CANCELED

AGENDA
WYOMING PLANNING COMMISSION
TUESDAY, MAY 19, 2026
7:00 P.M.

The City has been notified that there will not be enough Planning Commissioners present to achieve quorum for the May 19 meeting. The meeting has been canceled and rescheduled to June 11 at 7:00 P.M. Please contact plan_info@wyomingmi.gov or 616-530-7285 with questions.

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

APPROVAL OF AGENDA

PUBLIC COMMENT ON NON-PUBLIC HEARING AGENDA ITEMS

This public comment period is reserved for comment on non-public hearing items only. It is important to note this is not an opportunity for dialog or debate, but an opportunity to provide comment to the Planning Commission. Upon approaching the podium, please begin by providing your name and address. There is a 3 minute limit per person.

PUBLIC HEARING

1. Request for a rezoning from ER Estate Residential District to B-1 Local Business District at the northeast corner of 52nd St SW and Wilson Ave SW, including 5080 Wilson Ave SW, 5126 Wilson Ave SW, 5140 Wilson Ave SW, 5154 Wilson Ave SW, 3983 52nd St SW, 3971 52nd St SW, 3945 52nd St SW, and 3925 52nd St SW (Section 29) (LandInvest Development LLC, Karen & Arvid Fairbairn, Heide & James Kemink, Kevin & Tammi Loomans, Harry Hobbs, Jan & Douglas Beute, Donald & Sharry Wall, Kevin Haynes, Veronica Rodas-Escobar).

2. Request for special land use for a Secondhand Business at 1117 Burton St SW (Section 2) (Aurora Rodriguez).

OLD BUSINESS

NEW BUSINESS

3. Request for site plan approval at 1486 60th St SW (Section 2) (Mike Obbink, Valduga LLC).

4. Request to approve the site condominium amendment to remove 2839, 2851, and 2863 52nd St SW from the 52nd Street Site Condominiums (Section 28) (Resurrection Life Church).

5. Request to approve the condominium documents at 2430 28th St SW (Section 16) (Dave Charron, Daniel Gallagher).

INFORMATIONAL

PUBLIC COMMENT

This public comment period is reserved for any comments. It is important to note this is not an opportunity for dialog or debate, but an opportunity to provide comment to the Planning Commission. Upon approaching the podium, please begin by providing your name and address. There is a 3 minute limit per person.

ADJOURNMENT

THESE MINUTES ARE SUBJECT TO FORMAL APPROVAL BY THE WYOMING PLANNING COMMISSION AT ITS REGULAR MEETING OF MAY 19, 2026

PLANNING COMMISSION
MEETING MINUTES OF APRIL 21, 2026
CITY COUNCIL CHAMBERS
CITY OF WYOMING, MICHIGAN

MEMBERS PRESENT:	Gilreath-Watts, Hall, Lamer, LaPlaca, Randall, Weller, Zapata
MEMBERS ABSENT:	Micele, Smart
STAFF PRESENT:	Hofert, Deputy City Manager Klaassen, Acting Director of Community and Economic Development Blair, Planner II Hyble, Planner I Zuniga, Recording Secretary

CALL TO ORDER

Vice Chair Randall called the meeting to order at 7:00 PM.

A motion was made by Lamer, supported by Zapata to excuse commissioners Micele and Smart.

APPROVAL OF MINUTES

The minutes of March 17, 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

Randall opened the public comment period for non-public hearing agenda items at 7:01 PM.

There was no public comment and the hearing was closed.

AGENDA ITEM NO. 1
Request for special land use for an Animal Boarding Facility at 3060 Madison Ave SE (Section 18) (Jennifer Yates, Vijay Prabhakaran)

Blair said that the site is zoned B-2 General Business District and outlined the various uses of the surrounding land.

Blair said that the applicant is proposing to occupy roughly 8,500 sq ft of building space to install an animal grooming and boarding facility. With recent changes to the B-2 allowed uses, Animal Grooming is a use allowed by-right, but the boarding of animals overnight is a Special Land Use. As part of their proposal, the applicant looks to soundproof portions of the interior as well, as to provide outdoor play at an off-site location in order to minimize any issues with noise.

CONFORMANCE WITH ORDINANCE STANDARDS AND FINDINGS OF FACT:
Section 90-507(3) establishes general review standards for special approval uses:

(a) *The possible substantial and permanent adverse effect on neighboring property.*
The proposed use is not expected to have any adverse effect on the neighboring property. The applicant has proposed a design that takes into account the neighboring residential properties, and is screening appropriately. This application is a renovation of an existing use, with only interior remodeling.

(b) *The consistency with the spirit, purpose and intent of this chapter.*
The proposed use aligns with the spirit, purpose, and intent of the zoning code to regulate proper land use and provide adequate services to the residents of Wyoming.

(c) *The possible adverse effect upon traffic as related to the streets, churches, schools and any buildings within the immediate area.*
The applicant's proposal provides adequate parking for the proposed use, and the City's Engineering Office is comfortable with the ingress/egress and circulation plans provided. While there is likely to be an increase in customers to the site as a portion of the multi-tenant structure is going to be occupied, both the Planning and Engineering Offices have determined that the applicant has provided adequate documentation to show that restriping will address this and find it unlikely that the proposed use will have an adverse effect on traffic.

(d) *The tendency of the proposed use to create any type of blight within the immediate area.*
The applicant's proposal is likely to reduce blight in the area by providing new amenities and services to the surrounding community. The renovated building proposed by the

applicant encourages the existing property management to maintain their investment. Additionally, with the construction of the new animal boarding and grooming facilities, this property is unlikely to become vacant, as the applicant has shown sufficient evidence of need in the surrounding area of their services.

(e) The economic feasibility for the area.
The applicant's proposal, as noted above, demonstrates sufficient need for their services by showing a gap in the provision of animal daycare and grooming facilities in the immediate area. This site is located off a major trunkline (28th St SW), and centered within well-established neighborhoods, which would likely provide an ample customer base for the proposed uses.

(f) Any other factor as may relate to the public health, safety and welfare for persons and property.
The applicant has met all requirements as it pertains to public health, safety, and welfare. Staff has no concerns with the applicant's proposal.

(g) That all other provisions of this chapter are met for the proposed use.
No other requirements are provided in section 90-508.

Section 90-505 specifies the standards to apply to site plan review:

(1) *Adequacy of information. The site plan shall include all required information in sufficiently complete and understandable form to provide an accurate description of the proposed use(s) and structure(s).*
The submitted site plan contains enough information to understand the proposed use on the existing site. The plan meets this standard, and the requirement is met.

(2) *Buildings. Buildings and structures shall meet the minimum dimensional requirements of this article. Redevelopment of nonconforming structures shall bring the site into closer conformity to the extent deemed practical by the review authority. Expansions to nonconforming buildings shall be as provided for in section 90-903.*
The proposed use does not require the construction or demolition of buildings. The applicant is only requesting a special use approval for this property. This requirement is met.

(3) *Privacy. The site design shall provide reasonable visual and sound privacy for dwelling units located adjacent to the site. Walls, berms, barriers and landscaping shall be used, as appropriate, for the protection and enhancement of property and the privacy of adjacent uses.*

The property already has a privacy fence that runs along the eastern property line between the business and residential uses. However, as part of the redevelopment of this property, the applicant and property owner will need to ensure that the fence is intact and properly maintained. This requirement will be met.

(4) Preservation of natural areas. The landscape shall be preserved in its natural state, insofar as practicable, by strategic building placement, minimizing tree and soil removal, alteration to the natural drainage courses, and the amount of cutting, filling and grading. Insofar as practical, natural features and the site topography shall be incorporated into the proposed site design.

This plan is a special use on an existing site and thus has very little natural area that exists to preserve. Additionally, this application does not include the construction of new buildings. At this time, the standard is met.

(5) *Drainage. Stormwater management system and facilities shall preserve natural drainage characteristics and enhance the aesthetics of the site to the maximum extent possible, and shall not substantially reduce or increase the natural retention or storage capacity of any wetland, water body, or watercourse, or cause alterations which could increase flooding or water pollution on or off the site.*

The proposed use does not require the construction or demolition of buildings. The applicant is only requesting a special use approval for this property. This requirement is met.

(6) *Soil erosion. Measures are included to prevent soil erosion and sedimentation.*

The proposed use does not require the construction or demolition of buildings. The applicant is only requesting a special use approval for this property. This requirement is met.

(7) *Ingress and egress. Every structure and dwelling unit shall be provided with adequate means of ingress and egress via public streets and walkways. Access to the site shall be located and designed to ensure minimal impact on the safety and efficiency of traffic flow along all adjoining roadways. All access points shall comply with the access management requirements of section 90-603.*

The existing site has ingress and egress onto the side streets of Mae-Thy and Van Allen St, that provide access to both parking lots. The site also connects to the existing sidewalk network, providing pedestrian access to the new use. All access points meet the requirements; this standard is met.

(8) *Emergency vehicle access. All buildings and site circulation shall be arranged to permit emergency vehicle access by practicable means to all buildings and areas of the site*.

The City's Fire Department has confirmed that emergency vehicle access requirements will be met.

(9) *Vehicular circulation layout. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian pathways in the area. Public streets adjacent or through the proposed development shall be required when it is essential to promoting and protecting public health, safety and general welfare and to provide continuity to the public road system.*

Vehicular circulation on site maintains proper parking dimensions and drive aisles. Additionally, the parking on site is enough to satisfy the requirements of 90-600, which provides for both customer parking and ADA required spaces. The applicant and property owner shall ensure proper striping is provided through redevelopment. This standard will be met.

(10) *Pedestrian circulation. The site plan shall provide a pedestrian circulation system which is insulated as completely as is reasonably possible from the vehicular circulation system.*

Pedestrian access to the site from Madison Ave SE allows for pedestrian movement insulated from the vehicular circulation pattern, and provides connectivity between the existing site and the public sidewalks. This standard is met.

(11) *Traffic impact. The expected volume of traffic to be generated by the proposed use shall not adversely affect existing roads and traffic patterns. Roadway access shall minimize excessive vehicle traffic on local residential streets to reduce the possibility of any adverse effects upon adjacent property. Projects expected to have 50 or more peak hour directional trips or 500 or more vehicle trips daily shall provide a traffic impact study, as outlined in subsection 90-504(3), above.*

The applicant's plan provides enough information for the City's Engineering Office to be confident that a traffic impact analysis is not required, and this development will not adversely affect existing roads and traffic patterns. This standard is met.

(12) *Public services. The scale and design of the proposed development shall facilitate the adequate provision of services currently furnished by or that may be required of the city or other public agency including, but not limited to, fire and police protection, stormwater management, sanitary sewage removal and treatment, traffic control and administrative services.*

The building is currently served by public services and utilities, as confirmed by the City's Engineering Office. This standard is met.

(13) Site redevelopment. Redevelopment of existing sites shall conform to the site improvement provisions of this article to the extent deemed practical by the reviewing authority. The extent of upgrade to site improvements shall be relative to and proportionate with the extent of redevelopment or expansion in accordance with the nonconforming site requirements of section 90-903.

The Wyoming Fire Department, Engineering Office, Building Office, Planning Office, and Assessor's Office confirm that all elements of Site Redevelopment are either met or will be met through the conditions laid out in this report.

ALIGNMENT WITH MASTER PLAN:
The City's Master Plan, Wyoming [re] Imagined was adopted in 2021. The future land use for the site is noted as Traditional Residential, which calls for predominantly residential uses, such as homes or apartments. However, the provision of neighborhood services such as animal grooming, daycare, and boarding fits within the context of Traditional Residential Future Land Use and the existing B-2 zoning of the property. With the list of allowable uses in the B-2 district ranging to things that are far more intrusive to the surrounding neighborhood than Animal Boarding, Staff feel that the applicant's use provides a lower-intensity extension of the commercial corridor that adds to the diversity of uses for the neighboring community. This aligns with the intent and vision of the Master Plan.

Blair said the Development Review Team recommends the Planning Commission grant the special use approval for an Animal Boarding Facility at 3060 Madison Ave SE and, in a separate motion grant site plan approval, subject to conditions 1-2 below:

1. The applicant shall work with the Wyoming Fire Department to address all comments noted in their review:
    a) Provide 3200 series Knox Box as required
    b) Must follow all fire/building codes through permit process.
    c) Final Inspection shall be performed with Fire Marshal Office.

2. The applicant shall work with the Wyoming Planning Office to address all comments noted in their review:
    a) Applicant must comply with all elements of the Sign Code.
    b) Applicant must maintain the privacy fence along the eastern property line.
    c) Applicant must provide adequate parking lot striping prior to Certificate of Occupancy.

Jennifer Yates, 7780 Byron Depot Dr SW, and Rebecca Kenneth, 7951 Hollyhock Ave spoke to commissioners and expressed their vision for this project. Yates said they understand the responsibility of being respectful neighbors so they will have a high level of cleanliness and are looking into noise mitigation options.

Randall opened the public hearing at 7:13 PM.

Jeff Wilterink, 3008 Madison Ave SE, spoke to commissioners and expressed he was worried about devaluation of property, noise nuisance, and safety concerns. Wilterink added that he does not believe this type of facility belongs next to residential areas.

The public hearing was closed at 7:15 PM.

A motion was made by LaPlaca, supported by Lamer to grant the special use approval for the project at 3060 Madison Ave SE.

Lamer asked who is occupying the rest of the building.

Yates responded that there are other different businesses such as a tattoo shop, photography studio, tax preparation office, and a church.

Lamer asked if the applicant anticipates taking over the rest of the building.

Yates responded that if business goes well, they will look into expanding as space becomes available.

Weller asked what entrance would be used for this site.

Yates responded that the North entrance is for the business, and there is a south entrance that would be for employee use only.

A vote on the motion passed unanimously.

A motion was made by LaPlaca, supported by Lamer to grant site plan approval subject to conditions 1-2.

A vote on the motion passed unanimously.

AGENDA ITEM NO. 2
Request for a special land use for an Automobile Gasoline Station at 155 28th St SW (Section 12) (RCP Development LLC, Lee Wells)

Hyble explained that the site is zoned B-2 General Business District and outlined the various uses of the surrounding land.

Hyble said that the applicant proposes to construct a gasoline station and convenience retail store at 155 28th Street SW. Planned construction at this location includes 12 gasoline pumps located

in front of a 4,852 sq. ft. convenience retail store, which would be accessible from drive aisles along Buchanan Avenue SW and 28th Street SW. The proposed convenience store has allocated space between typical merchandise, food preparation, and coolers. Parking and landscaping surround the building, of which there are 41 spaces and numerous trees, shrubs, and ground cover.

The applicant intends to split the entire 5.14 acre parcel into two similar sized parcels that can develop on their respective timelines. Approximately 2.4 acres are dedicated to the proposed gasoline station, concentrated near the corner of the intersection. Along the northern portion of the parcel, the remaining 2.74 acres is planned to be donated to an affordable housing developer to create housing on the property.

CONFORMANCE WITH ORDINANCE STANDARDS AND FINDINGS OF FACT:

Section 90-507(3) establishes general review standards for special approval uses:

(a) *The possible substantial and permanent adverse effect on neighboring property.*
The use is not expected to have a substantial or adverse effect on neighboring property, as demonstrated by an existing gas station on the west side of Buchanan Avenue SW and the allowance of gas stations in the B-2 General Business District. Locations such as these are typical for automobile gas stations and can effectively insulate their activities onsite.

(b) *The consistency with the spirit, purpose and intent of this chapter.*
The proposed use aligns with the intention of the zoning code in Section 90-101 to permit land use in appropriate locations and relationships.

(c) *The possible adverse effect upon traffic as related to the streets, churches, schools and any buildings within the immediate area.*
The proposed use is not expected to adversely affect traffic in the area or nearby buildings. This was confirmed by the City's Engineering Office. Traffic capacity on 28th Street SW and Buchanan Avenue SW can accommodate this substantially similar commercial use, and all traffic generated by this site will not impact other properties.

(d) *The tendency of the proposed use to create any type of blight within the immediate area.*
This user is expected to reduce blight at this property, as it has remained vacant for over two decades since the previous building onsite was demolished. The gas station is intended to serve both nearby residents and traffic from 28th Street SW.

(e) *The economic feasibility for the area.*

The location of this use is economically feasible, as it is located along 28th Street SW and less than one-third of a mile from US-131. The typical traffic generated from these two roadways and the visibility of this property make this project economically viable.

(f) Any other factor as may relate to the public health, safety and welfare for persons and property.

There are no other factors that are expected to negatively impact the public health, safety, and welfare caused by this use. The proposed drive aisles and pedestrian pathways ensure that customers can safely navigate the site, and the building and fueling canopies will conform to all current building codes.

(g) That all other provisions of this chapter are met for the proposed use.

Section 90-508 requires that no curb opening may be located less than 20 feet from an interior lot line. Along 28th Street SW, there is an existing curb less than 20 ft. from the eastern property line. This drive aisle contains a 30 ft. access easement with the adjacent property. The applicant must seek and receive a variance to permit the use of this curb opening for the development.

Section 90-505 specifies the standards to apply to site plan review:

(1) *Adequacy of information. The site plan shall include all required information in sufficiently complete and understandable form to provide an accurate description of the proposed use(s) and structure(s).*

The proposed site plan and supporting elevations, floor plans, housing letter, and stormwater calculations contain sufficient information to understand the proposed use and development on the entire site.

(2) *Buildings. Buildings and structures shall meet the minimum dimensional requirements of this article. Redevelopment of nonconforming structures shall bring the site into closer conformity to the extent deemed practical by the review authority. Expansions to nonconforming buildings shall be as provided for in section 90-903.*

Being located on a vacant site, the proposed building and fueling stations meet all minimum dimensional requirements, including setbacks and maximum building height in the B-2 General Business District. Gasoline stations have additional requirements for the fueling station and convenience store setbacks, which are also satisfied by the applicant.

(3) *Privacy. The site design shall provide reasonable visual and sound privacy for dwelling units located adjacent to the site. Walls, berms, barriers and landscaping shall be used, as appropriate, for the protection and enhancement of property and the privacy of adjacent uses.*

Privacy requirements for the proposed use meet all requirements of the code, and the applicant proposed additional neutral screening along the rear of the property to buffer the site between future development.

(4) *Preservation of natural areas. The landscape shall be preserved in its natural state, insofar as practicable, by strategic building placement, minimizing tree and soil removal, alteration to the natural drainage courses, and the amount of cutting, filling and grading. Insofar as practical, natural features and the site topography shall be incorporated into the proposed site design.*

The proposed landscaping plan both meets and exceeds code requirements for provided street trees and additional landscaping features across the entire property. The 28th Street greenbelt, pedestrian pathway, and northern property line demonstrate clear investment into beautification of the property and the introduction of natural areas on the site.

(5) *Drainage. Stormwater management system and facilities shall preserve natural drainage characteristics and enhance the aesthetics of the site to the maximum extent possible, and shall not substantially reduce or increase the natural retention or storage capacity of any wetland, water body, or watercourse, or cause alterations which could increase flooding or water pollution on or off the site.*

The applicant proposes a reduction of impervious surface through this development, and the City's Engineering Office has confirmed all stormwater management requirements will be met.

(6) *Soil erosion. Measures are included to prevent soil erosion and sedimentation.*

The City's Engineering Office has confirmed that this project will meet all applicable soil erosion requirements.

(7) *Ingress and egress. Every structure and dwelling unit shall be provided with adequate means of ingress and egress via public streets and walkways. Access to the site shall be located and designed to ensure minimal impact on the safety and efficiency of traffic flow along all adjoining roadways. All access points shall comply with the access management requirements of section 90-603.*

There are adequate means of ingress and egress onto 28th Street SW and Buchanan Avenue SW, in accordance with Section 90-603.

(8) *Emergency vehicle access. All buildings and site circulation shall be arranged to permit emergency vehicle access by practicable means to all buildings and areas of the site.*

The City's Fire Marshal has confirmed that emergency vehicles can safely navigate and access the site, and conditions of approval include meeting all applicable fire codes.

(9) *Vehicular circulation layout. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian pathways in the area. Public streets adjacent or through the proposed development shall be required when it is essential to promoting and protecting public health, safety and general welfare and to provide continuity to the public road system.*

The vehicular circulation layout meets all dimensional requirements for drive aisles and connections to public streets. A condition of approval includes removing a proposed parking lot island in the 30 ft. access easement on the eastern side of the property.

(10) *Pedestrian circulation. The site plan shall provide a pedestrian circulation system which is insulated as completely as is reasonably possible from the vehicular circulation system.*

The proposed pedestrian pathway allows for integration between public sidewalk network and the building. This meets the minimum requirements for pedestrian circulation, insulated as reasonably possible from vehicle traffic.

(11) *Traffic impact. The expected volume of traffic to be generated by the proposed use shall not adversely affect existing roads and traffic patterns. Roadway access shall minimize excessive vehicle traffic on local residential streets to reduce the possibility of any adverse effects upon adjacent property. Projects expected to have 50 or more peak hour directional trips or 500 or more vehicle trips daily shall provide a traffic impact study, as outlined in subsection 90-504(3), above.*

Expected traffic resulting from this use is typical among similar commercial types and does not pose an adverse effect on 28th Street SW or Buchanan Avenue SW to require a traffic study for the proposed gas station use. Once the housing portion is finalized and submitted for approval, a traffic study will be required for the entire parcel.

(12) *Public services. The scale and design of the proposed development shall facilitate the adequate provision of services currently furnished by or that may be required of the city or other public agency including, but not limited to, fire and police protection, stormwater management, sanitary sewage removal and treatment, traffic control and administrative services.*

The site can be serviced by the City through utilities and all public services.

(13) *Site redevelopment. Redevelopment of existing sites shall conform to the site improvement provisions of this article to the extent deemed practical by the reviewing authority. The extent of upgrade to site improvements shall be relative to and proportionate with the extent of redevelopment or expansion in accordance with the nonconforming site requirements of section 90-903.*

All site redevelopment standards, across City Engineering, Public Safety, Building and Assessing requirements will be met through the development of this parcel.

STAFF COMMENTS:

(a) Parking Requirements

The applicant's parking requirement is 24 spaces, and the total provided on the site plan is 41 spaces. In order to minimize impervious surface, Section 90-600 states the parking requirement may not exceed 20% of the minimum, which is 30 spaces. The Planning Commission may approve additional spaces if needed. The applicant has documented evidence of use and demand that necessitates this additional parking onsite. Based on the use type and the reduced impervious surface across the site, staff has included a condition of approval to allow 41 spaces for the proposed use.

ALIGNMENT WITH MASTER PLAN:

The City's Master Plan, Wyoming [re] Imagined was adopted in 2021. The future land use for the site is noted as Mixed Use, which includes either vertically or horizontally mixed uses in one location. The master plan encourages this type of development on large sites, along 28th Street SW, and incorporating elements of multi-family residential. The proposed project will achieve the objectives of the master plan through the proposed commercial use and future housing component.

Hyble said The Development Review Team recommends the Planning Commission grant special use approval for an automobile gasoline station at 155 28th Street SW and, in a separate motion, grant site plan approval, subject to conditions 1-3 below:

1. The applicant shall work with the Wyoming Fire Department to address all comments noted in their review:
    a) Must follow all fire/building codes throughout the construction process.
    b) Final inspection shall be performed with the Fire Marshal Office.

2. The applicant shall work with the Wyoming Engineering Office to address all comments noted in their review:
    a) Provide the following for stormwater calculations:
        i. Completed LGROW spreadsheet detailing water quality, channel protection, and flood control requirements for the site.
        ii. Map of drainage subcatchments.
        iii. Table detailing subcatchment areas, runoff curve numbers, times of concentration, rainfall intensities, and peak runoff, as well as pipe capacities, flows, and velocities.
    b) Address the following regarding the proposed ADS Bayseparator manufactured treatment device:
        i. Provide third-party testing to verify that the proposed treatment device has capacity to remove 80% of TSS (with an OK-110 sediment distribution) at

the water quality peak flow or on an annual basis (multiple flows analyzed).
   ii. Provide results of scour testing to verify that a 10-year peak flow will not remove much sediment from the sump.
   iii. This site is classified as a stormwater hotspot since it is a gas station. Provide stormwater storage with capacity to capture 400 gallons of a sinking or floating pollutant. Provide calculations for the storage volumes.
   iv. Provide a detail.

b) Provide 3 feet of cover above sewer where feasible.
c) For plastic sewer installation, include a note or detail for compaction of bedding in the pipe haunch.
d) Clarify the overflow direction of the NE corner of the site if catch basins were clogged and not draining the lot.
e) Provide an SESC plan and details for BMPs.
f) Clarify the intent of existing storm sewer onsite. It is recommended that existing sewer be removed or flowable-filled to prevent sinkholes.
g) Verify service will be large enough for proposed facility and a fire service is not needed.
h) Some form of utility plan for connecting to the proposed housing is needed.
i) Coordinate with City's proposed street resurfacing and bike path project on Buchanan Avenue in 2027. The city will seek to obtain a non-motorized trail easement along the Buchanan Avenue frontage.
j) Provide a traffic impact analysis for the full build out conditions of the parcel once housing is finalized.
k) Provide a note specifying that the contractor must obtain a plumbing permit from the City of Wyoming before beginning utility work.
l) After construction is complete, Engineering requires an engineer's stormwater certificate and as-built plans with the following:
   i. Location(s) of water service stopbox(es).
   ii. Distance(s) from sanitary lateral(s) to the nearest manhole(s) along the sanitary sewer and length(s) of the lateral(s).
   iii. Sanitary and storm sewer slopes, inverts, rim elevations, and pipe lengths.
   iv. Elevation grade-shots, especially for any overland flood routes, tops of berms, and drainage swales.
m) Buchanan will be resurfaced in 2027 and there will be a street cut moratorium.

3. The applicant shall work with the Wyoming Planning Office to address all comments noted in their review:
   a) Applicant must meet all signage requirements under Article 7 of the Zoning Code.
   b) Applicant must remove the proposed drive parking lot island located in the access easement along the eastern property line.

c) Parking may exceed 20% of the minimum requirement but must not exceed 41 spaces for the proposed use.
d) Exterior lighting must be shielded to deflect away from neighboring properties.
e) No drive or curb opening may be located nearer than 20 feet to any interior lot line. The applicant must seek and receive a variance to permit the use of the 28th Street curb opening for the development.

Randall opened the public hearing at 7:35 PM. There was no public comment and the hearing was closed.

Mandy Gauss, 13060 S US Highway 27, Suite D, gave a short presentation to commissioners about the project. She said the remaining undeveloped land will be donated for a future housing project. Gauss mentioned they would apply for a variance for one of the driveways that is not in compliance with the code. Gauss also said that this store will be corporate run instead of f franchise run.

A motion was made by Weller, supported by Lamer to grant special use approval for an automobile gasoline station at 155 28th Street SW.

Lamer asked if the project would include EV charging stations.

Gauss replied that it was not part of the project, but there would be space available for it if the need arises in the future.

Gilreath-Watts asked for an explanation on corporate run versus a franchise.

Gauss replied that corporate run means that the maintenance and monitoring is handled by the corporation with more oversight rather than an individual franchise owner.

LaPlaca asked for more information on the housing project.

James Lewis, 105 Newberry Street SE, representing the housing developer explained that they develop with a variety of local partners. Lewis stated they are exploring options to develop this site through the low-income housing tax credit program, and he spoke on the benefits of receiving the donation of land.

A vote on the motion passed unanimously.

A motion was made by LaPlaca, supported by Zapata to grant site plan approval for the project at 155 28th Street SW subject to conditions 1-3.

Weller asked about screening on the north of property and if the developer planned for a fence in between the gasoline station and the housing project.

Gauss replied that the intent is to have future cross-connection for a walkway and access between the sites, so the plan is to have more of a natural barrier such as thicker hedges that does not require maintenance like a fence would.

A vote on the motion passed unanimously.

AGENDA ITEM NO. 3
Request to amend Zoning Code Article 4C and Sections 90-420C "Purpose", 90-421C "Qualifying Conditions", 90-422C "Principal Permitted Uses", 90-423C "Permitted uses after special approval", 90-424C "Development standards", 90-511 "Application procedures for PUD-4", and 90-512 "Review Standards" (Wyoming Planning Staff)

Hyble said that within the City of Wyoming, there are four Planned Unit Development (PUD) districts adopted by the City to serve both specific and general development types. The purpose of these districts is to encourage creative and innovative land development that aligns with the city's desired land use, all of which is not typically possible under traditional zoning. Three golf courses currently operate in the City of Wyoming. All the courses are residentially zoned, which limits their growth. The proposed PUD-5 Planned Golf Entertainment District would apply to golf courses that wish to offer complementary, low-volume business recreation activities to support the primary golf course.

Hyble then outlined the purpose of the creation and specific qualifications of the proposed district.

PURPOSE FOR THE CREATION OF A NEW PUD DISTRICT:
Unique Zoning Challenges

Among the three existing courses in the City of Wyoming, all properties are residentially zoned. Golf courses are permitted in these districts as a special land use, but the courses are required to meet the same code standards as single family residential parcels. This designation constrains golf courses regarding accessory buildings, which are limited to two buildings. While this is typical for a single family parcel, golf courses typically require additional structures beyond the pro shop when considering bathrooms, maintenance, cart and similar storage, and pavilions. Currently, the code acts as a limitation to golf courses that desire the facilities to support golf course activities.

In the past, golf courses within the City have applied for, and were granted, a series of narrowly tailored variances, such as additional accessory buildings, alterations to screening requirements, or permitted signage for the primary building. Many of these variance requests

represent typical golf course operations when considering the nature of the sport and the required equipment that is expected of a modern golf course. Granting repetitive variances for a particular use essentially disqualifies a property from receiving future variances, since the conditions are no longer exceptional or extraordinary. This process has occurred on nearly all of Wyoming's courses. These variances point to the need for specialized regulations for golf courses, as this use is unlike any other residentially zoned use.

Demand and Economic Benefits

Over recent decades, the environment of recreational golf has advanced beyond a course and a simple clubhouse. To maintain a strong customer base and overcome seasonality that is inherent in the state of Michigan, many golf courses have turned to other business recreation activities complementary to a golf course. It is common to eat dinner in a restaurant, play virtual golf, or attend weddings at most golf courses across the state. Despite this, the City's zoning code does not permit these types of activities on residentially zoned properties.

All Wyoming golf courses have expressed the desire to provide these types of business recreation activities. Whether that includes a wedding venue, expanded pro shop, covered driving range, or pickleball courts, increased business recreation activity can benefit the golf course and Wyoming community. The proposed PUD will allow these types of activities if embedded within golf courses.

Neighborhood Sensitivity

Historically, golf courses have been permitted in residential areas because they preserve green space in the community, create recreational amenities, and have low-volume commercial activity. Under traditional zoning, any additional commercial activities would require a commercial zone, which permits various commercial types beyond those that complement a golf course. To ensure that any additional business recreation activities can support golf courses while maintaining the character of the neighborhood, the PUD facilitates specified uses and increased setbacks from residential properties. This permits golf courses to grow without negatively impacting neighboring communities, ultimately continuing their status as low-volume recreational amenities preserving green space.

SPECIFIC REQUIREMENTS:

Qualifications

In order to create a PUD that will benefit golf courses in the City of Wyoming, the essential qualification is a golf course as the primary use. When compared to other PUD types within the City, PUD-5 does not make an allocation for any type of housing to be included in the development. The PUD shall achieve recognizable and substantial benefits that may not be possible under existing zoning. Properties in the new district are intended to meet at least three of the following community impacts:

(1) A complementary mix of land uses or low-volume commercial types within the PUD,
(2) Preservation of green space and natural features within the PUD,

(3) Preservation of the character of surrounding neighborhoods,
(4) Provision of recreational opportunities unique and attractive to the greater metropolitan region.
(5) Coordinated redevelopment of multiple lots or parcels, and/or
(6) Creation of a community asset that addresses adjacent neighborhood needs and feedback while serving the greater community.

All application procedures and review standards will be similar to PUD-4.

Permitted Uses

To address the changing environment of golf, permitted uses within PUD-5 will create parity with both historic and modern golf course operations across the nation. Uses such as golf course retail sales, maintenance storage, and driving ranges will continue to be permitted, and expanded business recreation activities will allow golf courses to offer additional activities to their customer base. These activities include miniature golf, event centers, pickleball courts, virtual simulators, and covered driving ranges.

Building Allowances

To address the limited accessory structure allowance under current zoning, PUD-5 permits increased building coverage based on total land area. By doing so, the PUD is reducing overly burdensome regulations while ensuring golf courses maintain their valued green space. Maximum building lot coverage is 1.75% of the total land area, which can be split among business recreation buildings, maintenance and warehouse buildings, and incidental structures.

Currently, a golf course is limited to the clubhouse and two accessory buildings. PUD-5 permits a total of 13 buildings for an 18-hole golf course. This system allows flexibility tailored to the needs and specialties of each golf course.

Hyble said The Development Review Team recommends that Planning Commission adopt the proposed text amendments to Zoning Code Article 4C and Sections 90-420C “Purpose”, 90-421C “Qualifying conditions”, 90-422C “Principal permitted uses”, 90-423C “Permitted uses after special approval”, 90-424C “Development standards”, 90-511 “Application procedures for PUD-4”, and 90-512 “Review standards” and recommend the same to City Council.

Randall opened the public hearing at 7:55PM. There was no public comment and the hearing was closed.

A vote was made by Zapata, supported by LaPlaca to adopt the proposed text amendments to Zoning Code Article 4C and Sections 90-420C “Purpose”, 90-421C “Qualifying conditions”, 90-422C “Principal permitted uses”, 90-423C “Permitted uses after special approval”, 90-424C “Development standards”, 90-511 “Application procedures for PUD-4”, and 90-512 “Review standards” and recommend the same to City Council.

Zapata mentioned that The Pines Golf Course had previously gone before Planning Commission for a residential project. Zapata asked if these changes would preclude a golf course from doing a residential project in the future.

Hyble replied that the properties would have to rezone to the new PUD district and they can always rezone out of it for residential development.

LaPlaca asked why 1.75% lot coverage was chosen.

Hyble explained that was the percentage that was able to accommodate all the different desires of golf courses while not allowing excessive lot coverage or buildings.

Hofert said the project required significant hard work and dedication, not only from staff but also from golf course owners and the county. She noted that all parties worked together to find solutions that understand the future of golf courses and allow the City to support their continued operation.

Lamer asked staff for the existing building lot percentage on Maple Hill.

Hyble said the total lot coverage is approximately 30,000 square feet, so they would still have the ability to expand.

Lamer asked if a second floor would be considered square footage or just the footprint.

Hyble said it is based off the footprint, but building height restrictions would be enforced.

Weller stated that he considered this a good idea to keep golf courses in business and profitable.

Hall said the text amendment proposal is not compatible with the master plan, citing master plan goals to increase housing supply, diversify housing types, and use land strategically. Hall added that housing is a priority, and this district preserves large areas, prohibits housing, and would be more difficult to redevelop for housing due to public concern.

LaPlaca said he understands that perspective and stated the importance of having recreational spaces in the City. LaPlaca spoke in favor of helping golf courses grow and reducing barriers for various types of developments.

Hofert commented on the balanced nature of a desirable community and the purpose of this text amendment to support local businesses and recreational space. Hofert said the master plan looks

for opportunities to bring housing, maintain green space for the community, and encourage continued business investment in the community.

A vote on the motion passed 6 to 1. Commissioners Gilreath-Watts, Lamer, LaPlaca, Randall, Weller, and Zapata voted yes on the motion. Commissioner Hall voted no on the motion.

Agenda Item No. 4
Request for a rezoning from PUD-4 General Planned District to R-2 Residential District at 1006 26th St SW (Section 11) (Grace Christian University, Grace Bible College)

Blair said that the site is zoned PUD-4 General Planned District and outlined the various uses of the surrounding land.

Blair said that the applicant is proposing to rezone the property at 1006 26th St SW to R-2 Residential District. The parcel is adjacent to existing R-2 zoned parcels to the east along 26th St SW. There are multiple established R-2 neighborhoods within 600 feet of the proposed rezoning, and this parcel was zoned R-2 prior to the PUD's creation in 2020. The applicant intends to sell the property to be used as a residential home.

CONFORMANCE WITH ORDINANCE STANDARDS AND FINDINGS OF FACT:

Section 90-516(6) establishes general review standards for rezonings:

(a) *Consistency with the adopted master plan*;
The City's Master Plan, Wyoming [re] Imagined was adopted in 2021. The future land use map identifies this parcel as Traditional Residential, which includes both single family and duplex dwelling units. The applicant's proposal to return this parcel to R-2 and therefore Traditional Residential, aligns with the adopted Master Plan. This standard is met.

(b) *Compatibility of the allowed uses with existing and future land uses;*
Currently, both PUD-4 and R-2 allow for single family homes. However, with the proposed rezoning, the property would be able to support redevelopment and future residential expansion that would otherwise be constrained by the size of the parcel in combination with the requirements of the PUD-4 standards. This standard is met.

(c) *Capability of the property to be served by public services*;
The property is currently served by public services and utilities.

(d) *Ability of the property to be used as currently zoned*; *and*
The parcel is currently zoned PUD-4, which allows for multiple residential, commercial,

and civic uses. However, this parcel is constrained by the fact that it is separated from the remainder of the PUD and of such small size that expansion of the University use would be difficult to achieve on the property. Additionally, the University would like to sell the home so it can return to being a residentially used parcel, which cannot currently be accomplished within the existing PUD-4 ODP. This standard is met.

(e) *Appropriateness of all uses allowed within the proposed district at the property location.* Allowable activities within the R-2 Residential District are suitable for this site as it currently has a single-family home located on it and was zoned R-2 prior to the PUD-4's creation in 2020. This standard is met.

STAFF COMMENTS

(A) *Process*

The Planning Commission is only considering the rezoning of this parcel. The rezoning will receive two readings at City Council.

- April 21 – Planning Commission considers rezoning request.
- May 4 – City Council hears the first reading of the rezoning request.
- June 1 – City Council hears the second reading of the rezoning request.

Blair said The Development Review Team recommend the Planning Commission grant the R-2 rezoning request at 1006 26th St SW and recommend the same to City Council.

Randall opened the public hearing at 8:09PM. There was no public comment and the hearing was closed.

A motion was made by Lamer, supported by Weller to grant the R-2 rezoning request 1006 28th St SW and recommend the same to City Council.

A vote on the motion passed unanimously.

Agenda Item No. 5

Request to approve an amended Overall Development Plan for Grace Christian University at 1011 Aldon St SW (Section 11) (Grace Christian University)

Blair said the site is zoned PUD-4 General Planned District and outlined the various uses of the surrounding land.

Blair said that the applicant is not proposing a change in the land use of the parcels. The proposal is to remove a parcel from the overall PUD-4 area to sell it. In doing so, the applicant must also

update the Overall Development Plan (ODP) to reflect the new boundaries of the PUD-4, as well as update any of the calculations of open space required therein.

ALIGNMENT WITH MASTER PLAN:
The City's Master Plan, Wyoming [re] Imagined was adopted in 2021. The future land use map identifies the area as a mixture of Traditional Residential, Public/Quasi-Public and Utility. The removal of a Traditional Residential parcel from the PUD-4 area does align with the City's Master Plan as it would allow for the subject parcel to be used again as a residence.

STAFF COMMENTS:

1. Open Space: When the PUD-4 was established in 2020, the required open space percentage for non-greenfield sites was set at 20%. With the removal of the parcel at 1006 26th St SW, there is little change in the percentage of open space provided by the University, and this remains within ordinance requirements.

Blair said the Development Review Team recommends that the Planning Commission amend the Overall Development Plan for Grace Christian University, addressed at 1011 Aldon St SW.

A motion was made by LaPlaca, supported by Lamer to amend the Overall Development Plan for Grace Christian University, addressed at 1011 Aldon St SW.

A vote on the motion passed unanimously.

Agenda Item No. 6
Request to review and reaffirm the City's 2021 Master Plan, Wyoming [re] Imagined

Hyble said that The City's Master Plan, Wyoming [re] Imagined was adopted in 2021. Per the Michigan Planning Enabling Act (MCL 125.3845), Planning Commission must review the master plan every 5 years after its adoption. The Planning Commission can then determine if any amendments are needed or if a new master plan should be started. Any amendments made to the master plan require full adherence to public hearing and review requirements from the Michigan Planning Enabling Act. If no amendments are needed, the Planning Commission can reaffirm the master plan.

Hyble said this review also fulfills a renewal requirement for the Redevelopment Ready Communities (RRC) certification for the City of Wyoming.

STAFF COMMENTS:

(a) Current Plan

In 2019, the process to update the City's master plan began. Working with Planning Commission, City Council, the Steering Committee, City staff, planning consultants, numerous stakeholders, and members of the public, the City delivered a comprehensive master that was adopted in 2021. Wyoming [re] Imagined not only relevant land use reporting and planning, but the plan also contains long term objectives and guidance concerning facilities, transportation, and park space over the following 20 years. The work done to create the 2021 plan represents several meetings, community engagement with a variety of stakeholders, and precise coordination between city staff and officials.

Considering that this plan will be implemented by 2040, it is in the early stages of its lifespan. While master plans can typically show their age following 10-15 years, the 5-year mark can be a perfect opportunity to assess progress and verify that the plan continues to be relevant.

(b) Progress in Objectives

Planning Commission's past annual reports from 2021 to 2025 show increasing progress toward master plan goals. Implementation actions under the Planning Commission's view that have been completed since 2021 include recent R-2 and R-3 zoning changes, adherence to the City's Form Based Code in new development, and requirements for industrial districts.

(c) Changes in the Community

Since 2021, the City has made progress in a variety of areas, yet the community has not changed in such a way that would warrant a new master plan. Achievements such as the Godwin Mercado, Pedestrian Bridge, new developments, expanded trails, renovated facilities, and zoning changes relating to housing demonstrate that Wyoming will look physically different than it did five years ago. Many of these accomplishments align with the direction of the master plan and encourage its continued use. City borders have not changed, and the only new plan within the City is the 2024-2028 Parks and Recreation Plan.

Considering current trends within the City, many themes have not varied substantially since the 2021 Master Plan. Housing and neighborhoods, economic development in key corridors, mobility, outdoor recreation, City services, employment and education, and identity continue to be areas of focus. Over the past few years, these themes have remained consistent and relevant to Wyoming, and the current master plan continues to be applicable to the community.

(d) Planned Updates

Based on the relevancy of the current master plan and future budgeting, an updated or new master plan is scheduled in four years. This time allows for many of the remaining objectives to make significant progress. At that time, Planning Commission and staff can determine if an update or full overhaul of the master plan is suitable.

A motion was made by Zapata, supported by Hall to reaffirm the City's 2021 Master Plan, Wyoming [re] Imagined.

Randall shared that it is exciting the City has hit the 5 year mark and to see the city's transition during this time.

A vote on the motion passed unanimously.

OLD BUSINESS

NEW BUSINESS

INFORMATIONAL

Learning & Growth

Commissioners Lamer, Weller, and Hall shared how they prepare for Planning Commission meetings.

PUBLIC COMMENT
Randall opened the public comment on non-agenda items at 8:32 PM. There was no public comment and the hearing was closed.

ADJOURNMENT

The meeting was adjourned at 8:34 PM.

_____
Audrey Zapata, Secretary
Wyoming Planning Commission

_____
Rose Zuniga, Recording Secretary
Wyoming Planning Commission

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 1

DATE DISTRIBUTED: May 12, 2026

PLANNING COMMISSION DATE: May 19, 2026

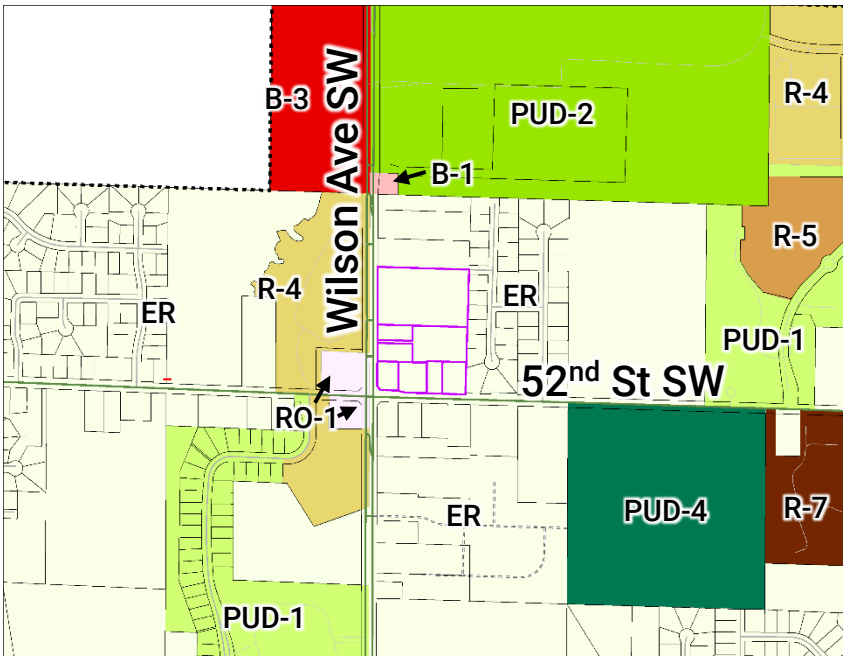
ACTION REQUESTED: Request for Rezoning from ER Estate Residential to B-1 Local Business District

REQUESTED BY: LandInvest Development LLC, Karen & Arvid Fairbairn, Heide & James Kemink, Kevin & Tammi Loomans, Harry Hobbs, Jan & Douglas Beute, Donald & Sharry Wall, Kevin Haynes, Veronica Rodas-Escobar

REPORT PREPARED BY: Nicole Hofert, Deputy City Manager
Colton Hyble, Assistant Director of Community and Economic Development

GENERAL LOCATION DESCRIPTION:
The properties are located at 5080 Wilson Ave SW, 5126 Wilson Ave SW, 5140 Wilson Ave SW, 5154 Wilson Ave SW, 3983 52nd St SW, 3971 52nd St SW, 3945 52nd St SW, and 3925 52nd St SW. The properties are approximately 11 acres and are located at the northeast corner of Wilson Avenue SW and 52nd Street SW.

EXISTING ZONING CHARACTERISTICS:
The parcels are zoned ER Estate Residential District. Zoning surrounding the property follows:



North: ER Estate Residential District, B-1 Local Business District, PUD-2 Commercial Planned Unit Development, B-3 Planned Shopping Business District
South: ER Estate Residential District, R-4 Residential District
East: ER Estate Residential District, PUD-1 Low Density Planned Unit Development, R-5 Residential District, R-4 Residential District, R-7 Residential District, PUD-4 General Planned District
West: RO-1 Restricted Office District, R-4 Residential District, ER Estate Residential, PUD-1 Low Density Planned Unit Development

EXISTING LAND USE:
The site currently has eight homes on eight parcels that total 11 acres. Uses surrounding the sites are the following:



North: Residential – Single Family, Commercial – Dentist, Retail, Grocery, Equipment Repair, Swim School, Restaurant
South: Residential – Single Family, Place of Worship, Assisted Living
East: Residential – Single Family, Education, Multi-Family
West: Commercial – Financial Institution, Residential - Multi-Family, Single Family, Place of Worship, Education

PROJECT INFORMATION:
The applicant proposes to rezone a grouping of eight parcels on the northeast corner of 52nd Street and Wilson Avenue to B-1 Local Business District. The parcels are currently single-family homes and not adjacent to any B-1 zoned parcels. The applicant intends to redevelop the site for large scale commercial activity, including a national chain grocery store, fast food drive-throughs, daycare, and retail buildings. This rezoning request is the first step in the redevelopment process when the existing residential zoning does not permit commercial activity.

CONFORMANCE WITH ORDINANCE STANDARDS AND FINDINGS OF FACT:

Section 90-516(6) establishes general review standards for rezonings:

(a) *Consistency with the adopted master plan*;

The City's Master Plan, Wyoming [re] Imagined was adopted in 2021. The future land use map identifies these parcels as Suburban Residential and Neighborhood Commercial Center. Of the proposed 11-acre parcel group, 5.11 acres are designated as Suburban Residential, with the remaining 5.89 acres as Neighborhood Commercial.

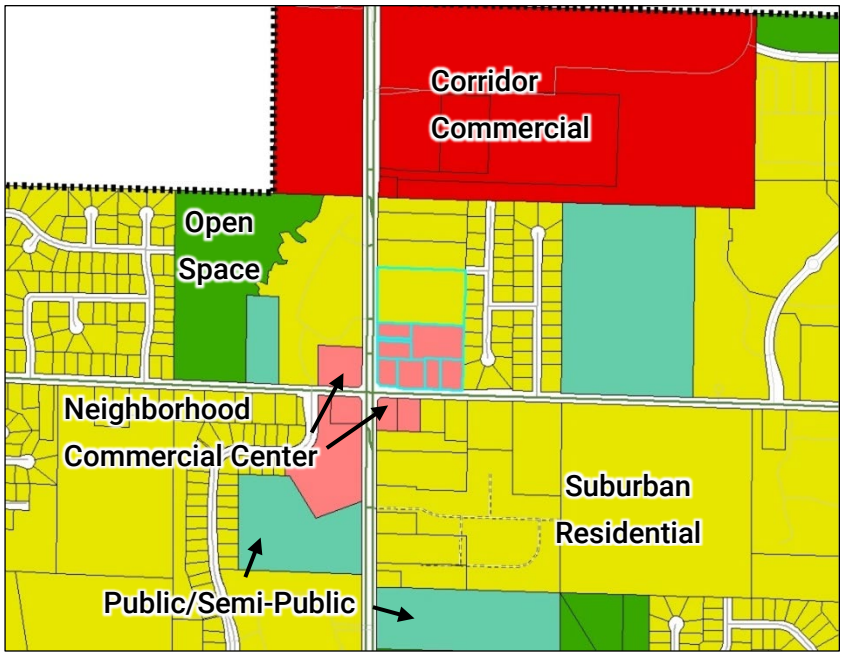
In the master planning process, the community called for Suburban Residential to include single-family detached, single-family attached, and multi-family housing. While some large estate lots should be maintained, the master plan calls for redevelopment to assist in reaching housing needs through developments or PUDs that incorporate pedestrian infrastructure and green space. The proposed rezoning does not plan to incorporate housing, and housing is not permitted in the B-1 zoning district. The concept plan demonstrates commercial development that is incongruent with the community's vision for residential development and the preservation of housing, taking this area further away from the goals of the master plan.

The area chosen for Neighborhood Commercial Center includes commercial areas that primarily serve the neighborhoods that surround them. The master plan specifies that these areas should provide community gathering spaces, access to daily goods and services, art, outdoor seating, and streetscaping. This could also include mixed use areas, community centers, and nearby housing. During the master planning process, community members found the commercial node at the intersection of Porter Street and Byron Center Avenue as the paradigm of neighborhood commercial, as it is a small-scale commercial node that serves the adjacent neighborhood. Another more recently developed example includes the intersection of 56th Street and Wilson Avenue. A dance studio, physical therapist, local café, dentist, and associated small-scale retail exemplify the type of development the community calls for in the Neighborhood Commercial future land use.

The applicant proposes a large-scale commercial development that is not in character with the Neighborhood Commercial future land use. In community meetings, promotional materials, and the submitted concept plan, the applicant has made it clear that national chains will be included in the redevelopment of these properties. Trader Joe's, Culver's, and Chick-fil-A are three users that the applicant has modeled the concept plan after and plans to attract to the location if rezoned. These three companies, or any similar user types, are considered large scale regional attractions, which are vastly different than the type of neighborhood commercial activity that the community desired when drafting the master plan.

The Special Area Plan for Wilson Avenue highlights this northeast corner to become quality neighborhood commercial development, designed for pedestrians and meant to serve the surrounding neighborhoods. The developer submitted a concept plan that shows a car-centric design, including single or double lane drive-throughs and separated parking areas. Typically, this development model does not encourage the type of connectivity, streetscaping, community gathering space, or 360-degree architecture that the community

outlined for Neighborhood Commercial Centers. When compared with Neighborhood Commercial examples along Porter Street and 56th Street, this proposed rezoning does not align with the type of commercial development called for in the master plan.



(b) *Compatibility of the allowed uses with existing and future land uses;*

Under the existing ER Estate Residential District, there are commercial activities permitted that align with the Neighborhood Commercial future land use, including daycares, community centers, and educational facilities. These types of uses would fit with the character of the neighborhood. The proposed B-1 Local Business District would permit retail, restaurant, office, personal service, and drive-through uses of any kind and scale.

During the master planning process, conversations centered around the creation of small-scale neighborhood commercial nodes. Ideally, this activity is sustained by the nearby community and features local, family run businesses. While B-1 allows low intensity uses compared to other business zones, it currently has the capability to allow large redevelopment, which conflicts with the small commercial direction of Neighborhood Commercial Center. Also, nearly half of the proposed area to be rezoned is designated as Suburban Residential, which does not call for any kind of commercial development.

The large-scale development type proposed by the applicant is clearly incompatible with the Neighborhood Commercial future land use. Additionally, drive-through restaurants are uncharacteristic of the future land use. Within all 219 parcels designated as Neighborhood Commercial within the City, there are only 11 drive-throughs, with the overwhelming majority dedicated to financial institutions. Within these areas, the provision for drive-throughs is intended for financial institutions and pharmacies, which is typical of local neighborhood commercial activity.

(c) *Capability of the property to be served by public services*;

The properties proposed to be rezoned are currently served by public services and utilities.

(d) *Ability of the property to be used as currently zoned*; *and*

The parcels are currently being used successfully under the ER Estate Residential District as single-family detached dwellings, and there are no conditions that prevent the continued use of these properties as zoned. These properties could also be platted to create a subdivision as currently zoned. Housing demand is high in the region, and any redevelopment must factor the loss of existing housing stock and the opportunity cost of future housing development. Commercial redevelopment is also possible under current zoning to create low-volume commercial uses such as daycares, community centers, and educational facilities.

