

AGENDA
WYOMING PLANNING COMMISSION
TUESDAY, JULY 15, 2025
7:00 P.M.

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

APPROVAL OF AGENDA

PUBLIC COMMENT ON NON-PUBLIC HEARING AGENDA ITEMS

This public comment period is reserved for comment on non-public hearing items only. It is important to note this is not an opportunity for dialog or debate, but an opportunity to provide comment to the Planning Commission. Upon approaching the podium, please begin by providing your name and address. There is a 3 minute limit per person.

PUBLIC HEARING

1. Request for a special land use for a Child Care Facility at 1305 34th St SW (Section 14) (Safaa Abas).
2. Request for a special land use for an Event Center at 950 28th St SW, Suite 978 (Section 14) (Carolyn Allen, Isaac V. Norris & Associates).
3. Request for a special land use for a Secondhand Business at 2031 28th St SW (Section 10) (Korting, RBD Holdings LLC).

OLD BUSINESS

NEW BUSINESS

4. Request for site plan approval at 2500 Chicago Dr SW (Section 9) (Mason Mellema, Sons Property Holdings LLC).

INFORMATIONAL

5. Learning & Growth

PUBLIC COMMENT

This public comment period is reserved for any comments. It is important to note this is not an opportunity for dialog or debate, but an opportunity to provide comment to the Planning Commission. Upon approaching the podium, please begin by providing your name and address. There is a 3 minute limit per person.

ADJOURNMENT

THESE MINUTES ARE SUBJECT TO FORMAL APPROVAL BY THE WYOMING
PLANNING COMMISSION AT ITS REGULAR MEETING OF JULY 15, 2025.

PLANNING COMMISSION
MEETING MINUTES OF JUNE 17, 2025
CITY COUNCIL CHAMBERS
CITY OF WYOMING, MICHIGAN

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

MEMBERS ABSENT: Zapata

STAFF PRESENT: Hofert, Director of Community & Economic Development
Smith, Assistant Director of Community and Economic
Development
Blair, Planner II
Hyble, Planner I
Zuniga, Recording Secretary

CALL TO ORDER

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

A motion was made by Gilreath-Watts, supported by VanDuren, to excuse Zapata.

APPROVAL OF MINUTES

The minutes of May 20, 2025 were approved to stand as read.

APPROVAL OF AGENDA

The agenda was approved to stand as read.

PUBLIC COMMENT ON NON-PUBLIC HEARING AGENDA ITEMS

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

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

AGENDA ITEM NO. 1

Request for a special land use for a Parochial High School at 150 50th St SW (Section 25) (West Michigan Lutheran High School, Grace Lutheran Church)

Hyble explained that the site is zoned R-2 Residential District and outlined the various uses of the surrounding land.

Hyble said that the applicant is proposing a parochial high school, West Michigan Lutheran High School, to be located within the Grace Lutheran Church building at 150 50th Street SW. This use will be featured in addition to the existing place of worship use, as the applicant proposes to utilize limited portions of the main building. Seven classroom-style rooms and the fellowship hall area within the main building will be dedicated to West Michigan Lutheran High School during the weekdays, with any other school-related events being coordinated with Grace Lutheran Church. The high school currently exists in Wyoming with a total of 16-20 students and 8 staff members, and it desires to switch locations to better fit its needs for the 2025-2026 academic year. No construction, demolition, or changes are proposed at 150 50th Street SW to accommodate this use.

CONFORMANCE WITH ORDINANCE STANDARDS AND FINDINGS OF FACT:

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

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

Due to the size of the proposed high school and the nature of its operation, staff does not expect negative impacts to neighboring property. Nearly all activities of a high school are maintained indoors, and the high school does not require playground space or sports facilities outdoors. Additionally, West Michigan Lutheran High School has been in Wyoming since 2009, and there have been no code enforcement issues at their current location for loud or disruptive activities during its time there.

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

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

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

A high school of this size does not require bus transportation to pick up and drop off students, and the applicant expects a total of 13-15 vehicles entering and exiting the location during normal school hours. This low volume is not expected to create street congestion or negatively impact traffic.

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

Educational facilities rarely create blight, and the presence of maintained school buildings typically enhances the neighborhood. Staff expects this building to continue to be well maintained in the future.

(e) The economic feasibility for the area.

This use is feasible, as shown by its presence in the greater metropolitan area since 2004. By joining a building with excess space and a church body of the same denomination, the opportunity for shared resources and community is expected to benefit both West Michigan Lutheran High School and Grace Lutheran Church as a whole.

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

There are no concerns for the public health, safety, and welfare for this use. Educational facilities like these are also regulated by the State Fire Marshal and Michigan Department of Education.

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

Section 90-508 outlines various requirements for high school institutions. The site abuts a major thoroughfare, and the school's drop-off location is distanced from the street right-of-way. The site's location and design meet requirements that minimize impact on neighboring properties.

The minimum lot area requirement of 10 acres for a high school use is not met, which was originally intended for the development of new school buildings in greenfields. Many existing schools in Wyoming do not meet this requirement. Due to the size of the school, the limited applicability of the zoning code to non-profit schools, and the intent of the code, staff is confident the 3.63 acre parcel is sufficient for the use.

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

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

The site plan submitted for this project contains the appropriate level of detail to understand the site and proposed use.

(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.

No changes are being proposed to the existing structure, and there are no requirements for this standard.

(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.

There is existing screening on the site that satisfies the privacy requirement for nearby single family houses that are not associated with the property. The house located directly to the northwest of the property at 158 50th Street SW is owned by Grace Lutheran Church and operates as a rental.

- (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.*

Since no redevelopment is being proposed to the site, there are no additional requirements for the preservation of natural areas. All existing landscaping will remain on 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.*

This requirement is met, as confirmed by the City's Engineering Office.

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

This requirement is met, as confirmed by the City's Engineering Office. The applicant is not proposing any building additions or demolition.

- (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.*

Three points of ingress/egress are provided to the main building from 50th Street SW, with a fourth point of access provided through the parcel to the northwest at 158 50th Street SW. The three major access points feed into two separate parking lots that provide access to the building on the eastern and western sides.

- (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.*

The existing site layout meets emergency vehicle access, per the Wyoming Fire Marshal. Fire Lane Signage and Knox Box access are required.

- (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.

Existing two-way traffic is provided throughout the site and meets the requirements of this section. Parking allocated to this use will be on the westernmost portion of the site.

- (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.*

Pedestrian circulation is found on the western side of the main building, which connects to the right of way sidewalk path and the southernmost parking lot. These paths maintain reasonable separation from the vehicular circulation system.

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

The City's Engineering Office has no concerns with the site's traffic impact and location within a residential area.

- (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 is currently served by public utilities in the main building.

- (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.*

No redevelopment of the existing site is proposed, and there are no requirements for this reviewing standard.

ALIGNMENT WITH MASTER PLAN:

The City's Master Plan, Wyoming [re] Imagined was adopted in 2021. The future land use for the site is noted as Public/Semi-Public. This category includes educational, institutional, religious, and governmental uses. These uses are recommended to be preserved, due to the valued community services they provide. West Michigan Lutheran High School's use aligns directly with the uses mentioned in the master plan by offering a parochial education service in the area.

Hyble said that The Development Review Team recommends the Planning Commission grant special use approval for a parochial high school at 150 50th Street SW and, in a separate motion, grant site plan approval, subject to conditions 1-2 below:

- 1.) The applicant shall work with the Wyoming Fire Department to address all comments noted in their review:
 - a) Provide fire lane signage as required by Fire Marshal office.
 - b) Provide Knox Box for fire access to building.
 - c) Must meet all fire codes through full plan review process.
- 2.) The applicant shall work with the Wyoming Planning Office to address all comments noted in their review:
 - a) All signage must comply with Article 7 of the City's Zoning Ordinance.

Micele opened the public comment period for non-public hearing agenda items at 7:11 PM.

Kristine Angers, 811 Den Hertog, principal of West Michigan Lutheran High School, spoke to commissioners and expressed her excitement to be able to continue this school in Wyoming community. It is a small school that will be operating in existing space that was once used for a pre-school.

There was no further public comment, and the public hearing was closed at 7:12 PM.

A motion was made by Hall, supported by Lamer to grant special use approval for a Parochial High School at 150 50th St SW.

A vote on the motion passed unanimously.

A motion was made by Randall, supported by Smart to approve the site plan for 150 50th St SW, subject to conditions 1 and 2.

A vote on the motion passed unanimously.

AGENDA ITEM NO. 2

Request for a special land use for a Drive-Through at 211 36th St SW (Section 13) (AR Engineering, Ignite Credit Union)

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

Blair said that the applicant is proposing to tear down the existing Rivertown Credit Union building and replace it with an 8,040 square foot multi-tenant structure on the same site. This structure would have the existing credit union as the eastern-most tenant space, with two drive-

up ITM islands in the rear of the site. The remainder of the tenant space, while shown in the site plan as subdivided, has not been allocated to any specific uses at this time. However, the applicant is requesting special use permission for additional drive-through use along the western portion of the building, for a potential restaurant tenant. The site includes 46 spaces for the new potential tenants and the credit union, as well as three potential areas of ingress and egress. The applicant is also proposing updated landscaping along Buchanan and 36th St, as well as to the rear of the site along the pedestrian walkway.

CONFORMANCE WITH ORDINANCE STANDARDS AND FINDINGS OF FACT:

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

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

This development is unlikely to create substantial and permanent adverse effects on the neighboring property. The redevelopment of this site is likely to enhance the surrounding neighborhood and commercial corridor to the east. This standard is met.

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

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

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

The proposed project will not have an adverse effect upon traffic, as identified by the Wyoming Engineering Office. No traffic impact analysis was necessary for the redevelopment. This standard is met.

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

The redevelopment of this property would have a positive impact on the surrounding neighborhood through the expansion of service and other commercial uses which would boost economic growth and would likely reduce blight as a result. This standard is met.

(e) The economic feasibility for the area.

This area has multiple retail and commercial uses within a quarter mile, making this redevelopment an extension of an existing commercial corridor. In addition, the redevelopment would likely be a source of economic growth. Recent improvement of a public gathering space, new employment centers, and proximity to an existing commercial corridor are likely to increase foot traffic to the new retail and service uses proposed. This standard is met.

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

The redevelopment is unlikely to have negative effects on public health, safety, and welfare. New retail, restaurant, and service uses would likely have a positive effect on public health and welfare through increased services and economic development.

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

There are no further provisions of this chapter. However, provisions regarding stacking spaces (existing in Table 90-600) have been met; 4 spaces for the financial institution, 5 spaces for the potential drive-through restaurant.

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 proposed plan meets all of the requirements for information regarding site plan review. This standard is met.

(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 proposed 8,040 square foot building meets the dimensional requirements of this article, and conforms with the B-2 zoning designation that the site was recently rezoned to. This standard is met.

(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.*

There is an existing 6-foot privacy fence along the rear portion of the property, providing screening to the adjacent residential uses, as required by the zoning code. This standard is met.

(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.*

This is a previously developed site, and therefore has little to no natural areas to preserve. However, the applicant is proposing street trees along Buchanan Avenue and 36th Street, in accordance with landscaping requirements in 90-328. This standard is met.

- (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.*

The applicant will work with the Wyoming Engineering Office to ensure proper stormwater management is provided as construction proceeds. The Engineering Office confirms that this standard will be met.

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

The Wyoming Engineering Office is satisfied with the applicant's soil erosion plan as presented. This standard is met.

- (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.*

The proposed plan provides three points of ingress and egress; two on 36th Street and one off of Buchanan Avenue. These meet minimum requirements for width and clear vision corners, which are observed and unobstructed. This standard is met.

- (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.*

The Wyoming Fire Department is satisfied with the turning radii and fire access lanes provided. The applicant will continue to work with the Fire Department to meet the requirements of the fire code as construction progresses. This standard will be met.

- (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.*

The Wyoming Engineering and Planning Offices are satisfied with the circulation design on the plan provided by the applicant. This standard is met.

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

The Wyoming Engineering Office is requesting additional ADA accessible routes from the street sidewalk to the proposed building. The Planning Office is satisfied with the pedestrian circulation around the building and between the building and the existing public walkways. This standard will be met.

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

The Wyoming Engineering Office has confirmed that the redevelopment will not have a significant adverse effect on traffic nearby. No traffic impact study has been deemed necessary. The Wyoming Engineering Office confirms that this standard is met.

- (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 currently is being served by public services, and will continue to be served through the redevelopment. The Wyoming Engineering Office is working with the applicant to confirm all redevelopment standards for public services meet requirements. This standard will be met.

- (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.*

The Wyoming Fire Department, Engineering Office, Building Department, Planning Office, and Assessor's Office confirm that all elements of Site Redevelopment are either met or will be met through the conditions laid out in this report.

ALIGNMENT WITH MASTER PLAN:

The City's Master Plan, Wyoming [re] Imagined was adopted in 2021. The future land use for the site is noted as Mixed Use. Mixed use, either vertical or horizontal, is intended to provide an array of uses, including but not limited to commercial, retail, service, housing, and office uses. The applicant is proposing a mixture of service, retail, and restaurant uses, which meet the intent and guidance of the City's Master Plan.

Blair said that the Development Review Team recommends the Planning Commission grant special use approval for a drive-through at 211 36th St SW and, in a separate motion, grant site plan approval, subject to conditions 1-3 below:

- 1.) The applicant shall work with the Wyoming Fire Department to address all comments noted in their review:
 - a) Applicant must provide fire lane signage as required by Fire Marshal office.

- b) Applicant must provide Knox Box on building for fire access.
- c) Applicant must meet all fire codes through full plan review process.
- 2.) The applicant shall work with the Wyoming Planning Office to address all comments noted in their review:
 - a) Applicant must follow all Sign Code regulations as outlined in Section 7 of the Zoning Code.
- 3.) The applicant shall work with the Wyoming Engineering Office to address all comments noted in their review:
 - a) Site plan approval is contingent upon finalizing the site plan to satisfy all comments (General, Detailed, and Stormwater comments) required by the City of Wyoming Engineering Department.
 - b) Waterservice shall be copper to the building.
 - c) Determine if a fireline is needed.
 - d) Developer shall provide ADA accessible pedestrian route from the sidewalk to the entrance of the building.
 - e) Provide a minimum depth of cover of 3 feet over storm sewer.
 - f) Provide the following for stormwater calculations:
 - Map of drainage subcatchments.
 - Table detailing subcatchment areas, runoff curve numbers, times of concentration, rainfall intensities, and peak runoff, as well as pipe capacities, flows, and velocities.
 - g) Compare impervious surface area between existing and proposed conditions. Determine whether the impervious surface area has increased. Depending on the new impervious area, additional stormwater requirements may apply.
 - h) Stormwater quality requirements apply. Provide stormwater quality design and completed LGROW spreadsheet.

Micele opened the public hearing at 7:23PM.

Casey Burns, 3545 Birchwood Ave SW, spoke to commissioners and voiced his concerns of lack of privacy, motorized vehicles driving on sidewalks, and increased traffic.

Shawn Roberts, 3546 Hillcroft Ave SW, also voiced concerns about the increased traffic volume and the issue of not having enough parking for the site. She stated the previous construction project had damaged her home and was afraid the demolition of this building would cause more damage to her home.

The public hearing was closed at 7:30PM.

Cody Newman, 117 W Michigan Ave, architect for the project spoke to commissioners and said they've been working closely with Planning staff to make sure they are in compliance, and they are excited to clean up this building that has been dated for a while.

A motion was made by VanDuren, supported by Randall to grant special use approval for a Drive-Through at 211 36th St SW.

A vote on the motion passed unanimously.

A motion was made by Lamer, supported by Randall to approve the site plan for 211 36th St SW, subject to conditions 1-3.

Hall wanted to know how the traffic would flow for the drive-throughs and whether all drive-throughs would flow in the same direction.

Blair said traffic would move in the same direction.

Hall asked about fencing between this lot and the residential properties.

Hofert said the City is looking into putting up bollards to prevent any flow of vehicular traffic.

Weller asked if a gate could be placed at the end of each cul-de-sac.

Hoffert responded and said that the gate issues were not pertinent to the site plan request because the cul-de-sacs give access to the Mercado site and not the site being discussed. She told Weller she would be willing to discuss it further with him after the meeting.

A vote on the motion passed unanimously.

AGENDA ITEM NO. 3

Request for a rezoning from ER Estate Residential to PUD-4 General Planned District at 3738 52nd St SW (Section 32) (Paramount Development Corporation, Virginia L Salmon Trust)

Hofert explained that the site is zoned ER Estate Residential and outlined the various uses of the surrounding land.

Hofert said that the applicant proposes a new residential housing development, consisting of 207 owner-occupied units, at 3738 52nd Street SW. This development consists of a mixture of two housing types: single family detached units and single family attached units. The portions of housing dedicated to single family detached units will feature 50-foot-wide and 70-foot-wide lots. As for the single family attached type, the proposal details townhomes with garages that are either front or rear loaded. Three open spaces are proposed at the center of the property, with trails and sidewalks distributed throughout the development.

Hofert explained the review and approval process below:

- **Pre-Meeting:** Discuss proposed project and provide relevant information to the

- applicant
- **Preliminary PUD:** Consists of an application, conceptual plan, and project narrative. Review and recommendation by Planning Commission to City Council.
- **Final PUD:** Is substantially consistent with approved conceptual plan.
Reviewed and approved by Planning Commission.
- **Site Plan:** Phased site plan review is allowed as long as plans are consistent with conceptual site approval.

CONFORMANCE WITH ORDINANCE STANDARDS AND FINDINGS OF FACT:

Section 90-516(6) establishes general review standards for rezonings:

(a) Consistency with the adopted master plan;

This parcel is noted as Suburban Residential in the 2021 Wyoming [re] Imagined master plan, which places a priority on housing development. The master plan encourages larger redevelopment of property through the Planned Unit Development (PUD) process, to maximize open space and pedestrian infrastructure. These types of developments are directed to take place along major roadways and maintain the character of nearby neighborhoods. The proposed PUD-4 is located along a major roadway and incorporates single family homes. This aligns with the direction of the master plan.

(b) Compatibility of the allowed uses with existing and future land uses;

The existing land use as a singular unit of housing is permitted within the existing land use, but the future land use of Suburban Residential demonstrates that redevelopment should occur on large estate properties when possible. The PUD zoning classification would allow for the desired type of redevelopment to happen.

(c) Ability of the property to be used as currently zoned; and

As currently zoned, a development beyond one unit would not be permitted. While platting the property is a feasible option, the PUD process type allows for a variety of housing types, provides dedicated open space, and can deliver a product crafted to the needs of the community.

(d) Appropriateness of all uses allowed within the proposed district at the property location.

The proposed PUD-4 permits a variety of residential uses that are appropriate for the area. Nearby commercial centers, educational facilities, and adequate infrastructure make this property suitable for a residential development that will work in tandem with recent developments nearby.

Section 90-417C establishes qualifying conditions for rezoning requests to a PUD-4:

(a) Location

The site at 3738 52nd Street SW is located within the City of Wyoming and was not previously zoned another PUD district, which meets this condition's requirement.

(b) PUD Purpose

The proposed PUD meets three purposes as outlined in section 90-416C:

- i. Provide for flexibility in development that will result in a better project for the developer, residents and users, as well as for the city, in general.*

This project offers a variety of housing types in a manner that both adds necessary units to the area while maintaining an appealing product type at a variety of price points. The PUD-4 also requires the designation of general open space in addition to any private open space that would be provided through the platting process. This project cannot be accomplished with traditional zoning.

- ii. Accomplish a more desirable and sustainable residential environment than would be possible through the strict application of minimum requirements of this Ordinance.*

The PUD-4 allows for a variety of owner-occupied single family units organized in a manner that would not be possible in a single residential or commercial zoning district, due to the required open space minimums not present in other zoning districts.

- iii. Encourage the utilization of open space and development of recreational amenities generally located within walking distance of all living units.*

The proposed development features open space areas distributed throughout, with walking connections and features designated for resident recreational use. These features include walking paths, open fields, and accessory structures.

(c) Size

The property proposed to be rezoned is approximately 38.1 acres, which meets the minimum lot size requirement.

(d) Residential Density

The proposed density for this site is 5.43 dwelling units per acre. The maximum permitted density without a density bonus for properties 35.1 to 100 acres in size is 6 dwelling units per acre, per Table 90-420C(2). The proposed density falls below the allowed density limit.

(e) Housing Variety

The housing variety proposed for this project includes both attached and detached single family owner-occupied units. Two different types of single family detached units are proposed on 50- and 70-foot-wide lots, while the single family attached units are varied

between townhomes with front and rear loaded garages. This meets the requirements of this section while maintaining the character of adjacent neighborhoods.

(f) Utilities

Existing public water and sanitary sewer facilities will serve the proposed PUD.

(g) Ownership and Control

The property is owned by a single entity, Virginia L Salmon Trust. The ownership has consented to the PUD application and has a purchase agreement for the property with the applicant, Paramount Development Corporation.

(h) Recognizable Public Benefit

The proposed development satisfies this condition through two benefits that would not be possible under the existing ER Estate Residential District. The PUD will include:

i. A complementary mix of land uses or housing types within the PUD.

This development offers a variety of single family housing types that work in cohesion to meet the area's housing demands while keeping in character with adjacent developments.

ii. Connectivity of preserved open space with adjacent open space, greenways or public trails.

The proposed PUD provides pedestrian mobility connections to the right-of-way along 52nd Street SW, the neighborhood to the south, and within the PUD. Internal sidewalks and trails within the PUD connect all properties to the dedicated open space areas and gathering spaces central to the site.

STAFF COMMENTS:

(a) Modifications to minimum requirements

The applicant requests the following modifications which can be recommended by Planning Commission and granted by City Council. Staff supports the following requests, which are detailed on pages 4 and 5 of the project narrative:

- i. The following are deviations from applicable zoning codes for the entire project:
 - a. Public road width of 30 feet with 25 feet of blacktop. This represents a reduction of 3 feet for both provisions.
 - b. Private road width of 25 feet with 24 feet of blacktop.
 - c. Michigan rooms and decks allowed in the required rear yard setback up to 6 feet.
 - d. Architectural features allowed in the front yard setback up to 6 feet. This is an additional 3 feet to the current code requirement of 3 feet.

- e. Along 52nd Street SW, the required front yard is 30 feet, a deviation of 5 feet from the 35 foot requirement.
- f. A reduction of the required open space to 20.8% of total land area. This is a deviation of 14.2% from the requirement of 35%. An additional reduction of no more than 3% may be permitted as the PUD-4 design is finalized.

Hofert explained that this development features single family lots with required setbacks that are not factored into the open space calculation. If this greenspace was accounted for, open space would account for 42% of the total land area. Hofert also clarified that a development on this property that meets the code-defined open space requirement would necessitate multi-family structures. The proposed plan keeps in character with the adjacent neighborhoods.

- ii. The following are requested deviations for the single family attached housing types proposed:

| Single Family Attached | Zoning Type | Requirement | Deviation | PUD Standard |
|------------------------|------------------------------|-------------|-----------|--------------|
| | Minimum Side Yard | 20 ft. | 4 ft. | 16 ft. |
| | Greenbelt Requirement | 25 ft. | 25 ft. | 0 ft. |
| Rear Loaded | | | | |
| | Minimum Front Yard | 35 ft. | 11 ft. | 24 ft. |
| | Minimum Secondary Front Yard | 35 ft. | 25 ft. | 10 ft. |
| Front Loaded | | | | |
| | Minimum Front Yard | 35 ft. | 10 ft. | 25 ft. |
| | Minimum Secondary Front Yard | 35 ft. | 30 ft. | 5 ft. |

- iii. The following are requested deviations for the single family detached housing types proposed:

| Single Family Detached | Zoning Type | Requirement | Deviation | PUD Standard |
|------------------------|------------------------------|---------------|---------------|---------------|
| | Minimum Front Yard | 35 ft. | 10 ft. | 25 ft. |
| | Detached Garages | Not Allowed | - | Allowed |
| 50' Lots | | | | |
| | Minimum Lot Area | 8,400 sq. ft. | 3,000 sq. ft. | 5,400 sq. ft. |
| | Minimum Lot Width | 65 ft. | 15 ft. | 50 ft. |
| | Minimum Secondary Front Yard | 20 ft. | 14 ft. | 6 ft. |
| | Minimum Combined Side Yard | 18 ft. | 6 ft. | 12 ft. |

| | | | | |
|----------|------------------------------|---------------|-------------|---------------|
| | Minimum Side Yard | 7 ft. | 1 ft. | 6 ft. |
| | Minimum Rear Yard | 35 ft. | 10 ft. | 25 ft. |
| 70' Lots | | | | |
| | Minimum Lot Area | 8,400 sq. ft. | 400 sq. ft. | 8,000 sq. ft. |
| | Minimum Secondary Front Yard | 20 ft. | 11 ft. | 9 ft. |
| | Minimum Combined Side Yard | 18 ft. | 4 ft. | 14 ft. |
| | Minimum Rear Yard | 35 ft. | 5 ft. | 30 ft. |

(b) Analysis of Impediments (AI) to Housing Choice and Housing Needs Assessment (HNA)

The City's 2020 AI and HNA identified a need for 7,876 additional units in Wyoming. This project is proposed to add 207 units to the housing stock to meet increasing demands in the area.

