

CITY OF WYOMING, MICHIGAN
Minutes of the City Council Work Session
Monday, April 13, 2026

PRESENT: Councilmembers Arnoys, Brethauer, DeKryger, Hill, and Mayor Vanderwood

ABSENT: Mayor Pro Tem Postema and Councilmember Postler

STAFF: Klaassen, Shay, Stremers, VandenBerg, Vis, and Yenchar

1. Call to Order

Mayor Vanderwood called the meeting to order at 5:30 p.m.

2. Public Comment on Agenda Items

None.

3. Granger Group Request to Amend Overall Development Plan

City Manager Shay noted the City's history with Granger Group and the court-ordered development plan agreement that is currently in place for their development near 56th Street and Wilson Avenue. Granger is here tonight to discuss some proposed amendments to the overall development plan. If both parties are in agreement, the court would be able to sign off on the proposed amendments, altering the court-ordered development plan agreement.

Lindsey LeBlanc, Development Director of Granger Group, noted the last three phases of the Rivertown Valley development are in process. LeBlanc explained phase 7 is nearly complete and the proposed changes to be discussed pertain to phases 8 and 9. The original plans in these phases are heavily impacted by the expansion of wetland areas. The proposed changes would maintain the same housing density but would accommodate a smaller buildable area. Pocket neighborhoods are proposed to create smaller clusters of homes to maintain the same number of lots, but in a condensed version to work around the wetland changes. The homes in the pocket neighborhoods would be rental units versus owner occupied. LeBlanc also outlined proposed amenity changes, many of which are driven by wetland changes and influenced by resident feedback.

Council discussed the changes proposed to this area, with some noting concern with the pocket neighborhoods.

Shay outlined council's options in reviewing and considering these amendments. If council wants to approve some or all of the items, a resolution would be prepared for council consideration. Shay summarized council's discussion of the proposed changes, noting concern with the pocket neighborhoods. Council wants to ensure area residents have an opportunity to hear the proposed changes and provide comment.

Finally, LeBlanc indicated there is a desire to convert Reserve Flats from apartments to site condominiums. LeBlanc noted many inquiries have been received about purchasing these units, some from current occupants and others from interested parties who thought they were already

for-purchase versus rental units. Granger will work with the City to address any code issues to support this conversion.

Council discussed the various items proposed.

Council is supportive of moving forward with the amenities update and conversion of Reserve Flats from rental to site condos. These items will be prepared for council consideration at an upcoming council meeting. The pocket neighborhoods in phases 8 and 9 causes greater concern and council would like to have a hearing to ensure surrounding neighbors have an opportunity to understand the changes and provide feedback. Council would like Granger to send notice to residents once a hearing date is identified.

4. Fiscal Year 2027 Budget Presentation

Yenchar discussed the budget process to date, noting tonight's discussion will address the remaining timeline for budget consideration, a review of the framework used for budget preparation, fee schedule changes, millage rates, fund summaries, and next steps in the budget process.

After tonight's meeting, a public hearing will be held on May 4 and council will be asked to approve the budget on May 18. Yenchar noted the budget is not a stand-alone item. The strategic plan and departmental goals guide the budget, performance monitoring and the audit help ensure the budget is helping the city meet its goals and is in compliance with regulations. And finally, the annual comprehensive financial report includes an analysis of the City's actual performance versus budget.

Yenchar reviewed proposed changes to the fee schedule, noting most changes are related to water and sewer rates. Millage rates were also reviewed, with Yenchar providing a brief overview of how taxable values are developed and the influence of Headlee and Proposal A on tax revenues.

Next, Yenchar reviewed individual funds, noting revenue sources and purpose of each fund, as well as an overview of expenditures.

In closing, Yenchar reviewed next steps, highlighting that a final budget document will be distributed to council later this week if council requests any changes to the budget that has been presented, a public hearing will be held on May 4, and final budget consideration will be presented to council at the May 18 council meeting.

5. Any Other Matters

None.

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

None.

The meeting adjourned at 6:53 p.m.

Kelli A. VandenBerg, City Clerk