(e) *Appropriateness of all uses allowed within the proposed district at the property location.*

The B-1 Local Business District permits a variety of commercial activities, many of which exist within the City. The use types are not the primary issue, and in this case, it is the scale and intensity of the uses that make this development inappropriate at this location. A large-scale development of nationwide chains will create a regional destination in the area. This type of development is out of character when considering the existing neighborhoods and future land use designation.

At this location, there are no adjacent B-1 zoned parcels. The nearest commercially zoned parcels consist of RO-1 Restricted Office District. The uses permitted in this district are sensitive to the location and nearby neighborhoods, such as office buildings, medical facilities, and financial institutions. This district could potentially be more suitable depending on scale.

STAFF COMMENTS

(A) Dimensional Standards

If rezoned, the applicant would merge all parcels into an 11-acre parcel for redevelopment, which would meet B-1 standards for lot width (65 ft.) and area (6,500 sq. f.t.). The proposed 11-acre B-1 parcel would be more than double the largest B-1 zoned parcel in the City.

(B) Location

The location along 52nd Street and Wilson Avenue is characterized by single-family residential areas, with small areas of multi-family and small-scale commercial activity nearby. Within ¼ mile from the intersection, there are three schools, multiple places of worship, and assisted living facilities. Further north, commercial activity becomes larger and more intense surrounding the RiverTown Crossings shopping mall. An expansion of that large-scale commercial development into this neighborhood area is inconsistent with the community's desire for this intersection, as referenced by the master plan.

(C) *Analysis of Impediments (AI) to Housing Choice and Housing Needs Assessment (HNA)*

The City's 2020 AI and HNA calls for 7,876 additional units to meet the demand for housing in Wyoming. This property cannot make a contribution to meeting Wyoming's housing need if zoned B-1.

(D) *Traffic*

When considering a large-scale development of this size, a primary concern vocalized by residents is traffic. One tool at the City's disposal is Placer.ai, a location analytics platform that uses mobile device data to understand foot traffic trends and visitation patterns. The City uses this tool to understand event visitation, public park usage, and to support economic development and real estate research. This data lends itself to understanding the expected visitation from the type of development proposed.

The applicant expects to attract Trader Joe's, Culver's, and Chick-fil-A to this location. While these are potential users, data is available to understand the potential traffic impact from nearby examples. Trader Joe's in Kentwood has the highest number of visits statewide at 986,700 in the last 12 months, which breaks down to 82,200 monthly and 2,703 daily visits. Wyoming has both a Culver's and Chick-fil-A within its border, both of which combine to represent 709,800 annual visits.

Estimating moderate cannibalization (25%) between these existing businesses, those three users alone would generate 1.27 million visitors to this location per year. This draw would equate to 106,000 visitors per month and about 3,479 daily visitors. This represents a real potential influx of traffic that would classify this location as a regional destination. When comparing to other areas in Wyoming, this potential development is similar to established commercial areas. Roger's Plaza typically sees 150,000 monthly visits, and the University of Michigan Health-West Hospital has approximately 72,500 visitors per month.

High expected visitation from this development contrasts starkly with Wyoming's neighborhood commercial nodes. As previously mentioned, the Porter Street and 56th Street commercial areas are the type of activity that the Wyoming community called for in the master planning process. The Porter Street neighborhood node saw visits totaling 87,100 per year, 7,260 per month, and 239 per day. Similarly, 56th Street and Wilson Avenue saw 211,300 visitors in the last 12 months, which makes for 17,100 monthly and 579 daily visits. Porter Street sees the same visitation in one month that the proposed development could see in two days. This data highlights a clear difference between the proposed development style and existing neighborhood commercial areas. While the uses across these areas might be similar, it is truly the scale that distinguishes between small neighborhood commercial and large commercial activity.

(E) *Process*

The Planning Commission is only considering the rezoning of this parcel. The rezoning will receive two readings at City Council.

- May 19 – Planning Commission considers rezoning request.
- June 1 – City Council hears the first reading of the rezoning request.
- July 6 – City Council hears the second reading of the rezoning request.

CONFORMANCE WITH THE CITY OF WYOMING SUSTAINABILITY PRINCIPLES:
Sustainability: The advancement and promotion, with equal priority, of environmental quality, economic strength, and social equity so that a stable and vibrant community can be assured for current and future generations.

While the redevelopment of these parcels would likely increase economic growth in the area, it would detrimentally impact neighborhoods, traffic, and the overall vision of the master plan if rezoned to B-1 Local Business District.

PLANNING COMMISSION ACTION:
The Development Review Team recommends the Planning Commission deny the B-1 rezoning request at 5080 Wilson Ave SW, 5126 Wilson Ave SW, 5140 Wilson Ave SW, 5154 Wilson Ave SW, 3983 52nd St SW, 3971 52nd St SW, 3945 52nd St SW, and 3925 52nd St SW and recommend the same to City Council.

DEVELOPMENT REVIEW TEAM:
Nicole Hofert, Deputy City Manager
Aaron Vis, Director of Public Works
Lew Manley, Building Official
Kip Snyder, Director of Public Safety
Joel Klaassen, Acting Director of Community and Economic Development

WILSON AVENUE & 52ND STREET SW COMMERCIA DEVELOPMENT PROJECT NARRATIVE

The applicant seeks rezoning of the northern portion of approximately 12 acres from Suburban Residential to B-1 Neighborhood Business District at Wilson Avenue and 52nd Street SW. The southern portion is already zoned commercial. This rezoning aligns the entire site with the city's comprehensive plan designation for commercial transition in this location.

Project Purpose and Community Need. Southwest Wyoming lacks accessible neighborhood-scale retail, forcing residents to travel to 28th Street, Kentwood, and other communities for daily grocery, dining, and retail needs. The proposed rezoning would enable development of neighborhood commercial uses including specialty grocery, family dining, and complementary retail that would serve residents within a 1-3 mile radius. Neighborhood-scale commercial development reduces vehicle miles traveled for daily errands, supports walkability, and improves quality of life by providing convenient access to routine shopping and dining needs.

Economic and Fiscal Benefits. Commercial development generates substantial economic benefits for Wyoming and Wyoming Public Schools. Commercial uses permitted under B-1 Neighborhood Business zoning are projected to generate $27-47 million in tax revenue over the development lifecycle, with the majority allocated to school funding. Neighborhood commercial development typically creates 150-200 jobs across retail, food service, and professional positions. Unlike residential development, commercial uses generate tax revenue without adding students or demanding costly municipal services such as schools, police/fire response, and residential infrastructure. With residential development ongoing in the area adding students to district enrollment, commercial development provides critical revenue to support existing students without adding enrollment pressure. Commercial properties generate higher tax revenue per acre than residential properties while requiring fewer services, creating positive fiscal impact for the city and schools.

Comprehensive Plan Consistency. The rezoning request is consistent with the city's comprehensive plan, which has long designated this area for commercial transition. The southern portion of the site is already zoned commercial, reflecting city recognition that Wilson Avenue and 52nd Street represent appropriate locations for neighborhood retail serving the growing residential areas south of 52nd Street. B-1 Neighborhood Business zoning is the appropriate district for neighborhood-scale shopping serving daily convenience needs, supporting the city's planning goals for accessible retail and reduced vehicle trips to distant commercial areas.

Permitted Uses and Development Potential. B-1 Neighborhood Business District zoning would permit uses including retail stores, restaurants, grocery stores, professional offices, personal services, and other neighborhood-serving commercial activities. These uses align with

47 -100th Street Southwest Byron Center MI 49315 616-437-1883 bsilvernail@showgrandrapids.com

demonstrated community need for accessible daily shopping and dining options. The zoning district includes performance standards and development regulations that will be addressed through the site plan review process following rezoning approval.

Property Value Considerations. Properties adjacent to the site already reflect future commercial development potential in their values, as the comprehensive plan and zoning maps are public documents available during real estate transactions. National studies document that proximity to specialty grocery and walkable retail can command property value premiums from buyers prioritizing convenience and walkability. Modern homebuyers, particularly younger families, increasingly prioritize walkable access to daily amenities, and high-quality neighborhood retail centers with strong tenant mixes often enhance surrounding residential values.

Traffic and Access. Neighborhood commercial development redirects existing trips rather than creating new trips. Residents currently drive to 28th Street, Kentwood, or other communities for grocery, dining, and retail. Commercial development at this location allows those same trips to occur within the neighborhood, actually reducing total vehicle miles traveled. B-1 zoning district regulations include access and circulation standards that will be addressed through site plan review.

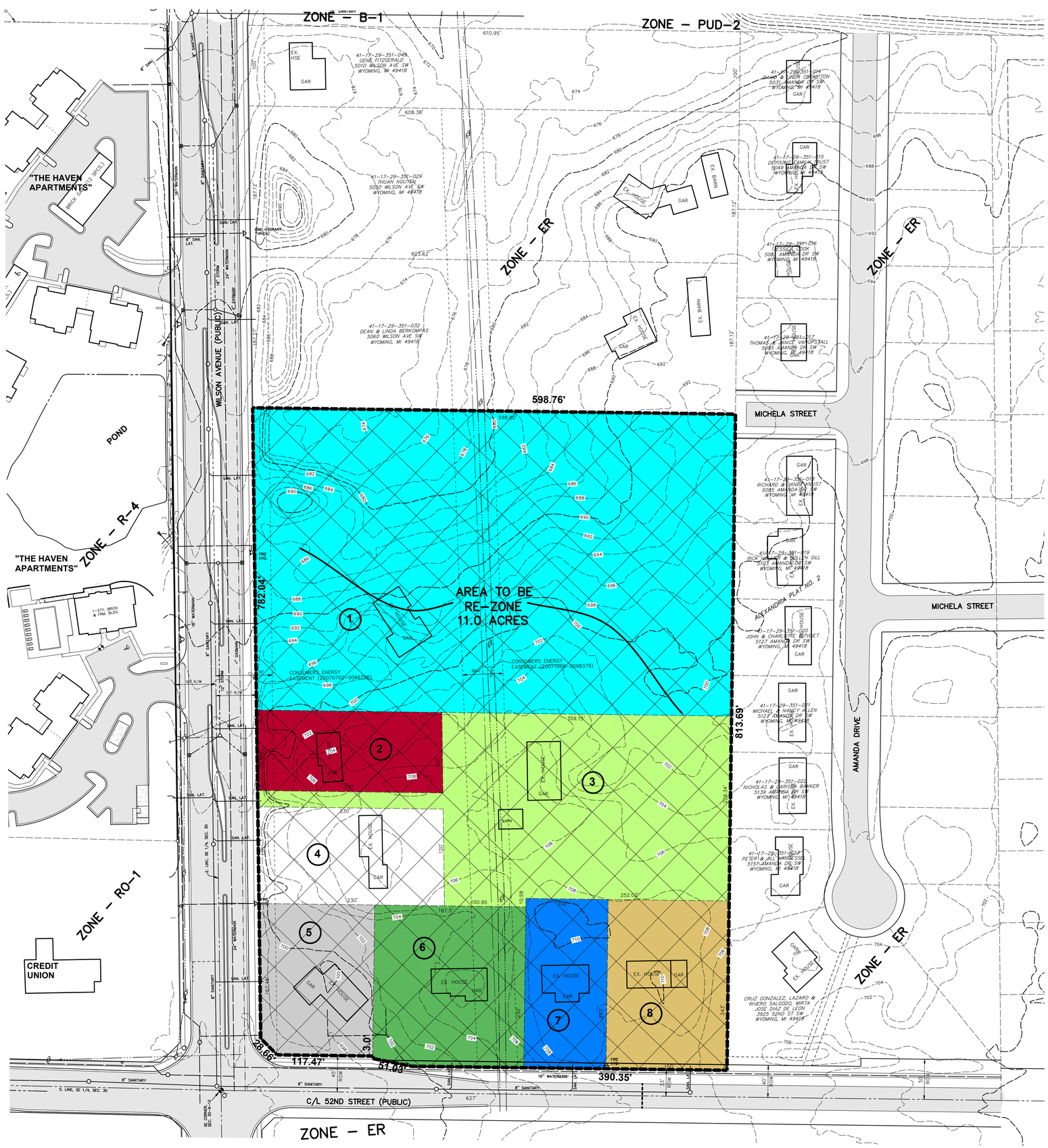
Conclusion. This rezoning application enables commercial development that serves demonstrated neighborhood need for accessible retail while generating substantial economic benefits for schools and municipal services, all consistent with the city's comprehensive plan for commercial development in this location. The applicant respectfully requests approval of the rezoning application to B-1 Neighborhood Business District, enabling development of neighborhood commercial uses that serve community needs and generate positive fiscal impact for the city and schools.

Very truly,

Brian D. Silvernail

Real Estate Entitlement Consulting Project of LandInvest Development, LLC

47 -100th Street Southwest Byron Center MI 49315 616-437-1883 bsilvernail@showgrandrapids.com



REZONING DESCRIPTION (OVERALL)

Part of the Southwest 1/4 of Section 29, T6N, R12W, City of Wyoming, Kent County, Michigan, described as: Commencing at the Southwest corner of said Section 29; thence S89°15'36"E 627.00 feet along the South line of said Section; thence N00°44'24"E 33.00 to the North right of way line of 52nd Street and PLACE OF BEGINNING of this description; thence along said North right of way line the following five calls; N89°15'36"W 390.35 feet; thence N79°06'19"W 51.03 feet; thence N00°43'59"W 3.00 feet; thence N89°15'36"W 117.47 feet; thence N44°59'48"W 28.66 feet to the East right of way line of Wilson Avenue; thence along said East line N00°43'59"W 782.04 feet; thence S89°15'06"E 598.76 feet to the West line of Alexandria Plat No. 2, as recorded in Liber 94 of plats, pages 28 & 29; thence S00°44'24"W 813.69 feet along said West line to the place of beginning.

#	PARCELS TO BE REZONED	PARCELS TAX DESCRIPTIONS TO BE REZONED
1	41-17-29-351-035 ARVID & KAREN FAIRBAIRN 5080 WILSON AVE SW WYOMING, MI 49418	S 1/2 OF FOL DESC – PART SW 1/4 COM AT SW COR OF SEC TH E ALONG S SEC LINE 627 FT TH N PERP TO S SEC LINE TO N LINE OF S 472.5 FT OF SW 1/4 TO BEG OF THIS DESC – TH N PERP TO S SEC LINE TO S LINE OF N 100 FT OF SW 1/4 SW 1/4 TH W ALONG SD S LINE TO W SEC LINE TH S ALONG W SEC LINE TO N LINE OF S 472.5 FT OF SW 1/4 TH E TO BEG EX W 50 FT • SEC 29 T6N R12W 4.96 A.
2	41-17-29-351-038 JAMES & HEIDE KEMINK 5126 WILSON AVE SW WYOMING, MI 49418	N 100 FT OF S 472.5 FT OF W 280 FT OF SW 1/4 SW 1/4 EX W 50 FT • SEC 29 T6N R12W 0.52 A.
3	41-17-29-351-041 KEVIN & TAMMI LOOMANS 5140 WILSON AVE SW WYOMING, MI 49418	THAT PART OF N 240 FT OF S 472.5 FT OF SW 1/4 SW 1/4 LYING W OF A LINE EXT N PERP TO S SEC LINE FROM A PT ON S SEC LINE WHICH IS 627 FT E FROM SW COR OF SEC EX S 10.5 FT OF E 252 FT & EX N 100 FT OF W 280 FT & EX COM AT SW COR THEREOF TH N 110 FT ALONG W SEC LINE TH E 50 FT PAR S SEC LINE TH N 10 FT PAR W SEC LINE TH E 230 FT PAR S SEC LINE TH S 120 FT PAR W SEC LINE TO N LINE OF S 232.5 FT OF SW 1/4 SW 1/4 TH W ALONG SD N LINE 280 FT TO BEG EX W 50 FT OF REMAINDER • SEC 29 T6N R12W 1.95 A.
4	41-17-29-351-044 HARRY HOBBS 5154 WILSON AVE SW WYOMING, MI 49418	LN 120 FT OF S 352.5 FT OF W 280 FT OF SW 1/4 SW 1/4 EX W 50 FT • SEC 29 T6N R12W 0.64 A.
5	41-17-29-351-046 DOUG & JAN BEUTE 5983 52ND ST SW WYOMING, MI 49418	PART OF SW 1/4 COM 232.50 FT N 0D 12M 57S E ALONG W SEC LINE & 50.02 FT S 88D 18M 40S E FROM SW COR OF SEC TH S 0D 12M 57S W 167.48 FT TH S 44D 02M 52S E 28.66 FT TO N LINE OF 52ND ST TH E ALONG SD N LINE TO E LINE OF W 187.50 FT OF SW 1/4 TH N ALONG SD E LINE TO N LINE OF S 232.50 FT OF SW 1/4 TH W ALONG SD N LINE TO BEG • SEC 29 T6N R12W 0.59 A.
6	41-17-29-351-026 DONALD & SHARPY WALL 3971 52ND ST SW WYOMING, MI 49418	PART OF SW 1/4 COM 187.50 FT E ALONG S SEC LINE FROM SW COR OF SEC TH E ALONG S SEC LINE 187.50 FT TH N PERP TO S SEC LINE 232.50 FT TH W PAR WITH S SEC LINE 187.50 FT TH S TO BEG EX COM 33.01 FT N 0D 12M 57S E ALONG W SEC LINE & 187.50 FT S 88D 18M 40S E FROM SW COR OF SEC TH S 88D 18M 40S E 50.0 FT TH N 78D 09M 23S W 51.03 FT TH S 0D 12M 57S W 9.0 FT TO BEG • SEC 29 T6N R12W 0.99 A.
7	41-17-29-351-009 KEVIN HAYNES 3945 52ND ST SW WYOMING, MI 49418	PART SW 1/4 COM ON S SEC LINE 375 FT E OF SW COR OF SEC TH E 102 FT TH N PERP TO S SEC LINE 243 FT TH W PAR WITH S SEC LINE 102 FT TH S 243 FT TO BEG • SEC 29 T6N R12W 0.57 A.
8	41-17-29-351-010 JOSE DIAZ DE LEON 3925 52ND ST SW WYOMING, MI 49418	PART SW 1/4 COM ON S SEC LINE 477 FT E OF SW COR OF SEC TH E 150 FT TH N PERP TO S SEC LINE 243 FT TH W PAR WITH S SEC LINE 150 FT TH S 243 FT TO BEG • SEC 29 T6N R12W 0.84 A.

B-1 (LOCAL BUSINESS DISTRICT) ZONE REQUIREMENTS:

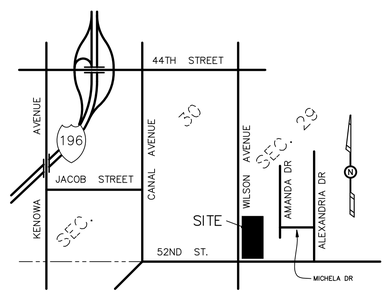
SETBACKS:
FRONT – 25'
SIDE – NONE, EXCEPT ADJACENT TO RES. 20' MIN.
REAR – 30'

0' 30' 60'

SCALE: 1" = 60'

LEGEND

- ○ = IRON STAKE FOUND
- ● = IRON STAKE SET
- = UTILITY POLE & GUY WIRE
- = SIGN
- = HYDRANT
- = WATERMAIN VALVE
- = CATCH BASIN
- = MANHOLE
- = TELEPHONE BOX
- x—x—x—x— = FENCE LINE
- ——— = OVERHEAD WIRES



LOCATION MAP

RE-ZONE MAP

FOR: SHOW – GRAND RAPIDS REAL ESTATE
47 100TH STREET SW
BYRON CENTER, MI 49315
ATTN: BRIAN SILVERNAIL

RE: NORTH EAST CORNER
52ND ST. & WILSON AVE.

IN: PART OF THE SW 1/4, SECTION 29, T6N, R12W,
CITY OF WYOMING, KENT COUNTY, MICHIGAN

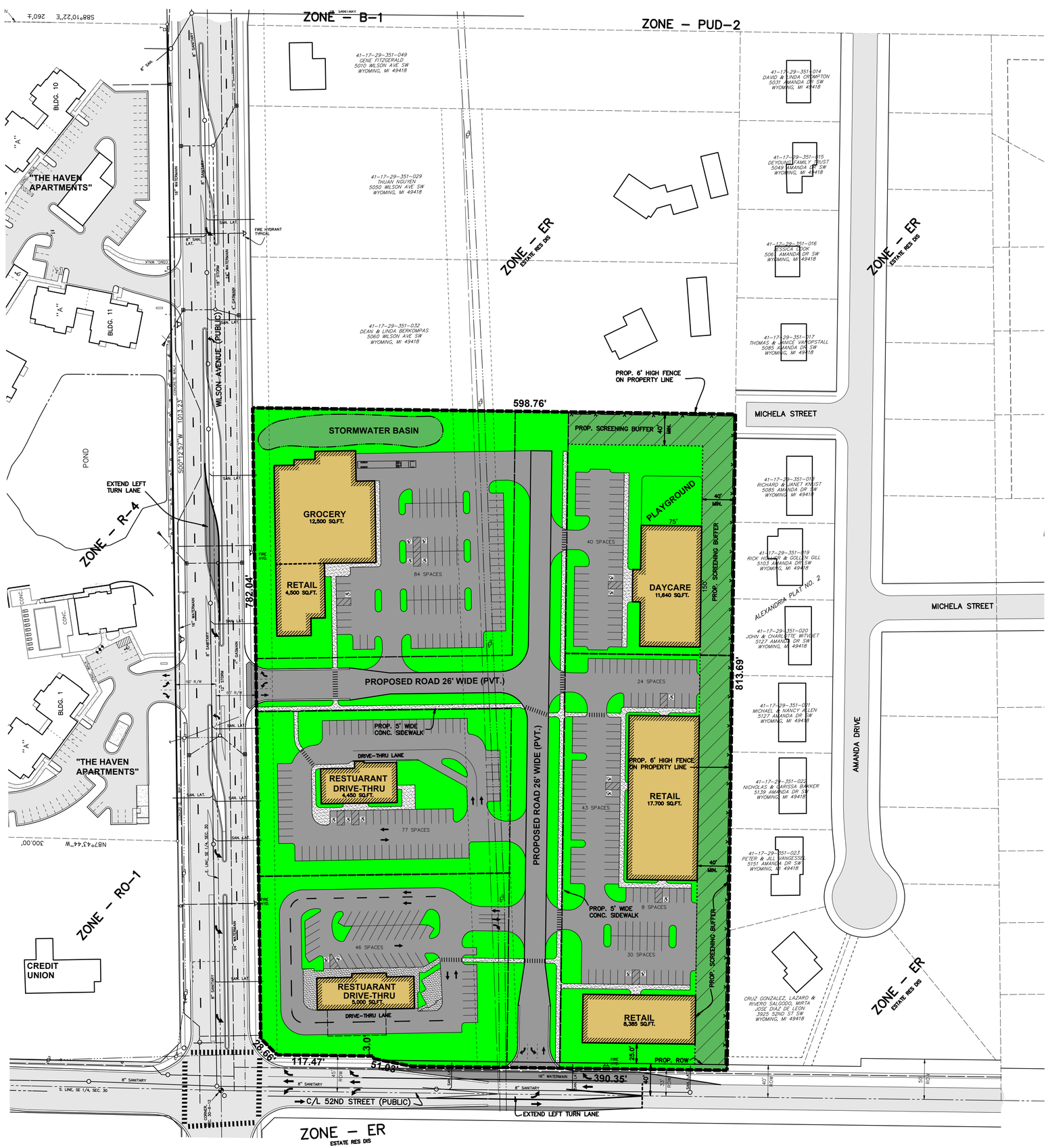
REVISIONS:

exxel engineering, inc.
planners • engineers • surveyors
5252 Clyde Park, S.W. • Grand Rapids, MI 49509
Phone: (616) 531-3660 www.exxelengineering.com

DRAWN BY:	CDG	FILE NO.:	261205E
APPROVED BY:	TRS	SHEET	1 OF 1
DATE:	04/10/2026		

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B-1 (LOCAL BUSINESS DISTRICT) ZONE REQUIREMENTS:

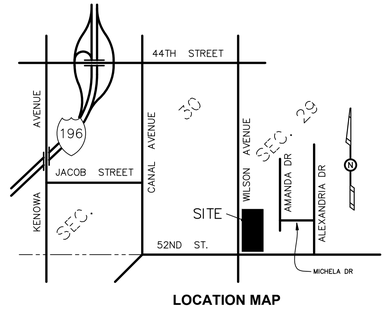
SETBACKS:
FRONT – 25'
SIDE – NONE, EXCEPT ADJACENT TO RES. 20' MIN.
REAR – 30'

0' 30' 60'

SCALE: 1" = 60'

LEGEND

- = IRON STAKE FOUND
- = IRON STAKE SET
- = UTILITY POLE & GUY WIRE
- = SIGN
- = HYDRANT
- = WATERMAIN VALVE
- = CATCH BASIN
- = MANHOLE
- = TELEPHONE BOX
- = FENCE LINE
- = OVERHEAD WIRES



LOCATION MAP

SITE DEVELOPMENT PLAN

FOR: SHOW – GRAND RAPIDS REAL ESTATE
47 100TH STREET SW
BYRON CENTER, MI 49315
ATTN: BRIAN SILVERNAIL

RE: NORTH EAST CORNER
52ND ST. & WILSON AVE.

IN: PART OF THE SW 1/4, SECTION 29, T6N, R12W,
CITY OF WYOMING, KENT COUNTY, MICHIGAN

REVISIONS:

exxel engineering, inc.
planners · engineers · surveyors
5252 Clyde Park, S.W. • Grand Rapids, MI 49509
Phone: (616) 531-3660 www.exxelengineering.com

DRAWN BY:	CDG	FILE NO.:	261205E
APPROVED BY:	TRS		
DATE:	04/10/2026	SHEET	1 OF 1

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Wyoming [RE]:Imagined Land Use Plan

SPECIAL AREA PLAN

WILSON AVENUE SW

This section of Wilson Avenue SW is currently characterized by new, higher-density residential development on the west side, and greenfield and low-density single-family properties on the east side. Given its high accessibility to Wilson Town Center and RiverTown Crossings to the north and M-6 to the south, this area presents great potential for additional higher-density mixed residential development, as well as concentrated Neighborhood Commercial Centers at the intersections of 52nd and 56th streets. New development should be sensitive to existing green space, preserving the tree canopy and wetlands where possible.

IMPROVEMENTS

Bus Line
This area is currently not served by transit. The City should work with The Rapid to assess the feasibility of adding bus routes along Wilson Avenue SW, 52nd Street SW, and 56th Street SW to increase cross-town transit connectivity and access.

Existing Sidepaths
Sidepaths currently exist along 52nd Street SW and 56th Street SW.

Proposed Sidepaths
The Wyoming Bikeways Plan proposes a sidepath for Wilson Avenue that would provide a connection between the sidepaths along 52nd and 56th streets.

High Connectivity
Future mixed residential development should be highly connected to Wyoming's existing sidewalk and roadway network. Residential properties should be easily accessible by all modes of transportation, providing connections to nearby trails, including the sidepaths along 52nd and 56th streets, and adjacent stub streets.

Pedestrian Crossing
A highly visible and safe pedestrian crossing should be constructed at the Tri-Unity Christian School to increase pedestrian connectivity across Wilson Avenue SW. The potential for a pedestrian refuge should be evaluated to increase crossing safety.

Long-Term Redevelopment Opportunity
There is opportunity in the long term to redevelop these low density single-family properties into higher density residential or neighborhood commercial.

Preservation of Greenspace
As much of the land in this area is a greenfield, future development should preserve areas of greenspace, including any wetlands and quality tree canopy. Greenspace should be integrated as an amenity to future development. This will also be beneficial for stormwater management and drainage.

LAND USE PLAN

- Single-Family Detached
- Single-Family Attached
- Multifamily
- Neighborhood Commercial
- Utility and Railroad
- Public/Semi-Public
- Open Space and Recreation Facilities



Wyoming Panhandle

CITY OF WYOMING, MICHIGAN APPLICATION FOR REZONING AND PROPERTY OWNER AUTHORIZATION

1. Property Information

- **Property Address:** 3983 52nd Street SW
- **Parcel ID Number:** 41-17-29-351-046
- **Current Zoning District:** ER Estate Residential
- **Requested Zoning District:** B-1: Local Business

2. Property Owner Information

- **Name(s):** BEUTE DOUGLAS & JAN
- **Address:** 3983 52nd Street SW
- **Phone:** 616-322-3765
- **Email:** jankebeute@gmail.com

3. Applicant Information (If different from owner)

- **Name:** NAP
- **Address:** NAP

4. Authorization: I/We the undersigned, are the legal owner(s) of the above referenced property. I/We authorize Brian Silvernail to prepare, submit, and act on my/our behalf regarding this Rezoning Application for B-1: Local Business. The owner recognizes that this authorization does not transfer ownership, grant development rights, or obligate the owner to sell the property. The owner(s) retain the rights to discontinue participation at any time unless otherwise stated in a separate written agreement.

This authorization includes:

- Signing and submitting rezoning application materials.
- Communicating with City Staff and Planning Officials.
- Submitting conceptual plans, narratives, or supporting documents.
- Receiving notices and correspondence related to the rezoning.

5. Signatures

I/We hereby request that the City of Wyoming amend its Zoning Map to rezone the property described above. I/We certify that the information included in this application is true and correct to the best of my/our knowledge.

Also, by signing this document we are acknowledging that we are allowing SHOW Real Estate, Brian Silvernail, to represent us in the rezoning of our property.

Owner Signature: Douglas Beute **Date:** 4-11-26

Owner Signature: [signature] **Date:** 4-11-26

COMMERCIAL REALTORS

BUY AND SELL AGREEMENT FOR VACANT LAND

Office of Venture Real Estate Group d/b/a Show Grand Rapids Real Estate Beutes, Broker.

Byron Center (city), Michigan Phone: 616-437-1883 Fax: _____

Email: briansilvernail@gmail.com Offer Date: 4/11/2026 _____ (time)

1. **Agency Disclosure.** The undersigned Buyer and Seller each acknowledge the Broker named above is acting as (choose one):
☒ Subagent of the Seller ☐ Agent of the Buyer ☐ Dual Agent (with written, informed consent of both Buyer and Seller)
☐ Other (specify): _____

2. **Buyer's Offer.** The undersigned Buyer hereby offers and agrees to purchase property located in the City of Wyoming Kent, County, Michigan, commonly known as 3983 52nd Street SW, Wyoming, MI 49418

Permanent Parcel Number 41-17-29-351-046 and legally described as follows:
Lengthy Legal in listing office.

(the "Land"), together with all fixtures and improvements situated on the Land (the "Improvements"), all of which is collectively referred to herein as the "Premises", except the following:
None

3. **Purchase Price.** The purchase price for the Property is:
[redacted]

Dollars ([redacted])

4. **Payment of Purchase Price and Financing.** Complete subparagraph "A" and subparagraph "B".

Terms of Payment. The purchase price shall be paid at the closing by Buyer to Seller as indicated by "X" below (mark one box or the other under this subparagraph "A").

☒ **Cash.** Buyer shall pay the full purchase price to Seller upon execution and delivery of warranty deed and performance by Seller of the closing obligations specified in this agreement.

☐ **Land Contract** Buyer shall pay the full purchase price to Seller pursuant to the terms and conditions stated in the Commercial Alliance of REALTORS® Land Contract form, unless the parties mutually agree upon a different form of land contract, upon performance by Seller of the closing obligations specified in this Agreement. The Land Contract shall provide a down payment of $_____ and payment of the balance $_____ in _____ installments of $_____ or more, at Buyer's option, including interest at the rate of _____% per annum computed monthly, interest to start on date of closing, and first payment to become due _____ after date of closing. The entire unpaid balance will become due and payable _____ months after closing. Seller understands that consummation of the sale or transfer of the Premises shall not relieve Seller of any liability that Seller may have under the mortgage(s) to which the Premises are subject, unless otherwise agreed to by the lender or required by law or regulation.

Financing. Indicate by an "X" below which applies (mark one box or the other under this subparagraph "B").

☐ **No Financing Contingency** Buyer's obligation to purchase the Premises is not contingent upon Buyer obtaining financing for all or any portion of the purchase price.

☐ **Financing Contingency.** Buyer's obligation to purchase the Premises is contingent upon Buyer obtaining financing for the purchase of the Premises that is acceptable to Buyer, in Buyer's sole and absolute discretion, within _____ (____) calendar days of the Effective Date of this Agreement (the "Financing Contingency Period"). Buyer agrees to diligently pursue in good faith obtaining financing for the purchase of the Premises. If after making such diligent effort Buyer fails to obtain financing for the purchase of the Premises that is acceptable to Buyer within the Financing Contingency Period, then Buyer may terminate this Agreement without liability and receive a refund of any deposit by delivering a written notice of termination to Seller in accordance with this Agreement within the Financing Contingency Period. If Buyer does not deliver a written notice of termination to Seller within the Financing Contingency Period, then Buyer shall be deemed to have waived this financing contingency.

5. **Survey.** Seller shall provide Buyer with a copy of any existing survey of the Premises that Seller has in Seller's possession within five (5) days of the date of the Effective Date. In addition, (select one of the following):

☐ A new survey:
- ☒ ALTA showing all easements of record, improvements and encroachments, if any, and completed to the most current ALTA/NSPS Land Title Survey minimum requirements; or
- ☐ boundary survey with iron corner stakes and with all easements of record, improvements and encroachments, if any; or

☐ A recertified survey; or

☐ No new or recertified survey;

shall be ☒ obtained by Buyer at Buyer's expense or ☐ provided by Seller to Buyer at Seller's expense, within Ninety Nine (99) calendar days after the title insurance commitment referenced in this Agreement has been provided by Seller to Buyer under the terms of Title Insurance paragraph contained in this Agreement. If Seller is responsible to provide a new or recertified survey under this paragraph and fails to do

35. **SELLER'S ACCEPTANCE** Date: 4-11-2026 Time: 12:00

The above offer is hereby accepted ☒ as written ☐ modified as follows:

By signing below, Seller acknowledges having read and authorizes delivery of this Agreement to Buyer. If this Agreement is signed by Seller without any modifications, the date Seller signs becomes the Effective Date. If this Agreement is signed by Seller subject to any modifications, Seller gives Broker above named until _____ (time) _____ (date) to obtain Buyer's written acceptance of Seller's counter offer.

Seller: Douglas Beute (print name of individual or entity)
Signature: Douglas Beute
Its: Owner (if Seller is an entity)
Seller's Address: 3983 - 52nd ST SW Wyoming, MI 49418

Seller: Jan Beute (print name of individual or entity)
Signature: Jan Beute
Its: Owner (if Seller is an entity)
Bus. Phone: 616-322-3765 Fax: _____
Email: janke.beute@gmail.com

36. **BUYER'S RECEIPT OF ACCEPTANCE** Date: 4-11-2026 Time: 12:00

Buyer acknowledges receipt of Seller's acceptance of Buyer's offer. If Seller's acceptance of Buyer's offer was subject to a counter offer, Buyer agrees to accept the terms of the counter offer:

☐ as written (with all other terms and conditions of Buyer's offer remaining unchanged); or ☐ modified as follows:

If Buyer is accepting a counter offer from Seller as written, the date Buyer signs below becomes the Effective Date. If Buyer is accepting Seller's counter offer subject to any modifications, Buyer gives Broker above named until _____ (time) _____ (date) to obtain Seller's written acceptance of Buyer's counter offer.

Buyer: WDG LLC (print name of individual or entity)
Signature: _____
Its: _____ (if Buyer is an entity)

Buyer: _____ (print name of individual or entity)
Signature: _____
Its: _____ (if Buyer is an entity)

37. **SELLER'S RECEIPT OF ACCEPTANCE** Date: _____ Time: _____

Seller acknowledges receipt of a copy of Buyer's acceptance of Seller's counter offer (if Seller made a counter offer), or Seller agrees to accept the terms of Buyer's counter offer as written. If Seller is accepting the terms of Buyer's counter offer as written, then the date Seller signs below becomes the Effective Date.

Seller: Douglas Beute (print name of individual or entity)
Signature: Douglas Beute
Its: Owner (if Seller is an entity)

Seller: Jan Beute (print name of individual or entity)
Signature: Jan Beute
Its: Owner (if Seller is an entity)

CITY OF WYOMING, MICHIGAN APPLICATION FOR REZONING AND PROPERTY OWNER AUTHORIZATION

1. Property Information

- **Property Address:** 3971 52nd Street SW
- **Parcel ID Number:** 41-17-29-351-026
- **Current Zoning District:** ER Estate Residential
- **Requested Zoning District:** B-1: Local Business

2. Property Owner Information

- **Name(s):** Donald T. Wall
- **Address:** 3971 52nd Street SW
- **Phone:** 616-450-6272
- **Email:** dwalldtw42@gmail.com

3. Applicant Information (If different from owner)

- **Name:** NAP
- **Address:** NAP

4. **Authorization:** I/We the undersigned, are the legal owner(s) of the above referenced property. I/We authorize Brian Silvernail to prepare, submit, and act on my/our behalf regarding this Rezoning Application for B-1: Local Business. The owner recognizes that this authorization does not transfer ownership, grant development rights, or obligate the owner to sell the property. The owner(s) retain the rights to discontinue participation at any time unless otherwise stated in a separate written agreement.

This authorization includes:

- Signing and submitting rezoning application materials.
- Communicating with City Staff and Planning Officials.
- Submitting conceptual plans, narratives, or supporting documents.
- Receiving notices and correspondence related to the rezoning.

5. Signatures

I/We hereby request that the City of Wyoming amend its Zoning Map to rezone the property described above. I/We certify that the information included in this application is true and correct to the best of my/our knowledge.

Also, by signing this document we are acknowledging that we are allowing SHOW Real Estate, Brian Silvernail, to represent us in the rezoning of our property.

Owner Signature: _____ **Date:** 4/15/2026

Owner Signature: _____ **Date:** _____

COMMERCIAL ALLIANCE OF REALTORS®

BUY AND SELL AGREEMENT FOR VACANT LAND

Office of Venture Real Estate Group d/b/a Show Grand Rapids Real Estate Kemink, Broker,

Byron Center (city), Michigan Phone: 616-437-1883 Fax: _____

Email: briansilvernail@gmail.com Offer Date: 4/11/2026 _____ (time)

1. **Agency Disclosure.** The undersigned Buyer and Seller each acknowledge the Broker named above is acting as (choose one):
☒ Subagent of the Seller ☐ Agent of the Buyer ☐ Dual Agent (with written, informed consent of both Buyer and Seller)
☐ Other (specify): _____

2. **Buyer's Offer.** The undersigned Buyer hereby offers and agrees to purchase property located in the City of Wyoming, Kent County, Michigan, commonly known as 3971 52nd Street SW Avenue, Wyoming, MI 49418

Permanent Parcel Number 41-17-29-351-026 and legally described as follows:
Lengthy Legal in listing office.

(the "Land"), together with all fixtures and improvements situated on the Land (the "Improvements"), all of which is collectively referred to herein as the "Premises", except the following:
None

3. **Purchase Price.** The purchase price for the Property is [redacted]

Dollars [redacted]).

4. **Payment of Purchase Price and Financing.** Complete subparagraph "A" and subparagraph "B".

Terms of Payment. The purchase price shall be paid at the closing by Buyer to Seller as indicated by "X" below (mark one box or the other under this subparagraph "A").

☒ **Cash.** Buyer shall pay the full purchase price to Seller upon execution and delivery of warranty deed and performance by Seller of the closing obligations specified in this agreement.

☐ **Land Contract.** Buyer shall pay the full purchase price to Seller pursuant to the terms and conditions stated in the Commercial Alliance of REALTORS® Land Contract form, unless the parties mutually agree upon a different form of land contract, upon performance by Seller of the closing obligations specified in this Agreement. The Land Contract shall provide a down payment of $_____ and payment of the balance $_____ in _____ installments of $_____ or more, at Buyer's option, including interest at the rate of _____% per annum computed monthly, interest to start on date of closing, and first payment to become due _____ after date of closing. The entire unpaid balance will become due and payable _____ months after closing. Seller understands that consummation of the sale or transfer of the Premises shall not relieve Seller of any liability that Seller may have under the mortgage(s) to which the Premises are subject, unless otherwise agreed to by the lender or required by law or regulation.

Financing. Indicate by an "X" below which applies (mark one box or the other under this subparagraph "B").

☐ **No Financing Contingency.** Buyer's obligation to purchase the Premises is not contingent upon Buyer obtaining financing for all or any portion of the purchase price.

☐ **Financing Contingency.** Buyer's obligation to purchase the Premises is contingent upon Buyer obtaining financing for the purchase of the Premises that is acceptable to Buyer, in Buyer's sole and absolute discretion, within _____ (____) calendar days of the Effective Date of this Agreement (the "Financing Contingency Period"). Buyer agrees to diligently pursue in good faith obtaining financing for the purchase of the Premises. If after making such diligent effort Buyer fails to obtain financing for the purchase of the Premises that is acceptable to Buyer within the Financing Contingency Period, then Buyer may terminate this Agreement without liability and receive a refund of any deposit by delivering a written notice of termination to Seller in accordance with this Agreement within the Financing Contingency Period. If Buyer does not deliver a written notice of termination to Seller within the Financing Contingency Period, then Buyer shall be deemed to have waived this financing contingency.

5. **Survey.** Seller shall provide Buyer with a copy of any existing survey of the Premises that Seller has in Seller's possession within five (5) days of the date of the Effective Date. In addition, (select one of the following):

☐ A new survey:
- ☒ ALTA showing all easements of record, improvements and encroachments, if any, and completed to the most current ALTA/NSPS Land Title Survey minimum requirements; or
- ☐ boundary survey with iron corner stakes and with all easements of record, improvements and encroachments, if any; or

☐ A recertified survey; or

☐ No new or recertified survey;

shall be ☒ obtained by Buyer at Buyer's expense, or ☐ provided by Seller to Buyer at Seller's expense, within Ninety Nine (99) calendar days after the title insurance commitment referenced in this Agreement has been provided by Seller to Buyer under the terms of Title Insurance paragraph contained in this Agreement. If Seller is responsible to provide a new or recertified survey under this paragraph and fails to do

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Revision Date 5/2017

Buyer's Initials Seller's Initials

35. SELLER'S ACCEPTANCE Date: 4/16/2026 Time: 500 pm

The above offer is hereby accepted ☐ as written ☐ modified as follows:

By signing below, Seller acknowledges having read and authorizes delivery of this Agreement to Buyer. If this Agreement is signed by Seller without any modifications, the date Seller signs becomes the Effective Date. If this Agreement is signed by Seller subject to any modifications, Seller gives Broker above named until _____ (time) _____(date) to obtain Buyer's written acceptance of Seller's counter offer.

Seller: Donald T. Walk
(print name of individual or entity)

Signature: _____

Its: _____
(if Seller is an entity)

Seller's Address: 3971-52 Nd
Wyoming MI 49418

Seller: _____
(print name of individual or entity)

Signature: _____

Its: _____
(if Seller is an entity)

Bus. Phone: _____ Fax: _____

Email: _____

36. BUYER'S RECEIPT OF ACCEPTANCE Date: _____ Time: _____

Buyer acknowledges receipt of Seller's acceptance of Buyer's offer. If Seller's acceptance of Buyer's offer was subject to a counter offer, Buyer agrees to accept the terms of the counter offer:

☐ as written (with all other terms and conditions of Buyer's offer remaining unchanged); or ☐ modified as follows:

If Buyer is accepting a counter offer from Seller as written, the date Buyer signs below becomes the Effective Date. If Buyer is accepting Seller's counter offer subject to any modifications, Buyer gives Broker above named until _____ (time) _____ date, to obtain Seller's written acceptance of Buyer's counter offer.

Buyer: WDG LLC
(print name of individual or entity)

Signature: _____

Its: _____
(if Buyer is an entity)

Buyer: _____
(print name of individual or entity)

Signature: _____

Its: _____
(if Buyer is an entity)

37. SELLER'S RECEIPT OF ACCEPTANCE Date: _____ Time: _____

Date: _____ Time: _____

Date: _____

CITY OF WYOMING, MICHIGAN APPLICATION FOR REZONING AND PROPERTY OWNER AUTHORIZATION

1. Property Information

- **Property Address:** 3945 52nd Street SW
- **Parcel ID Number:** 41-17-29-351-009
- **Current Zoning District:** ER Estate Residential
- **Requested Zoning District:** B-1: Local Business

2. Property Owner Information

- **Name(s):** HAYNES KEVIN
- **Address:** 3945 52nd Street SW
- **Phone:** 616-900-4586
- **Email:** kjhaynes31@outlook.com

3. Applicant Information (If different from owner)

- **Name:** NAP
- **Address:** NAP

4. Authorization: I/We the undersigned, are the legal owner(s) of the above referenced property. I/We authorize Brian Silvernail to prepare, submit, and act on my/our behalf regarding this Rezoning Application for B-1: Local Business. The owner recognizes that this authorization does not transfer ownership, grant development rights, or obligate the owner to sell the property. The owner(s) retain the rights to discontinue participation at any time unless otherwise stated in a separate written agreement.

This authorization includes:

- Signing and submitting rezoning application materials.
- Communicating with City Staff and Planning Officials.
- Submitting conceptual plans, narratives, or supporting documents.
- Receiving notices and correspondence related to the rezoning.

5. Signatures

I/We hereby request that the City of Wyoming amend its Zoning Map to rezone the property described above. I/We certify that the information included in this application is true and correct to the best of my/our knowledge.

Also, by signing this document we are acknowledging that we are allowing SHOW Real Estate, Brian Silvernail, to represent us in the rezoning of our property.

Owner Signature: _____ **Date:** 4-11-26

Owner Signature: _____ **Date:** _____

COMMERCIAL ALLIANCE OF REALTORS®

BUY AND SELL AGREEMENT FOR VACANT LAND

Office of Venture Real Estate Group d/b/a Show Grand Rapids Real Estate Haynes, Broker.

Byron Center (city), Michigan Phone: 616-437-1883 Fax: _____

Email: briansilvernail@gmail.com Offer Date: 4/11/2026 _____ (time)

1. **Agency Disclosure.** The undersigned Buyer and Seller each acknowledge the Broker named above is acting as (choose one):
☒ Subagent of the Seller ☐ Agent of the Buyer ☐ Dual Agent (with written, informed consent of both Buyer and Seller)
☐ Other (specify): _____

2. **Buyer's Offer.** The undersigned Buyer hereby offers and agrees to purchase property located in the City of Wyoming, Kent County, Michigan, commonly known as 3945 52nd Street SW

Permanent Parcel Number 41-17-29-351-009 and legally described as follows:
Lengthy Legal in listing office.

(the "Land"), together with all fixtures and improvements situated on the Land (the "Improvements"), all of which is collectively referred to herein as the "Premises", except the following:
None

3. **Purchase Price.** The purchase price for the Property is:
[redacted]
Dollars ([redacted]).

4. **Payment of Purchase Price and Financing.** Complete subparagraph "A" and subparagraph "B".

Terms of Payment. The purchase price shall be paid at the closing by Buyer to Seller as indicated by "X" below (mark one box or the other under this subparagraph "A").

☒ **Cash.** Buyer shall pay the full purchase price to Seller upon execution and delivery of warranty deed and performance by Seller of the closing obligations specified in this agreement.

☐ **Land Contract.** Buyer shall pay the full purchase price to Seller pursuant to the terms and conditions stated in the Commercial Alliance of REALTORS® Land Contract form, unless the parties mutually agree upon a different form of land contract, upon performance by Seller of the closing obligations specified in this Agreement. The Land Contract shall provide a down payment of $_____ and payment of the balance $_____ in _____ installments of $_____ or more, at Buyer's option, including interest at the rate of _____% per annum computed monthly, interest to start on date of closing, and first payment to become due _____ after date of closing. The entire unpaid balance will become due and payable _____ months after closing. Seller understands that consummation of the sale or transfer of the Premises shall not relieve Seller of any liability that Seller may have under the mortgage(s) to which the Premises are subject, unless otherwise agreed to by the lender or required by law or regulation.

Financing. Indicate by an "X" below which applies (mark one box or the other under this subparagraph "B").

☐ **No Financing Contingency.** Buyer's obligation to purchase the Premises is not contingent upon Buyer obtaining financing for all or any portion of the purchase price.

☐ **Financing Contingency.** Buyer's obligation to purchase the Premises is contingent upon Buyer obtaining financing for the purchase of the Premises that is acceptable to Buyer, in Buyer's sole and absolute discretion, within _____(____) calendar days of the Effective Date of this Agreement (the "Financing Contingency Period"). Buyer agrees to diligently pursue in good faith obtaining financing for the purchase of the Premises. If after making such diligent effort Buyer fails to obtain financing for the purchase of the Premises that is acceptable to Buyer within the Financing Contingency Period, then Buyer may terminate this Agreement without liability and receive a refund of any deposit by delivering a written notice of termination to Seller in accordance with this Agreement within the Financing Contingency Period. If Buyer does not deliver a written notice of termination to Seller within the Financing Contingency Period, then Buyer shall be deemed to have waived this financing contingency.

5. **Survey.** Seller shall provide Buyer with a copy of any existing survey of the Premises that Seller has in Seller's possession within five (5) days of the date of the Effective Date. In addition, (select one of the following):

☐ A new survey:
- ☒ ALTA showing all easements of record, improvements and encroachments, if any, and completed to the most current ALTA/NSPS Land Title Survey minimum requirements; or
- ☐ boundary survey with iron corner stakes and with all easements of record, improvements and encroachments, if any; or

☐ A recertified survey; or

☐ No new or recertified survey;

shall be ☒ obtained by Buyer at Buyer's expense; or ☐ provided by Seller to Buyer at Seller's expense, within Ninety Nine (99) calendar days after the title insurance commitment referenced in this Agreement has been provided by Seller to Buyer under the terms of Title Insurance paragraph contained in this Agreement. If Seller is responsible to provide a new or recertified survey under this paragraph and fails to do

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35. **SELLER'S ACCEPTANCE** Date: _____ Time: _____

The above offer is hereby accepted ☐ as written ☐ modified as follows:

By signing below, Seller acknowledges having read and authorizes delivery of this Agreement to Buyer. If this Agreement is signed by Seller without any modifications, the date Seller signs becomes the Effective Date. If this Agreement is signed by Seller subject to any modifications, Seller gives Broker above named until _____ (time) _____(date) to obtain Buyer's written acceptance of Seller's counter offer.

Seller: Kevin Haynes JV
(print name of individual or entity)

Signature: _____

Its: _____
(if Seller is an entity)

Seller's Address: _____

Seller: Toni Haynes
(print name of individual or entity)

Signature: _____

Its: _____
(if Seller is an entity)

Bus. Phone: _____ Fax: _____

Email: _____

36. **BUYER'S RECEIPT OF ACCEPTANCE** Date: _____ Time: _____

Buyer acknowledges receipt of Seller's acceptance of Buyer's offer. If Seller's acceptance of Buyer's offer was subject to a counter offer, Buyer agrees to accept the terms of the counter offer:

☐ as written (with all other terms and conditions of Buyer's offer remaining unchanged); or ☐ modified as follows:

If Buyer is accepting a counter offer from Seller as written, the date Buyer signs below becomes the Effective Date. If Buyer is accepting Seller's counter offer subject to any modifications, Buyer gives Broker above named until _____ (time) _____(date) to obtain Seller's written acceptance of Buyer's counter offer.

Buyer: WDG LLC
(print name of individual or entity)

Signature: _____

Its: _____
(if Buyer is an entity)

Buyer: _____
(print name of individual or entity)

Signature: _____

Its: _____
(if Buyer is an entity)

37. **SELLER'S RECEIPT OF ACCEPTANCE** Date: _____ Time: _____

Seller acknowledges receipt of a copy of Buyer's acceptance of Seller's counter offer (if Seller made a counter offer), or Seller agrees to accept the terms of Buyer's counter offer as written. If Seller is accepting the terms of Buyer's counter offer as written, then the date Seller signs below becomes the Effective Date.

Seller: Kevin Haynes JV
(print name of individual or entity)

Signature: _____

Its: _____
(if Seller is an entity)

Seller: Toni Haynes
(print name of individual or entity)

Signature: _____

Its: _____
(if Seller is an entity)

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Revision Date 5/2017

Buyer's Initials

Seller's Initials

CITY OF WYOMING, MICHIGAN APPLICATION FOR REZONING AND PROPERTY OWNER AUTHORIZATION

1. Property Information

- **Property Address:** 3925 52nd Street SW
- **Parcel ID Number:** 41-17-29-351-010
- **Current Zoning District:** ER Estate Residential
- **Requested Zoning District:** B-1: Local Business

2. Property Owner Information

- **Name(s):** RODAS-ESCOBAR VERONICA
- **Address:** 3925 52nd Street SW
- **Phone:** (415) 573-4013
- **Email:** verorodas89@gmail.com
- **Please note**: The homeowner will need a Hispanic interpreter if she is contacted.

3. Applicant Information (If different from owner)

- **Name:**
- **Address:** NAP

4. Authorization: I/We the undersigned, are the legal owner(s) of the above referenced property. I/We authorize Brian Silvernail to prepare, submit, and act on my/our behalf regarding this Rezoning Application for B-1: Local Business. The owner recognizes that this authorization does not transfer ownership, grant development rights, or obligate the owner to sell the property. The owner(s) retain the rights to discontinue participation at any time unless otherwise stated in a separate written agreement.

This authorization includes:

- Signing and submitting rezoning application materials.
- Communicating with City Staff and Planning Officials.
- Submitting conceptual plans, narratives, or supporting documents.
- Receiving notices and correspondence related to the rezoning.

5. Signatures

I/We hereby request that the City of Wyoming amend its Zoning Map to rezone the property described above. I/We certify that the information included in this application is true and correct to the best of my/our knowledge.