(c) Location

The location is suitable for a residential development, being adjacent to the intersection of major thoroughfares of Wilson Avenue SW and 52nd Avenue SW. Nearby schools, commercial corridors, and recreational opportunities also meet a variety of needs of the residents of this proposed development.

(d) Process

The Planning Commission is only considering a Preliminary PUD request for this parcel. This request will receive two readings at City Council. The applicant could then submit an application for Final PUD approval relying on the updated zoning once approved by City Council or contingent on City Council approval.

- June 17 – Planning Commission considers the Preliminary PUD request.
- July 7 – City Council hears the first reading of the Preliminary PUD request.
- August 4 – City Council hears the second reading of the Preliminary PUD request.

Hofert said The Development Review Team recommends the Planning Commission grant the PUD-4 rezoning request at 3738 52nd Street SW, including the requested deviations, and recommend the same to the City Council subject to condition 1 below:

1. The conceptual plan, architectural pattern book, declaration of covenants and restrictions, project narrative, and master deed shall be submitted and included as part of approved PUD-4.

Micele opened the public hearing at 7:53PM.

Ted Braciak, 5308 Mapleside Ln, spoke against the development citing traffic problems on 52nd St. that already exist due to the school across the street from this development site.

Lori Horne, 5187 Salmon River Ct SW, spoke against the development, citing the traffic issues on 52nd St SW because of the school. She also wondered if more residential units in their area meant higher taxes.

Pam McLenithan, 3566 Evan Brooke Dr SW, spoke against the development saying there are too many units for the property size and traffic concerns as well. McLenithan also stated her disappointment in the developer for lack of communication.

Corey Palmer, 5411 Mills Ridge Dr, said the plan should not be approved and listed the destruction of the tree canopy and privacy as concerns.

Scott Anderle, 5087 Vistula Ct SW, spoke to commissioners and said the development looks nice, but has a couple concerns and one is that there is a flood plain on the east side of the property and another is the school traffic. Anderle also asked staff and commissioners to consider the entrances to the development on 52nd Street.

Laureen Robinson, 5030 Amanda Dr SW, spoke to commissioners and said she's concerned about the destruction of greenspace. Robinson stated she would like to see fewer and higher-quality houses. Robinson told of how she knew the previous owner.

The public hearing was closed at 8:11PM.

Mike McGraw, Paramount Development at 1188 E Paris SE, shared about the business's history and its mission. McGraw also told commissioners about the company's vision for this property, the factors that went into it, and the important aspects of their development style.

Kelly Kuiper spoke to commissioners and shared how the developer met with the Salmon family to learn about the property's history. Kuiper talked about their approach to land use and housing types, stating the developer will continue to work with the family to incorporate their history into the project.

A motion was made by Hall, supported by Gilreath-Watts to approve the PUD-4 rezoning request at 3738 52nd St SW, including the requested deviations, and recommend the same to the City Council subject to condition 1.

Randall asked Staff regarding a redevelopment plan for 52nd Street and what the type of road it is intended to be currently.

Hofert responded and said that the City received a grant from the state to improve the non-motorized trail that runs along 52nd Street and with that the Engineering/Public Works department is looking into the possibilities of curbing or widening the street. Hofert shared that the City is aware of the traffic counts on the road and that is why a traffic study was not required for the developer.

Randall asked for the planned timeframe for the trail project.

Hofert said the grant needs to be spent by 2030.

Smart asked staff if there are plans for a traffic study to be required.

Hofert said the City already has data for this road, but if as staff works through the development and something were to change, the city would be in communication with the developer. The City has looked into the option of adding a traffic light, but traffic volumes currently do not support that option.

Smart asked if the master plan was considered while looking at this development.

Hofert said staff did look at the Master Plan and if the developer was to follow the 100' of tree canopy recommendation, the site would not be able to be developed in a way that made it viable and the developer is offsetting the lost trees with landscaping.

Smart asked about the price point for these homes.

McGraw said they have three different options: townhomes will start in the \$300,000s, smaller single-family homes in the \$400,000s and the bigger homes in the \$500,000s.

Gilreath-Watts wanted to know how the green area would be developed.

McGraw explained that they have options and gave examples of gazebos and fire pit areas. He said the green areas shown on the site plan are very large. Each entrance will have significant landscape efforts, and they would like to leave the edges untouched.

Randall said the east and middle of the property show a tree canopy and wondered about keeping that natural space.

McGraw said engineering such as stormwater and detention that has to be considered but they will try to keep as much of the natural tree canopy as they can.

Randall mentioned community gardens as an option for the development.

McGraw thanked Randall for the idea and mentioned that although he really liked the idea, it can also be an eyesore if no one maintains it.

Hall mentioned that the developer had earned the Arbor Day Award.

McGraw confirmed and reiterated how important it is to them to keep as much of the natural tree canopy as possible.

Hall asked staff if Public Safety, Engineering, and Traffic are part of the development team and, if so, have they all looked at the development and had any concerns for the traffic in the area.

Hofert confirmed that the development team consists of Engineering, representatives from Public Safety—both fire and police—and other departments within the City and they are recommending Planning Commission and City Council approve the development.

Weller said the development is too dense. He thinks they should have 70' lots, rather than the 50' proposed lots. Weller also says with traffic concerns and no traffic study, 200 units is too many. Weller also recommended pine trees planted between the development and the properties on Mills Ridge.

Micele asked about the concerns from the residents saying there is no school zone sign.

Hofert responded she will follow-up with the Engineering and Public Works staff.

Commissioners Gilreath-Watts, Hall, Lamer, Randall, Smart, VanDuren and Micele voted yes on the motion.

Commissioner Weller voted no on the motion saying the 50' to 65' lots made the development too dense and traffic volume concerns.

OLD BUSINESS

NEW BUSINESS

INFORMATIONAL

Joe Blair provided a second presentation to commissioners about combining R-2 and R-3 zoning districts to have a higher percentage of conforming properties, focusing on dwelling unit size, accessory buildings, lot coverage, and land uses.

PUBLIC COMMENT

Micele opened the public hearing at 9:10PM.

Ted Braciak, 5308 Mapleside Ln SW, spoke to commissioners and said a traffic study should be necessary for a development of that size especially because there is an existing traffic problem with that school across the street.

Pam McLenithan, 3566 Evan Brooke Dr SW, shared her concerns for a #5 drain and a water shed on the property. McLenithan also stated concerns for the elevation toward the back of the property.

The public hearing was closed at 9:17 PM.

Chair Micele announced to the commissioners that commissioner VanDuren will no longer be a part of the Planning Commission and thanked her for her many years of service. VanDuren also gave a short speech and thanked commissioners and staff.

ADJOURNMENT

The meeting was adjourned at 9:19 PM.

Audrey Zapata, Secretary
Wyoming Planning Commission

Rose Zuniga, Recording Secretary
Wyoming Planning Commission

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 1

DATE DISTRIBUTED: July 8, 2025

PLANNING COMMISSION DATE: July 15, 2025

ACTION REQUESTED: Request for Special Land Use for a Child Care Facility for the Care of Seven or More People

REQUESTED BY: Safaa Abas

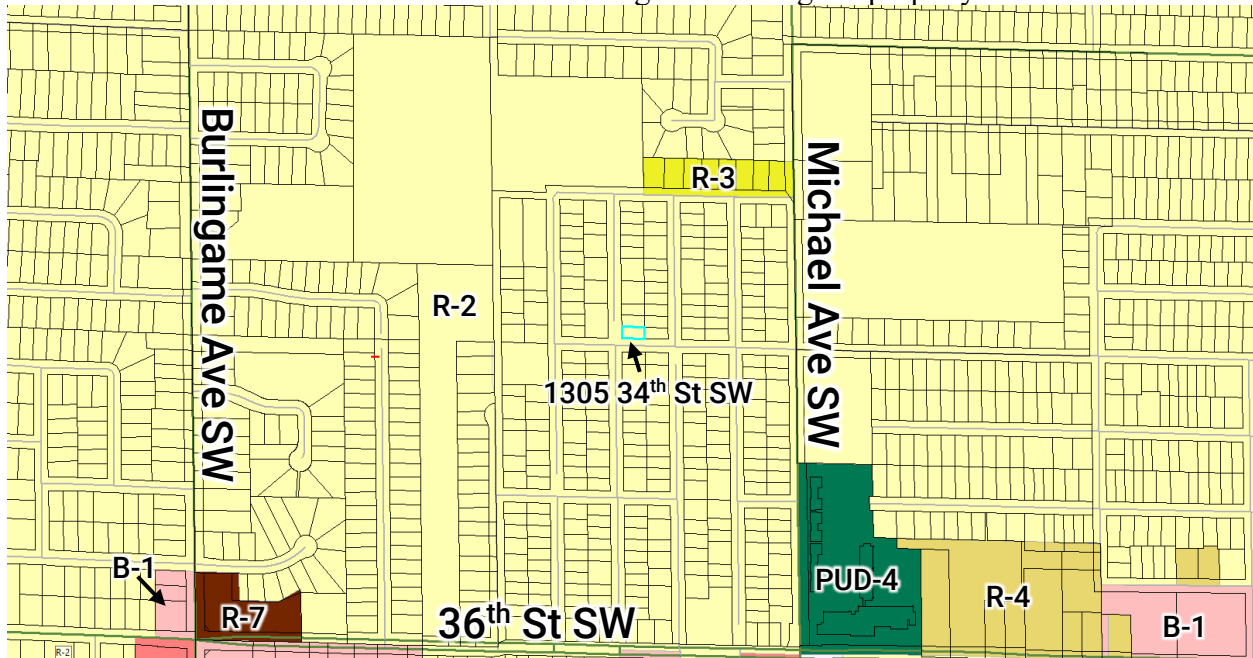
REPORT PREPARED BY: Paul Smith, Assistant Director of Community and Economic Development

GENERAL LOCATION DESCRIPTION:

The property is located at 1305 34th Street SW. The property is approximately 0.12 acres and is located along 34th Street SW, northwest of the intersection of 36th Street SW and Michael Avenue SW.

EXISTING ZONING CHARACTERISTICS:

This site is zoned R-2 Residential District. Zoning surrounding the property follows:



North: R-2 Residential District, R-3 Residential District

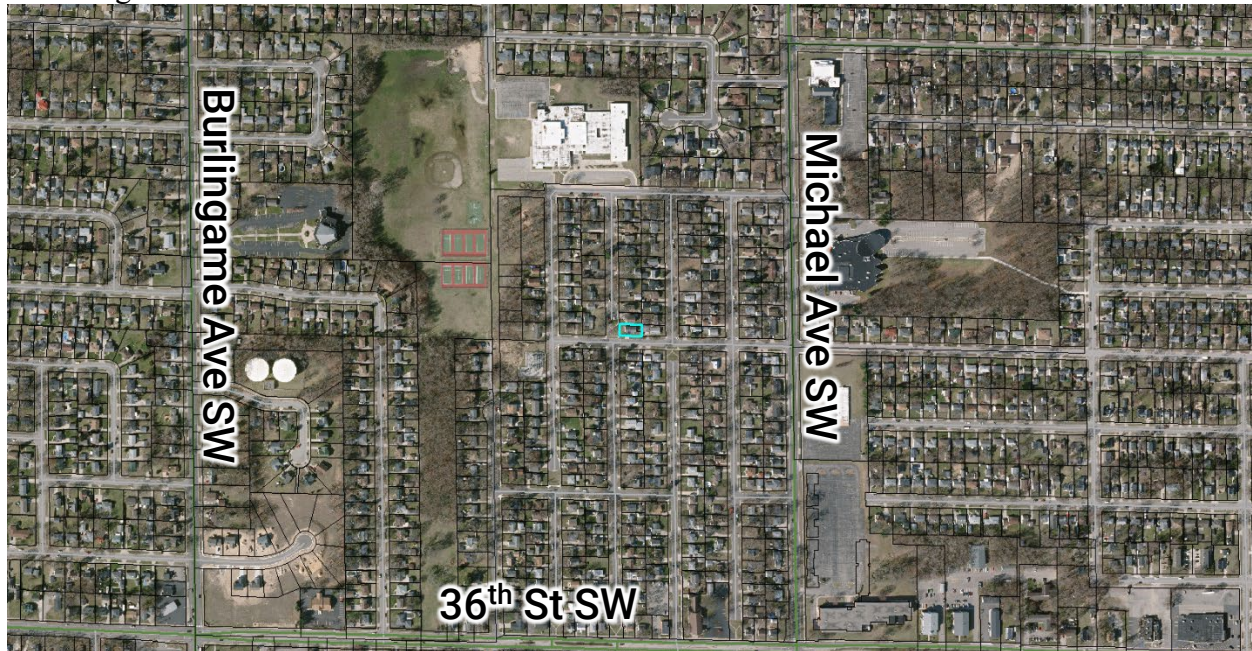
South: R-2 Residential District, B-1 Local Business District, B-2 General Business District

East: R-2 Residential District, PUD-4 General Planned District, R-4 Residential District, B-1 Local Business District

West: R-2 Residential District, B-1 Local Business District, B-2 General Business District

EXISTING LAND USE:

The site currently has one building within the 0.12 acre parcel. Uses surrounding the site are the following:



North: Residential – Single Family, Education

South: Residential – Single Family, Place of Worship, Commercial – Office

East: Residential – Single Family, Library, Place of Worship, Multi-Family, Commercial – Restaurant, Retail

West: Residential – Single Family, Public Park, Place of Worship, Commercial – Restaurant, Florist, Personal Services

PROJECT INFORMATION:

The applicant proposes to expand their existing home day care at 1305 34th Street SW, where they are currently limited to a maximum of six children. The applicant is requesting special use approval to allow up to 12 children, per Section 90-407A(3). As required, the applicant's property has an existing fence that encloses the outdoor play space exceeds the 600 square foot minimum by more than 300 square feet. Additionally, while requirements for group day care homes are defined in the Wyoming Code of Ordinances, child care facilities are also regulated by the State of Michigan.

CONFORMANCE WITH ORDINANCE STANDARDS AND FINDINGS OF FACT:

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

- (a) *The possible substantial and permanent adverse effect on neighboring property.*
The proposed use is not expected to cause any adverse impact on the neighboring properties. Immediate neighbors may notice that there is a modest increase in noise during outdoor play times and that a few additional cars park along their street during pick-up and drop-off times, but those impacts are expected to be minimal.
- (b) *The consistency with the spirit, purpose and intent of this chapter.*
The proposed use would be consistent with the overall purpose of the zoning ordinance, as stated in Section 90-101.
- (c) *The possible adverse effect upon traffic as related to the streets, churches, schools and any buildings within the immediate area.*
The proposed use is not expected to significantly impact traffic flows. The increase in children served by the facility will produce a negligible increase in traffic.
- (d) *The tendency of the proposed use to create any type of blight within the immediate area.*
It is unlikely that the proposed use will create blight within the immediate area. Group childcare facilities are commonly permitted by right within residential neighborhoods and also commonly operate from homes.
- (e) *The economic feasibility for the area.*
The proposed use is economically feasible for the area. Demand for childcare services is high and staff's understanding is that the applicant has already received inquiries to fill their additional capacity.
- (f) *Any other factor as may relate to the public health, safety and welfare for persons and property.*
The proposed use is not expected to cause a negative public health effect on the surrounding area.
- (g) *That all other provisions of this chapter are met for the proposed use.*
Group childcare facilities must have a fenced outdoor play area of at least 600 square feet. The applicant exceeds the required outdoor play space by more than 300 square feet and has already enclosed the play area with a 6-foot fence. Fences must be at least 4 feet tall and enclose the rear yard in accordance with Sec. 90-508. The applicant meets these requirements.

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. There are no proposed changes to the layout of the site or any buildings on the site. The applicant seeks a special use approval that does not require any changes to their property.

- (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. All structures are existing and no changes are required to comply with 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. No screening or berming is required by the zoning code for this use. The applicant has already fenced the outdoor play area, as required by the zoning code and state law. The provided fencing exceeds the minimum requirements in the zoning code.

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

Existing natural features will not be affected. The applicant is not making any changes to their tree canopy on their property.

- (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.*

The applicant is not making any changes to their property and there are no existing drainage concerns. No additional measures are required.

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

The applicant is not making any changes to their property and there are no existing soil erosion or sedimentation concerns with the property. No additional measures are required.

- (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.*

Given the property's primary use as a single-family home and the proposed use as a group childcare facility, the existing driveway is sufficient for ingress and egress. The City's Engineering Office confirmed that 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.*

The small size of the parcel and the single-family home allow sufficient emergency vehicle access from the public street. The Wyoming Fire Marshal confirmed that 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.*

Given the property's primary use as a single-family home and the proposed use as a group childcare facility, the existing driveway is sufficient for vehicular circulation.

- (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.*

Given the property's primary use as a single-family home and the proposed use as a group childcare facility, the existing driveway and paved walkway are sufficient for pedestrian circulation.

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

The proposed use is not expected to significantly impact traffic flows. The increase in children served by the facility will produce a negligible increase in traffic. This was confirmed by the City's Engineering Office.

- (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.*

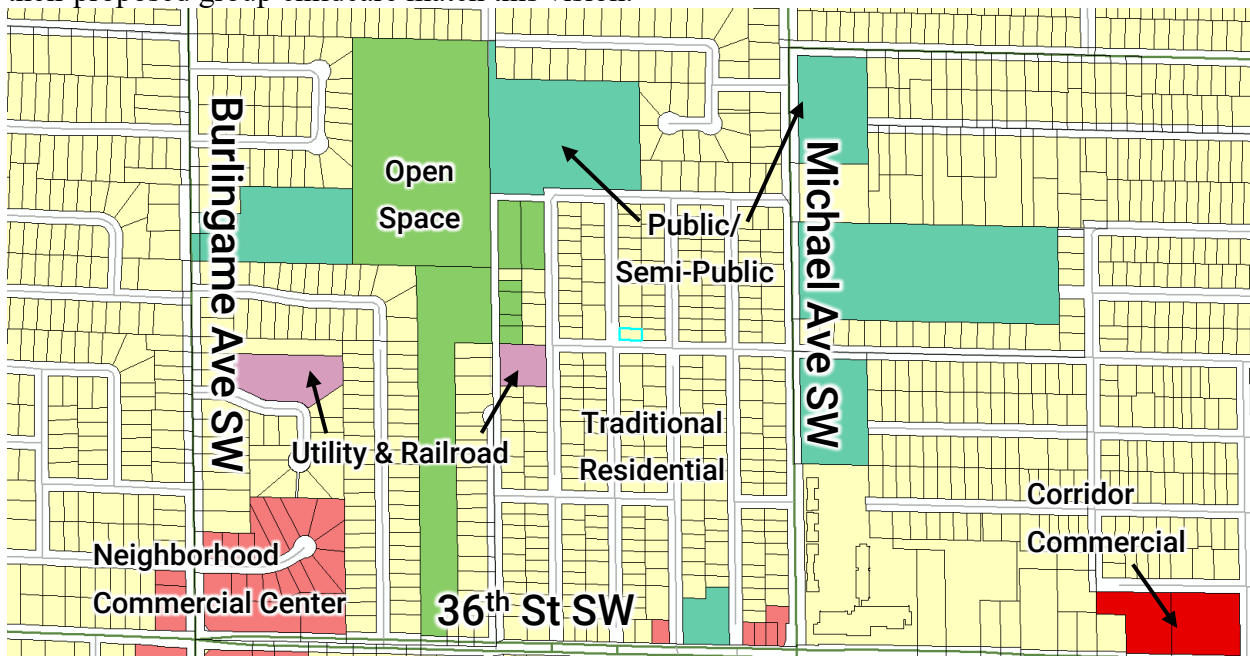
The site is already served by public services and utilities.

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

All site redevelopment standards will be met.

ALIGNMENT WITH MASTER PLAN:

The City's Master Plan, Wyoming [re] Imagined was adopted in 2021. The future land use map identifies this site as "Traditional Residential," and states that "opportunities encourage accessible healthcare and childcare facilities should be pursued." The applicant's current use and their proposed group childcare match this vision.



CONFORMANCE WITH THE CITY OF WYOMING SUSTAINABILITY PRINCIPLES:

Sustainability: The advancement and promotion, with equal priority, of environmental quality, economic strength, and social equity so that a stable and vibrant community can be assured for current and future generations.

The proposed project supports reinvestment in the community through the proposed use of the existing site and contributes to the City's economic strength and social equity by supporting childcare opportunities and providers. The proposed use conforms with the City of Wyoming Sustainability Principles.

PLANNING COMMISSION ACTION:

The Development Review Team recommends the Planning Commission grant special use approval for a child care facility for the care of seven or more people at 1305 34th Street SW and, in a separate motion, grant site plan approval.

DEVELOPMENT REVIEW TEAM:

Patrick Waterman, Deputy City Manager

Aaron Vis, Director of Public Works

Lew Manley, Building Official

Kimberly Koster, Director of Public Safety

Nicole Hofert, Director of Community and Economic Development

Safaa Abas
1305 34th st sw
Wyoming, MI, 49509
616-723-1641
saifalaraq1984@yahoo.com

June 10, 2025

I am writing to express my interest in expanding my child care program in order to serve more families in our community. Quality child care is essential in supporting working parents, and by increasing my program's capacity, I hope to make a greater impact by giving more families the support they need to pursue their careers with peace of mind.

I have the necessary space within my home and yard to safely and comfortably accommodate additional children. My child care environment is designed to promote both learning and play, and it meets the standards set by the State of Michigan for licensed child care providers.

I am a block in from two major intersections, 28th st and 36th st. Pick-up and drop-off will not create excessive traffic or noise to the neighborhood due to different arrival and drop off times. I will also outline specific procedures for pick-up and drop-off in my childcare's parent handbook and will also review with parents prior to enrollment.

Thank you for your time and consideration. I am committed to providing a nurturing and enriching environment for children and look forward to the opportunity to grow my program in a way that benefits both families and the community.

Sincerely,



Safaa Abas

Fence

34 ft

1,122 sq ft

33 ft

Playground

Fence

1305 34th St SW
Wyoming MI, 49509

Driveway



From: [Marie Bast](#)
To: [Planning Info](#)
Subject: Comments Regarding Special Land Use at 1305 34th Street SW
Date: Saturday, June 21, 2025 8:07:45 PM

External Email - Think Before You Click

Hello,

I am writing in regards to a letter I received since we are within 600 feet of the request for a special land use for Child Care Facility of seven or more people at 1305 34th Street SW that will take place on July 15th. As a 20 year resident of this neighborhood and knowing this location, I am very concerned about traffic flow.

The residents of this home have 2-3 cars that are parked on 34th street with many additional cars at this street corner, which is 34th and Oriole. Most days 34th is only a single lane in front of this house due to the volume of cars currently parked on both sides of the street. Turning from Oriole onto 34th is also very scary due to sight limitations and very tight turns with oncoming traffic due to parked vehicles. Additionally, during the school year the traffic from Jackson Park Intermediate adds additional stress to this road and there are also bus stops for elementary children in this same vicinity. I firmly believe that adding up to 7 additional cars with children coming and going is incredibly concerning. I have tried to advocate for parking on only one side of the road during the school year for years now, but those concerns have fallen on deaf ears. The thought of adding even more traffic in this already busy area is unimaginable.

I sincerely hope you take this into consideration when considering the special land use request. I do not see this as a positive change in our neighborhood.

