

THESE MINUTES ARE SUBJECT TO FORMAL APPROVAL BY THE WYOMING
PLANNING COMMISSION AT ITS REGULAR MEETING OF MARCH 17, 2026

PLANNING COMMISSION
MEETING MINUTES OF FEBRUARY 17, 2026
CITY COUNCIL CHAMBERS
CITY OF WYOMING, MICHIGAN

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

MEMBERS ABSENT: Lamer, Weller

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 and Weller.

APPROVAL OF MINUTES

The minutes of January 21, 2026 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 90-201 "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)

Blair explained that from time to time, it is necessary for the Planning Staff to review the zoning ordinance for any additions, deletions, or corrections that may be necessary to maintain the spirit and intent of the document. Blair noted that this amendment was requested by a business owner at the recent January 5th City Council meeting. This business owner made a case that the definition of kennels and their allowed locations were out of date and overly restrictive.

Blair explained that the 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.

Blair then walked through the recommended text amendments, explaining staff's reasoning for updating the following sections:

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 54th 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.

Blair said 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.

Micele opened the Public Hearing at 7:08PM.

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

A motion was made by Zapata, supported by LaPlaca to approve the zoning code amendments and recommend the same to City Council.

A vote on the motion passed unanimously.

AGENDA ITEM NO. 2

Planning Commission Annual Report (Wyoming Planning Staff)

Hyble presented the annual report to the commissioners.

A motion was made by Smart, supported by Gilreath-Watts, to accept the Planning Commission Annual Report.

A vote on the motion passed unanimously.

OLD BUSINESS

NEW BUSINESS

INFORMATIONAL

Learning & Growth

Randall and Micele explained that for the next couple of months they would all be sharing how they prepare for Planning Commission meetings. Randall and Micele shared how they prepare for planning commission meetings.

PUBLIC COMMENT

Micele opened the public hearing at 7:33PM.

Dan Jones, 1032 Royal Oak St SW, spoke to commissioners and wanted to know why there couldn't be a 2-way conversation between residents and board members during the meeting. He also wanted to know when there would be a detailed handout for the R-2/R-3 rezoning project. He said he had received information from the planning department, but it was general and vague, and he would like a more detailed print out.

Carson Hall, 2432 Boulevard Dr, introduced himself for the record.

The public hearing was closed at 7:37PM.

Hofert then spoke to commissioners to inform them that this was Smith's last meeting as he is moving on to another opportunity and she thanked Smith for 10 years of service with the city. Hofert also introduced Joel Klaassen as the acting director of the Community and Economic Development department.

ADJOURNMENT

The meeting was adjourned at 7:39 PM.

Audrey Zapata, Secretary
Wyoming Planning Commission

Rose Zuniga, Recording Secretary
Wyoming Planning Commission