Also, by signing this document we are acknowledging that we are allowing SHOW Real Estate, Brian Silvernail, to represent us in the rezoning of our property.

Owner Signature: _____ **Date:** 04-13-26

Owner Signature: _____ **Date:** _____

COMMERCIAL ALLIANCE OF REALTORS®

BUY AND SELL AGREEMENT FOR VACANT LAND

Office of Venture Real Estate Group d/b/a Show Grand Rapids Real Estate, Broker,

Byron Center (city), Michigan Phone: 616-437-1883 Fax: _____

Email: briansilvernail@gmail.com Offer Date: 4/11/2026 _____(time)

1. **Agency Disclosure.** The undersigned Buyer and Seller each acknowledge the Broker named above is acting as (choose one):
☒ Subagent of the Seller ☐ Agent of the Buyer ☐ Dual Agent (with written, informed consent of both Buyer and Seller)
☐ Other (specify): _____

2. **Buyer's Offer.** The undersigned Buyer hereby offers and agrees to purchase property located in the City of Wyoming, Kent County, Michigan, commonly known as 3925 52nd Street SW

Permanent Parcel Number 41-27-29-351-010 and legally described as follows:
Lengthy Legal in listing office.

(the "Land"), together with all fixtures and improvements situated on the Land (the "Improvements"), all of which is collectively referred to herein as the "Premises", except the following:
None

3. **Purchase Price.** The purchase price for the Property is:
A property trade for a home that is acceptable to the Seller in their sole discretion. Put under contract to trade one*

Dollars ($*PARAGRAPH #31)

4. **Payment of Purchase Price and Financing.** Complete subparagraph "A" and subparagraph "B".

Terms of Payment. The purchase price shall be paid at the closing by Buyer to Seller as indicated by "X" below (mark one box or the other under this subparagraph "A").

☒ **Cash.** Buyer shall pay the full purchase price to Seller upon execution and delivery of warranty deed and performance by Seller of the closing obligations specified in this agreement.

☐ **Land Contract.** Buyer shall pay the full purchase price to Seller pursuant to the terms and conditions stated in the Commercial Alliance of REALTORS® Land Contract form, unless the parties mutually agree upon a different form of land contract, upon performance by Seller of the closing obligations specified in this Agreement. The Land Contract shall provide a down payment of $_____ and payment of the balance $_____ in _____ installments of $_____ or more, at Buyer's option, including interest at the rate of _____% per annum computed monthly, interest to start on date of closing, and first payment to become due _____ after date of closing. The entire unpaid balance will become due and payable _____ months after closing. Seller understands that consummation of the sale or transfer of the Premises shall not relieve Seller of any liability that Seller may have under the mortgage(s) to which the Premises are subject, unless otherwise agreed to by the lender or required by law or regulation.

Financing. Indicate by an "X" below which applies (mark one box or the other under this subparagraph "B").

☐ **No Financing Contingency.** Buyer's obligation to purchase the Premises is not contingent upon Buyer obtaining financing for all or any portion of the purchase price.

☐ **Financing Contingency.** Buyer's obligation to purchase the Premises is contingent upon Buyer obtaining financing for the purchase of the Premises that is acceptable to Buyer, in Buyer's sole and absolute discretion, within _____(____) calendar days of the Effective Date of this Agreement (the "Financing Contingency Period"). Buyer agrees to diligently pursue in good faith obtaining financing for the purchase of the Premises. If after making such diligent effort Buyer fails to obtain financing for the purchase of the Premises that is acceptable to Buyer within the Financing Contingency Period, then Buyer may terminate this Agreement without liability and receive a refund of any deposit by delivering a written notice of termination to Seller in accordance with this Agreement within the Financing Contingency Period. If Buyer does not deliver a written notice of termination to Seller within the Financing Contingency Period, then Buyer shall be deemed to have waived this financing contingency.

5. **Survey.** Seller shall provide Buyer with a copy of any existing survey of the Premises that Seller has in Seller's possession within five (5) days of the date of the Effective Date. In addition, (select one of the following):

☐ A new survey:
- ☒ ALTA showing all easements of record, improvements and encroachments, if any, and completed to the most current ALTA/NSPS Land Title Survey minimum requirements; or
- ☐ boundary survey with iron corner stakes and with all easements of record, improvements and encroachments, if any; or

☐ A recertified survey; or

☐ No new or recertified survey;

shall be ☒ obtained by Buyer at Buyer's expense; or ☐ provided by Seller to Buyer at Seller's expense, within Ninety Nine (99) calendar days after the title insurance commitment referenced in this Agreement has been provided by Seller to Buyer under the terms of Title Insurance paragraph contained in this Agreement. If Seller is responsible to provide a new or recertified survey under this paragraph and fails to do

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35. **SELLER'S ACCEPTANCE** Date: 04-13-26 Time: 3:24

The above offer is hereby accepted ☒ as written ☐ modified as follows:

By signing below, Seller acknowledges having read and authorizes delivery of this Agreement to Buyer. If this Agreement is signed by Seller without any modifications, the date Seller signs becomes the Effective Date. If this Agreement is signed by Seller subject to any modifications, Seller gives Broker above named until n/A (time) n/A (date) to obtain Buyer's written acceptance of Seller's counter offer.

Seller: Veronica Rodas (print name of individual or entity)
Signature: [signature]
Its: owner (if Seller is an entity)
Seller's Address: 3925 52nd st sw wyoming mi 49418

Seller: _____ (print name of individual or entity)
Signature: _____
Its: _____ (if Seller is an entity)
Bus. Phone: _____ Fax: _____
Email: verorodas896gmail.com

36. **BUYER'S RECEIPT OF ACCEPTANCE** Date: _____ Time: _____

Buyer acknowledges receipt of Seller's acceptance of Buyer's offer. If Seller's acceptance of Buyer's offer was subject to a counter offer, Buyer agrees to accept the terms of the counter offer:

☑ as written (with all other terms and conditions of Buyer's offer remaining unchanged); or ☐ modified as follows:

If Buyer is accepting a counter offer from Seller as written, the date Buyer signs below becomes the Effective Date. If Buyer is accepting Seller's counter offer subject to any modifications, Buyer gives Broker above named until _____ (time) _____ (date) to obtain Seller's written acceptance of Buyer's counter offer.

Buyer: Jaime Bennik (print name of individual or entity)
Signature: [signature]
Its: _____ (if Buyer is an entity)

Buyer: _____ (print name of individual or entity)
Signature: _____
Its: _____ (if Buyer is an entity)

37. **SELLER'S RECEIPT OF ACCEPTANCE** Date: _____ Time: _____

Seller acknowledges receipt of a copy of Buyer's acceptance of Seller's counter offer (if Seller made a counter offer), or Seller agrees to accept the terms of Buyer's counter offer as written. If Seller is accepting the terms of Buyer's counter offer as written, then the date Seller signs below becomes the Effective Date.

Seller: Veronica Rodas (print name of individual or entity)
Signature: [signature]
Its: owner (if Seller is an entity)

Seller: _____ (print name of individual or entity)
Signature: _____
Its: _____ (if Seller is an entity)

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CITY OF WYOMING, MICHIGAN APPLICATION FOR REZONING AND PROPERTY OWNER AUTHORIZATION

1. Property Information

- **Property Address:** 5154 Wilson Ave. SW
- **Parcel ID Number:** 41-17-29-351-044
- **Current Zoning District:** ER Estate Residential
- **Requested Zoning District:** B-1: Local Business

2. Property Owner Information

- **Name(s):** HOBBS, HARRY (deceased)
- **Address:** 5154 Wilson Ave. SW
- **Phone:** NAP
- **Email:** NAP

3. Applicant Information (If different from owner)

- **Name:** Nichole Kay Hobbs (daughter)
- **Address:** 4079 Grandview Terrace Grandville MI 49418
- **Email:** Cole.Hobbs@yahoo.com
- **Phone:** 616-446-2300

4. **Authorization:** I/We the undersigned, are the legal owner(s) of the above referenced property. I/We authorize Brian Silvernail to prepare, submit, and act on my/our behalf regarding this Rezoning Application for B-1: Local Business. The owner recognizes that this authorization does not transfer ownership, grant development rights, or obligate the owner to sell the property. The owner(s) retain the rights to discontinue participation at any time unless otherwise stated in a separate written agreement.

This authorization includes:

- Signing and submitting rezoning application materials.
- Communicating with City Staff and Planning Officials.
- Submitting conceptual plans, narratives, or supporting documents.
- Receiving notices and correspondence related to the rezoning.

5. Signatures

I/We hereby request that the City of Wyoming amend its Zoning Map to rezone the property described above. I/We certify that the information included in this application is true and correct to the best of my/our knowledge.

Also, by signing this document we are acknowledging that we are allowing SHOW Real Estate, Brian Silvernail, to represent us in the rezoning of our property.

Owner Signature: Nichole K Hobbs **Date:** 4.14.26

Owner Signature: Nichole Simons **Date:** 4-15-2026

COMMERCIAL ALLIANCE OF REALTORS®

BUY AND SELL AGREEMENT FOR VACANT LAND

Office of Venture Real Estate Group d/b/a Show Grand Rapids Real Estate Kemink Broker,

Byron Center (city), Michigan Phone: 616-437-1883 Fax: _____

Email: briansilvernail@gmail.com Offer Date: 4/11/2026 _____ (time)

1. **Agency Disclosure.** The undersigned Buyer and Seller each acknowledge the Broker named above is acting as (choose one):
☒ Subagent of the Seller ☐ Agent of the Buyer ☐ Dual Agent (with written, informed consent of both Buyer and Seller)
☐ Other (specify): _____

2. **Buyer's Offer.** The undersigned Buyer hereby offers and agrees to purchase property located in the City of Wyoming, Kent, County, Michigan, commonly known as 5154 Wilson Ave, MI 49418

Permanent Parcel Number 41-17-29-351-044 and legally described as follows:
Lengthy Legal in listing office,

(the "Land"), together with all fixtures and improvements situated on the Land (the "Improvements"), all of which is collectively referred to herein as the "Premises", except the following:
None

3. **Purchase Price.** The purchase price for the Property is:
[redacted]

Dollars ([redacted]).

4. **Payment of Purchase Price and Financing.** Complete subparagraph "A" and subparagraph "B".

Terms of Payment. The purchase price shall be paid at the closing by Buyer to Seller as indicated by "X" below (mark one box or the other under this subparagraph "A").

☒ **Cash.** Buyer shall pay the full purchase price to Seller upon execution and delivery of warranty deed and performance by Seller of the closing obligations specified in this agreement.

☐ **Land Contract.** Buyer shall pay the full purchase price to Seller pursuant to the terms and conditions stated in the Commercial Alliance of REALTORS® Land Contract form, unless the parties mutually agree upon a different form of land contract, upon performance by Seller of the closing obligations specified in this Agreement. The Land Contract shall provide a down payment of $_____ and payment of the balance $_____ in _____ installments of $_____ or more, at Buyer's option, including interest at the rate of _____% per annum computed monthly, interest to start on date of closing, and first payment to become due _____ after date of closing. The entire unpaid balance will become due and payable _____ months after closing. Seller understands that consummation of the sale or transfer of the Premises shall not relieve Seller of any liability that Seller may have under the mortgage(s) to which the Premises are subject, unless otherwise agreed to by the lender or required by law or regulation.

Financing. Indicate by an "X" below which applies (mark one box or the other under this subparagraph "B").

☐ **No Financing Contingency.** Buyer's obligation to purchase the Premises is not contingent upon Buyer obtaining financing for all or any portion of the purchase price.

☐ **Financing Contingency.** Buyer's obligation to purchase the Premises is contingent upon Buyer obtaining financing for the purchase of the Premises that is acceptable to Buyer, in Buyer's sole and absolute discretion, within _____(____) calendar days of the Effective Date of this Agreement (the "Financing Contingency Period"). Buyer agrees to diligently pursue in good faith obtaining financing for the purchase of the Premises. If after making such diligent effort Buyer fails to obtain financing for the purchase of the Premises that is acceptable to Buyer within the Financing Contingency Period, then Buyer may terminate this Agreement without liability and receive a refund of any deposit by delivering a written notice of termination to Seller in accordance with this Agreement within the Financing Contingency Period. If Buyer does not deliver a written notice of termination to Seller within the Financing Contingency Period, then Buyer shall be deemed to have waived this financing contingency.

5. **Survey.** Seller shall provide Buyer with a copy of any existing survey of the Premises that Seller has in Seller's possession within five (5) days of the date of the Effective Date. In addition, (select one of the following):

☐ A new survey:
- ☒ ALTA showing all easements of record, improvements and encroachments, if any, and completed to the most current ALTA/NSPS Land Title Survey minimum requirements, or
- ☐ boundary survey with iron corner stakes and with all easements of record, improvements and encroachments, if any; or

☐ A recertified survey; or

☐ No new or recertified survey;

shall be ☒ obtained by Buyer at Buyer's expense, or ☐ provided by Seller to Buyer at Seller's expense, within Ninety Nine (99) calendar days after the title insurance commitment referenced in this Agreement has been provided by Seller to Buyer under the terms of Title Insurance paragraph contained in this Agreement. If Seller is responsible to provide a new or recertified survey under this paragraph and fails to do

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35. **SELLER'S ACCEPTANCE** Date: 4.14.26 Time: 4:20 pm

The above offer is hereby accepted ☑ as written ☐ modified as follows:

By signing below, Seller acknowledges having read and authorizes delivery of this Agreement to Buyer. If this Agreement is signed by Seller without any modifications, the date Seller signs becomes the Effective Date. If this Agreement is signed by Seller subject to any modifications, Seller gives Broker above named until _____ (time) _____(date) to obtain Buyer's written acceptance of Seller's counter offer.

Seller: Nichole Hobbs (print name of individual or entity)
Signature: Nichole K Hobbs
Its: _____ (if Seller is an entity)
Seller's Address: 4079 Grandview Terr Grandville, MI 49418

Seller: Melissa Simons (print name of individual or entity)
Signature: Melissa Simons
Its: _____ (if Seller is an entity)
Bus. Phone: _____ Fax: _____
Email: _____

36. **BUYER'S RECEIPT OF ACCEPTANCE** Date: _____ Time: _____

Buyer acknowledges receipt of Seller's acceptance of Buyer's offer. If Seller's acceptance of Buyer's offer was subject to a counter offer, Buyer agrees to accept the terms of the counter offer:

☐ as written (with all other terms and conditions of Buyer's offer remaining unchanged); or ☐ modified as follows:

If Buyer is accepting a counter offer from Seller as written, the date Buyer signs below becomes the Effective Date. If Buyer is accepting Seller's counter offer subject to any modifications, Buyer gives Broker above named until _____ (time) _____(date) to obtain Seller's written acceptance of Buyer's counter offer.

Buyer: WDG LLC (print name of individual or entity)
Signature:
Its: _____ (if Buyer is an entity)

Buyer: _____ (print name of individual or entity)
Signature: _____
Its: _____ (if Buyer is an entity)

37. **SELLER'S RECEIPT OF ACCEPTANCE** Date: _____ Time: _____

Seller acknowledges receipt of a copy of Buyer's acceptance of Seller's counter offer (if Seller made a counter offer), or Seller agrees to accept the terms of Buyer's counter offer as written. If Seller is accepting the terms of Buyer's counter offer as written, then the date Seller signs below becomes the Effective Date.

Seller: Nichole K Hobbs (print name of individual or entity)
Signature: Nichole K Hobbs
Its: _____ (if Seller is an entity)

Seller: Melissa Simons (print name of individual or entity)
Signature: Melissa Simons
Its: _____ (if Seller is an entity)

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CITY OF WYOMING, MICHIGAN APPLICATION FOR REZONING AND PROPERTY OWNER AUTHORIZATION

1. Property Information

- **Property Address:** 5140 Wilson Ave. SW
- **Parcel ID Number:** 41-17-29-351-041
- **Current Zoning District:** ER Estate Residential
- **Requested Zoning District:** B-1: Local Business

2. Property Owner Information

- **Name(s):** LOOMANS KEVIN & TAMMI
- **Address:** 5140 Wilson Ave. SW
- **Phone:** 616-437-9670
- **Email:** loomazoo@prodigy.net

3. Applicant Information (If different from owner)

- **Name:** NAP
- **Address:** NAP

4. **Authorization:** I/We the undersigned, are the legal owner(s) of the above referenced property. I/We authorize Brian Silvernail to prepare, submit, and act on my/our behalf regarding this Rezoning Application for B-1: Local Business. The owner recognizes that this authorization does not transfer ownership, grant development rights, or obligate the owner to sell the property. The owner(s) retain the rights to discontinue participation at any time unless otherwise stated in a separate written agreement.

This authorization includes:

- Signing and submitting rezoning application materials.
- Communicating with City Staff and Planning Officials.
- Submitting conceptual plans, narratives, or supporting documents.
- Receiving notices and correspondence related to the rezoning.

5. Signatures

I/We hereby request that the City of Wyoming amend its Zoning Map to rezone the property described above. I/We certify that the information included in this application is true and correct to the best of my/our knowledge.

Also, by signing this document we are acknowledging that we are allowing SHOW Real Estate, Brian Silvernail, to represent us in the rezoning of our property.

Owner Signature: _____ **Date:** 4-11-2026

Owner Signature: Tammi Loomans **Date:** 4-11-2026

COMMERCIAL ALLIANCE OF REALTORS

BUY AND SELL AGREEMENT FOR VACANT LAND

Office of Venture Real Estate Group d/b/a Show Grand Rapids Real Estate Loomans, Broker,

Byron Center (city), Michigan Phone: 616-437-1883 Fax: _____

Email: briansilvernail@gmail.com Offer Date: 4/11/2026 _____(time)

1. **Agency Disclosure.** The undersigned Buyer and Seller each acknowledge the Broker named above is acting as (choose one):
☒ Subagent of the Seller ☐ Agent of the Buyer ☐ Dual Agent (with written, informed consent of both Buyer and Seller)
☐ Other (specify): _____

2. **Buyer's Offer.** The undersigned Buyer hereby offers and agrees to purchase property located in the City of Wyoming, Kent, County, Michigan, commonly known as 5140 Wilson Ave, Wyoming, MI 49418

Permanent Parcel Number 41-17-29-351-041 and legally described as follows:
Lengthy Legal in listing office.

(the "Land"), together with all fixtures and improvements situated on the Land (the "Improvements"), all of which is collectively referred to herein as the "Premises", except the following:
None

3. **Purchase Price.** The purchase price for the Property is:
[redacted]

Dollars ([redacted]).

4. **Payment of Purchase Price and Financing**. Complete subparagraph "A" and subparagraph "B".

Terms of Payment. The purchase price shall be paid at the closing by Buyer to Seller as indicated by "X" below (mark one box or the other under this subparagraph "A").

☒ **Cash**. Buyer shall pay the full purchase price to Seller upon execution and delivery of warranty deed and performance by Seller of the closing obligations specified in this agreement.

☐ **Land Contract**. Buyer shall pay the full purchase price to Seller pursuant to the terms and conditions stated in the Commercial Alliance of REALTORS® Land Contract form, unless the parties mutually agree upon a different form of land contract, upon performance by Seller of the closing obligations specified in this Agreement. The Land Contract shall provide a down payment of $_____ and payment of the balance $_____ in _____ installments of $_____ or more, at Buyer's option, including interest at the rate of _____% per annum computed monthly, interest to start on date of closing, and first payment to become due _____ after date of closing. The entire unpaid balance will become due and payable _____ months after closing. Seller understands that consummation of the sale or transfer of the Premises shall not relieve Seller of any liability that Seller may have under the mortgage(s) to which the Premises are subject, unless otherwise agreed to by the lender or required by law or regulation.

Financing. Indicate by an "X" below which applies (mark one box or the other under this subparagraph "B").

☐ **No Financing Contingency**. Buyer's obligation to purchase the Premises is not contingent upon Buyer obtaining financing for all or any portion of the purchase price.

☐ **Financing Contingency**. Buyer's obligation to purchase the Premises is contingent upon Buyer obtaining financing for the purchase of the Premises that is acceptable to Buyer, in Buyer's sole and absolute discretion, within _____(____) calendar days of the Effective Date of this Agreement (the "Financing Contingency Period"). Buyer agrees to diligently pursue in good faith obtaining financing for the purchase of the Premises. If after making such diligent effort Buyer fails to obtain financing for the purchase of the Premises that is acceptable to Buyer within the Financing Contingency Period, then Buyer may terminate this Agreement without liability and receive a refund of any deposit by delivering a written notice of termination to Seller in accordance with this Agreement within the Financing Contingency Period. If Buyer does not deliver a written notice of termination to Seller within the Financing Contingency Period, then Buyer shall be deemed to have waived this financing contingency.

5. **Survey**. Seller shall provide Buyer with a copy of any existing survey of the Premises that Seller has in Seller's possession within five (5) days of the date of the Effective Date. In addition, (select one of the following):

☐ A new survey:
- ☒ ALTA showing all easements of record, improvements and encroachments, if any, and completed to the most current ALTA/NSPS Land Title Survey minimum requirements; or
- ☐ boundary survey with iron corner stakes and with all easements of record, improvements and encroachments, if any; or

☐ A recertified survey; or

☐ No new or recertified survey;

shall be ☒ obtained by Buyer at Buyer's expense; or ☐ provided by Seller to Buyer at Seller's expense, within Ninety Nine (99) calendar days after the title insurance commitment referenced in this Agreement has been provided by Seller to Buyer under the terms of Title Insurance paragraph contained in this Agreement. If Seller is responsible to provide a new or recertified survey under this paragraph and fails to do

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Revision Date 5/2017

Buyer's Initials Seller's Initials

35. **SELLER'S ACCEPTANCE** Date: 4-11-2026 Time: 10:55 AM

The above offer is hereby accepted ☒ as written ☐ modified as follows:

By signing below, Seller acknowledges having read and authorizes delivery of this Agreement to Buyer. If this Agreement is signed by Seller without any modifications, the date Seller signs becomes the Effective Date. If this Agreement is signed by Seller subject to any modifications, Seller gives Broker above named until _____ (time) _____ (date) to obtain Buyer's written acceptance of Seller's counter offer.

Seller: Kevin Jay Loomans (print name of individual or entity)

Signature: [signature]

Its: Owner (if Seller is an entity)

Seller's Address: 5140 Wilson Ave SW Grandville MI 49418

Seller: Tammi Sue Loomans (print name of individual or entity)

Signature: [signature]

Its: Owner (if Seller is an entity)

Bus. Phone: 616-432-9671 Fax: _____

Email: 100mazoo@prodigy.net

36. **BUYER'S RECEIPT OF ACCEPTANCE** Date: 04-11-26 Time: 11:15 am

Buyer acknowledges receipt of Seller's acceptance of Buyer's offer. If Seller's acceptance of Buyer's offer was subject to a counter offer, Buyer agrees to accept the terms of the counter offer:

☐ as written (with all other terms and conditions of Buyer's offer remaining unchanged); or ☐ modified as follows:

If Buyer is accepting a counter offer from Seller as written, the date Buyer signs below becomes the Effective Date. If Buyer is accepting Seller's counter offer subject to any modifications, Buyer gives Broker above named until _____ (time) _____ (date) to obtain Seller's written acceptance of Buyer's counter offer.

Buyer: WPG2 LLC (print name of individual or entity)

Signature: [signature]

Its: _____ (if Buyer is an entity)

Buyer: _____ (print name of individual or entity)

Signature: _____

Its: _____ (if Buyer is an entity)

37. **SELLER'S RECEIPT OF ACCEPTANCE** Date: _____, Time: _____

Seller acknowledges receipt of a copy of Buyer's acceptance of Seller's counter offer (if Seller made a counter offer), or Seller agrees to accept the terms of Buyer's counter offer as written. If Seller is accepting the terms of Buyer's counter offer as written, then the date Seller signs below becomes the Effective Date.

Seller: Kevin Jay Loomans (print name of individual or entity)

Signature: [signature]

Its: Owner (if Seller is an entity)

Seller: Tammi Sue Loomans (print name of individual or entity)

Signature: [signature]

Its: Owner (if Seller is an entity)

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Revision Date 5/2017

[signature] Buyer's Initials KL TSL Seller's Initials

CITY OF WYOMING, MICHIGAN APPLICATION FOR REZONING AND PROPERTY OWNER AUTHORIZATION

1. Property Information

- **Property Address:** 5126 Wilson Ave. SW
- **Parcel ID Number:** 41-17-29-351-038
- **Current Zoning District:** ER Estate Residential
- **Requested Zoning District:** B-1: Local Business

2. Property Owner Information

- **Name(s):** KEMINK JAMES R & HEIDE S
- **Address:** 5126 Wilson Ave. SW
- **Phone:** 616-340-8311
- **Email:** jrkemink@gmail.com

3. Applicant Information (If different from owner)

- **Name:** NAP
- **Address:** NAP

4. **Authorization:** I/We the undersigned, are the legal owner(s) of the above referenced property. I/We authorize Brian Silvernail to prepare, submit, and act on my/our behalf regarding this Rezoning Application for B-1: Local Business. The owner recognizes that this authorization does not transfer ownership, grant development rights, or obligate the owner to sell the property. The owner(s) retain the rights to discontinue participation at any time unless otherwise stated in a separate written agreement.

This authorization includes:

- Signing and submitting rezoning application materials.
- Communicating with City Staff and Planning Officials.
- Submitting conceptual plans, narratives, or supporting documents.
- Receiving notices and correspondence related to the rezoning.

5. Signatures

I/We hereby request that the City of Wyoming amend its Zoning Map to rezone the property described above. I/We certify that the information included in this application is true and correct to the best of my/our knowledge.

Also, by signing this document we are acknowledging that we are allowing SHOW Real Estate, Brian Silvernail, to represent us in the rezoning of our property.

Owner Signature: _____ **Date:** 4-11-26

Owner Signature: Heide Kemink **Date:** 4-11-26

COMMERCIAL ALLIANCE OF REALTORS®

BUY AND SELL AGREEMENT FOR VACANT LAND

Office of Venture Real Estate Group d/b/a Show Grand Rapids Real Estate Kemink, Broker,

Byron Center (city), Michigan Phone: 616-437-1883 Fax: _____

Email: briansilvernail@gmail.com Offer Date: 4/11/2026 _____(time)

1. **Agency Disclosure.** The undersigned Buyer and Seller each acknowledge the Broker named above is acting as (choose one):
☒ Subagent of the Seller ☐ Agent of the Buyer ☐ Dual Agent (with written, informed consent of both Buyer and Seller)
☐ Other (specify): _____

2. **Buyer's Offer.** The undersigned Buyer hereby offers and agrees to purchase property located in the City of Wyoming, Kent County, Michigan, commonly known as 5126 Wilson Avenue SW, Wyoming, MI 49418,

Permanent Parcel Number 41-17-29-351-038 and legally described as follows:
Lengthy Legal in listing office.

(the "Land"), together with all fixtures and improvements situated on the Land (the "Improvements"), all of which is collectively referred to herein as the "Premises", except the following:
None

3. **Purchase Price.** The purchase price for the Property is:
[redacted]

Dollars ($[redacted]).

4. **Payment of Purchase Price and Financing.** Complete subparagraph "A" and subparagraph "B".

Terms of Payment. The purchase price shall be paid at the closing by Buyer to Seller as indicated by "X" below (mark one box or the other under this subparagraph "A").

☒ **Cash.** Buyer shall pay the full purchase price to Seller upon execution and delivery of warranty deed and performance by Seller of the closing obligations specified in this agreement.

☐ **Land Contract.** Buyer shall pay the full purchase price to Seller pursuant to the terms and conditions stated in the Commercial Alliance of REALTORS® Land Contract form, unless the parties mutually agree upon a different form of land contract, upon performance by Seller of the closing obligations specified in this Agreement. The Land Contract shall provide a down payment of $_____ and payment of the balance $_____ in _____ installments of $_____ or more, at Buyer's option, including interest at the rate of _____% per annum computed monthly, interest to start on date of closing, and first payment to become due _____ after date of closing. The entire unpaid balance will become due and payable _____ months after closing. Seller understands that consummation of the sale or transfer of the Premises shall not relieve Seller of any liability that Seller may have under the mortgage(s) to which the Premises are subject, unless otherwise agreed to by the lender or required by law or regulation.

Financing. Indicate by an "X" below which applies (mark one box or the other under this subparagraph "B").

☐ **No Financing Contingency.** Buyer's obligation to purchase the Premises is not contingent upon Buyer obtaining financing for all or any portion of the purchase price.

☐ **Financing Contingency.** Buyer's obligation to purchase the Premises is contingent upon Buyer obtaining financing for the purchase of the Premises that is acceptable to Buyer, in Buyer's sole and absolute discretion, within _____(____) calendar days of the Effective Date of this Agreement (the "Financing Contingency Period"). Buyer agrees to diligently pursue in good faith obtaining financing for the purchase of the Premises. If after making such diligent effort Buyer fails to obtain financing for the purchase of the Premises that is acceptable to Buyer within the Financing Contingency Period, then Buyer may terminate this Agreement without liability and receive a refund of any deposit by delivering a written notice of termination to Seller in accordance with this Agreement within the Financing Contingency Period. If Buyer does not deliver a written notice of termination to Seller within the Financing Contingency Period, then Buyer shall be deemed to have waived this financing contingency.

5. **Survey.** Seller shall provide Buyer with a copy of any existing survey of the Premises that Seller has in Seller's possession within five (5) days of the date of the Effective Date. In addition, (select one of the following):

☐ A new survey:
- ☒ ALTA showing all easements of record, improvements and encroachments, if any, and completed to the most current ALTA/NSPS Land Title Survey minimum requirements; or
- ☐ boundary survey with iron corner stakes and with all easements of record, improvements and encroachments, if any; or

☐ A recertified survey; or

☐ No new or recertified survey;

shall be ☒ obtained by Buyer at Buyer's expense; or ☐ provided by Seller to Buyer at Seller's expense, within Ninety Nine (99) calendar days after the title insurance commitment referenced in this Agreement has been provided by Seller to Buyer under the terms of Title Insurance paragraph contained in this Agreement. If Seller is responsible to provide a new or recertified survey under this paragraph and fails to do

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35. **SELLER'S ACCEPTANCE** Date: 4/11/26 Time: 1:47pm

The above offer is hereby accepted ☒ as written ☐ modified as follows:

By signing below, Seller acknowledges having read and authorizes delivery of this Agreement to Buyer. If this Agreement is signed by Seller without any modifications, the date Seller signs becomes the Effective Date. If this Agreement is signed by Seller subject to any modifications, Seller gives Broker above named until _____ (time) _____(date) to obtain Buyer's written acceptance of Seller's counter offer.

Seller: James Kemnik (print name of individual or entity)

Signature: _____

Its: _____ (if Seller is an entity)

Seller's Address: 5126 Wilson Ave SW Wyoming, MI 49418

Seller: Heide Kemnik (print name of individual or entity)

Signature: Heide Kemnik

Its: Owner (if Seller is an entity)

Bus. Phone: _____ Fax: _____

Email: _____

36. **BUYER'S RECEIPT OF ACCEPTANCE** Date: 4-11-2026 Time: _____

Buyer acknowledges receipt of Seller's acceptance of Buyer's offer. If Seller's acceptance of Buyer's offer was subject to a counter offer, Buyer agrees to accept the terms of the counter offer:

☐ as written (with all other terms and conditions of Buyer's offer remaining unchanged); or ☐ modified as follows:

If Buyer is accepting a counter offer from Seller as written, the date Buyer signs below becomes the Effective Date. If Buyer is accepting Seller's counter offer subject to any modifications, Buyer gives Broker above named until _____ (time) _____(date) to obtain Seller's written acceptance of Buyer's counter offer.

Buyer: WDG LLC (print name of individual or entity)

Signature: _____

Its: _____ (if Buyer is an entity)

Buyer: _____ (print name of individual or entity)

Signature: _____

Its: _____ (if Buyer is an entity)

37. **SELLER'S RECEIPT OF ACCEPTANCE** Date: _____, Time: _____

Seller acknowledges receipt of a copy of Buyer's acceptance of Seller's counter offer (if Seller made a counter offer), or Seller agrees to accept the terms of Buyer's counter offer as written. If Seller is accepting the terms of Buyer's counter offer as written, then the date Seller signs below becomes the Effective Date.

Seller: James Kemnik (print name of individual or entity)

Signature: _____

Its: _____ (if Seller is an entity)

Seller: _____ (print name of individual or entity)

Signature: _____

Its: _____ (if Seller is an entity)

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Revision Date 5/2017

Buyer's Initials Seller's Initials

CITY OF WYOMING, MICHIGAN APPLICATION FOR REZONING AND PROPERTY OWNER AUTHORIZATION

1. Property Information

- **Property Address:** 5080 Wilson Ave. SW
- **Parcel ID Number:** 41-17-29-351-035
- **Current Zoning District:** ER Estate Residential
- **Requested Zoning District:** B-1: Local Business

2. Property Owner Information

- **Name(s):** FAIRBAIRN ARVID H & KAREN J
- **Address:** 5080 Wilson Ave. SW
- **Phone:** 616-530-2359
- **Email:** akfairbairn@aol.com

3. Applicant Information (If different from owner)

- **Name:** NAP
- **Address:** NAP

4. Authorization: I/We the undersigned, are the legal owner(s) of the above referenced property. I/We authorize Brian Silvernail to prepare, submit, and act on my/our behalf regarding this Rezoning Application for B-1: Local Business. The owner recognizes that this authorization does not transfer ownership, grant development rights, or obligate the owner to sell the property. The owner(s) retain the rights to discontinue participation at any time unless otherwise stated in a separate written agreement.

This authorization includes:

- Signing and submitting rezoning application materials.
- Communicating with City Staff and Planning Officials.
- Submitting conceptual plans, narratives, or supporting documents.
- Receiving notices and correspondence related to the rezoning.

5. Signatures

I/We hereby request that the City of Wyoming amend its Zoning Map to rezone the property described above. I/We certify that the information included in this application is true and correct to the best of my/our knowledge.

Also, by signing this document we are acknowledging that we are allowing SHOW Real Estate, Brian Silvernail, to represent us in the rezoning of our property.

Owner Signature: Karen Fairbairn **Date:** 4-15-26

Owner Signature: Arvid Fairbairn **Date:** 4-15-26

COMMERCIAL ALLIANCE OF REALTORS®

BUY AND SELL AGREEMENT FOR VACANT LAND

Office of Venture Real Estate Group d/b/a Show Grand Rapids Real Estate Kemink, Broker,

Byron Center (city), Michigan Phone: 616-437-1883 Fax: _____

Email: briansilvernail@gmail.com Offer Date: 4/11/2026 _____(time)

1. **Agency Disclosure.** The undersigned Buyer and Seller each acknowledge the Broker named above is acting as (choose one):
☒ Subagent of the Seller ☐ Agent of the Buyer ☐ Dual Agent (with written, informed consent of both Buyer and Seller)
☐ Other (specify): _____

2. **Buyer's Offer.** The undersigned Buyer hereby offers and agrees to purchase property located in the City of Wyoming, Kent County, Michigan, commonly known as 5080 Wilson Avenue SW, Wyoming, MI 49418.

Permanent Parcel Number 41-17-29-351-035 and legally described as follows:
Lengthy Legal in listing office.

(the "Land"), together with all fixtures and improvements situated on the Land (the "Improvements"), all of which is collectively referred to herein as the "Premises", except the following:
None

3. **Purchase Price.** The purchase price for the Property is: [redacted]

Dollars ($[redacted]).

4. **Payment of Purchase Price and Financing.** Complete subparagraph "A" and subparagraph "B".

Terms of Payment. The purchase price shall be paid at the closing by Buyer to Seller as indicated by "X" below (mark one box or the other under this subparagraph "A").

☒ **Cash.** Buyer shall pay the full purchase price to Seller upon execution and delivery of warranty deed and performance by Seller of the closing obligations specified in this agreement.

☐ **Land Contract.** Buyer shall pay the full purchase price to Seller pursuant to the terms and conditions stated in the Commercial Alliance of REALTORS® Land Contract form, unless the parties mutually agree upon a different form of land contract, upon performance by Seller of the closing obligations specified in this Agreement. The Land Contract shall provide a down payment of $_____ and payment of the balance $_____ in _____ installments of $_____ or more, at Buyer's option, including interest at the rate of _____% per annum computed monthly, interest to start on date of closing, and first payment to become due _____ after date of closing. The entire unpaid balance will become due and payable _____ months after closing. Seller understands that consummation of the sale or transfer of the Premises shall not relieve Seller of any liability that Seller may have under the mortgage(s) to which the Premises are subject, unless otherwise agreed to by the lender or required by law or regulation.

Financing. Indicate by an "X" below which applies (mark one box or the other under this subparagraph "B").

☐ **No Financing Contingency.** Buyer's obligation to purchase the Premises is not contingent upon Buyer obtaining financing for all or any portion of the purchase price.

☐ **Financing Contingency.** Buyer's obligation to purchase the Premises is contingent upon Buyer obtaining financing for the purchase of the Premises that is acceptable to Buyer, in Buyer's sole and absolute discretion, within _____(____) calendar days of the Effective Date of this Agreement (the "Financing Contingency Period"). Buyer agrees to diligently pursue in good faith obtaining financing for the purchase of the Premises. If after making such diligent effort Buyer fails to obtain financing for the purchase of the Premises that is acceptable to Buyer within the Financing Contingency Period, then Buyer may terminate this Agreement without liability and receive a refund of any deposit by delivering a written notice of termination to Seller in accordance with this Agreement within the Financing Contingency Period. If Buyer does not deliver a written notice of termination to Seller within the Financing Contingency Period, then Buyer shall be deemed to have waived this financing contingency.

5. **Survey.** Seller shall provide Buyer with a copy of any existing survey of the Premises that Seller has in Seller's possession within five (5) days of the date of the Effective Date. In addition, (select one of the following):

☐ A new survey:
- ☒ ALTA showing all easements of record, improvements and encroachments, if any, and completed to the most current ALTA/NSPS Land Title Survey minimum requirements; or
- ☐ boundary survey with iron corner stakes and with all easements of record, improvements and encroachments, if any; or

☐ A recertified survey; or

☐ No new or recertified survey;

shall be ☒ obtained by Buyer at Buyer's expense; or ☐ provided by Seller to Buyer at Seller's expense, within Ninety Nine (99) calendar days after the title insurance commitment referenced in this Agreement has been provided by Seller to Buyer under the terms of Title Insurance paragraph contained in this Agreement. If Seller is responsible to provide a new or recertified survey under this paragraph and fails to do

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35. **SELLER'S ACCEPTANCE** Date: 4-15-26 Time: _____

The above offer is hereby accepted ☒ as written ☐ modified as follows:

By signing below, Seller acknowledges having read and authorizes delivery of this Agreement to Buyer. If this Agreement is signed by Seller without any modifications, the date Seller signs becomes the Effective Date. If this Agreement is signed by Seller subject to any modifications, Seller gives Broker above named until N/A (time) N/A (date) to obtain Buyer's written acceptance of Seller's counter offer.

Seller: Arvid Fairbairn (print name of individual or entity)
Signature: Arvid Fairbairn
Its: CO-OWNER (if Seller is an entity)
Seller's Address: 5080 WILSON SW Wyoming, MI 49418

Seller: Karen Fairbairn (print name of individual or entity)
Signature: Karen Fairbairn
Its: CO-OWNER (if Seller is an entity)
Bus. Phone: 616-530-2359 Fax: _____
Email: gkfairbairn@aol.com

36. **BUYER'S RECEIPT OF ACCEPTANCE** Date: _____ Time: _____

Buyer acknowledges receipt of Seller's acceptance of Buyer's offer. If Seller's acceptance of Buyer's offer was subject to a counter offer, Buyer agrees to accept the terms of the counter offer:

☒ as written (with all other terms and conditions of Buyer's offer remaining unchanged); or ☐ modified as follows:

If Buyer is accepting a counter offer from Seller as written, the date Buyer signs below becomes the Effective Date. If Buyer is accepting Seller's counter offer subject to any modifications, Buyer gives Broker above named until N/A (time) N/A (date) to obtain Seller's written acceptance of Buyer's counter offer.

Buyer: James J Kennik (print name of individual or entity)
Signature: _____
Its: _____ (if Buyer is an entity)

Buyer: _____ (print name of individual or entity)
Signature: _____
Its: _____ (if Buyer is an entity)

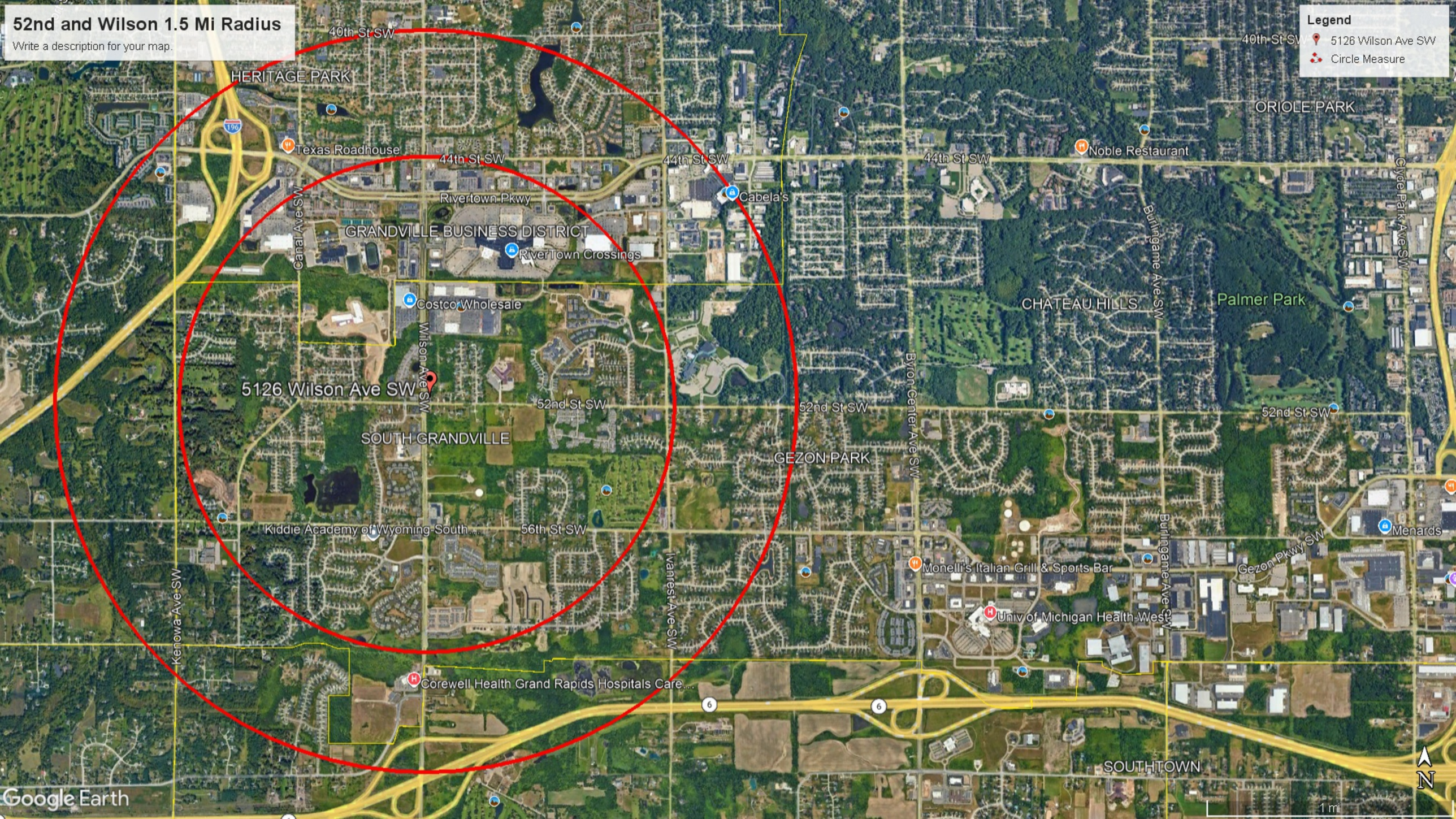
37. **SELLER'S RECEIPT OF ACCEPTANCE** Date: _____ Time: _____

Seller acknowledges receipt of a copy of Buyer's acceptance of Seller's counter offer (if Seller made a counter offer), or Seller agrees to accept the terms of Buyer's counter offer as written. If Seller is accepting the terms of Buyer's counter offer as written, then the date Seller signs below becomes the Effective Date.

Seller: Arvid Fairbairn (print name of individual or entity)
Signature: _____
Its: CO-OWNER (if Seller is an entity)

Seller: Karen Fairbairn (print name of individual or entity) KF
Signature: Karen Fairbairn
Its: CO-OWNER (if Seller is an entity)

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52nd and Wilson 1.5 Mi Radius
Write a description for your map.
Legend
5126 Wilson Ave SW
Circle Measure
40th St SW
HERITAGE PARK
Texas Roadhouse
44th St SW
Rivertown Pkwy
Canal Ave SW
GRANDVILLE BUSINESS DISTRICT
RiverTown Crossings
Cabela's
Noble Restaurant
ORIOLE PARK
Burlingame Ave SW
Cycle Park Ave SW
Costco Wholesale
Wilson Ave SW
5126 Wilson Ave SW
CHATEAU HILLS
Palmer Park
52nd St SW
SOUTH GRANDVILLE
Byron Center Ave SW
GEZON PARK
Kiddie Academy of Wyoming South...
56th St SW
Ivanrest Ave SW
Menards
Gezon Pkwy SW
Monelli's Italian Grill & Sports Bar
Univ of Michigan Health-West
Kenowa Ave SW
Corewell Health Grand Rapids Hospitals Care...
SOUTHTOWN
Google Earth
1 mi
N

SHOW
GRAND RAPIDS
REAL ESTATE

Neighborhood Meeting	Tuesday	04/14/2026
Name	Address	
Jim & Heide Kemink	5126 Wilson Wyoming	
DOUG Hoekstra	2974 VICKY DR SW	
KYLE + ASHLEY KEPLER	5134 Amanda WYO	
Dean Bertrompas	5060 Wilson Ave SW. W.	

SHOW
GRAND RAPIDS
REAL ESTATE

Neighborhood Meeting	Tuesday	04/14/2026
Name	Address	
Nichole Hobbes	5154 WILSON AVE	
Kevin Loomans	5140 WILSON AVE	
Tammi Loomans	5140 WILSON AVE	
Gene Fitzgerald	5010 W. I Ser	
Mark Kocsis	5125 Alexandria Dr.	

SHOW
GRAND RAPIDS
REAL ESTATE

Neighborhood Meeting	Tuesday	04/14/2026
Name		Address
Kevin Haynes J ✓		3945 52nd st Wyo.
Toni Haynes		3945 52nd st Wyo
Cindy Drenth		5137 Alexandria Dr. Wyom
R Robinson		5030 Amanda Dr Wyo
L Robinson		530 Amanda Dr Wyo
- Carissa Bakker	5139	Amanda Dr., Wyoming
- Pete VanGessel		Amanda Dr.
Connie Boss		4461 Sugarbush ct Wyo ??
Tom Mitchell	5138	Alexandria Dr
Tom VanOpstall	5073	Amanda Dr
Randy & Barb Squires		4565 Valleyridge Ave
Richard Knust		5085 Amanda DR
- Laureen Robinson		5030 Amanda Dr. SW Wyo.
Janet Knust		5085 Amanda Dr SW
Bruce Kronstop		3988 52nd.
- Mike & Cheri Becker	5090	Alexandria Dr.

4/14/26 Meeting Minutes: Grandview Elementary

Brian opened up the meeting by talking a little bit about the development and why we were having this meeting. He stated that each person will be able to come up and talk by stating their name and their address and then they will get three minutes to speak.

(5073 Amanda): Are all the companies for sure? Brian answered no but Culver's and Trader Joe's said yes verbally. No true commitment and there is nothing signed.

Vanguessel: before we get started, can you give us the layout of how this all came about and the reasoning of why. This seems to be better before each of us just start making statements. Young lady with the 4 kids: She voiced concerns about the traffic in close proximity to her house. She mentioned the lower resale value, her backyard view, even though she has trees she will still be able to see the buildings through the trees. She's also concerned about safety as she has small children at home.

Couple from Amanda Drive: the woman spoke about how they built the house a long time ago, and they were there when the mall opened. She said shoplifters were coming into the yard. She also mentioned hearing all the noises of the fast food restaurants if they were to be built directly behind her house. She also mentioned the echoing from the berms. She said to put this development away from our schools, put it anywhere else. She also mentioned the traffic that is going to cause. She also talked about the flyer…

5132 Amanda: 20 years ago when we moved in, they promised us no fast food. This person said they respected the idea of the development but it is not fair because they are locked into their houses. Also, there is no guarantee that the berm will even be made.

Couple from Amanda Drive: They asked Brian to clarify what it would be zoned to. Brian responded and said we want it to be businesses. They said the flyer is not fair for people outside of our area to vote. The people that are able to vote should only be in our close Proximity.

Older lady in burgundy tshirt (5165): She stated there needs to be lots of trees because she does not want to see all of the buildings and they're also might need to be off Fence.
Michael from Alexandria Dr: he talked about the increase of noise, the additional lighting, the smells, the smells from people, smoking, loss of wildlife homes as he likes deer in his backyard, lay hours, and sewage issues.

Couple from Amanda Drive: He said what goes to show that this won't be a gas station five years down the road. There are way too many vacant lots ready in the city of Wyoming. What if all of these businesses fail, and they choose to turn it into a gas station. Brian mentioned that the B1 zoning could not be a gas station. But they complained that at some point the B one is

just a start of what it could be later on down the road. They also talked about putting these businesses in the class that are already vacant.

Lily from the SE corner of 52nd and Wilson: She got up to defend Brian. It was getting a bit out of control. She said we should make sure that everyone has a chance to speak first before other people jump in.

5073 Amanda: this person complained about the noise, the smell, the additional traffic, pollution. They mentioned that it is too close to our homes. He also asked to show a raise of hands of how many people were for it and then ask people that were against it to raise their hand. There were 13 people out of the 29 that raise their hand to be against it. Some people noted that community members had already left the meeting at this point.

SE corner of 52nd and Wilson: he spoke to people about a road behind the building has to be there because of the fire code. He also said that delivery trucks will have to go in the back because. You have never seen a delivery truck delivered to the front store.

Gene: he said in 1999. He bought his house because he knew it was going to go commercial. He is a licensed realtor. He defended Bryan by saying that Brian is trying to come up with solution so give him a break. He wants to make this work and try to come together to find a solution that fits everyone. He also mentioned that him and his dad have 28 acres of land on 52nd St. that are going to be developed into multi units.

5125 Alexandria: He asked why they are skipping the area where Jean lives. They should start closest to the other commercial areas such as the dentist in Home Depot. Now we will get tractor trailers where we never had tractor trailers drive down 52nd St.
Couple from Amanda Drive: she repeated herself about all the things she already complained about. She just wants it to be left in the neighborhood. Even build new homes on it.
Lily from the SE corner of 52nd and Wilson: She understands everyone's concerns. She mentioned that everywhere is growing. It's important to keep up with the times. We all know that at some point these last were going to be commercial.

Blue Shirt: What does this have to do with the value of our properties? Brian responded with studies that show it does not decrease the value using Claude, AI. Everyone was questioning where he got this information from. Bryan also mentioned that it adds conveniences and reduced drive time.

Ashley Holler: she wanted to know the resources that Brian was using.
Couple from Amanda Drive: she continued with her husband reading data on the property value using AI. they found contradicting data from what Brian was reading.

Brian: He understands everyone's concerns. He also talked about the many approval steps that are going to take and that it will be a long process. He mentioned that none of this could actually happen until all these approval steps are complete from the city.

SE corner of 52nd and Wilson: he asked where would the storm rotter run off?. Brian said there is a plan for that.

Gene: he mentioned again, the conveniences of having these businesses right around the corner from the property owners. Talking about the convenience of having Home Depot in your Backyard.

Couple from Amanda Drive: he mentioned that he is going to fight this every step of the way. When they built their house, the plan that the city had said no fast food, and now Wyoming is going back on his word. He said this was not personal towards the property owners, but he does not agree with this, especially since the city told him something different.

Brian: Ryan used AI to list all of the top 10 major complaints that a development of businesses would cause versus a residential area.

Blue shirt: he stated that the development will not happen because all of the businesses are too big to fit in this lot. There are not enough parking spaces for Trader Joe's, there will be people lining up down 52nd St. to get into Chick-fil-A. He said the space is not there to accommodate all of those businesses. Brian responded, saying that the exact blueprint of these businesses from different areas in the state were placed perfectly in this lot. These are the actual sizes of these businesses.

Those who spoke: (Couldn't keep track of who said what.)

Pete Van Gessel	5151 Amanda Dr. SW
Carissa Bakker	5139 Amanda Dr. SW
Laureen Robinson	5030 Amanda Dr. SW
Randy Robinson	5030 Amanda Dr. SW
Janet Knust	5085 Amanda Dr. SW
Mike Becker	5090 Alexandria Dr. SW
Ashley Kepler	5132 Amanda Dr. SW
Lily Krouskop	5835 Bethanne Dr.SW
Bruce Krouskop	5835 Bethanne Dr.SW
Tom Van Opstall	5073 Amanda Dr. SW
Gene Fitzgerald	5010 Wilson Ave. SW
Mark Kocsis	5125 Alexandria Dr. SW
Connie Boss	4461 Sugar Bush Ct.

