met.
- (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.*
Adequate pedestrian circulation is provided.
- (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 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 said that the Development Review Team recommends that the Planning Commission grant site plan approval for the proposed project at 4051 Del-Mar Drive SW, subject to conditions 1-9 below:

1. Developer must provide required landscape calculations for proposed landscaping plan.
2. Developer must provide the following storm water requirements for site:
 - a. Calculations prepared by a licensed Civil Engineer for review and approval of the Engineering Department. Storm calculations shall achieve 80% removal of total suspended solids from the first flush runoff before discharge to the regional detention basin.
 - b. The calculated regional stormwater detention fee is correct.
 - c. Provide silt sacks or equivalent for road catch basins that may capture site runoff.
3. 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.
4. Developer shall participate in storm sewer cost sharing.

5. Engineer shall include Wyoming details for sidewalk, Curb and Gutter, Fire Hydrant, Testing and Chlorination per Wyoming Specifications.
6. Engineer shall show Watermain restraint lengths on the utility sheets.
7. Developer must move fire hydrant located along the north drive path between Wilson Avenue and Ayrshire Drive 20 feet to the west to be located closer to the fire lane turn. Developer must also move the fire hydrant on the north side of Del-Mar Drive 10 feet to the west to be closer to the drive entry into the site.
8. Developer must provide Knox fire access system.
9. Developer must meet all fire codes through full plan review.

Micele asked the developer if they wanted to address the board.

Jeff VanLaar, Exxel Engineering, introduced himself and thanked Meagher for his presentation. He stated that after the review of the project by city staff there weren't any major issues or concerns that can't be addressed. VanLaar said that construction is scheduled to start in the first quarter and the developer is excited to get started. He said he is available for comments.

A motion was made by Zapata, supported by Hall, to grant site plan approval for the Courtyard Assisted Living and Memory Care facility at 4051 Del-Mar Drive SW subject to conditions 1-9.

A vote on the motion passed unanimously.

OLD BUSINESS

AGENDA ITEM NO. 3

Request to amend Article 2, Article 3, Article 4, Article 5, and Article 11 of the Zoning Code. The request is to amend the zoning code to define transitional housing and emergency shelters for individuals experiencing homelessness and allow those uses in commercial zone districts, form-based code zone districts, and the R-4 zone district (Wyoming Planning Staff).

Hofert spoke to the board and introduced Courtney Myers-Keaton who is the director of the Kent County Continuum of Care (COC). Keaton was invited to provide additional background on homelessness in West Michigan.

Myers-Keaton spoke to the board, presented information and statistics on homelessness in West Michigan, and explained her work with the COC. She also spoke about different housing types and definitions by the Department of Housing (HUD).

Hofert addressed the board reminding them that this recommended text amendment was previously presented at the November 15, 2022 meeting. Hofert re-introduced the zoning ordinance recommendations by presenting the definitions and explained that this recommendation is based on earlier conversations through work sessions with City Council. Hofert presented a map to the board showing different zoning areas in the City and pointed out some parcels that have the potential to be rezoned to R-4. Hofert briefly reminded the board about the Good Neighbor plan and said that it would be a requirement for any projects that are submitted.

Micele asked Myers- Keaton to explain what “unsheltered” means.

Keaton explained that unsheltered is when people are living somewhere that is not meant for human habitation.

A motion was made by Hall, supported by Randall, to adopt the recommended text amendments of Article 2, Article 3, Article 4, Article 5, and Article 11 of the Zoning Code and recommend the same to City Council.

Hall asked staff if input was received from any providers who provide transitional housing and what their response was.

Hofert said that the biggest outcome of the feedback was the change from permitting transitional housing in commercial zoned areas to expanding to permit in R-4 zoned districts.

Hall asked if this opens the door for churches to provide transitional housing.

Hofert said that if a church could qualify for a rezone to a R-4 it would be eligible.

Hall made a statement saying that a church would not be able to have that type of use by right, they would still have to go through the appropriate channels for approval.

Hofert reaffirmed that a church interested in converting into a transitional housing provider may be eligible for a rezone to R-4 if the property meets the requirements for that zone district.?

