

CITY OF WYOMING, MICHIGAN
Minutes of the City Council Work Session
Monday, October 13, 2025

PRESENT: Councilmembers Arnoys, Brethauer, DeKryger, Hill, Postler, and Mayor Pro Tem Postema

ABSENT: Mayor Vanderwood

STAFF: Hofert, Shay, VandenBerg, Vis, Waterman and Yenchar

1. Call to Order

Mayor Pro Tem Postema called the meeting to order at 5:30 p.m.

2. Public Comment on Agenda Items

None.

3. Kent County Drain Commissioner Presentation – Behan & Foley Drain

Kent County Drain Commissioner Ken Yonker and Joel Morgan, Senior Engineer with the Kent County Drain Commission presented information on the Behan and Foley Drain.

Yonker outlined the responsibilities and duties of the drain commissioner, noting the codes, acts and statutes that regulate his work. Yonker also explained the history of county drains and how drains are assessed and determinations are made regarding improvements.

Morgan described the Behan and Foley Drain, explaining some of the challenges of the drain, including locations with erosion and obstruction issues. Needed corrections exceed the limit of what the Drain Commission can do without approval. Morgan discussed the elements and timeline of proposed improvements. Estimated costs are roughly \$3 million and costs will be assessed to the various jurisdictions and property owners according to a formula.

Shay noted to council that based on estimates, costs to the City of Wyoming for this improvement will be roughly \$700,000 and Wyoming property owners will be assessed roughly \$2.1 million.

Morgan explained the Drain Commission often seeks a bond to address costs like these. These costs are then assessed to property owners through winter tax bills and payable over a number of years. The term of repayment will align with the length of the bond.

This project is planned for 2026, pending approval of needed permits.

4. Kent County Sheriff's Office Presentation – Real Time Crime Center

Lieutenant Bill Marks explained the premise of Kent County's Crime Intelligence and Technology Division's real time crime center. The goal of this effort is to pull together community technology resources to help law enforcement. This program allows owners of cameras at businesses, schools and personal residences to opt in to allow law enforcement access to these cameras.

The goals of this effort include crime prevention and disruption, support of investigations in real time, enhancement of situational awareness, improvement of emergency readiness response, and it multiplies capacity, effectiveness and efficiency of numerous resources.

Lt. Marks noted how an agreement between camera owners and law enforcement can work, as well as how camera owners can see if and when cameras are accessed. Lt. Marks explained how this system can also be used with the Axon system to enhance officer response and allocation of resources, with examples from around the country.

Sgt. Dannenberg showed different system displays and explained how different cameras feed into the system to provide information to aid law enforcement. Dannenberg also demonstrated how a drone camera can be added to further enhance the system.

Undersheriff Brian Muir spoke briefly about how this system can be used to assist local agencies and the privacy protections and audit trail for camera owners who participate. Anticipated outcomes include safer communities, a commitment to privacy protections, effective deterrence, and measurable outcomes to assist in staffing and budgeting.

No council action is needed for this item.

5. Proposed Housing TIF Policy

Shay reminded council that a recent change now allows tax increment financing to be used for housing projects. Shay noted Hofert will present a draft policy to assist staff in using this tool to assist in the development of housing opportunities.

Hofert noted council's strategic plan goal of encouraging more affordable housing in the city. Previous conversations with council contributed to the proposed plan in tonight's packet, including work plan requirements, clarification on eligible expenses and costs, income requirements, an application process, and project preferences to support City of Wyoming economic development goals.

Hofert explained next steps include finalizing this policy with the Brownfield Redevelopment Authority, which is scheduled to meet on October 27. Two potential projects are pending, awaiting approval of this policy. Those projects will be presented to council when they are submitted.

Council was supportive of staff's continued efforts on this item.

6. Proposed R-2/R-3 Zoning Amendments

Hofert explained the desire to make changes to the R-2 and R-3 zoning districts, noting over time, these zoning districts have created a significant number of non-conforming lots. Hofert discussed the history of Wyoming's growth and further explained the challenges of developing these non-conforming lots.

Hofert outlined the existing requirements and how proposed changes would allow for redevelopment that matches the character of existing homes. Under current requirements, new homes in these areas would not meet the character of the existing homes and complicates reinvestment in these areas.

Hofert noted the recommended revisions to lot standards and how these changes would allow 99.6% of these parcels to be a conforming use. Furthermore, these changes would help maintain the character of the neighborhoods, facilitate reinvestment, increase conformity and in some cases would reduce homeowner costs.

Hofert noted this will be presented to Planning Commission before coming back to the City Council for further consideration.

7. Any Other Matters

None.

8. Acknowledgement of Visitors/Public Comment (3-minute limit per person)

None.

The meeting adjourned at 7:37 p.m.

Kelli A. VandenBerg, City Clerk