:sHow:

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Neighborhood Meeting **Wednesday** **04/15/2026**

Name	Address	SUPPORT PROJECT?. YES	NO
Petra Potzell	3517 Rifle River St SW		
Jan Rosochacki	3687 Wentworth Dr SW	X	
Elaine Vandermeulen	4186 Del Mar Village Dr SW		X
Barbara Terrell	4129 Del Mar Village Dr		
Pam Mclenithan	3566 Evan Brooke P.S.W.		
Phillis LANDRUM	5212 Fawn Creek Dr SW		
Judy Warner	3579 Evan Brooke Dr	X	
Peter Larsen	5475 ALBEIGHT		
Bob Fuller	3511 Pleasant River St		
[illegible]	4204 Brookcrest Dr SW		X
Suzanne Wiegert	Bend St. Wyoming, MI SW.		
Beth Vanderheen	5341 McCormick		
WALTER RASMUSSEN	4345 52nd St SW		X
Lenore Meyers	4190 52nd SW		XX
Ben Orange	5305 Applewood Dr		X
PATRICK DUNN	5058 HOMESTEAD CT SW		X
Kevin Galligan			X
Rich Knust	5085 Amanda Dr SW		
Janet Knust	" " "		
Mike Pavlak	4503 Rumsey		X
MATT RIZZO	4305 52nd St SW		
Jordan Olstadt	5073 Amanda		X
Kyrill Kiely	4181 56th St SW	X	
RAMON CRUZ	5163 Amanda dr	X	
Mack + Cindy Opdroff	5139 Windcrest		
Heather Wade	4920 Polar River Ave SW		X
Jay Collings	4218 Delmar Ct SW	X	
Lil Collings	↓	X	
Melissa Sheldon	4693 60th St SW.		X

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Neighborhood Meeting Wednesday **04/15/2026**

Name	Address	SUPPORT PROJECT? YES	NO
CHRIS BOVIA	4265 52nd St Wyoming 49418		
Larry Bovia	4265 52nd St Wyoming 49418		
DAVE & MARY DOUMA	3852 52nd St SW Wyo. 49418		
JANICE Sergeades	5189 HArbor House Ln. 204	✓	
Barb Post	5340 WILSON AVE SW GRANDVILLE		
DENNIS POST	5340 WILSON AVE SW GRANDVILLE		
KEN Howell	3550 WATER WALK SW Wyoming		
Cathy Gallagher	3475 Water Walk Dr SW Wyoming		
Becky Sommerdyke	3563 Yukon Drive, Grandville 49418		X
* Randy Timmer	4557 Red Maple Dr. Wyo.	X	
Karen Slaby	4204 Brookcrest Dr SW, Wyo.		
Nick Baldeel	5139 Amanda Dr. SW, Wyoming, MI 49418		X
Randy Van Alstyne	5271 McCormick Dr. SW Wyo MI 49418		
Alex Brunick	3932 Hillock St Apt 5 Wyoming MI 49418		
Jessica Day	"		
Nancy Radcliff	5823 Sage River Ct 49418		
MATT BOUMA	4225 Del Mar Dr SW 49418		X
Norma Gail Meyer	5173 Salma River		X
Grace Ondrisek	3383 52nd SW.		
Beth Hollander	5017 Tanana Rive 49418		✓
Kiara Gearing	3565 Belgain court wyoming, 49418	✓	
Dan Heidenga	4728 Albright CT 49418	?	?
Jim & Kathy Hodge	5160 Windcrest CT SW 49418		X
* Dorothy Zietsma	5138 Canal		
	1000 36th St SW		
* Bridget Rockwell	5410 Thornapple Woods Dr SW		X
Debbie & Hallo	5137 Windcrest CT SW	X	
Mary Connelly	4487 Penny Ln. SW 49418		X
Jacob Sterling	3410 Copper River Ave SW Wy. MI 49418		X

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Neighborhood Meeting **Wednesday** **04/15/2026**

Name	Address	SUPPORT PROJECT? YES	NO
K. TURLINGTON	3476 WATER WALK S.W. WYO.		
Lynn Dempkey	3263 52nd St SW 49418		
Mike & Karen Francois	4005 Burlingame Ave SW 49509		
LaVonne Van Dine	4130 52nd St S.W. 49418		
Nancy Corvers	4481 Grand Ridge CT SW 49418		
Karen Homer	5273 Riverglen dr SW 49418		
V. Timmerman	3455 Evans Brooke Dr SW 49418		
Marge Wiggins	5215 Rumpfglen SW	?	
Char Fuller	3511 Pleasant River		
GERALD MORFORD	3563 EVANBROOKE DR SW 49418	?	
Ted Howerzyl	3522 River Walk Dr. SW,		
Taylor Schwen	4535 Grand Ridge Ct. SW 49418		
Alex Schwen	"		
Doris Rasmussen	9 .f4i 52nd St SW. 49418		I
Jim Meyers	4190 52nd ST SW 49418		X
~~NORM~~			
BILL FOSTER	5655 CHAROLAIS DR. SW WYOMING 49418	✓	
Bruce Jerke Byler	3526 Pleasant River St SW		X
BOB MARTIN	3512 RIFLE RIVERS SW		X
Vanessa the Mutka	4724 River Birch Ln SW. wyoming MI 49418	✓	
Mark & Sulema Kiekintveld	3664 Clarey Drive SW	✓	
Richard Gnetz	4181-56th SW wyoming	✓	
JOHN VAN ENK	3526 EVAN BROOKE wyoming		X
Julian Edward	1736 Granite Dr SW 49519		
Kate & George Hallebach	5446 Albright Ave SW 49418	XX	
Carol Rudlaff	3420 52nd St SW 49418		X
Naomi Moon	3629 56th ST SW 49418 ?		

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Neighborhood Meeting	Wednesday	04/15/2026	SUPPORT PROJECT?	
Name	**Address**		**YES**	**NO**
Sherry Olsen	5043 Canal Ave SW, Wyoming			X

Meeting minutes of 04/15/2026
Wilson Ave and 52nd SW Development

4/15/26 -Brian: Ryan welcomed everyone and he introduced the families whose properties are up for sale. He said a prayer and read the norms and standards of the meeting to be respectful and each person get three minutes to talk. If there is more time available he would then invite you to come back up again. Brian showed their presentation and talked about how people are invited to come to the public city council meeting at the city on May 19. When people come up to give their speech, they need to state their name and address. Brian said that the goal for these families is to sell their homes for commercial value. They are working with Excel engineering and what he presented was just the concept plan. Culver's is a yes, and that we've received calls from Trader Joe's and they are interested. Chick-fil-A is also interested and they all want the Wilson Avenue frontage. In the back, he mentioned building a coffee shop, or a dentist office. Other potential companies might be harvest health, vitamin Shoppe, Pet Supply. He addressed a question from the previous night about why we aren't using the mall instead of building more buildings since part of it is vacant. He mentioned that Rivertown is a regional mall and that is different. What we are doing is a neighborhood shopping center, which is based on convenience. Those uses are different from a regional mall. What we are doing is to serve people with daily needs and within a few miles. Trader Joe's on 28th St., you have to drive to another community to get out there. He talked more about the convenience of having the shopping center. He said that there are no immediate entrances for each of the businesses. There is one location to enter an exit on each Wilson and 52nd. Soccer moms don't live by Rogers Plaza. They live in this community and they go to this school. Ryan explained that we are looking to do a B – one rezoning and then a site plan process through the city which requires approval. None of this is ready to go right now other than the approval process. He addressed concerns about the heavy traffic stating the new Popeyes in Jenison was really busy for the first week and then it died off. He thinks that's what will happen here. He noted that the drawings were based on the Standell Culver's and the Trader Joe from South Bend. He said that this meeting is just trying to gauge the interest in the community to put in this property. He showed on the drawing that the bottom half of the drawing is already commercial and the top half is a suburban residential that needs to be re-zoned. 4265 52nd st: He's against. There is going to be too much traffic and he asked Brian what the solution for this. He also does not like the fact that there are chain restaurants. He mentioned that the community is not the people that go to these local stores if this place were to be built. It would be all people from other communities that would come into ours. Heidi: she talked about how she moved in 40 years ago and she had a farm behind her house and then Alexandria was added, then the school was added, then the city asked to wide in the road. They also took the front of their yard and took lots of trees. Then most recently they added 192 apartments across the street. Brian: he responded that this development would brings in 800 to 1200 trips a day which is already happening. It would just be in our community. He talked about the 207 units that are being built across the street from Grandview Elementary, which will create a couple of thousand trips. He said there will need to be additional roadways added to make them successful. 5137 Windcrest: they asked a question stating Will 502nd turn into four lanes from Wilson all the way to Canal?

The traffic is a huge concern. She asked about when the rezoning will actually happen. Also, her friend from Hudsonville said they would be coming to the Trader Joe's and she mentioned that it was gonna bring traffic from far away. There are also a lot of new drivers with the high school around and that is also a concern. Brian: I/we do not have an impact on road improvements and that people from Hudsonville already come to Costco so that's not new traffic. 3410 Copper River: they said respect to all the families that are trying to sell their properties. This concerns: can you estimate the impact on the outside communities and how many people actually come in? Chain restaurants prices are rising, so people are not even going out to eat, including his family. There is no need for another story. We already have Meyer, family, fair, Costco, target. he also mentioned about not having an entrance on 52nd and adding an entrance down by Home Depot. Brian: he mentioned that he would have to do some research to get an estimate on how many people are coming from outside communities. Cannot do the Home Depot entrance because that side of the property is not going in for rezoning and is not part of the project. 4507 Red Maple: he is a former principal and on the school board. He is excited for this because of the convenience that he needs us being older. He said people used to complain about always having to drive to Kentwood to get fast food or grocery shops. He was also around when they added the high school and the new drivers were around, he thought that everything was blended together well. 3566 Evanbrooke: 207 homes across the street at Grandview Elementary and is concerned about the traffic. She mentioned that 52nd St. will not be widened. She also mentioned that the entrance to the new businesses are too close to the light. She said that Wyoming is already overbuilt and she is frustrated with Wyoming not addressing the problem. Her biggest concerns are traffic and safety. She mentioned the high speed limits in the school zones as well. 4265 52nd: she mentioned that we are saying a lot of what we "don't" know. With the amount of new people coming in there are going to be more crashes, more congestion. Our biggest concern is the safety in that Wyoming is not a walkable city. The speed limits are too high and too fast in the school zones. They don't go to 28th St. because there's too many people and it's too busy so we avoid it. And we don't want that to happen in our community. Brian: he clarified that they are not adding 800 more trips, but it is already happening and now they will not have to go out of the community to get what they need at the store at the new property. 5139 Amanda: he mentioned the new six retailers are gonna be put on 52nd/Wilson. He said Bryan mentioned quality commercial development. He said the presentation is not showing quality. He mentioned that businesses decrease property values. They also bring noise and odor. He said to respect their property owners. How do we ensure that there are quality businesses coming in? He said why not turn it into a RO – one which is a dentist or financial planner type of business? Brian: He asks what is your definition of quality? He said show up to the site plan and you will be able to see who the developer is to make your suggestion. 5410 Thoroughbred: she wanted to know where Bryan got his sources from on the traffic. She mentioned that she was at the last council meeting, and that the city of Wyoming said there were no traffic studies done and so she told him that his sources must be from AI. 3475 ___: She asked if you were able to send additional comments to the city. Her concern also is the high traffic. She said there's nothing motivating her to say yes. She said she respects the property owners. 5655 Charlemagne Drive: mention that they have been living there for 15 years and watch them all fall apart and people starting to move out. He does not like driving to 28th St. so he is excited for the new development. But he is concerned about the high traffic. He

mentioned that if you've ever walked around Chick-fil-A for Culver's, they do not bring off any weird smells. He wants the city to have a draw to be more lively and exciting. Brian: he read some facts about why Chick-fil-A does not have an odor outside of their business. 4487 Penny Lane: she's been living there for 28 years. Her concern is that the area is being overbuilt with commercial businesses. She mentioned to just find an already zoned property, maybe take the Macy's in the mall, tear that part down and build the Trader Joe's there. 3455____: she mentioned that this city is supposed to be a place for walking and we are supposed to be able to walk to this new development, but there are not enough sidewalks in Wyoming. She's very frustrated with Wyoming. She is a former teacher and she says with too many kids in the school, they lose the quality of education. She was referencing the 207 units being added across the street from the elementary school. 3526 Everbrook: he lives in the villas in Rivertown. He has seen the significant changes in the traffic and a lot of people are not using 44th St. They need to have more sidewalks. He was inquiring if the city has a limit of people living in a certain square mile. There are a ton of more apartments and no green space. Brian: he mentioned that much of the revenue that will be brought in from the businesses that much of it goes back into the schools. If we build homes, there is a negative revenue. 5375 Applewood: It's great to address our concerns here, but we really need to remember what is most important and is who we put in Office and who makes the decisions in Wyoming. Make sure you are voting for the right people. Brian: something about $27 million-$47 million in revenue where most of it goes to schools 5138 Canal: she has lived by the three-way stop since 1989. She is concerned that no one stops at those stop signs and there's new kids driving and buses all the time going through there. She also was wondering if the three small businesses in the back of the property be taken out so it does not go up against people's homes. She also mentioned she does not want any more chain restaurants and bringing in local businesses such as a local donut shop. 3550 Waterwalk: he was clarifying that the zoning is separate from the site plan. And asking if the site plan is for the May meeting? Brian: no the site plan is for something further down the line. What we are doing now is trying to seek approval on the zoning and what we have. Here is just a concept plan not a site plan. Brian: closed the meeting.

People who talked:

Larry Bovia	4265 52nd St. SW
Chris Bovia	4265 52nd St. SW
Heide Kemink	5126 Wilson Ave. SW
Debbie O'Halla	5137 Windcrest Court SW
Jacob Sterling	3410 Copper River SW
Randy Remenap	4507 Red Maple Dr. SW
Pam Mc Lenithan	3566 Evan Brooke Dr. SW
Nick Bakker	5139 Amanda Dr. SW
Bridget Rockwell	5410 Thoroughbred Dr. SW
Cathy Gallagher	3475 Waterwalk Dr. SW

Bill Foster	5655 Charolais Dr. SW
Mary Connelly	4487 Penny Ln. SW
Viginia Tummelson	3455 Evan Brooke Dr. SW
John Van Enk	3526 Evan Brooke Dr. SW
Ben Orange	5305 Applewood Dr. SW
Dorothy Dzieryc	5138 Canal Ave. SW
Ken Howell	3550 Waterwalk Dr.sw.

Column 10	Timestamp	First and Last Name	Street Address	City	ZIP Code	Phone Number	I support this p	I do not support t	Please add additional comments or suggestions
1	4/7/2026 13:33:36	Kevin Haynes Jr	3945 52nd St SW	Wyoming	49418		Yes, I support		
2	4/7/2026 16:33:57	Heide Kemink	5126 Wilson Ave. SW	Wyoming	49418	6164300689	Yes, I support		Bring it on
3	4/7/2026 18:39:22	James Keminnk	5126 Wilson Ave. SW	Wyoming	49418	6163408311	Yes, I support		
4	4/7/2026 18:46:54	Toni Haynes	3945 52nd st	Wyoming	49418		Yes, I support		
5	4/8/2026 10:19:11	Mary VandeWater	5459 Quest Dr	Wyoming	49418	616-260-1648	Yes, I support		Trader Joe's, Chick-fil-A, and culvers would be awesome. I don't think you'd want a daycare on a busy corner.
6	4/8/2026 10:39:26	Barbara Webster	5305 River Flow Ave SW	Wyoming	49418	6168225501	Yes, I support		Sounds like a worthwhile development for our area. Useful to a lot of people.
7	4/8/2026 11:09:17	Charles Dyer	5155 Windybrook Dr. SW.	Wyoming	49418		Yes, I support		
8	4/8/2026 11:51:02	Robert Lynema	5481 Albright Ave SW	Grandville	49418	6168225330	Yes, I support		
9	4/8/2026 12:30:50	Violet Snyder	3460, Evan Brooke Dr SW	Wyoming	49418	6165344117		I do not support t	That corner and 52nd street cannot support that kind of traffic those businesses would bring.
10	4/8/2026 12:47:59	Keegan McCready	5804 Sage River Court SW	Wyoming	49418	6164374188	Yes, I support		
11	4/8/2026 13:05:54	Jena Gasworth	4687 Rivera Ct SW	Wyoming	49418	2487657511	Yes, I support		Please bring Trader Joe's!!!!!!!!!!
12	4/8/2026 13:10:05	Randy Remenap	4507 Red Maple Dr Sw	WYoming	49418	6165167500	Yes, I support		Overwhelming support!!!
13	4/8/2026 13:14:27	Janice Sergides	5189 Harbor House lane	GRANDVILLE	49418	9176749792	Yes, I support		
14	4/8/2026 13:16:55	Victoria Aguilar	4684 60th St SW	Wyoming	49418	2186406546	Yes, I support		
15	4/8/2026 13:21:43	Eric Kirby	5825 Furlong Ct NE	Belmont	49306		Yes, I support		
16	4/8/2026 13:31:04	James Reed	5244 Fawn Creek Dr SW	Wyoming	49418		Yes, I support		Isn't that the Northeast corner?
17	4/8/2026 13:37:51	Gaurav Sharma	5427 Rivertown CIR SW	Wyoming	49418	6163083397	Yes, I support		
18	4/8/2026 13:52:35	Kristine Denning	4676 Rivera Ct SW	Wyoming	49418		Yes, I support		
19	4/8/2026 14:00:58	Nicole M	3350 Copper River Ave Sw	Wyoming	49418	6162992065	Yes, I support		
20	4/8/2026 14:01:30	Glen Mast	3350 Copper River Ave Sw	Wyoming	49418	6162140883	Yes, I support		
21	4/8/2026 14:13:23	Joyce Rehfeld	3555 Copper Ridge Ave SW	Wyoming	49418		Yes, I support		
22	4/8/2026 14:56:59	Ron Susick	5161 alexandria dr sw	Wyoming	49418			I do not support t	This area is already congested enough with more shopping available than homes and you want to remove homes that have been here for decades for boutique shops.
23	4/8/2026 14:57:18	Nancy Kooyers	4154 Del Mar Village Dr SW	Wyoming	49418	4129966121	Yes, I support		
24	4/8/2026 14:58:06	David G Kooyers	4154 Del Mar Village Dr SW	Wyoming	49418	4129966120	Yes, I support		Would love having Trader Joe's and Culver's in my neighborhood!
25	4/8/2026 15:45:52	Cynthia Dill	4253 Limousin Ct SW	Wyoming	49418		Yes, I support		
26	4/8/2026 16:02:08	Lisa Curtis	5065 Red River Ave SW	Wyoming	49418	6165815585	Yes, I support		This would be amazing!
27	4/8/2026 16:12:13	jennifer bacon	4211 Ayrshire Dr SW	Wyoming	49418	6164504017	Yes, I support		
28	4/8/2026 16:12:51	jennifer bacon	4211 Ayrshire Dr SW	Wyoming	49418	6164504917	Yes, I support		
29	4/8/2026 16:15:00	Renee Cramer	5584 Quest Dr SW	Wyoming	49418		Yes, I support		
30	4/8/2026 16:20:50	Pam Westcott	5687 Hickory Ridge SW	Wyoming	49418	6164585843	Yes, I support		Excited
31	4/8/2026 16:21:26	Brittany Mellendorf	4712 56th St SW	Wyoming	49418		Yes, I support		
32	4/8/2026 16:24:35	Duane Duba	4049 rivertown ln sw	Wyoming	49418			I do not support t	There is no need for it. Just making more traffic
33	4/8/2026 16:27:54	lauren ross	3826 bend st sw	wyoming	49418	5862061151	Yes, I support		

Column 10	Timestamp	First and Last Name	Street Address	City	ZIP Code	Phone Number	I support this p	I do not support t	Please add additional comments or suggestions
34	4/8/2026 16:30:27	Jacob Bement	4474 Glory Way SW	Wyoming	49418	6164069300		I do not support t	The J&H Marathon was the only (non-housing) addition to Wilson between M6 and Rivertown that's I feel has been warranted, and the construction of the massive retirement complex in front of Del Mar is my breaking point. I understand the potential merits of bringing more revenue to our corner of the Grandville-Wyoming area, but at some point all these new additions feel more like development for the sake of development. Are these creature comforts nice? Sure. But do we NEED them? I don't think so. There are a few spaces that could fit these additions out closer to Rivertown Parkway, and while I don't know what that land is zoned for, they would certainly be a better fit for these businesses than Wilson/52nd. I'd like to avoid increasing the congestion of our roadways before it becomes a problem rather than after the fact.
35	4/8/2026 16:38:48	sybil gretz	4181 56th st sw	wyoming	49418	616 250 4821	Yes, I support		Would love a Trader Joe's and Culvers
36	4/8/2026 17:00:58	Sheryl Sprague	4158 Del Mar Village Dr SW	Grandville	49418	6164819557	Yes, I support		YES please!!!
37	4/8/2026 17:01:32	Nathan Haag	3346 Snake River St SW	Wyoming	49418		Yes, I support		
38	4/8/2026 17:07:12	Mark Kocsis	5125 Alexandria Drive, SW	Wyoming	49418			I do not support t	This is not the proper location for this type of development. It's right next to a well established residential neighborhood and would be a detriment to the surrounding area.
39	4/8/2026 17:14:12	Lori Perez	4340 Windcrest Avenue Sout	Wyoming	49418	6168130942	Yes, I support		Trader Joe's would be awesome
40	4/8/2026 17:29:11	Dan Moore	5351 Quest Dr SW	Wyoming	49418			I do not support t	
41	4/8/2026 17:29:27	Nicholas Bakker	5139 Amanda Dr. SW	Wyoming	49418	6163076136		I do not support t	I am worried that this will negatively impact my home value and also create too much traffic congestion and noise.
42	4/8/2026 17:31:33	Janine Moore	5351 Quest Dr SW	Wyoming	49418	6162603906		I do not support t	This project will swell traffic congestion in an area not designed for this. The restaurants and grocery store will bring rodents and garbage to the area directly impacting homes and home values in the immediate vicinity. This project should be relocated to the nearly vacant Rivertown Mall property which is set up more appropriately for the traffic and away from residential areas.
43	4/8/2026 17:46:34	Kathleen Hodge	5160 Windcrest Ct SW	Wyoming	49418	6168406738		I do not support t	There are empty spaces in the mall and Macys soon to be empty and the shopping here is appalling. Work in that mall before adding more commercial buildings. How will this affect property values?
44	4/8/2026 18:04:47	Carissa Bakker	5139 Amanda Dr. SW	Wyoming	49418	6163075683		I do not support t	
45	4/8/2026 18:12:05	Lindsey Lantz	4307 del mar drive sw	Wyoming	49418	6165301788	Yes, I support		Our family would love a Trader Joe's on this side of town. We are frequent customers!
46	4/8/2026 18:24:54	Adrian Lopez-V.	5145 Harbor House Ln	Wyoming	49509	6168190595	Yes, I support		Super smart move, would definitely grow like woodland @ Kentwood did
47	4/8/2026 18:30:09	Destiney Solis	5145 Harbor house ln	Wyoming	49418	6163158304	Yes, I support		
48	4/8/2026 18:31:29	Sophia Zolnierek	5005 Maple Tree Ct	Grandville	49418	6166908156	Yes, I support		PLEASEEEEEEEEEEE
49	4/8/2026 18:33:27	Lisa Rizzo	4305 52nd St SW	Wyoming	49418	616-970-1470		I do not support t	No! There is already too much heavy traffic and speeding on 52nd!
50	4/8/2026 18:38:01	Dana Nelson	2830 Shady Oaks Ct SW	Grandville	49418		Yes, I support		
51	4/8/2026 18:44:24	Julie Geers	4283 52nd Street Southwest	Wyoming	49418	6164774849		I do not support t	
52	4/8/2026 18:46:12	Vonda Bryce	5031 Windybrook Dr SW	Wyoming	49418	6162834728	Yes, I support		
53	4/8/2026 18:49:29	Jacob sterling	3410 copper river ave sw	Wyoming	49418	6166906934		I do not support t	I live right down the street in river town park bluffs and it's hard enough to get out of our neighborhood. If you want to buy my home and help me afford another home out in the country, I would support this. Otherwise, no. Leave the corner as is. Costco is making a larger gas station, 52nd and Wilson is crazy busy already. We don't need anything else. The draw of this from everywhere else will be stupid. And be an Achilles heel to people who are neighbors to this development.
54	4/8/2026 18:52:27	Toni Fox-Cole	5156 Pinnacle DR SW	Wyoming	49519	6164469054	Yes, I support		

Column 10	Timestamp	First and Last Name	Street Address	City	ZIP Code	Phone Number	I support this p	I do not support t	Please add additional comments or suggestions
55	4/8/2026 18:54:37	Rebecca Sommerdyke	3563 Yukon Drive SW	Grandville	49418	6165314986		I do not support t	Instead of trying to jam in more businesses within an intersection so close to an elementary school, an approved new housing development and existing retail, move this proposed development further south on Wilson, closer to the M6 interchange where there is more land and much easier access.
56	4/8/2026 18:56:33	Lina Erlingis	3921 Hillock St, Apt 2	Wyoming	49418		Yes, I support		
57	4/8/2026 19:05:44	Greg Westcott	5687 Hickory Ridge Dr SW	Wyoming	49418		Yes, I support		
58	4/8/2026 19:08:02	Aliska Piper	5737 Kenstyn Dr	Grandville	49418		Yes, I support		Yes yes yes...bring more drive thrus!!! Love the convenience for my family! And Trader Joe's would do fantastic in our neighborhood!
59	4/8/2026 19:22:36	Donald Miller	3372 Hickory Ridge CT SW	Wyoming	49418	2313506813	Yes, I support		
60	4/8/2026 19:37:41	Jacob sterling	3410 copper river ave sw	Wyoming	49418	6166906934		I do not support t	Why not put it at Wilson and m6 that way it's close to the expressway and that little hub of hospital and gas station down there? If this is a community vote, you should make sure people who live in a mile radius have a heavier weight to the decision that way a Wyoming resident way up by 28th and Clyde park. This is not going to be good for the immediate community. The noise levels the traffic etc. totally not a fan and I love chick fil an and Culver's.
61	4/8/2026 19:41:54	Leslie Kempers	4097 Rivertown Ln SW	Wyoming	49418		Yes, I support		
62	4/8/2026 19:44:33	Joshua Trombley	5630 Trinity Ln SW	Grandville	49418		Yes, I support		
63	4/8/2026 19:45:20	Courtney Van Heck	3527 Yukon Drive	Grandville	49418	2489244807	Yes, I support		
64	4/8/2026 19:48:03	Glynnis Krause	5062 Canal Ave SW	Wyoming	49418	9062361839		I do not support t	
65	4/8/2026 20:05:27	Josh Crumback	5061 Amanda Dr sw	Wyoming	49418	6162603310		I do not support t	
66	4/8/2026 20:12:19	Bill Evans	3379 Kings River St.	Wyoming	49418		Yes, I support		
67	4/8/2026 20:13:02	Sophia lynema	4478 sugarbush ct	WY	49418	6162291442	Yes, I support	I do not support t	
68	4/8/2026 20:24:57	Alexander Schuen	4535 Grand Ridge Ct. SW, Wy	Wyoming	49418	6167065864			I would like to learn more about what would happen to the existing homes in that area, and make sure there isn't some dumpy dollar general going in there.
69	4/8/2026 20:30:20	Maxwell DeYoung	5049 Amanda Dr	Grandville	49418			I do not support t	
70	4/8/2026 20:34:50	Audrey Dejonge	5053 Red River Ave SW	Grandville	49418	6164221764	Yes, I support		Yes please!
71	4/8/2026 20:45:14	April Norcross	3374 Kettle River Ct SW	Wyoming	49418	2316493407	Yes, I support		I think the proposed businesses would bring phenomenal opportuniti
72	4/8/2026 20:50:35	Shane Husted	5406, Rivertown Cr SW	Wyoming	49418	6163375003	Yes, I support		
73	4/8/2026 20:51:42	Sharai Norcross	3374 Kettle River Ct SW	Wyoming	49418	6169025515	Yes, I support		
74	4/8/2026 20:59:41	Justin Daleski	4690 Jacob St SW	Wyoming	49418		Yes, I support		Propose of not a chick-fil-a as the always cause lots of traffic and backups
75	4/8/2026 21:00:06	Keara Gearing	3565 Belgian Ct SW	Wyoming	49418	6162659010	Yes, I support		
76	4/8/2026 21:01:38	Doris Rasmussen	4341 52St SW	Wyoming	49418	616-531-9274		I do not support t	
77	4/8/2026 21:05:43	Walter Rasmussen	4341 52nd St SW	Wyoming	49418	616-531-9274		I do not support t	
78	4/8/2026 21:11:32	Riley Gearing	3565 Belgain Court SW	Wyoming	49418	6163339013	Yes, I support		Can the "coffee shop" please be a 7 Brew? If not, then I am not in support of the neighborhood shopping center being built. Thank you!
79	4/8/2026 21:32:56	Patricia Wojtaszek	5436 Crooked Pine Dr	Grandville	49418	6163187854	Yes, I support		I would love to have a traders joe
80	4/8/2026 21:42:22	Anna Gregory	5054 Alexandria Dr SW	Wyoming	49418	6162278982	Yes, I support		
81	4/8/2026 21:43:35	Jenna Plewes	5394 Rivertown circle SW	Wyoming	49418	6168486380	Yes, I support		I would love to see Trader Joe's in that location.
82	4/8/2026 21:54:07	Jeri Marshall	3461 Rifle River	Wyoming	49418	6165506467	Yes, I support		I hope 52nd will support increased traffic
83	4/8/2026 22:00:14	Gary DeYoung	5049 Amanda DR SW	Wyoming	49418			I do not support t	Over development

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84	4/8/2026 22:03:13	Dan Wynia	2776 Horseshoe Dr SW	Wyoming	49418	6164015168	Yes, I support		I support this only if they widen 52nd to Clyde Park.
85	4/8/2026 22:05:32	Jamie Norcross	3374 Kettle River Ct SW	Wyoming	49418	2316493408	Yes, I support		
86	4/8/2026 22:07:41	Jackie Muske	3958 Honeyvale St	Grandville	49418	4045740671	Yes, I support		
87	4/8/2026 22:25:53	Sarah Norcross	3374 Kettle River Court South	Wyoming	49418	6169024102	Yes, I support		
88	4/8/2026 22:38:10	Kathleen Mack	3021 Sharon Ave SW	Wyoming	49519	6164502512	Yes, I support		
89	4/8/2026 22:50:23	Breann Couturier	3944 bend st.	Wyoming	49418		Yes, I support		
90	4/8/2026 22:54:53	Yelizaveta Kotlyarova	2782 Woodlake Rd	Wyoming	49519	6169306035	Yes, I support		PLEASE bring a Trader Joe's here!!!
91	4/8/2026 23:54:53	Julie VanKampen	285 Jackson st sw	Grandville	49418	6162401424		I do not support t	Meijer, Costco, Aldi, family fare, all near by. Culvers in Jenison and Bryon Center. The area can't support the mall now. Already have a liquor store on wilson and 56th. Just seems like over kill.
92	4/9/2026 6:05:51	Thuan Nguyen	5050 wilson ave sw	Wyoming	49418	61688	Yes, I support		
93	4/9/2026 6:21:28	Brenda Wenerski	5782 hickory ridge dr sw	Wyoming	49418	7087172340	Yes, I support		I support it especially Trader Joe's but this form will not let me check the support box and automatically puts the check mark in the "I don't support " box
94	4/9/2026 6:32:33	Edward Wenerski	5782 Hickory Ridge Dr SW	Wyoming	49418	708 717-1120	Yes, I support		
95	4/9/2026 6:48:12	Sheryl Cunningham	3843 Navaho St SW	Grandville	49418	6165160848	Yes, I support		
96	4/9/2026 6:48:52	Joshua Haggard	3330 cimmaron river ct sw	Wyoming	49418	6166908685		I do not support t	We need to leave neighborhoods alone. We have 5 grocery stores within a 3 mile radius. We are not a food desert. We have buildings in the mall that are empty and all around our area that can be converted into a grocery store. We dont need to demolish homes to make up a new building. Homeownership is a crisis in America. This does not help solve the issue but exacerbates it.
97	4/9/2026 7:33:54	Beth Karanicola	60 Jackson St SW	Grandville	49418	6166486586	Yes, I support		Good variety of stores, I especially like Trader Joe's for their selection of international and vegetarian options. It will bring extra traffic but also jobs to this area.
98	4/9/2026 7:34:03	Christine Tocco	3980 Costen ct	Grandville	49418	6162922011	Yes, I support		
99	4/9/2026 8:10:15	Morgan Poll	3873 41st St SW	Grandville	49418	6169163124	Yes, I support		Would love to see a Trader Joe's, Whole Foods or fresh thyme there. Something with more gluten free options that doesn't require me to drive so far
100	4/9/2026 8:22:16	Renae Beek	3808 Black Creek Drive	Hudsonville	49426	6166697552	Yes, I support		There are a lot of people in that area with special dietary needs with no stores specializing in that. It would be great to have a Trader Joe's, Fresh Thyme or Whole Foods in that area.
101	4/9/2026 8:31:12	Tyronne Cole,	5156 Pinnacle Dr SW	Wyoming	49519	6166489130	Yes, I support		
102	4/9/2026 9:24:24	Cheri Mathis	3439 Stonebluff Lane SW	Wyoming	49519	6164600062	Yes, I support		I agree with this but am concerned about the roads. Near Costco is already very concerning.
103	4/9/2026 9:34:03	Tammi Loomans	5140 Wilson Avenue SW	Grandville	49418	6164379675	Yes, I support		
104	4/9/2026 9:37:38	Evelyn G	N/A	Byron center	49315	N/a	Yes, I support		
105	4/9/2026 9:42:08	Lisa Yonker	5879 Simon Ct SW	Wyoming	49418	6163661324	Yes, I support		
106	4/9/2026 9:43:03	Liz Filush	5832 Amur Dr	Wyoming	49418	6163077642	Yes, I support		
107	4/9/2026 9:43:34	Debra Hollebeek	1662 Nagel Ave SW	Wyoming	49509	6168852022	Yes, I support		
108	4/9/2026 9:44:38	Tammy Nevins	971 Kenowa Ave SW	Byron Center	49315		Yes, I support		
109	4/9/2026 9:47:38	Ericka Aldrich	3953 Hillock st sw	Wyoming	49418	6169901992	Yes, I support		
110	4/9/2026 9:48:47	Jan Hodges	5684 Nancy Dr Sw	Wyoming	49418	6165608724	Yes, I support		
111	4/9/2026 9:51:06	Colleen Dempsey	4485 Sugarbush Ct SW	Wyoming	49418		Yes, I support		
112	4/9/2026 9:55:24	Barb Snoeyink	3496 Evan Brooke Drive	Grandville	49418	616-308-4637	Yes, I support		
113	4/9/2026 10:01:08	Aaron VanOosterhout's	9789 Wilson	Byron center	49315	6168934444	Yes, I support		
114	4/9/2026 10:11:24	Lois Hecksel	2739 Ridgecrest St. SW	Byron Center	49315	(616)240-4157	Yes, I support		

Column 10	Timestamp	First and Last Name	Street Address	City	ZIP Code	Phone Number	I support this p	I do not support t	Please add additional comments or suggestions
115	4/9/2026 10:56:53	Steve Hale	769 Port Sheldon St	Grandville	49418		Yes, I support		
116	4/9/2026 10:59:52	Brittany Dixon	3396 Snake River St SW	Wyoming	49418	2484954360	Yes, I support		
117	4/9/2026 11:21:20	Jason Miller	6551 Ivanrest Ave sW	Byron Center	49315		Yes, I support		
118	4/9/2026 11:54:40	Lori Yoder	3693 Basswood Drive SW	Grandville	49418	6164854951	Yes, I support		
119	4/9/2026 12:01:14	Brittany St Louis	3416 Cimmaron River Court S	Wyoming	49418	9709809874	Yes, I support		Would LOVE a Trader Joe's on this side
120	4/9/2026 12:01:42	George Hallenbeck	5466 Albright Ave SW	Wyoming	49418		Yes, I support		I would be so excited to have Trader Joe's so close by. They are a great retailer and I think they will help attract other great businesses to this area and further strengthen the local economy.
121	4/9/2026 12:07:31	Maslanka	Nile Dr SW	Wyoming	49418		Yes, I support		
122	4/9/2026 12:08:30	Pamela Kaman	5126 Yellowstone River Dr. SW	Grandville	49418	6165404176	Yes, I support		
123	4/9/2026 12:21:43	Elaine Hollemans	2537 Knollview St SW	Wyoming	49519		Yes, I support		
124	4/9/2026 13:27:15	susan maas	3698 Eighth Ave SW	Hudsonville	49426		Yes, I support		
125	4/9/2026 13:53:08	Alexandra Brown	4828 Stonewood River Avenu	Wyoming	49418		Yes, I support		
126	4/9/2026 13:53:24	Samantha Smith	3009 West Ave Sw	Wyoming	49519		Yes, I support		
127	4/9/2026 13:54:20	Katie Vigelius	804 Lake Dr SE	Grand Rapids	49506	2489292560	Yes, I support		
128	4/9/2026 14:08:10	Ella Curtis	5065 Red River Ave	Grandville	49418	6169305599	Yes, I support		I would especially love love love having a trader joe's near me!
129	4/9/2026 14:39:21	Sean Hawkey	5078 Alexandria Dr. SW	Wyoming	49418	3039813365	Yes, I support		I think it would be great - it might be a noise nuisance and dust/dirt nuisance to our neighborhood - which isn't a huge deal - my biggest concern is going to be traffic on 52nd - once this AND the new neighborhood development is done this will mean more traffic on 52nd - i'd like to see a potential impact and possibly plans to install some new lights to deal with the increased traffic.
130	4/9/2026 14:44:14	Michelle Henning	5065 Alexandria Dr SW	Wyoming	49418	6163791248	Yes, I support		
131	4/9/2026 14:47:24	James Barko	5014 Tanana River Ave SW	Wyoming	49418			I do not support t	This boulevard location offers limited access to accommodate increased traffic that would be generated by the Chick Fil A. It seems to me the developers would be better served by placing this closer to a 44th St. or Rivertown Parkway location. This portion of Wilson Avenue leans more towards residential and condo rather than a shopping district. Wilson Avenue at this location is not a destination Boulevard. It is a feeder into neighborhoods. This development for restaurants would be better served in a more commercial zoned area that is currently under use. I could see placing restaurant development more towards the M6 interchange at Wilson, which is bare right now.
132	4/9/2026 15:31:57	Amanda Vega	4341 Applewood Ct SW	Wyoming	49418	6163181114	Yes, I support		
133	4/9/2026 15:34:17	Tucker Reilly	3914 52nd St SW	Wyoming	49418			I do not support t	Do not support this whatsoever, leave our neighborhood alone.
134	4/9/2026 15:35:58	Shannon skiera	5284 applewood Dr sw	Wyoming	49418	2697441730	Yes, I support		
135	4/9/2026 15:54:14	Chris Czarnopys	4151 Omaha SW	Grandville	49418	616-299-9641	Yes, I support		
136	4/9/2026 16:05:28	Kara Borke	5000 Golfbury Ct SW	Wyoming	49519	616-482-7689		I do not support t	
137	4/9/2026 16:24:35	Monique Gifford	3921 Hillock St SW Apt 14	Wyoming	49418	7347874877	Yes, I support		
138	4/9/2026 16:52:19	Sheryl Winner	1125 Kinney Ave. SW	GRand Rapids	49534	6163341451	Yes, I support		I would shop Trader Joes frequently
139	4/9/2026 16:57:28	John Laser	4209 Del Mar Village Dr SW	Wyoming	49418	281-389-6463	Yes, I support		
140	4/9/2026 17:00:33	Dianne Cartwright	5066 Alexandria DR SW	Grandville	49418			I do not support t	
141	4/9/2026 17:31:18	Suzanne Simmons	4221 Abby ct sw	Wyoming	49418	7735582263	Yes, I support		

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142	4/9/2026 17:33:34	Jason Curtis	5065 Red River Ave SW	WYOMING	49418	6165810745	Yes, I support		My support is contingent on there being appropriate traffic controls, including extra lanes leading into parking lots and additional traffic lights. Every TJ's brings an enormous amount of traffic and there is considerable risk at that intersection especially with the school traffic. This needs to be suitably addressed.
143	4/9/2026 17:47:48	Aditi Kishore	5161 Harbor House Ln Apt 2(	Wyoming	49418		Yes, I support		
144	4/9/2026 17:48:48	Melissa Stoel	3772 Prairie ST SW	Grandville	49418	6163254931	Yes, I support		Great location for a Trader Joe's!
145	4/9/2026 17:54:34	Dave Harmelink	4290 Windcrest	Wyoming	49418		Yes, I support		
146	4/9/2026 18:07:17	Cindi Visco	2511 Bowenton Place	Wyoming	49519		Yes, I support		Yes to Trader Joe's over here!!!
147	4/9/2026 18:09:48	Jennifer Hughes	4187 Ayrshire Dr SW	Wyoming	49418	6168135171	Yes, I support		
148	4/9/2026 18:12:48	Jill Kubek	4137 Del Mar Village Dr. SW	Grandville	49418		Yes, I support		
149	4/9/2026 18:15:04	Ron Rodenhouse	5781 Canal ave	Wyoming	49418	6168629882		I do not support t	When there are so many vacant properties in the mall and elsewhere, why build more? Will the taxes paid be able to fund more police for the panhandle?
150	4/9/2026 18:26:17	Christopher Eslinger	5037 Brookcrest Ct SW	Wyoming	49418	6162028086	Yes, I support		
151	4/9/2026 18:37:16	Jason Gillett	3489 Danube Dr SW	Wyoming	49418	6169019659		I do not support t	We have enough of these type of restaurant and coffee locations within 10 minutes. This will make a very busy corner that is near the schools causing traffic issues and potential safety concerns.
152	4/9/2026 18:39:35	Jacob sterling	3410 copper river ave sw	Wyoming	49418	6166906934		I do not support t	Why not put Trader Joe's where Joann's fabrics used to be? It's already in existence and minimal remodeling. All done could move in by end of summer. Just put the food shops in the mall? Are we getting rid of the mall or keeping it? They just remodeled the east side of it so something tells me they are keeping it. So let's put more food more pull to the mall to make it profitable again.
153	4/9/2026 19:12:43	Ryan Kamminga	4689 56th St SW	Wyoming	49418	616-490-2670		I do not support t	Use already zone land that has empty buildings like the mall.
154	4/9/2026 19:45:49	Lindsay Keranen	4249 Del Mar Dr	Wyoming	49418	6164100714	Yes, I support		Go Green
155	4/9/2026 19:46:11	Brianna LeMerise	4249 Del Mar Drive SW	Grandville	49418	616222222222	Yes, I support		Michigan sucks
156	4/9/2026 19:46:12	Adela keranen	4249 Del Mar dr	Wyoming	49418	6163751161	Yes, I support		Would prefer Trader Joe's and coffee shop
157	4/9/2026 20:45:15	Kevin Geertman	4271 Ayrshire Dr SW	Wyoming	49418	6167275888	Yes, I support		All for Trader Joe's. Not a fan of additional fast food. Biggest concern is traffic congestion
158	4/9/2026 21:03:28	Gerry Meyer	5221 River Flow	Wyoming	49418			I do not support t	To much traffic already
159	4/9/2026 21:10:47	Makena Doxey	5559 , Albright Ave SW	Grandville	49418	6163350970	Yes, I support		
160	4/9/2026 21:41:09	Michael Worst	4639 Rushfield Drive SW	Wyoming	49418	616-291-6370	Yes, I support		I 100% support a Trader Joe's at this corner, we need one on the SW Side of GR... Would love the Coffee Shop to be a Tim Hortons (Dunkin or Biggby 2nd choices). I'm less interested in the restaurants (we have a Culver's close by in Jension/Grandville) and Chick-Fil-a brings too much constant in/out traffic.
161	4/9/2026 21:59:05	Melissa wrona	5318 McCormick Dr SW	Wyoming	49418	6162547200	Yes, I support		What about traffic
162	4/9/2026 22:02:47	Ryan Westphal	3332 Kettle River Ct	Wyoming	49418	6165165912	Yes, I support		
163	4/9/2026 23:32:33	Colin Huyck	5132 harbor house ln	Wyoming	49418	2692515786	Yes, I support		
164	4/10/2026 6:05:21	Kathy Prince	3057 Beckie Dr sW	Grandville	49418			I do not support t	
165	4/10/2026 7:41:50	Rickhollier	5103 Amanda drive	Wyoming	49418			I do not support t	
166	4/10/2026 8:01:24	Stephanie Veldhouse	5274 Crooked Pine Dr SW	Grandville	49418	6168212619	Yes, I support		
167	4/10/2026 8:24:22	Kyle Veldhouse	5274 Crooked Pine Dr SW	Wyoming	49418		Yes, I support		A Trader Joe's would be great.
168	4/10/2026 8:31:56	Erica Holt	5396 McCormick Dr Sw	Wyoming	49418	6163229223	Yes, I support		

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169	4/10/2026 8:45:26	Andrew McKellar	5374 Crooked Pine Dr SW	Wyoming	49418	2695991582		I do not support t	The addition of multiple apartment complexes over the past several years has greatly increased traffic congestion in the area and led to significant road deterioration. We do not need the additional traffic & congestion this proposed shopping center will certainly bring.
170	4/10/2026 8:58:08	Colleen Gill	5103 Amanda Drive SW	Wyoming	49418	6166447506		I do not support t	This will devalue and ruin all the properties on Amanda drive. I don' t want to be looking at a shopping center out my back door.
171	4/10/2026 9:19:11	Ben Smith	5641 Courtney Lynn Ct	Wyoming	49418	6169165841	Yes, I support		That chick-fil-a is probably going to create chaos in the parking lot though. Big thumbs up to traders joes however.
172	4/10/2026 9:32:10	Deborah O'Halla	5137 Windcrest Ct SW	Wyoming	49418			I do not support t	Increased traffic and potential crime
173	4/10/2026 9:44:41	Erica holt	5396 McCormick dr sw	Grandville	49418	5176524655	Yes, I support		
174	4/10/2026 10:25:20	Nicole Cushman	4705 Rushfield Dr SW	Wyoming	49418	6166484700	Yes, I support		
175	4/10/2026 11:19:07	Patrick Dunn	Homestead Court Sw	Wyoming	49418			I do not support t	There is no need for this development at this location. Keep the retail development along the 44th St. SW / Rivertown Parkway SW corridor - particularly with all of the excess land and space available in the failing Rivertown Mall area. If this development is allowed the traffic around the new Middle School along 52nd as well as Canal Ave will become incredibly burdensome and unsafe to the neighborhoods in that immediate area.
176	4/10/2026 11:28:15	Harry Segard	4702 Rivera Ct	Grandville	49418		Yes, I support		
177	4/10/2026 12:29:03	Kathryn Jane Greer	3372 Cimmaron River Ct SW	Grandville	49418			I do not support t	Consider the school pickup and drop off traffic already. Road widening would be required first and additional stop light(s)
178	4/10/2026 12:31:24	Jason Greer	3372 Cimmaron River Ct SW	Grandville	49418			I do not support t	
179	4/10/2026 13:23:45	Michael Allen	5127 Amanda Dr	Wyoming	49418		Yes, I support		
180	4/10/2026 13:24:18	Eric Woodfin	3572 Mohave Dr	Grandville	49418		Yes, I support		
181	4/10/2026 14:37:30	Anastasia Mucha	7093 20th Ave	Jenison	49428	2247150611	Yes, I support		Trader Joe's on this side of GR would be absolutely amazing.
182	4/10/2026 14:54:40	Annie Sullivan	3476 Danube Dr SW	Wyoming	49418		Yes, I support		
183	4/10/2026 15:28:03	David Fifield	PO Box 8634	Grand Rapids	49518		Yes, I support		I live in the Rivertown Park neighborhood and would like the listed businesses to be so close.
184	4/10/2026 16:08:28	Marlene Agle	5422 Albright Ave SW	Wyoming	49418	6164505575	Yes, I support		
185	4/10/2026 16:30:07	Autumn Ackerson	3934 Bend St SW, Apt 6	Wyoming	49418	2695326239	Yes, I support		
186	4/10/2026 16:50:40	Darlene Layle	3480 River Run st	Wyoming	49418	616-540-8100	Yes, I support		Yes I approve with all the apts and condo's in the area it is a real asset to have a Culver's and Trader Joe's great business choices
187	4/10/2026 17:04:28	Luanne DeBaar	4229 Del Mar Village Dr SW	Wyoming	49418	6163401005	Yes, I support		I support stores like Culver's and Trader Joe as well as the day care but would not want to see pot shops or fast foods like McDonald or Burger King,etc.
188	4/10/2026 17:30:01	Karen Smith	5058 Homestead Ct SW	Wyoming	49418	5172271371		I do not support t	There is no need for this development at this location. Keep the retail development along the 44th St. SW / Rivertown Parkway SW corridor - particularly with all of the excess land and space available in the failing Rivertown Mall area. If this development is allowed the traffic around the new Middle School along 52nd as well as Canal Ave will become incredibly burdensome and unsafe to the neighborhoods in that immediate area. We would love a Trader a Joe's but there are already vacant areas. Ty for you time!
189	4/10/2026 17:58:59	James Maynard	5995 Wilson Ave	Wyoming	49418	6163755660	Yes, I support		
190	4/10/2026 18:51:14	Carolyn Wright	4465 Versatile Ct SW	Grandville	49418-8774	6163408621		I do not support t	I don't want new building where homes are currently. There are several large stores in the mall that are empty. These stores could go there or those buildings could be mocked down and these new stores could be built on that land.
191	4/10/2026 22:10:45	Michelle Dammen	6550 Clover Lane	Jenison	49428	6164029847	Yes, I support		Trader Joe's would be a dream!!! Please let it be Trader Joe's!
192	4/10/2026 23:09:17	William Raterink	9350 Wilson Ave SW	Byron Center	49315-8713	616-450-3568	Yes, I support		
193	4/11/2026 7:57:04	Bedard	4438 Grand Ridge CT	Wyoming	49418	6162927118	Yes, I support		It is a the Costco validity and all the others,
194	4/11/2026 8:30:24	Amber Smith	4252 Windcrest Ave SW	Wyoming	49418	6168264101	Yes, I support		Answer dependent on current residents being rehoused by choice

Column 10	Timestamp	First and Last Name	Street Address	City	ZIP Code	Phone Number	I support this p	I do not support t	Please add additional comments or suggestions
195	4/11/2026 9:05:51	Jenna Eslinger	5037 Brookcrest Ct SW	Wyoming	49418	6104131560	Yes, I support		
196	4/11/2026 10:19:48	Heather Rector	5643 Charolais	Wyoming	49418		Yes, I support		Trader Joe's & Chick-fil-a, & 7 Brew or Zigi's would be great additions
197	4/11/2026 10:20:50	Kathryn Hallenbeck	5466 Albright Ave SW	Wyoming	49418	3366762654	Yes, I support		I am beyond THRILLED about this prospect. Trader Joe's is absolutely a magnificent store. Having to travel so far to the closest one can be difficult. I would love to have one so close to home. As the area is growing, we need more retail to support more residents, and it would be nice to see more variety in those retail venues versus just yet another Family Fare or Meijer. Trader Joe's offers products that the others do not. In addition it helps with the tax base.
198	4/11/2026 11:49:20	Brenda Wenerski	5782 Hickory Ridge Dr SW	Wyoming	49418	7087172340	Yes, I support		
199	4/11/2026 11:51:03	Kevin Loomans	5140 Wilson Ave SW	Wyoming	49418	6164379670	Yes, I support		
200	4/11/2026 12:10:13	Kristina Cox	3932 Hillock St #9	Wyoming	49418	616-773-8136	Yes, I support		
201	4/11/2026 12:23:56	Melissa Doxey	5559 Albright Ave SW	Wyoming	49418	6162189584	Yes, I support		
202	4/11/2026 12:24:08	Jillian Maas	5494 McCormick Dr SW	Grandville	49418	6162923484	Yes, I support		Please!!!
203	4/11/2026 12:29:29	Tammy Ayers	5619 Nile Dr. SW	Wyoming	49418		Yes, I support		My concerns would be for traffic (and parking) and timing of lights. The timing of lights on Wilson and Byron Center Ave are awful. I am frequently stopping at every light versus traffic smoothly flowing through. It also seems you would be tearing down housing. That is a concern considering how there is a current shortage. And there is so much unused space at the mall that we are all paying high taxes from. Could that space be revitalized instead?
204	4/11/2026 13:13:13	Nimanthi Kumara	2955 Byron Center Ave SW	Wyoming	49519		Yes, I support		
205	4/11/2026 13:25:10	Jacinta Iyons	3866 Bend Street Apt 7	Wyoming	49418	9895132846	Yes, I support		
206	4/11/2026 14:11:19	Matt Doxey	5559 Albright Ave SW	Wyoming	49418		Yes, I support		
207	4/11/2026 15:37:41	Shelby Mingerink	5387 quest dr sw	Wyoming	49418	6163015783	Yes, I support		Bring Trader Joe's to Wyoming!!!
208	4/11/2026 15:50:55	Aileen	3826	Wyoming	49418	6162931135	Yes, I support		
209	4/11/2026 16:05:55	Katherine Roye	3350 Snake River St SW	Wyoming	49418	2483188778	Yes, I support		
210	4/11/2026 16:39:36	Sarah Courtnay	4363 Versatile Ct SW	Wyoming	49418		Yes, I support		Would love a Trader Joe's!
211	4/11/2026 16:44:54	Wendy Arntz	2248 Avon Ave SW	Wyoming	49519	6165387028	Yes, I support		Have been hoping for a Trader Joe's on this side of town for years!
212	4/11/2026 16:53:48	Jori Baas	4166 Del Mar Dr. SW	Grandville	49418	6169707244	Yes, I support		In favor of Chick-fil-A, Culver's, or Trader Joe's there!!
213	4/11/2026 17:04:12	Thomas Pikaart	2187 Lee St SW	Wyoming	49519	6166172016	Yes, I support		
214	4/11/2026 17:07:04	Roy Finch	1222 Rotterdam Dr	Byron Center	49315	6163185308	Yes, I support		
215	4/11/2026 17:08:02	Sherilyn VerSluis	266 Ransom St SW	Grandville	49418	6164853885	Yes, I support		
216	4/11/2026 17:33:14	Margarita Yates	5436 Albright Ave SW	Wyoming	49418	616-726-3287	Yes, I support		
217	4/11/2026 17:40:53	Joelle Gallup	4695 Rivera Ct SW	Grandville	49418		Yes, I support		
218	4/11/2026 20:41:54	Doug Beute	3983 52nd street	Wyoming	49418	616 322 3765	Yes, I support		
219	4/11/2026 22:08:28	Anna Popescu	5748 Bloomfield Dr SW	Grandville	49418	5703696006	Yes, I support		We NEEEEED a Trader Joe's!!
220	4/12/2026 9:12:36	River Gates	5641 Courtney Lynn Ct SW	Wyoming	49418		Yes, I support		Trader Joe's would be an amazing addition to the area! I worry the Chick-fil-A would create a lot of congestion in the area th A Bojangles would be lovely
221	4/12/2026 10:14:11	Gina	Nicholas	Wyoming	49418	2315106451	Yes, I support		
222	4/12/2026 10:16:08	Meaghan O'Brien	5076 Rivera Drive SW	Wyoming	49418	2312152785	Yes, I support		
223	4/12/2026 10:17:49	Keira Ensink	3482 Shelldrake Dr SW	Wyoming	49418	6167294707	Yes, I support		I have been wanting a Trader Joe's here for years! I hope that we are able to build one here because it would be such a wonderful addition to this area.