Randall thanked the COC for the presentation and for providing information for the board. She said that staff has done a really good job of listening to the concerns of the organizations that work with households at risk and for expanding the opportunities available for these types of housing. Randall said that she wanted to specifically mention that what is seen historically in terms of transitioning households from unstable housing is that they are most successful when they have long-term housing and then when housing provides them access to resources and integration into the community. She said that when transitional housing is congregated into one area there isn't an opportunity for those households to access those opportunities and to build

their economic status and become stable so there is a lot of repetitive poverty and instances of unstable housing. Randall said that what she really appreciates with this option is that it gives the community a way to come around those households and support them in ways that are welcoming and provide a sense of belonging in the entire community rather than just distinct commercial areas and said it was well thought out.

A vote on the motion passed unanimously.

INFORMATIONAL

Learning & Growth

VanDuren spoke to the board and provided a summary of the learning and growth topics from the last year. She is asking commissioners to submit topics they are interested in so they can be addressed this year.

PUBLIC COMMENT

Micole opened the public hearing at 7:53 PM.

Jim Davis, Family Promise, addressed the board thanking and congratulating the Commissioners for the momentous moment in the City of Wyoming in addressing the awful situation of homelessness. He said that it was great to have Courtney Myers-Keaton from the COC present to the board. Davis said that he knows that the board will take the information learned into account when cases come before the board. He said that he wanted to point out that over 65% of people with recurring homelessness in the adult sector were homeless as a youth. Davis said that when you look at those organizations joining around the youth initiatives taking kids out of habitats that aren't for humans it is going to be a generational change in poverty, well-being, and mental health. He said that it is exciting, and he hopes that the board is proud and thanked everyone for their efforts.

Seeing no further comments, the public hearing was closed at 7:54 PM.

Hall thanked Myers-Keaton for her presentation to the board. Hall said that with his job at ICCF his competition is homelessness so he loves to cheer on other nonprofits and ministries that are trying to defeat the enemy of housing instability and homelessness.

Micole spoke on behalf of the board thanking Myers-Keaton for the presentation.

ADJOURNMENT

The meeting was adjourned at 7:55 PM.

Audrey Zapata, Secretary
Wyoming Planning Commission

Ashley Dent, Recording Secretary
Wyoming Planning Commission

CONTEXT AREA AND USE STANDARDS : 90-1406 CORRIDOR CENTER AREA (CC)

90-1406 CORRIDOR CENTER AREA

The following standards apply to the Corridor Urban Area:

1.0 Permitted Building Types

Refer to Division 6 for Building Type requirements.

- A. Mixed-Use Building
- B. Zero Lot Line Retail Building
- C. Civic Building

2.0 Permitted Uses

- A. Refer to Table 90-1406 for Land Uses permitted in this Area for each Building Type that is permitted in the Area that are as follows:
 - Permitted by right (P)
 - Permitted by right, on floors two and above (P\$)
 - Permitted by right and only allowed on first floor (P#)
 - Permitted by Special Land Use Permit (S)
 - Uses indicated with a blank cell are not permitted in this Area.

3.0 Building Height by Context Area

- A. Number of stories for buildings is regulated by Context Area.
- B. Each Building Type has requirements for the height (in feet) of building stories. Refer to Division 6 for Building Type Standards.
- C. Building Height for all buildings except Zero Lot Line Retail Building
 - Minimum: None
 - **Maximum, within 28th Street Corridor: 75 feet**
 - **Maximum, within Burton Street Corridor: 35 feet**
 - Zero Lot Line Retail Building: One (1) story building required

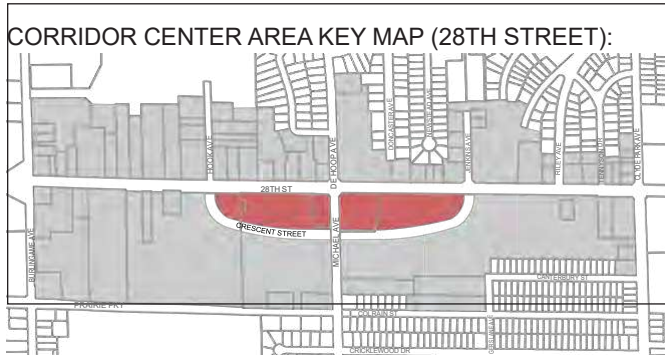
4.0 Special Land Uses

The following are specific standards for Special Land Uses in the CC Area. See Division 2 for Special Land Use general review and approval procedures and Section 90-508 of the City of Wyoming Zoning Ordinance for specific standards for Special Land Uses.

