

AGENDA  
WYOMING PLANNING COMMISSION  
TUESDAY, FEBRUARY 17, 2026  
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 to amend Zoning Code Sections 90-201 "Definitions A", 90-211 "Definitions K", 90-401B "Principal permitted uses", 90-402B "Permitted uses after special approval", 90-413B "Permitted uses after special approval", 90-425B "Permitted uses after special approval", 90-431B "Permitted uses after special approval", 90-508 "Requirements for permitted uses after special approval", 90-1406 "Corridor center area (CC)", 90-1407 "Corridor urban area (CU)", 90-1408 "Corridor general area (CG)", 90-1409 "Corridor sub-urban area (CS)", 90-1410 "Corridor edge area (CE)", 90-1411 "Corridor neighborhood area (CN)", and 90-2101 "Definitions A" (Wyoming Planning Staff).

OLD BUSINESS

NEW BUSINESS

2. Planning Commission Annual Report (Wyoming Planning Staff).

INFORMATIONAL

3. 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 FEBRUARY 17, 2026.

PLANNING COMMISSION  
MEETING MINUTES OF JANUARY 21, 2026  
CITY COUNCIL CHAMBERS  
CITY OF WYOMING, MICHIGAN

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

MEMBERS ABSENT: Lamer

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 Randall, supported by Gilreath-Watts, to excuse Lamer.

APPROVAL OF MINUTES

The minutes of December 16, 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 to amend Zoning Code Sections 90-311 “Accessory buildings and uses”, 90-406A

“Principal permitted uses”, 90-408A “Development standards”, 90-409A “Specific requirements”, 90-411A “Principal permitted uses”, 90-412A “Permitted uses after special approval”, 90-413A “Development standards”, 90-414A “Specific requirements”, 90-415A “Additional regulations”, 90-416A “Principal permitted uses”, 90-419C “Development Standards”, 90-431A “Principal permitted uses”, and 90-508 “Requirements for permitted uses after special approval”

Hofert greeted the Commissioners and introduced the text amendment, beginning with Master Plan Guidance. Hofert explained the necessity of using the Master Plan as guidance when revising the zoning ordinance. Hofert also ran through the list of guiding elements, including: Enhancing Existing Neighborhoods, Accommodating Home Expansion, and Encouraging Alternative Housing Types.

### **BACKGROUND:**

Hofert then stated that roughly 63% of parcels zoned R-2 or R-3 are nonconforming. Hofert continued to explain the limitations to homeowners/property owners. She emphasized that, without changes to the zoning code, new housing would not be able to match existing neighborhood character and reinvestment in existing homes would be constrained. For background, Hofert then defined “nonconformity” and used the example of an R-3 parcel to show that the existing regulation of 100ft for minimum lot width and 12,000 square feet in minimum lot size did not match the existing condition of this property. Hofert then stepped through the development of the plats within the City from pre-1900 to present, showing that most nonconformities exist in places where neighborhoods were platted prior to the adoption of the City’s first zoning ordinance in 1959.

### **DIMENSIONAL STANDARDS:**

Hofert used two examples from the R-2 and R-3 districts to highlight issues homeowners would deal with regarding setbacks, lot coverage, lot size, and lot width. Hofert then moved forward with the proposed zoning code changes. Hofert identified the current standards in R-2 and R-3 and compared them to similar zoning district standards for Grand Rapids, Grandville, and Kentwood. Hofert then made staff’s recommendation to combine the R-2 and R-3 zoning districts and to reduce minimum lot size, width, and setbacks for the new combined district. Hofert then showed the new recommended changes and compared them to the neighboring communities again. Hofert said, the new R2 district would go from 37% conformity to 99.6% conformity, which would allow more freedom for homeowners to adjust their properties as necessary. Hofert then ran back through the examples, showing how the changes would make both properties conforming again.

Hofert then went into what else these revisions would impact, focusing on House Size Requirements, Detached Garages, and Duplex Requirements. Hofert reiterated that these changes

give the City an opportunity to accommodate other aspects of the building pattern and allow the City to move closer to the goals of the 2021 Wyoming [Re]Imagined Master Plan.

### **GROUND FLOOR BUILDING AREA AND DWELLING UNIT SIZE:**

Hofert then explained the difference between Ground Floor Building Area (GFBA) and Dwelling Unit Size, using infographics to visually assist. After, Hofert showed the complexity of existing regulations regarding GFBA and Dwelling unit size, explaining that the rules change depending on the design of the home, the location within the city, and the creation date of the parcel. Hofert explained that this is confusing and difficult to parse through as a layperson and proposed simplifying the standard to a minimum of 700 square feet for both the GFBA and the Dwelling Unit size. This change would make it plain what the requirement is, while also allowing new and restored homes to fit on smaller lots. It would also allow for less cost in construction, and incentivize the creation of starter homes, similar to how Wyoming originally built out during the first half of the 20<sup>th</sup> century. Hofert then showed a visual example of what these changes would look like on a 40ft wide and 100 ft deep parcel.

### **GARAGES:**

Moving on, Hofert explained that many of the houses within the City were originally built without garages, or with garages detached and in the rear yard. However, sometime after the first zoning ordinance in 1959, the regulation was changed to require garages to be attached to the house. Hofert said that removing this requirement for the new combined R-2 district was necessary to maintain the historic building pattern and allow residents that already live on smaller lots to have the freedom to repair and replace structures without the restriction of the non-conformity. Hofert then showed images of existing homes within Wyoming, highlighting the changes in building style from before and after the attached garage requirement. Hofert also showed graphics of what a detached garage, an attached one-stall, and an attached two-stall garage would look like on a 40ft wide lot.

### **LAND USES:**

Hofert then began discussing the changes to the land uses in the new combined district. By combining R-2 and R-3, most of the uses would remain the same. However, Hofert explained, the existing R-3 district allows for the construction of duplexes, while the existing R-2 district does not. Hofert then showed a map of the existing duplexes within the City, which showed that roughly 71% of the 385 duplexes that already exist in the city are nonconforming in the R-2 district. Hofert then explained that many of them were built before duplexes were disallowed and either have been existing as nonconformities or have had variances from before 1970 to allow them to continue to exist. Hofert also mentioned that many of them exist within existing neighborhoods, often going unnoticed by neighbors and visitors alike. Hofert then engaged the Commission and the audience in a quiz-like game called "Spot the Duplex," where she showed

images of homes within the city and asked the audience to guess which home was the duplex. Both the audience and the commission had mixed success.

Hofert returned to the diagrams of what this would look like in practice, explaining that the reduced lot size of 4,000 square feet would be smaller than many of the existing duplexes in the city. As a solution, Hofert proposed a 6,000 square foot minimum lot size, fitting within the historical building pattern of roughly 5,700 square feet for established duplexes. This would be roughly half the size of the current standard of 12,000 square feet, which was established after most of the duplexes in the city were already in place. Hofert also stressed that additional requirements regulating duplexes were not necessary, as lot coverage, setbacks, dwelling unit size, and GFBA impose those limitations already.

Hofert finished with a summary of the recommended changes and offered to answer any questions the commissioners had regarding the ordinance amendments.

Micele opened the public hearing at 7:34PM.

Michael Goretzka, of 836 Marcia St SW, made comments regarding the development review process, questioning if the fire department was involved in the process at any stage.

Dan Jones, of 1032 Royal Oak St SW, made comments asking if there will be relaxed regulations regarding outbuildings in the R-2 district.

Paul Hoppenrath, of 4864 Byron Center Ave SW, asked why the nonconforming properties could not just request a variance for their non-conformities and made comments regarding previous rezonings of R-3 along Byron Center Ave SW.

The public hearing was closed at 7:42pm.

A motion was made by Randall, supported by LaPlaca to approve the text amendments to Zoning Code Sections 90-311 "Accessory buildings and uses", 90-406A "Principal permitted uses", 90-408A "Development standards", 90-409A "Specific requirements", 90-411A "Principal permitted uses", 90-412A "Permitted uses after special approval", 90-413A "Development standards", 90-414A "Specific requirements", 90-415A "Additional regulations", 90-416A "Principal permitted uses", 90-419C "Development Standards", 90-431A "Principal permitted uses", and 90-508 "Requirements for permitted uses after special approval" and recommend the same to City Council.

Smart asked if the zoning changes would only affect existing properties or new properties as well.

Hofert responded that the regulations would affect existing properties as well as any new R-2 properties that could be created.

Smart asked for clarification as to whether PUD properties would be affected.

Hofert replied that established PUDs would not be affected.

Weller asked staff if the fire department was included in the review of this text amendment proposal.

Hofert responded that the fire department, as well as a number of other departments are included in Development Review. Hofert added that the revised setbacks meet building code requirements, and that the fire department had no concerns with the proposed changes.

Weller asked staff to clarify if the allowance of two-family homes in the new R-2 district was part of this agenda item, or the following item.

Hofert clarified that the change to allow two-family homes in the new R-2 district was part of this agenda item.

Weller commented that he had questions regarding the amount of parking around two-family parcels. Weller then asked if staff was entertaining a 50ft lot width.

Hofert then asked the Chair if she could address some of the public comments. Hofert then explains that requesting variances requires that four requirements be met, one of which is that the variance “is not so general or recurring a nature as to make reasonably practicable the formulation of a general regulation for such condition or situation.” Hofert then stated that the granting of thousands of variances for similar and recurring issues would open the City up to lawsuits. Hofert then clarified that the proper procedure is to correct the zoning code to allow the parcels to exist as they do today.

Hofert then commented on Weller’s question regarding lot width for two-family homes. Hofert mentioned that staff had looked at the existing condition of the 385 two-family parcels that have been built. Hofert then explained that by allowing narrow parcels that still meet the lot size requirement to build or convert into two-family homes, the required parking would still be able to fit in the rear of the parcel, rather than requiring residents to park in the street.

LaPlaca asked what steps would be required to convert a one-family home into a two-family home.

Hofert responded that property owners would have to show that their parcels meet the parcel size, setback, ground floor building area, and dwelling unit requirements of the new R-2 district. The property owner would then have to submit a plan for Building Department review and pull a building permit in order to do the proposed work.

Weller asked if the existing two-family homes were converted without review.

Hofert clarified that the existing two-family homes were reviewed prior to the zoning ordinance change that restricted them to the R-3 district with the larger lot and width requirements. Hofert also commented that there have been a small number of variances allowing duplexes since that restriction, but reminded the Commission of the requirements for granting a variance.

A vote on the motion passed unanimously.

#### AGENDA ITEM NO. 2

Request for a rezoning from R-3 Residential District to R-2 Residential District for all R-3 zoned parcels. (Sections 2, 10, 11, 14, 15, 16, 18, 19, 23, 24, 26 & 27) (Wyoming Planning Staff)

Smith explained that the sites are all zoned R-3 Residential District and outlined the various uses of the surrounding land.

Smith said that the Wyoming Planning staff recommends that all parcels in the R-3 Residential zone district be rezoned to the R-2 Residential zone district. The majority of properties in the R-3 Residential zone district do not meet the minimum dimensional standards, including both minimum lot size and minimum lot width, and reinvestment in these properties is limited by their existing nonconforming status. The proposed R-2 Residential zone district provides dimensional standards that are more compatible with the traditional suburban development patterns of these neighborhoods and removes barriers to reinvestment in these traditional suburban neighborhoods.

#### **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;*

The City's Master Plan, Wyoming [re] Imagined was adopted in 2021. The future land use map identifies these parcels as a variety of future land uses, but more than 96% of them are marked as Traditional Residential. "This category comprises smaller lot single-family detached properties in established residential neighborhoods, as well as integrated single-family attached and multifamily development." The Master Plan clearly states that "reinvestment should be encouraged" in these neighborhoods and that developments should "reflect local scale and character." The proposed rezoning from R-3 Residential to R-2 Residential allows for greater flexibility in lot size and building dimensions, which should allow for greater reinvestment and also permit homeowners to make such investments in way that respects the traditional building patterns in their neighborhoods. In remaining residentially zoned and increasing the opportunity for reinvestment, this rezoning is consistent with the Master Plan.

The vast majority of R-3 Residential parcels are Traditional Residential, but other future land uses include: Business Park, Mixed Use, Public/Semi-Public, and Suburban Residential. Across all future land use designations, the Master Plan calls for the enhancement of existing neighborhoods and, specifically, for supporting reinvestment in the City's oldest neighborhoods. The Master Plan acknowledges that these oldest neighborhoods tend to have smaller lots. The proposed rezoning includes some of the oldest platted neighborhoods in the City of Wyoming, which do have smaller lot sizes and would benefit from the increased reinvestment opportunities provided by this rezoning. In remaining residentially zoned and increasing the opportunity for reinvestment, this rezoning is consistent with the Master Plan.

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

The uses allowed in the proposed R-2 Residential zone district are the same as those allowed in the current R-3 Residential zone district and the vast majority of the future land use designations and are therefore compatible.

A few of the properties are designated as Business Park, which is incompatible with both the current and proposed zoning. Under both the current and proposed zoning, those parcels would need to seek a rezoning if they were to redevelop for industrial use.

(C) *Capability of the property to be served by public services;*

The properties are currently served by public services and utilities.

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

R-3 Residential District, the current zoning district for these properties, allows for single- and two-family residential. However, the majority of the parcels in the zone district do not meet the minimum dimensional standards for R-3 Residential and, as existing nonconforming properties, limit opportunities for reinvestment. The proposed R-2 Residential zoning will provide greater opportunities for reinvestment and neighborhood enhancement, as defined by the Master Plan.

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

The uses allowed in the proposed R-2 Residential zone district are the same as those allowed in the current R-3 Residential zone district and the vast majority of the future land use designations and are therefore compatible

## **STAFF COMMENTS**

(A) *Dimensional Standards*

The majority of the parcels in the current R-3 Residential zone district do not meet the minimum dimensional standards. The minimum lot size in the current district is 12,000 square feet and the minimum lot width is 100 feet. The proposed R-2 Residential zone district allows for smaller lots that respect the traditional character of these neighborhoods as some of the oldest platted parcels in the City of Wyoming.

*(B) Process*

The Planning Commission is only considering the rezoning of this parcel. The rezoning will receive two readings at City Council.

- January 21 – Planning Commission considers rezoning request.
- February 2 – City Council hears the first reading of the rezoning request.
- March 2 – City Council hears the second reading of the rezoning request.

**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.

This rezoning allows for expanded reinvestment opportunities in these traditional suburban neighborhoods within the City of Wyoming. In do so, this rezoning will contribute to both the economic strength of these neighborhoods and provide social equity for their residents.

Smith said that the Development Review Team recommends the Planning Commission grant the R-2 rezoning request for all R-3 zoned properties and recommend the same to City Council.

Micele opened the public hearing at 7:56PM.

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

A motion was made by LaPlaca, supported by Gilreath-Watts to grant the R-2 rezoning request for all R-3 zoned properties and recommend the same to City Council.

Weller asked if this change would get rid of R-3.

Smith confirmed that the intent is that Zone R-3 would not exist anymore.

A vote on the motion passed unanimously.

AGENDA ITEM NO. 3

Request for a special land use for an automobile gasoline and automobile service station at 138 36<sup>th</sup> St SW, 150 36<sup>th</sup> St SW, and 3636 Buchanan Ave SW (Section 24) (Jason Berris, A.G.O.)

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 gas station canopy and convenience store, and replace them with a new canopy and convenience store. As part of this process, the applicant is intending to merge the adjacent properties to the east and south into the property at 150 36<sup>th</sup> St, and has already begun the rezoning request for the eastern property at 138 36<sup>th</sup> St. The new convenience store is to be 4,120 sq ft, and will provide the required parking for both the gas pumps and the store itself. Keeping the existing ingress and egress points on 36<sup>th</sup> St and Buchanan Ave, the applicant will be maintaining the clear vision corners, while also providing the required street trees and landscaping along the exterior of the site. Since this is a commercial property that will be abutting a residential property to the east and southeast, the applicant has proposed a 6ft screening fence to meet the privacy requirement. Per Section 90-320, the applicant is required to put in a masonry wall of at least five feet in height adjacent to residentially zoned property.