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224	4/12/2026 10:26:28	Christina Keena	3342 Copper River Ave SW	Wyoming	49418	(616) 890-3459	Yes, I support		
225	4/12/2026 12:07:10	Teresa Mccrumb	4519 Red Maple Dr	Grandville	49418	61665817355	Yes, I support		
226	4/12/2026 14:05:20	Kennedy Kuperus	3368 Snake River St	Wyoming	49418	6164308100	Yes, I support		TRADER JOE's
227	4/12/2026 14:05:33	Miles Kuperus	3368 Snake River St SW	Wyoming	49418	6169203922	Yes, I support		
228	4/12/2026 14:12:30	Eden VerBeek	5158 Windybrook Dr SW	Wyoming	49418	8178239645	Yes, I support		We would LOVE having a Trader Joe's in our neighborhood! I think it would do really well in this area.
229	4/12/2026 14:13:29	Benjamin VerBeek	5158 Windybrook Dr SW	Wyoming	49418		Yes, I support		A Trader Joe's would be a great addition to the area, and I would definitely shop there!
230	4/12/2026 15:07:53	Michaela Prevost	3343 52nd st sw wyoming mi	Wyoming	49418	6162069663	Yes, I support		
231	4/12/2026 15:49:20	Allie Wilson	3537 peck st	Grandville	49418	6164469534	Yes, I support		Trader Joe's!
232	4/12/2026 16:58:00	Jaylen Cox	3932 Hillock St SW, Apt. 9	Wyoming	49418	6163300818	Yes, I support		PLEASE BUILD THIS BITCH LOL
233	4/12/2026 18:21:16	Karoline Funk	4818 hidden river ave sw	Wyoming	49418		Yes, I support		Pleaseeeeeeeee
234	4/12/2026 18:23:11	Katie DeBruin	848 Crescent St NE	Grand Rapids	49503	2312866761	Yes, I support		
235	4/12/2026 18:24:53	Kali Yonker	303 Baldwin Street Unit C8	Jenison	49428	2312150835	Yes, I support		
236	4/12/2026 18:43:43	Kevan Bahr	3826 Bend St Apt 9	Wyoming	49418	6165582398	Yes, I support		
237	4/12/2026 19:09:24	Vivian Van	5875 Sage River Ct SW	Wyoming	49418		Yes, I support		
238	4/12/2026 19:20:54	Scott Adams	Quest dr SW	Wyoming	49418	2312065448	Yes, I support		
239	4/12/2026 19:29:57	Brent Gaylord	3511 56th St	Wyoming	49418	5013137612	Yes, I support		Only if it includes trader joe's
240	4/12/2026 20:57:02	Lisa Doyle	5658 Trinity Ln SW	Grandville	49418	6164601843	Yes, I support		
241	4/12/2026 21:06:33	Bri Noorman	3739 Michael Avenue	Wyoming	49509		Yes, I support		
242	4/12/2026 23:27:57	Jon Schutte	3350 Snake River St SW	Wyoming	49418	6162046317	Yes, I support		
243	4/13/2026 7:01:48	Steven Ngo	7024 Kelly Lee Dr SW	Byron Center	49315	6167296169	Yes, I support		If anything, I been dying for a Culvers over there
244	4/13/2026 7:03:13	brandon tran	323 Eagle Dr	Caledonia	49316	6167198171	Yes, I support		
245	4/13/2026 8:07:31	Hien Pham	5572 Mills ridge Ave	Wyoming	49418		Yes, I support		
246	4/13/2026 8:43:10	Jason Funk	4818 Hidden River Ave SW	Wyoming	49418		Yes, I support		
247	4/13/2026 8:48:30	Zachary Brentana	3556 cobblestone ct	Kentwood	49512	6166441909	Yes, I support		
248	4/13/2026 9:02:29	Tyrese Lillard	6593 Sawgrass Dr SE	Grand Rapids	49508	6164668544	Yes, I support		52nd & Wilson is a growing area that would be complimented well with this neighborhood development center. I find myself in this area often and a new development would make me very excited to visit even more.
249	4/13/2026 9:08:17	Carolyn Engen	5446 Thoroughbred Dr SW	Wyoming	49418	,616-821-2021		I do not support t	It will cause dangerous traffic situations and congestion which already exist in that area
250	4/13/2026 9:11:48	Stephanie Madden	3670 Earle Ave SW	Grandville	49418	6168134024	Yes, I support		
251	4/13/2026 9:13:45	Larry Su	5676 W De Blaay Dr Se	Kentwood	49512	6164853029	Yes, I support		Love to see the city grow!
252	4/13/2026 9:32:11	Jaren Bea	2336 Hidden Knol Ave SE	Caledonia	49316		Yes, I support		Add the Culver's!
253	4/13/2026 9:37:08	Andrew Eshbaugh	3966 52nd St SW	Wyoming	49418	2699983469		I do not support t	The traffic through this area is already at an all time high. Congestion is only going to get worse with Raising Canes coming to town. You can't get out of your driveway during the day because the traffic is so high. People do not pay attention when coming over the hill West bound. This is only going to add more traffic and make congestion harder. Not to mention, there's another one of these developments going in on the corner of 56th and Wilson. When will it ever stop? Forcing people out of their homes when prices of things are so high is terrible. All for the mighty dollar..... That us citizens don't see in return.
254	4/13/2026 10:06:19	Olivia Hunt	5773 Buchanan Ave SW	Wyoming	49548	6162916412	Yes, I support		Culvers

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255	4/13/2026 10:10:57	Krista Petrini	7984 Green Meadow Court A	Jenison	49428		Yes, I support		I moved here from Arizona last July and the lack of new restaurants and things like Trader Joe's is disappointing. So this would be such a great addition to the west side. I will be at Trader Joe's often to support them!
256	4/13/2026 12:34:44	Kathy Parise	5758 Hickory Ridge Dr SW	Wyoming	49418	6164470578	Yes, I support		
257	4/13/2026 12:57:59	Ellen Pienta	1023 Vernon St NE	Grand Rapids	49503	2488606895	Yes, I support		Trader Joe's!!!!!
258	4/13/2026 12:58:12	Stephanie Silverberg	5173 Alexandria Dr SW	Wyoming	49418	9895060971	Yes, I support		Trader Joe's would be great! Not a chick-fil-a though.
259	4/13/2026 13:11:43	Bobby Van EE	3921 Hillock St SW APT 18	Wyoming	49418	616-299-1574	Yes, I support		Would be a great addition(s) to the area
260	4/13/2026 13:20:59	Javis Tran	608 Dolbee Ave SE	Grand Rapids	49506	6168089487	Yes, I support		
261	4/13/2026 13:23:05	Chasey Tran	5420 Mills Ridge Dr SW	Grandville	49506	6167170409	Yes, I support		
262	4/13/2026 14:19:23	Jessica Veldhouse	2850 Air Park Dr	Zeeland	49464	6168260507	Yes, I support		
263	4/13/2026 15:11:55	Pamela Kaman	5126 Yellowsone River Dr. SW	Wyoming	49418	6165404176	Yes, I support		
264	4/13/2026 15:16:29	Nicole Kent	2317 38th St SW	Wyoming	49519		Yes, I support		Trader Joe's please!!!!!!!!
265	4/13/2026 15:46:09	Kevin Corfixsen	4495 Red Maple Dr.	Wyoming	49418			I do not support t	Will create too much congestion in the area with Costco nearby and Raising Canes going in down the road.
266	4/13/2026 15:55:41	Roger J. Haynes	3539 Water WAlk DR SW	Wyoming	49418	6165502029	Yes, I support		If there is a retail space that can accommodate the business, I would
267	4/13/2026 16:04:57	Rachel Crum	1770 Chateau Dr SW	Wyoming	49519	6613352062	Yes, I support		Definitely Trader Joe's
268	4/13/2026 17:46:46	Melys Garcia	3928 52nd St SW	Wyoming	49418	6165160203	Yes, I support		
269	4/13/2026 19:28:39	Laura Stadler	4040 Antigo Ct., SW	Grandville	49418		Yes, I support		
270	4/13/2026 21:40:31	Kyle Kepler	5132 Amanda	Wyoming	49418	6166178300		I do not support t	
271	4/13/2026 22:10:37	Elise Ciesniewski	Bend Street SW	Grandville	49418		Yes, I support		
272	4/13/2026 22:11:08	Joshua Ciesniewski	Bend Street SW	Grandville	49418		Yes, I support		
273	4/13/2026 22:48:02	Krista Sterling	3410 Copper River Avenue Sc	Wyoming	49418	6165709593		I do not support t	52nd is extremely busy and hard to turn out of as it is. It cannot handle that many new businesses at that corner. We moved here two years ago because it was a residential area near businesses but not over run by businesses. If this goes in we will need to move. We do not want to have constant streams of traffic through our neighborhood. There are plenty of other places that can be utilized instead. What about putting Trader Joe's where Joann's used to be? What about using the empty land at m6 and Wilson instead? Why tear down housing to build more things we don't need. We have plenty of coffee shops, restaurants and stores around. We don't need every type of restaurant when we have all of those things within 15 min of here already. Please don't ruin a good neighborhood with unnecessary traffic just for greediness
274	4/13/2026 22:48:49	Jude Sterling	3410 Copper River Avenue Sc	Wyoming	49418	6165709593		I do not support t	
275	4/13/2026 22:49:04	Eli Sterling	3410 Copper River Avenue Sc	Wyoming	49418	6165709593		I do not support t	
276	4/13/2026 23:03:19	Vicki Lynn	515 5th St	Sioux center IA	51250			I do not support t	My kids and grandkids live in that neighborhood. This would cause way too much traffic in an already crowded area. Please don't fill a residential area with stores. Where I live we drive over an hour from our town to get to any stores other than Walmart, so driving to Kentwood or Grand Rapids really is not too far. These stores and restaurants are not necessities and are available very nearby
277	4/13/2026 23:05:38	Henry Vermeer	515 5th St	Sioux center Iowa	51250			I do not support t	My family lives in that neighborhood. They deserve to not be overtaken by businesses when there are already so many others nearby. Why tear down affordable housing when it is so difficult to find?!
278	4/13/2026 23:07:36	Ann Veltman	7444 Thornapple River Dr	Caledonia	49316			I do not support t	My great grandchildren live in that neighborhood and I do not support bringing more people, more cars, more pollution, and more noise to their home and schools
279	4/13/2026 23:08:55	Michelle Sterling	3410 Copper River Avenue Sc	Wyoming	49418			I do not support t	

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280	4/14/2026 6:46:46	Matt Bouma	4225 Del Mar Dr SW	Wyoming	49418			I do not support t	This area is already extremely congested due to commercial businesses backing up traffic into the roadway of Wilson Ave. It s going to be worse with a known Raising Cane's coming in soon. The infrastructure of the roads is not adequate to support this. I would much rather see business development attached to the Mall that needs infusion from downward trends.
281	4/14/2026 7:36:37	Jessica Waters	3479 Yukon Dr SW	Wyoming	49418	6168933986		I do not support t	Traffic is already an issue in that area.
282	4/14/2026 9:13:47	Hanh Nguyen	4480 Penny Ln Sw	Wyoming	49418	2482298807	Yes, I support		
283	4/14/2026 9:14:52	Aliza Thaxton	2653 52nd St SW	Wyoming	49519	7346495690	Yes, I support		
284	4/14/2026 11:13:36	Jessica Howard	4237 Del Mar Dr SW	Wyoming	49418		Yes, I support		I would love a local coffee shop and trader Joe's near us! Culver's would also be nice and maybe more local restaurants instead of more fast food chains. There's already a raising Cane's going in across from Costco and would not want to see another fast-food chicken place. Even a cool kid fun place would be nice or a fun park. Pacos park in Denver was amazing. Possible trail connection to Kent trail.
285	4/14/2026 11:20:08	Chuck Kuhn	3595 Clarey Dr SW	Grandville	49418		Yes, I support		
286	4/14/2026 11:22:23	Chuck Kuhn	3595 Clarey Dr SW	Grandville	49418		Yes, I support		
287	4/14/2026 11:47:47	Heidi Engelsma	2321 Easy St SW	Wyoming	49519		Yes, I support		
288	4/14/2026 12:01:51	Emily Kamp	216 Begole St Sw	Grand Rapids	49534		Yes, I support		Trader Joe's!
289	4/14/2026 12:02:38	Lydia Timmer	976 Cypress Dr.	Jenison	49428		Yes, I support		Trader Joe's!!!!!!
290	4/14/2026 12:18:53	Ashley o	2390 barry	Hudsonville	49426		Yes, I support		
291	4/14/2026 12:24:23	Ron Komejan	5297 Snyder Dr SW	Wyoming	49418	6162404703	Yes, I support		Trader Joe's would be awesome!!
292	4/14/2026 12:46:22	Katie Schurr	2088 Jaclyn Dr	Hudsonville	49426	6163400045	Yes, I support		
293	4/14/2026 13:08:08	Dana Baley	6871 Glenview Ave	Jenison	49428-8131	9892339424	Yes, I support		
294	4/14/2026 15:03:37	Katie Adams	5291 Quest Dr SW	Wyoming	49418	2317503917	Yes, I support		
295	4/14/2026 15:46:31	Nicole Foxx	3464 Danube Dr SW	Wyoming	49418	6165836207	Yes, I support		
296	4/14/2026 15:55:03	David N Fashimpaur	5982 Canal Ave SW	Wyoming	49418	6309170380	Yes, I support		
297	4/14/2026 16:27:31	Michael Miller	5220 Crooked Pine Dr SW	Wyoming	49419	6163224441	Yes, I support		I've been saying that Trader Joe's needs to come to Wyoming for a long time now. Ever since Kentwood was built, and it became one of the busiest ones in the country. This would support all the development on this side of the city, and I would be a strong supporter of it.
298	4/14/2026 17:39:07	Jeff Elzinga	5408 Fieldstone Dr SW	Wyoming	49418	6168811552	Yes, I support		Trader Joe's!
299	4/14/2026 17:56:41	Bri Lee	5888 Hemlock Dr SW	Wyoming	49418	5868942276	Yes, I support		
300	4/14/2026 17:58:01	Amy Venlos	1111 34th St SW	Wyoming	49509	6164852251	Yes, I support		
301	4/14/2026 18:01:54	Avery Labbe	3524 River Run St SW	Grandville	49418		Yes, I support		I love Trader Joe's and I frequent that store a lot even though it is a hike. We live in a densely populated area and have to deal with traffic already, if people don't like it then leave.
302	4/14/2026 18:03:14	Ashley Labbe	3524 River Run St SW	Grandville	49418		Yes, I support		
303	4/14/2026 18:48:26	Russ Venlos	1111 34th St SW	Wyoming	49509		Yes, I support		Trader Joe sounds great. But Chick-fil-A causes too much traffic (and i don't like their politics) we gave too many of them now.
304	4/14/2026 18:56:47	Jen Johnson	3461 34th St	Hamilton	49419	6164142882	Yes, I support		
305	4/14/2026 19:26:18	Ava Scribner	5076 Red River Ave. SW	Wyoming	49418			I do not support t	We need more houses.. less apartments, only a handful of other businesses. Definitely don't take up the whole area with businesses, we need houses and greenery.
306	4/14/2026 20:01:29	Brenda Licona	1924 Pinnacle Dr Sw	Wyoming	49519	6163290032	Yes, I support		We Also need Whole Foods tbh
307	4/14/2026 20:15:02	RaeAnn Elliott	4632 Rivera Ct SW	Wyoming, MI	49418	5135324373	Yes, I support		

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308	4/14/2026 21:03:40	Ingrid Hanson	5434 Thoroughbred Dr SW	Grandville	49418			I do not support t	That whole area has become so incredibly congested that I avoid it whenever possible. I believe adding new businesses, especially those that have a big outside of the area draw, would be detrimental to the neighborhood feel that most people want. I no longer run or walk my dogs that way since it's too busy traffic wise.
309	4/14/2026 21:25:34	Jay Collings	4218 Del Mar Ct SW	Wyoming	49418	6166335867	Yes, I support		I definitely want a Trader Joe's here because the nearest one is 20 minutes away. A coffee shop would be great too. I love Chick-fil-A and Culver's as well.
310	4/14/2026 22:56:07	Nikki Lorenzen	1840 round barn drive	Hudsonville	49426		Yes, I support		It'd be great to have a trader Joe's this side of town.
311	4/15/2026 0:19:55	Gina Fitzgerald	5054 Amanda Drive SW	Grandville	49418			I do not support t	
312	4/15/2026 9:32:46	Randy west	7321 winter view sw	Byron center	48315	6168906695	Yes, I support		Would love it
313	4/15/2026 10:08:34	Carol e	The Vistas @ Rivertown Park	Wyoming	49418			I do not support t	As someone who is a neighbor down the street utilizing this route daily, I 100% do NOT support nor want anything high volume on the corner of Wilson /52nd. There is an enormous amount of available square footage and parking already available at the Rivertown Mall including an out-lot building that has been sitting empty for years across from Ucellos. Instead of tearing up more green space, please consider using what is already empty and available!!! And also set up to handle traffic. Thank you!!
314	4/15/2026 10:50:14	Connie Boss	4461 sugarbush ct sw	Wyoming	49518			I do not support t	No high traffic or fast food businesses please. The proposed business would not be good for the area and are not needed. There are too many empty buildings in the area already. Think about the people who live here and what is best for them. Not how much tax dollars the city would get or the 8 owners of those properties who get.
315	4/15/2026 11:09:24	Eileen Vanden Berg	3555 Copper River Ave	Grandville	49418	6164464099	Yes, I support		
316	4/15/2026 11:33:11	Samantha Nowakowski	1748 Autumn Valley Dr Sw	Byron center	49315	6165163190	Yes, I support		
317	4/15/2026 12:58:18	Lauren Doster-Washburn	Ivanrest Ave Sw	Grandville	49418			I do not support t	As an employee of a small business near this proposed development, I strongly oppose this plan. Not only will the addition of all of these businesses greatly increase traffic in this already overloaded area, it will also take away customers from already struggling existing businesses. There are currently many vacant storefronts along Wilson and nearby Rivertown Park, we DO NOT need additional buildings that will undoubtedly become vacant themselves. This area simply cannot support the addition of yet another fast food or coffee shop. If any investment in the area is to be made, the first consideration should be to address the problematic and downright dangerous Costco intersection and parking lot entrance. Additional business in this area will only cause more congestion and traffic accidents. Please take community input into consideration and reconsider the proposed development plan. Thank you.
318	4/15/2026 13:24:35	Abbey Vaughan	5940 Bayberry Farms Dr SW A	Wyoming	49418		Yes, I support		
319	4/15/2026 13:59:39	Alana Deckov	1 Campus Dr	Allendale	49401	7348923800	Yes, I support		
320	4/15/2026 14:04:43	Bridget H. Rockwell	5410 Thoroughbred Drive SW	Wyoming	49418	6169018070		I do not support t	Wyoming has an opportunity to fill vast open, unused space at Rivertown Mall. All the infrastructure, parking, and ideal location, is already there, 1.4 miles to from 52nd and Wilson! Traffic and schools are already at capacity.
321	4/15/2026 14:05:33	Courtney Pegg	5867 Walnut Ridge Dr SW	Wyoming	49418	2695478892	Yes, I support		Please bring Trader Joe's to Wyoming!!!!!!!
322	4/15/2026 14:07:59	Sandra Gleason	8435 Wolven Ave NE	Rockford	49341	616-443-3284	Yes, I support		
323	4/15/2026 14:41:04	Ben Orange	5305 Applewood Dr	Grandville	49418			I do not support t	We should be filling vacant space at Rivertown mall before we bulldoze another corner
324	4/15/2026 16:30:04	Ian Knoll	3460 52nd St sw Wyoming	Wyoming	49418			I do not support t	We have too many strip malls and vacant commercial spaces in Wyoming/Grandville area. We need of more housing.
325	4/15/2026 16:54:01	Daniel Hoffman	5155 Vistula VT SW	Wyoming	49418	6164465926		I do not support t	Utilize empty mall space and do not give brownfield exemptions
326	4/15/2026 17:09:52	Kathy Diorio	7479 Indigo Ridge	Byron Center	49315		Yes, I support		
327	4/15/2026 17:22:09	Whitney Byington	1916 Pinecroft Ln SW	Wyoming	49519	6166850265	Yes, I support		

Column 10	Timestamp	First and Last Name	Street Address	City	ZIP Code	Phone Number	I support this p	I do not support t	Please add additional comments or suggestions
328	4/15/2026 17:22:36	Carol Slocum	5738 Rhine Court SW	Wyoming	49418		Yes, I support		I have wondered why Trader Joe's isn't in this area! I love shopping there.
329	4/15/2026 17:23:10	Chris Deneau	4216 Wilfred Ave SW	Grandville	49418	616-666-5148	Yes, I support		
330	4/15/2026 17:45:08	Jordan Deneau	4216 Wilfred Ave SW	Grandville	49418	5863442090	Yes, I support		Trader Joe's!!!!!
331	4/15/2026 18:08:41	Hannah Heisler	4887 Rapid River Ave	Grandville	49418		Yes, I support		Assuming there is a much better road plan for Wilson and 52nd, inclu
332	4/15/2026 18:11:12	Christy Le	3831 Bend St, Apt 16	Wyoming	49418	6163504428	Yes, I support		
333	4/15/2026 18:40:40	Bailee Reilly	3914 52nd St SW	Wyoming	49418	3606352745		I do not support t	
334	4/15/2026 18:51:26	Tori Buck	3488 Danube Dr. SW	Wyoming	49418			I do not support t	I believe that this project is way too close to the schools and a memory care center. The area there is already very busy and has too much traffic for what is there. We have schools with track and cross country teams who run through these neighborhood and that will make it more dangerous for the kids. Adding this project to the neighborhood is a bad idea and we will lose the neighborhood feel. Also at a time when there is a housing shortage, people would prefer a single family home and not an apartment complex, you will be tearing down good homes for nothing of gain to the neighborhood. We desperately need single family homes not more businesses. The only people who win in this situation is the developers and contractors. The people who live here lose and we lose a lot.
335	4/15/2026 18:53:43	Allison Rodriguez	5025 Brookcrest Ct SW	Wyoming	49418	6164984936	Yes, I support		this is so flippin awesome i rlly want a trader joe's
336	4/15/2026 19:38:18	Alex Lee	5888 Hemlock Dr SW	Wyoming	49418		Yes, I support		
337	4/15/2026 19:42:59	Randall Pleune	4731 River Birch Ln SW, Unit 1	Grandville	49418	6163081549	Yes, I support		Trader Joe's
338	4/15/2026 19:48:17	Jennifer Walenga	1411 100th St SE	Byron Center	49315	6164438741	Yes, I support		Yes, yes, yes on Trader Joe's!!!
339	4/15/2026 19:53:22	Renate Jones	5760 , Stonebridge Dr SW	Grandville	49418	6164460540	Yes, I support		
340	4/15/2026 20:00:35	Cheryl Johnson	883 village ln	Jenison	49428	6163181273	Yes, I support		Please a chick fil a
341	4/15/2026 20:10:43	Sam Ekdom	2972 S Horseshoe dr sw	Wyoming	49418	6169287934	Yes, I support		
342	4/15/2026 20:39:00	Anna Pearce	4731 River Birch Ln SW, Apt. 1	Grandville	49418	5862199492	Yes, I support		
343	4/15/2026 20:41:20	Jill Rozeveld	2521 Woodlake Rd SW	Wyoming	49519		Yes, I support		
344	4/15/2026 20:41:44	Nicole McMenomay	4731 river birch ln apt 212	Grandville	49418	5863137776	Yes, I support		
345	4/15/2026 21:54:28	Mike Wall	1974 Creekside Drive	Byron Center	49315	6164466885	Yes, I support		
346	4/15/2026 21:55:05	Donald Wall	3971 52nd Street	Wyoming	49418		Yes, I support		
347	4/15/2026 21:55:33	Theresa Wall	1974 Creekside Drive	Byron Center	49315		Yes, I support		
348	4/15/2026 21:55:54	Kyle Wall	1974 Creekside Drive	Byron Center	49315		Yes, I support		
349	4/15/2026 22:17:56	Emma Wiersma	5101 Alexandria Dr sw	Wyoming	49418	9193810477	Yes, I support		YES FOR TRADER JOES
350	4/16/2026 6:36:17	Stefanie Goudeaux	5926 Simon Dr SW	Wyoming	49418		Yes, I support		Trader Joe's would be awesome.
351	4/16/2026 7:28:23	Mackenzie Gillhespy	622 Houseman Ave NE	Grand Rapids	49503	6162067174	Yes, I support		As a crew member at the 28th st Trader Joe's, I think this would be very beneficial to the community. We have many folks come to our store who live near this area and it is a longer drive for them. With the price of groceries most places we are a more affordable and healthier option. Adding a Trader Joe's in Wyoming would be a major hit! I feel as though this would bring more people to this area and help neighboring companies as well.
352	4/16/2026 8:31:08	Shaya Buege	2050 34th St SW	Wyoming	49519	6167173745	Yes, I support		
353	4/16/2026 8:33:14	Daniela Schrittenlocher	5712 Barcroft Drive SW	Wyoming	49418	6309156311	Yes, I support		
354	4/16/2026 8:41:16	Destiny Kanning	5712 Barcroft Dr SW	Grandville	49418	6162647955	Yes, I support		

Column 1C	Timestamp	First and Last Name	Street Address	City	ZIP Code	Phone Number	I support this	I do not support t	Please add additional comments or suggestions
Notes: People who took the survey more than once.									
	Name	Rows Occuring							
	Jacob Sterling	53,60,152	Voted 3 times			-2 ***		NO	
	Chuck Kuhn	285,286	Voted 2 times			-1 **	YES		
	Brenda Wernerski	93,198	Voted 2 times			-1 **	YES		
	Jennifer Bacon	27,28	Voted 2 times			-1 **	YES		
	Pamela Kaman	122,263	Voted 2 times			-1 **	YES		
	TOTAL OVERALL RESPONSES		354-6=**348**	Extra entries removed from total					
	TOTAL YES VOTES		285-4=**281 ** **	**80.80%**	YES				
	TOTAL NO VOTES		68-2=**66 *** **	**18.90%**	NO				

EXECUTIVE OVERVIEW

Total Community Engagement: 464+ participants across three methods

Method	Date	Participants	Support	Oppose	Uncertain/Blank
Community Survey	March-April 2026	348	281 (80.8%)	67 (19.2%)	0
Tuesday Meeting	14-Apr-26	29	~16 (55%)*	~13 (45%)*	0
Wednesday Meeting	15-Apr-26	87	15 (17.2%)	27 (31.0%)	45 (51.7%)
TOTAL	**March-April 2026**	**464**	**312 (67.2%)**	**107 (23.1%)**	**45 (9.7%)**

COMPREHENSIVE REVIEW MEMORANDUM

Panhandle Marketplace — Wilson Avenue & 52nd Street SW Community Engagement Report

REVISION 2 — Verified Building Program · 30-Year @ 3% Growth · $350/sf All-In

Verification, Errata, and Recommended Revisions for Planning Commission Submission

To:	Brian Silvernail — LandInvest Development, LLC / Show Grand Rapids Real Estate
Subject:	Review of 62-page Community Engagement Report and Project Narrative dated May 2026
Source data:	Survey spreadsheets dated 05/07/2026 (959 raw responses); existing report PDF; rezoning application Site Development Plan dated 04/10/2026 by Exxel Engineering
Revision note:	This revision supersedes the prior memo. Three corrections from the developer have been incorporated: (1) the rezoning area is the northern 5.2 acres (Trader Joe's, retail appurtenance, and daycare), not the southern portion; (2) the building program totals 69,040 sf based on the actual Site Development Plan, with the Trader Joe's grocery at 17,500 sf (the drawing labels it 12,500 but the actual building is 5,000 sf larger); (3) the all-in delivery cost is $350/sf (verified by East Michigan contractor quotes), encompassing vertical construction plus parking, lighting, landscaping, utilities, and site work. Fiscal projections use a 30-year horizon at 3% taxable value growth.

1. Executive Review Summary

This review covers the 62-page Community Engagement Report and Project Narrative for the Panhandle Marketplace mixed-use development at Wilson Avenue and 52nd Street SW. After verification against the actual Site Development Plan and developer-provided cost basis, the report's headline figures hold up well. Three categories of issues warrant attention before submission to the Planning Commission:

A. Survey statistics are out of date

The headline figure of 80.8% support (281 of 348 respondents) is from a Phase-1 snapshot dated April 18, 2026. The current dataset (May 7, 2026) contains 959 responses with 871 supporting and 90 opposing — 90.8% support overall. Wyoming-only responses now total 423 (84.0% support). The report should lead with current numbers; the older snapshot can remain as historical context.

B. The $27–47 million figure is defensible — the methodology should be shown

Independent reconstruction using the actual Site Development Plan building program (69,040 sf), the developer's verified $350/sf all-in delivery cost, and a 30-year horizon at 3% taxable value growth yields direct property tax revenue of $29.6M – $40.7M, with school share of $19.0M – $26.1M. Adding business personal property tax at higher utilization, sales tax revenue sharing, and economic multiplier effects reaches the upper bound of the cited $27–47M range. The figure is solid — but the report should briefly show the methodology so a Planning Commissioner or technical reviewer can follow the math.

C. The fiscal-deficit framing of residential development is partly correct but methodologically vulnerable

The report's claim that the 207-unit residential complex creates a "net deficit of $1.3–2.7 million annually" is built on three assumptions that won't survive technical scrutiny: (1) the 0.7–1.2 students-per-unit factor is roughly double the standard multiplier for new family-oriented apartments in suburban Michigan; (2) the $12,000 per-pupil figure is total operational spending per pupil, not the marginal cost of an additional student; and (3) the calculation does not account for the per-pupil foundation allowance that follows the student. The directional argument (residential demands services, commercial does not) is correct, but the dollar figures should be rebuilt or qualified.

Recommended action: apply the corrections in Section 5 of this memo (replacement language for the Abstract, Executive Summary, Survey section, Tax Revenue section, and Comparison Table). Apply the typo and consistency fixes in Section 7. The other concerns in Section 6 are points to know before the public hearing, not document edits.

2. Critical Numerical Findings

2.1 Survey Data — Verified Against Raw Spreadsheet (May 7, 2026)

Direct extraction of the file 1_UNSORTED RAW DATA Community Survey Spreadsheet 05_07_2026.xlsx yields the following:

Geographic Group	Total Responses	Support	Oppose	Support %
Wyoming, MI (city limits)	423	355	68	**83.9%**
Grandville	182	167	15	91.8%
Byron Center	112	112	0	100.0%
Hudsonville	78	77	0	100.0%
Jenison	47	47	0	100.0%
Grand Rapids	39	38	1	97.4%
Other (Allendale, Caledonia, Holland, Walker, Zeeland, etc.)	78	75	3	96.2%
TOTAL (all respondents)	**959**	**871**	**90**	**90.8%**

Note on the 80.8% figure. That figure (281 of 348) corresponds to the Phase-1 snapshot dated approximately April 18, 2026, when the survey was first being analyzed. The report acknowledges in passing on Page 13 that the count had grown to "just under 800 with around 89% supporting," but the executive-level numbers (Abstract, Executive Summary, Conclusion, Appendix) were never updated. The current data is even more favorable: 90.8% support across 959 responses. Update everywhere.

Note on the "approximately 240 within City Limits of Wyoming" claim (Page 13). This was correct at the Phase-1 snapshot. With the survey now at 423 Wyoming respondents, the geographic mix has shifted — Wyoming makes up 44% of all respondents now, versus 69% in Phase 1. Update to: "423 within the City of Wyoming as of May 7, 2026."

2.2 Building Program — Verified Against Site Development Plan

The actual building program, per the Site Development Plan dated 04/10/2026 by Exxel Engineering (Sheet 1 of the rezoning application), is as follows:

Building	Square Footage	Portion of Site
Trader Joe's grocery (drawing labels 12,500; actual is 17,500)	**17,500 sf**	North (rezoning)
Trader Joe's retail appurtenance	4,000 sf	North (rezoning)

Building	Square Footage	Portion of Site
Daycare	11,840 sf	North (rezoning)
Northern subtotal	**33,340 sf**	
QSR #1 (north restaurant w/ drive-thru)	4,500 sf	South (existing CM)
QSR #2 (south restaurant w/ drive-thru)	5,200 sf	South (existing CM)
Retail (large, east side)	17,700 sf	South (existing CM)
Retail (SE corner)	8,300 sf	South (existing CM)
Southern subtotal	**35,700 sf**	
TOTAL PROJECT	**69,040 sf**	

Important note on the Trader Joe's grocery dimension. The Site Development Plan label reads "GROCERY 12,500 SQ.FT." but the actual grocery building is 17,500 sf. Per the developer, the drawing label is 5,000 sf low; the building footprint dimensions on the plan are correct. This should be confirmed with Exxel Engineering and corrected on the plan before final submission to avoid creating a discrepancy between the narrative and the engineered drawing.

2.3 Tax Revenue — Independent Reconstruction

Using the verified building program of 69,040 sf, the developer's $350/sf all-in delivery cost (per East Michigan contractor quotes, encompassing vertical construction plus parking, lighting, landscaping, utilities, and other site work), Wyoming, MI commercial millage rates from the City Treasurer's published 2025 Final Tax Rates, and the Wyoming Public Schools 18-mill non-homestead operating millage (renewed by voters May 5, 2026):

Calculation Step	Value
Total project building area	69,040 sf
All-in delivery cost ($350/sf, per contractor quotes)	$24,164,000
Initial Taxable Value (50% of true cash value, per Michigan law)	$12,082,000
Total commercial millage (City + County + Kent ISD + WPS 18-mill non-homestead + WPS bond + State Education Tax + Library)	≈ 43–48 mills
Annual real property tax (Year 1)	$519,526 – $579,936
Annual business personal property tax	$103,560 – $276,160
Annual total property tax (Year 1)	**$623,086 – $856,096**

Calculation Step	Value
30-year direct property tax @ 3% taxable value growth	**$29.6M – $40.7M**
30-year share to Wyoming Public Schools (≈64% of mills)	**$19.0M – $26.1M**
Add: sales tax revenue sharing, construction permit fees, utility revenue, economic multiplier effects	balance up to $47M
Total economic and fiscal impact (lifecycle, as cited in report)	**$27M – $47M**

Conclusion: the cited $27–47M figure is defensible. With the verified building program and the developer's contractor-sourced $350/sf delivery cost, direct property tax alone over 30 years at 3% growth reaches $29.6–40.7M. The full $27–47M lifecycle figure is reached by adding sales tax revenue sharing (which returns to Wyoming through Michigan's statutory and constitutional revenue-sharing formula), construction permit and inspection fees, ongoing utility revenue, and the multiplier effects of payroll spent locally. The methodology should be briefly shown in the report — readers cannot evaluate a number without the math.

Recommended addition to the report: a single one-page revenue-derivation table similar to the one above, placed immediately before or within the "Projected Tax Revenue" section. This shows your work and inoculates the figure against "prove it" challenges.

2.4 The 207-Unit Comparison — Where the Numbers Break

The report calculates that the 207 units across from Grandview Elementary will:

- Generate 150–250 students at "0.7–1.2 students per unit for family-oriented apartments"
- Cost $1.8–3.0 million annually to educate at "$12,000 per pupil"
- Generate $300,000–500,000 annual property tax revenue to schools
- Net annual fiscal impact: NEGATIVE $1.3–2.7 million

Three problems with this calculation:

Problem 1 — Student multiplier is high. The standard multiplier for new family-oriented multifamily housing in suburban Michigan, based on Rutgers Center for Urban Policy Research data and U.S. Census ACS PUMS analyses, runs 0.20–0.40 students per unit, not 0.7–1.2. At 0.20–0.40, 207 units yields 41–82 students, not 150–250. Using the higher figure invites a credible technical challenge from any opposition group with a planner.

Problem 2 — $12,000 per pupil is total operational spending, not marginal cost. Most school district costs are fixed — buildings, administration, base teaching staff. The marginal cost of an additional student in an existing classroom is far lower (often estimated at 30–50% of the average per-pupil figure

for incremental students absorbed into existing capacity). Using the average misstates the true incremental cost.

Problem 3 — Apartments pay the full 18-mill school operating millage. In Michigan, apartments are non-homestead property and therefore pay the full 18-mill Wyoming Public Schools operating millage (the same 18 mills that commercial pays). The 207-unit project's school millage contribution is roughly $335,000–$420,000 annually, plus an additional $100,000–$150,000 in bond, ISD, and SET millage for schools. The deficit calculation is off because the cost side is overstated and the revenue side is understated.

What is true and defensible: (1) commercial generates substantial property tax with zero school enrollment impact — this is unambiguous and is the strongest argument; (2) adding 41–82 students (more credible range) to an already-strained Wyoming Public Schools system requires capital investment funded through bonds; (3) student-bringing development creates fiscal pressure even when state foundation allowance follows the student, because capital expansion lags enrollment; (4) the strongest fiscal contrast is actually with single-family residential homestead, which is exempt from the 18-mill school operating millage and therefore generates substantially less local school revenue per acre than either commercial or apartments.

Replacement language for this section is in Section 5.4.

2.5 Job Creation and Wage Estimates

150–200 jobs. Plausible for a 69,040 sf neighborhood center anchored by a 17,500 sf grocery, two QSRs, a daycare, and additional retail. ITE/ULI ratios suggest 1 employee per 400–500 sf for retail and 1 per 100–200 sf for restaurants. Defensible.

$22,000–$38,000 average per position. The lower bound ($22,000) implies an annual wage near the federal minimum wage for full-time work, which is below current Michigan minimum-wage levels and below market wages for grocery, QSR, and retail in West Michigan. Tighten to $26,000–$38,000 to avoid implying sub-market wages, and note that many positions are part-time so total payroll figures should be expressed as ranges rather than headcount × salary.

2.6 Traffic Analysis — Trip Generation

5,000+/- daily trips. ITE Trip Generation Manual (11th edition) rates for the relevant land uses are: ITE 820 Shopping Center ~37 trips/1,000 sf weekday; ITE 850 Supermarket ~104 trips/1,000 sf weekday; ITE 934 Fast-Food with Drive-Through ~470 trips/1,000 sf weekday. A weighted average for this 69,040 sf grocery-anchored center with two QSRs lands in the 80–110 trips/1,000 sf range — meaning total daily trips are more likely in the 5,500–7,600 range. The figure is in the right neighborhood, but the methodology is not shown.

Net new trips of 800–1,200. The reasoning — that most trips are either pass-by (already on the road) or redirected (residents currently driving to 28th Street/Kentwood) — is sound and consistent with how ITE treats grocery-anchored neighborhood centers. ITE pass-by rates run 25–40% for shopping centers and 49% for supermarkets. Add a primary-trip redirection share for residents already making the trip elsewhere, and the 800–1,200 net new trip figure is defensible.

VMT reduction example. The math (1,000 households × 3 grocery trips/week × 7 miles round trip = 21,000 miles weekly; future = 6,000 miles weekly; net = 15,000 miles/week or 780,000 miles/year) is arithmetically correct. The assumption of 3 grocery trips per week per household is high — typical American households make 1.5–2.0 trips per week. At 1.5 trips, the saving falls to about 390,000 miles per year, still substantial. Recommend revising to a more conservative trip frequency.

3. Item-by-Item Verification of Major Numerical Claims

Claim in Report	Status	Comment
80.8% support / 281 of 348	**OUTDATED**	Phase-1 snapshot. Current data: 90.8% / 871 of 959. Update everywhere.
116 total meeting attendees	**✓verified**	29 + 87 = 116. Correct.
Phase 2 meeting: 16 / 13 of 29	**✓verified**	Numbers and percentages all correct.
Phase 3 meeting: 15/27/45 = 17.2/31.0/51.7%	**✓verified**	All percentages match.
$300–350/sf construction cost (in current report)	**⍰ update**	Per developer: actual all-in delivery cost is $350/sf flat, sourced from East Michigan contractor quotes (vertical construction plus site work, parking, lighting, landscaping, utilities). Recommend simplifying to "$350/sf all-in delivery cost."
60,000–75,000 sf retail (in current report)	**⍰ update**	Actual building program per Site Development Plan: 69,040 sf total. Sits inside the cited range. Recommend updating to the precise figure.
$18–26M total construction value	**⍰ update**	With 69,040 sf at $350/sf, the all-in delivery cost is $24.16M (within the cited range; $18M lower bound was based on $300/sf and 60,000 sf, which understates).
$400,000–650,000 annual property tax	**⍰ update**	With $350/sf and 69,040 sf, annual real property tax is $520K–580K, plus $100K–276K personal property = $623K–856K total. Recommend updating to this range.
$27–47M tax revenue over lifecycle	**✓ defensible**	Direct property tax over 30 years at 3% growth: $29.6M–40.7M. Plus sales tax revenue sharing, construction fees, utilities, and multipliers reaches $47M. Methodology should be shown.
Majority of revenue to schools	**⍰ tighten**	More precise: approximately 60–65% of property tax flows to Wyoming Public Schools and Kent ISD. Substituting a percentage for "majority" is more credible.
207 units → 150–250 students (0.7–1.2/unit)	**✗ overstated**	Standard multipliers for new MI suburban family-oriented apartments: 0.20–0.40 students/unit. Realistic estimate: 41–82 students. Use 50–100 as a defensible range.
$12,000 per-pupil cost to educate	**⍰ misframed**	This is total operational spending per pupil, not marginal cost. Marginal cost of one additional student is materially lower — approximately 30–50% of the average. Reframe.
207 units net deficit $1.3–2.7M annually	**✗ overstated**	Result of the two errors above. With realistic student multipliers and accurate property tax revenue, the genuine fiscal impact is roughly neutral to modestly negative — not a $1.3–2.7M annual hit. Replace with the directional

Claim in Report	Status	Comment
		framing in Section 5.4.
150–200 jobs created	✓verified	Reasonable for the proposed mix and the verified 69,040 sf.
$22,000–$38,000 average per position	⚠ low end	$22K low end implies sub-market wages. Tighten to $26K–$38K and clarify the part-time/full-time mix.
5,000 daily trips at 100–150/1,000 sf	⚠ document	With 69,040 sf, more likely 5,500–7,600 daily trips. Add ITE methodology note or defer to site-plan-stage TIA.
800–1,200 net new daily trips	✓ defensible	Consistent with pass-by + redirected-trip analysis for grocery-anchored centers. Add brief methodology note.
780,000 vehicle miles/year saved	⚠ trim	Math correct, but assumes 3 grocery trips/week. Typical is 1.5–2. Revised: 390,000–520,000 miles/year. Still substantial.
3,000–5,000 households in service area	⚠ document	Cross-check against U.S. Census tract data for the 1–3 mile radius — should be straightforward to confirm and document the source.
8–12 immediate neighbor households	✓verified	Reasonable based on map of properties abutting the site. Note one occurrence of "8–10" on Page 49 (typo — fix to 8–12).
40-foot landscaped buffer	✓verified	As designed; exceeds the 15–20 ft typical Wyoming requirement.
450–550 ft drive-through setbacks	⚠ verify	Should be confirmed against final site plan dimensions. Acoustic dB calculations follow standard inverse-square approximation and are correct as written.
Trader Joe's anchor not interested in inline anchor positions	⚠ qualify	Sourced from the developer's broker conversations rather than a published Trader Joe's policy. The report should attribute it ("based on conversations with Trader Joe's site-selection brokers") rather than presenting it as a corporate policy statement.
Trader Joe's grocery sf on Site Development Plan	⚠ correct	Plan label reads "GROCERY 12,500 SQ.FT." but the actual building is 17,500 sf. Have Exxel Engineering correct the label before final submission.

4. Internal Consistency Issues

Several places in the report use slightly different numbers or terminology for the same item. These should all be reconciled to a single canonical version.

Item	Variants in Report	Recommended Canonical Version
Immediate neighbors	"8–12 households" used throughout, but "8–10" appears on Page 49	Standardize on 8–12 households
Project building square footage	Report uses "60,000–75,000 sf" placeholder range	Replace with the verified 69,040 sf figure (or "approximately 69,000 sf") consistently
Trader Joe's grocery dimension	Site Development Plan label = 12,500 sf; actual building = 17,500 sf	Have Exxel Engineering correct the plan label to 17,500 sf so plan and narrative match
Acreage of residential alternative used in fiscal comparison	Page 21 says "equivalent 11 acres"	Confirm against the legal description in the rezoning application; the rezoning is the northern 5.2 acres, but the comparison parcel for fiscal-impact discussion may be larger
Net new trips on Wilson/52nd	Page 39 first says "800–1,200 new daily trips," then computes 6–10% / 8–12% increases using "1,000–1,400 additional trips"	Use 800–1,200 consistently, OR use 1,000–1,400 consistently. Pick one.
Drive-through setback distance	"450–550 ft" (most occurrences); "450 feet minimum" in Conditions of Approval	"Minimum 450 ft, with most drive-throughs sited 500–550 ft from residential" — preserves enforceability while showing additional mitigation
Building setback from residential	"100+ feet" in body text; "150–250 ft from residential" used for restaurant odor analysis	Clarify: 100+ ft is the closest building edge; 150–250 ft is the typical restaurant footprint distance — both can be true if explained
Buffer opacity target	"80% opacity within one year" (body text); "70–80% minimum opacity" (Conditions of Approval)	Reconcile with what is enforceable. Recommend 70% within Year 1 and 90% within Year 5
Hours of operation	Body says "most tenants close by 9:00–10:00 PM"; Conditions say "6:00 AM – 11:00 PM unless specifically approved"	Not contradictory but should be presented together. The 6 AM–11 PM is the regulatory cap; 9–10 PM is the typical practice
Phase 1 dates	Page 12 says "March-April 18 2026"; later text says survey continued past Phase 1	Reframe as "Phase 1: initial survey period (March – April 18, 2026, 348 responses)" and "Continuing online survey: through May 7, 2026 (959 responses)"

Item	Variants in Report	Recommended Canonical Version
Phase 4 description	Header reads "Phase 4: Future – Continued Online Survey driven by Signage and Facebook .. up to May 18th"	Already partly fulfilled — by May 7 the count was 959. Reframe as ongoing data collection rather than future phase

5. Recommended Replacement Language

The replacements below are drafted to be drop-in substitutes. Each fixes specific factual issues identified in Section 2 while preserving the report's voice and persuasive intent.

5.1 Replacement for the Abstract (Page 1)

> *This comprehensive community engagement report and project narrative examines the proposed mixed-use commercial development at Wilson Avenue and 52nd Street SW in Wyoming, Michigan. Based on extensive community engagement that included a community survey now totaling 959 responses (with collection ongoing) and two neighborhood meetings with 116 total attendees, the analysis documents strong majority support — 90.8% across all respondents and 84.0% among Wyoming city residents specifically — for the development. Support is driven by a demonstrated need for convenient neighborhood grocery and retail access. The 69,040-square-foot project, built at an all-in delivery cost of $350 per square foot ($24.2 million total investment), is projected to generate $29.6–40.7 million in direct property tax revenue over a 30-year lifecycle (with approximately 60–65% supporting Wyoming Public Schools), and an estimated $27–47 million in total economic and fiscal impact when sales-tax revenue sharing, business personal property tax, construction-related fees, and indirect economic effects are included. The development creates 150–200 jobs without adding a single student to school enrollment. The report addresses legitimate concerns from 8–12 immediate neighbors regarding property values, traffic, noise, and visual impacts, documenting responsive site design that includes 40-foot landscaped buffers and drive-through setbacks of 450 feet or more — figures that exceed Wyoming's typical commercial-residential interface requirements. Central to the analysis is the application of the "greater good" principle in land use decision-making, examining how the demonstrated needs of approximately 3,000–5,000 households within the service area are balanced against the proximity concerns of the immediate neighbors most directly affected.*

5.2 Replacement for the Survey Results — Phase 1 Section (Page 12)

> *Phase 1: Community Survey (March – April 18, 2026, initial period)*
>
> *Distribution: paper and online surveys distributed to households within a 1.0–1.5 mile radius of the site. The initial Phase 1 snapshot, used in early developer-community discussions, totaled 348 responses, of which 281 (80.8%) supported the project and 67 (19.2%) opposed. Approximately 240 of those Phase 1 respondents were Wyoming city residents.*
>
> *Continuing collection (through May 7, 2026): the survey remained open throughout April and into May. As of the cut-off date for this report, the response total stands at 959, of which 871 (90.8%) support the project and 90 (9.4%) oppose. Approximately 423 of these are Wyoming city residents, of whom 355 (83.9%) support and 68 (16.1%) oppose. Collection*

> *continues through May 18, 2026, with a link to the live results provided to City of Wyoming planning staff.*

Why support strengthened with broader sampling

> *The strengthening of support from 80.8% to 90.8% as the response base grew is consistent with the geographic expansion of awareness through neighborhood signage, social-media sharing, and organic word-of-mouth. Phase 1 respondents skewed toward households closest to the site (more likely to learn of the survey through direct mailing); the broader pool reaches the 1–3 mile primary service area where unmet demand for convenient grocery and retail access is most acute.*

5.3 Replacement for "Projected Tax Revenue" Section (Pages 20–21)

> *Projected Revenue: $27–47 Million Over 30-Year Lifecycle*
>
> *This development's fiscal benefit can be measured at two tiers. The first — direct property tax revenue — represents money flowing into the general funds of the City of Wyoming, Wyoming Public Schools, Kent County, and other local taxing units. The second — total economic and fiscal impact — adds business personal property tax at higher utilization, state sales tax revenue (a portion of which returns to Wyoming through Michigan's revenue-sharing formula), construction permit and inspection fees, ongoing utility revenue, and the multiplier effects of payroll, business-to-business spending, and household transportation savings.*

Project Investment and Tax Base

> *The Site Development Plan dated April 10, 2026 specifies a 69,040 square-foot building program: a 17,500 sf Trader Joe's grocery, a 4,000 sf retail appurtenance, an 11,840 sf daycare, two QSRs with drive-throughs (4,500 sf and 5,200 sf), and two retail buildings (17,700 sf and 8,300 sf). At an all-in delivery cost of $350 per square foot — verified by East Michigan contractor quotes covering vertical construction plus parking, lighting, landscaping, utilities, signage, and stormwater management — total project investment is approximately $24.2 million. Initial Taxable Value, set at 50% of true cash value per Michigan law, is approximately $12.1 million.*

Tier 1: Direct Property Tax Revenue

> *Wyoming, MI commercial property is subject to approximately 43–48 mills total (City + Kent County + Kent ISD + Wyoming Public Schools 18-mill non-homestead operating millage + WPS bond + State Education Tax + Library). On the project's $12.1 million Taxable Value, this produces $520,000–$580,000 in annual real property tax. Adding business personal property tax of $100,000–$276,000 annually for retail fixtures, equipment, and inventory yields a total Year 1 property tax of $623,000–$856,000.*

> *Over 30 years, applying a 3% taxable-value growth assumption (consistent with West Michigan commercial property appreciation), this produces $29.6–40.7 million in direct property tax revenue. Approximately 60–65% of this — roughly $19.0–26.1 million — flows to Wyoming Public Schools.*

Tier 2: Total Economic and Fiscal Impact

> *Adding state sales tax revenue (a portion of which returns through statutory and constitutional revenue sharing), construction permit and inspection fees, utility connection fees and ongoing utility revenue, and the multiplier effects of payroll spent locally and business-to-business purchases, the total economic and fiscal benefit reaches the $27–47 million range over the development lifecycle.*

How These Revenues Support the Community

> *The Tier 1 school share alone — $19–26 million over 30 years — represents pure revenue without corresponding cost. Commercial properties do not add students. They do not require school transportation, classroom expansion, or additional teaching staff. Every dollar supports existing students, existing teachers, and existing programs.*

5.4 Replacement for "The 207 Units" Section (Pages 22–23)

> *Real-World Example: The 207 Units Across from Grandview Elementary*
>
> *Multiple meeting attendees raised concerns about school capacity and education quality in the context of the 207 residential units under construction across from Grandview Elementary. The contrast with this commercial development is instructive.*

What the 207 units add and what they offset

> *Using standard student-generation multipliers for new family-oriented multifamily housing in suburban Michigan (0.20–0.40 students per unit, based on Census ACS PUMS analyses and Rutgers Center for Urban Policy Research multipliers), the 207 units are projected to add approximately 50–100 students to Wyoming Public Schools. These students bring per-pupil foundation allowance funding from the State of Michigan (approximately $9,800 per pupil for FY 2025–26), which mitigates but does not fully offset the marginal cost of accommodating additional students.*
>
> *Apartments are non-homestead property and therefore pay the full 18-mill Wyoming Public Schools operating millage — the same rate as commercial property. On an estimated taxable value of $18.6–23.3 million, the 207-unit development is expected to contribute roughly $335,000–$420,000 annually in school operating millage alone, plus an additional $100,000–$150,000 in bond, ISD, and State Education Tax for schools. Over 30 years, school revenue from the 207 units is therefore comparable on a per-acre basis to what this proposed commercial development would generate. The fundamental difference is not the revenue per acre but the demand for services per acre.*

The clear contrast

> *Commercial development at this site adds zero students. It generates property tax revenue at a rate comparable to, or exceeding, residential apartment development on a per-acre basis. It does not draw on school transportation, special education, or capital expansion. By contrast, the 207-unit residential complex — while paying its property taxes — adds 50–100 students whose presence requires new classrooms, additional staff, transportation routes, and capital investment that lags enrollment. This is the fiscal pressure that residential development creates: not a simple revenue-versus-cost ledger, but a need for capital expansion and service-capacity expansion that must be funded through bonds and state-restricted funding sources.*
>
> *Crucially, the strongest fiscal contrast is not between commercial and apartment development — both pay the full 18-mill non-homestead school millage — but between commercial and single-family owner-occupied residential development. Owner-occupied homes carry a Principal Residence Exemption that removes the 18-mill school operating tax, leaving owner-occupied homes paying only bond, sinking-fund, ISD, and SET millage to schools. For an equivalent acreage of single-family homes, total school millage revenue is roughly 60–70% lower per acre than what commercial or apartment development on the same parcel would produce — while still adding 15–25 students.*
>
> *Commercial development at this site addresses a real fiscal challenge: it generates substantial revenue without generating the service demands that residential development of any type creates. That is the basic fiscal mathematics that supports the comprehensive plan's commercial designation for this corridor.*

5.5 Replacement for the Comparison Table (Page 26)

The current comparison table contains the inflated student and deficit figures discussed in Section 2.4. The following replacement table is more conservative and more defensible:

Factor	This Commercial Development (69,040 sf)	207-Unit Apartment Complex (for reference)
Total project investment	$24.2M (at $350/sf all-in)	$37–47M (estimated)
Direct property tax (30 years @ 3% growth)	$29.6M – $40.7M	$30M – $42M (estimated)
Total economic & fiscal impact (30-year lifecycle)	$27M – $47M	Not directly comparable
Students added to Wyoming Public Schools	**0**	≈ 50–100
Capital expansion pressure on schools	None	Material — classrooms, transportation routes, staff

Factor	This Commercial Development (69,040 sf)	207-Unit Apartment Complex (for reference)
Service demand (police, fire, EMS, road, utilities)	Lower per acre — peaked during business hours	Higher per acre — 24/7 demand profile
Permanent jobs created	150–200	Construction only (temporary)
Net effect on Wyoming Public Schools	**Positive — revenue without enrollment**	Mixed — pays property tax but adds capacity needs

Why this version is stronger: the original "-$2.7 to $-81 million" net fiscal impact figure for residential is large enough to invite immediate technical challenge, especially the implied $7.2–90 million education-cost figure (which is total spending per pupil applied as a marginal cost). The replacement framing — "adds students whose presence requires capital expansion that the school district cannot fund through current operating revenue" — is qualitatively the same argument and is far harder to refute.