- A. Parking structures. Parking structure entries shall take access from a Street, and not an Avenue, per Division 8, Thoroughfare Standards.
- B. Secondhand businesses.

CORRIDOR CENTER AREA DESCRIPTION:

Corridor Center Area (CC): The Corridor Center Area is the equivalent of a downtown, with the highest concentration of development and the busiest streets. This Area is characterized by mixed-use and retail buildings set close to the sidewalk. These buildings contain ground floor retail and commercial uses with housing and office uses on the upper floors. The Corridor Center Area is the physical, business and commercial hub of the City of Wyoming. Building heights along the Burton Street corridor are limited to two stories to preserve the business district character while taller buildings are permitted in the 28th Street area to support downtown development.



CONTEXT AREA AND USE STANDARDS : 90-1407 CORRIDOR URBAN AREA (CU)

90-1407 CORRIDOR URBAN AREA

The following standards apply to the Corridor Urban Area:

1.0 Permitted Building Types

Refer to Division 6 for Building Type requirements.

- A. Mixed-Use Building
- B. Zero Lot Line Retail Building
- C. Civic Building

2.0 Permitted Uses

- A. Refer to Table 90-1407 for Land Uses permitted in this Area for each Building Type that is permitted in the Area that are as follows:
 - Permitted by right (P)
 - Permitted by right, on floors two and above (P\$)
 - Permitted by right and only allowed on first floor (P#)
 - Permitted by Special Land Use Permit (S)
 - Uses indicated with a blank cell are not permitted in this Area.

3.0 Building Height by Context Area

- A. Number of stories for buildings is regulated by Context Area.
- B. Each Building Type has requirements for the height (in feet) of building stories. Refer to Division 6 for Building Type Standards.
- C. Building Height for all buildings except Zero Lot Line Retail Building
 - Minimum: 25 feet
 - Maximum: 90 feet
 - Zero Lot Line Retail Building: One (1) story building required

4.0 Special Land Uses

The following are specific standards for Special Land Uses in the CU Area. See Division 2 for Special Land Use general review and approval procedures and Section 90-508 of the City of Wyoming Zoning Ordinance for specific standards for Special Land Uses.

- A. Any use in retail sales of 20,000 square feet or more
- B. Bowling alley.
- C. Dance hall/nightclub.
- D. Indoor skating rink.
- E. Indoor theater.
- F. Poolhall/billiards.
- G. Secondhand businesses.

CORRIDOR URBAN AREA DESCRIPTION:

Corridor Urban Area (CU): The Corridor Urban Area is the equivalent of a downtown, with the highest concentration of development, the tallest buildings, and the busiest streets. This Area is characterized by mixed-use and retail buildings set close to the sidewalk. These buildings contain ground floor retail and commercial uses with housing and office uses on the upper floors. The Corridor Center Area is the physical, business and commercial hub of the City of Wyoming. The Area has similar characteristics to the Corridor Center Area.

CORRIDOR URBAN AREA KEY MAP (28TH STREET):



CONTEXT AREA AND USE STANDARDS : 90-1408 CORRIDOR GENERAL AREA (CG)

90-1408 CORRIDOR GENERAL AREA

The following standards apply to the Corridor General Area:

1.0 Permitted Building Types

Refer to Division 6 for Building Type requirements.

- A. Mixed-Use Building
- B. Zero Lot Line Retail Building
- C. Retail Building
- D. Live/Work Building
- E. Apartment
- F. Civic Building

2.0 Permitted Uses

A. Refer to Table 90-1408 for Land Uses permitted in this Area for each Building Type that is permitted in the Area that are as follows:

- Permitted by right (P)
- Permitted by right in Division Avenue Form Based Code Area only (P^D)
- Permitted by right, on floors two and above (P\$)
- Permitted by right and only allowed on first floor (P#)
- Permitted by Special Land Use Permit (S)
- Uses indicated with a blank cell are not permitted in this Area.

3.0 Building Height by Context Area

A. Number of stories for buildings is regulated by Context Area.

B. Each Building Type has requirements for the height (in feet) of building stories. Refer to Division 6 for Building Type Standards.