#### **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 have any adverse effect on the neighboring property. The applicant has proposed a design that takes into account the neighboring residential properties, and is screening appropriately. This applicant is a renovation of an existing use, providing new construction and a new face to the corner.

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

The proposed use aligns with the spirit, purpose, and intent of the zoning code to regulate proper land use and provide adequate services to the residents of Wyoming.

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

The applicant's proposal provides adequate parking for the proposed use, and the City's Engineering Office is comfortable with the ingress/egress and circulation plans provided. While there is likely to be an increase in customers to the site, both the Planning and Engineering Offices have determined that the applicant has provided adequate redevelopment to address this and find it unlikely that the proposed use will have an adverse effect on traffic.

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

The applicant's proposal to renovate the site is likely to reduce blight in the area by providing new amenities and services to the surrounding community. The new building construction proposed by the applicant encourages the existing ownership to maintain their investment. Additionally, with the construction of a new convenience store and gas pumps, this property is unlikely to become vacant, and would contribute positively to the economic strength of the commercial node at this intersection.

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

The applicant's proposal is a renovation of an existing use on the site. Further, the applicant's request to expand their business indicates that this use is economically feasible for the area. Additionally, this site is located close to the US-131 on/off ramp, at the junction of two major streets (36<sup>th</sup> St SW and Buchanan Ave SW), and is adjacent to multiple properties undergoing redevelopment or renovation.

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

The applicant is working with the various departments at the City to ensure that all regulations surrounding ingress and egress are met to provide adequate pedestrian protection at the corner. Additionally, the applicant is proposing increased landscaping along the street-frontage to meet the requirements set forth in Section 90-328.

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

All additional requirements are outlined in Sec. 90-508 are met, including minimum lot size, minimum lot width, corner lot requirements, and drive-opening regulations. All provisions for this special land use are 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 submitted site plan contains enough information to understand the proposed use on the existing site. The plan meets this standard, and the requirement 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 buildings meet minimum dimensional requirements and are within specified parameters of the B-2 General Business District requirements. The applicant is proposing to renovate their existing gas station and expand their convenience store. This requirement 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.*

The applicant is providing a 6ft screening fence along the eastern and southern property lines. Per Section 90-320, the applicant is required to put in a masonry wall of at least five feet in height adjacent to residentially zoned property. Therefore, the applicant will

continue to work with planning staff to meet this standard along the eastern side of the property; this requirement 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 plan is a renovation to an existing site, and thus very little natural areas exist to preserve. However, the applicant is providing a landscaping plan explaining how they plan to meet the requirements of Section 90-328. This requirement 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.*

The applicant will continue to work with the City's Engineering Office to ensure this requirement is met.

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

The applicant will continue to work with the City's Engineering Office to ensure this requirement 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 applicant is proposing to maintain access onto 36<sup>th</sup> Street SW and Buchanan Avenue SW. The applicant is also proposing to connect the development's internal pedestrian pathways to the existing public sidewalk network. All access points meet the requirements; 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 City's Fire Department has confirmed that emergency vehicle access requirements are 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.*

Vehicular circulation on site maintains proper parking dimensions and drive aisles, including emergency exit lanes. Additionally, the parking on site is enough to satisfy the requirements of 90-600, which provides for both customer parking and ADA required spaces. 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.*

Pedestrian access to the site from 36<sup>th</sup> Street SW allows for pedestrian movement insulated from vehicular circulation pattern, and provides connectivity between the existing site and the public sidewalks. 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 applicant's plan provides enough information for the City's Engineering Office to be confident that a traffic impact analysis is not required, and this development will not adversely affect existing roads and traffic patterns. 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 renovated buildings will be served by public services and utilities, as confirmed by the City's Engineering Office. 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 Office, 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 Neighborhood Commercial Center, which calls for a variety of amenities

located nearby along key corridors. This gas station use, which already exists at this site, provides an extension of the commercial corridor while also maintaining its place in the diversity of uses for the neighboring community. This aligns with the vision of the Master Plan.

Blair said that the Development Review Team recommends the Planning Commission grant special use approval for an automobile gas station at 138 36<sup>th</sup> Street SW, 150 36<sup>th</sup> Street SW, and 3636 Buchanan Avenue SW and, in a separate motion, grant site plan approval, subject to conditions 1-4 below:

- 1.) The applicant shall work with the Wyoming Assessor's Office to address all comments noted in their review:
  - A. A land combination application will need to be submitted to the Assessor's Office to combine parcels: 41-17-24-226-001, 41-17-24-226-002 & 41-17-24-226-010. The parcels must reflect the same owner in order to combine them.
- 2.) The applicant shall work with the Wyoming Fire Department to address all comments noted in their review:
  - A. The address on proposed building must meet City Ordinance requirements.
  - B. Must follow all Fire/Building Codes for the project duration.
  - C. Final inspection shall be performed with Fire Marshal Office.
- 3.) The applicant shall work with the Wyoming Engineering Office to address all comments noted in their review:
  - A. Water quality and stormwater hotspot requirements apply to this property. Provide spill containment in the storm system capable of capturing 400 gallons of a sinking or floating pollutant.
  - B. Provide the following for stormwater calculations:
    - Completed LGROW spreadsheet detailing water quality requirements for the site.
    - 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.
  - C. Provide at least 3 feet of cover above sewer where feasible.
  - D. The minimum building opening must be at least 1 foot above the 100-year floodway elevation. Drainage south and east of the building may not be able to overland flow to Buchanan Ave or 36th St while providing that freeboard. Please regrade or verify.
  - E. For plastic sewer installation, include a note or detail for compaction of bedding in the pipe haunch.
  - F. Provide a signed stormwater maintenance agreement for construction approval. Submit a draft for approval before signing.

- G. Provide ROW to the City of Wyoming over existing sidewalk at the corner of 36th and Buchanan.
  - H. Provide a note specifying that the contractor must obtain a plumbing permit from the City of Wyoming before beginning utility work.
  - I. A pre-con meeting will be required between Public works and the Contractor.
  - J. After construction is complete, Engineering requires an engineer's stormwater certificate and as-built plans with the following:
    - Location(s) of water service stopbox(es).
    - Distance(s) from sanitary lateral(s) to the nearest manhole(s) along the sanitary sewer and length(s) of the lateral(s).
    - Sanitary and storm sewer slopes, inverts, rim elevations, and pipe lengths.
    - Elevation grade-shots, especially for any overland flood routes, tops of berms, and drainage swales.
  - K. These items are required for the Certificate of Occupancy. Please begin working on these items shortly after completing site work. It is recommended that the contractor collect as-built data for utilities before backfilling.
- 4.) The applicant shall work with the Wyoming Planning Office to address all comments noted in their review:
- A. Applicant must comply with all elements of the Sign Code (Section 90-700).
  - B. Applicant must maintain clear vision corners at both the 36th St and Buchanan entrances.
  - C. Any changes to parking or drive aisles will require resubmission of plans.
  - D. Applicant must provide a masonry wall of at least five feet adjacent to any residentially zoned properties, per Section 90-320.

Micele opened the public hearing at 8:07PM.

Dan Jones, 1032 Royal Oak St SW, spoke to commissioners and expressed concerns for the road damage by that site and wondered who is responsible for making the repairs and where the funds come from. Jones also reiterated commissioner Weller's concern to agenda item #2 about parking issues for SFR turned duplexes.

The public hearing was closed at 8:10PM.

Steve Witte, 217 Grandville Ave SW, thanked staff for their work throughout the project and spoke to commissioners and explained a little of the process for this project. Witte also mentioned there would be better and more parking, and there would be more green area.

A motion was made by Hall, supported by Smart to grant special use approval for an automobile gasoline and automobile service station at 138 36<sup>th</sup> St SW, 150 36<sup>th</sup> St SW, and 3636 Buchanan Ave SW.

A vote on the motion passed unanimously.

Weller asked if there would be signage on the building or pole.

Witte said there would be signage on the building, and they would probably preserve and reface the existing pole sign, but they will check with staff first for regulations.

Randall asked if there would be changes in operating hours or staff size.

Jason Berris, AGO, said the store would be open 24hrs.

Weller asked about lighting in the back of the building.

Witte said they are planning on some lighting, so they don't have anyone hanging out back there.

A motion was made by Randall, supported by Zapata to grant site plan approval for the project at 138 36<sup>th</sup> St SW, 150 36<sup>th</sup> St SW and 3636 Buchanan Ave SW, subject to conditions 1-4.

A vote on the motion passed unanimously.

#### AGENDA ITEM NO. 4

Request for site plan approval at 920 52<sup>nd</sup> St SW (Section 35) (Dan Miller, Harvest Orthodox Presbyterian Church).

Hyble explained that the site is zoned R-1 Residential District and outlined the various uses of surrounding land.

Hyble said that the applicant proposes to expand the Harvest Orthodox Presbyterian Church building at 982 52<sup>nd</sup> Street SW to accommodate growth in recent years. The existing 19,618 sq. ft. place of worship building is proposed to increase by approximately 17,000 sq. ft. in three key areas of the building to allow for increased fellowship space, offices, and classrooms. Additional site changes include alterations to the vehicular traffic flow, which are meant to improve safety and increase pedestrian connections on site. Banked parking is provided to the western portion of the site to compensate for lost parking with the site's reconfiguration and expected future growth within the congregation.

#### **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 submitted site plan and elevations contain all the required information to understand the applicant's proposed building addition in detail.

- (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 addition respects the development standards provided in Section 90-403A as it pertains to the building, including setbacks and maximum building height.

- (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.*

Existing wood fences can be found alongside the northern and eastern portions of the property. One condition of approval includes extending the existing visual barrier along the northern parking lot to provide visual privacy adjacent to residential uses and meet the requirements of Section 90-404A. These requirements will apply to northern and eastern lot lines adjacent to the banked parking lot. The proposed dumpster enclosure must meet the requirements of Section 90-321.

- (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 site has existing tree canopy that will not be disturbed by the proposed addition and meets the applicable landscaping requirements. Four existing trees are proposed to be removed due to the site's design, and they will be replaced by six deciduous trees per the landscaping plan. 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 City's Engineering Office to meet all stormwater management requirements for the increase of impervious surface onsite.

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

The City's Engineering Office has confirmed that the applicant's project will limit potential soil erosion and sedimentation.

- (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 vehicular ingress and egress onto 52<sup>nd</sup> Street SW and Clyde Park Avenue SW through access easements with the properties at 920 52<sup>nd</sup> Street SW and 5261 Clyde Park Avenue SW. This meets ingress and egress requirements of Section 90-603 while also meeting additional requirements for churches in the R-1 Residential District.

- (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 City's Fire Marshal has confirmed that emergency vehicle access can continue to be provided to all areas of the site with the proposed addition.

- (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 site's proposed vehicular circulation layout improves the site's configuration in a way that increases safety. Increased directional signage where drive aisles interact, traffic calming designs, and a one-way drive aisle adjacent to the building will allow for the safe circulation of vehicles. Parking requirements are met through the combination of existing, proposed, and banked parking.

- (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 on this site meets the minimum requirements and allows for reasonable pedestrian movement to access all suites of the proposed building. Walkways are provided along the northern side of the building, and employee parking areas are completely separated with islands from the truck traffic drive aisle.

- (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 traffic impact from the proposed addition is expected to have a minimal impact on traffic along adjacent major thoroughfares. The site's infrastructure can contain all traffic

generated by the use, and its traffic operates complementary to that of its commercial neighbors due to typical church and business hours.

- (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 current 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 applicable site improvement provisions will be met as the applicant works with City staff to gain approval for construction and occupancy.

#### **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, which includes educational, religious, public service, and governmental uses like colleges, churches, and nonprofits. Uses in this category are meant to be improved alongside new development within the City to continue their community benefit. The applicant proposes to reinvest in its property and expand its reach in the area, which will improve this community asset for the benefit of Wyoming residents and visitors. This project aligns with the guidance of the Master Plan.

Hyble said that the Development Review Team recommends the Planning Commission grant special use approval for the project at 920 52<sup>nd</sup> Street SW, subject to conditions 1-3 below:

- 1.) The applicant shall work with the Wyoming Planning Office to address all comments noted in their review:
  - A. Applicant must submit updated access easement documentation once finalized with adjacent property owners.
  - B. Dumpster enclosure must meet the requirements of Sec. 90-321.
  - C. An amended site plan must be approved administratively before the proposed banked parking area is constructed.
  - D. Applicant must screen according to Sec. 90-404A alongside the existing northern parking lot and along property lines of the proposed banked parking.
  - E. All signage must follow the regulations of Article 7.
- 2.) The applicant shall work with the Wyoming Fire Department to address all comments noted in their review:

- a) Address on building must meet City Ordinance Requirements.
  - b) Must follow all fire/building codes for project duration.
  - c) Final inspection shall be performed with the Fire Marshal Office.
- 3.) The applicant shall work with the Wyoming Engineering Office to address all comments noted in their review:
- a) Address water quality, channel protection, and flood control requirements.
  - b) Provide the following for stormwater calculations:
    - a. Completed LGROW spreadsheet detailing water quality, channel protection, and flood control requirements for the site.
    - b. Map of drainage subcatchments.
    - c. Table detailing subcatchment areas, runoff curve numbers, times of concentration, rainfall intensities, and peak runoff, as well as pipe capacities, flows, and velocities.
    - d. Detention/retention storage capacities and outlet calculations.
  - c) Include a detail for riprap placement.
  - d) For plastic sewer installation, include a note or detail for compaction of bedding in the pipe haunch.
  - e) Provide a signed stormwater maintenance agreement for construction approval. Submit a draft for approval before signing.
  - f) Provide proposed utility information.
  - g) Provide a note specifying that the contractor must obtain a plumbing permit from the City of Wyoming before beginning utility work.
  - h) After construction is complete, Engineering requires an engineer's stormwater certificate and as-built plans with the following:
    - a. Lengths between fittings for fireline(s) and private watermain.
    - b. Location(s) of water service stopbox(es).
    - 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.
  - i) These items are required for the Certificate of Occupancy. Please begin working on these items shortly after completing site work. It is recommended that the contractor collect as-built data for utilities before backfilling.

Jeff Van Laar, 5252 Clyde Park Ave SW, civil engineer with Nederveld spoke to commissioners and explained they have been planning this expansion to the building for a few years, and they are ready and excited to finally be moving forward with the project. Van Laar also explained that along with the building expansion, they are proposing to create a new drop-off area with a canopy, and they are still looking into the site entry because it is a shared drive between three neighbors and they will provide an agreement letter to staff once available.

A motion was made by LaPlaca, supported by Gilreath-Watts to grant special use approval for the project at 920 52<sup>nd</sup> St SW.

A vote on the motion passed unanimously.

AGENDA ITEM NO. 5

Request for site plan approval at 560 56<sup>th</sup> St SW, 588 56<sup>th</sup> St SW, and 5635 Clay Avenue SW (Section 36) (Lakewood Architecture, Ed Rietman).

Hyble explained that the site is zoned I-2 General Industrial District and outlined the various uses of the surrounding land.

Hyble said that the applicant proposes to redevelop the three parcels located at 560 56<sup>th</sup> Street SW, 588 56<sup>th</sup> Street SW, and 5635 Clay Avenue SW. Proposed changes to the site include combining the parcels, demolishing two existing buildings along the western side, and constructing a 51,860 sq. ft. building. Most of the new building, approximately 35,786 sq. ft., will be dedicated primarily to truck repair and service. Remaining building space will house office space for truck sales and warehousing for repair parts.

In December of 2025, Planning Commission recommended approval of the 56<sup>th</sup> Street right-of-way vacation to City Council. The applicant proposes to install new water, sanitary sewer, and storm sewer connections along the vacated 56<sup>th</sup> Street SW to connect with public utilities.

**CONFORMANCE WITH ORDINANCE STANDARDS AND FINDINGS OF FACT:**

Site plan review in conformance with the following applicable standards as follows is 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 Site Plan contains all required information to understand the overall scope and detailed changes proposed to the site. Elevations, floorplans, landscaping plans, and drainage calculations were also submitted for review.

- (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 building conforms to dimensional requirements in the I-2 General Industrial District and actually reduces nonconformity on the site through the demolition of an existing building.