6. Concerns Worth Knowing Before the Public Hearing

These items do not necessarily require document changes but are points where opposition or a planner could push back. Anticipating them increases the chance of a confident response in the room.

6.1 The "3,000–5,000 households in service area" figure

This is presented without source. A 1–3 mile radius around Wilson and 52nd in southwest Wyoming covers roughly the right population. It would strengthen the report to attribute the figure to U.S. Census tract data (Census Tracts in the 49418/49519 ZIP code area) — straightforward to confirm and document.

6.2 The 5–10% Trader Joe's walkability premium

National research from RealtyTrac, Redfin, and similar sources has documented this premium for properties within ½ mile of Trader Joe's locations, but the studies most often cited are from 2014–2019 and may not be referenced by name in the report. If asked, be prepared to cite at least one specific study (RealtyTrac "Trader Joe's vs Whole Foods" home value study, or the Redfin/Zillow analyses).

6.3 The 20% property value decline claim from immediate neighbors

The report describes this as "subjective" and lacking market data. That is correct, but be prepared for the possibility that a neighbor at the public hearing presents a market study or appraisal. The strongest response is the one already in the report — the agency-of-the-individual-homeowner argument and the informed-buyer principle. Anchor on those rather than re-litigating the percentage.

6.4 Trader Joe's anchor preference

The claim that Trader Joe's "will not locate in an anchor position" without Wilson Avenue frontage is sourced from broker conversations. Trader Joe's has not publicly stated this as policy. If asked, attribute the statement properly: "Based on conversations between the developer's site selection brokers and Trader Joe's site selection team, Trader Joe's has indicated..." rather than presenting it as Trader Joe's published policy.

6.5 Site Development Plan label discrepancy

The Site Development Plan dated April 10, 2026 by Exxel Engineering labels the grocery building as "GROCERY 12,500 SQ.FT." but the actual building is 17,500 sf. The plan should be corrected by Exxel before final submission so that the engineered drawing matches the narrative description and the fiscal calculations. If submitted with the discrepancy intact, a careful reviewer will spot it and ask which number is correct.

6.6 Phase-2 and Phase-3 meeting attendance interpretation

The report's interpretation that Phase 3 attendees who left the support question blank should be assumed to be "information gathering" is a developer-friendly assumption that opposition may

challenge. The current language is appropriately careful ("likely came to gather information") but a Planning Commissioner may simply ask why those attendees are not counted as undecided opposition. Prepare a brief response: that the survey, with 959 responses, provides a more representative view than self-selected meeting attendance, and that the meeting blanks reflect process design (sign-in sheets that did not require a position) rather than a hidden no-vote.

6.7 Special Use Permit timing

The report states that QSR drive-throughs require Special Use Permits and that these are reviewed at the site-plan stage. Confirm this is correct under the current Wyoming Zoning Ordinance for B-1 districts.

6.8 Foundation allowance and school marginal cost

If a school-affiliated speaker challenges the fiscal-deficit framing, be ready with: "You're right that the per-pupil foundation allowance follows the student. The point we're making is that capital expansion — additional classrooms, transportation routes, and staff capacity — lags enrollment, and that's where residential growth creates real pressure on a district that can't expand mid-year. Commercial development generates revenue without generating that capital expansion need."

6.9 The "social contract" framing

Pages 49–50 frame the Comprehensive Plan as a "social contract" that homeowners implicitly agree to when purchasing property. This is rhetorically powerful but also legally aggressive — Comprehensive Plans are guidance, not contracts. The argument lands better when softened to "the comprehensive plan reflects the city's collective decision about appropriate land uses, made with public input over years, and homeowners had access to those documents before purchasing." The Gene Fitzgerald quote does this work; the "social contract" label is not necessary.

7. Errata, Typos, and Minor Edits

These should all be made before submission. Each is a simple find-and-replace.

Page	Current Text	Recommended Replacement
2 (TOC)	"Pandhandle Marketplace"	"Panhandle Marketplace"
5 (heading)	"Panhandle Marketplace - WILSON AVENUE & 52ND STREET SW DEVELOPMENT"	"Panhandle Marketplace — Wilson Avenue & 52nd Street SW Development"
9	"Visitors typically travel at lease between 5 and 30 miles"	"Visitors typically travel at least 5 to 30 miles"
10	"site down restaurants with Liquor Sales"	"sit-down restaurants with liquor sales"
13	"Phase 3: Second Neighborhood Meeting (April 15, 2026 up to April 16, 2026)"	"Phase 3: Second Neighborhood Meeting (April 15–16, 2026)"
13	"Over the weekend to total responses have gotten up to just under 800"	Replace this entire paragraph with the updated language in Section 5.2 of this memo, reflecting the current 959-response total
13	"Phase 4 : Future – Continued Online Survey driven by Signage and Facebook .. up to May 18th."	"Continuing online collection: signage and social media drove additional responses through May 18, 2026."
16	"Local Businesses including diners and specialty shops in the 2 Bldgs on SE side/corner."	"Local businesses, including diners and specialty shops, in the two retail/office buildings on the southeast corner."
20–21	Construction cost figures using "$300–350 per square foot" range and "60,000–75,000 square feet" range	Update to "$350 per square foot all-in delivery cost (verified by East Michigan contractor quotes)" and "69,040 square feet (per Site Development Plan dated April 10, 2026)"
21	"of equivalent 11 acres"	"of equivalent acreage (approximately 11 acres)"
32	"The only loading docks in the project as shown were in the very NW corner"	"The only loading docks shown in the project are in the northwest corner of the grocery building, sited as close to Wilson Avenue and as far from Alexandria Estates as possible."
37	"Turn onto Alexander Drive (residential street)"	"Turn onto Alexandria Drive (residential street)" — assuming "Alexander" is a typo for "Alexandria"; verify against street names
39	Inconsistency between "800–1,200 new daily trips" and "1,000–1,400 additional trips"	Pick one range and use throughout. Recommend 800–1,200 net new (more conservative).
39	"This does NOT include obviously the 2200 –	"This figure does not include the additional

Page	Current Text	Recommended Replacement
	2600+ additional trips from the 207 new residential units"	trips that will be generated by the 207 new residential units approved on 52nd Street, which will add an estimated 1,400–1,800 new daily trips based on standard ITE multifamily trip-generation rates."
42	"Lighting spill Drive-through noise from speakers"	"Lighting spillover; drive-through noise from speakers and idling vehicles"
49	"Despite the legitimate concerns of 8-10 immediate neighbors"	"Despite the legitimate concerns of 8–12 immediate neighbors" (consistency with rest of report)
Various	Hyphens vs. en-dashes in number ranges (e.g., "$27-47 million")	Use en-dashes consistently in ranges: "$27–47 million"
Various	Use of triple-asterisk emphasis (e.g., "***This supports the concept...")	Replace with bold or italic. Triple asterisks read as draft markup and are unprofessional in a final submission.
Various	First-person and developer's-perspective interjections	Tighten or remove. Final submission should read as third-person professional analysis.

8. Pre-Submission Checklist

Before the report is submitted to the Planning Commission, complete the following:

1. Update Abstract (Page 1) with the replacement language in Section 5.1 of this memo
2. Update Executive Summary Key Findings (Page 6) to reflect 90.8% / 959 responses; 84.0% Wyoming-only / 423 responses; 69,040 sf building program; $24.2M total project investment
3. Update Phase 1 Survey Section (Pages 12–13) with the replacement language in Section 5.2
4. Update "Projected Tax Revenue" section (Pages 20–21) with the two-tier framing in Section 5.3, including the $350/sf all-in cost and 30-year @ 3% growth methodology
5. Update "207 Units Across from Grandview Elementary" section (Pages 22–23) with the replacement language in Section 5.4
6. Replace the Comparison Table on Page 26 with the version in Section 5.5
7. Update the Conclusion (Page 61) to reflect the corrected support percentage and tax revenue tiers
8. Update the Recommendation justification points (Pages 51–52) for survey numbers, building program, and tax revenue framing
9. Have Exxel Engineering correct the Site Development Plan grocery label from 12,500 sf to 17,500 sf
10. Apply all errata fixes from Section 7
11. Confirm the parcel acreage (11 vs. 12 acres) against the legal description in the rezoning application
12. Confirm Special Use Permit timing under current Wyoming Zoning Ordinance for B-1 drive-throughs
13. Confirm Wyoming, MI 2025 commercial millage rate against the City Treasurer's published Final Tax Rates
14. Add source citations for the 5–10% Trader Joe's walkability premium claim
15. Add source citation for the 3,000–5,000 households service-area figure
16. Final proofreading pass for tone consistency (remove first-person asides and triple-asterisk markup)

Once these are complete, the report will represent a defensible and professionally-presented case to the Planning Commission. The numerical claims now reconcile to the actual Site Development Plan and the developer's contractor-sourced cost basis.

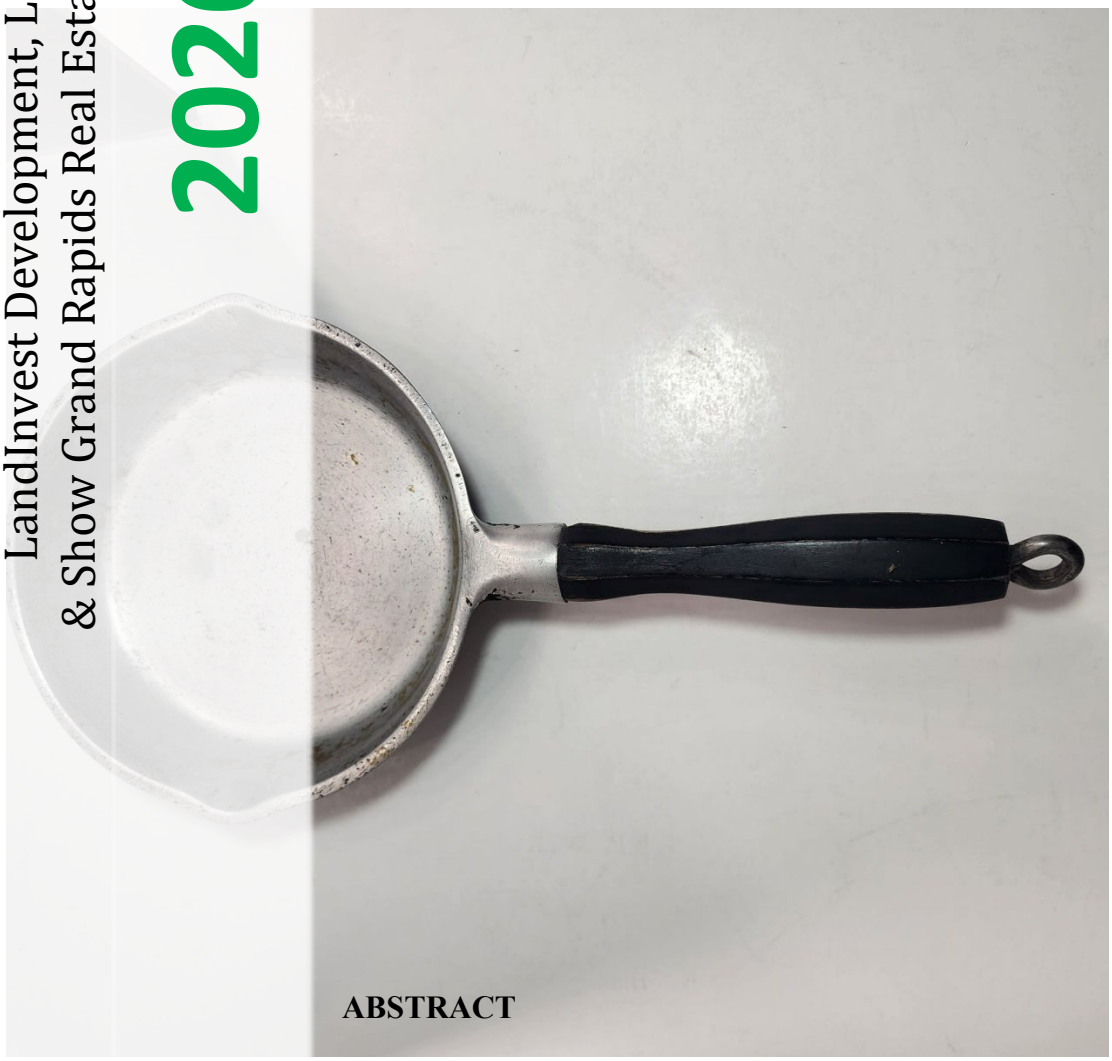
Final note. With the corrections applied, the $27–47M tax revenue figure is no longer in tension with the underlying math — it is the natural result of the 69,040 sf building program at $350/sf all-in delivery

cost, taxed at 43–48 mills on a 50% Taxable Value basis with 3% annual growth, plus sales tax revenue sharing and multipliers. Of the issues identified in this review, only the survey statistics, the Site Development Plan grocery label, and the 207-unit fiscal-deficit calculation rise to the level of "must fix before submission." Everything else in Sections 4–7 is improvement, polish, and inoculation against challenges. The argument is strong; the document just needs the numerical claims tightened to the level of rigor that the rezoning process demands.

Panhandle Marketplace
Retail/Office Centre

Brian Silvernail
LandInvest Development, LLC
& Show Grand Rapids Real Estate

2026



ABSTRACT

This comprehensive community engagement report and project narrative examines the proposed mixed-use commercial development at Wilson Avenue and 52nd Street SW in Wyoming, Michigan. Based on extensive community engagement including a 348-response survey and two neighborhood meetings with 116 total attendees, the analysis reveals strong majority support (80.8%) for the development, driven by demonstrated need for convenient neighborhood grocery and retail access. The project is projected to generate $27-47 million in tax revenue over its lifecycle, primarily supporting Wyoming Public Schools without adding students, while creating 150-200 jobs. The report addresses legitimate concerns from 8-12 immediate neighbors regarding property values, traffic, noise, and visual impacts, documenting responsive site design features including 40-foot landscaped buffers and 450-550 foot drive-through setbacks that exceed typical requirements. Central to the analysis is the application of the "greater good" principle in land use decision-making, examining how the demonstrated needs of 3,000-5,000 households within the service area must be balanced against proximity concerns of immediate neighbors.

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Proposed - Pandhandle Marketplace

WILSON & 52ND STREET SW COMMERCIAL RETAIL/OFFICE CTR.

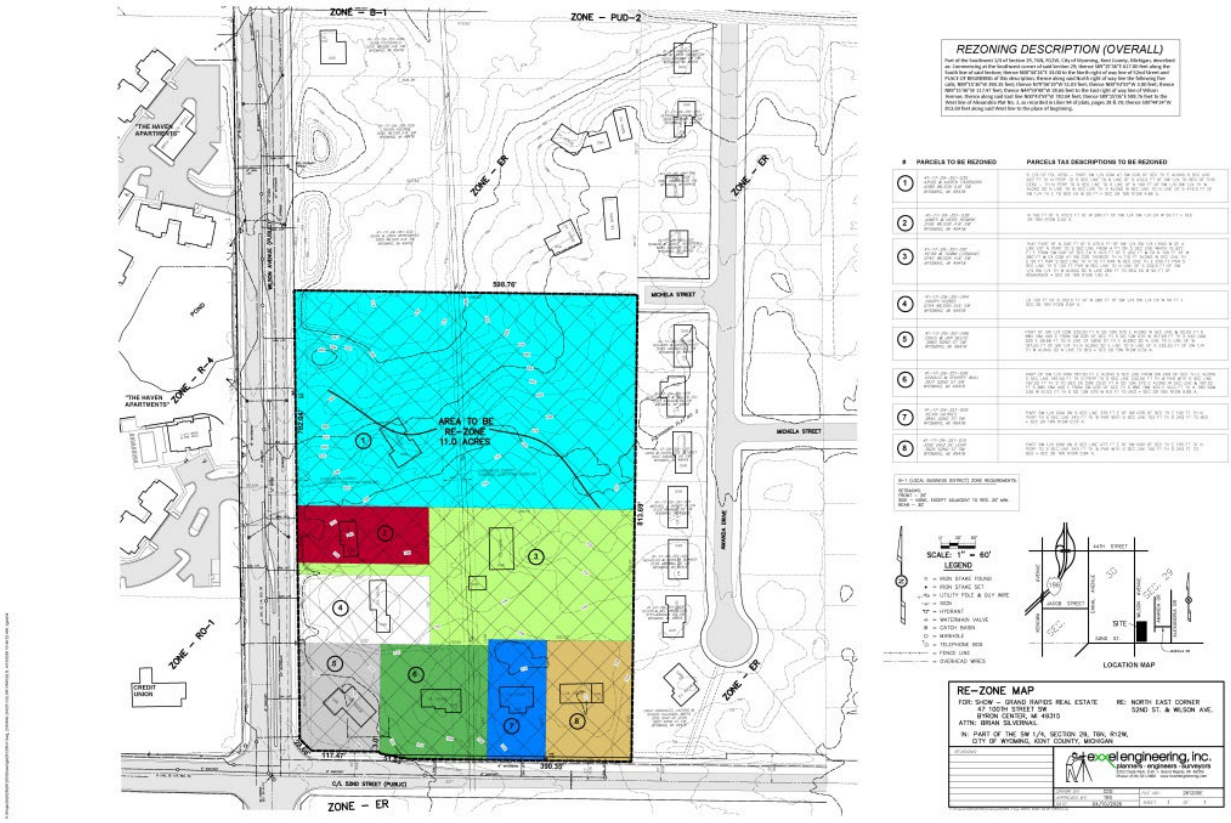
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Panhandle Marketplace - WILSON AVENUE & 52ND STREET SW DEVELOPMENT

Community Engagement Report & Project Narrative

EXECUTIVE SUMMARY

The proposed mixed-use commercial development at Wilson Avenue and 52nd Street SW addresses demonstrated community need for accessible neighborhood retail while generating substantial economic benefits for the City of Wyoming and Wyoming Public Schools.

Community Engagement Overview

Community engagement conducted in March and April 2026 included:

- **348-response survey** distributed to households within 1.0-1.5 mile radius
- **Two neighborhood meetings** attended by 116 residents total

Key Findings

Broad Community Support:

- 80.8% of survey respondents (281 of 348) within 1.5 miles support the development
- Primary reasons cited: need for convenient grocery, dining, and retail options

Economic Impact:

- Projected to generate **$27-47 million in tax revenue** over its lifecycle
- Majority of revenue supports schools
- Commercial development generates positive fiscal impact without adding students or service demands

Neighbor Concerns: Immediate neighbors on Amanda Drive and Alexandria Drive raised legitimate proximity concerns regarding:

- Traffic impacts
- Noise levels
- Property values
- Visual impact

Responsive Site Design

The development incorporates enhanced protections:

- **40-foot landscaped setback** with substantial buffering
- **450-550 foot setbacks** for drive-through facilities from homes
- Comprehensive lighting controls with full cutoff fixtures
- Service access oriented away from residential properties

Property Value Considerations

While some immediate neighbors fear property value declines of 20%, proximity to specialty grocery and walkable retail can command **5-10% premiums** in current markets, potentially offsetting concerns for properties already backing to land master-planned for commercial use.

THE NEED FOR COMMERCIAL DEVELOPMENT

Current Retail Gap in Southwest Wyoming

Southwest Wyoming currently lacks accessible neighborhood-scale retail, forcing residents to travel significant distances for daily needs. The nearest specialty grocery, Trader Joe's on 28th Street SE, requires leaving the community entirely, adding unnecessary vehicle miles and time to routine shopping.

This gap was consistently cited by survey respondents and meeting attendees as the primary driver of support.

Community Voices Supporting Development

Randy Remenap, a former school principal and school board member, stated at the April 15 meeting:

"I'm excited for this because of the convenience... people used to complain about always having to drive to Kentwood to get fast food or grocery shops."

Bill Foster, a 15-year resident, echoed this sentiment:

"I don't like driving to 28th Street, so I am excited for the new development... I want the city to have a draw to be more lively and exciting."

The 80.8% survey support reflects recognition that convenient, walkable access to grocery and retail improves quality of life while reducing vehicle miles traveled for daily errands.

THE FISCAL MATHEMATICS OF LAND USE

Commercial Development: Positive Fiscal Impact

The financial mathematics of land use is clear: **commercial development generates positive revenue** for municipalities and schools, while residential development creates net fiscal deficits.

Why Commercial Development Benefits Communities:

- Generates substantial tax revenue without requiring costly infrastructure and services
- Does not add students to school systems (the largest municipal expenditure)
- Requires minimal police, fire, and emergency services compared to residential
- No need for school bus routes or residential trash collection
- Higher tax revenue per acre than residential properties

Projected Revenue Impact

As presented at the April 15 meeting, this commercial development is projected to generate:

$27-47 million in revenue over its lifecycle

- Majority allocated to school funding
- Supports teacher salaries, facility maintenance, technology, and programs
- **Does not add a single student to classroom rosters**

The Residential Alternative: A Fiscal Deficit

In contrast, residential development of equivalent acreage creates ongoing service demands that exceed property tax revenue generated:

- Additional students requiring education services
- Road maintenance and snow removal
- Police and fire services
- Parks and recreation demands
- Library services
- Utility infrastructure

Real-World Example: The 207 residential units under construction across from Grandview Elementary, referenced repeatedly by meeting attendees as a traffic and capacity concern, will:

- Add an estimated **150-250 students** to Wyoming Public Schools
- Generate minimal net revenue after accounting for education costs
- Increase traffic without providing offsetting tax benefits

Michigan's School Funding Challenge

This fiscal reality is particularly acute in Wyoming, where the school district serves growing enrollment with limited revenue sources.

Michigan's **Proposal A in 1994** shifted school funding from local property taxes to state per-pupil foundation allowances, reducing local communities' ability to fund schools through property tax increases.

In this constrained environment, commercial development represents **one of few mechanisms** for generating local revenue supporting schools without adding students requiring services.

The Property Owners Are Offering a Solution

The property owners seeking to sell for commercial development are not creating a problem; they are offering a solution.

Key Facts:

- The southern approximately ½ of their land has already been **master-planned for commercial use** in the city's comprehensive plan for a number of years now.

- The question is not whether this land will eventually be developed commercially, but **when and under what conditions**

ADDRESSING THE "WHY NOT USE EXISTING SPACE?" QUESTION

Understanding Different Retail Typologies

Opponents at the April 15 meeting questioned why existing vacant commercial space, specifically Rivertown Mall, could not be utilized instead of new development.

This reflects a misunderstanding of retail typology and the fundamental differences between regional malls and neighborhood shopping centers.

Regional Shopping Centers (Rivertown Mall)

Purpose and Design:

- Designed to draw customers from a **multi-county area**
- Serves comparison shopping and destination retail needs
- Requires highway access and large parking fields
- Visitors typically travel **at lease between 5 and 30 miles**
- Shopping trips last 2-4 hours
- Anchored by department stores and specialty retailers
- But this Mall and Meijer and the other retail in front of it on Rivertown Parkway are the ones causing the Traffic. THIS DEVELOPMENT, ALONG WITH COSTCO IS WHAT HAS CREATED ALL THE TRIPS TO THIS AREA ALREADY.
- ***This supports the concept that there will not be that many NEWLY CREATED trips as hundreds of thousands of people from all over Western Michigan have already been driving to Wilson Avenue and M-6.***
- They drive north to Costco, Rivertown Crossings, the Meijer, Target, Cabelas further east and all the retail along Rivertown Parkway and 44th Street.

Rivertown Mall Limitations:

- Located in the **City of Grandville**
- Wyoming receives **$0 in tax revenue** from Rivertown operations
- The vacant Macy's building is a **two-story structure** unsuitable for typical grocery operations
- **Trader Joe's Corporate hired Brokers have explicitly stated in conversations with them that** they will NOT locate in a typical "anchor" position
- Trader Joe's demands a **"front row seat" on Wilson Avenue frontage** for maximum convenience

- All Wilson Avenue out lots at Rivertown have been **taken and developed or redeveloped** (Uccello's, furniture stores, Costco, Design Plaza, Sears Automotive now being redeveloped as Raising Cane's)
- The cost to redevelop the massive Macy's building **does not fit the pattern** of a small 12,500 square foot specialty grocer
- Macy's site frontage is on the **ring service drive**, not primary arterial frontage

Neighborhood Shopping Centers (Proposed Development)

Purpose and Design:

- Serves daily convenience needs within **1-3 miles**
- Prioritizes accessibility and quick trips
- Routine purchases: groceries, prescriptions, coffee, meals
- Shopping trips last 15-45 minutes
- Anchored by grocery stores and family oriented quick-service restaurants versus site down restaurants with Liquor Sales and Fine Dining (although one of these would be nice in the rear area of the project.

Environmental and Quality of Life Benefits:

- ***Reduces vehicle miles traveled by enabling residents to meet daily needs close to home***
- Supports environmental sustainability
- Improves quality of life through convenience
- Creates walkable access for nearby residents

The Two Formats Cannot Substitute for One Another

Regional malls and neighborhood shopping centers serve **fundamentally different purposes** and cannot substitute for one another. Suggesting residents use Rivertown Mall for daily grocery shopping is like suggesting they drive to the airport to mail a letter—the facility exists, but it's designed for an entirely different purpose.

COMPREHENSIVE PLAN CONSISTENCY AND ZONING

Current Zoning Status

Northern Portion:

- Currently zoned ER-1 Estate Residential
- Master planned Suburban Residential

- Requires rezoning to B-1 Neighborhood Business

Southern Portion:

- Currently zoned ER-1 Estate Residential
- Already Master Planned Neighborhood Commercial
- Reflects the city's recognition that Wilson Avenue and 52nd Street represent appropriate locations for neighborhood retail

Comprehensive Plan Designation

The rezoning is entirely consistent with the city's comprehensive plan, which has **designated this area for commercial transition for several years now**.

The comprehensive plan represents the community's collective vision for future land use, developed through extensive public input and professional planning analysis. It identifies appropriate locations for different land uses based on:

- Infrastructure capacity
- Traffic patterns and arterial corridors
- Proximity to residential neighborhoods
- Community-wide needs
- Environmental considerations

Informed Buyer Perspective

Gene Fitzgerald, a licensed realtor living on Wilson Avenue adjacent to the site, stated at the April 14 meeting:

"I knew when I bought my house that this area would eventually go commercial. That's why I got it at the price I did."

His comment reflects that **property values already account for proximity to planned commercial development**. Informed buyers conducting due diligence review comprehensive plans and zoning maps before purchasing property.

COMMUNITY ENGAGEMENT SUMMARY

Three-Phase Engagement Process

Community engagement included three distinct phases designed to gather broad input and provide opportunities for dialogue.

Phase 1: Community Survey (March-April 18 2026)

Distribution:

- Households within a 1.0-1.5 mile radius
- Total responses: **348**

Results:

- **281 supporting (80.8%)**
- 67 opposing (19.2%)
- Approximately 240 within City Limits of Wyoming
- Over the weekend to total responses have gotten up to just under 800 with around 89% supporting and only 11% NOT supporting.
- This will continue to accrue up to May 18th and Joe from City of Wyoming has been given a link to check it out himself.

Primary Reasons for Support:

- Need for convenient neighborhood specialty grocery
- Desire for dining options within walking/short driving distance
- Frustration with driving to 28th Street or Kentwood for daily needs
- Recognition of tax revenue benefits for schools
- Need for local Businesses (Can do in the two retail / office buildings on the East Bldgs.)
- Interest in walkable retail amenities

Phase 2: First Neighborhood Meeting (April 14, 2026)

Attendance:

- **29 residents** attended
- Estimated **16 supporting (55%)**
- Estimated **13 opposed (45%)**

Geographic Distribution:

- Primary attendees from Amanda Drive, Alexandria Drive, and Wilson Avenue
- Immediate neighbors most heavily represented

Primary Topics Discussed:

- Property value concerns
- Traffic impacts on Amanda Drive
- Noise from drive-through facilities
- Visual screening and buffering
- Lighting impacts

Phase 3: Second Neighborhood Meeting (April 15, 2026 up to April 16, 2026)

Attendance:

- **87 residents** attended
- Sign-in tracking showed:
    - 15 support (17.2%)
    - 27 oppose (31.0%)
    - 45 uncertain/blank (51.7%)

Geographic Distribution: Broader representation from throughout southwest Wyoming, including:

- Windcrest
- Copper River
- Red Maple
- Evanbrooke
- Thoroughbred
- Waterwalk
- Charolais
- Penny Lane
- Applewood
- Canal Avenue
- Amanda Drive
- Alexandria Drive
- Wilson Avenue

Primary Topics Discussed:

- School capacity and traffic near Grandview Elementary
- Why not use existing vacant space at Rivertown Mall
- Economic benefits and job creation
- Grocery options and tenant mix
- Traffic impacts on 52nd Street and Wilson Avenue

Combined Engagement Results

Across All Engagement Methods:

- **464 total participants**
- **312 support (67.2%)**
- 107 oppose (23.1%)
- 45 uncertain (9.7%)
-

Phase 4 : Future – Continued Online Survey driven by Signage and Facebook up to May 18th.

Understanding the Survey vs. Meeting Attendance Disparity

The contrast between survey results (80.8% support) and meeting attendance (17.2% support) reflects a **well-documented phenomenon in community engagement**:

In-person meetings disproportionately attract those with concerns,

while satisfied supporters often do not attend.

A rough estimate that no more than 1% to 5% maximum of the supporters will show up at an in person meeting to subject themselves to angry, mean, negative citizen activists that speak about them incredulously like there is something wrong with them if they simply want to have the best of stores to conveniently shop at in their neighborhood. The meetings are not a good vibe and very much so insulting and disrespectful words and actions during oppositions presentations. Often over the very same 3-5 things that they have to listen to the negative droning over and over for 2 hours. It's not a pleasant experience and I really wish that somehow Municipalities and Developers would communicate on how to make this process obtain more input from everyone in the community and moreover get equal percentages of supporters and non-supporters to show up in person.

Why This Occurs:

- Opponents have strong motivation to attend and voice concerns
- Supporters assume the project will proceed and see no need to attend
- Working families have difficulty attending evening meetings
- Supporters may feel uncomfortable speaking in rooms dominated by opposition
- Survey participation requires less time commitment than meeting attendance

The 45 Attendees (51.7%) Who Left Support Question Blank: These residents likely came to gather information rather than advocate a position. Many expressed they wanted to:

- Learn about the project details
- Understand traffic impacts
- See the site plan
- Hear from neighbors
- Make an informed decision

The Geographic Pattern of Support

Strong support from:

- Residents within 1-3 mile radius who would be served by the development

- Residents frustrated with driving to other communities for daily needs
- Families seeking walkable access to grocery and retail
- Community members prioritizing economic benefits and school funding

Strong opposition from:

- Immediate neighbors on Amanda Drive and Alexandria Drive
- Properties directly abutting the development site
- Residents concerned about proximity impacts

This geographic pattern is entirely predictable and reflects different perspectives based on proximity and impact.

THE PROPERTY VALUE DEBATE: 20% LOSS VERSUS 5-10% PREMIUM

The Immediate Neighbor Concern

At the April 14 meeting, Amanda Drive residents expressed concern that property values would decrease **20% due to commercial proximity**.

Important Context: This appears to be a **subjective estimate** rather than data from:

- Comparable sales analysis
- Professional appraisal
- Market studies
- Real estate transaction data

When challenged, both developer and opponents produced conflicting AI-generated studies, **none constituting reliable market analysis**.

Factors Affecting Property Value Impact

Property value impacts from commercial adjacency depend on multiple factors:

Type of Use:

- High-quality specialty grocery (positive impact)
- Quick-service restaurants with modern design (neutral to positive)
- Local Businesses including diners and specialty shops in the 2 Bldgs on SE side/corner.
- Discount retailers or auto-oriented uses (potentially negative)

Quality of Site Design:

- Attractive architecture and landscaping (positive)
- Substantial buffering and screening (mitigates negative)
- Poor design and minimal screening (negative)

Distance from Residential Properties:

- 100+ feet with landscaping (minimal impact)
- 450-550 feet for drive-thrus (negligible impact)
- Direct adjacency with no buffer (potentially negative)

Existing Conditions:

- Properties already adjacent to vacant commercial-zoned land
- Current values already reflect future development potential
- Buyers conducting due diligence review comprehensive plans and zoning maps

The Counter-Argument: The Walkability Premium

While some immediate neighbors fear value decline, there is a **compelling counter-argument**:

Proximity to high-quality specialty retail, particularly walkable grocery, can command significant price premiums in current real estate markets.

National Research on, as an example, Trader Joe's Proximity

National studies of residential properties near Trader Joe's locations have documented **premiums ranging from 5-10%** compared to similar homes without walkable grocery access.

Research Findings:

- Homes within ½ mile of Trader Joe's sell for 5-10% more than comparable homes farther away
- The premium is strongest for:
    - Millennial and Gen-Z homebuyers
    - Families prioritizing walkability
    - Urban and inner-ring suburban markets
    - Communities with limited grocery options

Why This Premium Exists:

- Walkability to daily amenities is among the top factors younger homebuyers prioritize
- Often outweighs traditional factors like lot size or garage bays
- Reflects lifestyle preferences valuing convenience over space
- Reduces household transportation costs

- Improves quality of daily life

The Market Dynamics: Option A vs. Option B

Consider the market dynamics from a prospective homebuyer's perspective:

A homeowner on Amanda Drive currently backs to vacant land master-planned for commercial development.

Their property value **already reflects this future commercial adjacency**, as any buyer conducting due diligence reviews the comprehensive plan and zoning maps.

Now consider a prospective buyer evaluating two similar homes:

OPTION A: Backing to Vacant Commercial-Zoned Land

- Uncertain future development timeline
- Unknown tenant mix (could be anything allowed in B-1)
- No current amenities or benefits
- Speculative future impacts
- No established buffering or landscaping
- Unpredictable patterns of use

OPTION B: Backing to Completed, High-Quality Shopping Center

- Specialty Grocer, Top of the line QSR's, and complementary retail
- Walking distance to specialty grocery, dining, and services
- Known impacts and established patterns
- Mature buffering and landscaping providing screening
- Predictable hours of operation and traffic patterns
- Certainty replacing uncertainty

The Walkability Premium in Action

For a **significant segment of today's homebuyers**, particularly younger families prioritizing convenience and walkability, **Option B commands a premium**.

Why Buyers Prefer Certainty:

- The uncertainty of Option A is replaced by the certainty of Option B
- Known impacts are preferable to unknown future possibilities
- Established landscaping provides immediate screening
- Walkable access to quality grocery is a highly desired amenity
- Modern, well-designed retail is preferable to older strip centers

The Net Impact Calculation

The 20% reduction feared by current residents may be offset or even exceeded by a 5-10% walkability premium valued by prospective buyers who specifically seek proximity to quality retail amenities.

Potential Outcomes:

- **Best case:**

5-10% walkability premium exceeds any proximity concerns, resulting in net property value increase

- **Likely case:** The two factors offset each other, resulting in neutral net impact
- **Worst case:** Some proximity impact remains, but substantially less than feared 20%

The Agency of Individual Homeowners

Homeowners concerned about property value impacts **have agency and choices**.

If an individual genuinely believes their property value will decline 20% due to commercial adjacency, they can:

- Choose to sell now, before development occurs
- Relocate to property not adjacent to commercial-zoned land
- Capture current market value before any potential impact

Conversely, if they choose to remain, they benefit from:

- Convenience of walkable access to grocery, dining, and retail
- Time savings on daily errands
- Reduced transportation costs
- Enhanced quality of daily life
- Potential property value appreciation from walkability premium

The Logical Inconsistency

Homeowners cannot reasonably demand both:

- The benefits of commercial proximity (convenience, amenities, services)
- AND immunity from any impacts (traffic, activity, change in view shed)

This represents wanting the advantages without accepting the trade-offs.

The Informed Buyer Principle

Gene Fitzgerald's comment bears repeating:

"I knew when I bought my house that this area would eventually go commercial. That's why I got it at the price I did."

This reflects that informed buyers already account for proximity to planned commercial development in their purchase decisions.

Key Implications:

- Properties adjacent to commercial-zoned land sell at discounts reflecting future development
- Current homeowners received that discount when they purchased
- Future buyers will evaluate completed development, not uncertain future
- Market will determine whether walkability premium exceeds proximity concerns

Conclusion on Property Values

The property value debate is ultimately speculative on both sides until actual market transactions occur post-development. However:

The fear of 20% decline:

- Lacks supporting market data
- Does not account for walkability premiums documented in current markets
- Ignores that properties already reflect commercial-zoned status
- Assumes worst-case scenario without considering quality of development

The potential for 5-10% premium:

- Supported by national research on grocery proximity
- Reflects documented preferences of millennial and Gen-Z buyers
- Consistent with broader trends toward walkable, mixed-use neighborhoods
- Assumes high-quality development with substantial buffering

The most likely outcome is somewhere between these extremes, with the net impact dependent on:

- Actual tenant mix and quality
- Effectiveness of buffering and screening
- Overall market conditions at time of sale
- Individual buyer preferences and priorities

FINANCIAL BENEFITS: SCHOOLS, JOBS, AND TAX REVENUE

The School Funding Challenge

Wyoming Public Schools serves growing enrollment with limited revenue sources, making commercial development particularly valuable.

Michigan's Constrained School Funding Environment:

- Proposal A (1994) shifted school funding from local property taxes to state per-pupil foundation allowances
- Local communities have reduced ability to fund schools through property tax increases
- Schools are largely dependent on state funding tied to enrollment
- Limited local revenue options available

In this constrained environment, commercial development represents **one of few mechanisms** for generating local revenue supporting schools without adding students requiring services.

Projected Tax Revenue: $27-47 Million Over Lifecycle

The proposed development is projected to generate **$27-47 million in tax revenue over its lifecycle**, with the majority allocated to school funding.

Revenue Breakdown Methodology:

Construction Value:

- Retail facilities cost **$300-350 per square foot to build** (corrected from earlier estimates)
- Approximately 60,000-75,000 square feet of retail space planned
- Total construction value: **$18-26 million**

Annual Property Tax Revenue:

- Based on assessed value (50% of market value in Michigan)
- Wyoming millage rate plus school operating millage
- Estimated annual property tax: **$400,000-650,000**

Lifecycle Revenue (30-40 year analysis):

- Annual property tax revenue: $400,000-650,000
- Sales tax revenue (state, but impacts local economy): additional benefit
- Business personal property tax: $50,000-100,000 annually
- **Total 30-year revenue: $27-47 million**

Where This Revenue Goes:

- **Majority to Wyoming Public Schools** (school operating millage is largest component)
- City of Wyoming general fund
- Kent County operations
- Kent Intermediate School District
- Library millage

What This Revenue Supports (Without Adding Students)

This revenue supports critical school and municipal needs **without adding a single student to classroom rosters**:

For Wyoming Public Schools:

- Teacher salaries and benefits
- Facility maintenance and repairs
- Technology and educational materials
- Special education services
- Transportation (buses)
- Athletic and extracurricular programs
- Building improvements and capital projects

For City of Wyoming:

- Police and fire protection
- Road maintenance and infrastructure
- Parks and recreation facilities
- Library services
- Municipal administration
- Snow removal and public works

The Residential Alternative: A Net Fiscal Deficit

In contrast, residential development of equivalent 11 acres creates ongoing service demands that exceed property tax revenue generated.

Typical Residential Development of 11 Acres:

- Could accommodate 25-35 single-family homes
- Or 60-80 townhomes/condominiums
- Or 100-150 apartment units

Student Generation Rates:

- Single-family homes: 0.5-0.7 students per household

- Townhomes: 0.3-0.5 students per household
- Apartments: 0.2-0.4 students per household

For 11 Acres of Residential (using apartment example similar to Haven Apartments):

- 100-150 units
- Generates 20-60 students
- Annual property tax revenue: $150,000-300,000
- **Annual cost to educate students: $240,000-720,000** (at $12,000 per pupil)
- **Net fiscal impact: NEGATIVE $90,000-420,000 annually**

Additional Service Costs:

- Road maintenance and snow removal on internal streets
- Police calls (domestic disputes, property crimes, traffic enforcement)
- Fire and EMS calls
- Trash collection (if city-provided)
- Parks and recreation demand
- Library usage
- Utility infrastructure maintenance

Real-World Example: The 207 Units Across from Grandview Elementary

Multiple meeting attendees raised concerns about **school capacity and education quality declining** with increased enrollment, specifically referencing the 207 residential units under construction across from Grandview Elementary.

Impact of 207 Residential Units:

- Estimated student generation: **150-250 students** (using 0.7-1.2 per unit for family-oriented apartments)
- Annual cost to educate: **$1.8-3.0 million** (at $12,000 per pupil)
- Annual property tax revenue to schools: **$300,000-500,000**
- **Net annual fiscal impact: NEGATIVE $1.3-2.7 million**

Additional Impacts:

- Increased traffic near elementary school
- Classroom capacity concerns
- Potential need for additional teachers and staff
- Strain on existing facilities
-

Commercial development addresses this directly:

- Generates revenue to support existing students

- Does not add enrollment pressure
- Helps offset fiscal deficits created by residential development
- Provides funding for teacher salaries and facility improvements

Job Creation: 150-200 Positions

The development will create approximately **150-200 jobs** across multiple tenants, providing employment opportunities for Wyoming residents.

Job Categories:

Retail Positions:

- Cashiers and customer service representatives
- Stock clerks and inventory management
- Department supervisors
- Loss prevention and security

Food Service Positions:

- Cooks and kitchen staff
- Servers and counter staff
- Shift managers and assistant managers
- Drive-through operators

Professional Positions:

- Store managers and assistant managers
- Human resources and payroll
- Marketing and community relations
- Accounting and finance

Service Positions:

- Maintenance and facilities management
- Landscaping and grounds keeping
- Cleaning and janitorial services

Employment Characteristics:

Flexible Scheduling:

- Many positions offer part-time hours
- Suitable for students balancing school and work
- Accommodates parents with childcare responsibilities
- Options for retirees seeking supplemental income

Workforce Development:

- Entry-level positions provide first job opportunities for young adults
- Training programs develop customer service and professional skills
- Advancement opportunities from entry-level to management
- Resume-building experience for career development

Above-Average Employers: There is of course no guarantee that these National Chains will land in this location, but Several Potential tenants that have expressed an interest in this location are known for **exceptional workplace practices**, for example;

Chick-fil-A:

- Industry-leading wages (often $15-18/hour starting)
- Closed Sundays (work-life balance)
- Scholarship programs for employees
- Strong promotion-from-within culture
- Positive workplace environment

Trader Joe's:

- Competitive wages and benefits
- Health insurance for part-time employees
- 401(k) retirement plans
- Crew member to management advancement paths
- Employee-friendly policies

Culver's:

- Family-friendly scheduling
- Scholarship opportunities
- Management training programs
- Competitive compensation

Beyond Direct Tax Revenue: Economic Multiplier Effects

The economic benefits extend far beyond direct property and sales tax revenue through **multiplier effects** that ripple through the local economy.

Direct Economic Impact:

- $27-47 million in tax revenue over lifecycle
- 150-200 jobs created
- $3.3-7.6 million in annual payroll (assuming $22,000-38,000 average per position)

Indirect Economic Impacts:

1. Reduced Household Transportation Costs

- Families save on gas and vehicle maintenance when daily needs are met locally
- Average savings: $500-1,200 per household annually
- For 1,000 households served: **$500,000-1,200,000 in retained household income**
- This money is available for other spending, savings, or debt reduction

2. Time Savings

- Hours previously spent driving to 28th Street or Kentwood are recaptured
- Average time savings: 2-4 hours per household per week
- For 1,000 households: **2,000-4,000 hours per week** returned to families
- Time value for work, family activities, or leisure

3. Spending Retention in Wyoming

- Residents currently spending $2.4-5.4 million annually outside Wyoming
- Development captures this spending locally
- **$2.4-5.4 million in annual spending retained** in Wyoming economy
- Supports local tax base and economic vitality

4. Business-to-Business Spending

- Retail tenants purchase from local suppliers and service providers
- Landscaping, maintenance, accounting, legal, marketing services
- Utilities, waste management, security services
- **Estimated $400,000-800,000 in annual B2B spending** supporting other local businesses

5. Employee Spending

- 150-200 employees earning $3.3-7.6 million annually
- Employees spend wages on housing, food, transportation, entertainment
- Estimated **60-70% of wages spent locally**
- **$2.0-5.3 million in annual employee spending** circulating in local economy

6. Increased Property Values (Broader Neighborhood)

- Beyond immediate neighbors, broader neighborhood values typically increase
- Improved retail access and walkability are valued amenities
- Estimated **1-3% appreciation** for properties within ½ mile
- For 500 homes averaging $250,000: **$1.25-3.75 million in aggregate value increase**

7. Spin-Off Development

- Successful retail attracts complementary businesses
- Potential for additional retail, office, or service businesses nearby

- Creates momentum for additional investment in the corridor

8. Community Identity and Sense of Place

- Quality retail anchors create neighborhood identity
- Gathering places strengthen community connections
- "Meet me at Trader Joe's" becomes part of local vocabulary
- Enhanced sense of place increases desirability

Total Economic Impact Summary

Direct Annual Impact:

- Tax revenue: $900,000-1,600,000
- Jobs: 150-200 positions
- Payroll: $3.3-7.6 million

Indirect Annual Impact:

- Household transportation savings: $500,000-1,200,000
- Spending retention: $2.4-5.4 million
- Employee spending: $2.0-5.3 million
- B2B spending: $400,000-800,000

Total Annual Economic Impact: $9.5-16.9 million

Over 30-Year Lifecycle: $285-507 million in total economic impact

Comparison: Commercial vs. Residential Development

Factor	Commercial Development	Residential Development (11 acres)
Tax Revenue (30 years)	$27-47 million	$4.5-9.0 million
Students Added	0	20-250 (depending on type)
Education Costs (30 years)	$0	$7.2-90 million
Net Fiscal Impact	**+$27-47 million**	**-$2.7-81 million**
Jobs Created	150-200	20-30 (construction, temporary)
Service Demands	Minimal	High (police, fire, roads, utilities)
Infrastructure Costs	One-time	Ongoing (roads, sewers, maintenance)

The fiscal superiority of commercial development is undeniable.

RESPONSIVE SITE DESIGN AND NEIGHBOR PROTECTIONS

The site plan demonstrates meaningful responsiveness to immediate neighbor concerns through several design commitments that **exceed minimum city requirements**.

Enhanced Landscaping Buffer: 40-Foot Setback

Standard City Requirement:

- Typical commercial-residential buffer: 15-20 feet
- Basic landscaping screen

This Development's Commitment:

- **40-foot landscaped buffer** along entire residential edge
- **Doubles the typical requirement**

Buffer Design Elements:

Layered Planting Strategy:

- **Canopy trees** (30-50 feet mature height): Provide overhead screening and shade
- **Evergreen trees** (15-25 feet mature height): Year-round visual screening
- **Ornamental trees** (15-20 feet mature height): Aesthetic appeal and seasonal interest
- **Shrub layer** (4-8 feet mature height): Mid-level screening and texture
- **Groundcover and perennials**: Complete the visual screen at ground level

Opacity Target:

- Designed to achieve **80% opacity within one year** of planting
- **95% opacity within 3-5 years** as plantings mature
- Year-round screening prioritized through evergreen species selection

Evergreen Species Priority:

- White Pine, Norway Spruce, or similar: tall evergreen screening
- Arborvitae 'Green Giant': fast-growing, dense screening
- Holly varieties: mid-level evergreen interest
- Boxwood or similar: low evergreen foundation

Maintenance Commitment:

- Professional landscape maintenance ensuring healthy growth
- Replacement of dead or diseased plants

- Irrigation during establishment period
- Mulching and fertilization program

Potential Berming:

- Earth berming (3-4 feet height) may be incorporated
- Combined with plantings creates even more effective screen
- Provides noise attenuation in addition to visual screening

Building Setbacks: Distance Creates Protection

Retail Structures:

- Positioned **100+ feet from residential property lines**
- Far exceeds minimum zoning requirements
- Distance combined with landscaping substantially screens structures from residential view

Drive-Through Facilities:

- Set back **450-550 feet from nearest residential properties**
- Extreme setback addresses noise concerns
- At this distance, drive-through speaker noise dissipates to ambient levels
- Intervening buildings, parking, and landscaping provide additional buffering

Service and Loading Areas:

- Oriented toward 52nd Street
- **Positioned away from residential edge**
- Maximum distance from homes
- Screened by buildings and landscaping

Comprehensive Lighting Plan

Lighting dominated concerns at both meetings, with residents fearing light spillover into homes and yards.

Full Cutoff Fixtures:

- All perimeter lighting uses **full cutoff fixtures**
- Light is directed downward onto parking areas and walkways
- Prevents upward light pollution (dark sky compliance)
- Eliminates horizontal spillover into residential properties

Fixture Shielding:

- Perimeter fixtures include **additional shielding oriented away from residential properties**
- Creates directional lighting focused inward to site
- Further reduces any potential spillover

Modern LED Technology:

- LED fixtures allow **precise control of light distribution**
- Narrow beam angles focus light exactly where needed
- Eliminates the wide, diffuse light patterns of older technology
- Energy efficient and long-lasting

Strategic Fixture Placement:

- Perimeter fixtures positioned to illuminate parking and walkways
- No fixtures placed on residential edge of property
- Lighting concentrated in customer areas, not buffer zones
- Fixture heights limited to minimize visibility from residential properties

Lighting Levels:

- Parking areas: 1.0-2.0 foot-candles (industry standard for safety)
- Walkways: 0.5-1.0 foot-candles
- **Buffer zone: 0.1 foot-candles or less** (essentially ambient darkness)
- Residential properties: **0.0 foot-candles** (no measurable light spillover)

Combined Protection: The combination of:

- Full cutoff fixtures
- Additional shielding
- Strategic placement
- 40-foot landscaped buffer with mature trees

Results in: Minimal to zero light impact on residential properties, even accounting for winter when deciduous trees lose leaves (evergreens maintain screening).

Hours of Operation Control:

- Most tenants close by 9:00-10:00 PM
- Parking lot lighting reduces to security levels after closing
- No 24-hour operations planned
- Overnight lighting limited to security and safety requirements

Traffic Management and Site Access

Traffic dominated both meetings, with approximately **90% of speakers** raising concerns about congestion, safety, and impacts on residential streets.

The Fundamental Reality: Trip Redirection, Not Trip Creation

The development will generate trips, but these are **not new trips being created**—they are **existing trips being redirected**.