C. Building Height for all buildings except Zero Lot Line Retail Building

- **Minimum: 25 feet**
- **Maximum, within 28th Street Corridor: 90 feet**
- **Maximum, within Division Avenue and Burton Street Corridor: 45 feet**
Exception: 75 feet with Special Use Approval
- Zero Lot Line Retail Building: One (1) story building required

4.0 Special Land Uses

The following are specific standards for Special Land Uses in the CG Area. See Division 2 for Special Land Use general review and approval procedures and Section 90-508 of the City of Wyoming Zoning Ordinance for specific standards for Special Land Uses.

- A. Car wash, permitted only in the Division Avenue Corridor.
- B. Commercial greenhouse, permitted only in the Division Avenue Corridor.
- C. Dance hall/nightclub.
- D. Drive-through establishments. Drive through entries shall take access from secondary frontages. Permitted only in the Division Avenue Corridor.
- E. Open air business.
- F. Secondhand businesses.
- G. Special Land Use for five (5) story buildings within the Division Avenue corridor follow Section 90-508.

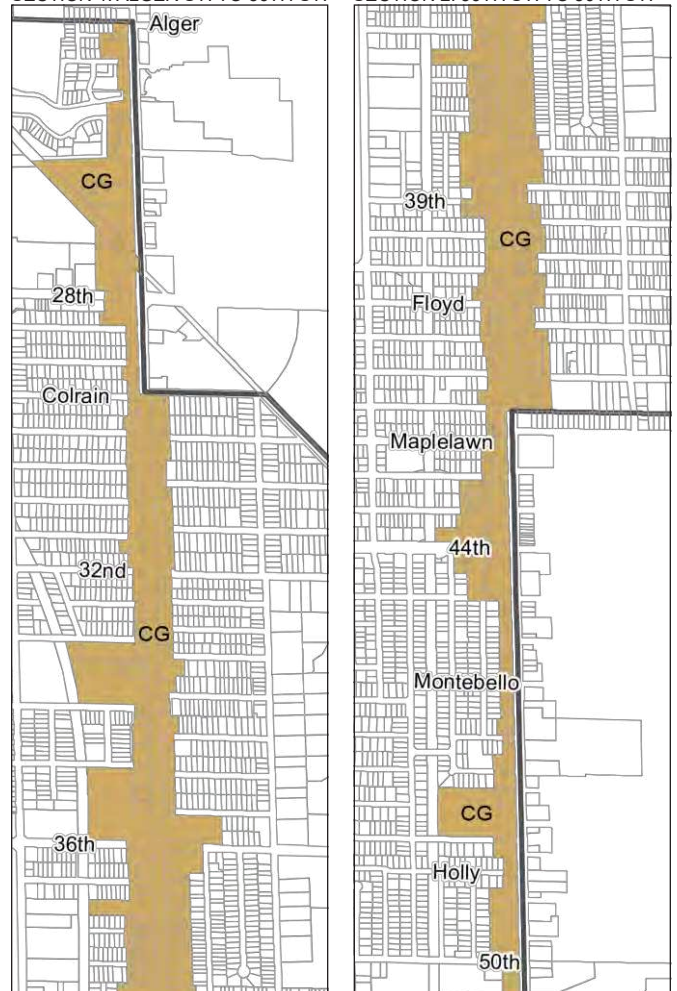
CORRIDOR GENERAL AREA DESCRIPTION:

Corridor General Area (CG): The Corridor General Area represents a traditional urban development pattern with mixed use, retail, live / work and apartment buildings. The Area is characterized by a variety of Building Types set relatively close to the sidewalk, but also allows a range of building placement options that permit a varied street wall.

CORRIDOR GENERAL AREA KEY MAP (28TH STREET):



CORRIDOR GENERAL AREA KEY MAPS (DIVISION AVE):
SECTION 1: ALGER ST. TO 36TH ST. SECTION 2: 36TH ST. TO 50TH ST.



CONTEXT AREA AND USE STANDARDS : 90-1409 CORRIDOR SUB-URBAN AREA (CS)

90-1409 CORRIDOR SUB-URBAN AREA

The following standards apply to the Corridor Sub-Urban Area:

1.0 Permitted Building Types

Refer to Division 6 for Building Type requirements.