- (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 required screening for an industrial site is limited to any future outdoor storage of materials and disposal screening. The proposed scrap steel dumpster must be screened per Section 90-321.

- (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 proposed landscaping plan meets and exceeds the requirements in Section 90-328.

Adequate street trees are provided, and additional parking lot islands with landscaping are shown on the site plan.

- (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 continue to work with the City's Engineering Office to meet all stormwater management requirements onsite.

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

The City's Engineering Office has confirmed all soil erosion and sedimentation measures 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.*

Satisfactory ingress and egress to the site are provided via Clay Avenue SW in four different places, one of which connects to the site via the recent right-of-way vacation of 56<sup>th</sup> Street SW. Truck traffic will feed through the northernmost and southernmost entrances of the site.

- (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 City's Fire Marshal has confirmed that emergency vehicle access requirements are met. Included conditions to approval include fire lane signage, address, and hydrant location requirements, which 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.* Proposed parking lot and drive aisle dimensions will meet the parking lot standards. Related conditions to approval include proper widths and striping for all proposed parking areas onsite.

(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 proposed site contains pedestrian circulation elements that satisfy the provisions of this standard. Concrete sidewalks are provided around the entire building in a manner that is accessible to all proposed parking areas. Proposed parking lot islands assist to calm vehicular traffic, thereby improving safety for pedestrians.

(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 traffic generated by the proposed use is not expected to negatively impact Clay Avenue SW or adjacent properties. No traffic study was required due to the number of expected vehicle trips, and the applicant currently operates along Clay Avenue SW without issue.

(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 will be served by public services and utilities. The existing building onsite is currently served by septic tank, which will need to be abandoned per the City's Engineering Office.

(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 redevelopment of this site will be subject to all applicable city site improvement provisions within zoning, engineering, fire and building codes.

**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 Industrial, which includes typical industrial uses concentrated along established freight corridors. The Master Plan recommends these uses continue in these areas, buffered and screened property to minimize impacts to neighboring properties. This proposed building is located along a traditional industrial district, located adjacent to US-131. The landscaping plan proposed by the applicant demonstrates beautification and buffering that aligns with the Master Plan.

Hyble said that the Development Review Team recommends the Planning Commission grant site plan approval for the project at 560 56<sup>th</sup> Street SW, 588 56<sup>th</sup> Street SW, and 5635 Clay Avenue SW, subject to conditions 1-4 below:

- 1.) The applicant shall work with the Wyoming Planning Office to address all comments noted in their review:
  - a) All customer and employee parking spaces, including ADA spaces, must be 9 feet wide.
  - b) The service parking area must be striped with drive aisles in accordance with Sec. 90-601.
  - c) One parking space south of the proposed canopy conflicts with the truck turnaround template and must be removed.
  - d) A revised parking plan for the site must be submitted to the Planning Office.
  - e) The scrap steel dumpster must be screened according to Sec. 90-321.
  - f) All signage must follow the regulations of Article 7. Amended plans or a variance for proposed signage is required.
  
- 2.) The applicant shall work with the Wyoming Assessor's Office to address all comments noted in their review:
  - a) A land combination application will need to be submitted to the Assessor's Office to combine parcels: 41-17-36-326-001, 41-17-36-326-002 & 41-17-36-326-007. The parcels must reflect the same owner in order to combine them.
  
- 3.) The applicant shall work with the Wyoming Fire Department to address all comments noted in their review:
  - d) Fire Hydrants proposed to be reviewed with Fire Marshal for final location.
  - e) Address on building must meet City Ordinance Requirements.
  - f) Will need "No Parking, Fire Lane" signage. Confer with Fire Marshal for final locations.
  - g) Must follow all Fire/Building Codes for project duration.
  - h) Final inspection shall be performed with the Fire Marshal Office.

- 4.) The applicant shall work with the Wyoming Engineering Office to address all comments noted in their review:
  - a) Address stormwater quality requirements for the redeveloped portion of the property.
  - b) Provide the following for stormwater calculations:
    - Completed LGROW spreadsheet detailing water quality requirements for the site.
    - 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.
  - c) This property is considered a stormwater hotspot, therefore spill containment must be provided in the storm system to capture 400 gallons of a floating or sinking pollutant.
  - d) The minimum building opening must be 1 foot above the 100-year floodway elevation. Provide an overflow route on the grading plan with the required freeboard.
  - e) Provide a signed stormwater maintenance agreement for construction approval. Submit a draft for approval before signing.
  - f) Protect private hydrants with bump posts.
  - g) Existing building is served by septic tank and drain field. Abandon per Health Department.
  - h) 56th Street Vacation is conditioned on obtaining an emergency access easement/agreement acceptable to the City.
  - i) Vacation of ROW would require easements to private utility companies for existing utility connections. This is generically provided for with blanket statements in the City's vacation. Be aware that any additional easement documentation required by the private utilities will be at the expense of the property owner.
  - j) Clarify parking bay dimensions along north side of building.
  - k) Provide a note specifying that the contractor must obtain a plumbing permit from the City of Wyoming before beginning utility work.
  - l) After construction is complete, Engineering requires an engineer's stormwater certificate and as-built plans with the following:
    - Lengths between fittings for fireline(s) and private watermain.
    - Location(s) of water service stopbox(es).
    - Distance(s) from sanitary lateral(s) to the nearest manhole(s) along the sanitary sewer and length(s) of the lateral(s).
    - Sanitary and storm sewer slopes, inverts, rim elevations, and pipe lengths.
    - Elevation grade-shots, especially for any overland flood routes, tops of berms, and drainage swales.

- m) These items are required for the Certificate of Occupancy. Please begin working on these items shortly after completing site work. It is recommended that the contractor collect as-built data for utilities before backfilling.

Ryan Ysseldyke, 220 Hoover Blvd, Holland, MI, spoke to commissioners and said they will be meeting all conditions.

A motion was made by Weller, supported by Smart to grant site plan approval for 560 56<sup>th</sup> St SW, 588 56<sup>th</sup> St SW, and 5635 Clay Avenue SW, subject to conditions 1-5.

Smith asked Chair Micele to describe condition 5 that had been added.

Chair explained condition 5 states site plan approval is contingent upon the City Council's approval of the 56<sup>th</sup> St SW ROW vacation.

Smith spoke to commissioners and said that this item was in front of planning commission in the last meeting. Planning Commission recommended a ROW vacation, but there were some easements that needed to be provided and that paperwork has not been finalized yet, so that item has not been presented to City Council for approval. Condition 5 addresses that staggered timing issue.

A vote on the motion passed unanimously.

#### OLD BUSINESS

#### NEW BUSINESS

#### INFORMATIONAL

There was no Learning & Growth for this month's meeting.

#### PUBLIC COMMENT

Micele opened the public hearing at 8:40PM.

There was no public comment and the hearing was closed.

Commissioner Randall thanked staff for the reports regarding the R-2 and R-3 zoning changes and also thanked the public safety team for their amazing job with the apartment fire that happened in the city and recognize the trauma and loss that the victims suffered.

Commissioner Gilreath-Watts made a comment in support of the observance of MLK day.

ADJOURNMENT

The meeting was adjourned at 8:43 PM.

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Audrey Zapata, Secretary  
Wyoming Planning Commission

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Rose Zuniga, Recording Secretary  
Wyoming Planning Commission

WYOMING PLANNING COMMISSION  
AGENDA ITEM  
NO. 1

**DATE DISTRIBUTED:** February 10, 2026

**PLANNING COMMISSION DATE:** February 17, 2026

**ACTION REQUESTED:** Request to amend Zoning Code Sections 90-201 "Definitions A", 90-211 "Definitions K", 90-401B "Principal permitted uses", 90-402B "Permitted uses after special approval", 90-413B "Permitted uses after special approval", 90-425B "Permitted uses after special approval", 90-431B "Permitted uses after special approval", 90-508 "Requirements for permitted uses after special approval", 90-1406 "Corridor center area (CC)", 90-1407 "Corridor urban area (CU)", 90-1408 "Corridor general area (CG)", 90-1409 "Corridor sub-urban area (CS)", 90-1410 "Corridor edge area (CE)", 90-1411 "Corridor neighborhood area (CN)", and 90-2101 "Definitions A"

**REQUESTED BY:** Wyoming Planning Staff

**REPORT PREPARED BY:** Joe Blair, Planner II

**GENERAL BACKGROUND:**

As is commonly done with an established zoning ordinance, the Planning Staff reviews the ordinance for any additions, deletions, or corrections that may be necessary to maintain the spirit and intent of the document. Typically, these alterations are the result of resident petitions, City Council direction, Planning Commission feedback, interpretation requests, or issues that arise when interacting with the zoning ordinance with developers. This amendment was requested by a business owner at the January 5<sup>th</sup> City Council meeting, wherein they made a case that the definition of Kennels and their allowed locations were out of date and overly restrictive to

These recommended amendments are to update an existing definition of Animals and Kennels and expand the opportunity for less intense, but similar, uses within the city's commercial corridors.

**PURPOSE FOR ZONING ORDINANCE AMENDMENTS:**

City staff is recommending updating the following sections for the following reasons:

*Updating Definitions (Sections 90-201, 90-211, and 90-2101)*

This change is to multiple sections of both the Euclidean and Form Based Codes in an effort to bring all elements of Kennels, Animal Daycare / Grooming, and Animal Boarding under one definition. This new definition clarifies the standards for what is considered Animal Daycare (Not Overnight Care, Indoors Only), Animal Boarding (Overnight Care, Indoors Only), and Kennels (Overnight Care, Indoor or Outdoor). This change also updates the Euclidean code definitions of Domestic and Exotic Animals, while also providing a new definition of Livestock Animals.

*Allowing Animal Daycares and Grooming Facilities (90-401B, 90-1408, 90-1409, 90-1410)*

With the new definition of Animal Daycare and Grooming Facilities, Staff is recommending that businesses that focus on pet maintenance or daytime care be allowed to do so as a principal permitted use in the B-1 Neighborhood Business District, as well as the Form Based Code Corridor Suburban, Corridor General, and Corridor Edge Districts

Importantly, by adding this use to the B-1 list of principal permitted uses, this would also allow this use as principal permitted use in the B-2 General Business District and the B-3 Planned Shopping District as well.

*Allowing Animal Boarding Facilities (90-402B, 90-413B, 90-1410)*

With the new definition of Animal Boarding facilities, Staff is recommending that businesses that wish to board pet animals overnight be allowed to do so as a Special Land Use in the B-1 Neighborhood Business District and the B-3 Planned Shopping Business District.

Importantly, by adding this use to the B-1 list of Special Land Uses, this would also allow this use as a Special Land Use in the B-2 General Business District as well.

Additionally, staff is recommending this use be Permitted By Right in the Corridor Edge District of the Form Based Code, but be restricted to Division Avenue only. This would limit them to the area south of 54<sup>th</sup> St SW, but would allow them to be built with a more streamlined, administrative process.

*Lessening restrictions on Kennels (90-430B and 90-431B)*

Currently, Kennels are only allowed in the I-2 General Industrial District as a Special Land Use. In order to allow for more flexibility in the use type, Staff is recommending Kennels be allowed in the I-1 Light Industrial district as a Special Land Use. This would still allow them in the I-2 district, but would provide more opportunities for Animal Boarding that wishes to have outdoor exercise and play spaces to find a suitable parcel in a district that is already expected to have increased levels of noise.

*Updating Form Based Code Tables (90-1406, 90-1407, 90-1411)*

While making changes to the Form Based Code Tables for Corridor Suburban, General, and Edge, Staff must also update the tables for Corridor Urban, Center, and Neighborhood. While there are no additional uses being allowed in these districts, it has been standard practice to make the “Specific Use” column uniform across all of the Form Based Code Districts.

**PROPOSED ORDINANCE AMENDMENT:**

Staff recommends the following attached ordinances. The proposed text amendments have been highlighted in **green ink**.

**PLANNING COMMISSION ACTION:**

The Development Review Team recommends that Planning Commission adopt the proposed text amendments to Sections 90-201 “Definitions A”, 90-211 “Definitions K”, 90-401B “Principal permitted uses”, 90-402B “Permitted uses after special approval”, 90-413B “Permitted uses after special approval”, 90-425B “Permitted uses after special approval”, 90-431B “Permitted uses after special approval”, 90-508 “Requirements for permitted uses after special approval”, 90-1406 “Corridor center area (CC)”, 90-1407 “Corridor urban area (CU)”, 90-1408 “Corridor general area (CG)”, 90-1409 “Corridor sub-urban area (CS)”, 90-1410 “Corridor edge area (CE)”, 90-1411 “Corridor neighborhood area (CN)”, and 90-2101 “Definitions A” and recommend the same to City Council.

**DEVELOPMENT REVIEW TEAM:**

Nicole Hofert, Deputy City Manager  
Aaron Vis, Director of Public Works  
Lew Manley, Building Official  
Kip Snyder, Director of Public Safety

ORDINANCE NO. \_\_-26

ORDINANCE request to amend Zoning Code Sections 90-201 "Definitions A", 90-211 "Definitions K", 90-401B "Principal permitted uses", 90-402B "Permitted uses after special approval", 90-413B "Permitted uses after special approval", 90-425B "Permitted uses after special approval", 90-431B "Permitted uses after special approval", 90-508 "Requirements for permitted uses after special approval", 90-1406 "Corridor center area (CC)", 90-1407 "Corridor urban area (CU)", 90-1408 "Corridor general area (CG)", 90-1409 "Corridor sub-urban area (CS)", 90-1410 "Corridor edge area (CE)", 90-1411 "Corridor neighborhood area (CN)", and 90-2101 "Definitions A"

THE CITY OF WYOMING ORDAINS:

Section 1. That Chapter 90, Article 2, Section 90-201 of the Code of Ordinances, City of Wyoming, Michigan is amended to read as follows:

**Section 90-201. - Definitions "A".**

*Accessible:* A term used to describe a parcel of land that has frontage on, and vehicular access to, an improved public road or an improved private road that has been approved by the city.

*Access management:* A technique to improve traffic operations along a major roadway and decrease the potential for accidents through the control of driveway locations and design; consideration of the relationship of traffic activity for properties adjacent to, and across from, one another; and the promotion of alternatives to direct access.

*Accessory Dwelling Unit (ADU):* a house or apartment that shares a building lot with, and is incidental to, a larger primary dwelling unit.

*Accessory use, building, or structure:* A use, building or structure which is clearly incidental to, customarily found in connection with, subordinate to, and located on the same zoning lot as the principal use to which it is related, and devoted exclusively to the main use of the premises.

*Administrative approval:* The city departments of building, planning, fire, assessing, public works and engineering who grant site plan approval for those development projects that do not require planning commission authorization.

*Administrative review:* The city departments of building, planning, fire, assessing, public works and engineering whose responsibility is to review and comment on site plan submittals prior to planning commission review.

*Adult business:* a business establishment catering to adults only, as defined in Article I, Section 14-2 of the City of Wyoming Code of Ordinances.

*Adult care facilities:*

- (1) *Adult care facilities, state-licensed:* A facility for the care of adults, over 18 years of age, as licensed and regulated by the state under Michigan Public Act 218 of 1979, and rules promulgated by the state department of human services, providing foster care to adults. It includes facilities and foster care homes for adults who are aged, mentally ill, developmentally disabled, or physically handicapped who require supervision on an ongoing basis, but do not require continuous nursing care. An adult foster care facility does not include nursing homes, homes for the aged, hospitals, alcohol or substance abuse rehabilitation center, or a residential center for persons released from or assigned to a correctional facility.
- (2) *Adult day care facility:* A facility other than a private residence, which provides care for more than six adults for less than a 24-hour period.

- (3) *Adult foster care family home*: A private home with the approved capacity to receive six or fewer adults to be provided with foster care for 24 hours a day for five or more days a week and for two or more consecutive weeks. The adult foster care family home licensee must be a member of the household and an occupant of the residence.
- (4) *Adult foster care large group home*: A private home with approved capacity to receive at least 13 but not more than 20 adults to be provided supervision, personal care, and protection, in addition to room and board, for compensation, for 24 hours a day, five or more days a week, and for two or more consecutive weeks.
- (5) *Adult foster care small group home*: A private home with the approved capacity to receive seven to 12 adults who are provided supervision, personal care, and protection in addition to room and board, for 24 hours a day, five or more days a week, and for two or more consecutive weeks for compensation.
- (6) *Congregate adult care facility*: A private home with the approved capacity to receive more than 20 adults.