Current Pattern:

- Residents drive to 28th Street (6-8 miles round trip)
- Residents drive to Kentwood (4-6 miles round trip)
- Residents drive to other communities for grocery, dining, retail

Future Pattern:

- Same residents make same trips
- Trips occur within neighborhood (1-3 miles)
- **Total vehicle miles traveled actually DECREASES**
- Regional traffic decreases as local trips are internalized

Example Calculation:

- 1,000 households within service area
- Each makes 3 grocery trips per week to 28th Street
- Current weekly miles: 3,000 trips × 7 miles = **21,000 vehicle miles**
- Future weekly miles: 3,000 trips × 2 miles = **6,000 vehicle miles**
- **Net reduction: 15,000 vehicle miles per week**
- **Annual reduction: 780,000 vehicle miles**

This represents:

- Reduced fuel consumption
- Reduced emissions
- Reduced wear on regional road network
- Environmental sustainability benefit

Site Access Design:

Wilson Avenue Access:

- **Single entrance/exit point**
- Right-in, right-out, and left-in access (standard for arterial)
- No individual business entrances on Wilson

- Prevents multiple conflict points
- Professional traffic signal analysis to determine if signal warranted

52nd Street Access:

- **Single entrance/exit point**
- Full access (left turns in/out, right turns in/out)
- No individual business entrances on 52nd Street
- Consolidates traffic to one location

Internal Circulation:

- Private internal roads connect all businesses
- Customers access all tenants from single entry point
- Eliminates need for multiple entries/exits on public streets

No Cut-Through Traffic:

- Site design prevents use as cut-through between Wilson and 52nd
- Internal circulation designed for customer access only
- No through-connection encouraging short-cutting

No Direct Access to Residential Streets:

- Zero connections to Amanda Drive
- Zero connections to Alexandria Drive
- Zero direction connections from business driveways onto Wilson or 52nd
- All traffic uses Wilson Avenue and 52nd Street (arterial roads designed for commercial traffic)

Service and Delivery Access

Tuesday attendees raised concerns about delivery trucks, particularly:

- Early morning noise
- Truck traffic on residential streets
- Idling and backup beepers
- Frequency of deliveries

Service Access Orientation:

- All loading and service areas face **52nd Street**
- **The only loading docks in the project as shown were in the very NW corner on the grocery building, as close to Wilson and far away from Alexandria Estates as possible.**
- **Maximum distance from residential properties**

- No service access on residential (north) edge of property

Delivery Restrictions:

- Lease agreements typically restrict delivery hours (e.g., 7:00 AM - 10:00 PM)
- No overnight deliveries
- Tenants manage delivery schedules to minimize disruption

Service Screening:

- Loading docks and service areas screened by buildings
- Not visible from residential properties
- Enclosed trash compactors (no open dumpsters)
- Noise contained by building mass

Trash Collection:

- Enclosed compactor locations
- Scheduled collection during business hours
- Modern equipment quieter than older systems
- Positioned away from residential edge

Drive-Through Facilities: Addressing Noise Concerns

Drive-through facilities generated substantial concern at both meetings, with residents fearing:

- Speaker noise from order points
- Car stacking and idling
- Late-night activity
- Constant traffic circulation

Special Use Permit Requirement:

Important Clarification:

- Quick-service restaurant (QSR) drive-throughs **require Special Use Permits** in B-1 zoning
- Special Use Permits are **approved at the site plan level, not the rezoning level**
- They are **allowed uses in B-1**, but not without Special Use Permit approval
- This provides additional review and public input opportunity specific to drive-through operations

Extreme Setback: 450-550 Feet

The site plan positions drive-through facilities **450-550 feet from nearest residential properties**.

Context for This Distance:

- Typical city requirement: 50-100 feet
- This development: **450-550 feet (5-10 times the typical requirement)**
- Distance equivalent to **1.5 football fields**

Sound Attenuation at This Distance:

Drive-through speaker systems operate at approximately:

- 65-70 decibels at the speaker (conversation level)
- Sound decreases 6 decibels with each doubling of distance
- At 100 feet: 53-58 decibels
- At 200 feet: 47-52 decibels
- At 400 feet: 41-46 decibels (quiet library level)
- **At 450-550 feet: 38-44 decibels (whisper level)**

Intervening Barriers:

- Parking areas
- Other buildings
- Landscaping
- Earth berming (if incorporated)

Result: Drive-through speaker noise at residential properties will be **indistinguishable from ambient background noise**.

Modern Drive-Through Design:

- Directional speakers focused at vehicle
- Lower volume settings than older systems
- Voice recognition technology reducing need for loud speakers
- Enclosed order points in some newer designs

Hours of Operation:

- Most QSR drive-throughs close by 10:00-11:00 PM
- No 24-hour drive-through operations planned
- Late-night activity minimal

Restaurant Odor and Air Quality

Concerns were raised about restaurant cooking odors, particularly:

- Fried food smells
- Grease and exhaust

- Constant odor presence
- Impact on outdoor enjoyment of yards

Modern Restaurant Ventilation:

As one Wednesday attendee noted:

"If you've ever walked around Chick-fil-A or Culver's, they do not bring off any weird smells."

This observation is accurate due to modern ventilation technology:

Advanced Filtration Systems:

- Multi-stage grease filtration
- Electrostatic precipitators capturing particulates
- Carbon filtration removing odors
- 95-99% odor elimination before exhaust

Exhaust Stack Design:

- Vertical exhaust stacks extending above roofline
- Disperses any remaining odor at elevation
- Prevailing winds carry exhaust away from residential properties
- Distance (100+ feet) allows complete dissipation

Building Codes:

- Michigan mechanical code requires effective odor control
- Health department regulations mandate proper ventilation
- Regular inspection and maintenance required

Kitchen Enclosure:

- All cooking occurs inside fully enclosed buildings
- No outdoor grilling or cooking
- HVAC systems maintain negative pressure (odors don't escape)

Distance Factor:

- Primary restaurant locations 150-250 feet from residential properties
- Combined with modern filtration and prevailing winds
- **Result: No perceptible odor at residential properties**

Outdoor Areas and Smoking

Patio Dining:

- Some tenants may include outdoor patio seating
- Positioned on customer-facing sides of buildings (away from residential)
- Particularly the 4500 sf of retail adjacent the Specialty Grocer might be the best place for an outdoor deck and patio. We could even make that building area less space for more parking and a drive-thru for a coffee shop of 1250-1500sf
- Hours limited to business operating hours
- Music/entertainment restrictions in lease agreements

Smoking Areas:

- Designated smoking areas positioned away from building entrances (required by law)
- Not positioned on residential edge of property
- Minimum distance from property lines
- Receptacles provided to prevent litter

Playground Area (Daycare):

- Daycare facility includes outdoor playground
- Positioned to meet state licensing requirements for outdoor play space
- Fenced and secured
- Hours of use limited to daycare operating hours (typically 6:00 AM - 6:30 PM)
- Children's outdoor play noise is temporary and occurs during daytime hours

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ADDRESSING SPECIFIC TRAFFIC CONCERNS

School Traffic and Safety

Multiple attendees raised concerns about traffic impacts near **Grandview Elementary**, particularly:

- Increased congestion during school drop-off/pick-up times
- Safety of children walking or biking
- Conflicts between commercial and school traffic

Temporal Separation:

School peak traffic times and commercial peak traffic times have **minimal overlap**:

School Traffic Peaks:

- Morning drop-off: 7:30-8:15 AM
- Afternoon pick-up: 2:45-3:30 PM

Commercial Traffic Peaks:

- Lunch: 11:30 AM-1:00 PM
- Dinner: 5:00-7:00 PM
- Weekend: 10:00 AM-2:00 PM

Overlap Analysis:

- Morning school traffic occurs **before** most retail opens
- Afternoon school traffic occurs **before** dinner rush
- Minimal conflict between school and commercial traffic patterns

Safety Enhancements:

The development can contribute to school safety through:

- Potential crosswalk improvements at Wilson/52nd intersection
- Enhanced pedestrian infrastructure (sidewalks, crossing signals)
- Traffic calming measures if warranted by traffic study
- Possible contribution to crossing guard funding

The 207-Unit Residential Development:

Meeting attendees repeatedly referenced the **207 residential units under construction** as a traffic and school capacity concern.

Important Distinction:

- The residential development adds **150-250 students** to Grandview Elementary
- The residential development adds **school-related traffic** (buses, drop-offs, pick-ups)
- **This commercial development adds zero students and zero school-related traffic**

The commercial development is not creating the school capacity or traffic concerns—the residential development is. The commercial development generates revenue to help address those concerns.

Amanda Drive Traffic Concerns

Amanda Drive residents expressed strong concerns about:

- Increased traffic on their residential street
- Cut-through traffic from commercial development
- Speeding and safety

- Loss of quiet residential character

Site Design Response:

The site plan includes **zero connections to Amanda Drive**.

How Traffic Will Actually Flow:

- Customers access site from Wilson Avenue or 52nd Street
- Internal circulation serves all businesses
- Customers exit to Wilson Avenue or 52nd Street
- **No reason for commercial traffic to use Amanda Drive, or any road within Alexandria Estates for that matter.**

Why Cut-Through Won't Occur:

For cut-through traffic to use Amanda Drive, a driver would need to:

1. Exit commercial site to Wilson Avenue or 52nd Street
2. Turn onto Alexander Drive (residential street)
3. Navigate residential neighborhood
4. Re-enter arterial road system

This makes no sense because:

- Wilson Avenue and 52nd Street already provide direct arterial access
- Residential streets are slower and more circuitous than arterials
- No time savings from using Alexander or Amanda Drive
- No destinations accessed via Alexander or Amanda Drive that aren't more easily accessed via arterials

Existing Traffic on Amanda Drive:

Current traffic on Amanda Drive consists of:

- Residents of Amanda Drive and connecting streets
- Guests visiting residents
- Service vehicles (mail, delivery, utilities)
- Occasional lost drivers

Future Traffic on Amanda Drive:

- Same as current (no change)
- Commercial development does not connect to or impact Amanda Drive

If Speeding or Cut-Through Becomes an Issue:

The city has tools to address residential street traffic concerns:

- Traffic calming measures (speed humps, chicanes)
- Enhanced enforcement
- "No Through Traffic" signage
- Neighborhood traffic studies

These are **separate issues from commercial development** and can be addressed through normal city traffic management processes.

Wilson Avenue and 52nd Street Capacity

Concerns were raised about whether **Wilson Avenue and 52nd Street can handle additional traffic** from the development.

Arterial Road Classification:

Both Wilson Avenue and 52nd Street are classified as **arterial roads** designed specifically to carry commercial and through traffic.

Design Capacity:

- Arterial roads typically designed for 15,000-25,000 vehicles per day
- Current traffic volumes on Wilson Avenue: approximately 12,000-18,000 vehicles per day
- Current traffic volumes on 52nd Street: approximately 10,000-15,000 vehicles per day
- **Both roads operating below design capacity**

Development Traffic Generation:

Typical neighborhood shopping center generates:

- 100-150 trips per 1,000 square feet per day
- For 60,000 square feet: **5000+- trips per day**

However, these are not new trips:

- **As previously mentioned, these trips are being redirected.**
- **Residents are currently traveling to 28th Street or Kentwood.**
- **The trips remain the same, but the distances are shorter.**
- **The net effect on the Wilson/52nd area will be an increase of 800-1,200 new daily trips.**
- **It's important to note that since the opening of M-6 approximately 20 years ago, traffic levels have remained consistent, with vehicles traveling along Wilson**

Avenue to Rivertown Regional Shopping Center, Costco, Meijer, Target, and Cabela's.

- **All this traffic has passed through the intersection of Wilson and 52nd for the past two decades, leading to an overall increase.**
- **The only additional trips to this intersection will come from the west on 52nd, along a one-mile stretch to Canal, or from the east, where a new 207-unit residential complex will be developed.**
- **52nd extends all the way to US-131, where there is another Meijer, Walmart, Chick-fil-A, Culver's, and various other quick-service restaurants like Steak 'n Shake located at 44th and Canal.**
- **These locations fall within a different trade area, spanning from Byron Center/Burlingame to Eastern/Kalamazoo, which connects to Kzoo & M-6.**
- **Ultimately, drivers traveling north and south on Byron Center Avenue, two miles to the west, will need to choose whether to head east to US-131 as their main route or west to Wilson to connect with M-6 and then proceed to 44th and I-96, as both options take roughly the same amount of time.**

Percentage Increase:

- Wilson Avenue: 1000 -1400 additional trips / 15,000 current = **6% - 10% increase**
- 52nd Street: 1000 -1400 additional trips / 12,500 current = **8% - 12% increase**
- *****This does NOT include obviously the 2200 – 2600+ additional trips from the 207 new residential units approved on 52nd Street.**

Is This Manageable?

Yes, for several reasons:

1. Both Roads Below Capacity:

- Current volumes well below design capacity
- Infrastructure can accommodate increased traffic

2. Professional Traffic Study Required:

- City will require traffic impact study as part of site plan review
- Study will analyze:
  - Current traffic volumes and patterns
  - Projected development traffic
  - Intersection level of service
  - Turn lane requirements
  - Signal warrant analysis
- Study will identify necessary improvements

3. Developer Responsibility for Improvements:

- If traffic study identifies needed improvements, developer typically required to fund:
    - Turn lanes (left-turn or right-turn lanes at site entrances)
    - Traffic signals (if warranted)
    - Intersection improvements
    - Road widening (if necessary)

4. Temporal Distribution:

- Commercial traffic spreads throughout day
- Not concentrated in narrow peak periods like residential commute traffic
- Easier for road network to absorb

5. Regional Traffic Reduction:

- Fewer Wyoming residents driving to 28th Street
- Reduces traffic on regional corridors
- Net benefit to broader transportation network

Intersection Improvements

The **Wilson Avenue / 52nd Street intersection** will likely require improvements to accommodate development traffic safely.

Potential Improvements:

Additional Technological Traffic Signal timing with lights up and down Wilson:

- Professional traffic study will determine if added signal equipment is warranted
- Warrants based on traffic volumes, accident history, pedestrian activity
- If warranted, developer typically contributes to signal installation

Turn Lanes:

- Left-turn lanes on Wilson Avenue and/or 52nd Street
- Right-turn lanes if volumes warrant
- Improves traffic flow and reduces rear-end collision risk

Pedestrian Enhancements:

- Crosswalks with high-visibility markings
- Pedestrian countdown signals
- Curb ramps and ADA compliance
- Potential refuge islands for safer crossing

These improvements benefit everyone:

- Commercial development customers
- Residential neighborhood traffic
- School-related traffic
- General public using the intersection

BALANCING PERSPECTIVES: THE GREATER GOOD

The engagement process revealed two distinct and **both legitimate** perspectives that must be balanced in land use decision-making.

Perspective 1: Immediate Neighbors

Who They Are:

- Homeowners on Amanda Drive and Alexandria Drive
- Properties directly abutting the development site
- Approximately 8-12 households most directly impacted

Their Concerns:

- Property value impacts (feared 20% decline)
- Traffic noise and congestion
- Commercial activity and loss of quiet residential character
- Visual impact and loss of green space view

- Lighting spill Drive-through noise from speakers and idling vehicles
- Delivery truck activity and timing
- Loss of privacy with increased activity adjacent to homes
- Construction disruption during development phase

Why Their Concerns Are Legitimate:

These homeowners have genuine reasons for concern:

Proximity Creates Impact:

- They will experience the development more directly than residents living blocks away
- Their daily life will be affected by adjacent commercial activity
- They bear the proximity burdens while benefits are shared broadly

Purchased in Residential Area:

- Despite the land being master-planned for commercial use, they purchased homes in what is currently a quiet residential setting
- The transition from vacant land to active commercial represents significant change
- Their expectations were shaped by current conditions, not future plans

Uncertainty and Anxiety:

- Change creates anxiety, particularly when impacts are unknown
- Property values, noise, traffic are all uncertainties
- Homeowners have significant financial investment at stake

Limited Control:

- They have no control over tenant mix, operations, or future changes
- Once development is approved, they must live with the results
- Their input is limited to this approval process

Perspective 2: The Broader Community

Who They Are:

- Residents within 1-3 mile service area (approximately 3,000-5,000 households)
- Families seeking convenient grocery and retail access
- Community members prioritizing economic development and school funding
- Residents frustrated with driving to other communities for daily needs

Their Priorities:

- Convenient access to specialty grocery (Trader Joe's, Fresh Thyme, Horrocks, etc.)
- Walkable or short-drive dining and retail options
- Tax revenue supporting schools and municipal services
- Job creation and economic vitality
- Neighborhood identity and sense of place
- Reduced vehicle miles traveled for daily errands

Why Their Support Is Legitimate:

The broader community has compelling reasons to support the development:

Demonstrated Need:

- 80.8% survey support (281 of 348 respondents) reflects genuine unmet need
- Residents consistently cite lack of convenient grocery as primary concern
- Current pattern requires leaving community for daily needs

Economic Benefits:

- $27-47 million in tax revenue over lifecycle
- Majority supports schools without adding students
- 150-200 jobs created
- Positive fiscal impact vs. residential alternatives

Quality of Life:

- Time savings from shorter trips
- Reduced transportation costs
- Improved convenience for daily errands
- Enhanced neighborhood amenity value

Environmental Sustainability:

- Reduced vehicle miles traveled
- Lower emissions from shorter trips
- Walkable access promotes alternative transportation
- Supports smart growth principles

They Are the Market:

- The development serves this population's needs
- They will be the customers supporting the businesses
- Their patronage makes the project economically viable

The Fundamental Tension: 8-12 Households vs. 3,000-5,000 Households

This is where the **"greater good" principle** becomes essential in land use decision-making.

The Mathematical Reality:

- **8-12 households** most directly impacted by proximity
- **3,000-5,000 households** served by the development
- **Ratio: 250-625 to 1**

The Philosophical Question:

Should land use decisions be made based on:

- **The preferences of immediate neighbors** (8-12 households who prefer vacant land remain undeveloped)
- **OR the demonstrated needs of the broader community** (3,000-5,000 households seeking convenient retail access)

The "Greater Good" Principle in Land Use Planning

What Is the Greater Good Principle?

The greater good principle holds that **land use decisions should serve the maximum benefit for the maximum number of people**, while providing reasonable protections for those most directly impacted.

This principle is foundational to zoning and land use planning because:

1. Individual Property Rights Are Not Absolute:

- Property ownership includes rights, but also responsibilities to the broader community
- Zoning exists because purely individual decision-making creates negative externalities
- Your right to use your property ends where it harms community welfare

2. Comprehensive Planning Reflects Community-Wide Needs:

- Comprehensive plans are developed through extensive public input
- They identify appropriate locations for different land uses
- They balance competing interests across the entire community
- Individual preferences cannot override comprehensive planning without compelling reasons

3. Efficient Land Use Serves Everyone:

- Concentrating commercial uses near arterial roads maximizes accessibility
- Prevents sprawl and inefficient development patterns
- Reduces overall vehicle miles traveled
- Supports walkable, sustainable communities

4. Economic Development Benefits the Whole Community:

- Tax revenue supports schools serving all children
- Jobs benefit workers throughout the region
- Municipal services funded by commercial development serve all residents
- Fiscal health of the city benefits every taxpayer

Why the "Greater Good" Should Ultimately Prevail in This Case

Despite the legitimate concerns of 8-12 immediate neighbors, the greater good for the overall community must prevail for several compelling reasons:

1. Demonstrated Community Need (80.8% Support)

The 281 survey respondents supporting the project represent **thousands of neighborhood residents** who will benefit from convenient access to grocery, dining, and retail.

- This is not a small group seeking a personal benefit
- This is a broad community consensus on an unmet need
- The need is demonstrated through both survey data and meeting testimony

2. Comprehensive Plan Consistency

The land is **already designated for commercial use** in the city's comprehensive plan.

- This designation reflects years of planning and public input
- It recognizes Wilson Avenue and 52nd Street as appropriate commercial corridors
- It balances land uses across the entire community
- Denying this development would contradict the community's own planning documents

3. Economic Necessity

Wyoming Public Schools and the City of Wyoming **need the tax revenue** this development will generate.

- $27-47 million over lifecycle supports schools without adding students
- Addresses fiscal challenges created by residential development
- Provides funding for teacher salaries, facilities, and programs
- Benefits every student and every taxpayer

4. No Reasonable Alternative

The "use existing vacant space" argument fails because:

- **Rivertown Mall is in Grandville** (Wyoming receives $0 in tax revenue)
- Regional malls and neighborhood shopping centers serve different purposes
- Trader Joe's has explicitly stated they will not locate in an anchor position
- All Wilson Avenue outlots at Rivertown are already developed
- The Macy's building is unsuitable for the retail formats proposed

There is no alternative location that:

- Serves Wyoming residents
- Generates tax revenue for Wyoming
- Provides Wilson Avenue frontage
- Accommodates the proposed tenants
- Meets market demand

5. Responsive Design Exceeds Standards

The development provides **enhanced protections for immediate neighbors** that go far beyond minimum requirements:

- 40-foot landscaped buffer (double typical requirement)
- 450-550 foot drive-through setbacks (5-10 times typical requirement)
- Comprehensive lighting controls
- Service access oriented away from residential properties
- No connections to residential streets

These protections demonstrate good-faith effort to minimize impacts on those most affected.

6. The Alternative Is Worse

If this development is denied, the likely alternatives are:

Option A: Different Commercial Development

- Land remains planned for commercial use
- Different developer proposes different project
- May have less responsive design
- May include less desirable tenants
- Immediate neighbors have no guarantee the next proposal will be better

Option B: Prolonged Ownership by current property owners

- Land remains un-developed for years
- Becomes blighted or poorly maintained
- Generates zero tax revenue
- Provides zero community benefit
- Eventually develops commercially anyway (it's master-planned for commercial)
- Like was seen at Byron Center and 52nd, Commercial Development shifted down to Gezon and 56th Street, and ultimately the 11 Acres over there originally listed by Agent Silvernail to develop commercially, it all moved south and now sits there a Multi-family project developed and owned by the same people that own the Apartments across the Street from this property.

Option C: Legal Challenge to Comprehensive Plan

- Property owners could challenge commercial designation
- Expensive litigation with uncertain outcome
- Delays any resolution
- Creates community division

None of these alternatives serve the greater good better than approving this well-designed development.

The Limits of Neighbor Veto Power

If land use decisions were made solely by immediate neighbors, the result would be:

No Commercial Development Would Ever Occur:

- Immediate neighbors always prefer vacant land to active uses
- Personal preferences would override community-wide planning
- Result: commercial uses pushed to community edges where "no one lives nearby"

Inefficient Development Patterns:

- Commercial development at community edges maximizes vehicle trips
- Eliminates walkable access for residential neighborhoods
- Creates sprawl and inefficient land use
- Contradicts smart growth and sustainability principles

Fiscal Crisis:

- Without commercial development, communities cannot generate revenue to support schools and services
- Residential development alone creates fiscal deficits
- Result: declining services, deteriorating infrastructure, increasing residential tax burden

Tyranny of the Minority:

- 8-12 households override the demonstrated needs of 3,000-5,000 households
- Minority veto power prevents majority from meeting legitimate needs
- Fundamentally undemocratic outcome

This is why comprehensive planning and zoning exist:

- To balance competing interests
- To serve the greater good
- To prevent individual preferences from harming community welfare
- To create predictable, rational land use patterns

Protecting Immediate Neighbors While Serving the Greater Good

The solution is not to deny the development, but to **approve it with enhanced protections** for those most directly impacted.

This development accomplishes this balance through:

Enhanced Buffers:

- 40-foot landscaped setback
- Layered plantings achieving 80% opacity within one year
- Evergreen species for year-round screening
- Potential berming for additional screening

Extreme Setbacks:

- Drive-through facilities 450-550 feet from homes
- Retail buildings 100+ feet from property lines
- Service areas oriented away from residential edge

Lighting Controls:

- Full cutoff fixtures
- Additional shielding
- Strategic placement
- Minimal to zero spillover

Traffic Management:

- No connections to residential streets
- Single access points on arterials
- Professional traffic study required
- Developer-funded improvements

Operational Controls:

- Hours of operation limits
- Delivery time restrictions
- Noise controls
- Modern equipment and facilities

These protections demonstrate that the greater good can be served while minimizing impacts on immediate neighbors.

The Property Value Question Revisited

The property value debate must be understood in the context of the greater good principle.

Immediate Neighbor Fear: 20% Decline

- Subjective estimate without market data

- Assumes worst-case scenario
- Does not account for walkability premium
- Ignores that properties already reflect commercial zoning

Market Reality: Potential 5-10% Premium

- Supported by national research on grocery proximity
- Reflects documented buyer preferences
- Consistent with walkability trends
- Uncertainty replaced by certainty of known development

The Greater Good Perspective:

Even if some immediate neighbors experience property value decline (unproven), this cannot override the greater good when:

- 3,000-5,000 households gain convenient retail access
- Wyoming Public Schools gain $27-47 million in revenue
- 150-200 jobs are created
- Community gains economic vitality and fiscal health

Property values of 8-12 households cannot veto demonstrated community need serving thousands.

Moreover:

- Homeowners have agency to sell before development if genuinely concerned
- Properties already reflect commercial zoning in current values
- Future buyers will evaluate completed development, potentially valuing walkability
- Market will ultimately determine actual impact

The Comprehensive Plan as Social Contract

The **City of Wyoming Comprehensive Plan** represents a social contract among all residents.

What the Comprehensive Plan Does:

- Designates appropriate locations for residential, commercial, industrial, and other uses
- Balances competing interests across the entire community
- Guides infrastructure investment and public services
- Creates predictable expectations for property owners

This Property's Commercial Designation:

- Reflects years of planning and public input
- Recognizes Wilson Avenue and 52nd Street as commercial corridors

- Provides certainty to property owners about future development
- Informs buyers about what to expect in the area

The Social Contract:

When you purchase property in Wyoming, you implicitly agree to:

- Accept the comprehensive plan designations for surrounding properties
- Support land uses that serve the greater community good
- Balance your individual preferences with community-wide needs
- Participate in planning processes to shape development, not prevent it

Gene Fitzgerald's statement reflects this understanding:

"I knew when I bought my house that this area would eventually go commercial. That's why I got it at the price I did."

He understood the social contract:

- He reviewed the comprehensive plan before purchasing
- He accepted the commercial designation of adjacent land
- He received a price discount reflecting future development
- He does not now claim the right to prevent what was always planned

Immediate neighbors who claim they didn't know:

- Had the same access to comprehensive plan as Gene Fitzgerald
- Had responsibility to conduct due diligence before purchasing
- Cannot claim ignorance of publicly available planning documents
- Cannot demand the community change its plans to accommodate their oversight

Conclusion: The Greater Good Must Prevail

Despite the legitimate concerns of 8-10 immediate neighbors, the decision-making framework must prioritize:

✓ **Demonstrated community need** (80.8% support from 348 households) ✓ **Economic necessity** ($27-47 million supporting schools and services) ✓ **Comprehensive plan consistency** (land designated for commercial use) ✓ **Fiscal responsibility** (positive revenue vs. residential deficit) ✓ **Efficient land use** (walkable access, reduced vehicle miles) ✓ **Job creation** (150-200 positions) ✓ **Environmental sustainability** (reduced emissions, smart growth)

While providing enhanced protections:

✓ **40-foot landscaped buffers** (double typical requirement) ✓ **450-550 foot drive-through setbacks** (5-10 times typical requirement) ✓ **Comprehensive lighting controls** (zero spillover) ✓ **No residential street connections** (no cut-through traffic) ✓ **Service access away from homes** (minimized noise and activity)

The greater good for the overall community must prevail in the end.

This is not dismissing immediate neighbor concerns—it is **balancing** them against the demonstrated needs of thousands of residents who will benefit from this development.

The choice is not between:

- Harming immediate neighbors OR serving the broader community

The choice is between:

- **Serving the greater good with enhanced protections for immediate neighbors**
- OR allowing a small number of households to veto demonstrated community need

Land use planning requires making exactly this choice, and the answer is clear: **approve the development that serves the maximum benefit for the maximum number of people, while providing reasonable protections for those most directly impacted.**

RECOMMENDATION

Approve the Rezoning Application

Based on the comprehensive analysis of community engagement, economic benefits, planning consistency, and responsive site design, **the rezoning application should be approved**.

Justification for Approval

1. Demonstrated Community Need

- 80.8% survey support from 348 households
- Consistent testimony about lack of convenient grocery and retail access
- Serves 3,000-5,000 households within 1-3 mile radius
- Addresses unmet need documented through multiple engagement methods

2. Economic Necessity

- $27-47 million in tax revenue over lifecycle
- Majority supports Wyoming Public Schools without adding students
- 150-200 jobs created with competitive wages and benefits
- Positive fiscal impact compared to residential alternatives
- Addresses fiscal challenges facing schools and city

3. Comprehensive Plan Consistency

- Land designated for commercial use in comprehensive plan
- Partial existing commercial zoning on southern portion
- Consistent with corridor development along Wilson Avenue and 52nd Street
- Reflects community's long-term vision for land use

4. Responsive Site Design

- 40-foot landscaped buffers exceed typical requirements
- 450-550 foot drive-through setbacks far exceed standards
- Comprehensive lighting controls prevent spillover
- Service access oriented away from residential properties
- No connections to residential streets
- Enhanced protections for immediate neighbors

5. No Reasonable Alternative

- Rivertown Mall serves different purpose and generates zero revenue for Wyoming
- Trader Joe's will not locate in anchor position or without Wilson Avenue frontage
- No alternative location serves Wyoming residents and generates Wyoming tax revenue
- Denying this development does not eliminate need—it just delays meeting it

6. Greater Good Principle

- Serves demonstrated needs of thousands of residents
- Generates substantial economic benefits for entire community
- Supports schools serving all children
- Creates jobs benefiting workers throughout region
- Balances broader community benefits with enhanced protections for immediate neighbors

Conditions of Approval

Approval should include the following conditions to ensure commitments are enforceable:

Landscaping and Buffering:

- Minimum 40-foot landscaped buffer along entire residential edge

- Landscape plan achieving 70 – 80 % minimum opacity within one year
- Evergreen species prioritized for year-round screening
- Irrigation system during establishment period
- Maintenance agreement ensuring replacement of dead/diseased plants

Building and Use Setbacks:

- Retail buildings minimum 100 feet from residential property lines
- Drive-through facilities minimum 450 feet from residential property lines
- Service and loading areas oriented toward 52nd Street, away from residential edge
- No service access on northern (residential) edge of property

Lighting:

- Full cutoff fixtures on all perimeter lighting
- Additional shielding on fixtures oriented away from residential properties
- Maximum fixture height of 20 feet on perimeter
- Lighting plan submitted for city review and approval
- Photometric plan demonstrating zero foot-candles at residential property lines

Traffic and Access:

- Single access point on Wilson Avenue
- Single access point on 52nd Street
- No connections to Amanda Drive, Alexandria Drive, or other residential streets
- Traffic impact study required prior to site plan approval
- Developer responsible for traffic improvements identified in study (turn lanes, signals, etc.)

Special Use Permits for Drive-Throughs:

- Any quick-service restaurant drive-through facilities require Special Use Permit
- Special Use Permits reviewed and approved at site plan level, not rezoning level
- Public hearing required for each Special Use Permit application
- Conditions specific to drive-through operations (hours, stacking, noise controls)

Hours of Operation:

- Retail and restaurant hours limited to 6:00 AM - 11:00 PM unless specifically approved otherwise
- Delivery and service hours limited to 7:00 AM - 10:00 PM
- No overnight deliveries without specific approval

Architectural Standards:

- Building materials and design consistent with high-quality neighborhood retail
- Minimum percentage of brick, stone, or other premium materials on all elevations
- Prohibition on blank walls visible from residential properties
- Trash enclosures fully screened with materials matching principal buildings

Noise Controls:

- Sound barriers or berming if recommended by acoustic study
- Modern HVAC and kitchen exhaust systems with effective noise and odor control
- Prohibition on outdoor speakers or amplified music without specific approval
- Drive-through speaker systems oriented away from residential properties

Ongoing Maintenance:

- Property maintenance agreement ensuring landscaping, lighting, and site amenities maintained in good condition
- Annual inspection by city to verify compliance
- Enforcement mechanisms for violations

Construction Management:

- Construction hours limited to 7:00 AM - 7:00 PM weekdays, 8:00 AM - 6:00 PM Saturdays, no Sundays
- Construction traffic plan minimizing impacts on residential streets
- Dust and erosion control measures
- Regular communication with immediate neighbors about construction timeline and activities

Phased Approval Process

The approval process should follow established procedures:

Phase 1: Rezoning Approval (Current)

- Approve rezoning of northern portion from residential to B-1 Neighborhood Business
- Establish conditions outlined above
- Does not approve specific tenants or site plan details

Phase 2: Site Plan Review (Following Rezoning)

- Detailed site plan submitted showing building locations, parking, circulation, landscaping
- Traffic impact study completed and reviewed
- Lighting plan and photometric analysis submitted
- Architectural elevations and materials reviewed

- Public hearing on site plan details
- Additional conditions may be added based on site plan specifics

Phase 3: Special Use Permits for Drive-Throughs (As Needed)

- Individual Special Use Permit applications for each QSR drive-through
- Public hearing for each application
- Specific conditions related to drive-through operations
- Opportunity for public input on specific tenants and operations

This phased approach:

- Allows rezoning approval consistent with comprehensive plan
- Provides additional review opportunities for site plan details
- Ensures public input on specific drive-through operations
- Creates multiple checkpoints for addressing neighbor concerns

Addressing Immediate Neighbor Concerns

For the 8-12 households most directly impacted, the approval should be accompanied by:

Enhanced Communication:

- Developer commitment to ongoing communication with immediate neighbors
- Contact person designated for concerns during construction and operations
- Regular updates on project timeline and tenant commitments
- Responsive mechanism for addressing issues as they arise

Monitoring and Enforcement:

- City commitment to monitor compliance with conditions
- Clear enforcement process for violations
- Immediate neighbor concerns prioritized in enforcement
- Annual review of operations to ensure conditions are being met

Good Neighbor Commitments:

- Developer/tenant commitments to be good neighbors
- Responsive management addressing concerns promptly
- Community engagement (sponsorships, participation in neighborhood events)
- Recognition that success depends on community support

Property Value Monitoring:

- While not a condition of approval, independent monitoring of property values in the area
- If significant negative impacts are documented, consideration of additional mitigation

- Recognition that market will ultimately determine actual impacts

The Path Forward

This development represents an opportunity for the City of Wyoming to:

Serve Demonstrated Community Need:

- Provide convenient grocery and retail access to thousands of residents
- Reduce vehicle miles traveled and support environmental sustainability
- Enhance neighborhood identity and sense of place

Strengthen Fiscal Health:

- Generate $27-47 million in tax revenue over lifecycle
- Support Wyoming Public Schools without adding students
- Create positive fiscal impact offsetting residential development deficits
- Fund municipal services benefiting all residents

Create Quality Employment:

- 150-200 jobs with competitive wages and benefits
- Workforce development opportunities for young adults
- Career advancement paths from entry-level to management
- Support local economy through employee spending

Implement Smart Growth Principles:

- Concentrate commercial uses along arterial corridors
- Create walkable access to daily needs
- Reduce sprawl and inefficient development patterns
- Support comprehensive plan vision for community development

Balance Competing Interests:

- Serve the greater good for the overall community
- Provide enhanced protections for immediate neighbors
- Demonstrate that thoughtful planning can minimize impacts
- Set precedent for future developments balancing community needs with neighbor concerns

Final Statement

The decision before the City of Wyoming is clear:

Approve a well-designed commercial development that:

- Serves demonstrated community need (80.8% support)
- Generates substantial economic benefits ($27-47 million)
- Is consistent with comprehensive plan and sound planning principles
- Provides enhanced protections for immediate neighbors
- Serves the greater good for the overall community

OR

Deny the development based on concerns of 8-12 immediate neighbors, resulting in:

- Continued lack of convenient grocery and retail access for thousands
- Lost tax revenue needed to support schools and services
- Lost job creation opportunities
- Contradiction of comprehensive plan and planning principles
- Eventual commercial development anyway (land is master-planned for commercial)
- Potential for less responsive future development

The greater good for the overall community must prevail.

Recommendation: APPROVE the rezoning application with conditions as outlined, allowing the property owners to proceed with commercial development that serves community need, supports schools and municipal services, and balances broader neighborhood benefits with enhanced protections for immediate neighbors.

APPENDIX: ADDRESSING COMMON OBJECTIONS

Objection 1: "Property Values Will Decline 20%"

Response:

- No market data supports 20% decline estimate
- Properties already reflect commercial zoning in current values
- National research shows 5-10% premium for proximity to specialty grocery
- Walkability is top priority for millennial and Gen-Z buyers
- Net impact likely neutral or positive depending on market timing
- Homeowners have agency to sell now if genuinely concerned
- Market will ultimately determine actual impact

Objection 2: "Traffic Will Be Terrible"

Response:

- Development redirects existing trips, does not create new trips
- Residents currently drive to 28th Street/Kentwood for same needs
- Net reduction in total vehicle miles traveled
- Wilson Avenue and 52nd Street are arterial roads designed for commercial traffic
- Both roads operating below design capacity
- Traffic study will identify necessary improvements
- Developer funds required improvements (turn lanes, signals, etc.)
- No connections to residential streets prevent cut-through traffic
- Temporal separation between commercial peaks and school traffic

Objection 3: "Why Not Use Rivertown Mall?"

Response:

- Rivertown Mall is in City of Grandville (Wyoming gets $0 tax revenue)
- Regional malls and neighborhood shopping centers serve different purposes
- Macy's building is two-story structure unsuitable for typical grocery operations
- Trader Joe's will not locate in anchor position without Wilson Avenue frontage
- All Wilson Avenue outlots at Rivertown already developed
- Cost to redevelop massive Macy's building doesn't fit pattern of 12,500 SF specialty grocer
- Macy's frontage is on former ring service drive, not primary arterial
- Using vacant space in another city doesn't serve Wyoming residents or generate Wyoming tax revenue

Objection 4: "Schools Are Already Overcrowded"

Response:

- Commercial development adds ZERO students to schools
- Generates $27-47 million in revenue supporting schools without adding enrollment
- The 207 residential units add 150-250 students (this is the problem)
- Commercial revenue helps address capacity issues created by residential development
- Supports teacher salaries, facility improvements, programs without increasing demand
- This is the solution to school funding challenges, not the problem

Objection 5: "This Will Ruin the Neighborhood Character"

Response:

- "Neighborhood character" includes land use patterns established in comprehensive plan
- Wilson Avenue and 52nd Street are arterial corridors appropriate for commercial
- High-quality retail can enhance neighborhood identity and sense of place
- Creates gathering places and community anchors
- Walkable access to amenities is increasingly valued neighborhood characteristic
- Alternative is prolonged vacancy or eventual commercial development anyway
- Thoughtful design with substantial buffering protects residential areas while serving community needs

Objection 6: "I Didn't Know This Was Planned for Commercial"

Response:

- Comprehensive plan is publicly available document
- Zoning maps are accessible online and at city hall
- Due diligence before purchasing property is buyer's responsibility
- Real estate agents and title companies provide zoning information
- Gene Fitzgerald (licensed realtor) knew when he purchased: "That's why I got it at the price I did"
- Lack of due diligence cannot override community planning
- Current property values already reflect commercial designation

Objection 7: "The Developer Just Wants to Make Money"

Response:

- Of course developers seek profit—this is how market economy works
- Profit motive does not negate community benefit
- Developer profit and community benefit are not mutually exclusive
- This development generates:
    - $27-47 million in tax revenue for community

    - 150-200 jobs for residents
    - Convenient retail access for thousands of households
    - Economic vitality and fiscal health
- Developer assumes all financial risk
- Community receives benefits without public investment
- Profit motive ensures quality development (developer's success depends on community support)

Objection 8: "This Should Be Decided by Immediate Neighbors"

Response:

- Land use decisions affect entire community, not just immediate neighbors
- 8-12 households cannot veto demonstrated needs of 3,000-5,000 households
- Comprehensive planning exists to balance competing interests
- If immediate neighbors decided all land use, no commercial development would ever occur
- Result would be inefficient sprawl, fiscal crisis, and inability to meet community needs
- Democracy requires balancing minority concerns with majority needs
- Enhanced protections address immediate neighbor concerns while serving greater good

Objection 9: "Wait Until Better Economic Times"

Response:

- Schools and city need tax revenue now, not in uncertain future
- Delaying development does not change comprehensive plan designation
- Prolonged vacancy generates zero tax revenue and zero community benefit
- Current market conditions support quality development
- Tenant interest (Trader Joe's, etc.) may not persist if development is delayed
- Waiting ensures continued inconvenience for residents lacking grocery access
- No guarantee future development will be more responsive to neighbor concerns

Objection 10: "This Sets a Bad Precedent"

Response:

- This sets an EXCELLENT precedent:
    - Follow comprehensive plan for rational land use
    - Approve developments serving demonstrated community need
    - Require enhanced protections for immediate neighbors
    - Balance greater good with individual concerns
    - Generate tax revenue supporting schools and services
    - Create quality employment opportunities
    - Support walkable, sustainable development patterns

- Bad precedent would be: allowing small number of households to veto comprehensive plan and community needs
- This precedent shows thoughtful development can serve community while protecting neighbors

---

CONCLUSION

The Wilson Avenue & 52nd Street SW development represents a clear opportunity for the City of Wyoming to serve demonstrated community need, strengthen fiscal health, create quality employment, and implement sound planning principles.

The evidence is compelling:

- **80.8% community support** from comprehensive survey
- **$27-47 million in tax revenue** supporting schools and services
- **150-200 jobs** with competitive wages and benefits
- **Comprehensive plan consistency** with land designated for commercial use
- **Responsive site design** with enhanced protections exceeding minimum standards
- **No reasonable alternative** that serves Wyoming residents and generates Wyoming tax revenue

The choice is clear:

Approve this development and serve the greater good for the overall community, while providing enhanced protections for immediate neighbors.

The greater good should prevail.

END OF REPORT

Community Survey Results

52nd Street and Wilson Ave. SW
proposed rezoning for future commercial development

Jim Kemink (Neighborhood liaison)
5126 Wilson Ave. SW
jrkemink@gmail.com
616-340-8311

05/11/2026

Wyoming City Council and Planning Commission
1155 28th Street SW
Wyoming, MI 49509

RE: Community Support Survey results for the proposed rezoning and commercial development on the 10.96 acres at Northeast corner of Wilson Ave. SW and 52nd Street SW.

Dear Members of the City Council and Planning Commission,

Within the past couple of months we sent out two sets of postcards. The first set of fifty went to the residents within 600 feet of the proposed commercial development. The second group of postcards went out to 2,511 other residents in the three postal zones within the Panhandle area. The postcards were approved through the Planning Department before sending them out. The postcards in the first group (within 600 feet) invited the residents to a meeting aimed at just them. The other group of postcards invited others within the Wyoming Panhandle (three USPS mail zones) to a meeting the next night. Two meetings were held at Grandview Elementary School on 52nd Street. The postcards also had a QR Code and a URL printed on them directing people to traderjoesforwyomingmi.com which forwarded to another Site. Once there, people could click on a Link that would direct them to the survey. Later, after April 19th at some point, we also changed the signage on the property. That signage displayed the QR code and the URL also.

Between the first day of the survey being available on April 8th and April 16th, when I submitted the preliminary results to the Planning Commission, there were 353 total survey responses, but not just Wyoming residents, I found out recently. I have, as of 05/11/2026 fixed that initial response to only those residents in the City of Wyoming. I also had to work at

taking care of those Wyoming residents that put their address as Grandville. After the modifications to the original 353 responses, I ended up with 275 total responses from Wyoming residents only. Again, these responses were from April 8th through April 16th. Of those initial responses 77 percent approved of the development and 23 percent disapproved. Those results were just from the postcards that went out.

I also found that a lot of people in the Wyoming Panhandle put Grandville as their city. What I had to do was to save a copy of the latest survey spreadsheet and parse out the Wyoming/Grandville results. I then uploaded the Grandville addresses into Geocodio and made a map. I then went through all those residences in Wyoming that used Grandville as their address and changed it to Wyoming in the spreadsheet. The RAW data from the original spreadsheet has not been modified. Those changes netted 61 residences that were changed from Grandville to Wyoming. Before that correction the Wyoming vote distribution was 84.1 percent approving the development and 15.9 percent disapproving, and now it's 84.3 percent and 15.7 percent respectively

Immediately after my submission of the preliminary survey results on April 16th the survey "exploded", with people taking it. It turned out that the Facebook Page "Hey Grand Rapids" posted a picture of one of our new signs. After that, the survey responses really took off. At the end of the survey.

- The total overall survey results for just the City of Wyoming are 496 total votes with 84.3 percent for the development (YES), and 15.7 percent against it (NO).
- The total overall survey as of May 11, 2026, including all areas, including Wyoming, netted over 975 submissions. The percentages 91.7 percent for the development (YES) and 9.3 percent against it (NO).

I have plotted the results of this survey, for the City of Wyoming only, on an online mapping and plotting software, In the online mapping software, https://www.geocod.io/. This allowed me to upload spreadsheets and plot all of the addresses of those that responded. I was able to sort the spreadsheets to show the YES and NO votes and I plotted those results separately. In my opinion, the plotting of the votes displays a great picture of how the residents of Wyoming overall, and those within a mile in each direction of the proposed development, feel about the proposed development.

I have provided screenshots of the total votes within Wyoming, along with separate screenshots of the YES votes and the NO votes. The YES and NO screenshots are zoomed out to show the whole of Wyoming and there are also screenshots that are zoomed in to the two miles East and West of the area, to the North and South Panhandle boundary lines. I have provided four different zoom levels;

- Wyoming total.
- Wyoming Panhandle.
- The immediate 600 foot area.

The survey results from the immediate 600 foot area are as follows:

- **Alexandria Estates**:
    - Negative (NO VOTE)
        - Three homes on Alexandria
        - Six homes on Amanda
        - Total of 9.
    - Positive (YES VOTE)
        - Six homes on Alexandria
        - One home on Amanda
        - Total of seven.

- **South side of 52nd street directly South of the proposed development (Five homes):**
    - Negative (NO VOTE)
        - Two Homes
    - Positive (YES VOTE)
        - One home.

- **North of Fairbairns (5080 Wilson Ave. SW)**

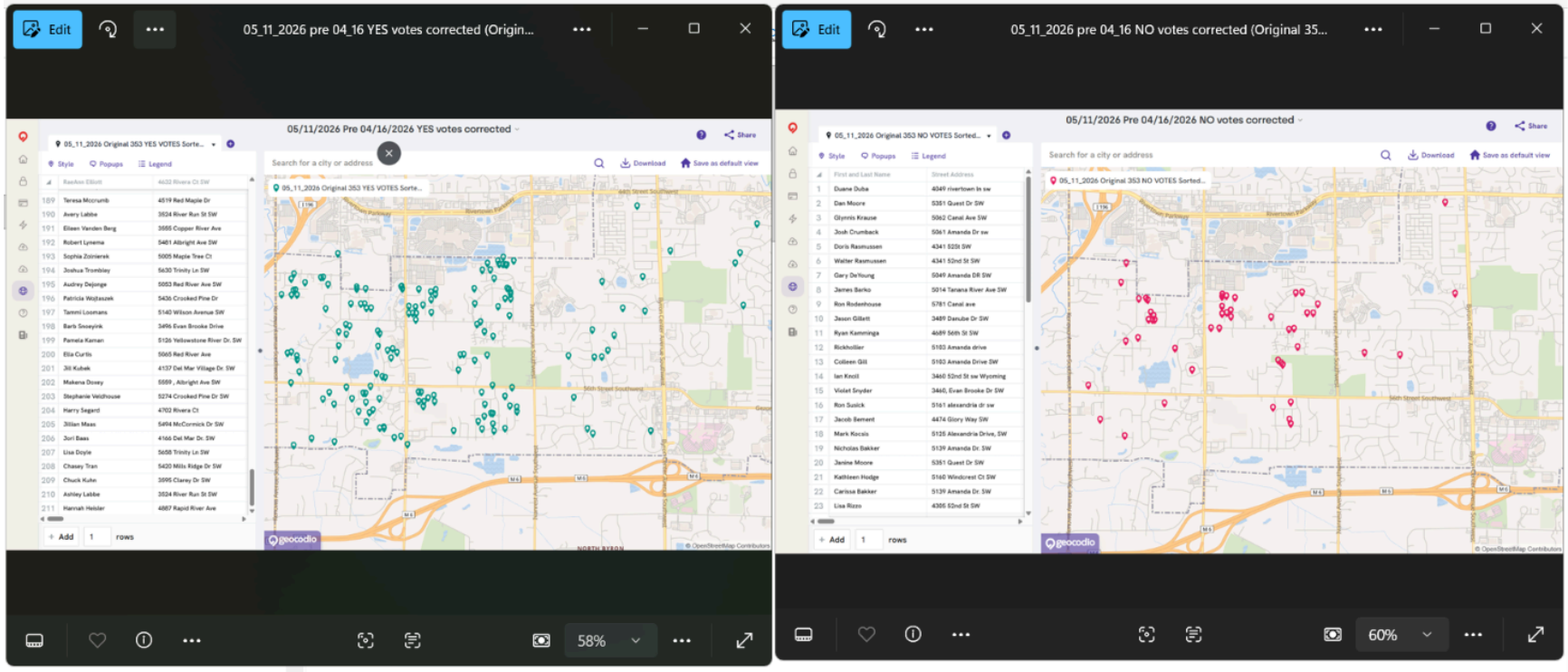
    - Three homes:
        - Two positive (YES VOTE)

- **The Haven Apartments**
    - I had expected more results from these people. We only received five responses, all from the Northern apartments. The manager said that he never received a postcard. I don't know what happened there. Maybe they just threw the postcards away, thinking they were just junk?
    - I followed up with management again but got nowhere.
    - May 11th: After correcting the survey results, with the correct city, a few more responses appeared.

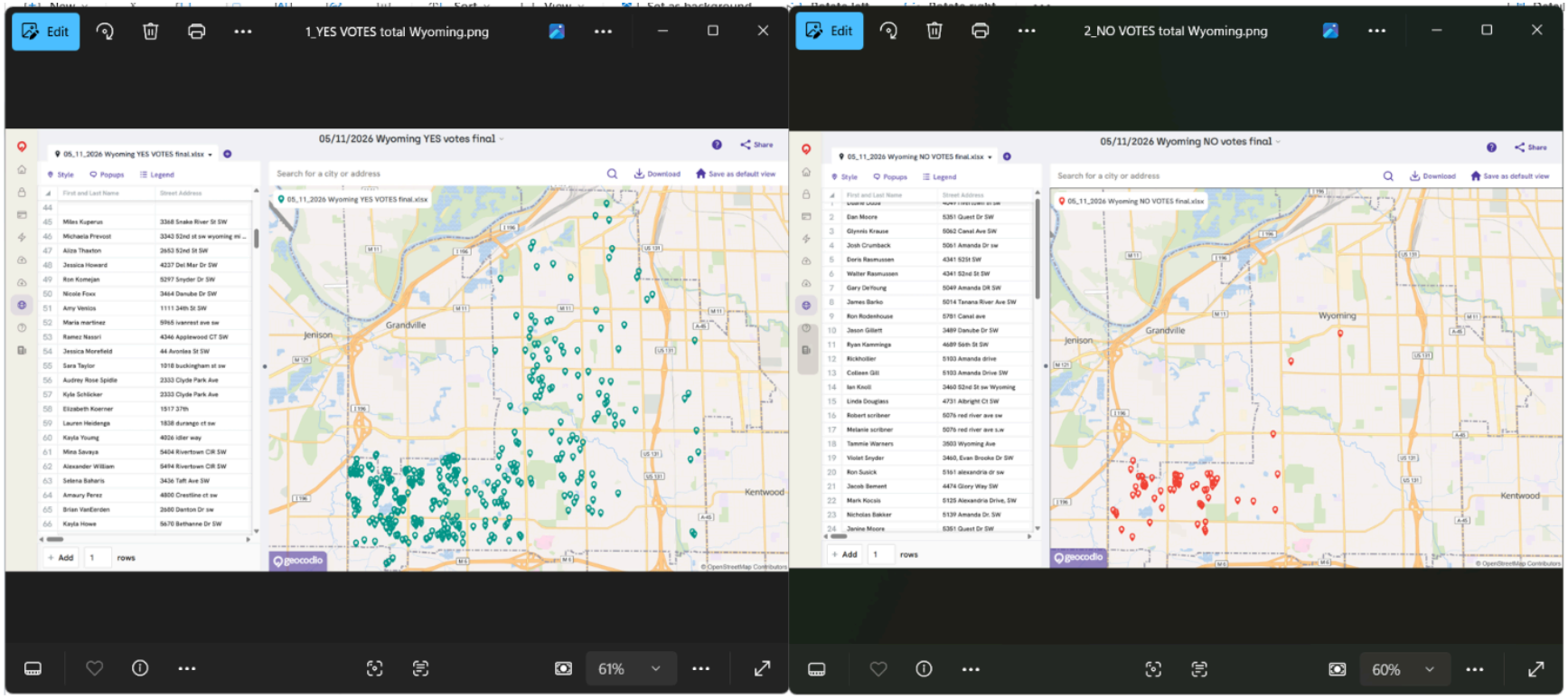
Geocodio (https://www.geocod.io/) Survey spreadsheet address plotting screenshots.

Please note: I have inserted only the screenshots of the Geocodio address plotting results for reference only. I have submitted all of the actual online plots that are available for viewing if the need arises and I am willing to come in and show the City if the need arises for more explanation.