- A. Retail Building
- B. Live/Work Building
- C. Apartment
- D. Rowhouse
- E. Civic Building

2.0 Permitted Uses

A. Refer to Table 90-1409 for Land Uses permitted in this Area for each Building Type that is permitted in the Area that are as follows:

- Permitted by right (P)
- Permitted by right, on floors two and above (P\$)
- Permitted by right and only allowed on first floor (P#)
- Permitted by Special Land Use Permit (S)
- Uses indicated with a blank cell are not permitted in this Area.

3.0 Building Height by Context Area

- A. Number of stories for buildings is regulated by Context Area.
- B. Each Building Type has requirements for the height (in feet) of building stories. Refer to Division 6 for Building Type Standards.

C. Building Height for all buildings:

- **Minimum: 25 feet**
- **Maximum: 60 feet**
- Retail Building: One (1) story building required

4.0 Special Land Uses

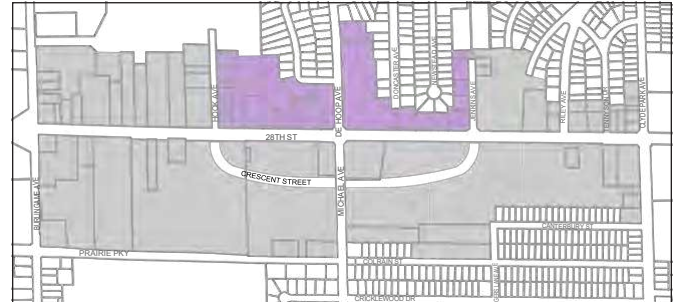
The following are specific standards for Special Land Uses in the CS Area. See Division 2 for Special Land Use general review and approval procedures and Section 90-508 of the City of Wyoming Zoning Ordinance for specific standards for Special Land Uses.

- A. Bowling alley.
- B. College or university.
- C. Commercial greenhouse.
- D. Community center.
- E. Dance hall/nightclub.
- F. Drive-through establishments. Drive through entries shall take access from interior rights-of-way.
- G. Indoor skating rink.
- H. Indoor theater.
- I. Parking structures. Parking structure entries shall take access from a Street, and not an Avenue, per Division 8, Thoroughfare Standards.
- J. Pool hall/billiards.
- K. Secondhand businesses.

CORRIDOR SUB-URBAN AREA DESCRIPTION:

Corridor Sub-Urban Area (CS): The Corridor Sub-Urban Area represents a transition area within the development pattern by facilitating building placement that is varied and setback from the street edge and less emphasis on commercial uses. The Area permits flexible retail building placement to encourage a varied street edge and also allows for a variety of residential Building Types.

CORRIDOR SUB-URBAN AREA KEY MAP (28TH STREET):



CONTEXT AREA AND USE STANDARDS : 90-1410 CORRIDOR EDGE AREA (CE)

90-1410 CORRIDOR EDGE AREA

The following standards apply to the Corridor Edge Area:

1.0 Permitted Building Types

Refer to Division 6 for Building Type requirements.

- A. Retail Building
- B. Live/Work Building
- C. Apartment
- D. Rowhouse
- E. Two-family House
- F. Civic Building

2.0 Permitted Uses

- A. Refer to Table 90-1410 for Land Uses permitted in this Area for each Building Type that is permitted in the Area that are as follows:
 - Permitted by right (P)
 - Permitted by right in Division Avenue Form Based Code Area only (P^D)
 - Permitted by right, on floors two and above (P\$)
 - Permitted by right and only allowed on first floor (P#)
 - Permitted by Special Land Use Permit (S)
 - Uses indicated with a blank cell are not permitted in this Area.

3.0 Building Height by Context Area

- A. Number of stories for buildings is regulated by Context Area.
- B. Each Building Type has requirements for the height (in feet) of building stories. Refer to Division 6 for Building Type Standards.
- C. Building Height for all buildings:
 - Minimum: No minimum
 - Maximum: 45 feet
 - Retail Building: One (1) story building required

4.0 Special Land Uses

The following are specific standards for Special Land Uses in the CE Area. See Division 2 for Special Land Use general review and approval procedures and Section 90-508 of the City of Wyoming Zoning Ordinance for specific standards for Special Land Uses.