Marie Bast
3422 Heron Ave SW
HMBast@comcast.net
616.581.2144

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 2

DATE DISTRIBUTED: July 8, 2025

PLANNING COMMISSION DATE: July 15, 2025

ACTION REQUESTED: Request for Special Land Use for an Event Center

REQUESTED BY: Carolyn Allen, Isaac V. Norris & Associates

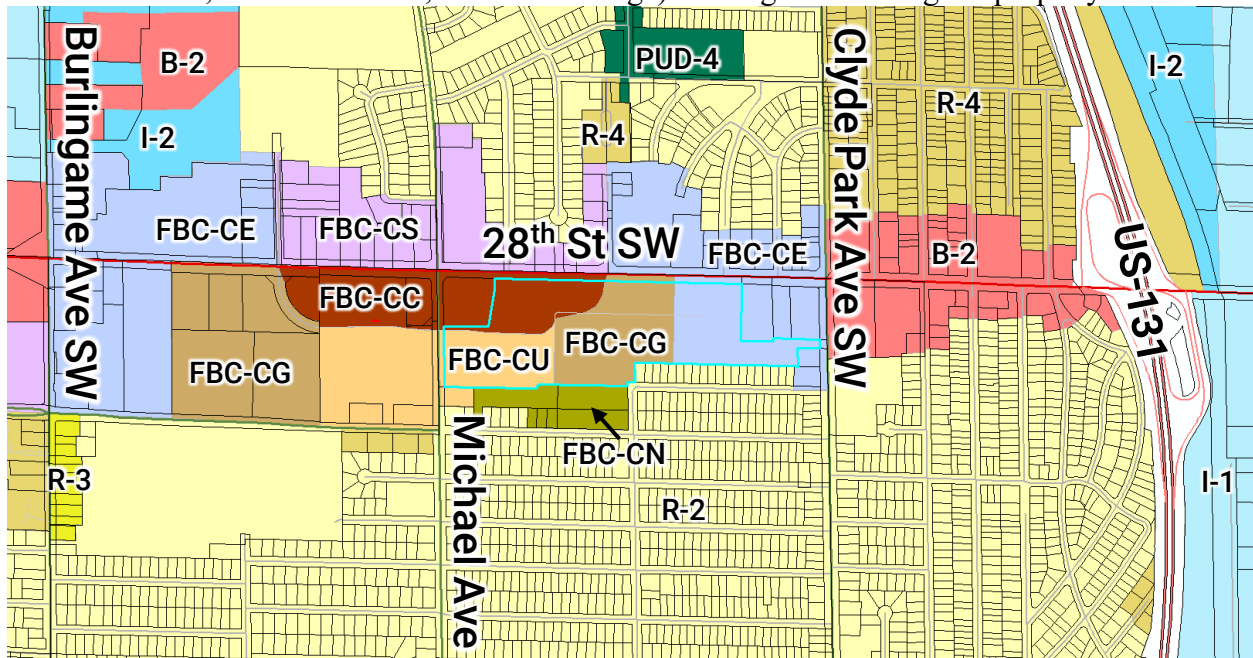
REPORT PREPARED BY: Colton Hyble, Planner I

GENERAL LOCATION DESCRIPTION:

The property is located within the Rogers Plaza Town Center Mall at 950 28th Street SW. The special land use is proposed at approximately 5,344 square feet of tenant space within the 29.56 acre site and is located along 28th Street SW, southwest of the intersection of 28th Street SW and Clyde Park Avenue SW. The proposed use is located in the center portion of the site, addressed 950 28th Street SW, Suite 978.

EXISTING ZONING CHARACTERISTICS:

This site is zoned FBC-CG, FBC-CU, FBC-CC, FBC-CE (Form Based Code Corridor General, Corridor Urban, Corridor Center, & Corridor Edge). Zoning surrounding the property follows:



North: Form Based Code: FBC-CE Corridor Edge, R-2 Residential District

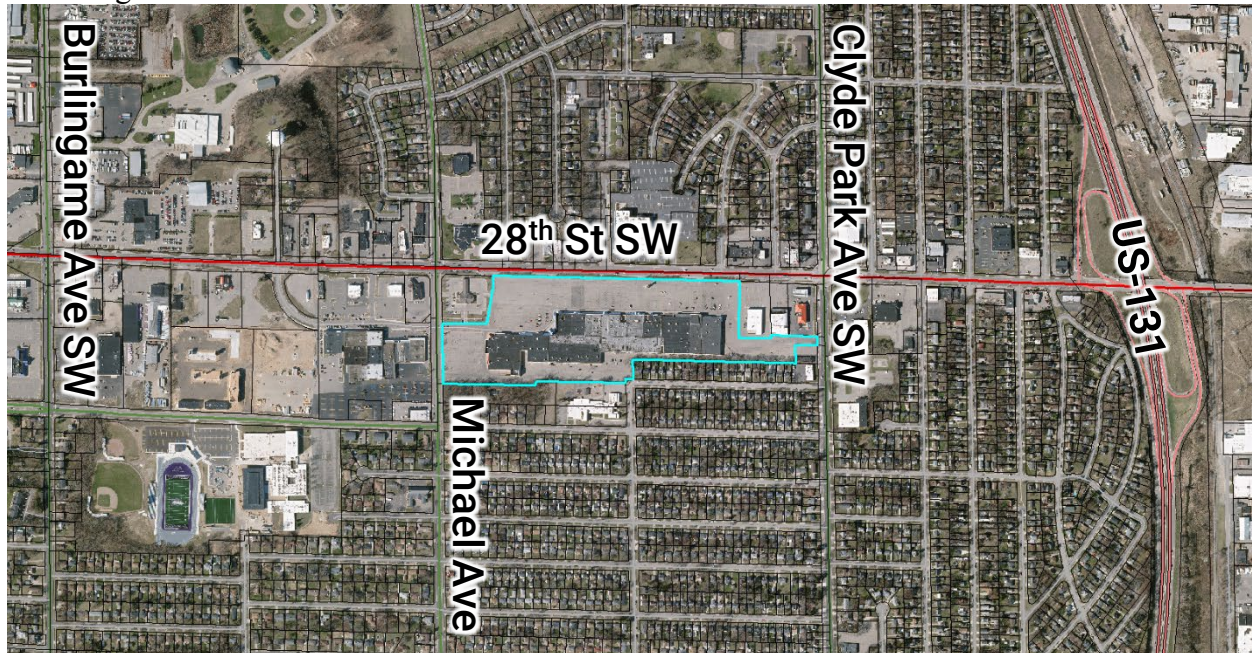
South: R-2 Residential District, Form Based Code: FBC-CN Corridor Neighborhood

East: Form Based Code: FBC-CE Corridor Edge, R-2 Residential District, B-2 General Business District

West: Form Based Code: FBC-CC Corridor Center, FBC-CS Corridor Sub-Urban, FBC-CU Corridor Urban, FBC-CG Corridor General

EXISTING LAND USE:

The site currently has one building within the 29.56 acre parcel. Uses surrounding the site are the following:



North: Commercial – Restaurant, Salon, Professional Services, Residential – Single Family, Municipal – City Hall

South: Residential – Single Family, Place of Worship, Education

East: Commercial – Secondhand Business, Retail, Restaurant, Automobile Service Station

West: Commercial – Financial Institution, Retail, Restaurant, Personal Services

PROJECT INFORMATION:

The applicant is proposing an event center and rental business at 950 28th Street SW, Suite 978. This proposed use would occupy a tenant space of 5,344 square feet within the existing Rogers Plaza Mall. Access to the space is available from both the interior and exterior of the main mall building. The applicant proposes utilizing the building space for the two functions of their business: (1) a décor rental showroom for events held offsite and (2) an on-site event space to host small scale events, workshops, and meetings. No construction, demolition, or changes to the site are proposed, and minor interior renovations will take place. The applicant currently operates in West Michigan and desires to expand their business in Wyoming.

CONFORMANCE WITH ORDINANCE STANDARDS AND FINDINGS OF FACT:

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

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

The applicant's proposed use will be fully contained in the suite space within the Rogers Plaza Mall, insulated from adjacent properties and uses. The applicant proposes to host private events no larger than 150 people, and events will end no later than 11:59 p.m. All events will be staffed with management and security personnel, and staff does not expect adverse impacts on neighboring properties.

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

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

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

The Rogers Plaza infrastructure allows for adequate parking and traffic management on-site, and a use of this size is not expected to negatively impact traffic upon the start or finish of an event.

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

Events centers are a type of business that is consistently cleaned, decorated, and maintained. Many of those activities are incidental as a part of business operations and to attract clientele to host events there. This, as well as property maintenance rules within the mall, contribute to a low likelihood of blight for this use.

(e) The economic feasibility for the area.

An event center in this location is economically feasible as both a destination for events and a commercial space to rent event supplies. Located in a large commercial district near a national freeway, this location is accessible for event attendees and those looking to rent event supplies in the metropolitan area.

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

There are no concerns relating to public health and safety with the proposed event center. All private events will feature security personnel, and the applicant will work with the Fire Department and Inspections Office for any necessary permits.

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

Due to the proposed maximum occupancy of less than 250 people, this proposed event center is not required to submit a security and crowd management plan per Sec. 90-1314. If occupancy changes or if public safety personnel make repeated responses to the site in the future, a security and crowd management plan would be required.

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 applicant's site plan includes all of the necessary information to understand the proposed special land use in the existing Rogers Plaza Mall building.

- (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.*

While the existing building is a nonconforming structure, the proposed use would simply occupy a tenant space without significantly altering or renovating the building. This meets the requirements of this standard.

- (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 site maintains existing screening to the south, and no additional screening is required.

- (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.*

The applicant does not propose to alter any natural features on-site. Since no construction or demolition is occurring, the site's existing landscaping satisfies the needs of this standard.

- (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.*

The City's Engineering Office finds this standard met. There are no drainage requirements for this project because there are no proposed alterations to the site.

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

No soil erosion measures are required. The standard is met, as confirmed by the City's Engineering Office.

- (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.*

Currently, there are seven means of ingress and egress to the Rogers Plaza site from the adjacent streets of Michael Avenue SW, 28th Street SW, and Clyde Park Avenue SW.

The applicant's suite can be accessed from two points on-site: the interior portion of the mall and an exterior entrance to the parking lot via a hallway.

- (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.*

The Wyoming Fire Department has confirmed that emergency vehicles maintain access to the site. Knox Box entry, fire lane signage, and fire code compliance in the permitting process are required.

- (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.*

Vehicular circulation on site follows the code requirements of section 90-601 while maintaining access to nearby public streets.

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

The Rogers Plaza site has connections to public pedestrian infrastructure along Michael Avenue SW. Pedestrians are insulated from traffic along the north side of the building.

This meets minimum pedestrian circulation requirements.

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

The City's Engineering Office has confirmed that traffic volumes for this use will not significantly impact traffic or the site's capacity. No traffic study was required for this use.

- (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.*

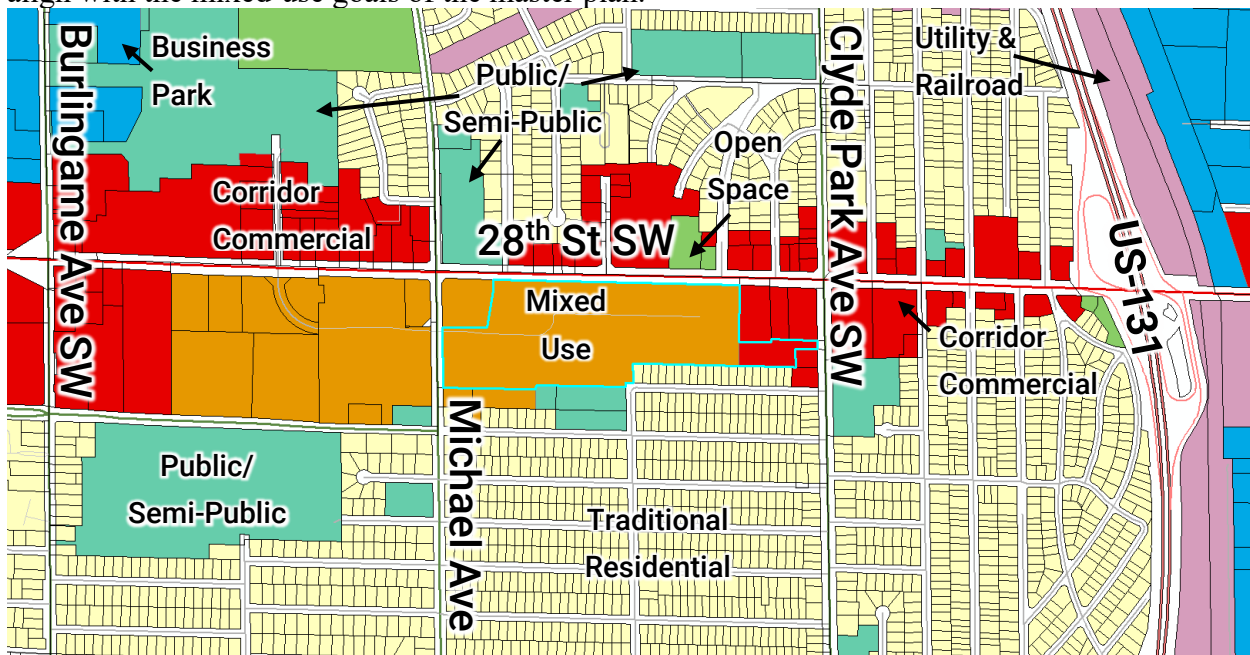
The site is currently served by public services and utilities due to the existing infrastructure of Rogers Plaza.

- (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.*

No redevelopment or expansion of the building is taking place, and there are no requirements for this standard.

ALIGNMENT WITH MASTER PLAN:

The City's Master Plan, Wyoming [re] Imagined was adopted in 2021. The future land use for the proposed use is noted as Mixed Use, which includes horizontally varying uses operating near one another. This proposed use represents a new commercial type within the Rogers Plaza Mall area. Diversified commercial uses paired with various non-commercial uses along 28th Street SW align with the mixed-use goals of the master plan.



CONFORMANCE WITH THE CITY OF WYOMING SUSTAINABILITY PRINCIPLES:

Sustainability: The advancement and promotion, with equal priority, of environmental quality, economic strength, and social equity so that a stable and vibrant community can be assured for current and future generations.

The proposed use advances principles of economic strength in the City of Wyoming. This event center can accommodate a variety of celebrations and meetings types, and the décor rental business will serve similar events within the other areas of the community. These product offerings can appeal to the diverse needs of Wyoming residents, and this proposed use expands a local business's operation in the area.

RECOMMENDED CONDITIONS TO APPROVAL

1. The applicant shall work with the Wyoming Fire Department to address all comments noted in their review:
 - a) Provide Knox Box 3200 Series as needed/required.
 - b) Ensure "No Parking, Fire Lane" signs are current/well visible
 - c) Must follow all fire codes during building/construction process.
2. The applicant shall work with the Wyoming Planning Office to address all comments noted in their review:
 - a) All signage must comply with Article 7 of the City's Zoning Ordinance.

PLANNING COMMISSION ACTION:

The Development Review Team recommends the Planning Commission grant special use approval for an event center at 950 28th Street SW and, in a separate motion, grant site plan approval, subject to conditions 1-2.

DEVELOPMENT REVIEW TEAM:

Patrick Waterman, Deputy City Manager

Aaron Vis, Director of Public Works

Lew Manley, Building Official

Kimberly Koster, Director of Public Safety

Nicole Hofert, Director of Community and Economic Development



Applicant:

The ALL-EN Event Space LLC
Carolyn (Care) Allen & Rodney Allen (Owners)
145 48th st. SE, Grand Rapids, MI 49548
616-279-4122
thealleneventspace@gmail.com

Property Owner:

ROGERS PLAZA WYOMING SC LLC
950 28th Street SW, Suite 978
Wyoming, MI 49509

Identification Number

Site Plan Preparer:

Issac V. Norris & Associates, P.C
AIA, NOMA, LEED-AP
1209 Kalamazoo Ave. SE
Grand Rapids, MI 49507
616-452-3535
isaac@ivna-pc.com

To the City of Wyoming Planning Department,

We are writing to respectfully request a change of usage for the property located at **950 28th Street SW, Suite 978, Wyoming, MI 49509**, within the **ROGERS PLAZA WYOMING SC LLC** development. Our company, **The ALL-EN Event Space LLC**, proposes to transform this space into a vibrant event center and a dedicated retail showroom for our decor rental services.

About The ALL-EN Event Space LLC

The ALL-EN Event Space LLC is a proud local, family-owned business specializing in luxury and elevated event rentals and decor. As husband and wife owners, **Carolyn and Rodney Allen** have poured their dreams into growing this venture. We are excited about the prospect of establishing a physical presence in Wyoming, which we believe will be a significant asset to the Greater Grand Rapids and West Michigan community.

Our Vision for the Space

Our proposal outlines two primary uses for the property:

Decor Rentals: Showroom and Retail Space



Currently, our extensive collection of professional-grade decor items and furniture for events is housed in multiple storage units. Clients schedule appointments to pick up items, which limits our ability to provide a comprehensive and professional shopping experience. By establishing a showroom and retail space at the proposed location, we will significantly enhance our client interactions. This dedicated space will:

- **Increase Revenue:** Provide a professional environment for clients to browse and select items, leading to increased sales.
- **Create Employment:** Open opportunities for new staff to manage the showroom and assist clients.
- **Enhance Brand Professionalism:** A physical location will directly impact the professionalism, quality, and trust clients place in our brand.

Our proposed hours for the decor rental showroom are as follows (subject to adjustment for holidays and special occasions):

- **Sundays:** CLOSED
- **Mondays - Thursdays:** 9:00 AM - 6:00 PM
- **Fridays:** 9:00 AM - 6:00 PM
- **Saturdays:** 8:00 AM - 3:00 PM

Event Center

The demand for versatile event spaces is continually growing, yet options for smaller-scale events remain limited amidst numerous large-scale venues. The ALL-EN Event Space aims to fill this critical gap by offering a flexible and elegant venue for a variety of gatherings, including:

- Events
- Conferences
- Special Occasions
- Workshops
- Meetings

This event center will provide our community with a much-needed option that perfectly fits their specific needs for more intimate or specialized functions. The proposed hours for the event rental hall are:

- **Sunday - Saturday:** 8:00 AM - 11:59 PM (based on usage)

Operational Details

The property is designed with a clear separation between the event space and the decor rental showroom, allowing for seamless overlap of open hours when necessary. Both the showroom and the event center will be fully staffed during operating hours, including dedicated personnel for maintenance and security during all onsite event rentals.

We want to assure the City of Wyoming that, upon approval of this change of usage, we are fully prepared and committed to obtaining all necessary permits and adhering to all relevant



codes and regulations required for our operations. Furthermore, we wish to clarify that we are not seeking a liquor license during this initial phase of business. Our focus is entirely on providing exceptional event space and decor rental services.

Contributing to Wyoming's Economy and Community

Approving this change of usage will not only allow The ALL-EN Event Space LLC to flourish but will also significantly benefit the City of Wyoming. As a small, local, family-owned business, we are deeply invested in the prosperity of our community. By expanding our operations, we will:

- **Create Jobs:** Providing employment opportunities for residents within our city.
- **Boost Local Commerce:** Attracting clients and their guests to Wyoming, who will in turn frequent local restaurants, shops, and other businesses.
- **Enhance Community Offerings:** Providing a valuable and much-needed service that contributes to the vibrant tapestry of amenities available in Wyoming.
- **Generate Tax Revenue:** Contributing to the city's economic well-being through property and sales taxes.

We are confident that The ALL-EN Event Space will be a positive and active contributor to the economic vitality and community spirit of Wyoming. We are eager to bring our passion for creating memorable events and our commitment to exceptional service to this new location.

Thank you for your time and consideration of our application. We are available to provide any further information or answer any questions you may have.

Sincerely,

Carolyn Allen & Rodney Allen (Owners)

The ALL-EN Event Space LLC

145 48th St. SE, Grand Rapids, MI 49548

616-279-4122

thealleneventspace@gmail.com





LOCATION MAP
NO SCALE:

Proposed The All-En Event Space



SITE LOCATION/PARKING
SCALE: 1"=30'-0"

1301038472
6/11/2025
12/02/2025



6/11/25 Issued for planning commission approval

SITE PLAN

S101
Job No. 250513

Proposed location for:
The All-En Event Space

1000 Rogers Plaza
Wyoming, MI 49509

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e-mail: isaac@ivna-pc.com

Isaac V. Norris and Associates, P.C.
IVNA
architects • planners • designers

ROGERS PLAZA
WYOMING SC, LLC

70 N.E. Loop 410, Suite 185
San Antonio, Texas 78216

June 12, 2025

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

RE: Landlord Letter of Support
The All-En Event Space, LLC – Suite 978, Rogers Plaza

Dear Members of the City of Wyoming Planning Commission:

I am writing to express my full support for The All-En Event Space, LLC and its owner, Carolyn Allen, as she seeks approval to expand her business into Suite 978 at Rogers Plaza.

Over the past several months, I've had the pleasure of learning about Carolyn's vision and commitment to creating a vibrant, inclusive event space. After searching for the right location, she found a natural fit at Rogers Plaza. Suite 978 will not only meet the operational needs of her business, but will also enhance the overall vitality of the property and the surrounding area.

Currently, Suite 978 is located within the interior of the mall and is being used for storage. Bringing The All-En Event Space into this suite will breathe new life into an underutilized part of the plaza. The planned build-out includes reopening previously covered mall-facing windows, which will reintroduce natural light and activity to the space, beautifully complementing the broader revitalization efforts already underway at Rogers Plaza.

This is more than just a leasing opportunity, it represents a step forward in our shared goal of fostering local entrepreneurship and supporting community-driven growth. Carolyn is a passionate small business owner with a clear vision, and we are proud to help make that vision a reality.

On behalf of Rogers Plaza, I respectfully ask the Planning Commission to support Carolyn Allen and The All-En Event Space in this next phase of development.

Sincerely,



Catherine Moroschan
Regional Property Manager
(O) 947.941.1908 | (M) 734.834.8918
catherine@spigelproperties.com

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 3

DATE DISTRIBUTED: July 8, 2025

PLANNING COMMISSION DATE: July 15, 2025

ACTION REQUESTED: Request for Special Land Use for a Secondhand Business

REQUESTED BY: Korting, RBD Holdings LLC

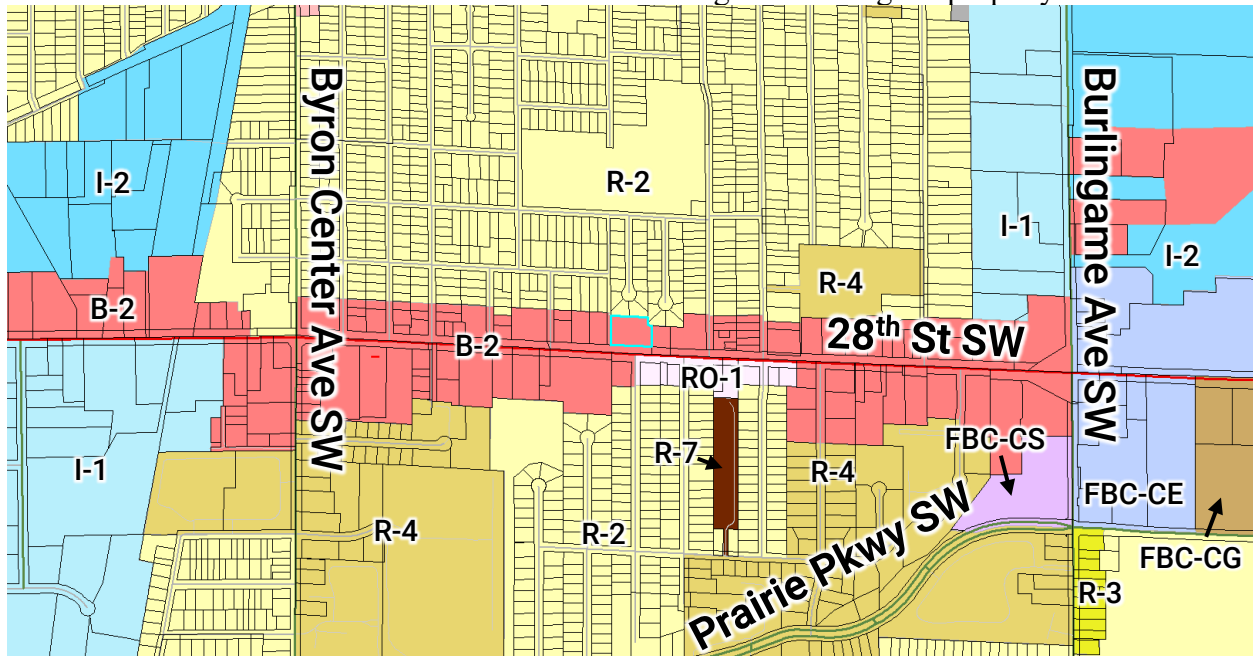
REPORT PREPARED BY: Colton Hyble, Planner I
Joe Blair - Planner II

GENERAL LOCATION DESCRIPTION:

The property is located at 2031 28th Street SW. The property is approximately 1.24 acres and is located along 28th Street SW, northwest of the intersection of 28th Street SW and Burlingame Avenue SW.