***Animal:***

- (1) ***Boarding Facility*: a business wherein domestic animals over the age of four months may be brought for overnight boarding.**
  - a. ***Animal Boarding Facilities must be contained entirely within an enclosed building.***
  - b. ***Animal Boarding Facilities are subject to any additional regulations set forth by Kent County or the State of Michigan.***
- (2) ***Daycare/Grooming Facility*: a business wherein domestic animals may be brought during daytime hours for grooming, obedience training, exercising, socializing, and other similar types of care.**
  - a. ***Animal Daycare/Grooming Facilities must be contained entirely within an enclosed building.***
  - b. ***This use excludes overnight boarding (See Animal Boarding Facility)***
- (3) ***Domestic*: Any animal customarily kept by humans indoors for companionship, including, but not limited to, dogs, cats, birds, fish, rabbits, hamsters, mice, turtles, and the like.**
- (4) ***Exotic*: Any species of animal not considered domestic or livestock. ~~including, but not limited to, snakes, lizards and potbellied pigs.~~**
- (5) ***Kennel*: A business wherein three or more domestic animals over the age of four months are kept for the purpose of breeding, boarding, grooming, hobby, sale, or sporting activity.**
  - a. ***Kennels may include the outdoor use of property for exercise yards, pens, and other similar accessory uses.***
  - b. ***Kennels are subject to the regulations set forth herein regulating private kennels and to any additional regulations set forth by Kent County or the State of Michigan.***
- (6) ***Livestock*: Any domesticated animal typically raised for food, fiber, or agricultural use, including, but not limited to, cattle, sheep, goats, swine, horses, mules, bees, and poultry. Livestock animals are allowed only in conjunction with a permitted Agricultural Use, and as permitted by the Building Official.**

*Athletic training facility.* A specialized indoor facility provided for the training needs and related activities of athletes. Unlike a health club, these facilities are primarily for the prearranged use of specific teams and programs, rather than for general public walk-in use. This use includes specialized sports facilities, such as ball courts, hockey rinks, gymnasiums, gymnastics, and pools, and may include weight rooms, classrooms and meeting space. Activities may include training sessions, practices and competitive events.

Section 2. That Chapter 90, Article 2, Section 90-211 of the Code of Ordinances, City of Wyoming, Michigan is amended to read as follows:

**Sec. 90-211. - Definitions “K”.**

~~**Kennel: Any lot or premises on which three or more dogs, cats, or other domestic animals age four months or older are kept, either permanently or temporarily, either for sale, breeding, hobby, or sporting activity, protection or pets, subject to the regulations set forth herein regulating private kennels.**~~

Section 3. That Chapter 90, Article 4, Section 90-401B of the Code of Ordinances, City of Wyoming, Michigan is amended to read as follows:

**Sec. 90-401B. - Principal permitted uses.**

- (1) Banks.
- (2) Savings and loans.
- (3) Mortgage companies.
- (4) Uses similar to the above.
- (5) Clothing services as follows:
  - a. Laundry agency.
  - b. Self-service laundry and dry cleaning.
  - c. Dry cleaning establishment using not more than two clothes cleaning units, neither of which shall have a rated capacity of more than 40 pounds, using cleaning fluid which is nonexplosive and nonflammable.
  - d. Dressmaking.
  - e. Millinery.
  - f. Tailor and pressing shop.
  - g. Shoe repair shop.
- (6) Equipment services as follows:
  - a. Radio or television shop.
  - b. Electric appliance shop.
  - c. Watch repair shop.
  - ~~d. Shoe repair shop.~~
  - d. Uses similar to the above.
- (7) Food service (excluding drive-in type businesses), the business of which shall be conducted entirely within an enclosed building, except that outdoor seating areas shall be permitted (such seating areas may be located in required yard setbacks, provided that such seating shall not impede pedestrian walkways or parking lots, and shall not include table service; all such seating shall be removed when out of season), as follows:
  - a. Grocery, baked goods and delicatessen.
  - b. Restaurant.
  - c. Ice cream stand or shop.
  - d. Uses similar to the above.
- (8) Offices as follows:
  - a. Business.
  - b. Medical.
  - c. Professional.
- (9) Personal services as follows:

- a. Barbershop.
  - b. Beauty shop.
  - c. Health salon.
  - d. Photographic studio.
  - e. Uses similar to the above.
- (10) Retail service and retail stores generally as follows:
- a. Drugstore.
  - b. Hardware store, paint and wallpaper
  - c. Stationer.
  - d. News dealer.
  - e. Apparel shop.
  - f. Household appliances.
  - g. Flower shop.
  - h. Gift shop.
  - i. Variety stores.
  - j. Bookstores, recordings and videos for sale or rental, except those defined as an adult bookstore.
- (11) Accessory buildings and uses customarily incidental to **the principal permitted uses of section 90-401B.**
- (12) Off-street parking.
- (13) Municipal buildings and uses.
- (14) Physical culture facilities, gymnasiums, and reducing salons
- (15) Veterinary hospitals and clinics, excluding outdoor use of property for exercise yards, pens, and other similar uses.
- (16) Nursery schools, day nurseries, and child care facilities for the care of seven or more people.
- (17) Animal Daycare/Grooming Facility**

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

**Sec. 90-402B. - Permitted uses after special approval.**

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

- (1) Public utility buildings, telephone exchange buildings, electric transformers.
- (2) Radio and television towers.
- (3) Secondhand dealer.
- (4) Drive through restaurants.
- (5) Urgent care centers.
- (6) Outdoor cookers (when accessory to a brick-and-mortar restaurant) (see [section 90-332](#)).
- (7) Transitional housing for more than ten individuals.
- (8) Permanent supportive housing for more than ten individuals.
- (9) Animal Boarding Facility**

Section 5. That Chapter 90, Article 4, Section 90-413B of the Code of Ordinances, City of Wyoming, Michigan is amended to read as follows:

**Sec. 90-413B. – Permitted Uses after Special Approval.**

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

- (1) All principal permitted uses allowed in the B-2 district.
- (2) Radio, television, microwave or wireless communication towers.
- (3) Community centers.
- (4) Secondhand dealers.
- (5) Drive through restaurants.
- (6) Outdoor cookers (when accessory to a brick-and-mortar restaurant) (see [section 90-332](#)).
- (7) Transitional housing for more than ten individuals.
- (8) Permanent supportive housing for more than ten individuals.
- (9) **Animal Boarding Facility**

Section 6. That Chapter 90, Article 4, Section 90-425B of the Code of Ordinances, City of Wyoming, Michigan is amended to read as follows:

**Sec. 90-425B. - Permitted uses after special approval.**

The following uses may be permitted in the I-1 light industrial district subject to the approval of the planning commission:

- (1) Truck terminals.
- (2) Trucks exceeding 5,500 pounds in vehicle weight and truck trailer sales and display, rental and repair.
- (3) Recreational vehicle storage yards.
- (4) Mineral extraction, borrow pit or topsoil removal.
- (5) Radio, television, microwave or wireless communication towers.
- (6) Service stations, including accessory restaurant uses within the building. Drive-through window access may be permitted.
- (7) Athletic training facilities.
- (8) Beverage alcohol production with accessory dining, including breweries, distilleries, and wineries.
- (9) **Animal Kennels.**

Section 7. That Chapter 90, Article 4, Section 90-431B of the Code of Ordinances, City of Wyoming, Michigan is amended to read as follows:

**Sec. 90-431B. – Permitted uses after special approval**

The following uses may be permitted in the I-2 industrial district subject to the approval of the planning commission:

- (1) Open storage yards of building and construction contractors and lumberyards.
- (2) Breweries, distilleries, canning factories, chemical plants, and handling, storage, processing or disposal of solid or liquid waste materials.
- (3) Salvage yards and recycling facilities.

~~(4) Kennels.~~

- (5) Outdoor theaters.
- (6) Mining, excavating or other removal of sand, earth, minerals or other material naturally found in the earth.
- (7) Body shops.
- (8) Sanitary landfill sites.
- (9) Radio, television, microwave or wireless communication towers.
- (10) Residential facilities to house persons on parole or probation.
- (11) Service stations, including accessory restaurant uses within the building. Drive-through window access may be permitted.
- (12) Athletic training facilities.

Section 8. That Chapter 90, Article 5, Section 90-508 of the Code of Ordinances, City of Wyoming, Michigan is amended to read as follows:

**Sec. 90-508. – Requirements for permitted uses after special approval.**

The following conditions shall be met for all special use approvals granted by the planning commission:

Use	Zoning Districts Permitted	Minimum Lot Area	Special Minimum Yard Special Requirements	Special Screening Requirements	Other Requirements
Adult business	B-2	—	—	—	Not permitted in locations within 500 feet of a church, synagogue or other regular place of religious worship, public or private elementary, preschool or secondary school, public park, childcare center, entertainment business that is oriented primarily toward children or family entertainment; boundary of any residentially zoned district or any legal residential use not located within a residentially

					zoned district. Not permitted within 1,000 feet of any other adult business. The distance shall be measured from the location of the building or structure housing the adult business to the nearest point of the other building, structure or use or from the nearest lot line of properties in a residentially zoned district or residentially used property.
Amusement machine parlors and pool parlors	B-2	—	—	—	Not permitted within 500 feet of any church.
<b>Animal Boarding Facilities</b>	<b>B-1, B-2, B-3</b>				
<b>Animal Kennels</b>	<b>I-1</b>				
Automobile car wash establishments	B-2	—	Minimum front yard setback of 40 feet for all structures.	—	Required off-street storage space for at least 4 automobiles per stall for manual or self-service establishments, 10 automobiles per stall for unattended and automatically attended establishments.

Automobile service stations	B-2	14000 square feet	Minimum lot width of 140 feet	—	Site must be a corner lot abutting at least one major thoroughfare. No drive or curb opening may be located nearer than 20 feet to any interior lot line. See section 90-320 for additional requirements.
Breweries, distilleries, canning and chemical plants	I-1, I-2	—	—	—	Special consideration of accessory dining and potential odor or pollution nuisances
Cemeteries	R-1, R-2, ER, R-7	40 acres	All structures to be minimum of 100 feet from any lot line.	—	
Cocktail lounges, night clubs, taverns	B-2, B-3	—	—	—	Not permitted within 500 feet of any church or school.
Commercial greenhouses exceeding 1,000 square feet (see "Commercial greenhouses" & "of less than 1,000 sq. ft.")	R-1, R-2, ER, R-7, B-2, B-3	1 acre	All structures to be minimum of 40 feet from all lot lines.	—	—
Community centers	ER, R-1, R-2, R-4, R-7, B-2, B-3	—	—	—	Must be located on a major thoroughfare or collector street.

Emergency shelter	R-4, B-2	—	—	—	See section 90-333. Must be located within 0.25 mile of a dedicated transit stop, medical clinic, or hospital.
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Kennels	I-2	5 acres	—	—	All outdoor runs or breeding areas to be enclosed on all sides by an obscuring wall or fence not less than 4 feet in height and located at least 50 feet from any property line.
Mineral extraction, borrow pit, topsoil removal	I-2	—	All structures to be minimum of 100 feet from all property lines.	Submission of screening plan required except for topsoil.	—
Motor vehicles sales and rental, outdoors	B-2	15,000 square feet	Minimum 7 feet wide greenbelt in front and secondary front yards in instances where existing buildings on the same lot are devoted to the business and are not expanded. Bumper blocks must be positioned in the adjoining vehicle display area so as to allow no more than 2 feet of vehicle overhang into the greenbelt.	—	—
Nursery schools, day nurseries and child care centers	R-1, R-2, R-4, ER, R-7, B-1, B-2, B-3, PUD-1	—	On-site play area of at least 600 square feet.	Fence at least 4 feet in height to enclose the rear yard.	—
Open air business uses	B-2	10,000 square feet	—	—	—
Outdoor Cookers	B-1, B-2, B-3	—	See section 90-332	See section 90-332	See section 90-332
Pawnshops	B-2	—	—	—	Not permitted in locations within 500 feet of an existing pawnshop or secondhand dealer, as measured between property lines.
Permanent supportive housing	R-4, B-1, B-2, B-3	—	—	—	See section 90-333
Private parks, country clubs, golf courses, and golf driving	R-1, R-2, ER, R-7, PUD-1	5 acres	All structures to be minimum of 100 feet from any lot lines of	—	—

ranges			adjacent residentially zoned districts.		
Public, parochial or private elementary, intermediate or high schools	R-1, R-2, R-7, ER	5 acres elementary or K-8, 10 acres intermediate or high schools	Structure to be minimum of 50 feet from all property lines except for additions to existing school buildings having a setback of less than 50 feet, the existing building may be extended along the current setback line.	—	Site must abut and have all ingress and egress directly to major thoroughfares. Student drop off areas required away from street right-of-way. Site location sizing and design to minimize impact on adjacent residential uses to degree feasible.
Public utility buildings, telephone exchange buildings, former stations electric trans- and sub-stations, gas regulator stations	All districts	—	—	—	Application must provide evidence of necessity of proposed location.
Radio, television, microwave or wireless communication towers	B-1, B-2, B-3, I-1, I-2 and I-3	—	See sections 90-304 and 90-329	See sections 90-304 and 90-329	See sections 90-304 and 90-329
Recreation vehicle storage	I-1	5 acres	—	—	Storage area to be enclosed by a solid fence 5 feet in height. Additional height may be permitted for barbed wire cardling.
Secondhand dealers	B-1, B-2, B-3, PUD-1, PUD-2, PUD-3	—	—	—	Business location must be a minimum of 250 feet from another use in this category.
Sanitary landfill sites	I-2	30 acres	—	Submission of screening plan required.	—
Transitional Housing	R-4, B-1, B-2, B-3	—	—	—	See section 90-333

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

The planning commission may impose such requirements and conditions as may be necessary to protect

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

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

Section 9. That Chapter 90, Article 11, Section 90-1406 of the Code of Ordinances, City of Wyoming, Michigan is amended to read as follows:

TABLE 90-1406 CORRIDOR CENTER AREA (CC)									
Specific Use	Mixed Use Building	Zero Lot Line Building	Retail Building	Live/Work Building	Apartment	Rowhouse	Two-Family House	Single Family House	Civic Building
Accessory uses	P	P							P
<b>Animal Daycare/Grooming Facility</b>									
<b>Animal Boarding Facility</b>									
Any use in retail sales of 20,000 square feet or more	P								
Apparel shop	P	P							
Art, including art work, art supplies and framing materials	P	P							
Automobile gasoline/convenience store									
Automobile repair and service entirely within an enclosed building, except body shops, painting and									

refinishing, automobile washes, automobile gasoline and automobile service stations									
Automobile sales									
Automobile, motorcycle, trailer, recreational vehicle or boat showrooms									
Baked goods	P	P							
Bank and financial institution	P								
Barbershop	P								
Beauty shop	P								
Bowling alley									
Bus transfer station									P
Business office	P								
Business service establishments	P								
Car wash									
College or university									
Commercial greenhouse									
Community center									
Convalescent or nursing homes									
Convention Center	S								
Dance hall/nightclub									
Delicatessen	P	P							
Drive-through establishments									

Drugstore	P	P							
<a href="#">Dry cleaning establishment (per 90-401B (5) (c))</a>	P								
Eating and drinking establishments (without drive-through service)									
Event Center	P	P							
Flower shop	P	P							
Funeral homes or mortuaries									
General merchandise store	P	P							
Grocery	P	P							
Hardware store, paint and wallpaper	P	P							
Health and fitness	P								
Hotel	P\$								
Indoor skating rink									
Indoor theater									
Light Industrial / Maker's Spaces									
Medical office	P								
Microbrewery, small distiller	P	P							
Multiple family dwellings	P\$								
Municipal uses									P
Nursery schools, day nurseries, and dependent care facilities for seven or	S	S							

more people									
Open air business									
Outdoor eating and drinking establishments having table service when part of an indoor eating and drinking establishment	P	P							
Parking structures	S								
Photographic studio	P								
Pool hall/billiards									
Printing and publishing									
Professional office	P								
Religious or social service assembly									
Secondhand business	S	S							
Self-service laundry and dry cleaning	P B	P B							
Single-family detached dwelling									
State licensed residential facility									
Two-family dwellings/rowhouses									
Veterinary hospitals and clinics, excluding outdoor use of property for exercise yards or pens									

