

CITY OF WYOMING, MICHIGAN
Minutes of the City Council Work Session
Monday, November 10, 2025

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

ABSENT: None

STAFF: Hofert, Shay, VandenBerg, Vis 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. City of Grand Rapids Presentation on Equal Business Opportunity Program

Shay noted Councilmember Postler shared information about this program and representatives from the City of Grand Rapids were invited to provide this presentation.

Patty Tuttle, from Grand Rapids' Office of Equity and Engagement, spoke about the history of Grand Rapids' efforts to engage with local businesses and the opportunities these efforts bring to both the city and the businesses.

Amaad Hardy spoke about the Equal Business Opportunity Program and outlined the criteria used to qualify local, small businesses for the program. Once a business is qualified, they are eligible for discounts on bids for the City of Grand Rapids. Hardy also explained how other organizations have embraced these qualified bidders and extend the same discounts for their projects.

Shay inquired whether council would be interested in exploring a program like this or partnering with Grand Rapids on their program.

Council held discussion, with all members noting interest in exploring this opportunity.

4. Tree Commission Presentation

Tree Commission members Stelle Sloomaker, Matthew Ferris, and Matthew Jemillo provided an update on the Tree Commission and activities of the commission since its inception in 2016. In addition to continued tree planting efforts, the commission also hopes to provide input on ordinances to support the protection of existing trees and planting new trees. Members highlighted the value of the commission volunteers and the grant dollars received to support commission activities. Sloomaker noted the various ways the public can contact the commission for information and resources.

No council action is needed for this matter.

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

Hofert reviewed council's previous discussion on this matter at the October work session. Tonight's discussion is a continuation of that discussion and will address how this change will impact other related code requirements.

Hofert defined ground floor building area and dwelling unit size, noting current requirements conflict and vary depending on when and where a home was built. Staff is recommending a standard minimum of 700 sq. ft. for both requirements. Using this recommendation, Hofert showed an example of a home that could be built to this standard, including a detached garage. A detached garage is not currently permitted but is proposed as an allowance in the combined R-2/R-3 district.

Council held brief discussion on this recommendation and explored setback requirements and potential allowances for overhangs.

Hofert next shared information on proposed changes for duplexes. Duplexes are not currently allowed in the R-2 zone; they are permitted in the R-3 zone. Of the 385 duplexes in Wyoming, 272 are on R-2 parcels. Hofert showed several examples of duplexes throughout the community, noting many of these are not distinguishable as duplexes. Proposed requirements for duplexes include considerations for setbacks, lot coverage maximums, dwelling unit size minimums and ground floor building area. Based on staff's review of Wyoming's duplexes, staff is recommending they be permitted in the combined R-2/R-3 district on lots of 6,000 sq. ft. Staff welcomes feedback on these proposed changes.

Several councilmembers expressed support of these proposed changes.

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

6. Any Other Matters

None.

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

Karen Francois thanked Vis and VanDyke for their assistance with a street tree.

The meeting adjourned at 7:11 p.m.

Kelli A. VandenBerg, City Clerk