EXISTING ZONING CHARACTERISTICS:

This site is zoned B-2 General Business District. Zoning surrounding the property follows:



North: R-2 Residential District

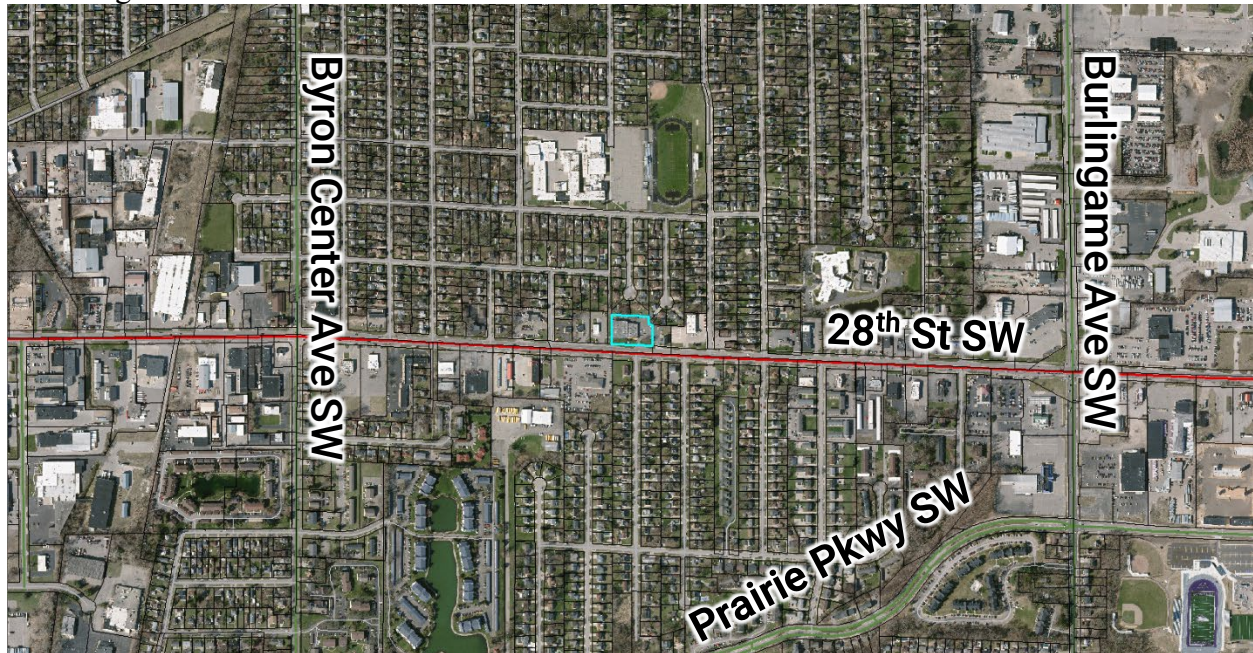
South: RO-1 Restricted Office District, B-2 General Business District, R-2 Residential District, R-7 Residential District, R-4 Residential District

East: B-2 General Business District, R-4 Residential District, I-1 Light Industrial District, Form Based Code: Corridor Sub-Urban, Corridor Edge, Corridor General

West: B-2 General Business District, R-4 Residential District, I-1 Light Industrial District, I-2 General Industrial District

EXISTING LAND USE:

The site currently has one building within the 1.24 acre parcel. Uses surrounding the site are the following:



North: Residential – Single Family, Education

South: Commercial – Professional Services, Automotive Repair, Residential – Single Family, Multi-Family

East: Commercial – Financial Services, Retail, Restaurant, Office, Storage Facility, Automobile Sales, Gas Station, Residential – Single Family, Multi-Family, Assisted Living

West: Commercial – Restaurant, Automotive Repair, Car Wash, Retail, Gas Station, Automobile Sales, Place of Worship, Residential – Single Family, Industrial – Manufacturing, Warehouse

PROJECT INFORMATION:

The applicant is proposing a liquidation business with bulk products sourced from large retailers. The applicant will be occupying the entire building on site, using the building predominantly for the retail component and the warehousing of merchandise as an incidental use. There is no proposed construction or demolition. The renovations will be interior only, and the site has appropriate parking for the square footage of the building.

CONFORMANCE WITH ORDINANCE STANDARDS AND FINDINGS OF FACT:

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

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

This development is unlikely to create substantial and permanent adverse effects on the neighboring property. The redevelopment of this site is likely to enhance the surrounding neighborhood and commercial corridor along 28th Street through continual property maintenance and economic reinvestment. This standard is met.

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

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

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

The proposed project will not have an adverse effect upon traffic, as identified by the Wyoming Engineering Office. No traffic impact analysis was necessary for the redevelopment. This standard is met.

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

The redevelopment of this property would have a positive impact on the surrounding neighborhood as new commercial uses boost economic growth and would likely reduce blight as a result. This standard is met.

(e) The economic feasibility for the area.

This area has other secondhand uses further east along 28th Street as well as multiple retail and commercial uses within a quarter mile. This standard is met.

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

The redevelopment is unlikely to have negative effects on public health, safety, and welfare. The reinvestment in a now-vacant building is likely to have a positive effect on public welfare and safety through increased use of the site, as well as renewed upkeep of the property. This standard is met.

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

There are no additional secondhand uses within 250 feet. The nearest is over a mile away within Roger's Plaza. This standard is met.

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 proposed plan meets all of the requirements for information regarding site plan review. This standard is met.

- (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 applicant is not proposing any new building additions or demolition. This standard is met.

- (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.*

There is an existing fence along the northern property line that meets current screening requirements. The applicant must maintain this fence to comply with screening requirements from the zoning ordinance. This standard will be met.

- (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.*

This is a previously developed site, and therefore has few natural areas to preserve.

However, the applicant will have to maintain the existing interior landscaping and street trees along 28th Street, in accordance with landscaping requirements in 90-328. This standard will be met.

- (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.*

There will be no building additions or demolitions on site. The Engineering Office confirms that this standard is met.

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

There will be no building additions or demolitions on site. The Engineering Office confirms that this standard is met.

- (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.*

The site has an existing drive opening onto 28th Street. This will be maintained, and is appropriately sized, as confirmed by The Engineering Office. This standard is met.

- (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.*

The Wyoming Fire Department is satisfied with the turning radii and fire access lanes provided. The applicant will continue to work with the Fire Department to meet the requirements of the fire code as construction progresses. This standard will be met.

- (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.*

The Wyoming Engineering and Planning Offices are satisfied with the circulation design on the plan provided by the applicant. This standard is met.

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

The Wyoming Engineering Office and Planning Office are satisfied with the pedestrian circulation around the building and between the building and the existing public walkways. This standard is met.

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

The Wyoming Engineering Office has confirmed that the redevelopment will not have a significant adverse effect on traffic nearby. No traffic impact study has been deemed necessary. The Wyoming Engineering Office confirms that this standard is met.

- (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.*

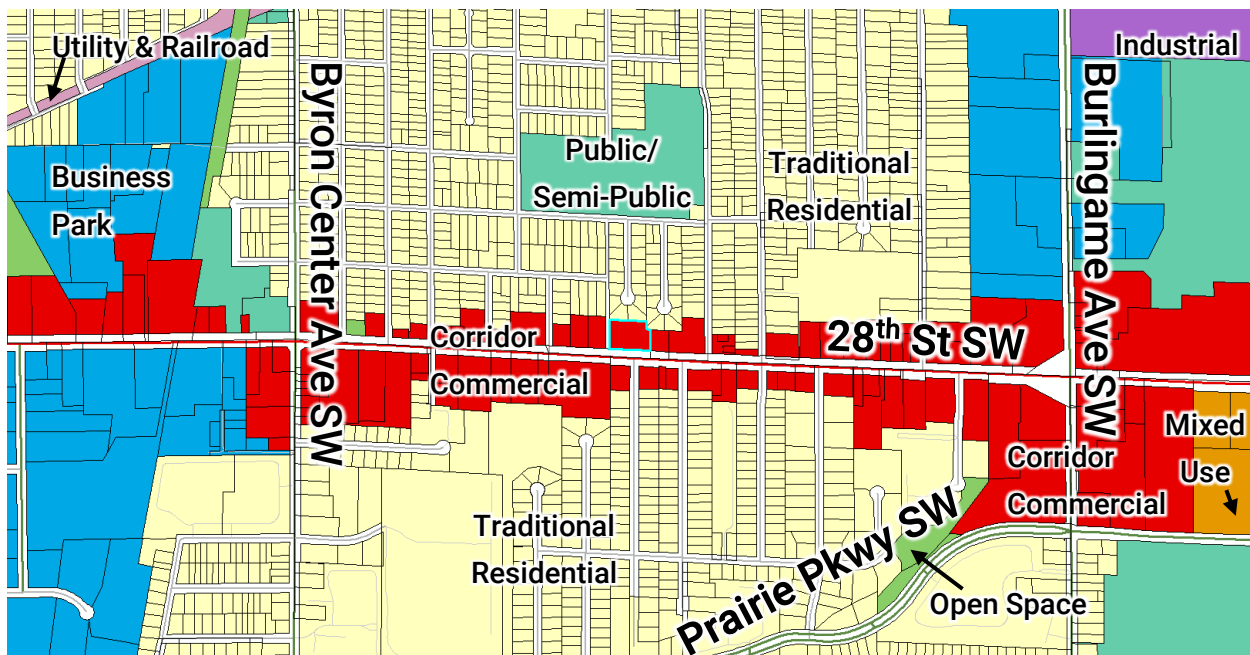
The site currently is being served by public services, and will continue to be served through the redevelopment. This standard is met.

- (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.*

The Wyoming Fire Department, Engineering Office, Building Department, Planning Office, and Assessor's Office confirm that all elements of Site Redevelopment are either met or will be met through the conditions laid out in this report.

ALIGNMENT WITH MASTER PLAN:

The City's Master Plan, Wyoming [re] Imagined was adopted in 2021. The future land use for the site is noted as Corridor Commercial which is described as dense and walkable commercial clusters. The applicant's proposal for this site matches the overall vision and fits well within the area that the Master Plan is hoping to foster, providing infill redevelopment within an existing commercial strip, as well as providing a destination along a public transit route.



CONFORMANCE WITH THE CITY OF WYOMING SUSTAINABILITY PRINCIPLES:

Sustainability: The advancement and promotion, with equal priority, of environmental quality, economic strength, and social equity so that a stable and vibrant community can be assured for current and future generations.

The applicant's proposal to reuse an existing vacant building for the retail business exemplifies the component of economic strength outlined in the Sustainability Principles. This redevelopment will bring new investment into existing infrastructure and help to continue to reinforce the commercial corridor.

RECOMMENDED CONDITIONS TO APPROVAL

1. The applicant shall work with the Wyoming Fire Department to address all comments noted in their review:
 - a) "No Parking, Fire Lane" shall be added on building wall on East and North wall of structure.
 - b) Knox Box shall be required if none.
 - c) All fire codes shall be followed during construction process.
2. The applicant shall work with the Wyoming Planning Office to address all comments noted in their review:
 - a) Applicant must meet the requirements of the Sign Code (Article 7) as part of the redevelopment process.
 - b) Applicant must maintain the existing screening along the northern property line.
 - c) Applicant must maintain existing landscaping and existing street trees in accordance with Section 90-328 of the Zoning Ordinance.

PLANNING COMMISSION ACTION:

The Development Review Team recommends the Planning Commission grant special use approval for a secondhand business at 2031 28th Street SW and, in a separate motion, grant site plan approval, subject to conditions 1-2.

DEVELOPMENT REVIEW TEAM:

Patrick Waterman, Deputy City Manager

Aaron Vis, Director of Public Works

Lew Manley, Building Official

Kimberly Koster, Director of Public Safety

Nicole Hofert, Director of Community and Economic Development

Business Narrative for Special Land Use Request

Business Name: Korting

Business Address: 2035 28th St SW, Wyoming, MI 49519

Zoning District: B-2 General Business District

Applicant: Ross Kunzi, Member

Business Overview:

Korting is a discount retail store offering a wide variety of general merchandise to the public at significantly reduced prices. Our products are sourced in bulk from large retailers through liquidation programs. These retailers include companies like Amazon, and the goods typically consist of overstock, shelf-pulls, and customer returns that are resold in new or like-new condition.

The store operates within a fully enclosed building and provides a clean, organized shopping experience similar to other national discount retailers. The business model allows us to provide affordable options on items such as household goods, small electronics, toys, clothing, and grocery items.

Store Operations:

- **Merchandise:** Products vary week to week based on incoming truckloads but typically include unopened, shelf-ready consumer goods.
 - **Store Layout:** Merchandise is organized into clearly labeled departments including general merchandise bins, shelving for food and beverage items, and racks for clothing and soft goods.
 - **Hours of Operation:** Standard retail hours, typically 10am to 7pm, with flexibility based on customer demand.
 - **Staffing:** The store is staffed by 5–10 employees depending on the season, providing local employment opportunities.
 - **Building Use:** All retail activity occurs indoors. There is no outdoor storage, display, or business activity.
-

Site Use and Fit with Zoning:

The property is located in the B-2 General Business District and has historically been used for retail purposes. The proposed use is consistent with the nature of the district and compatible with surrounding commercial activity.

All sales occur inside the building, and there are no plans to modify the exterior structure or site layout. The property includes adequate off-street parking and loading space to support normal operations. We do not anticipate any adverse impacts to traffic, noise, or neighborhood character.

Community Impact:

Korting offers high-quality goods at deeply discounted prices, making it a valuable resource for families and individuals seeking affordable household items. By occupying a previously vacant commercial space, we are contributing to the revitalization of the corridor and bringing new economic activity to the area.

The business also creates local jobs and draws additional traffic to nearby businesses, contributing positively to the local commercial environment.

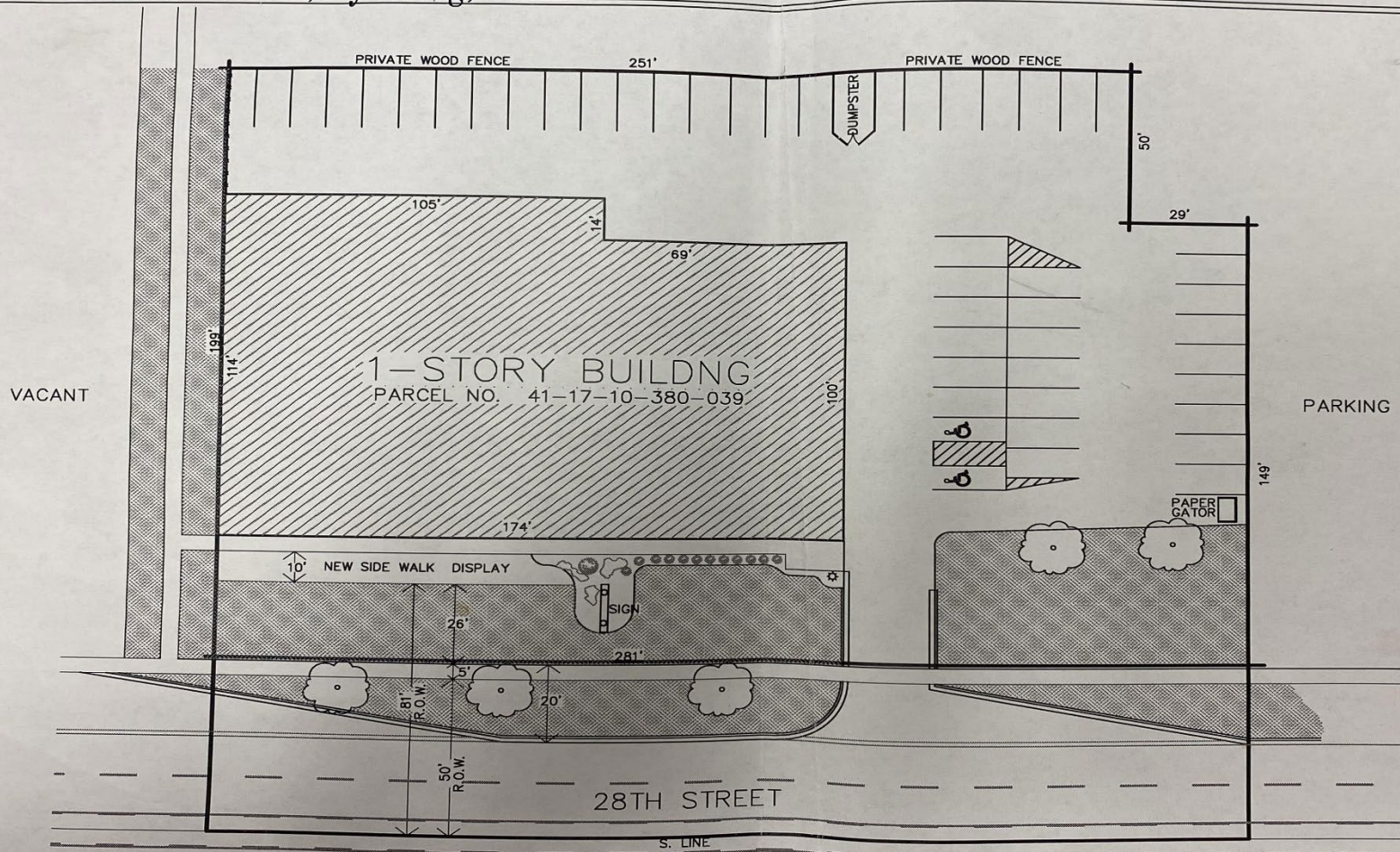
Conclusion:

We respectfully request Special Land Use approval to operate our store at 2035 28th St SW. Our business provides an essential retail service to the community, aligns with the intended use of the B-2 zoning district, and will be a positive addition to the City of Wyoming. We are committed to operating in a professional, clean, and community-friendly manner and welcome any conditions the Commission may place to ensure ongoing compliance.

Thank you for your time and consideration.

Sincerely,
Ross Kunzi
Member, Korting
616-558-1246
ross@grliquidators.com

2035 28th Street SW, Wyoming, MI



WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 4

DATE DISTRIBUTED: July 8, 2025

PLANNING COMMISSION DATE: July 15, 2025

ACTION REQUESTED: Request for Site Plan Approval

REQUESTED BY: Mason Mellema, Son Property Holdings LLC

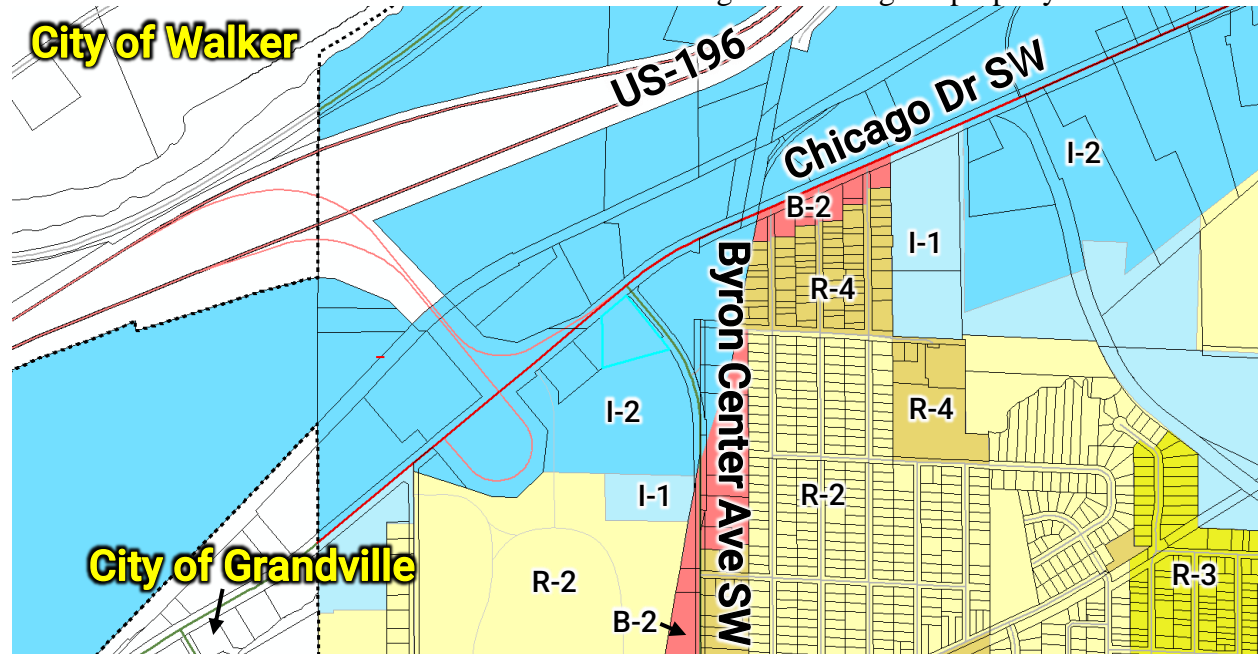
REPORT PREPARED BY: Joe Blair - Planner II

GENERAL LOCATION DESCRIPTION:

The property is located at 2500 Chicago Drive SW. The property is roughly 2.98 acres and is located along Chicago Drive SW, south of the intersection of Chicago Drive SW and Byron Center Avenue SW.

EXISTING ZONING CHARACTERISTICS:

This site is zoned I-2 General Industrial District. Zoning surrounding the property follows:



North: I-2 General Industrial District, *City of Walker*

South: I-2 General Industrial District, I-1 Light Industrial District, B-2 General Business District, R-2 Residential District, R-4 Residential District

East: I-2 General Industrial District, B-2 General Business District, R-4 Residential District, I-1 Light Industrial District, R-2 Residential District, R-3 Residential District

West: I-2 General Industrial District, *City of Grandville*

EXISTING LAND USE:

The site currently has one building with the 2.98 acre parcel. Uses surrounding the site are the following:



North: Industrial – Automotive Repair, Automobile Storage, Public Park,

South: Public Park, Commercial – Professional Services, Retail, Residential – Single Family

East: Industrial – Manufacturing, Automobile Repair, Contractor, Residential – Single Family, Multi-Family, Education

West: Industrial – Manufacturing, Automobile Repair

PROJECT INFORMATION:

The applicant is proposing an estimated 23,000 square foot addition to the existing 15,000 square foot building, for a total of 39,055 square feet. Elevations provided show that the new addition is not proposed to be taller than the existing 28-foot-tall building. Six additional roll-up doors are proposed on the southeast side of the new addition at ground level and another three new roll-up doors in a recessed dock on the southwest side. The applicant has shown that all of the drive aisles and parking areas on site are proposed to be paved, with new striping along the front and sides of the building. The existing driveway on Byron Center Avenue is to be maintained and the parking area along Chicago Drive is to be repainted and redesigned to accommodate the increase in building. Landscaping along Byron Center and along the southern property line is proposed to be enhanced, alongside a revised stormwater and detention plan. The applicant is requesting more input from the Planning Commission on the southern property landscaping, and this will be noted later on in this review. The result of this redevelopment is an increase in jobs as well as warehousing space for the existing use.

CONFORMANCE WITH ORDINANCE STANDARDS AND FINDINGS OF FACT:

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 proposed plan meets all of the requirements for information regarding site plan review. This standard is met.

- (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 applicant's plan meets the minimum dimensional requirements of this section, including setbacks, building height, and lot coverage. This standard is met.