Section 10. That Chapter 90, Article 11, Section 90-1407 of the Code of Ordinances, City of Wyoming, Michigan is amended to read as follows:

TABLE 90-1407 CORRIDOR URBAN AREA (CU)									
Specific Use	Mixed Use Building	Zero Lot Line Building	Retail Building	Live/Work Building	Apartment	Rowhouse	Two-Family House	Single Family House	Civic Building
Accessory uses	P	P							P
<b>Animal Daycare/Grooming Facility</b>									
<b>Animal Boarding Facility</b>									
Any use in retail sales of 20,000 square feet or more	S	S							
Apparel shop	P	P							
Art, including art work, art supplies and framing materials	P	P							
Automobile gasoline/convenience store									
Automobile repair and service entirely within an enclosed building, except body shops, painting and refinishing, automobile washes, automobile gasoline and automobile service stations									
Automobile sales									
Automobile, motorcycle, trailer, recreational vehicle									

or boat showrooms									
Baked goods	P	P							
Bank and financial institution	P								
Barbershop	P								
Beauty shop	P								
Bowling alley	S	S							
Bus transfer station	P								P
Business office	P								
Business service establishments	P								
Car wash									
College or university									P
Commercial greenhouse	P	P							
Community center	P								
Convalescent or nursing homes									
Convention Center	S								
Dance hall/nightclub	S	S							
Delicatessen	P	P							
Drive-through establishments									
Drugstore	P	P							
<a href="#">Dry cleaning establishment (per 90-401B (5) (c))</a>	P								
Eating and drinking establishments (without drive-through service)	P	P							

Event Center	S								
Flower shop	P	P							
Funeral homes or mortuaries									
General merchandise store	P	P							
Grocery	P	P							
Hardware store, paint and wallpaper	P	P							
Health and fitness	P								
Hotel	P\$								
Indoor skating rink	S	S							
Indoor theater	S	S							
Light Industrial / Maker's Spaces									
Medical office	P								
Microbrewery, small distiller	P	P							
Multiple family dwellings	P\$								
Municipal uses									P
Nursery schools, day nurseries, and dependent care facilities for seven or more people	P\$								
Open air business									
Outdoor eating and drinking establishments having table service when part of an indoor eating and drinking	P	P							

establishment									
Parking structures									
Photographic studio	P								
Pool hall/billiards	S								
Printing and publishing	P								
Professional office	P								
Religious or social service assembly									S
Secondhand business	S	S							
Self-service laundry and dry cleaning	P								
Single-family detached dwelling									
State licensed residential facility									
Two-family dwellings/rowhouses									
Veterinary hospitals and clinics, excluding outdoor use of property for exercise yards or pens	P								

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

TABLE 90-1408 CORRIDOR GENERAL AREA (CG)									
Specific Use	Mixed Use Building	Zero Lot Line Building	Retail Building	Live/Work Building	Apartment	Rowhouse	Two-Family House	Single Family House	Civic Building
Accessory uses	P	P	P	P	P				P
<b>Animal Daycare/Grooming Facility</b>	<b>P#</b>	<b>P</b>	<b>P</b>	<b>P#</b>	<b>P#</b>				
<b>Animal Boarding Facility</b>									
Any use in retail sales of 20,000 square feet or more	P	P	P						
Apparel shop	P	P	P	P					
Art, including art work, art supplies and framing materials	P	P	P	P					
Automobile gasoline/convenience store			S D						
Automobile repair and service entirely within an enclosed building, except body shops, painting and refinishing, automobile washes, automobile gasoline and automobile service stations									
Automobile sales									
Automobile, motorcycle, trailer, recreational vehicle									

or boat showrooms									
Baked goods	P	P	P	P					
Bank and financial institution	P								
Barbershop	P			P	P#				
Beauty shop	P			P	P#				
Bowling alley									
Bus transfer station	P								P
Business office	P	P D	P D	P	P#				
Business service establishments	P	P D	P D	P	P#				
Car wash			S D						
College or university									P
Commercial greenhouse	S D		S D						
Community center	P								
Convalescent or nursing homes									
Convention Center	S								
Dance hall/nightclub	S	S	S						
Delicatessen	P	P	P	P					
Drive-through establishments	S D	S D	S D						
Drugstore	P	P	P	P					
<a href="#">Dry cleaning establishment (per 90-401B (5) (c))</a>		P	P						
Eating and drinking establishments (without drive-through service)	P	P	P		P#				

Event Center	S	S	S						
Flower shop	P	P	P	P					
Funeral homes or mortuaries									
General merchandise store	P	P	P	P					
Grocery	P	P	P	P	P#				
Hardware store, paint and wallpaper	P	P	P	P					
Health and fitness	P				P#				
Hotel	P\$								
Indoor skating rink									
Indoor theater	P	P	P						
Light Industrial / Maker's Spaces									
Medical office	P	P D	P D	P	P#				
Microbrewery, small distiller	P	P	P						
Multiple family dwellings	P\$			P	P				
Municipal uses									P
Nursery schools, day nurseries, and dependent care facilities for seven or more people	P\$			P	P#				
Open air business			S						
Outdoor eating and drinking establishments having table service when part of an indoor eating and drinking	P	P	P						

establishment									
Parking structures									
Photographic studio	P	P	P	P					
Pool hall/billiards									
Printing and publishing	P			P					
Professional office	P	P D	P D	P	P#				
Religious or social service assembly									S
Secondhand business	S	S	S						
Self-service laundry and dry cleaning	P								
Single-family detached dwelling									
State licensed residential facility									
Two-family dwellings/rowhouses									
Veterinary hospitals and clinics, excluding outdoor use of property for exercise yards or pens	P#		P						

Section 12. That Chapter 90, Article 11, Section 90-1409 of the Code of Ordinances, City of Wyoming, Michigan is amended to read as follows:

TABLE 90-1408 CORRIDOR SUB-URBAN AREA (CS)									
Specific Use	Mixed Use Building	Zero Lot Line Building	Retail Building	Live/Work Building	Apartment	Rowhouse	Two-Family House	Single Family House	Civic Building
Accessory uses			P	P	P	P			P
<b>Animal Daycare/Grooming Facility</b>			<b>P</b>	<b>P#</b>	<b>P#</b>				
<b>Animal Boarding Facility</b>									
Any use in retail sales of 20,000 square feet or more									
Apparel shop			P	P					
Art, including art work, art supplies and framing materials			P	P					
Automobile gasoline/convenience store									
Automobile repair and service entirely within an enclosed building, except body shops, painting and refinishing, automobile washes, automobile gasoline and automobile service stations									
Automobile sales									
Automobile, motorcycle, trailer, recreational vehicle									

or boat showrooms									
Baked goods			P	P					
Bank and financial institution									
Barbershop				P	P#				
Beauty shop				P	P#				
Bowling alley			S						
Bus transfer station			P						P
Business office				P					
Business service establishments				P					
Car wash									
College or university			S						S
Commercial greenhouse			S						
Community center			S						
Convalescent or nursing homes									
Convention Center					S				
Dance hall/nightclub			S						
Delicatessen			P	P					
Drive-through establishments			S						
Drugstore			P	P					
<a href="#">Dry cleaning establishment (per 90-401B (5) (c))</a>			P						
Eating and drinking establishments (without drive-through service)			P	P					

Event Center			S						
Flower shop			P	P					
Funeral homes or mortuaries									
General merchandise store			P	P					
Grocery			P	P					
Hardware store, paint and wallpaper			P	P					
Health and fitness					P#				
Hotel					P				
Indoor skating rink			S						
Indoor theater			S						
Light Industrial / Maker's Spaces									
Medical office			P	P					
Microbrewery, small distiller			P						
Multiple family dwellings				P	P				
Municipal uses									P
Nursery schools, day nurseries, and dependent care facilities for seven or more people				P	P#				
Open air business									
Outdoor eating and drinking establishments having table service when part of an indoor eating and drinking			P						

establishment									
Parking structures			S						
Photographic studio			P	P					
Pool hall/billiards			S						
Printing and publishing				P					
Professional office			P	P					
Religious or social service assembly									S
Secondhand business			S						
Self-service laundry and dry cleaning									
Single-family detached dwelling									
State licensed residential facility									
Two-family dwellings/rowhouses						P			
Veterinary hospitals and clinics, excluding outdoor use of property for exercise yards or pens			P	P					

Section 13. That Chapter 90, Article 11, Section 90-1410 of the Code of Ordinances, City of Wyoming, Michigan is amended to read as follows:

TABLE 90-1410 CORRIDOR EDGE AREA (CE)									
Specific Use	Mixed Use Building	Zero Lot Line Building	Retail Building	Live/Work Building	Apartment	Rowhouse	Two-Family House	Single Family House	Civic Building
Accessory uses			P	P	P	P			P
<b>Animal Daycare/Grooming Facility</b>			<b>P</b>	<b>P#</b>	<b>P#</b>				
<b>Animal Boarding Facility</b>			<b>PD</b>	<b>PD#</b>	<b>PD#</b>				
Any use in retail sales of 20,000 square feet or more									
Apparel shop			P	P					
Art, including art work, art supplies and framing materials			P	P					
Automobile gasoline/convenience store									
Automobile repair and service entirely within an enclosed building, except body shops, painting and refinishing, automobile washes, automobile gasoline and automobile service stations									
Automobile sales									
Automobile, motorcycle, trailer, recreational vehicle									

or boat showrooms									
Baked goods			P	P					
Bank and financial institution									
Barbershop				P	P#				
Beauty shop				P	P#				
Bowling alley			S						
Bus transfer station			P						P
Business office				P					
Business service establishments				P					
Car wash									
College or university			S						S
Commercial greenhouse			S						
Community center			S						
Convalescent or nursing homes									
Convention Center					S				
Dance hall/nightclub			S						
Delicatessen			P	P					
Drive-through establishments			S						
Drugstore			P	P					
<a href="#">Dry cleaning establishment (per 90-401B (5) (c))</a>			P						
Eating and drinking establishments (without drive-through service)			P	P					

Event Center			S						
Flower shop			P	P					
Funeral homes or mortuaries									
General merchandise store			P	P					
Grocery			P	P					
Hardware store, paint and wallpaper			P	P					
Health and fitness					P#				
Hotel					P				
Indoor skating rink			S						
Indoor theater			S						
Light Industrial / Maker's Spaces									
Medical office			P	P					
Microbrewery, small distiller			P						
Multiple family dwellings				P	P				
Municipal uses									P
Nursery schools, day nurseries, and dependent care facilities for seven or more people				P	P#				
Open air business									
Outdoor eating and drinking establishments having table service when part of an indoor eating and drinking			P						

establishment									
Parking structures			S						
Photographic studio			P	P					
Pool hall/billiards			S						
Printing and publishing				P					
Professional office			P	P					
Religious or social service assembly									S
Secondhand business			S						
Self-service laundry and dry cleaning									
Single-family detached dwelling									
State licensed residential facility									
Two-family dwellings/rowhouses						P			
Veterinary hospitals and clinics, excluding outdoor use of property for exercise yards or pens			P	P					

Section 14. That Chapter 90, Article 11, Section 90-1411 of the Code of Ordinances, City of Wyoming, Michigan is amended to read as follows:

TABLE 90-1411 CORRIDOR NEIGHBORHOOD AREA (CN)									
Specific Use	Mixed Use Building	Zero Lot Line Building	Retail Building	Live/Work Building	Apartment	Rowhouse	Two-Family House	Single Family House	Civic Building
Accessory uses						P	P	P	P
<b>Animal Daycare/Grooming Facility</b>									
<b>Animal Boarding Facility</b>									
Any use in retail sales of 20,000 square feet or more									
Apparel shop									
Art, including art work, art supplies and framing materials									
Automobile gasoline/convenience store									
Automobile repair and service entirely within an enclosed building, except body shops, painting and refinishing, automobile washes, automobile gasoline and automobile service stations									
Automobile sales									
Automobile, motorcycle, trailer, recreational vehicle									

or boat showrooms									
Baked goods									
Bank and financial institution									
Barbershop									
Beauty shop									
Bowling alley									
Bus transfer station									
Business office									
Business service establishments									
Car wash									
College or university									
Commercial greenhouse									
Community center									S
Convalescent or nursing homes									
Convention Center									
Dance hall/nightclub									
Delicatessen									
Drive-through establishments									
Drugstore									
<a href="#">Dry cleaning establishment (per 90-401B (5) (c))</a>									
Eating and drinking establishments (without drive-through service)									

Event Center									
Flower shop									
Funeral homes or mortuaries									
General merchandise store									
Grocery									
Hardware store, paint and wallpaper									
Health and fitness									
Hotel									
Indoor skating rink									
Indoor theater									
Light Industrial / Maker's Spaces									
Medical office									
Microbrewery, small distiller									
Multiple family dwellings									
Municipal uses									P
Nursery schools, day nurseries, and dependent care facilities for seven or more people									S
Open air business									
Outdoor eating and drinking establishments having table service when part of an indoor eating and drinking									

establishment									
Parking structures									
Photographic studio									
Pool hall/billiards									
Printing and publishing									
Professional office									
Religious or social service assembly									P
Secondhand business									
Self-service laundry and dry cleaning									
Single-family detached dwelling								P	
State licensed residential facility								P	
Two-family dwellings/rowhouses						P	P		
Veterinary hospitals and clinics, excluding outdoor use of property for exercise yards or pens									

Section 15. That Chapter 90, Article 11, Section 90-2101 of the Code of Ordinances, City of Wyoming, Michigan is amended to read as follows:

**Section 90-2101. DEFINITIONS "A"**

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

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

*Alley:* Refer to "rear alley."

***Animal:***

- (1) ***Boarding Facility:*** a business wherein domestic animals over the age of four months may be brought for overnight boarding.
  - a. ***Animal Boarding Facilities*** must be contained entirely within an enclosed building.
  - b. ***Animal Boarding Facilities*** are subject to any additional regulations set forth by Kent County or the State of Michigan.
- (2) ***Daycare/Grooming Facility:*** a business wherein domestic animals may be brought during daytime hours for grooming, obedience training, exercising, socializing, and other similar types of care.
  - a. ***Animal Daycare/Grooming Facilities*** must be contained entirely within an enclosed building.
  - b. **This use excludes overnight boarding (See *Animal Boarding Facility*)**
- (3) ***Kennel:*** A business wherein three or more domestic animals over the age of four months are kept for the purpose of breeding, boarding, grooming, hobby, sale, or sporting activity.
  - a. ***Kennels*** may include the outdoor use of property for exercise yards, pens, and other similar accessory uses.
  - b. ***Kennels*** are subject to the regulations set forth herein regulating private kennels and to any additional regulations set forth by Kent County or the State of Michigan.
  - c. ***Athletic training facility.*** A specialized indoor facility provided for the training needs and related activities of athletes. Unlike a health club, these facilities are primarily for the prearranged use of specific teams and programs, rather than for general public walk-in use. This use includes specialized sports facilities, such as ball courts, hockey rinks, gymnasiums, gymnastics, and pools, and may include weight rooms, classrooms and meeting space. Activities may include training sessions, practices and competitive events.

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

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

*At-grade entry:* An entry door that has a zero-step entrance.

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

buildings (such as apartments).

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

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

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

Section 16. That, if codified by MuniCode, MuniCode shall incorporate this ordinance into the Code of Ordinances, City of Wyoming, Michigan in exactly the format provided without changing any section numbering or other provisions.

Section 17. That this ordinance shall take effect upon the later of 15 days after its adoption or upon publication as required by applicable law.