- A. Automobile sales. Permitted on Division Avenue Corridor only.
- B. Car wash. Permitted on Division Avenue Corridor only.
- C. College or university.
- D. Dance hall/nightclub.
- E. Drive-through establishments. Drive through entries shall take access from secondary frontages.
- F. Funeral homes or mortuaries.
- G. Open air business.
- H. Parking structures. Parking structure entries shall take access from a Street, and not an Avenue, per Division 8, Thoroughfare Standards.
- I. Pool hall/billiards.
- J. Secondhand businesses.
- K. Self-storage facilities. These facilities are only permitted along Division Avenue, south of 56th Street. They are not permitted on corner lots.

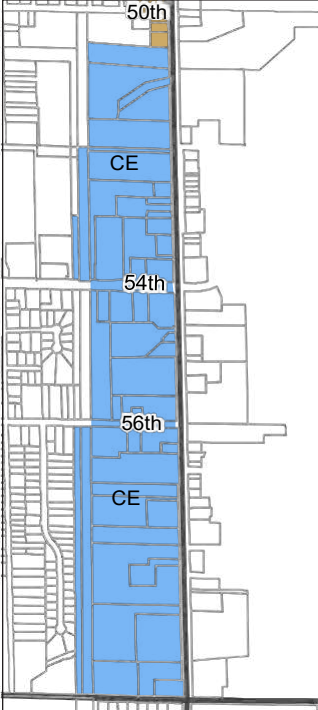
CORRIDOR EDGE AREA DESCRIPTION:

Corridor Edge Area (CE): The Corridor Edge Area represents a district which transitions from more urban areas to the existing development pattern of the City. This Area promotes retail and residential uses with building placement that is more consistent with existing City development patterns and includes the flexibility of locating limited parking in the front of retail buildings that front on 28th Street, Division Avenue, and Burton Street.

CORRIDOR EDGE AREA KEY MAP (28TH STREET):



CORRIDOR EDGE AREA KEY MAP (DIVISION AVE): SECTION 1: 50TH ST. TO 60TH ST.



CORRIDOR EDGE AREA KEY MAP (BURTON STREET):



CONTEXT AREA AND USE STANDARDS : 90-1411 CORRIDOR NEIGHBORHOOD AREA (CN)

90-1411 CORRIDOR NEIGHBORHOOD AREA

The following standards apply to the Corridor Neighborhood Area:

1.0 Permitted Building Types

Refer to Division 6 for Building Type requirements.

- A. Rowhouse
- B. Two-family House
- C. Single-family House
- D. Civic Building

2.0 Permitted Uses

A. Refer to Table 90-1411 for Land Uses permitted in this Area for each Building Type that is permitted in the Area that are as follows:

- Permitted by right (P)
- Permitted by right, on floors two and above (P\$)
- Permitted by right and only allowed on first floor (P#)
- Permitted by Special Land Use Permit (S)
- Uses indicated with a blank cell are not permitted in this Area.

3.0 Building Height by Context Area

A. Number of stories for buildings is regulated by Context Area.

B. Each Building Type has requirements for the height (in feet) of building stories. Refer to Division 6 for Building Type Standards.

C. Building Height for all buildings:

- Minimum: No minimum
- Maximum: 35 feet

4.0 Special Land Uses

The following are specific standards for Special Land Uses in the CN Area. See Division 2 for Special Land Use general review and approval procedures and Section 90-508 of the City of Wyoming Zoning Ordinance for specific standards for Special Land Uses.

- A. Community center.
- B. Nursery schools, day nurseries, and dependent care facilities for seven or more people.

CORRIDOR NEIGHBORHOOD AREA DESCRIPTION:

Corridor Neighborhood District (CN): The Corridor Neighborhood District is a residential district that allows rowhouses, two-family and single-family homes. It is intended to address redevelopment opportunities that are consistent with existing adjacent single-family residential neighborhoods.

CORRIDOR NEIGHBORHOOD AREA KEY MAP (28TH STREET):



CORRIDOR NEIGHBORHOOD AREA KEY MAP (BURTON STREET): SECTION 1: BURLINGAME AVE TO MARTINDALE AVE



CORRIDOR NEIGHBORHOOD AREA KEY MAP (BURTON STREET): SECTION 2: HUIZEN AVE TO CLYDE PARK AVE