- (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.*

There is an existing line of trees along the southern property line. Some of these trees will be removed during construction. The applicant is requesting a waiver from the 6-foot screening fence requirement and is offering to plant additional landscaping in lieu of the fence. The Planning Office is supportive of this request and would suggest the applicant continue to work on putting together a more detailed landscaping plan as a condition of approval if the Planning Commission agrees.

- (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.*

This is a previously developed site and has already removed much of the existing natural tree canopy. However, the applicant is proposing landscaping additions, as well as offering additional trees along the southern property line and along Byron Center Avenue in accordance with Section 90-328. The applicant will continue to work with the Planning and Engineering Offices, as well as the Building Department to ensure this standard will be met through the redevelopment process.

- (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.

The applicant will work with the Wyoming Engineering Office to ensure proper stormwater management is provided as construction proceeds. The Engineering Office confirms that this standard will be met.

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

The applicant will work with the Wyoming Engineering Office to ensure proper soil erosion is provided as construction proceeds. The Engineering Office confirms that this standard will be met.

- (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.*

The proposed plan provides two points of ingress and egress: one on Chicago Drive and one on Byron Center Avenue. These meet minimum requirements for width and clear vision corners, which are observed and unobstructed. This standard is met.

- (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.*

The Wyoming Fire Department is satisfied with the turning radii and fire access lanes provided. The applicant will continue to work with the Fire Department to meet the requirements of the fire code as construction progresses. This standard will be met.

- (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.*

The Wyoming Engineering and Planning Offices are satisfied with the circulation design on the plan provided by the applicant. This standard is met.

- (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.*

This site is an industrial property and is expected to have limited pedestrian circulation. The applicant is proposing the required ADA-accessible parking spaces and pathways to entrances and will continue to work with the Building Department to ensure proper clearances are given for pedestrian movement as the redevelopment process progresses. This standard will be met.

- (11) *Traffic impact. The expected volume of traffic to be generated by the proposed use shall not adversely affect existing roads and traffic patterns. Roadway access shall minimize*

excessive vehicle traffic on local residential streets to reduce the possibility of any adverse effects upon adjacent property. Projects expected to have 50 or more peak hour directional trips or 500 or more vehicle trips daily shall provide a traffic impact study, as outlined in subsection 90-504(3), above.

The Wyoming Engineering Office has confirmed that the redevelopment will not have a significant adverse effect on traffic nearby. No traffic impact study is required. The Wyoming Engineering Office confirms that this standard is met.

- (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.*

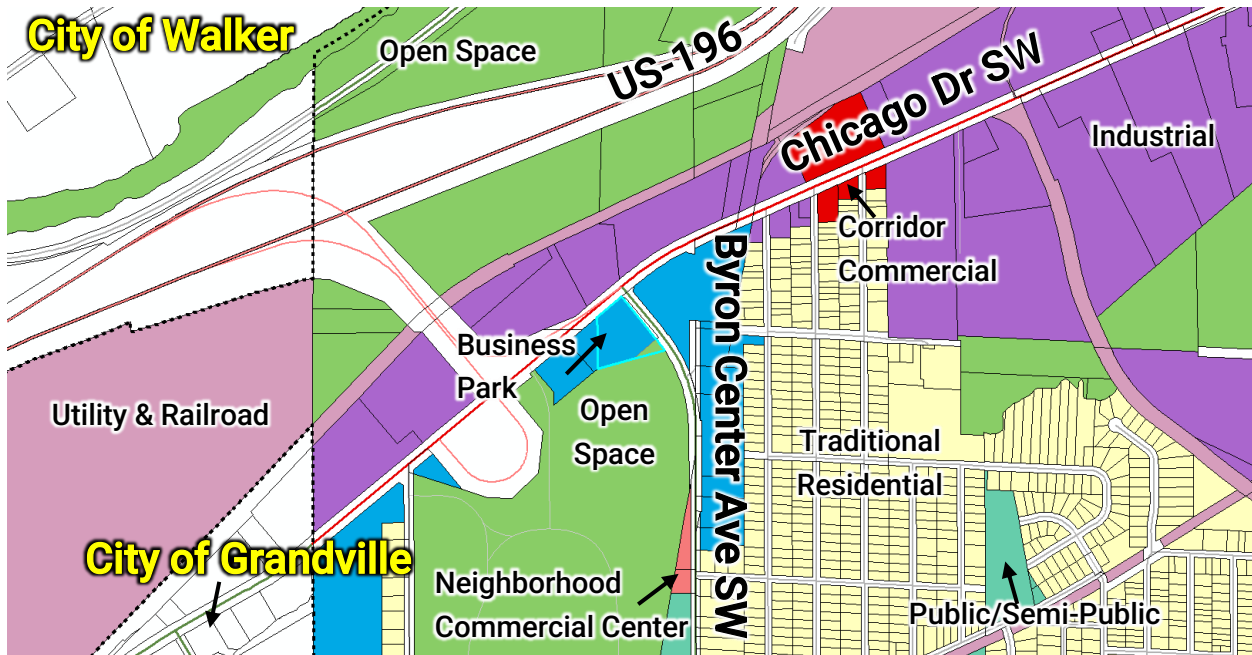
The site currently is being served by public services, and will continue to be served through the redevelopment. The Wyoming Engineering Office is working with the applicant to confirm all redevelopment standards for public services meet requirements. This standard will be met.

- (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.*

The Wyoming Fire Department, Engineering Office, Building Department, Planning Office, and Assessor's Office confirm that all elements of Site Redevelopment are either met or will be met through the conditions laid out in this report.

ALIGNMENT WITH MASTER PLAN:

The City's Master Plan, Wyoming [re] Imagined was adopted in 2021. The future land use map identifies for the site to be planned for "Business Park" industrial uses. The use on the site is not changing, and the applicant would be continuing to improve the site in accordance with the vision of the City's Master Plan by improving the landscaping and site conditions through the proposed redevelopment.



CONFORMANCE WITH THE CITY OF WYOMING SUSTAINABILITY PRINCIPLES:

Sustainability: The advancement and promotion, with equal priority, of environmental quality, economic strength, and social equity so that a stable and vibrant community can be assured for current and future generations.

The applicant's project supports the City's vision of sustainability in the community through the proposed improvements to the existing site. Through the proposed expansion on an existing industrial site, the applicant is following the principles of environmental quality and economic strength by reinvesting in an already established business and improving the visual and economic quality of the area through increased landscaping and mitigation of the expansion's potential effect on neighboring properties. This would fall in line with the City's vision of promoting a stable and vibrant community.

RECOMMENDED CONDITIONS TO APPROVAL

1. The applicant shall work with the Wyoming Fire Department to address all comments noted in their review:
 - a) Fire Access/drivepath shall be min. 26' wide on South & West sides.

- b) "No Parking, Fire Lane" signage shall be required as needed. Confer with Fire Marshal Office for placement.
 - c) Knox Box shall be required if none. Knox systems required as needed for gates if installed.
 - d) Must follow all fire codes throughout building process.
2. The applicant shall work with the Wyoming Planning Office to address all comments noted in their review:
- a) The applicant may use enhanced landscaping in lieu of a 6-foot privacy fence to satisfy the screening required along the southern property line. The applicant is required to submit an updated landscaping plan for approval by the City Planner, if it chooses to use enhanced landscaping to meet this requirement.
3. The applicant shall work with the Wyoming Engineering Office to address all comments noted in their review:
- a) Site plan approval is contingent upon finalizing the site plan/plat to satisfy all comments (General, Detailed, and Stormwater comments) required by the City of Wyoming Engineering Department.
 - 1. Provide a note specifying that the contractor must obtain a plumbing permit from the City of Wyoming before beginning utility work.
 - 2. After construction is complete, Engineering requires an engineer's stormwater certificate and as-built plans with the following:
 - a) Location(s) of new water service stopbox(es).
 - b) Distance(s) from new sanitary lateral(s) to the nearest manhole(s) along the sanitary sewer and length(s) of the lateral(s).
 - c) Sanitary and storm sewer slopes, inverts, rim elevations, and pipe lengths.
 - d) Elevation grade-shots, especially for any overland flood routes, tops of berms, and drainage swales.
 - 3. Flood control, channel protection, and water quality requirements apply. Submit an LGROW design spreadsheet summarizing the requirements. For existing gravel areas that are proposed to be impervious, the required flood control volume may be calculated with two design spreadsheets—one for the existing gravel condition and one for the proposed impervious condition—by finding the difference between the two flood control volumes calculated in the spreadsheets.
 - 4. Provide a soil bore for the proposed detention basin and an infiltration test if proposing infiltration.
 - 5. Provide an SESC plan.
 - 6. Provide the following for stormwater calculations:
 - a) Map of drainage subcatchments.
 - b) Table detailing subcatchment areas, runoff curve numbers, times of concentration, rainfall intensities, and peak runoff, as well as pipe capacities, flows, and velocities.
 - c) Detention/retention storage capacities and outlet calculations.
 - 7. Provide details for the following:

- a) Riprap
 - b) Erosion control blanket installation
 - c) Silt fence installation
8. Provide a 1:4 access path to bottom of detention basin for maintenance.
- a) Consider retaining walls or other methods to gain volume if needed.
9. Provide a signed stormwater maintenance agreement for construction approval. Submit a draft for approval before signing.

PLANNING COMMISSION ACTION:

The Development Review Team recommends the Planning Commission grant site plan approval for the project at 2500 Chicago Drive SW, subject to conditions 1-3.

DEVELOPMENT REVIEW TEAM:

Patrick Waterman, Deputy City Manager

Aaron Vis, Director of Public Works

Lew Manley, Building Official

Kimberly Koster, Director of Public Safety

Nicole Hofert, Director of Community and Economic Development

**Sons Property Holdings, LLC
Proposed Building Expansion
2500 Chicago Drive, Section 9, City of Wyoming
Site Plan**

Project Narrative

The project consists of adding a large building expansion to the south side of the existing building on the site. The building addition is approximately 1 ½ times the size of the existing building.

Three depressed truck docks are proposed on the southwest side of the proposed building as well as a truck drive through lane through the existing and proposed building near the westerly wall.

The southern portion of the site is currently gravel, and the new driveway connecting to the pavement on the west side and to the existing driveway opening off Byron Center Avenue on the east side is proposed to be paved with asphalt.

Sanitary sewer and water service for additional bathrooms will be from within the existing building.

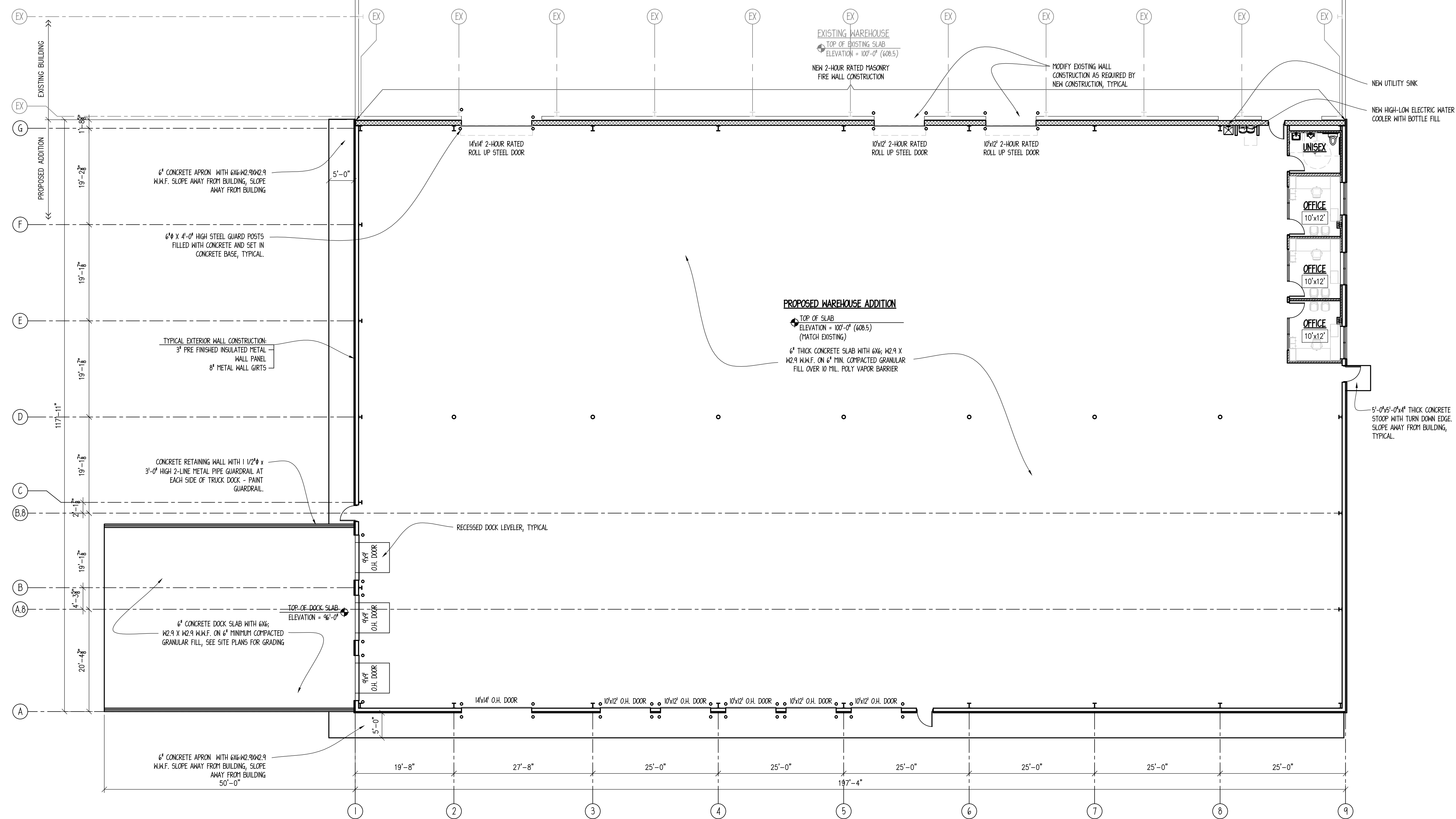
Stormwater drainage and detention will occur on the south part of the site and drain to a City storm sewer, which flows north into the Weller property north of Chicago Drive.

A traffic impact analysis is requested to be waived;

- due to the location of this site on Chicago Drive (Business Route I-96) and Byron Center Avenue, a Primary Road.
- due to the existing established use of the site.
- the driveway off Byron Center Avenue was established and constructed by the City as part of the relocation of Byron Center Avenue, and no new driveways are proposed.

A waiver is also requested for a 6 foot tall fence or screening along the south property line. The Zoning Map shows I-2 Zoning for Lamar Park adjacent to the site, however the use is classified as residential. Due to this site currently existing for numerous years, with the use not changing, and a re-zoning or Special Land Use not required, the Owner would like to request a waiver for this item. The Site Plan shows that if the City desires additional trees to be placed along the south property line, the Owner is willing to do this.

The parking calculation is shown on the Site Plan.



PRELIMINARY
NOT FOR CONSTRUCTION

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| DATE | REVISION |
|------------|------------------------|
| 06-10-2025 | FOR SITE PLAN APPROVAL |
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PROPOSED BUILDING ADDITION FOR:

**WELLER
AUTO PARTS**

2500 CHICAGO DRIVE SW
MONTICELLO, MI 49854

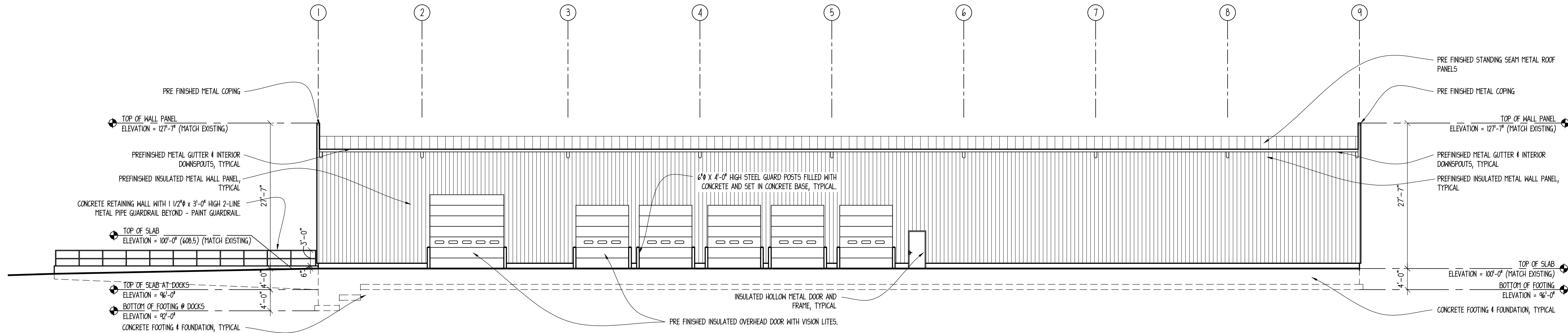


ARCHITECTURE
PLANNING
ENGINEERING
6650 CROSSING DRIVE, S.E.
GRAND RAPIDS, MI 49508
(616) 554-1222
FAX (616) 554-1225

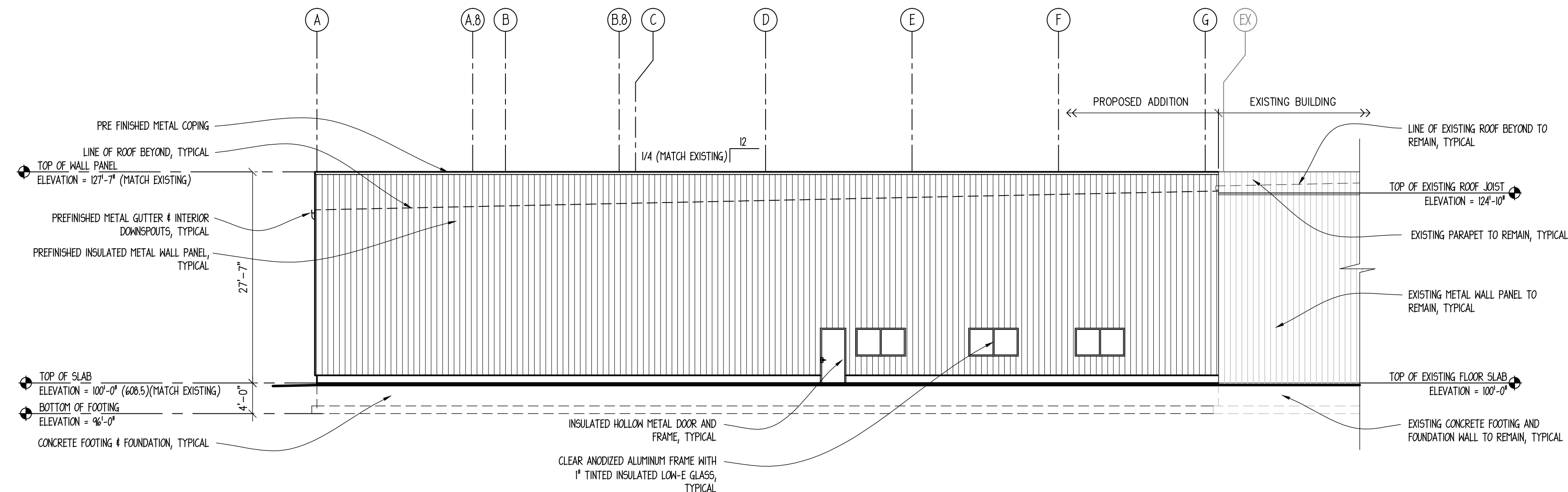
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| DATE | 06-10-2025 | PROJECT No. | 25-36 |
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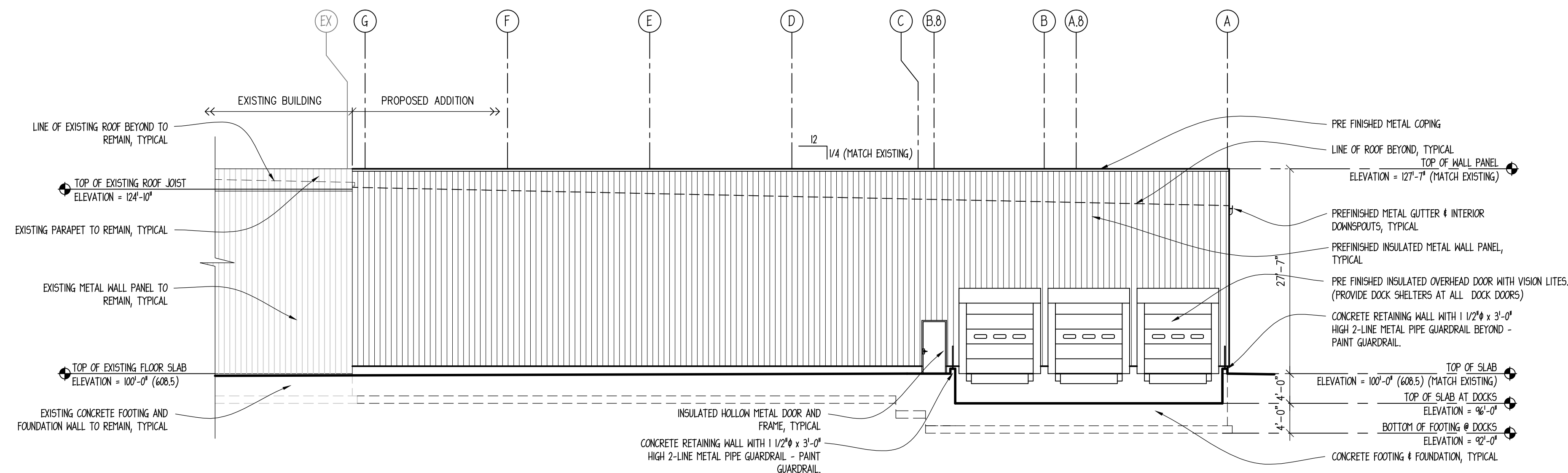
A-1



3 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



2 EAST ELEVATION
SCALE: 3/32" = 1'-0"



1 WEST ELEVATION
SCALE: 3/32" = 1'-0"



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| 06-10-2025 | FOR SITE PLAN APPROVAL |
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PROPOSED BUILDING ADDITION FOR:

WELLER
AUTO PARTS

2500 CHICAGO DRIVE SW
MONTICELLO, MI 49854



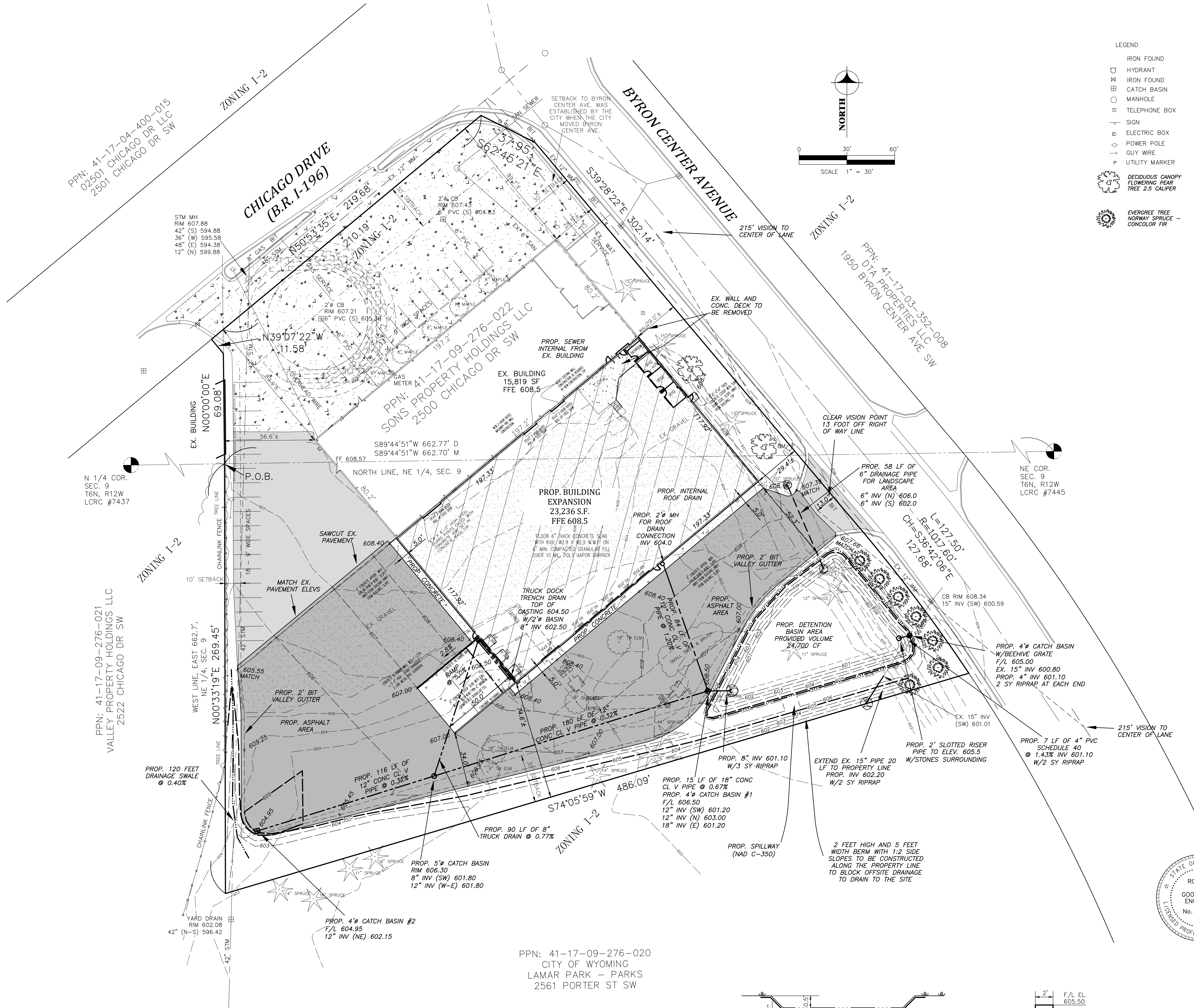
ARCHITECTURE
PLANNING
ENGINEERING

6650 CROSSING DRIVE, S.E.
GRAND RAPIDS, MI 49508
(616) 554-1222
FAX (616) 554-1225

| DATE | PROJECT No. |
|------------|-------------|
| 06-10-2025 | 25-36 |

| SHEET No. |
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A-2



DESCRIPTION:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 4, AND THE NORTHEAST 1/4 OF SECTION 9, T6N, R12W, CITY OF WYOMING, KENT COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 9; THENCE S89°44'51"W 662.77 FEET ALONG THE NORTH LINE OF SECTION 9 TO THE WEST LINE OF THE EAST 662.70 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 9; N00°00'00"E 69.80 FEET ALONG THE WEST LINE OF THE EAST 662.70 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 4; THENCE N39°07'22"W 11.58 FEET TO A POINT ON THE SOUTHERLY LINE CHICAGO DRIVE (BR I-196); THENCE S62°45'21"E 37.95 FEET; THENCE S39°28'22"E 302.14 FEET; THENCE SOUTHEASTERLY 127.76 FEET ON A 1017.60 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD WHICH BEARS S36°42'06"E 127.68 FEET; THENCE S74°05'59"W 486.09 FEET TO THE SAID WEST LINE OF THE EAST 662.70 FEET OF THE NORTHEAST 1/4 SECTION 9; THENCE N00°33'19"E 269.45 FEET TO THE PLACE OF BEGINNING.