Kelli A. Vandenberg  
Wyoming City Clerk

Ordinance No. \_-26

# 2025 PLANNING COMMISSION ANNUAL REPORT

**2025 Planning Commission**  
David Micele, Chairperson  
Wende Randall, Vice Chairperson  
Audrey Zapata, Secretary  
Sheri Gilreath-Watts  
Chris Hall  
Roger Lamer  
Robert LaPlaca  
Alex Smart  
Chris Weller

CITY OF  
**WYOMING**

COMMUNITY AND  
ECONOMIC DEVELOPMENT

# 2025 Annual Report Summary

This report is a summary of City of Wyoming Planning Commission and Planning office actions taken during 2025, as a requirement of the Michigan Zoning Enabling Act of 2008.

The Planning Commission held 10 regular session meetings in 2025, including 22 public hearings. It maintains the authority to approve or deny site plan and special use projects, and it can recommend approval or denial to City Council for other projects, such as rezonings and text amendments.

## Review Type

Site Plan, Administrative



Special Use



Site Plan, Planning Commission



Text Amendment



Rezone



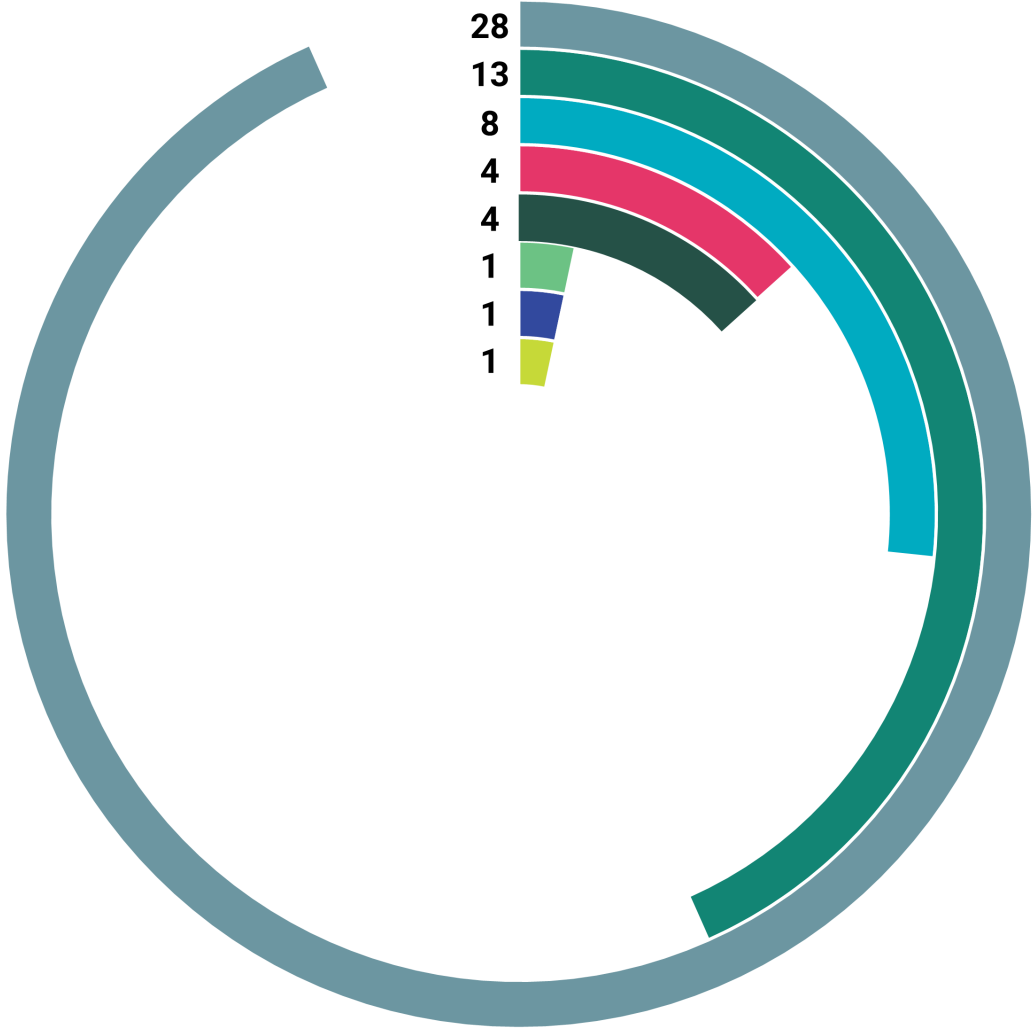
Plat



Right-Of-Way Vacation



Form-Based Code Departures



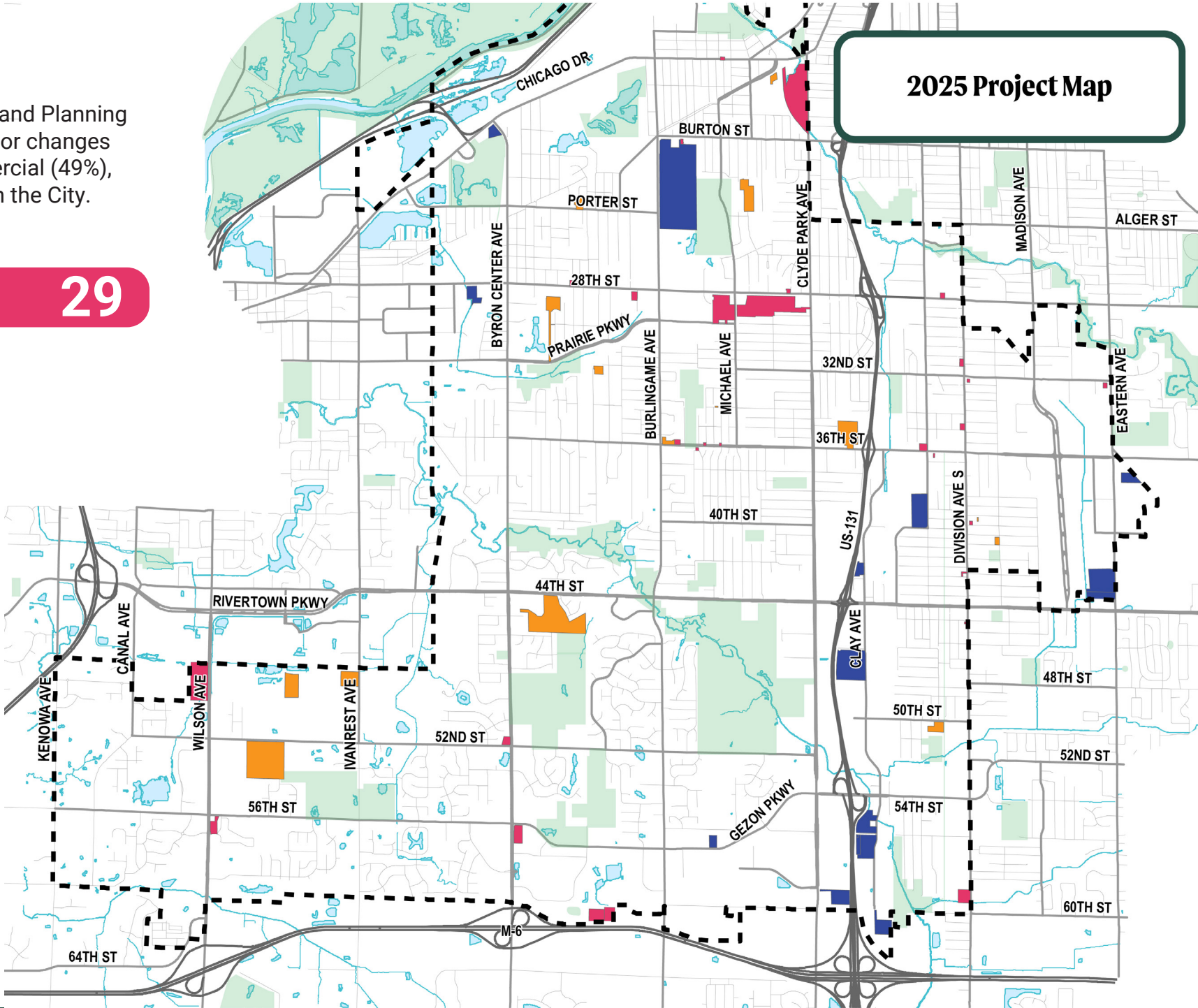
# 2025 Summary

Over the course of the year, the Planning Commission and Planning Staff reviewed 60 items relating to new developments or changes within the City. Projects in 2025 ranged across commercial (49%), industrial (23%), and residential (28%) developments in the City.

**Commercial** 29

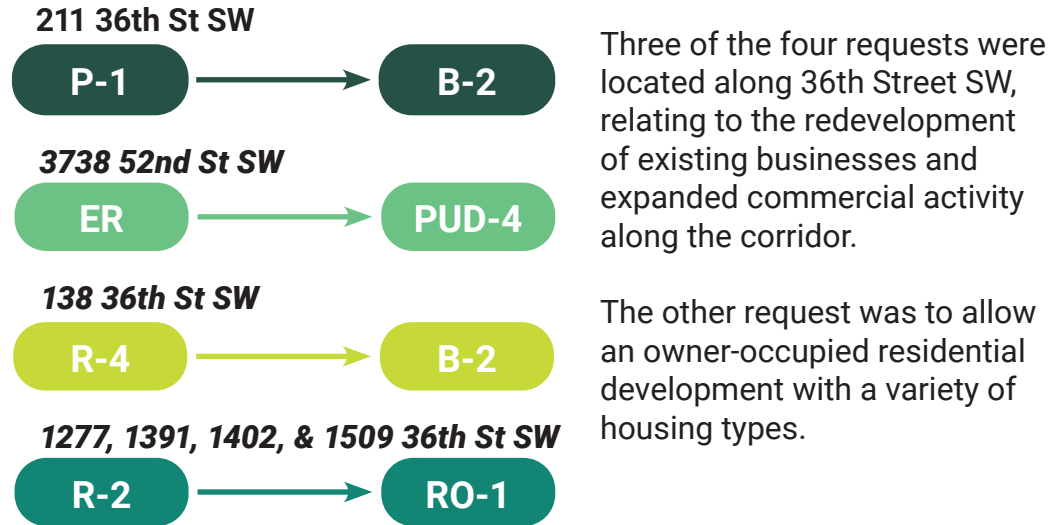
**Industrial** 14

**Residential** 17



# 2025 Summary

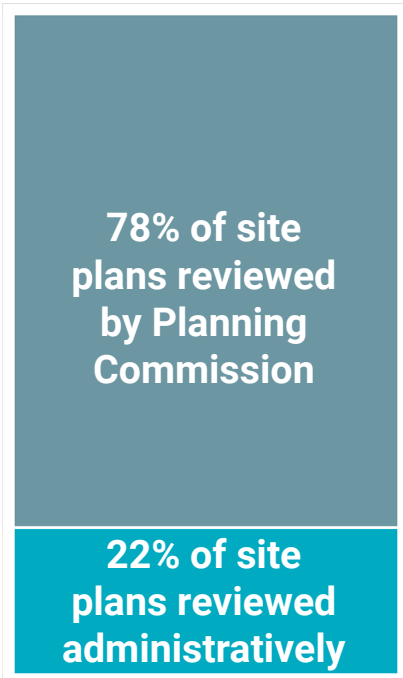
## Rezone Reviews



## Site Plan Reviews

In 2025, Site Plan Reviews made up the largest portion of review types, totaling 36 reviews. Site plans are either reviewed by the Planning Commission in public meetings or administratively by Planning Staff and the Development Review Team. The reviewing body depends on the project nature and scope, as defined in the Zoning Code.

2025 administrative projects included parking lot plans, building additions, and medical office construction. Projects reviewed by the Planning Commission in 2025 featured industrial facilities, multi-family projects, and building additions.



## Special Use Reviews

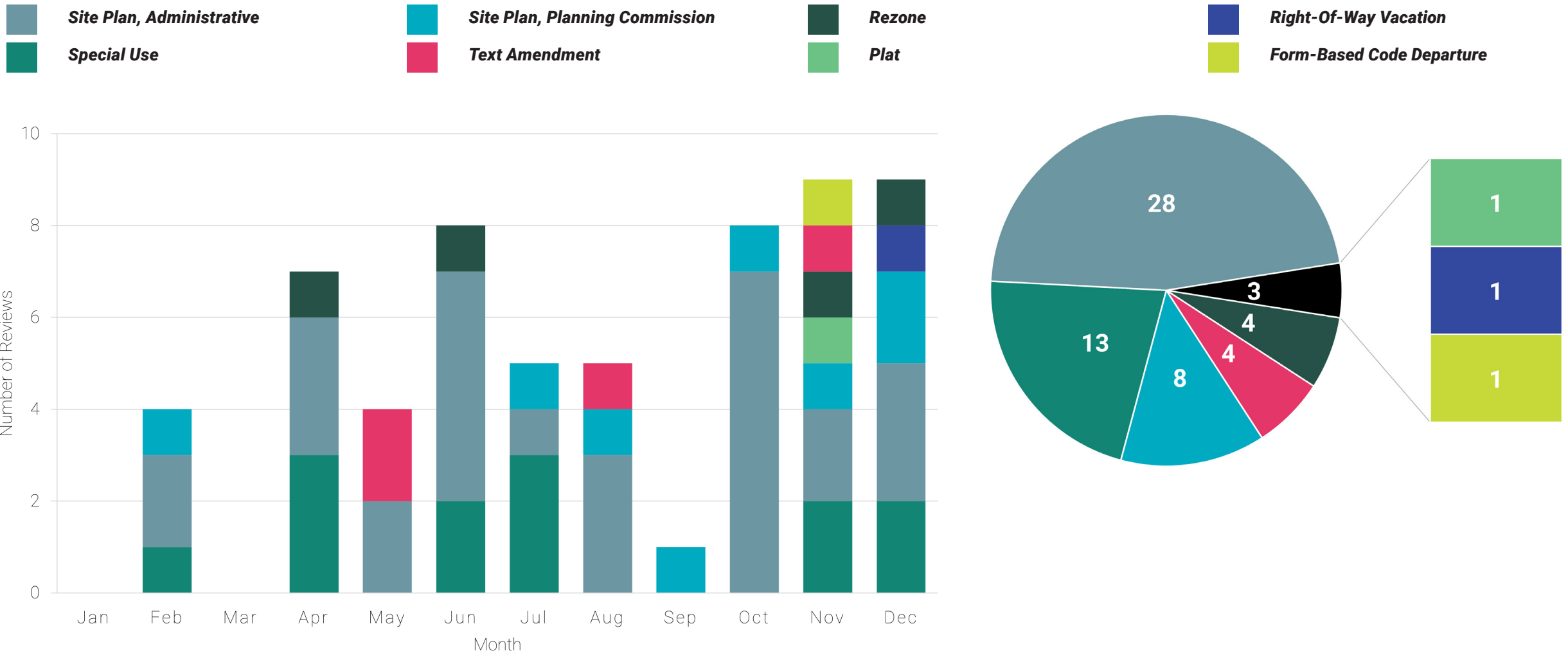
Of the 13 special use reviews, the following were the requested uses:

- 3  Drive-Throughs for Financial Institutions and Restaurants
- 3  Event Centers and Places of Worship
- 2  Athletic Training Facilities
- 2  Schools and Daycare Facilities
- 3  Secondhand Sales, Transitional Housing, and Industrial Truck Repair

# 2025 Development Review Items

Each type of development item falls under a specific review category, which outlines the required approval per the Code of Ordinances. A large majority (82%) of these reviews came from either site plan (60%) or special use reviews (22%). Other reviews types from 2025 include text amendment, rezoning, plat, right-of-way vacation, and form-based code departure.

