

CITY OF WYOMING, MICHIGAN
Minutes of City Council Work Session
Monday, August 13, 2018

PRESENT: Councilmembers Bolt, Burrill, DeKryger, Postema, Postler and Mayor Poll

ABSENT: Vanderwood

STAFF: Hofert, Holt, Rynbrandt, Sall, Smith and VandenBerg

1. Call to Order

Mayor Pro Tem Bolt called the meeting to order at 7:00 p.m. in the Council Chambers.

2. Presentation on The Reserve Development

City Manager Holt provided an opening explanation of the pending lawsuit filed by the Granger Group and others against the City and the process for this meeting, stating that the City Council and others present have opportunity to review modified overall development plan (ODP) details in an attempt to resolve the lawsuit. Holt noted that, if approved in first reading tonight, this information will be presented to the Planning Commission on August 21 and would then be scheduled for final consideration with the City Council on September 4. Holt introduced Nicole Hofert, Principle Planner.

Hofert introduced Granger representatives Ryan Granger and James Sharba and, together, they provided details about the modifications to the ODP.

Ryan Granger mentioned the pending lawsuit and the desire to resolve that lawsuit with some modifications to the ODP. James Sharba reviewed the concept images and provided details on the modified ODP and the housing products and materials proposed.

Hofert elaborated on changes and improvements to the ODP, including an additional community center, enhanced pedestrian access and trail connections, limiting lot frontage on Reserve Drive, traffic calming measures and the home owners association.

Mayor Pro Tem Bolt inquired about an additional traffic circle on Nile Drive. Hofert noted the inquiry and said she will discuss it with the City Engineer.

Mayor Poll asked if any of the units would have basements. Granger representatives and staff suggested it would depend on the housing product and the property grade in a particular area.

Burrill asked for details on the community building and the development timeframe. Hofert noted those details would be determined as part of the settlement and with consideration of code requirements.

Postema inquired about a multi-family unit having no basement and whether that requires a variance. Hofert noted multi-family does not require a basement. Postema asked if that remains true if the property becomes a condo. Hofert said she would check. City Attorney Smith noted condos are not currently proposed, but this can be reviewed and noted. Postema asked about green space. Sharba clarified the location of green space areas, indicating on the map where those would be.

3. Public Comment on Agenda Items

The following individuals expressed concern with the modified ODP:

Steve Troemel

Joyce Garcia

Gordon VanderMuelen

David Douglas

4. Council Consideration of Ordinance 14-18

Mayor Pro Tem Bolt introduced ordinance 14-18:

AN ORDINANCE TO AMEND SECTION 90-32 OF THE CODE OF THE CITY OF WYOMING BY ADDING SUBSECTION (110) TO CONDITIONALLY REZONE PROPERTY FOR THE RESERVE AT RIVERTOWN PUD (First Reading)

Mayor Poll moved, seconded by Councilmember Postler, that the above Ordinance be considered for its first reading, that the Ordinance be considered as read and that the Ordinance be published in the Official Newspaper of the City.

Motion carried: 5 Yeas 1 Nays (Postema)

5. Any Other Matters

None.

6. Public Comment on Non-Agenda Items

None.

7. Adjournment

The meeting adjourned at 7:52 p.m.

Kelli A. VandenBerg, City Clerk