CONTAINS 3.12 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.

PARKING CALCULATIONS

WAREHOUSE AND STORAGE BUILDINGS REQUIRE 1 SPACE FOR EVERY 1,500 SF OF USEABLE FLOOR SPACE

OFFICE REQUIRES 1 SPACE FOR EVERY 400 SF OF GROSS FLOOR AREA BUT NO LESS THAN 5

EX. BUILDING MINUS OFFICE SPACE
15,819 SF - 900 SF = 14,919 SF ÷ 1,500 = 10 SPACES

PROP. BUILDING MINUS OFFICE SPACE
23,236 SF - 507 SF = 22,729 SF ÷ 1,500 = 16 SPACES
26 SPACES PLUS OFFICE

EX. BUILDING OFFICE 900 SF ÷ 400 = 3 SPACES

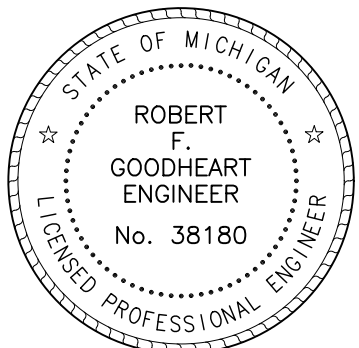
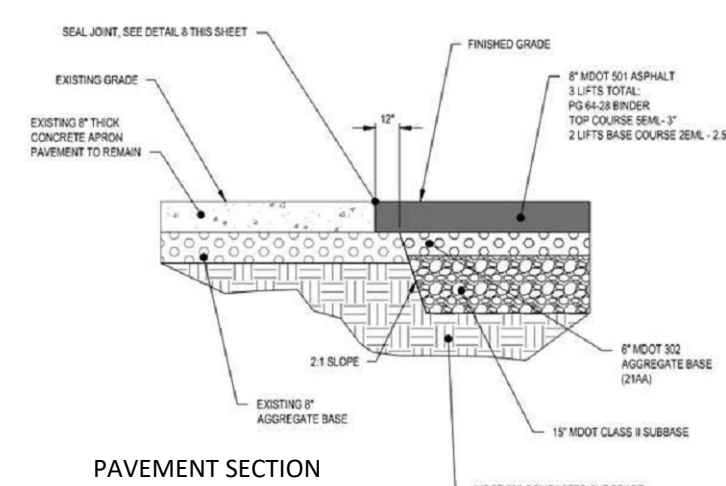
PROP. BUILDING OFFICE 507 SF ÷ 400 = 2 SPACES
5 SPACES

TOTAL SPACES REQUIRED 31 SPACES

SPACES PROVIDED (EXISTING) 31 SPACES

1 HC SPACE (PROP.) 1 SPACE
TOTAL SPACES PROVIDED 32 SPACES

MAXIMUM NUMBER OF EMPLOYEES WORKING AT THIS LOCATION = 15 EMPLOYEES



LANDSCAPE PLAN PROPOSED BUILDING EXPANSION WELLER WAREHOUSE

2500 CHICAGO DRIVE
WYOMING, MICHIGAN

PREPARED FOR:
SONS PROPERTY HOLDINGS, LLC

PREPARED BY:

Pathfinder
Engineering, Inc.

2335 Byron Center Ave. S.W. Wyoming, MI 49519
Phone 1-616-878-3885 Fax 1-616-878-4559

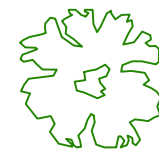
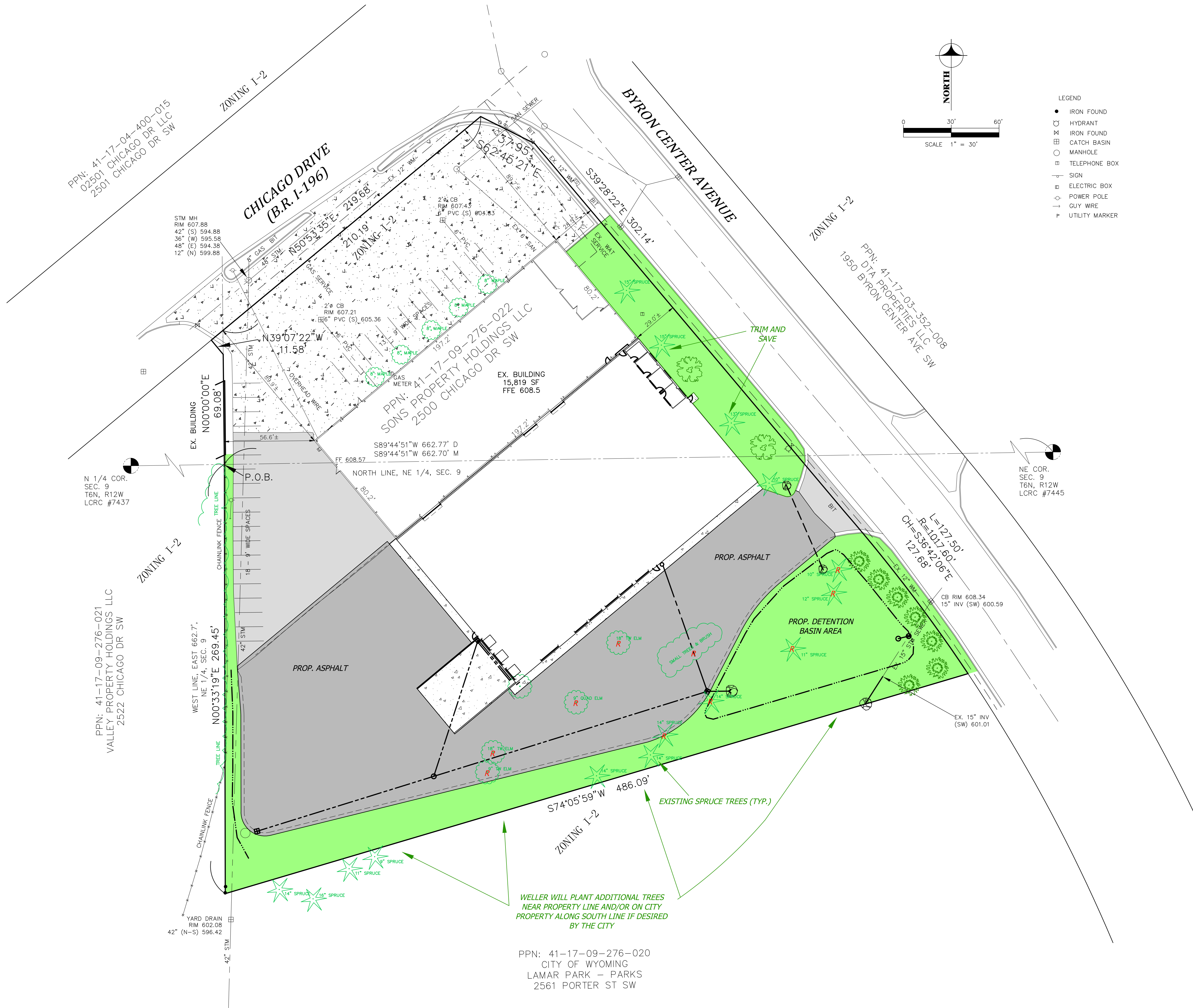
REV: 6-18-25

DATE: 6-10-25

PROJECT NO.: 25006

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DECIDUOUS CANOPY
FLOWERING PEAR
TREE 2.5 CALIPER



EVERGREEE TREE
NORWAY SPRUCE –
CONCOLOR FIR

R

TREE TO BE REMOVED

LANDSCAPE PLAN PROPOSED BUILDING EXPANSION WELLER WAREHOUSE

2500 CHICAGO DRIVE
WYOMING, MICHIGAN

PREPARED FOR:
SONS PROPERTY HOLDINGS, LLC

PREPARED BY:

Pathfinder
Engineering, Inc.

2335 Byron Center Ave. S.W. Wyoming, MI 49519
Phone 1-616-878-3885 Fax 1-616-878-4559

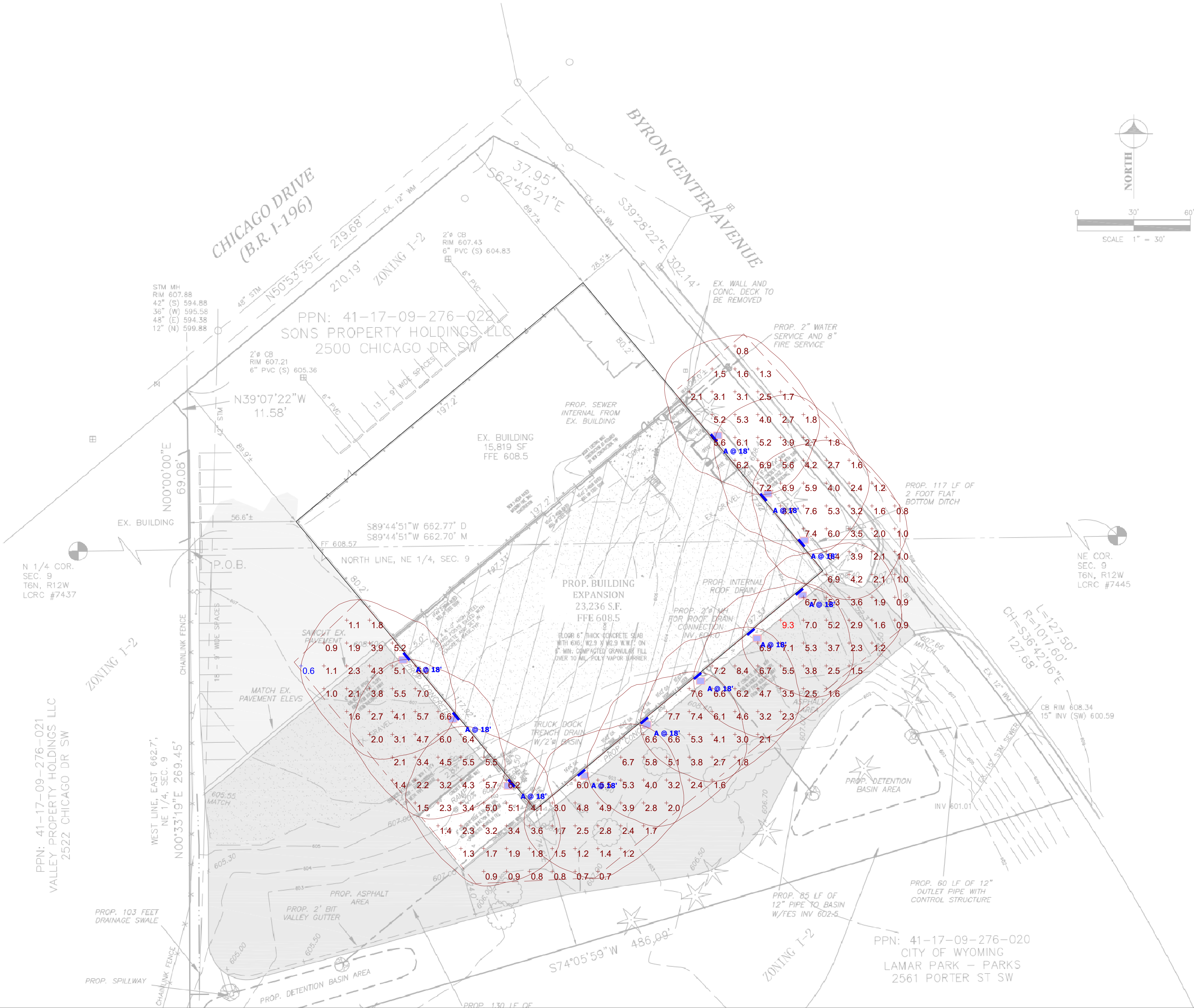
DATE: 6-18-25

DATE: 6-10-25

PROJECT NO.: 25006

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| Schedule | | | | | | | | | | |
|----------|-------|-----|----------------------|------------------|-------------|------|--------------|-----------------|-----|---------|
| Symbol | Label | QTY | Manufacturer | Catalog Number | Description | Lamp | Number Lamps | Lumens per Lamp | LLF | Wattage |
| | A | 11 | LSI INDUSTRIES, INC. | XWM-4-LED-12L-40 | | | 1 | 12063 | 1 | 77 |

| Statistics | | | | | | |
|-------------|--------|--------|--------|--------|---------|---------|
| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
| Coverage | + | 3.7 fc | 9.3 fc | 0.6 fc | 15.5:1 | 6.2:1 |



Catalog # : _____ Project : _____ Type : _____

Prepared By : _____ Date : _____

Mirada Medium Wall Sconce (XWM)

Outdoor Wall Sconce



OVERVIEW

| | |
|----------------------|----------------------|
| Lumen Package | 3,000 - 21,000 |
| Wattage Range | 23 - 175 |
| Efficacy Range (LPW) | 125 - 158 |
| Weight lbs(kg) | 27 (12.2) |
| Control Options | IMSBT, ALB, ALS, PCI |

QUICK LINKS

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Hinged die-cast aluminum wiring access door located underneath.
- Galvanized-steel universal wall mount bracket comes standard with hinging mechanism to easily access the junction box wire connections without removing the luminaire.
- Optional pole-mounting bracket (XPMa) permits mounting to standard poles.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Max shipping weight: 30lbs in carton

Optical System

- State-of-the-Art one piece silicone optic provides industry leading optical control while also acting as an integrated gasket reducing system complexity and improving fixture reliability.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in Types 2, 3, 4, and FT distributions.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- Zero uplight.
- 5000K, 4000K, 3500K, 3000K, and 2700K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- 70 or 80CRI Minimum.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.

- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours
- Total harmonic distortion (THD): <20%
- 3L to 12L operating temperature: -40°C to +50°C (-40°F to +122°F)
- 15L operating temperature: -40°C to +45°C (-40°F to +113°F).
- 18L operating temperature: -40°C to +40°C (-40°F to +104°F).
- 21L operating temperature: -40°C to +35°C (-40°F to + 95°F).
- Power factor (PF): >.90
- Input power stays constant over life.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver and key electronic components can easily be accessed via hinged door.
- Optional integral emergency battery pack provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. The fixture delivers 1500 lumens during emergency mode.

Controls

- Integral passive infrared Bluetooth™ motion sensor options. Fixtures operate independently and can be commissioned via an iOS or Android configuration app. Updates and modifications to the control strategy are easily implemented via an intuitive app.

- The ALBMRxLR utilizing an external antenna for long range communications allows for Bluetooth Mesh wireless up to 100' from node to node. Ensures reliable wireless communications for applications where only wall-mount fixture product is being utilized.

Installation

- Universal wall mounting plate easily mounts directly to 4" octagonal or square junction box.
- 2 fasteners secure the hinged door underneath the housing and provide quick & easy access to the electrical compartment for installing/servicing.
- Optional terminal block accepts up to 12 ga wire.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsicorp.com/resources/terms-conditions-warranty/> for more information.
- 1 Year warranty on Battery Back-up option.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K or lower color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet Locations.
- IP65 rated luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications when pole mounted (using optional XPMa bracket) or wall mounted.
- IK08 rated luminaire per IEC 66262 mechanical impact code
- DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.


Mirada Medium Wall Sconce (XWM) Outdoor Wall Sconce

Type : _____

Have questions? Call us at (800) 436-7800

ORDERING GUIDE

| TYPICAL ORDER EXAMPLE: XWM 2 LED 03L 30 UE BRZ ALSC | | | | |
|---|--|--|--|--|
| Family | Distribution | Light Source | Lumen Package | Color Temperature |
| XWM - Mirada Medium Wall Sconce | 2 - Type 2 3 - Type 3 4 - Type 4 FT - Type 4 Forward Throw | LED | 3L - 3,000 4L - 4,000 6L - 6,000 8L - 8,000 12L - 12,000 15L - 15,000 18L - 18,000 21L - 21,000 Custom Lumen Packages ¹ | 50 - 5000K (70CRI) 50K8 - 5000K (80CRI) 40 - 4000K (70CRI) 40K8 - 4000K (80CRI) 35K8 - 3500K (80CRI) 30 - 3000K (70 CRI) 30K8 - 3000K (80 CRI) 27K8 - 2700K (80 CRI) AMB - Phosphor Converted Amber ² |
| Voltage | Finish | Controls | | Options |
| UE - Universal Voltage (120-277V) HV - High Voltage (347-480V) | BLK - Black BRZ - Dark Bronze GMG - Gun Metal Gray GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White | Blank - None <u>Wireless Controls</u> ALSC - Airlink Synapse Control System ALSCS01 - AirLink Synapse Control System with 8-12' Motion Sensor ALSCS02 - AirLink Synapse Control System with 12-20' Motion Sensor ALBMR1LR - AirLink Blue Wireless Motion & Photo Sensor Controller (8 - 15') mounting height) ³ ALBMR2LR - AirLink Blue Wireless Motion & Photo Sensor Controller (16 - 40' mounting height) ³ <u>Standalone Controls</u> DIM - 0-10v Dimming leads extended to housing exterior IMSBT1L - Integral Bluetooth™ Motion and Photocell Sensor (8-24' MH) ^{3,4} IMSBT2L - Integral Bluetooth™ Motion and Photocell Sensor (25-40' MH) ^{3,4} <u>Button Type Photocells</u> PCI120 - 120V PCI208-277 - 208 -277V PCI347 - 347V | | Blank - None BB - Battery Back-up (0°C) ⁵ CWBB - Cold Weather Battery Backup (-20°C) ⁵ XPMa - Pole Mounting Bracket SP1 - 10kV Surge Protection TB - Terminal Block |




Need more information?

Click here for our glossary

Have additional questions?

Call us at (800) 436-7800



FUSING ACCESSORY ORDERING INFORMATION⁶

| Part Number | Description |
|---------------------|----------------------------|
| FK120 ⁷ | FK120 - Single Fusing |
| FK277 ⁷ | FK277 - Single Fusing |
| FK347 ⁷ | FK347 - Single Fusing |
| DFK208 ⁷ | DFK - Double Fusing |
| DFK240 ⁷ | DFK - Double Fusing (240V) |
| DFK480 ⁷ | DFK - Double Fusing (480V) |

MOUNTING ACCESSORY ORDERING INFORMATION⁶

| Part Number ⁸ | Description |
|--------------------------|--|
| 809374CLR | XWM Wet Location Surface Conduit/Wiring Box |
| 751632 | 10' Linear Bird Spike Kit (2' Recommended per Luminaire) |



1 Custom lumen and wattage packages available consult factory. Values are within industry standard tolerances but not DLC listed.

2 Only available in 6L Lumen Package. Consult factory for lead time and availability.

3 IMSBT and ALBMRxLR control options are not available in 3L or 4L lumen packages when high voltage (HV) is specified.

4 IMSBTxL is field configurable via the Leviton app that can be downloaded from your smartphone's app store.

5 Not available in HV.

6 Accessories are shipped separately and field installed.

7 Fusing must be located in a hand hole for pole or in the junction box.

8 "CLR" to be replaced by paint finish selection. See Finish options for paint color selections.