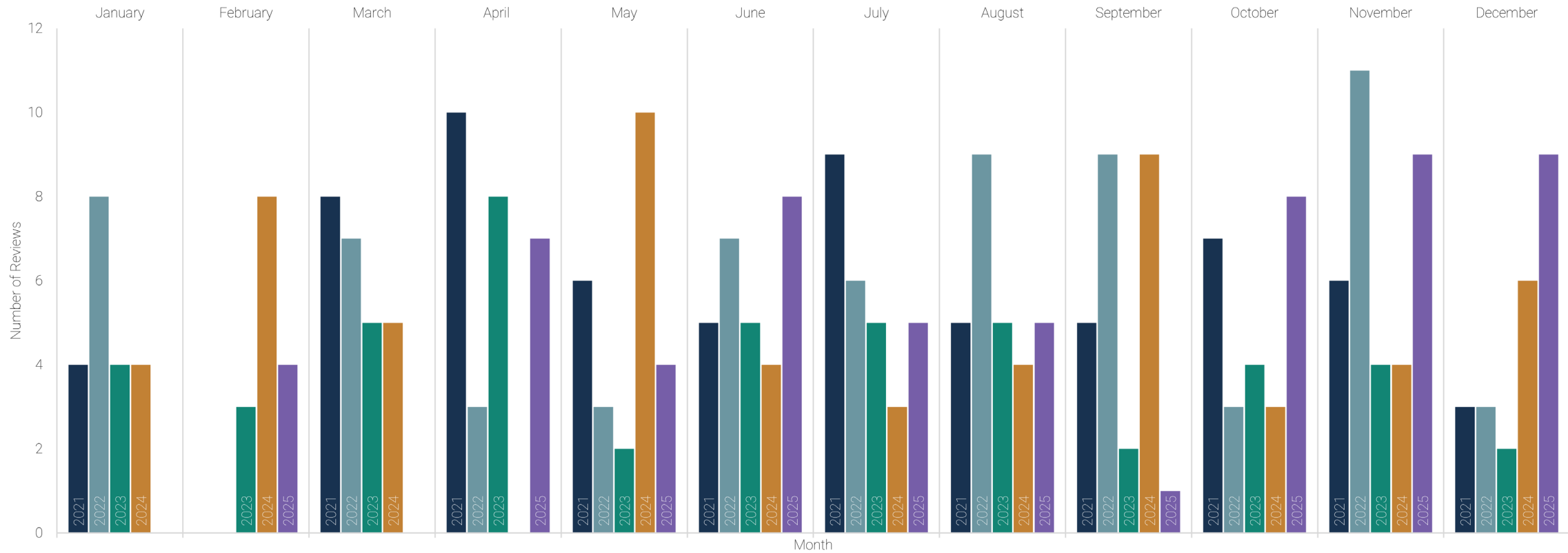
Each month ranged from zero to nine development-related projects. Of the 60 items, all were approved or recommended for approval.



# Development Review History

In the last 5 years, reviews totaled 263 with an average of 52.6 reviews per year. This equates to 4.4 reviews per month, but certain months typically see more reviews than others. Months like February (1.4), May (3.6), and December (3.6) have lower average reviews, while the months April (5.6), June (5.4), July (5.4), and November (6.2) have higher average reviews.

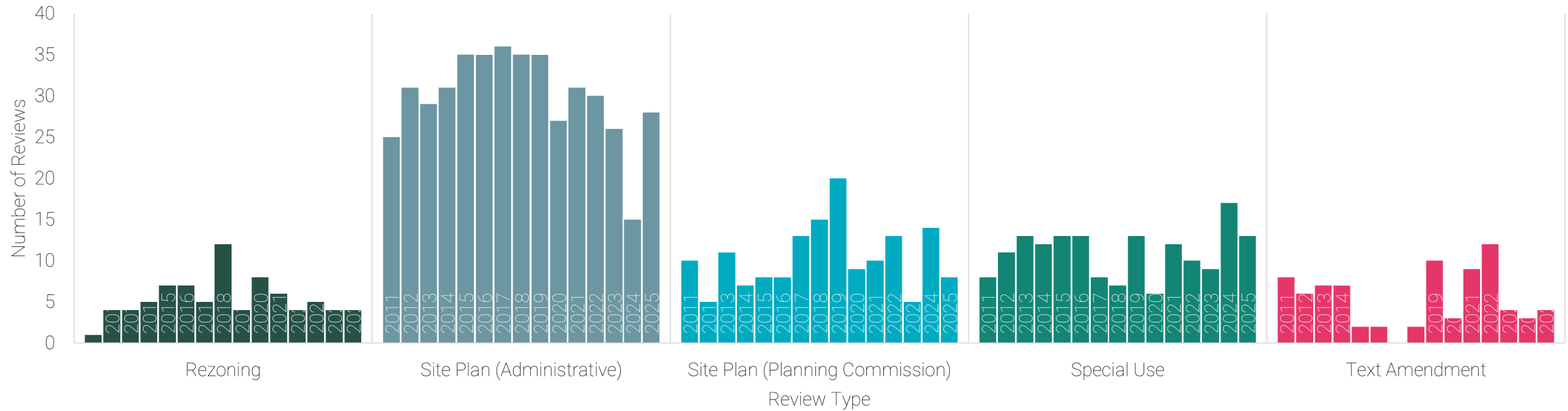
In 2025, the months of April, June, October, November and December saw above average reviews of 7 or more. On the other hand, the months of January, March, and September had lower than average reviews of 1 or less.



Year	January	February	March	April	May	June	July	August	September	October	November	December	Total
2021	4	0	8	10	6	5	9	5	5	7	6	3	68
2022	8	0	7	3	3	7	6	9	9	3	11	3	69
2023	4	3	5	8	2	5	5	5	2	4	4	2	49
2024	4	8	5	0	10	4	3	4	9	3	4	6	60
2025	0	4	0	7	4	8	5	5	1	8	9	9	60

# Development Review History

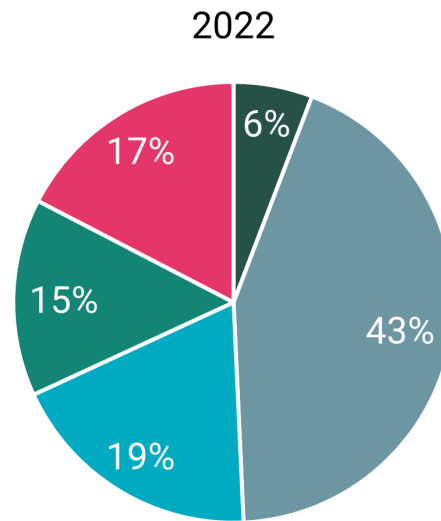
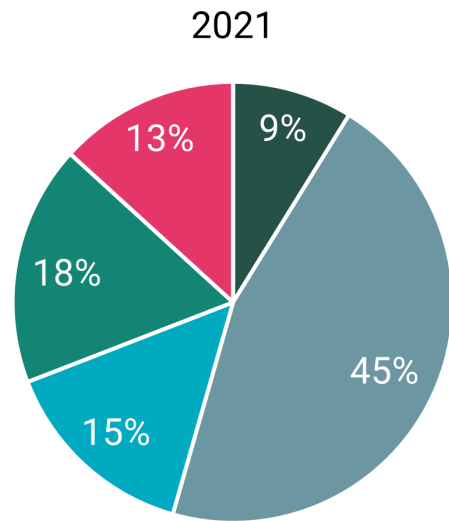
Over the past 15 years, 923 reviews have been conducted over rezoning, site plan, special use, and text amendment projects. Recent trends show an increase in site plan (administrative) and special use reviews, while reviews concerning rezonings, site plans (planning commission), and text amendments have decreased in recent years.



Year	Rezoning	Site Plan (Administrative)	Site Plan (Planning Commission)	Special Use	Text Amendment	Total
2011	1	25	10	8	8	52
2012	4	31	5	11	6	57
2013	4	29	11	13	7	64
2014	5	31	7	12	7	62
2015	7	35	8	13	2	65
2016	5	35	6	6	7	59
2017	5	36	13	8	0	62
2018	12	35	15	7	2	71
2019	4	35	20	13	10	82
2020	8	27	9	6	3	53
2021	6	31	10	12	9	68
2022	4	30	13	10	12	69
2023	5	26	5	9	4	49
2024	4	15	14	17	3	53
2025	4	28	8	13	4	57

# Development Review History

In the past 5 years, the distribution of review type in 2025 appeared similar to past years with the exception of 2024. The portion of site plan (administrative) reviews makes up nearly half of the total amount of reviews, which is consistent throughout recent years. Special use reviews appear to have increased comparative to 2021 - 2023, whereas the percentage decreased when comparing to 2024.



Special Use



Site Plan, Administrative



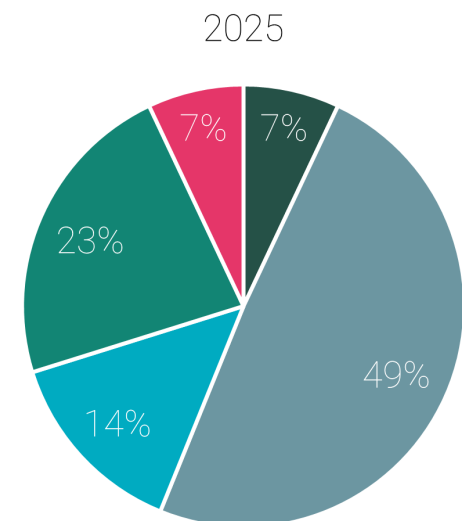
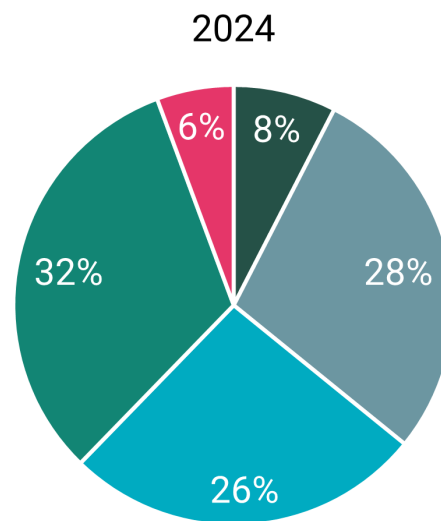
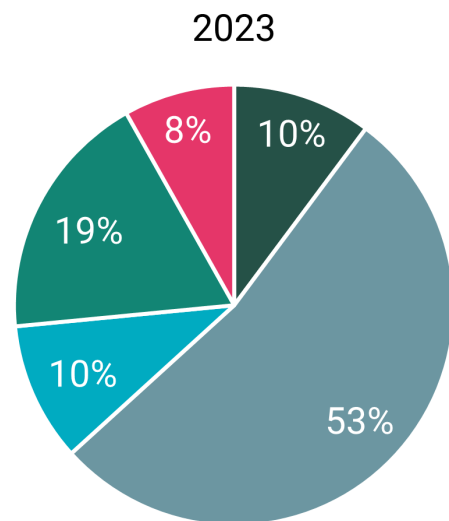
Site Plan, Planning Commission



Rezone



Text Amendment

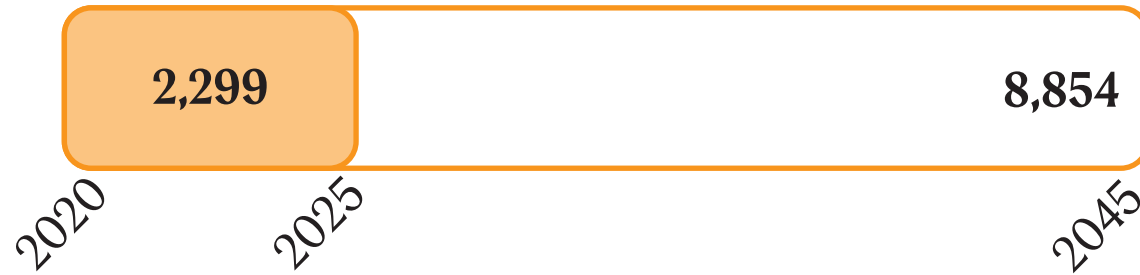


# Master Plan Progress – Residential

2025 reached notable benchmarks within the master plan, with activity occurring throughout the City. Residential developments to reach housing goals occurred, as well as zoning code changes and proposals to allow for additional master plan residential goals to be met.

## Progress on Meeting Housing Needs

The City’s 2020 Housing Needs Assessment (HNA) identified 8,854 units that are needed in Wyoming by 2045.



In 2025, the City approved 261 units across plat and multi-family site plan reviews. This closes the gap of needed housing in the City to 6,555.

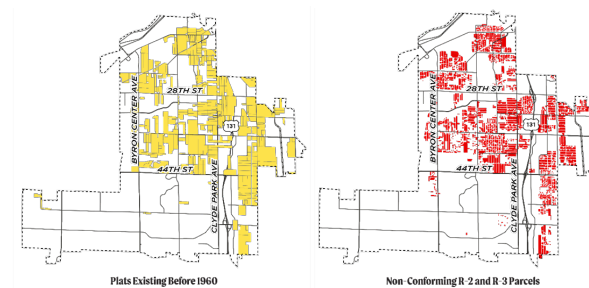
Project	Units	Owner/Renter-Occupied
1580 Chapel St SW	6	Renter-Occupied
2300 Newstead Ave SW	37	Renter-Occupied
32 Walter St SW	3	Renter-Occupied
3210 Gladiola Ave SW	8	Renter-Occupied
3738 52nd St SW	207	Owner-Occupied
<b>Total</b>	<b>261</b>	

## Changes to Zoning Requirements

Two recent proposals aim to meet master plan objectives of meeting current housing needs, exploring alternative housing types, and providing housing at all income levels.

Provisions to permit Accessory Dwelling Units (ADU) were formally adopted by City Council in 2025, which allow for context sensitive infill in residential neighborhoods.

Both Planning Commission and City Council received informational presentations from City Staff in 2025 to alter the development standards and combine the R-2 and R-3 Residential Districts.



This proposal involved extensive community engagement and research concerning existing nonconformity in these neighborhoods due to historic platting. The impact of these changes will respect the existing building pattern and allow reinvestment in older Wyoming neighborhoods.

Final ordinance changes concerning this proposal will occur in 2026, following Planning Commission’s unanimous recommendation for approval in January of 2026.

# Master Plan Progress – Commercial

A variety of commercial developments and improvements occurred throughout the City in 2025. Along 28th Street and Wilson Avenue, both key areas of the City with Special Area Plans, developments and public infrastructure improvements that occurred in 2025 accomplished much.

## City Center - 28th Street

Along the City Center portion of 28th Street between Burlingame Avenue and Clyde Park Avenue, there has been considerable progress toward goals outlined in the 28th Street Special Area Plan.



Pedestrian Bridge

### Infrastructure Improvements

- The first phase of the project to bury utility lines along 28th Street was completed.
- ADA accessible pedestrian bridge constructed over 28th Street.
- 4.6 miles of walkable trails and paths connecting 28th Street and Pinery Park.

### Form-Based Code Implementation

- New construction has adhered to the Form-Based Code.
- Redevelopment has adhered to the Form-Based Code to the extent possible, through requirements such as signage, transparency, and landscaping.



HOM Flats Phase III

### HOM Flats Development

- Construction began on the third and final phase of the HOM Flats apartment complex development being built on the former Studio 28 lot.
- This entire development project will result in 611 units and 11,249 of commercial space.

The progress in 2025 is expected to continue in the coming years to create the vision of City Center as a vibrant, mixed-use heart of the City.



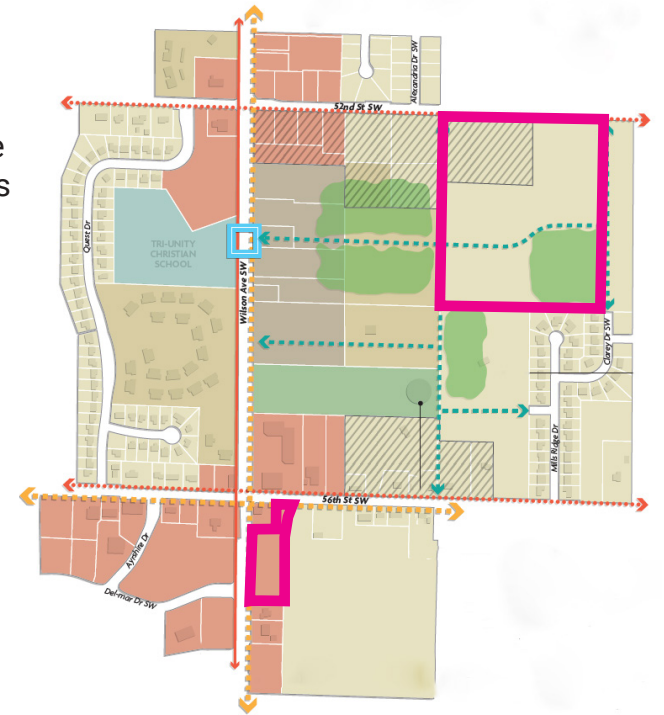
Bloom Credit Union

## Wilson Avenue Corridor Developments

The master plan calls for both commercial and residential development along the Wilson Avenue, keeping in mind the existing greenspace and connectivity opportunities.