Mirada Medium Wall Sconce (XWM) Outdoor Wall Sconce

Type : _____

 Have questions? Call us at (800) 436-7800

PERFORMANCE

| Delivered Lumens ¹ | | | | | | | | | | | | |
|-------------------------------|--------------|-----|------------------|----------|------------|------------------|----------|------------|------------------|----------|------------|---------|
| Lumen Package | Distribution | CRI | 3000K | | | 4000K | | | 5000K | | | Wattage |
| | | | Delivered Lumens | Efficacy | BUG Rating | Delivered Lumens | Efficacy | BUG Rating | Delivered Lumens | Efficacy | BUG Rating | |
| 3L | 2 | 70 | 3,178 | 138 | B1-U0-G1 | 3,368 | 146 | B1-U0-G1 | 9,853 | 159 | B1-U0-G1 | 23 |
| | 3 | | 3,224 | 140 | B1-U0-G1 | 3,416 | 148 | B1-U0-G1 | 3,361 | 145 | B1-U0-G1 | |
| | 4 | | 3,210 | 140 | B1-U0-G2 | 3,364 | 146 | B1-U0-G2 | 3,294 | 143 | B1-U0-G2 | |
| | FT | | 3,160 | 137 | B1-U0-G1 | 3,349 | 145 | B1-U0-G1 | 3,294 | 143 | B1-U0-G1 | |
| 4L | 2 | 70 | 4,230 | 139 | B1-U0-G1 | 4,483 | 147 | B1-U0-G1 | 4,410 | 145 | B1-U0-G1 | 30 |
| | 3 | | 4,291 | 141 | B1-U0-G1 | 4,547 | 150 | B1-U0-G1 | 4,473 | 147 | B1-U0-G1 | |
| | 4 | | 4,234 | 141 | B1-U0-G2 | 4,437 | 148 | B1-U0-G2 | 4,344 | 145 | B1-U0-G2 | |
| | FT | | 4,206 | 138 | B1-U0-G1 | 4,458 | 147 | B1-U0-G1 | 4,385 | 144 | B1-U0-G1 | |
| 6L | 2 | 70 | 6,326 | 134 | B2-U0-G1 | 6,704 | 142 | B2-U0-G2 | 6,595 | 140 | B2-U0-G2 | 47 |
| | 3 | | 6,417 | 136 | B1-U0-G2 | 6,800 | 144 | B2-U0-G2 | 6,689 | 142 | B2-U0-G2 | |
| | 4 | | 6,336 | 135 | B1-U0-G3 | 6,640 | 141 | B1-U0-G3 | 6,500 | 138 | B1-U0-G3 | |
| | FT | | 6,290 | 134 | B2-U0-G2 | 6,666 | 142 | B2-U0-G2 | 6,557 | 139 | B2-U0-G2 | |
| 8L | 2 | 70 | 8,166 | 128 | B2-U0-G2 | 8,654 | 135 | B2-U0-G2 | 8,513 | 133 | B2-U0-G2 | 64 |
| | 3 | | 8,283 | 129 | B2-U0-G2 | 8,778 | 137 | B2-U0-G2 | 8,635 | 134 | B2-U0-G2 | |
| | 4 | | 8,362 | 131 | B1-U0-G3 | 8,763 | 137 | B2-U0-G3 | 8,579 | 134 | B1-U0-G3 | |
| | FT | | 8,120 | 126 | B2-U0-G2 | 8,605 | 134 | B2-U0-G2 | 8,465 | 132 | B2-U0-G2 | |
| 12L | 2 | 70 | 11,492 | 149 | B2-U0-G2 | 12,033 | 156 | B3-U0-G2 | 11,927 | 155 | B3-U0-G2 | 77 |
| | 3 | | 11,757 | 153 | B2-U0-G2 | 12,311 | 160 | B2-U0-G2 | 12,203 | 158 | B2-U0-G2 | |
| | 4 | | 11,486 | 149 | B2-U0-G3 | 12,058 | 157 | B2-U0-G3 | 11,716 | 152 | B2-U0-G3 | |
| | FT | | 11,721 | 152 | B2-U0-G2 | 12,274 | 159 | B2-U0-G3 | 12,166 | 158 | B2-U0-G3 | |
| 15L | 2 | 70 | 14,221 | 145 | B3-U0-G2 | 14,891 | 152 | B3-U0-G2 | 14,760 | 151 | B3-U0-G2 | 98 |
| | 3 | | 14,549 | 148 | B2-U0-G2 | 15,235 | 155 | B2-U0-G2 | 15,101 | 154 | B2-U0-G2 | |
| | 4 | | 14,099 | 144 | B2-U0-G3 | 14,801 | 151 | B2-U0-G3 | 14,382 | 147 | B2-U0-G3 | |
| | FT | | 14,505 | 148 | B2-U0-G3 | 15,189 | 155 | B2-U0-G3 | 15,055 | 154 | B2-U0-G3 | |
| 18L | 2 | 70 | 16,894 | 138 | B3-U0-G3 | 17,690 | 145 | B3-U0-G3 | 17,534 | 144 | B3-U0-G3 | 122 |
| | 3 | | 17,285 | 142 | B3-U0-G3 | 18,099 | 148 | B3-U0-G3 | 17,940 | 147 | B3-U0-G3 | |
| | 4 | | 16,951 | 139 | B2-U0-G3 | 17,795 | 146 | B3-U0-G3 | 17,291 | 142 | B3-U0-G3 | |
| | FT | | 17,231 | 141 | B3-U0-G3 | 18,044 | 148 | B3-U0-G3 | 17,885 | 147 | B3-U0-G3 | |
| 21L | 2 | 70 | 19,961 | 133 | B3-U0-G3 | 20,902 | 139 | B3-U0-G3 | 20,718 | 138 | B3-U0-G3 | 150 |
| | 3 | | 20,422 | 136 | B3-U0-G3 | 21,385 | 143 | B3-U0-G3 | 21,197 | 141 | B3-U0-G3 | |
| | 4 | | 19,768 | 132 | B3-U0-G4 | 20,753 | 138 | B3-U0-G5 | 20,165 | 134 | B3-U0-G4 | |
| | FT | | 20,360 | 136 | B3-U0-G3 | 21,320 | 142 | B3-U0-G3 | 21,132 | 141 | B3-U0-G3 | |

| LUMEN SCALING FACTOR | | |
|----------------------|---------------------------|---------------------------|
| 70CRI - 80CRI | 3000K 70CRI - 3500K 80CRI | 3000K 70CRI - 2700K 80CRI |
| 0.93 | 1.00 | 0.86 |

| Electrical Data (Amps) - 2700K/3000K/3500K/4000K/5000K ² | | | | | | |
|---|------|------|------|------|------|------|
| Lumen Package | 120V | 208V | 240V | 277V | 347V | 480V |
| 3L | 0.19 | 0.11 | 0.10 | 0.08 | 0.07 | 0.05 |
| 4L | 0.25 | 0.14 | 0.13 | 0.11 | 0.09 | 0.06 |
| 6L | 0.39 | 0.23 | 0.20 | 0.17 | 0.14 | 0.10 |
| 9L | 0.53 | 0.31 | 0.27 | 0.23 | 0.18 | 0.13 |
| 12L | 0.64 | 0.37 | 0.32 | 0.28 | 0.22 | 0.16 |
| 15L | 0.82 | 0.47 | 0.41 | 0.35 | 0.28 | 0.20 |
| 18L | 1.02 | 0.59 | 0.51 | 0.44 | 0.35 | 0.25 |
| 21L | 1.25 | 0.72 | 0.63 | 0.54 | 0.43 | 0.31 |

| Recommended Lumen Maintenance - XWM ³ | | | | | |
|--|----------------------|-----------------------|-----------------------|-----------------------|------------------------|
| Ambient Temperature C° | Initial ⁴ | 25K hrs. ⁴ | 50K hrs. ⁴ | 75K hrs. ⁵ | 100K hrs. ⁵ |
| 35 | 99% | 97% | 95% | 93% | 91% |
| 50 | 100% | 98% | 95% | 93% | 90% |

- 1 LEDs are frequently updated therefore values are nominal
- 2 Electrical data at 25C (77F). Actual wattage may differ by +/-10%.
- 3 Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing.
- 4 In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).
- 5 In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times NA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).

| Delivered Lumens (Phosphor Converted Amber) | | | | | |
|---|--------------|------------------|----------|------------|---------|
| Lumen Package | Distribution | Amber | | | Wattage |
| | | Delivered Lumens | Efficacy | BUG Rating | |
| 6L | 2 | 3,325 | 76 | B1-U0-G1 | 44 |
| | 3 | 3,385 | 78 | B1-U0-G1 | |
| | 4 | 3,310 | 75 | B1-U0-G1 | |
| | FT | 3,343 | 77 | B1-U0-G1 | |

Mirada Medium Wall Sconce (XWM) Outdoor Wall Sconce

Type : _____

 Have questions? Call us at (800) 436-7800

PHOTOMETRICS

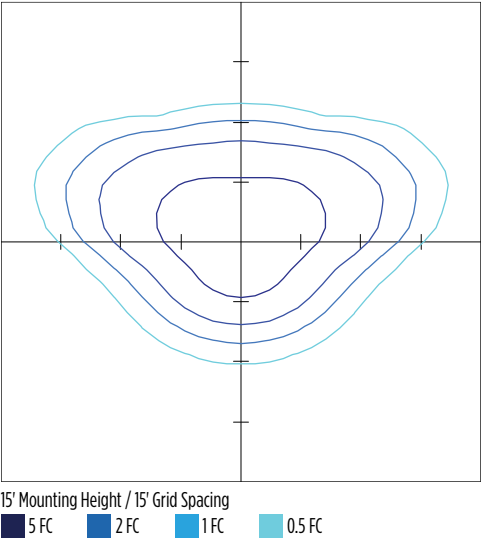
Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%. See the individual product page on <https://www.lsicorp.com/> for detailed photometric data.

XWM-2-LED-12L-40

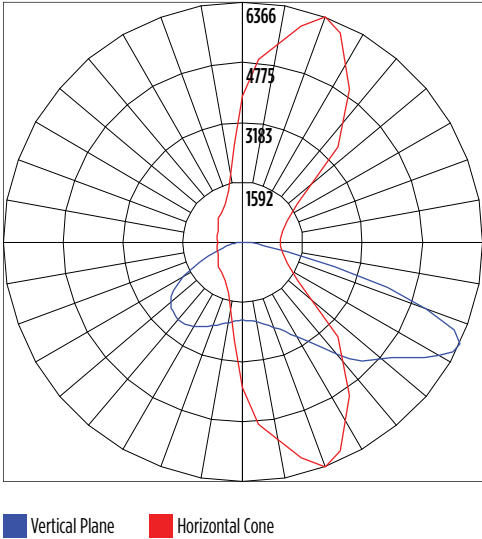
| Luminaire Data | | |
|---------------------|---------------------|--|
| Type 2 Distribution | | |
| Description | 4000 Kelvin, 70 CRI | |
| Delivered Lumens | 12,033 | |
| Watts | 77 | |
| Efficacy | 156 | |
| IES Type | Type II - Short | |
| BUG Rating | B3-U0-G2 | |

| Zonal Lumen Summary | | |
|---------------------|--------|-------------|
| Zone | Lumens | % Luminaire |
| Low (0-30°) | 1,961 | 16% |
| Medium (30-60°) | 6,874 | 57% |
| High (60-80°) | 3,014 | 25% |
| Very High (80-90°) | 184 | 2% |
| Uplight (90-180°) | 0 | 0% |
| Total Flux | 12,033 | 100% |

ISO Footcandle



Polar Curve

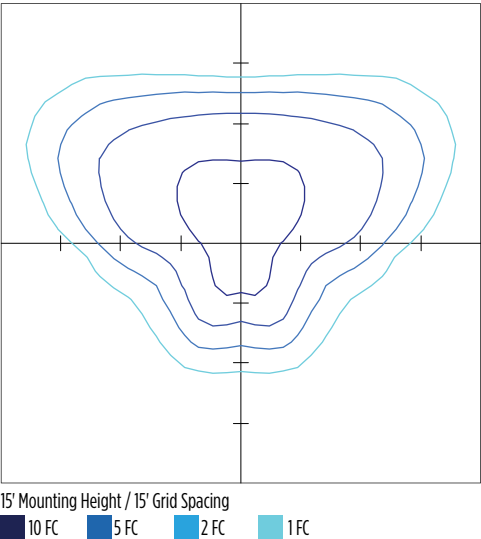


XWM-3-LED-12L-40

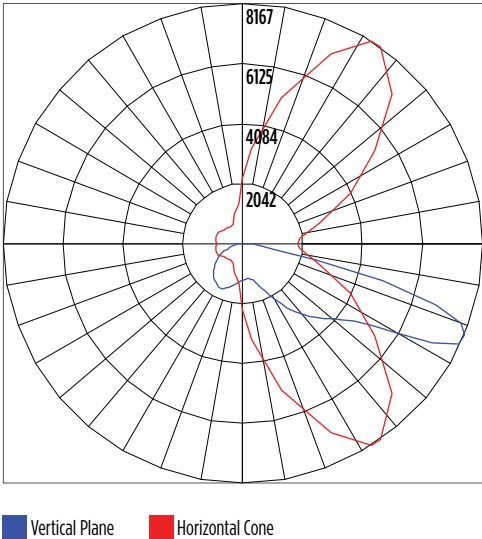
| Luminaire Data | | |
|---------------------|---------------------|--|
| Type 3 Distribution | | |
| Description | 4000 Kelvin, 70 CRI | |
| Delivered Lumens | 12,311 | |
| Watts | 77 | |
| Efficacy | 160 | |
| IES Type | Type III - Short | |
| BUG Rating | B2-U0-G2 | |

| Zonal Lumen Summary | | |
|---------------------|--------|-------------|
| Zone | Lumens | % Luminaire |
| Low (0-30°) | 1,340 | 11% |
| Medium (30-60°) | 6,164 | 50% |
| High (60-80°) | 4,549 | 37% |
| Very High (80-90°) | 258 | 2% |
| Uplight (90-180°) | 0 | 0% |
| Total Flux | 12,311 | 100% |

ISO Footcandle



Polar Curve



Mirada Medium Wall Sconce (XWM) Outdoor Wall Sconce

Type : _____

Have questions? Call us at (800) 436-7800

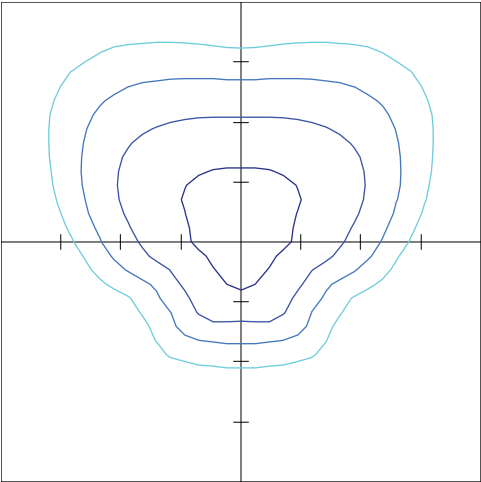
PHOTOMETRICS

XWM-FT-LED-12L-40

| Luminaire Data | |
|----------------------|---------------------|
| Type FT Distribution | |
| Description | 4000 Kelvin, 70 CRI |
| Delivered Lumens | 12,274 |
| Watts | 77 |
| Efficacy | 159 |
| IES Type | Type IV - Short |
| BUG Rating | B2-U0-G3 |

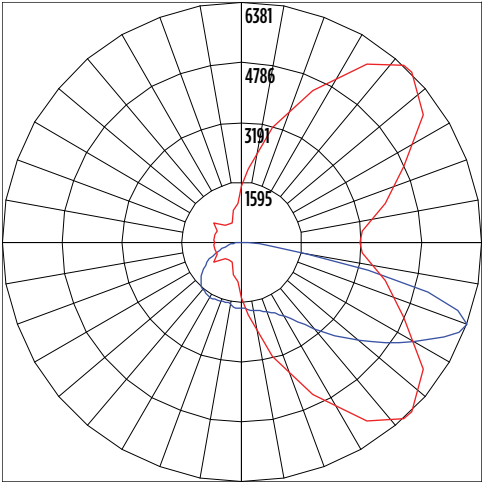
| Zonal Lumen Summary | | |
|---------------------|--------|-------------|
| Zone | Lumens | % Luminaire |
| Low (0-30°) | 1,578 | 13% |
| Medium (30-60°) | 5,798 | 47% |
| High (60-80°) | 4,576 | 37% |
| Very High (80-90°) | 322 | 3% |
| Uplight (90-180°) | 0 | 0% |
| Total Flux | 12,274 | 100% |

ISO Footcandle



15' Mounting Height / 15' Grid Spacing
5 FC 2 FC 1 FC 0.5 FC

Polar Curve



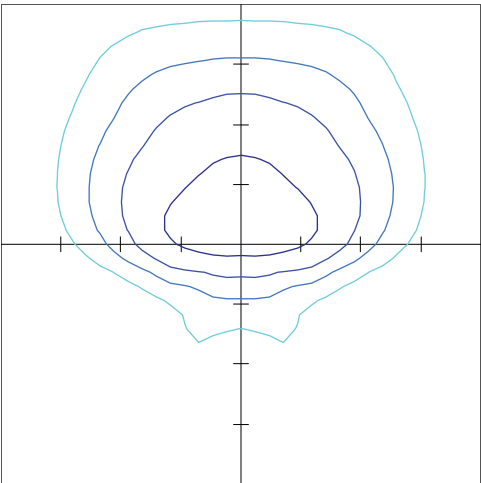
Vertical Plane Horizontal Cone

XWM-4-LED-12L-40

| Luminaire Data | |
|---------------------|----------------------|
| Type 4 Distribution | |
| Description | 4000 Kelvin, 70 CRI |
| Delivered Lumens | 12,058 |
| Watts | 77 |
| Efficacy | 157 |
| IES Type | Type IV - Very Short |
| BUG Rating | B2-U0-G3 |

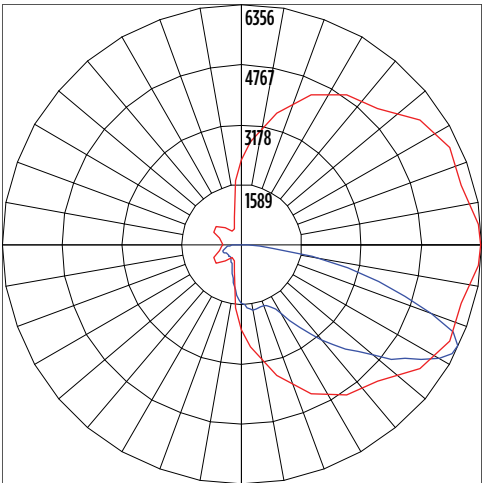
| Zonal Lumen Summary | | |
|---------------------|--------|-------------|
| Zone | Lumens | % Luminaire |
| Low (0-30°) | 1,345 | 11% |
| Medium (30-60°) | 5,394 | 45% |
| High (60-80°) | 4,855 | 40% |
| Very High (80-90°) | 464 | 4% |
| Uplight (90-180°) | 0 | 0% |
| Total Flux | 12,058 | 100% |

ISO Footcandle



15' Mounting Height / 15' Grid Spacing
5 FC 2 FC 1 FC 0.5 FC

Polar Curve



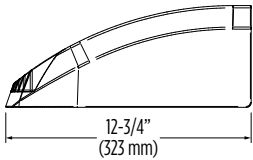
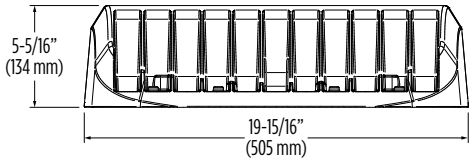
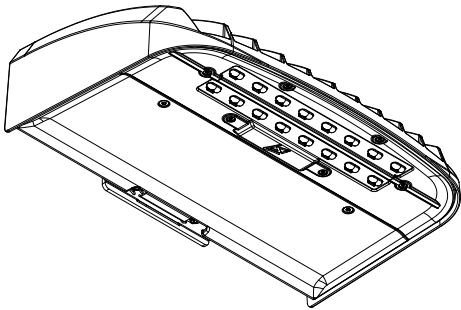
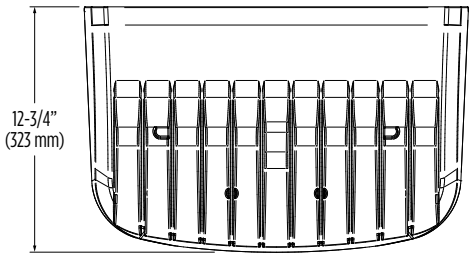
Vertical Plane Horizontal Cone

Mirada Medium Wall Sconce (XWM) Outdoor Wall Sconce

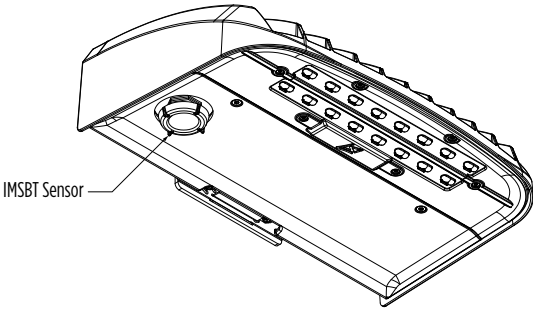
Type : _____

 Have questions? Call us at (800) 436-7800

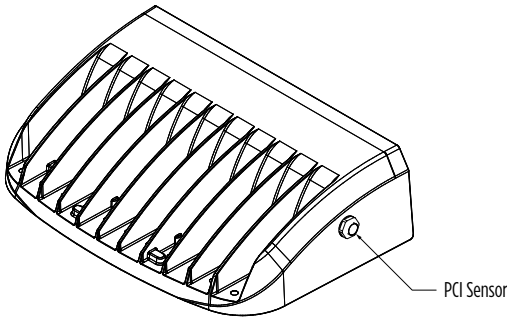
PRODUCT DIMENSIONS



**Mirada Medium Wall Sconce with
Integral Bluetooth™ Motion and Photocell Sensor**
(XWM IMSBTxL)

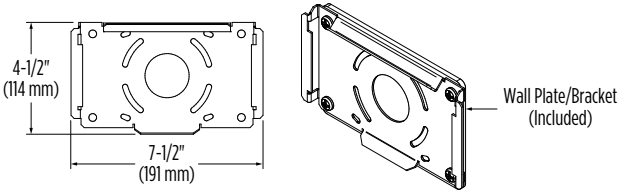


**Mirada Medium Wall Sconce with
Button Type Photocell**
(XWM PCI)

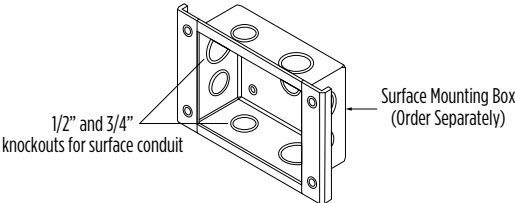


Mounting Options

Mounting Over Junction Box
(Standard/Included)



XWM Wet Location Surface Conduit/Wiring Box
(809374CLR)



CONTROLS

Integral Bluetooth™ Motion and Photocell Sensor (IMSBTxL)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is IP66 rated for cold and wet locations (-40°F to 167°F). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

[Click here to learn more details about IMSBT](#)



LEVITON App



Apple



Android

AirLink Wireless Lighting Controller (ALSC, ALSCS)

The AirLink integrated controller is a California Title 24 compliant lighting controller that provides real-time light monitoring and control with utility-grade power monitoring. It includes a 24V sensor input and power supply to connect a sensor into the outdoor AirLink wireless lighting system. The wireless integrated controller is compatible with this fixture.

[Click here to learn more details about AirLink](#)

AirLink Blue (ALBMRxLR)

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/ Site, Wall Mounted, Parking Garage and Canopy luminaires.

[Click here to learn more details about AirLink Blue](#)



AirLink Blue App



Apple

Sensor Sequence of Operations

| Standard Programming | On Event | Off Event | On Light Level | Dim Light Level | Daylight Harvesting | Delay To Off | Sensitivity |
|----------------------|----------|-----------|----------------|-----------------|----------------------|--------------|-------------|
| IMSBTxL | Motion | No Motion | 100% | N/A | On; Auto Calibration | 20 minutes | High |

| Operation | Description |
|-----------------|--|
| On Event | Trigger that activates lights to turn on; either automatic via motion detected or manually activated via push of button. |
| Off Event | Trigger that activates lights to turn off; either automatic via no motion detected or manually activated via push of button. |
| On Light Level | The light level that the fixtures will turn on to when ON EVENT occurs. |
| Dim Light Level | The light level that the fixtures will dim down to when no motion is detected. |
| Delay to Dim | The amount of time after which no motion is detected that the fixtures will be triggered to dim down. This sequence is optional, and sensor can be programmed to only trigger the fixture to turn off by entering 100% in this field. |
| Delay to Off | The amount of time after which no motion is detected that the fixtures will be triggered to turn off. If delay to dim is part of the programmed functionality, this is the amount of time after which no motion is detected after the fixture have already dimmed down. |
| Sensitivity | The sensitivity can be set to high, medium, low, or auto where applicable. High will detect smaller, simple motions. Low will only detect larger more complex motions. Auto temperature calibration adjusts the PIR sensitivity as ambient temperature rises to increase detection of heat movement through the field of view. |

SONS PROPERTY HOLDINGS, LLC.
2500 CHICAGO DRIVE, WYOMING, MI

STORMWATER MANAGEMENT REPORT

June 10, 2025

25005



A) INTRODUCTION

This proposed project involves the expansion of an existing industrial facility located in Wyoming, Michigan. The scope of work includes expansion of the existing building, new paved driveway areas, and expansion of the parking lot to support the facility's operational needs. The improvements will increase the impervious surface area on the site, requiring updated stormwater management measures to control runoff and ensure compliance with local stormwater regulations.

To address the increase in runoff, a new detention basin has been designed to manage stormwater from the entire expansion area, excluding the truck dock. Runoff from the truck dock area will be conveyed through a surface ditch and connected to the existing backyard storm sewer system. The detention basin is engineered to control post-development peak discharge rates and includes an emergency spillway designed to safely accommodate overflow during extreme storm events.

B) DRAINAGE CALCULATIONS

1. Calculation of Emergency Spillway:

The design uses the Rational Method to determine the peak inflow rate and the Weir Equation to size the spillway crest length. The spillway is constrained to a head of 0.5 feet.

- Peak Inflow Calculation using the Rational Method:

$$Q = CIA$$
$$Q = 0.87 \times 3.72 \times 2.14 = 6.93 \text{ cfs}$$

- Spillway Length Calculation using the weir equation:

$$Q = 2.6LH^{3/2}$$
$$L = 7.54 \text{ ft}$$

A 10 ft long Emergency Spillway is shown on the plan.

2. Calculation of Required Storage using LGROW Spreadsheet:

| LGROW Design Spreadsheet City of Wyoming, Michigan | | Version 4.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|--|---------------|---------------------------|------------------------------|--------------------|--------------------------|-------------|----------------------|-----------|--|--|--------------|--------|----------------------------|-----------|---------------------------|------------------|--------------------|--------------------------|------------|-------------|----------|-----------|------|------|-------|--------|--------|-------|------|------|------------|------------|------|------|------|------|----|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--------------|--|--------------|---------------|---------------|------------|--|-------------|---|-----------|-------------|------------|---------------|------------------------------|--|----------|--------------------------|--|--|--|------------|----------------------------|--|------------|
| ◆ Project Description | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Development Name Sons Property Holdings LLC Address/Location 2500 Chicago Dr, Wyoming, MI Developer/Owner | Design Firm Pathfinder Engineering Inc Engineer Robert Goodheart Date 6/10/2025 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Run | Watershed | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ◆ Subcatchment Connectivity and Area Summary | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Number of Subcatchments 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th colspan="3">Subcatchment</th> <th colspan="3">Existing</th> <th colspan="3">Developed</th> </tr> <tr> <th>Name</th> <th>D/S</th> <th>Description</th> <th>Area [ac]</th> <th>% Impervious</th> <th>Average CN</th> <th>Area [ac]</th> <th>% Impervious</th> <th>Average CN</th> </tr> </thead> <tbody> <tr> <td>Sub1</td> <td style="background-color: #d4edda;">none</td> <td style="background-color: #fff3cd;">Site</td> <td>2.14</td> <td>47%</td> <td>64</td> <td>2.14</td> <td>81%</td> <td>91</td> </tr> <tr> <td>Sub2</td> <td style="background-color: #d4edda;">none</td> <td style="background-color: #fff3cd;">Truck Dock</td> <td>0.04</td> <td>0%</td> <td>39</td> <td>0.04</td> <td>100%</td> <td>98</td> </tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr> <td colspan="3" style="text-align: right;">Total</td> <td>2.18</td> <td>46%</td> <td>63</td> <td>2.18</td> <td>81%</td> <td>91</td> </tr> </tbody> </table> | | | | Subcatchment | | | Existing | | | Developed | | | Name | D/S | Description | Area [ac] | % Impervious | Average CN | Area [ac] | % Impervious | Average CN | Sub1 | none | Site | 2.14 | 47% | 64 | 2.14 | 81% | 91 | Sub2 | none | Truck Dock | 0.04 | 0% | 39 | 0.04 | 100% | 98 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | Total | | | 2.18 | 46% | 63 | 2.18 | 81% | 91 | | | | | | | | | | | |
| Subcatchment | | | Existing | | | Developed | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Name | D/S | Description | Area [ac] | % Impervious | Average CN | Area [ac] | % Impervious | Average CN | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sub1 | none | Site | 2.14 | 47% | 64 | 2.14 | 81% | 91 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sub2 | none | Truck Dock | 0.04 | 0% | 39 | 0.04 | 100% | 98 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Total | | | 2.18 | 46% | 63 | 2.18 | 81% | 91 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Notes: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ◆ Subcatchment Discharge Summary - Developed | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Rainfall | | Source and Distribution NOAA Atlas 14 at Grand Rapids Intl AP Rainfall Frequency 1-year 2-year 10-year 25-year 100-year Rainfall Depth [in] 2.22 2.56 3.77 4.66 6.27 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Runoff | | <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th rowspan="2">Sub</th> <th rowspan="2">Area [ac]</th> <th rowspan="2">Tc [hr]</th> <th rowspan="2">Weighted CN</th> <th colspan="5">Peak Discharge [cfs]</th> </tr> <tr> <th>1-year</th> <th>2-year</th> <th>10-year</th> <th>25-year</th> <th>100-year</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2.14</td> <td>0.20</td> <td>91</td> <td>3.82</td> <td>4.55</td> <td>7.16</td> <td>8.99</td> <td>12.17</td> </tr> <tr> <td>2</td> <td>0.04</td> <td>0.20</td> <td>98</td> <td>0.08</td> <td>0.10</td> <td>0.14</td> <td>0.18</td> <td>0.24</td> </tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table> | | | Sub | Area [ac] | Tc [hr] | Weighted CN | Peak Discharge [cfs] | | | | | 1-year | 2-year | 10-year | 25-year | 100-year | 1 | 2.14 | 0.20 | 91 | 3.82 | 4.55 | 7.16 | 8.99 | 12.17 | 2 | 0.04 | 0.20 | 98 | 0.08 | 0.10 | 0.14 | 0.18 | 0.24 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sub | Area [ac] | Tc [hr] | Weighted CN | Peak Discharge [cfs] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | 1-year | 2-year | 10-year | 25-year | 100-year | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | 2.14 | 0.20 | 91 | 3.82 | 4.55 | 7.16 | 8.99 | 12.17 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | 0.04 | 0.20 | 98 | 0.08 | 0.10 | 0.14 | 0.18 | 0.24 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Notes: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ◆ Channel Protection Volume Summary | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Development Name Sons Property Holdings LLC | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Pre-development Definition Existing | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BMP Volume Credited to Detention None | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th colspan="4">Retention</th> <th colspan="4">Extended Detention</th> </tr> <tr> <th colspan="2">Subcatchment</th> <th colspan="2">2-year Runoff Volume [cft]</th> <th rowspan="2">Credited BMP Volume [cft]</th> <th rowspan="2">Excess CPV [cft]</th> <th rowspan="2">Release Rate [cfs]</th> <th rowspan="2">ED Volume Provided [cft]</th> </tr> <tr> <th>Name</th> <th>Description</th> <th>Pre-dev.</th> <th>Developed</th> </tr> </thead> <tbody> <tr> <td>Sub1</td> <td>Site</td> <td>6,376</td> <td>16,029</td> <td>10,706</td> <td>1,053</td> <td></td> <td></td> </tr> <tr> <td>Sub2</td> <td>Truck Dock</td> <td>0</td> <td>363</td> <td>0</td> <td>-363</td> <td></td> <td></td> </tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr> <td colspan="2" style="text-align: right;">Total</td> <td>6,376</td> <td>16,391</td> <td>10,706</td> <td>691</td> <td></td> <td>0</td> </tr> <tr> <td colspan="4" style="background-color: #d4edda;">Required Channel Protection Volume [cft]</td> <td>10,015</td> <td colspan="2" style="background-color: #d4edda;">Required Volume [cft]</td> <td>0</td> </tr> <tr> <td colspan="4" style="background-color: #d4edda;">Percent met by Retention</td> <td>100</td> <td colspan="2" style="background-color: #d4edda;">Required Volume met by ED?</td> <td>N/A</td> </tr> </tbody> </table> | | | | | Retention | | | | Extended Detention | | | | Subcatchment | | 2-year Runoff Volume [cft] | | Credited BMP Volume [cft] | Excess CPV [cft] | Release Rate [cfs] | ED Volume Provided [cft] | Name | Description | Pre-dev. | Developed | Sub1 | Site | 6,376 | 16,029 | 10,706 | 1,053 | | | Sub2 | Truck Dock | 0 | 363 | 0 | -363 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | Total | | 6,376 | 16,391 | 10,706 | 691 | | 0 | Required Channel Protection Volume [cft] | | | | 10,015 | Required Volume [cft] | | 0 | Percent met by Retention | | | | 100 | Required Volume met by ED? | | N/A |
| Retention | | | | Extended Detention | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Subcatchment | | 2-year Runoff Volume [cft] | | Credited BMP Volume [cft] | Excess CPV [cft] | Release Rate [cfs] | ED Volume Provided [cft] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Name | Description | Pre-dev. | Developed | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sub1 | Site | 6,376 | 16,029 | 10,706 | 1,053 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sub2 | Truck Dock | 0 | 363 | 0 | -363 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Total | | 6,376 | 16,391 | 10,706 | 691 | | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Required Channel Protection Volume [cft] | | | | 10,015 | Required Volume [cft] | | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Percent met by Retention | | | | 100 | Required Volume met by ED? | | N/A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Notes: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

◆ Channel Protection Volume Summary

Development Name

Pre-development Definition
 BMP Volume Credited to Detention

Retention

| Subcatchment | | 2-year Runoff Volume [cft] | | Credited BMP Volume [cft] | Excess CPV [cft] | Extended Detention | |
|--|-------------|----------------------------|-----------|---------------------------|----------------------------|--------------------|--------------------------|
| Name | Description | Pre-dev. | Developed | | | Release Rate [cfs] | ED Volume Provided [cft] |
| Sub1 | Site | 6,376 | 16,029 | 10,706 | 1,053 | | |
| Sub2 | Truck Dock | 0 | 363 | 0 | -363 | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Total | | 6,376 | 16,391 | 10,706 | 691 | | 0 |
| Required Channel Protection Volume [cft] | | | | 10,015 | Required Volume [cft] | | 0 |
| Percent met by Retention | | | | 100 | Required Volume met by ED? | | N/A |

Notes:

◆ Water Quality Volume and TSS Removal Summary

| Subcatchment | | Water Quality Volume [cft] |
|--------------|-------------|----------------------------|
| Name | Description | |
| Sub1 | Site | 5,364 |
| Sub2 | Truck Dock | 151 |
| | | |
| | | |
| | | |
| | | |
| | | |
| Total | | 5,515 |

| TSS | | | |
|----------------------------|----------|-------|---------|
| Generated | Upstream | Total | Removed |
| 5,364 | 0 | 5,364 | 4,780 |
| 151 | 0 | 151 | 0 |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| 5,515 | | | 4,780 |
| TSS Removal Efficiency [%] | | | 87 |
| 80% TSS removal met? | | | Yes |

Notes:

Runoff

[Click here for documentation](#)

| Existing Land Use | HSG | Area | Units | CN CN _{PRE} | Notes |
|--|-----|--------|-------|------------------------|--------------|
| Gravel | A | 27,670 | sqft | 88 30 | Ex. Gravel |
| Open spaces (grass cover) - good | A | 49,710 | sqft | 39 30 | |
| Impervious (paved parking lot, roof, driveway, etc.) | A | 15,819 | sqft | 98 30 | Ex. Building |
| | | 2.14 | acre | 64 30 | |

| Developed Land Use | HSG | Area | Units | Curve Number | Notes |
|--|-----|--------|-------|--------------|-------|
| DIST: Impervious (paved parking lot, roof, driveway, etc.) | A | 75,110 | sqft | 98 | |
| S-BMP: Water | A | 6,760 | sqft | 100 | |
| DIST: Open spaces (grass cover) - good | A | 11,328 | sqft | 39 | |
| | | | | | |
| | | | | | |
| | | 2.14 | acre | 91 | |

Notes:

Subcatchment Runoff Volume

| | | | | | |
|--------------------|--------|--------|---------|---------|----------|
| Rainfall Frequency | 1-year | 2-year | 10-year | 25-year | 100-year |
| Developed [cft] | 13,723 | 16,029 | 24,278 | 30,443 | 41,781 |

Channel Protection Volume

[Click here for documentation](#)

| | | |
|---|------------------|------------------------------|
| | Developed | Pre-developed |
| 2-year Runoff Volume [cft] | 16,029 | 2-year Runoff Volume [cft] |
| 2-year Runoff Volume from Upstream Subcatchments [cft] | 0 | Pre-development Definition |
| 2-year Runoff available for Retention [cft] | 16,029 | Channel Protection required? |
| Required Channel Protection Volume for this Subcatchment [cft] | 9,652 | Yes |

Structural BMPs used to meet Channel Protection Volume

| Structural BMP | A Infiltration Area [sqft] | V _s Storage Volume [cft] | i Design Infiltr. Rate [in/hr] | t _d Drain Time [hr] | Volume Provided [cft] |
|---------------------|----------------------------------|---|--------------------------------------|-----------------------------------|--------------------------|
| Other Retentive BMP | 4,182 | 6,273 | 3.60 | 5.00 | 14,193 |
| | | | | N.A. | |
| | | | | N.A. | |
| | | | | N.A. | |
| Totals | | 6,273 | | | 14,193 |
| | | | | Credited BMP Volume [cft] | 14,193 |
| | | | | Volume Released [cft] | 1,835 |

Notes:

Portion Below the Outlet in the Proposed Detention Basin

Water Quality Volume

[Click here for documentation](#)

| | | | | |
|--|--------------|--------------------------|----------------------------|--------------|
| | | Pitched Roofs/Paved [ac] | Flat Roofs [ac] | Unpaved [ac] |
| Sum of Directly Connected Disturbed Impervious Area [ac] | 1.72 | 0.72 | | 1.00 |
| Sum of Directly Connected Disturbed Pervious Area [ac] | 0.26 | | | |
| Required Volume this Subcatchment [cft] | 5,364 | | | |
| Volume from Upstream Subcatchments [cft] | 0 | | | |
| Water Quality Volume to be Treated [cft] | 5,364 | | | |
| | | | TSS this Subcatchment | 5,364 |
| | | | TSS Upstream Subcatchments | 0 |
| | | | TSS to be Treated | 5,364 |

TSS Accounting

| BMPs Used in Treatment Train | Treated Water Volume [cft] | TSS Removal Efficiency | | | TSS Removed |
|------------------------------|----------------------------------|------------------------|-------------|-----------------------------------|--------------|
| PASS: Detention Basin (wet) | 6,273 | Tabulated | Third-Party | Effective | |
| PASS: Catchbasin | 6,042 | 80 | | 80 | 4,291 |
| PASS: Catchbasin | 4,330 | 22 | | 22 | 236 |
| PASS: Vegetated Swale | 1,000 | 22 | | 18 | 149 |
| | | 81 | | 15 | 104 |
| Released Water Volume [cft] | 5,364 | | | Total TSS Removed | 4,780 |
| | | | | TSS Remaining | 584 |
| | | | | TSS Removal Efficiency [%] | 89 |

Notes:

Runoff

[Click here for documentation](#)

| Existing Land Use | HSG | Area | Units | CN CN _{PRE} | Notes |
|----------------------------------|-----|-------|-------|------------------------|-------|
| Open spaces (grass cover) - good | A | 1,867 | sqft | 39 30 | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | 0.04 | acre | 39 30 | |

| Developed Land Use | HSG | Area | Units | Curve Number | Notes |
|--|-----|-------|-------|--------------|-------|
| DIST: Impervious (paved parking lot, roof, driveway, etc.) | A | 1,867 | sqft | 98 | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | 0.04 | acre | 98 | |

Notes:

Subcatchment Runoff Volume

| Rainfall Frequency | 1-year | 2-year | 10-year | 25-year | 100-year |
|--------------------|--------|--------|---------|---------|----------|
| Developed [cft] | 310 | 363 | 550 | 688 | 938 |

Channel Protection Volume

[Click here for documentation](#)

| Developed | | Pre-developed | |
|--|-----|------------------------------|----------|
| 2-year Runoff Volume [cft] | 363 | 2-year Runoff Volume [cft] | 0 |
| 2-year Runoff Volume from Upstream Subcatchments [cft] | 0 | Pre-development Definition | Existing |
| 2-year Runoff available for Retention [cft] | 363 | Channel Protection required? | Yes |
| Required Channel Protection Volume for this Subcatchment [cft] | | 363 | |

Structural BMPs used to meet Channel Protection Volume

| Structural BMP | A Infiltration Area [sqft] | V _s Storage Volume [cft] | i Design Infiltr. Rate [in/hr] | t _d Drain Time [hr] | Volume Provided [cft] |
|---------------------------|----------------------------------|---|--------------------------------------|-----------------------------------|--------------------------|
| | | | | N.A. | |
| | | | | N.A. | |
| | | | | N.A. | |
| | | | | N.A. | |
| Totals | | | | | |
| Credited BMP Volume [cft] | | | | | 0 |
| Volume Released [cft] | | | | | 363 |

Notes:

Water Quality Volume

[Click here for documentation](#)

| | Pitched Roofs/Paved [ac] | Flat Roofs [ac] | Unpaved [ac] |
|--|--------------------------|-----------------|--------------|
| Sum of Directly Connected Disturbed Impervious Area [ac] | 0.04 | 0.00 | 0.00 |
| Sum of Directly Connected Disturbed Pervious Area [ac] | 0.00 | | |
| Required Volume this Subcatchment [cft] | 151 | | |
| Volume from Upstream Subcatchments [cft] | 0 | | |
| Water Quality Volume to be Treated [cft] | 151 | | |

| | Pitched Roofs/Paved [ac] | Flat Roofs [ac] | Unpaved [ac] |
|--|--------------------------|-----------------|--------------|
| | 0.04 | 0.00 | 0.00 |

| | |
|----------------------------|-----|
| TSS this Subcatchment | 151 |
| TSS Upstream Subcatchments | 0 |
| TSS to be Treated | 151 |

TSS Accounting

| BMPs Used in Treatment Train | Treated Water Volume [cft] | TSS Removal Efficiency | | | TSS Removed |
|------------------------------|----------------------------------|------------------------|-------------|-----------|-------------|
| | | Tabulated | Third-Party | Effective | |
| | | | | | 0 |
| | | | | | 0 |
| | | | | | 0 |
| | | | | | 0 |
| Released Water Volume [cft] | 151 | | | | 0 |
| Total TSS Removed | | | | | 0 |
| TSS Remaining | | | | | 151 |
| TSS Removal Efficiency [%] | | | | | 0 |

Notes:

[Click here for documentation](#)

| | |
|--------------|------|
| Subcatchment | Sub1 |
|--------------|------|

Retention - Summary of Volumes

0.85 x Runoff Volume

[Click here for documentation](#)

| | |
|--------------|------|
| Subcatchment | Sub2 |
|--------------|------|

Retention - Summary of Volumes

0.85 x Runoff Volume

3. Sizing of Storm Sewer Pipes:

Sewer Pipe Sizing Report

Location: 2500 Chicago Dr, Wyoming, MI

Design Storm: 10-Year Return Period

Method: Rational Method

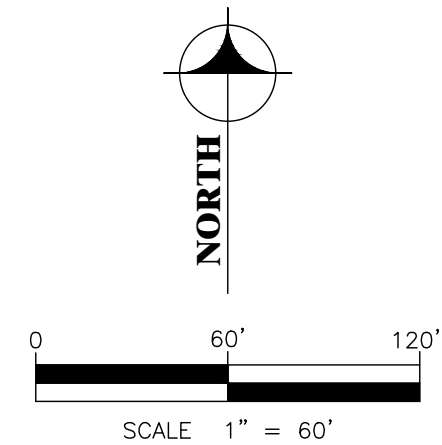
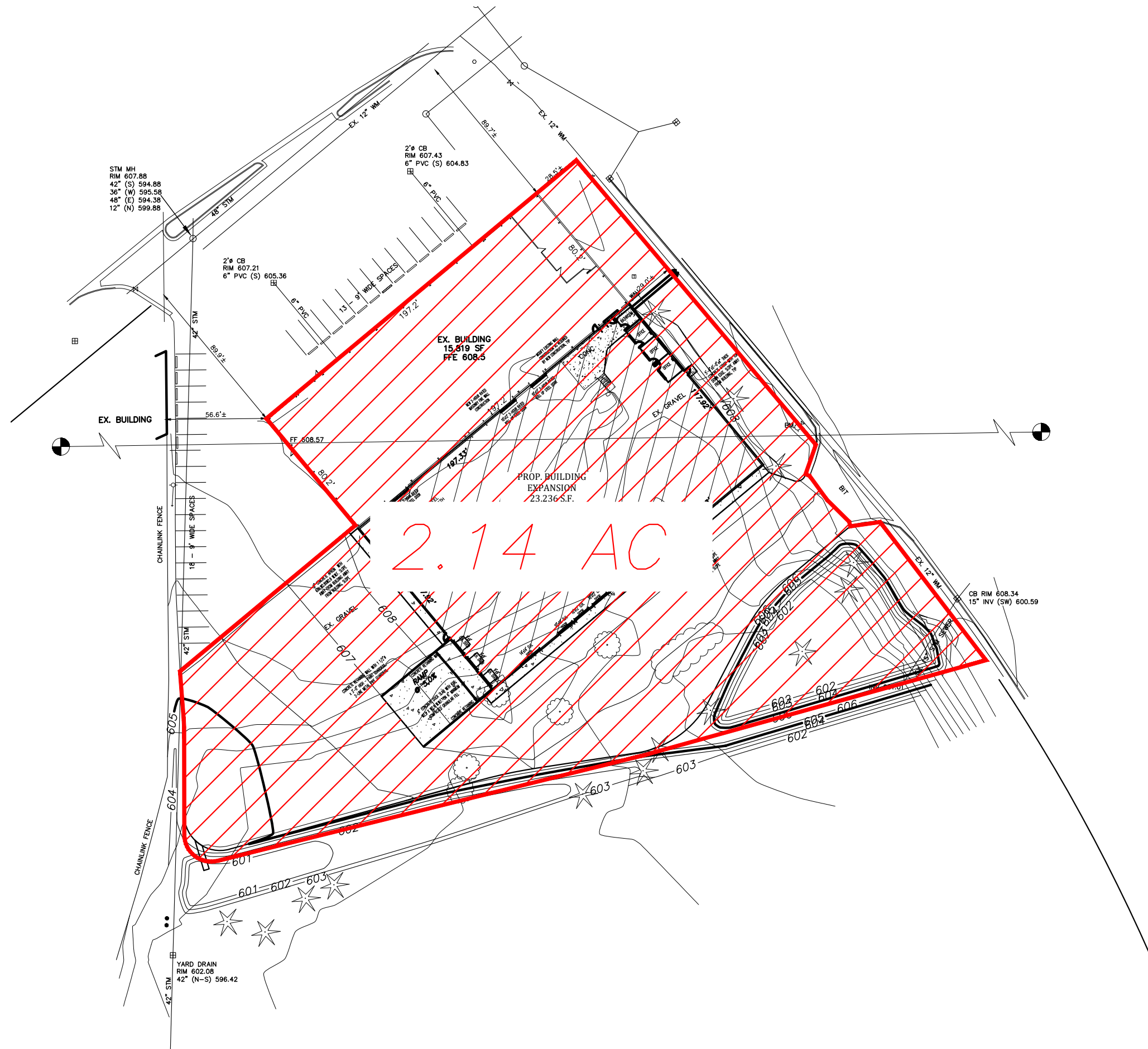
Date: 06-10-2025

This Table presents the hydraulic analysis and sewer pipe sizing for three sub-catchments using the Rational Method with Manning's $n=0.013n$

Sub-catchment Details & Calculations

| Sub-catchment | Area (Acres) | Runoff Coefficient (C) | Tc (min) | Rainfall Intensity (in/hr) | Peak Flow (cfs) | Pipe Dia. (in) | Slope (%) | Manning's n | Pipe Length (ft) | Full Velocity (fps) | Actual Velocity (fps) | Capacity (cfs) | Friction Loss (ft/100) |
|----------------|--------------|------------------------|----------|----------------------------|-----------------|----------------|-----------|-------------|------------------|---------------------|-----------------------|----------------|------------------------|
| CB # 1 | 0.486 | 0.95 | 15 | 3.72 | 1.71 | 12 | 0.44 | 0.013 | 250 | 4.05 | 1.43 | 4.86 | 0.12 |
| Building Drain | 0.9 | 0.98 | 15 | 3.76 | 3.32 | 12 | 1.17 | 0.013 | 84 | 6.05 | 2.85 | 3.84 | 0.28 |
| CB#2 | 1.716 | 0.95 | 16.3 | 3.68 | 6.00 | 18 | 0.667 | 0.013 | 15 | 5.13 | 2.18 | 8.30 | 0.16 |

4. Drainage Map:



DRAINAGE MAP (PROPOSED CONDITIONS)

**SONS PROPERTY
HOLDINGS, LLC**

**2500 CHICAGO DRIVE, WYOMING, MI
49519**

PREPARED BY:

Pathfinder
Engineering, Inc.

2335 Byron Center Ave. S.W. Wyoming, MI 49519
Phone 1-616-878-3885 Fax 1-616-878-4559

DATE: 6-10-25

PROJECT NO.: 25005

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