In 2025, a large estate residential parcel was rezoned to PUD-4 with a plan to bring a variety of 207 owner-occupied units. The project maintains greenspace and received review approvals for the first phase of a single-family plat and townhomes.

Another approved project brings neighborhood commercial activity near the corner of 56th St SW and Wilson Ave SW through two buildings containing medical office space and retail with a drive-through component. The project provides pedestrian infrastructure to Wilson Avenue and nearby developments.



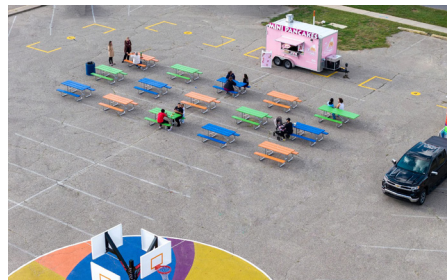
# Economic Development Progress

In the past year, economic development progress has improved significantly to meet the vision and goals of the master plan. A balance of improving commercial and industrial districts to expand the tax base and employment.

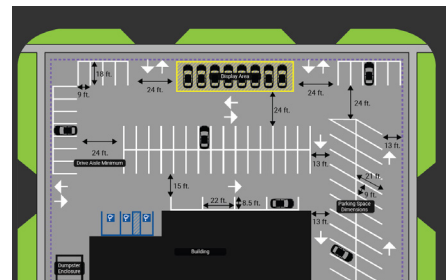
## Commercial Corridor Improvement

2025 included a variety of methods to continue improvement within the City's major commercial corridors.

In partnership with Magnus Capital Partners, short-term activation strategy of a seasonal shared use plaza was implemented on vacant parcel along 28th Street. Named "Courtside", the three-year installation includes community activity space, seating, and food truck parking. During the warm months of 2025, the shared use plaza hosted numerous events with hundreds of participants.



Courtside by HOM Flats



Example Parking Plan

To enhance the image of commercial corridors, City Staff reached out to all commercial businesses along the major corridors of 28th Street, Division Avenue, and 44th Street to educate businesses on current standards.

Included in this outreach were all automotive-related businesses within the City, which have historically overparked their sites, creating a safety hazard. Code Enforcement and Planning Staff worked with many businesses to approve parking lot plans, which greatly improves the appearance of these corridors.

63% of all developments were commercial, all of which were reviewed for pedestrian connectivity, landscaping, and signage.

## Industrial Districts and Site 36

The former GM plant property, known as Site 36, began redevelopment in 2024 after sitting vacant for over a decade. All three portions of the property have approved for redevelopment, two of which began construction in 2025. Economic development tools such as tax increment financing were utilized.



Benteler Automotive



Corewell Health



Godwin Mercado

The master plan recommends improving the relationship between adjacent residential and industrial uses. The developments at Site 36 feature increased screening requirements and a widened pedestrian path for pedestrian and employee use.

Other properties near this location have begun redevelopment. The Godwin Mercado, a city event space, was constructed in 2025. Two other sites at the intersection of 36th Street and Buchanan received approvals for redevelopment as well. These uses soften the edges between residential and industrial uses.

In the 13 industrial items reviewed in 2025, design standards concerning employee access, security, and circulation ensured the industrial base in Wyoming is strengthened.

An approved zoning amendment allows highway wall signage in exchange for the permitted pole sign in industrial districts.

# Public Participation

In 2025, City of Wyoming reached tens of thousands of residents and business owners through public engagement efforts. A variety of methods were used to achieve this outreach, including mailings, newspaper, social media posts, individual meetings, interactive webpages, and publicly held meetings. Through mailings alone, 19,879 residents, property owners, and businesses were informed of upcoming changes in Wyoming. This achieves City goals to ensure the public is notified and involved in its decision making regarding planning and economic development.

## Mailings

Number	Mailing Type
743	Commercial Businesses along Major Corridors
130	Automotive-Related Businesses
14,517	R-2 and R-3 Zoning Changes
4,489	Public Hearing Notifications
<b>19,879</b>	<b>Total Mailings</b>

Automotive-related businesses and commercial properties along 28th St, Division Ave S, and 44th St received letters outlining commercial property maintenance standards.

Mailings were sent to all R-2 and R-3 zoned properties to engage with residents on proposed development standard changes, which included an interactive webpage.

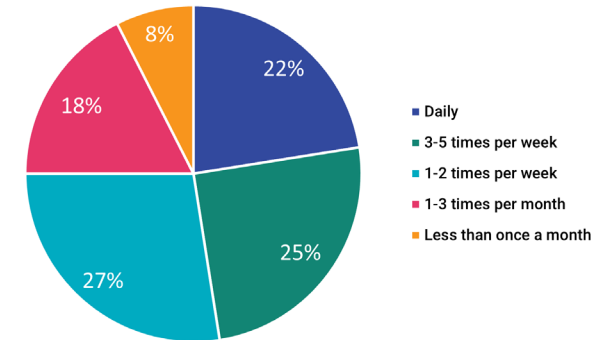
Notices of public hearings were sent to all residents and property owners within 600 feet of proposed projects.

## Trails and Connectivity Survey Results

Planning conducted one survey with the public in Pinery Park concerning trails and connectivity within Wyoming.

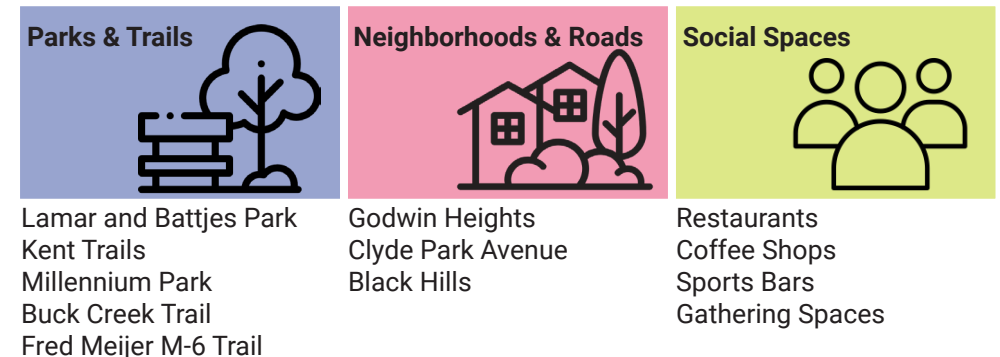
### Trail Use

Respondents typically walk, run, scooter, and bike in Wyoming parks and trails often, with 74% reporting that they use these paths at least once a week. Nearly a quarter (22%) of respondents said they use trails in Wyoming every single day.



### Future Trail Connections

Survey results also showed where respondents desire future connections within the City, primarily connecting with park networks, neighborhoods, and social spaces.



# Joint Meetings, Trainings, and Fees

Continuing education trainings and evaluation of fee structures were completed in 2025 to ensure that both members and fees in planning-related activities are current.

## Joint Meetings

On February 10th, 2025, there was a joint meeting between City Council, Planning Commission, and the Board of Zoning Appeals to receive two presentations.

Ryan Kilpatrick of Flywheel Development and Housing Next gave a presentation on housing and Attorney Jeff Sluggett of Bloom Sluggett, PC gave a presentation on planning and zoning.

## Fees

In 2025, City Staff reviewed the fee schedule alongside the next year's budget review, which is a routinely reviewed annually. No changes were made to fees relating to development reviews.

Wyoming's fee schedule is posted on the City website and included in the development plan packet. Fees for development reviews can be paid via check and credit card online, over the phone, or in person.

## Trainings

Nine learning and growth presentations were given to Planning Commission in 2025, covering topics including stormwater, economic development, safety, strategic plans, zoning changes, and climate plans.

Training opportunities are available to Wyoming commissioners and board members with the desire that individuals serving on these public bodies will attend one planning-related training per year.

The Department of Community and Economic Development allocates budget money to allow commissioners and members to attend trainings.

## Site Plan Reviews

2/18/2025

Approved a site plan for a truck repair facility at 6090 Clay Ave SW (Section 1) (Erik Van Kampen, 6038 Clay Avenue LLC).

7/15/2025

Approved a site plan for a building addition at 2500 Chicago Dr SW (Section 9) (Mason Mellema, Sons Property Holdings LLC).

8/19/2025

Approved a site plan for a heavy equipment facility at 3901 Buchanan Ave SW (Section 24) (Gelock Heavy Movers).

9/16/2025

Approved a site plan for an apartment building at 2300 Newstead Ave SW (Section 11) (Pinery Park Apartments LDHA, LLC).

10/21/2025

Approved a site plan for a building addition at 1900 and 1980 Metro Ct SW (Section 3) (Metropolitan Hospital and Land-Metro LLC.).

11/18/2025

Approved a site plan for townhomes at 3738 52nd St SW (Section 25) (Paramount Development Corporation, Virginia L Salmon Trust).

12/16/2025

Approved a site plan for duplexes at 1580 Chapel St SW (Section 14) (Dan Burrill, Grandview Ventures).

12/16/2025

Approved a site plan for a building addition at 4875 Ivanrest Ave SW (Section 29) (Dan Kooienga, Southwest Protestant Reformed Church).

## Special Use Reviews

2/18/2025

Approved a special land use for an athletic training facility at 760 32nd St SE (Section 18) (Tom Gregwer, Gregwer Insurance & Financial Services LLC).

4/15/2025

Approved a special land use for an assembly hall at 1216 28th St SW (Section 14) (Katasha Davis, Magnus Capital Partners).

4/15/2025

Approved a special land use for an athletic training facility at 1701 Clyde Park Ave SW (Section 2) (320 Futbol LLC, Joe Chatel).

4/15/2025

Approved a special land use for a drive-through financial institution at 911 28th St SW (Section 11) (Bloom Credit Union, GR 1001 LLC).

6/17/2025

Approved a special land use for a parochial high school at 150 50th St SW (Section 25) (West Michigan Lutheran High School, Grace Lutheran Church).

6/17/2025

Approved a special land use for a drive-through at 211 36th St SW (Section 13) (AR Engineering, Ignite Credit Union).

7/15/2025

Approved a special land use for a child care facility at 1305 34th St SW (Section 14) (Safaa Abas).

7/15/2025

Approved a special land use for an event center at 950 28th St SW, Suite 978 (Section 14) (Carolyn Allen, Isaac V. Norris & Associates).

7/15/2025

Approved a special land use for a secondhand business at 2031 28th St SW (Section 10) (Korting, RBD Holdings LLC).

11/18/2025

Approved a special land use for transitional housing at 3210 Gladiola Ave SW (Section 15) (70x7 Life Recovery, Thresholds Inc.).

11/18/2025

Approved a special land use for a place of worship at 4445 Division Ave S (Section 25) (Iglesia Cristiana Pentecostes M.M.M., Over Achievers Academy LLC).

12/16/2025

Approved a special land use for a drive-through restaurant at 5640 Wilson Ave SW (Section 32) (Matt Vanwoerkom).

12/16/2025

Approved a special land use for trucks exceeding 5,500 pounds in vehicle weight and truck trailer sales and display, rental and repair at 5920 Clyde Park Ave SW (Section 36) (Sweet Express, Sweet Holding III LLC).

## Text Amendments

5/20/2025

Recommended approval of amendments to Zoning Code Sections 90-308 "Designation of front on corner and double frontage lot", 90-309 "One single-family dwelling per lot", 90-312 "Fences, walls and other protective barriers", 90-328 "Landscaping", 90-404A "Specific requirements", 90-409A "Specific requirements", 90-414A "Specific requirements", 90-420A "Specific requirements", 90-426A "Specific requirements", 90-435A "Specific requirements", 90-440A "Specific requirements", 90-2012 "Projecting signs" (Wyoming Planning Staff).

5/20/2025

Recommended approval of amendments to Zoning Code Sections 90-205 "Definitions E", 90-219 "Definitions S", 90-335 "Assembly Use Security Plan Guidelines", 90-408B "Permitted Uses After Special Approval", Table 90-600 "Required Minimum Number of Parking Spaces by Use", 90-1200 "Applicability", 90-1314 "Security and Crowd Management Plan Guidelines", 90-1406 "Corridor Center Area (CC)", 90-1407 "Corridor Urban Area (CU)", 90-1408 "Corridor General Area (CG)", 90-1409 "Corridor Suburban Area (CS)", 90-1410 "Corridor Edge Area (CE)", 90-1411 "Corridor Neighborhood Area (CN)", 90-2100 "Applicability" (Wyoming Planning Staff).

8/19/2025

Recommended approval of amendments to Zoning Code Sections 90-402A "Special permitted uses after special approval", 90-407A "Special permitted uses after special approval", 90-438A "Special permitted uses after special approval", 90-407B "Principal Permitted Uses", 90-408B "Permitted uses after special approval", 90-412B "Principal Permitted Uses", 90-413B "Special Uses", 90-424B "Permitted Uses", 90-412C "Special Uses", 90-1309 "Building height transition area", 90-2100 "Applicability" (Wyoming Planning Staff).

11/18/2025

Recommended approval of amendments to Zoning Code Sections 90-206 "Definitions F", 90-708 "Specific Sign Requirements, Nonresidential Districts" (Wyoming Planning Staff).

## Rezone Reviews

4/15/2025

Recommended approval of a rezoning from P-1 Vehicular Parking District to B-2 General Business District at 211 36th St SW (Section 13) (Thomas Carpenter, Ignite Credit Union).

6/17/2025

Recommended approval of 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).

11/18/2025

Recommended approval of a rezoning from R-4 Residential District to B-2 General Business District at 138 36th St SW (Section 24) (Jason Berris, A.G.O.).

12/16/2025

Recommended approval of a rezoning from R-2 Residential District to RO-1 Restricted Office District at 1277, 1391, 1402, and 1509 36th St SW (Section 14 & 23) (Wyoming Planning Staff).

## Plat Reviews

11/18/2025  
Recommended preliminary plat tentative approval at 3738 52nd St SW (Section 25) (Paramount Development Corporation, Virginia L Salmon Trust).

## Other

11/18/2025  
Approved major Form-Based Code departures at 32 Walter St SE (Southwood LLC, Vo Nhu Thi).

12/16/2025  
Recommended approval of a vacation of the 56th St right-of-way located west of Clay Ave SW and east of US-131 to adjacent properties at 505 56th St SW, 560 56th St, SW 588 56th St SW, and 5635 Clay Ave SW (Section 36) (Lakewood Architecture, Ed Rietman).

## Presentations to Planning Commission

2/10/2025  
Joint Training Meeting for City Council, Planning Commission, and Board of Zoning Appeals.

2/18/2025  
Planning Commission 2024 Annual Report (Wyoming Planning Staff).

2/18/2025  
Wyoming Stormwater Development Rules (Wyoming Engineering Staff).

4/15/2025  
R-2 and R-3 Zoning Changes (Wyoming Planning Staff).

6/17/2025  
R-2 and R-3 Zoning Changes (Wyoming Planning Staff).

7/15/2025  
Economic Development Tools & Smart Growth (Wyoming Planning Staff).

8/19/2025  
City of Wyoming Strategic Plan (Wyoming Deputy City Manager).

9/16/2025  
West Michigan Healthy Climate Plan (Grand Valley Metro Council).

12/16/2025  
R-2 and R-3 Zoning Changes (Wyoming Planning Staff).

12/16/2025  
GVMC Regional Safety Action Plan (Grand Valley Metro Council).

## Election of Officers/ Appointments

7/15/2025  
Appointed Commissioner Robert LaPlaca.

A special thank you to Barbara VanDuren for her participation as a Planning Commissioner in 2025 and 6 years of service on the Planning Commission.



COMMUNITY AND  
ECONOMIC DEVELOPMENT

# 2025 PLANNING COMMISSION ANNUAL REPORT

**For additional information, please contact the Department of Community and Economic Development.**

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