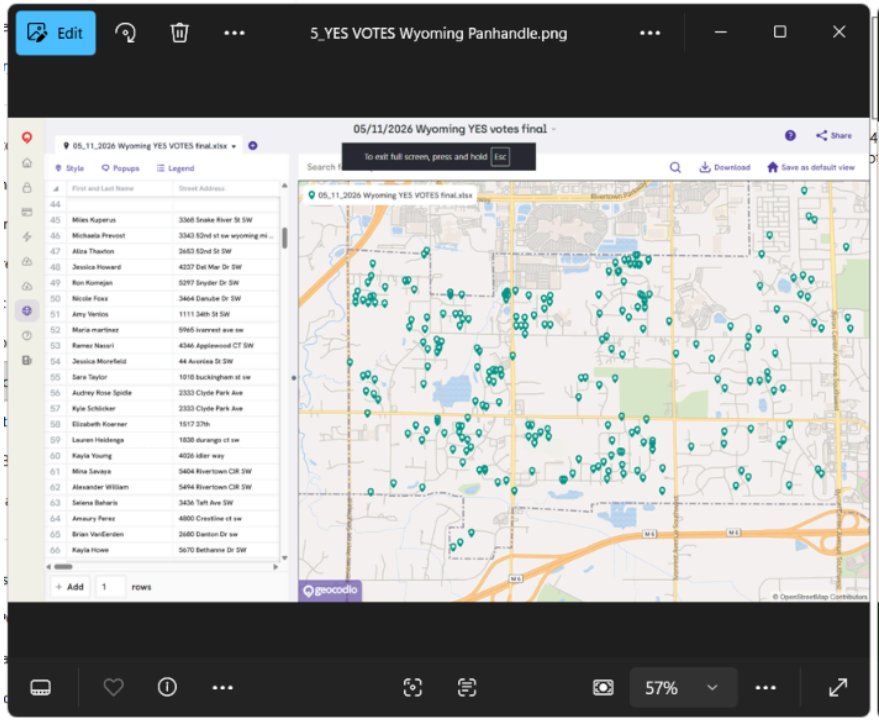
This Geocodio address plot shows the side-by-side survey results before April 16th with Green placemarks on the LEFT screenshot (YES VOTES) and Red placemarks on the RIGHT screenshot (NO VOTES)

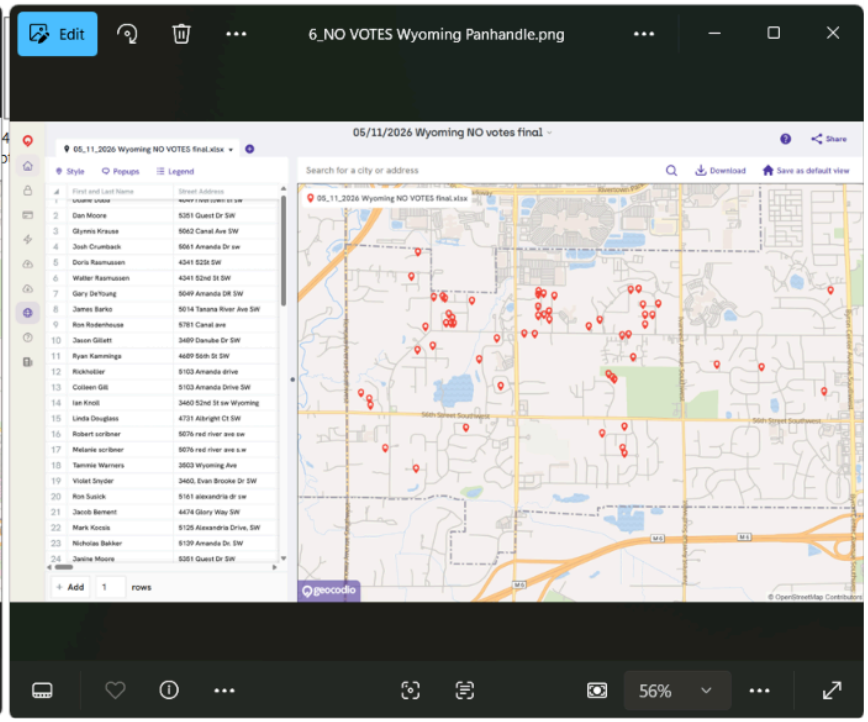


This Geocodio address plot shows the side-by-side survey results for the whole Wyoming area.

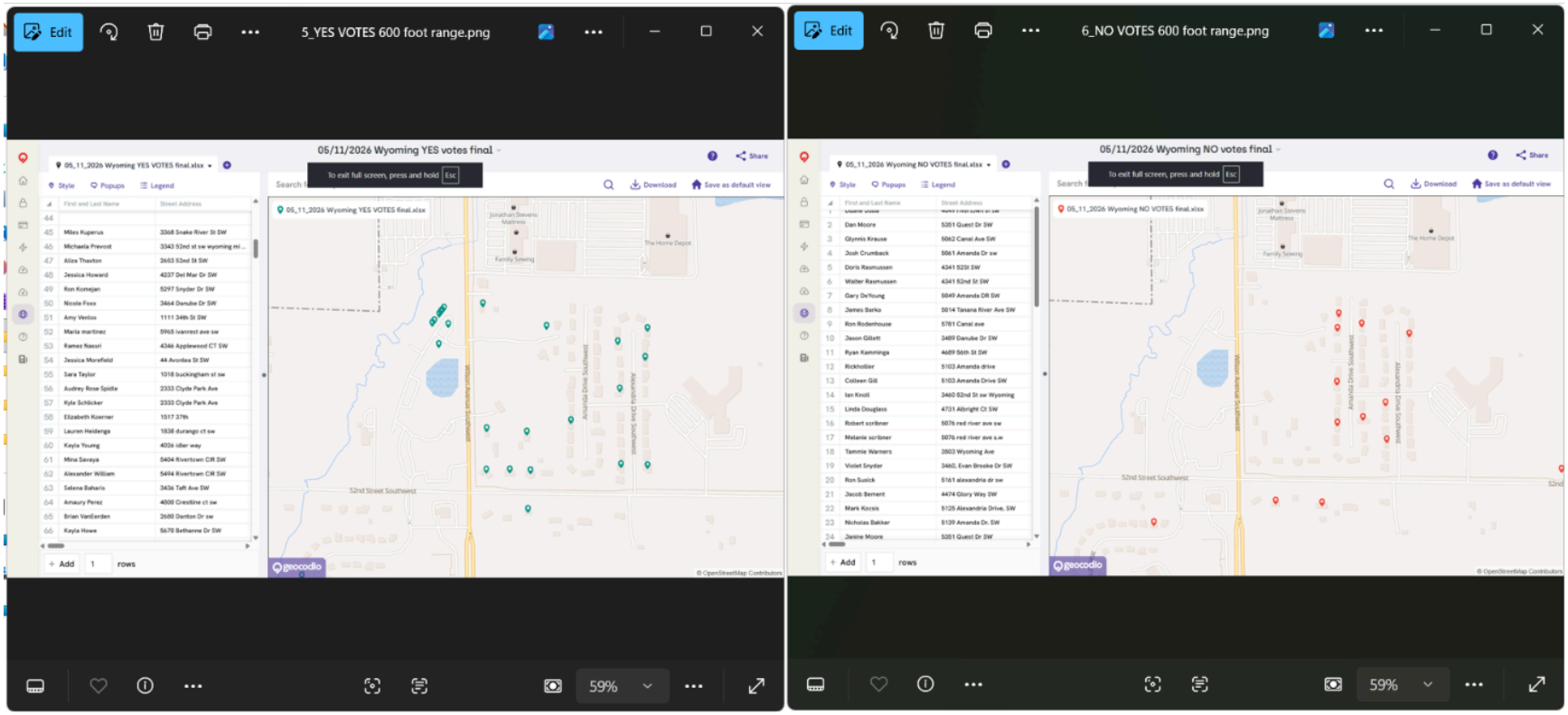


This Geocodio address plot shows the side-by-side survey results within the Wyoming Panhandle.





This Geocodio address side-by-side plotting zoom level shows the areas within 600 feet of the proposed.



Pre 04/16/2026 YES votes corrected

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Pre 04/16/2026 YES VOTES Sorted and Fix...

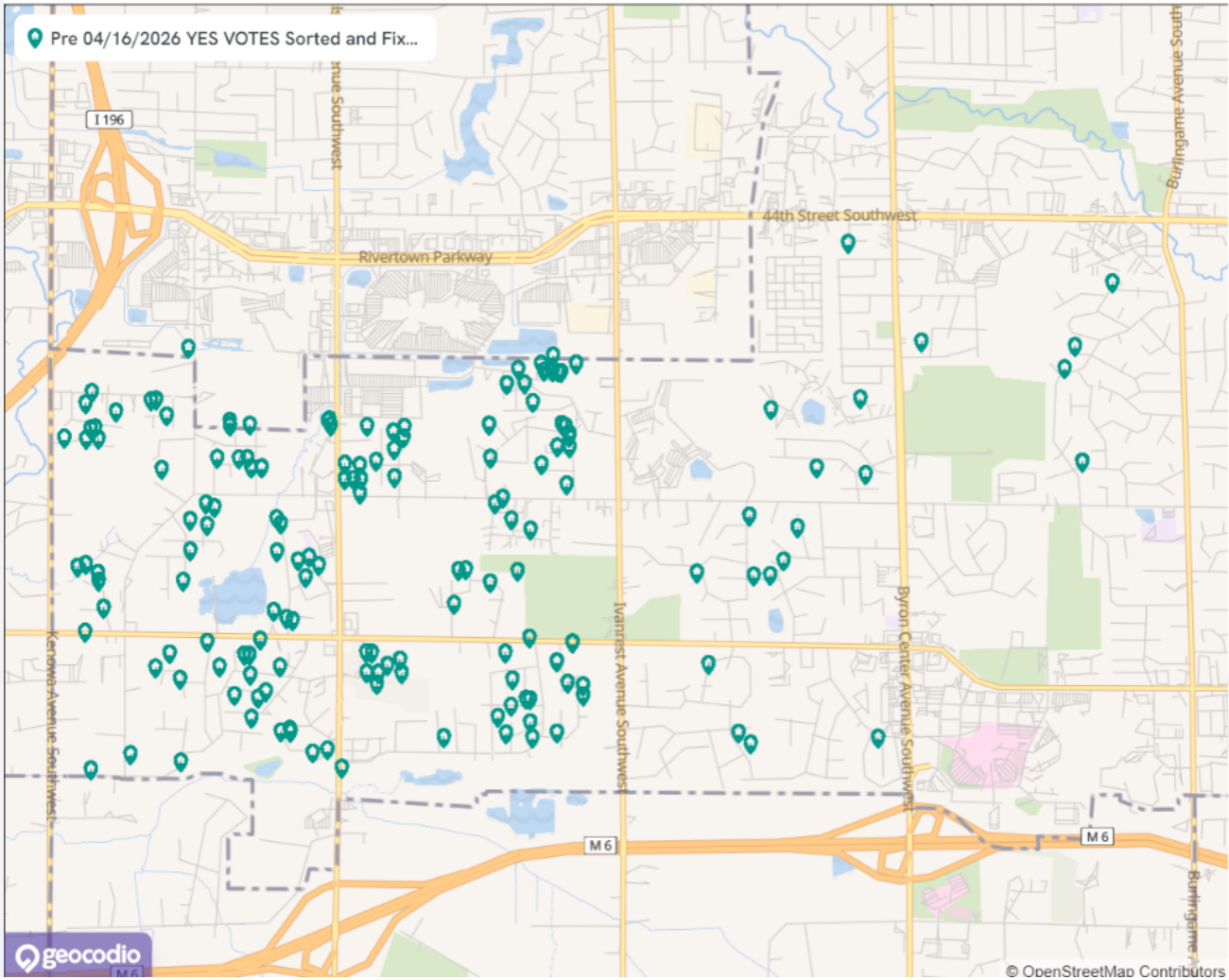
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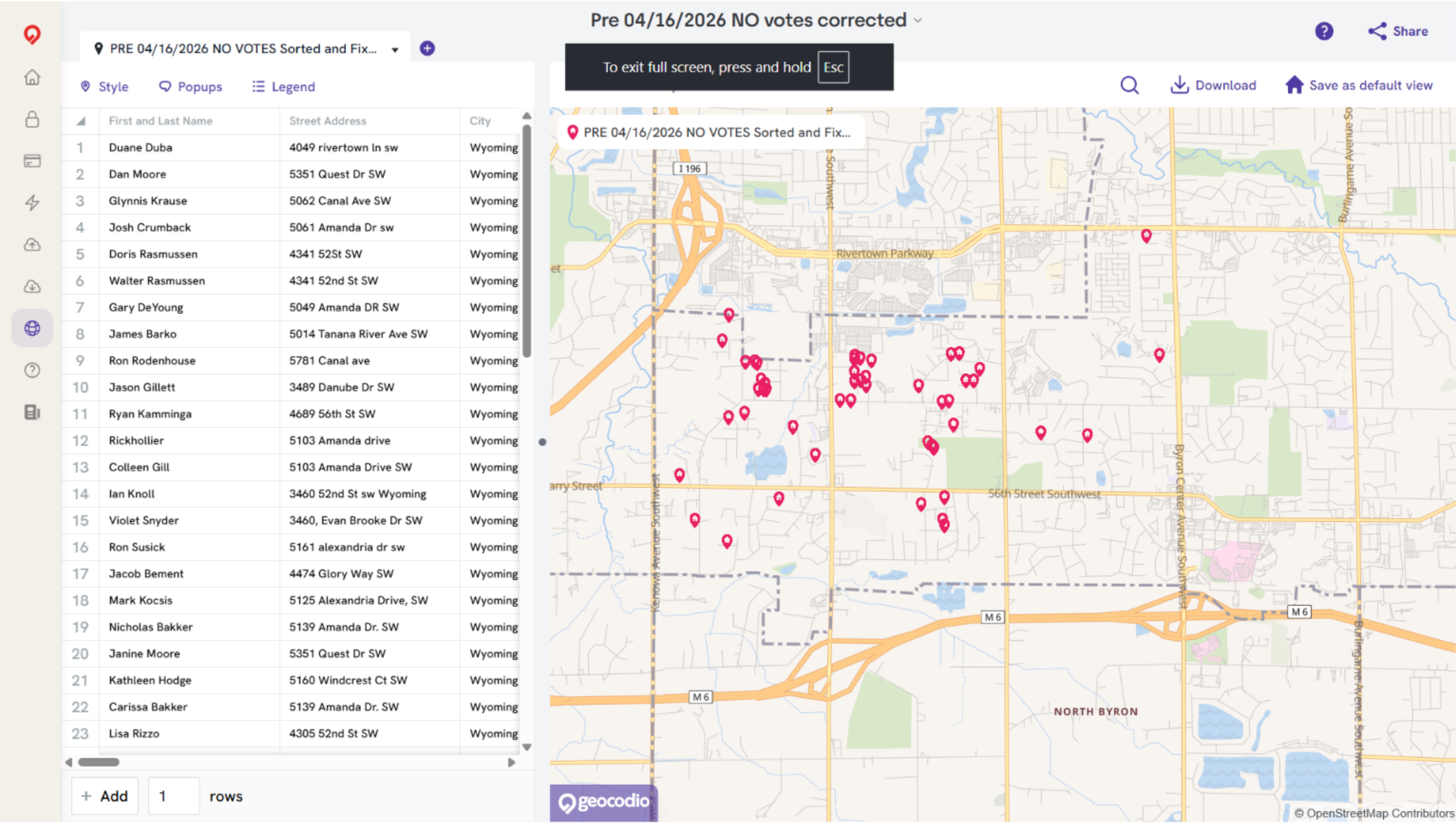
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	RaeAnn Elliott	4632 Rivera Ct SW	Wyoming, M
1	Toni Haynes	3945 52nd st	Wyoming
2	Mary VandeWater	5459 Quest Dr	Wyoming
3	Barbara Webster	5305 River Flow Ave SW	Wyoming
4	Randy Remenap	4507 Red Maple Dr Sw	WYoming
5	Nicole M	3350 Copper River Ave Sw	Wyoming
6	Glen Mast	3350 Copper River Ave Sw	Wyoming
7	Pam Westcott	5687 Hickory Ridge SW	Wyoming
8	Nathan Haag	3346 Snake River St SW	Wyoming
9	Destiney Solis	5145 Harbor house ln	Wyoming
10	Toni Fox-Cole	5156 Pinnacle DR SW	Wyoming
11	Greg Westcott	5687 Hickory Ridge Dr SW	Wyoming
12	Leslie Kempers	4097 Rivertown Ln SW	Wyoming
13	April Norcross	3374 Kettle River Ct SW	Wyoming
14	Justin Daleski	4690 Jacob St SW	Wyoming
15	Jamie Norcross	3374 Kettle River Ct SW	Wyoming
16	Kathleen Mack	3021 Sharon Ave SW	Wyoming
17	Yelizaveta Kotlyarova	2782 Woodlake Rd	Wyoming
18	Brenda Wenerski	5782 hickory ridge dr sw	Wyoming
19	Tyronne Cole,	5156 Pinnacle Dr SW	Wyoming
20	Brittany St Louis	3416 Cimmaron River Court ...	Wyoming
21	George Hallenbeck	5466 Albright Ave SW	Wyoming
22	Alexandra Brown	4828 Stonewood River Avenue	Wyoming
23	Amanda Vega	4341 Applewood Ct SW	Wyoming

+ Add 1 rows




Pre 04/16/2026 NO votes corrected
Share
PRE 04/16/2026 NO VOTES Sorted and Fix...
To exit full screen, press and hold Esc
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First and Last Name
Street Address
City
1 Duane Duba 4049 rivertown ln sw Wyoming
2 Dan Moore 5351 Quest Dr SW Wyoming
3 Glynnis Krause 5062 Canal Ave SW Wyoming
4 Josh Crumback 5061 Amanda Dr sw Wyoming
5 Doris Rasmussen 4341 52St SW Wyoming
6 Walter Rasmussen 4341 52nd St SW Wyoming
7 Gary DeYoung 5049 Amanda DR SW Wyoming
8 James Barko 5014 Tanana River Ave SW Wyoming
9 Ron Rodenhouse 5781 Canal ave Wyoming
10 Jason Gillett 3489 Danube Dr SW Wyoming
11 Ryan Kamminga 4689 56th St SW Wyoming
12 Rickhollier 5103 Amanda drive Wyoming
13 Colleen Gill 5103 Amanda Drive SW Wyoming
14 Ian Knoll 3460 52nd St sw Wyoming Wyoming
15 Violet Snyder 3460, Evan Brooke Dr SW Wyoming
16 Ron Susick 5161 alexandria dr sw Wyoming
17 Jacob Bement 4474 Glory Way SW Wyoming
18 Mark Kocsis 5125 Alexandria Drive, SW Wyoming
19 Nicholas Bakker 5139 Amanda Dr. SW Wyoming
20 Janine Moore 5351 Quest Dr SW Wyoming
21 Kathleen Hodge 5160 Windcrest Ct SW Wyoming
22 Carissa Bakker 5139 Amanda Dr. SW Wyoming
23 Lisa Rizzo 4305 52nd St SW Wyoming
Add 1 rows
PRE 04/16/2026 NO VOTES Sorted and Fix...
I 196
Rivertown Parkway
56th Street Southwest
M 6
NORTH BYRON
Byron Center Avenue Southwest
Burlingame Avenue Southwest
geocodio
© OpenStreetMap Contributors

05/11/2026 Wyoming YES votes final

05_11_2026 Wyoming YES VOTES final.xlsx

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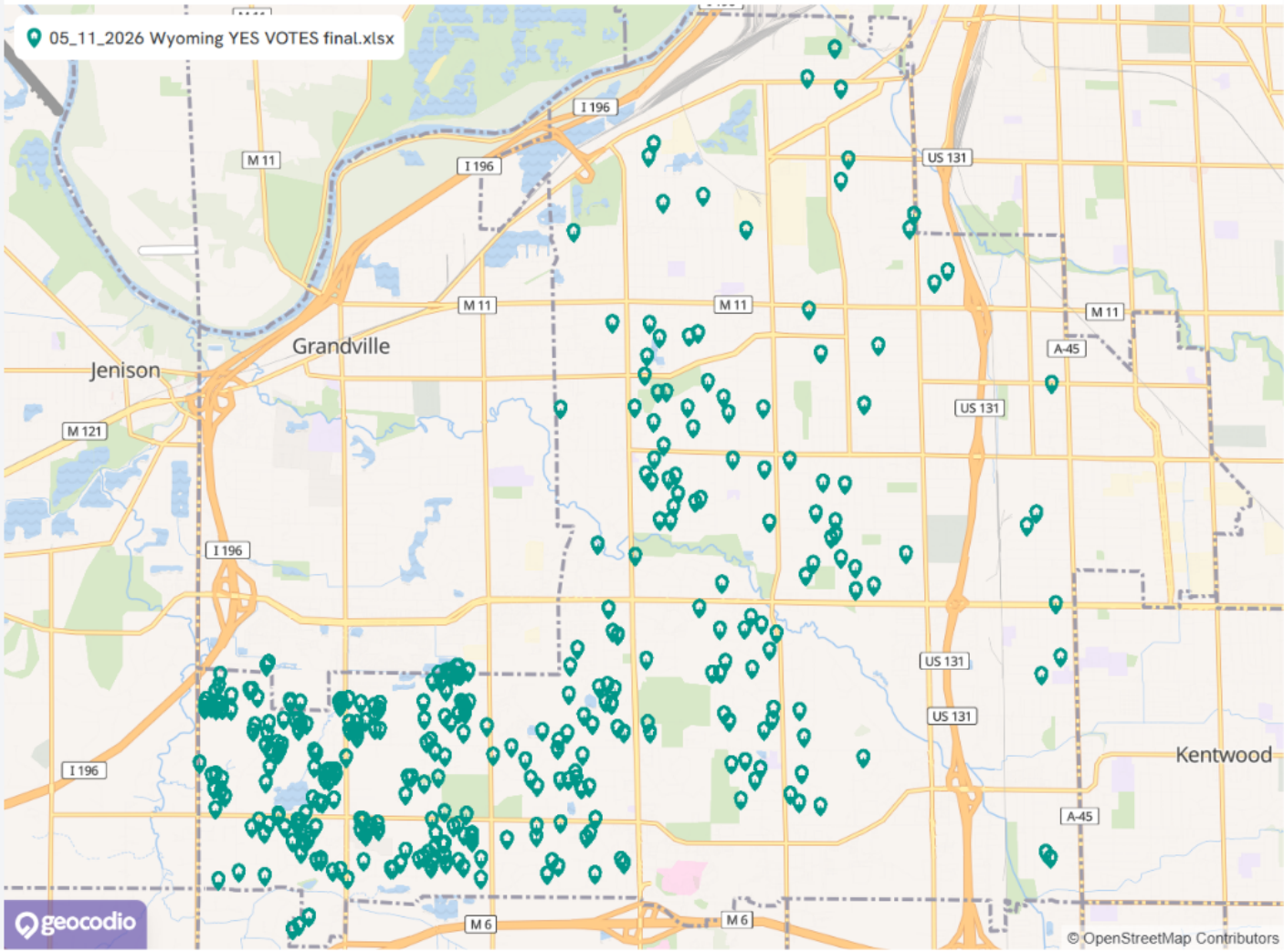
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Search for a city or address

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	First and Last Name	Street Address
44		
45	Miles Kuperus	3368 Snake River St SW
46	Michaela Prevost	3343 52nd st sw wyoming mi ...
47	Aliza Thaxton	2653 52nd St SW
48	Jessica Howard	4237 Del Mar Dr SW
49	Ron Komejan	5297 Snyder Dr SW
50	Nicole Foxx	3464 Danube Dr SW
51	Amy Venlos	1111 34th St SW
52	Maria martinez	5965 ivanrest ave sw
53	Ramez Nassri	4346 Applewood CT SW
54	Jessica Morefield	44 Avonlea St SW
55	Sara Taylor	1018 buckingham st sw
56	Audrey Rose Spidle	2333 Clyde Park Ave
57	Kyle Schlicker	2333 Clyde Park Ave
58	Elizabeth Koerner	1517 37th
59	Lauren Heidenga	1838 durango ct sw
60	Kayla Youmg	4026 idler way
61	Mina Savaya	5404 Rivertown CIR SW
62	Alexander William	5494 Rivertown CIR SW
63	Selena Baharis	3436 Taft Ave SW
64	Amaury Perez	4800 Crestline ct sw
65	Brian VanEerden	2680 Danton Dr sw
66	Kayla Howe	5670 Bethanne Dr SW

+ Add 1 rows



05/11/2026 Wyoming NO votes final

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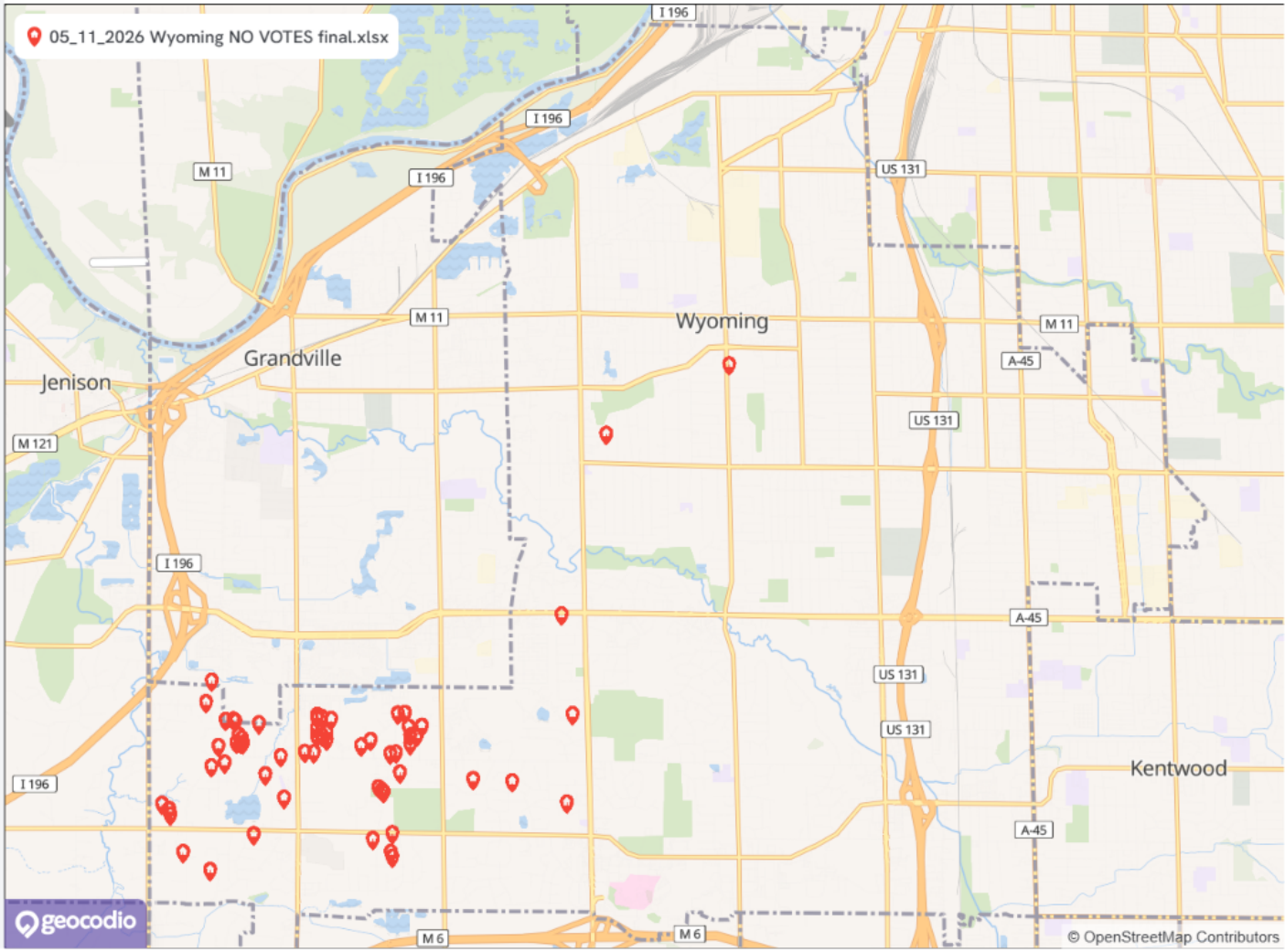
05_11_2026 Wyoming NO VOTES final.xlsx

Style | Popups | Legend

Search for a city or address | Download | Save as default view

	First and Last Name	Street Address
1	Duane Duba	4049 Rivertown Trl SW
2	Dan Moore	5351 Quest Dr SW
3	Glynnis Krause	5062 Canal Ave SW
4	Josh Crumback	5061 Amanda Dr sw
5	Doris Rasmussen	4341 52St SW
6	Walter Rasmussen	4341 52nd St SW
7	Gary DeYoung	5049 Amanda DR SW
8	James Barko	5014 Tanana River Ave SW
9	Ron Rodenhouse	5781 Canal ave
10	Jason Gillett	3489 Danube Dr SW
11	Ryan Kamminga	4689 56th St SW
12	Rickhollier	5103 Amanda drive
13	Colleen Gill	5103 Amanda Drive SW
14	Ian Knoll	3460 52nd St sw Wyoming
15	Linda Douglass	4731 Albright Ct SW
16	Robert scribner	5076 red river ave sw
17	Melanie scribner	5076 red river ave s.w
18	Tammie Warners	3503 Wyoming Ave
19	Violet Snyder	3460, Evan Brooke Dr SW
20	Ron Susick	5161 alexandria dr sw
21	Jacob Bement	4474 Glory Way SW
22	Mark Kocsis	5125 Alexandria Drive, SW
23	Nicholas Bakker	5139 Amanda Dr. SW
24	Janine Moore	5351 Quest Dr SW

+ Add 1 rows



05/11/2026 Wyoming YES votes final

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05_11_2026 Wyoming YES VOTES final.xlsx

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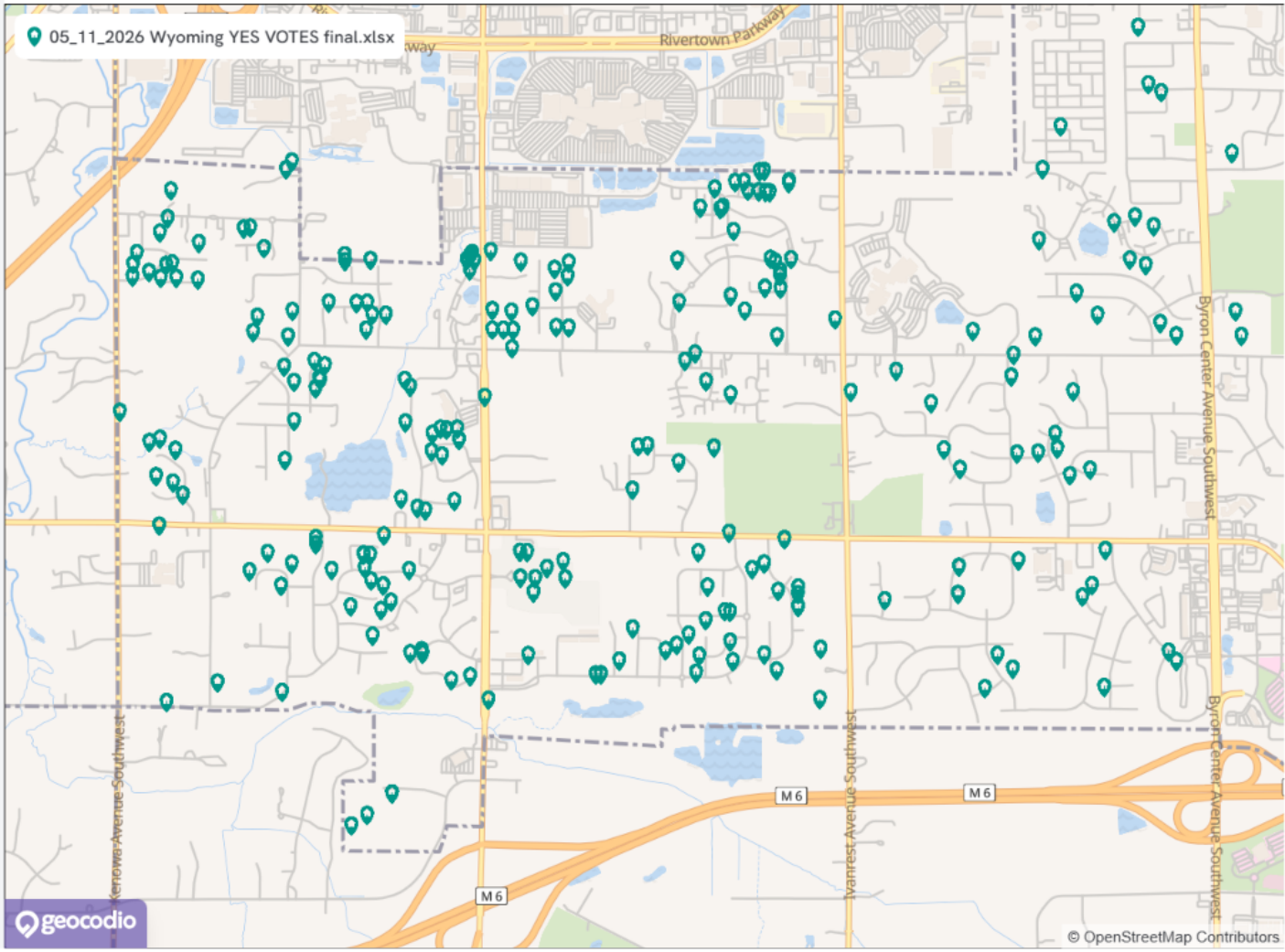
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	First and Last Name	Street Address
44		
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58	Elizabeth Koerner	1517 37th
59	Lauren Heidenga	1838 durango ct sw
60	Kayla Youmg	4026 idler way
61	Mina Savaya	5404 Rivertown CIR SW
62	Alexander William	5494 Rivertown CIR SW
63	Selena Baharis	3436 Taft Ave SW
64	Amaury Perez	4800 Crestline ct sw
65	Brian VanEerden	2680 Danton Dr sw
66	Kayla Howe	5670 Bethanne Dr SW

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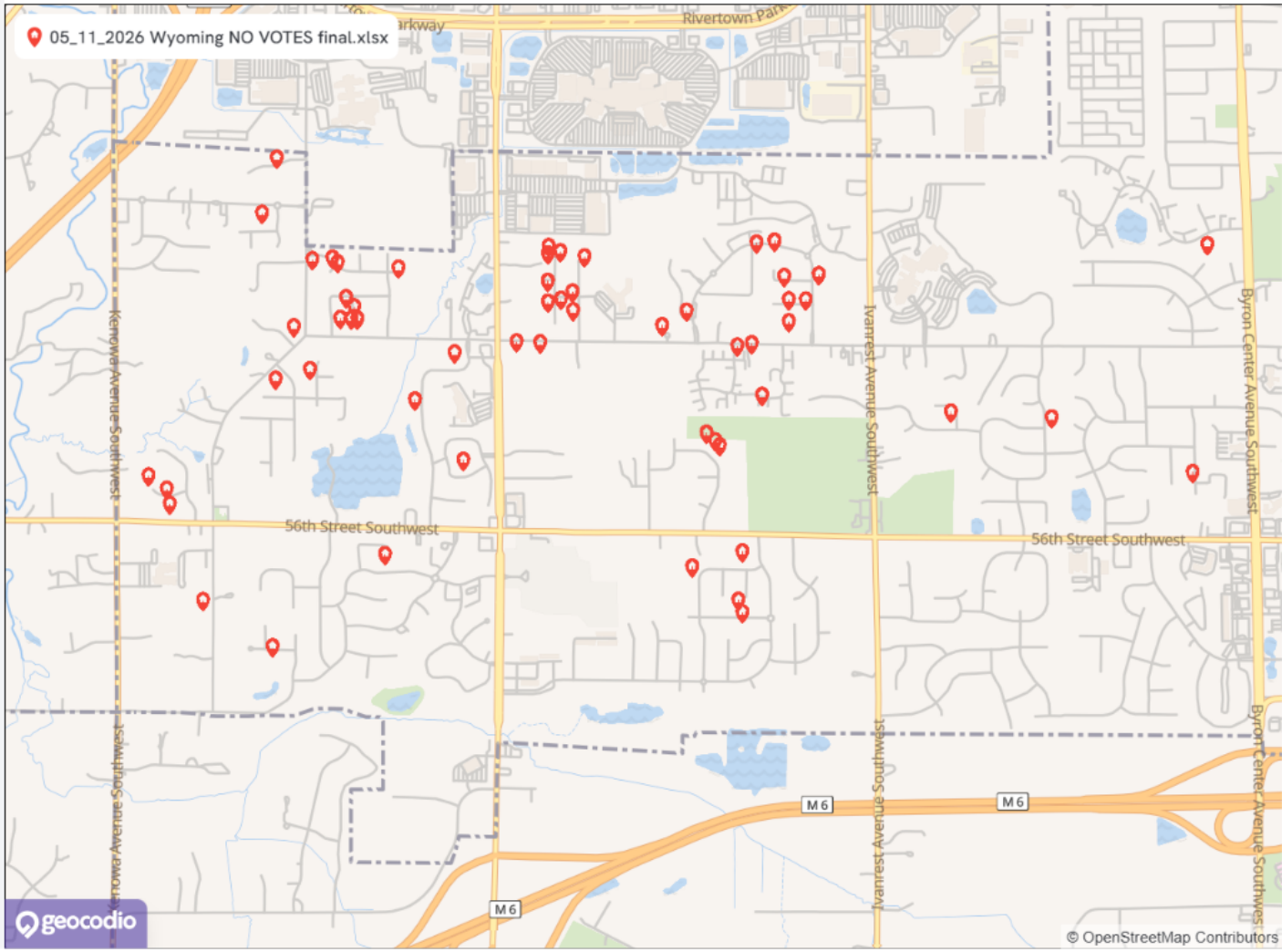
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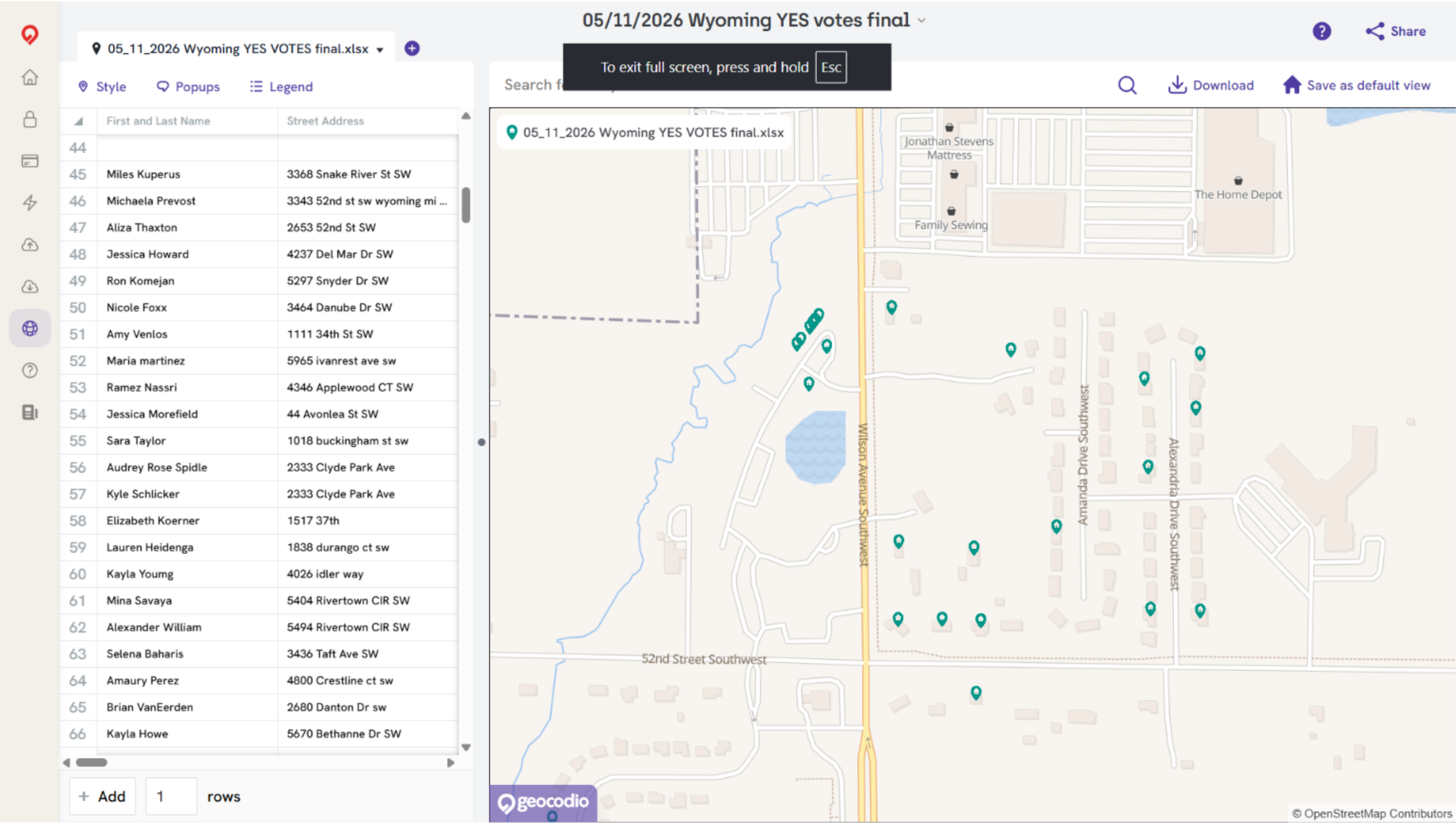
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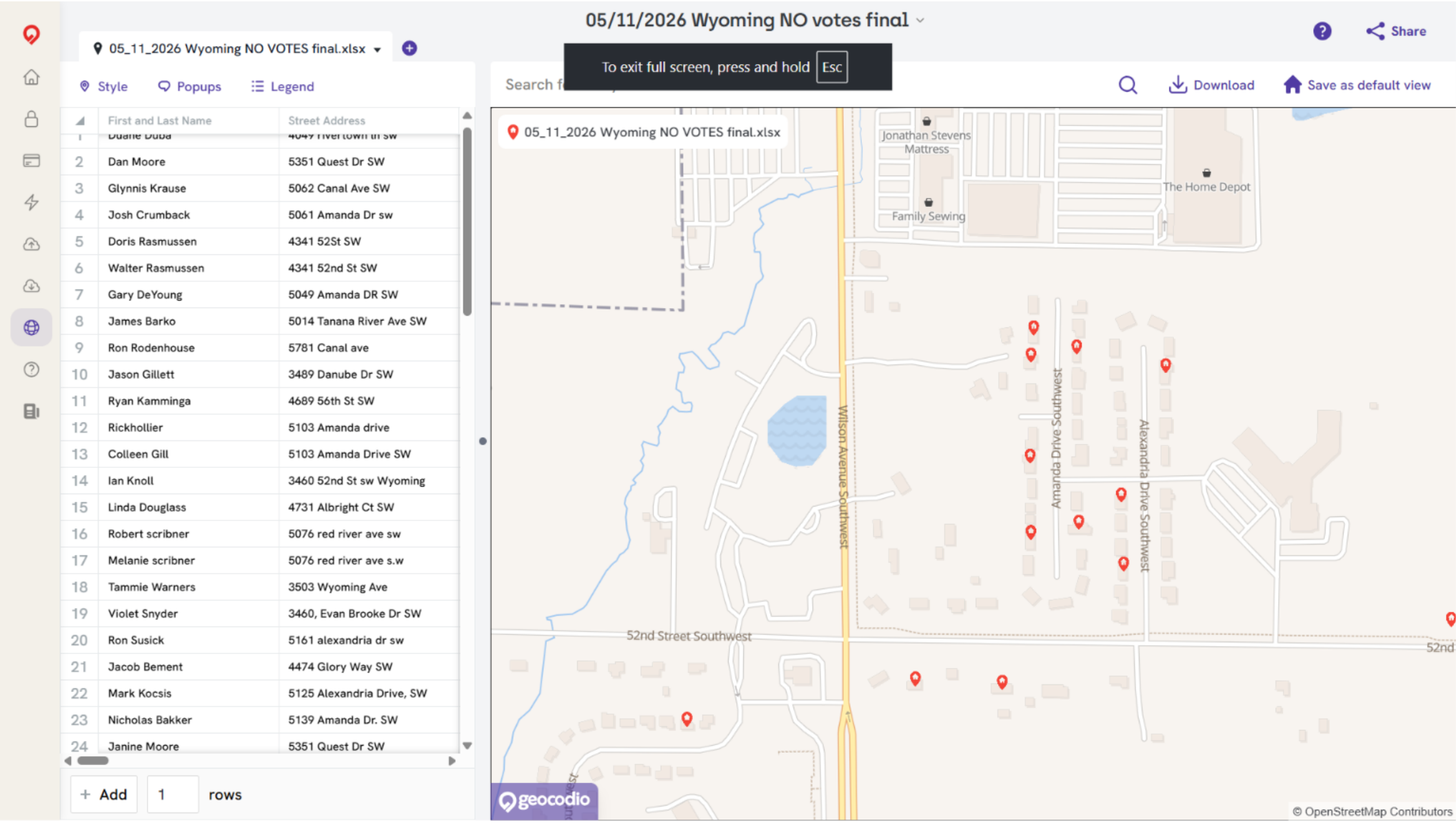
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	First and Last Name	Street Address
1	Duane Duba	4049 Rivertown Trl SW
2	Dan Moore	5351 Quest Dr SW
3	Glynnis Krause	5062 Canal Ave SW
4	Josh Crumback	5061 Amanda Dr sw
5	Doris Rasmussen	4341 52St SW
6	Walter Rasmussen	4341 52nd St SW
7	Gary DeYoung	5049 Amanda DR SW
8	James Barko	5014 Tanana River Ave SW
9	Ron Rodenhouse	5781 Canal ave
10	Jason Gillett	3489 Danube Dr SW
11	Ryan Kamminga	4689 56th St SW
12	Rickhollier	5103 Amanda drive
13	Colleen Gill	5103 Amanda Drive SW
14	Ian Knoll	3460 52nd St sw Wyoming
15	Linda Douglass	4731 Albright Ct SW
16	Robert scribner	5076 red river ave sw
17	Melanie scribner	5076 red river ave s.w
18	Tammie Warners	3503 Wyoming Ave
19	Violet Snyder	3460, Evan Brooke Dr SW
20	Ron Susick	5161 alexandria dr sw
21	Jacob Bement	4474 Glory Way SW
22	Mark Kocsis	5125 Alexandria Drive, SW
23	Nicholas Bakker	5139 Amanda Dr. SW
24	Janine Moore	5351 Quest Dr SW

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First and Last Name
Street Address
44
45 Miles Kuperus 3368 Snake River St SW
46 Michaela Prevost 3343 52nd st sw wyoming mi ...
47 Aliza Thaxton 2653 52nd St SW
48 Jessica Howard 4237 Del Mar Dr SW
49 Ron Komejan 5297 Snyder Dr SW
50 Nicole Foxx 3464 Danube Dr SW
51 Amy Venlos 1111 34th St SW
52 Maria martinez 5965 ivanrest ave sw
53 Ramez Nassri 4346 Applewood CT SW
54 Jessica Morefield 44 Avonlea St SW
55 Sara Taylor 1018 buckingham st sw
56 Audrey Rose Spidle 2333 Clyde Park Ave
57 Kyle Schlicker 2333 Clyde Park Ave
58 Elizabeth Koerner 1517 37th
59 Lauren Heidenga 1838 durango ct sw
60 Kayla Youmg 4026 idler way
61 Mina Savaya 5404 Rivertown CIR SW
62 Alexander William 5494 Rivertown CIR SW
63 Selena Baharis 3436 Taft Ave SW
64 Amaury Perez 4800 Crestline ct sw
65 Brian VanEerden 2680 Danton Dr sw
66 Kayla Howe 5670 Bethanne Dr SW
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Jonathan Stevens Mattress
Family Sewing
The Home Depot
Wilson Avenue Southwest
Amanda Drive Southwest
Alexandria Drive Southwest
52nd Street Southwest
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2 Dan Moore 5351 Quest Dr SW
3 Glynnis Krause 5062 Canal Ave SW
4 Josh Crumback 5061 Amanda Dr sw
5 Doris Rasmussen 4341 52St SW
6 Walter Rasmussen 4341 52nd St SW
7 Gary DeYoung 5049 Amanda DR SW
8 James Barko 5014 Tanana River Ave SW
9 Ron Rodenhouse 5781 Canal ave
10 Jason Gillett 3489 Danube Dr SW
11 Ryan Kamminga 4689 56th St SW
12 Rickhollier 5103 Amanda drive
13 Colleen Gill 5103 Amanda Drive SW
14 Ian Knoll 3460 52nd St sw Wyoming
15 Linda Douglass 4731 Albright Ct SW
16 Robert scribner 5076 red river ave sw
17 Melanie scribner 5076 red river ave s.w
18 Tammie Warners 3503 Wyoming Ave
19 Violet Snyder 3460, Evan Brooke Dr SW
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52nd
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First and Last Name	Street Address	City	ZIP Cod	I support this project	Please add additional comments or suggestions
Maria Estrada	4831, Stonewood River Ave. SW	Wyoming	49418	Yes, I support this	YES!!!! I NEED A Trader Joes in my town. Tired of going to THE only TJ clear across the city!
Aliska Piper	5737 Kenstyn Dr	Wyoming	49418	Yes, I support this	Yes yes yes...bring more drive thrus!!! Love the convenience for my family! And Trader Joe's would do fantastic in our neighborhood!
Xiaoyuan Hu	1940 Frontier St SW	Wyoming	49518	Yes, I support this	Yes trader joes!!!!
Cindi Visco	2511 Bowenton Place	Wyoming	49519	Yes, I support this	Yes to Trader Joe's over here!!!
Sheryl Sprague	4158 Del Mar Village Dr SW	Wyoming	49418	Yes, I support this	YES please!!!
Kathia Duran	2154 De Hoop Ave SW	Wyoming	49509	Yes, I support this	YES PLEASE!! We need one in this area!! So inconvenient having to go out of our way to be able to shop at the current Trader Joe's that's closer to the airport
Audrey Dejonge	5053 Red River Ave SW	Wyoming	49418	Yes, I support this	Yes please!
Darlene Layle	3480 River Run st	Wyoming	49418	Yes, I support this	Yes I approve with all the apts and condo's in the area it is a real asset to have a Culver's and Trader Joe's great business choices
Emma Wiersma	5101 Alexandria Dr sw	Wyoming	49418	Yes, I support this	YES FOR TRADER JOES
Adela keranen	4249 Del Mar dr	Wyoming	49418	Yes, I support this	Would prefer Trader Joe's and coffee shop
Gene Fitzgerald	5010 Wilson Ave	Wyoming	49418	Yes, I support this	Would love to see these convinces come to the area
Jennifer Smith	1663 oakvale dr Sw	Wyoming	49519	Yes, I support this	Would LOVE this!!!
David G Kooyers	4154 Del Mar Village Dr SW	Wyoming	49418	Yes, I support this	Would love having Trader Joe's and Culver's in my neighborhood!
Amy Schwan	2658 Sandhill Dr SW	Wyoming	49418	Yes, I support this	Would LOVE a Trader Joe's!!!
Sarah Courtnay	4363 Versatile Ct SW	Wyoming	49418	Yes, I support this	Would love a Trader Joe's!
Brittany St Louis	3416 Cimmaron River Court SW	Wyoming	49418	Yes, I support this	Would LOVE a Trader Joe's on this side
sybil gretz	4181 56th st sw	wyoming	49418	Yes, I support this	Would love a Trader Joe's and Culvers
Chesten VanPelt	3322 Collingwood AV SW	Wyoming	49519	Yes, I support this	Would love a second closer Trader Joe's, especially if it opens opportunities for smaller businesses to jump on the area
Bobby Van EE	3921 Hillock St SW APT 18	Wyoming	49418	Yes, I support this	Would be a great addition(s) to the area
Melissa wrona	5318 McCormick Dr SW	Wyoming	49418	Yes, I support this	What about traffic
Eden VerBeek	5158 Windybrook Dr SW	Wyoming	49418	Yes, I support this	We would LOVE having a Trader Joe's in our neighborhood! I think it would do really well in this area.
Amber Fugitt	5147 Ivanrest Ave SW	Wyoming	49418	Yes, I support this	We would love a trader Joe closer to this side of town! Culvers too!
Trevor Hyde	3661 Hubal Ave SW	Wyoming	49519	Yes, I support this	We want Trader Joe's!!
Vicki Vander Veen	5875 Ivanrest Ave	Wyoming	49418	Yes, I support this	We need this in this area!!!
Nancy Winn	56 Elwell St SW	Wyoming	49548	Yes, I support this	We need a Trader Joe's on our side of town
Brandon Wait	3155 Waterchase Way SW, 210	Wyoming	49519	Yes, I support this	We definitely need a Chick-Fil-A on this side of town!! No Culver's there is one 5 minutes away in Jenison. Love the idea of bringing a second Trader Joe's to GR and on this side of town.
Brenda Licona	1924 Pinnacle Dr Sw	Wyoming	49519	Yes, I support this	We Also need Whole Foods tbh
Drew Caminata	6188 Baneberry Ave SW	Wyoming	49418	Yes, I support this	Trades Joes
Juliana Holth	6188 Baneberry Ave SW	Wyoming	49418	Yes, I support this	TRADER JOES. PLEASE.
Raed William	5404 Rivertown Cir SW	Wyoming	49418	Yes, I support this	Trader joes
Heather Reeder	3517 Boone Avenue SW	Wyoming	49519	Yes, I support this	Trader joes
Dakota Heilman	1589 Meadows Ln SW	Wyoming	49509	Yes, I support this	TRADER JOES
Tiffany c	Wilson ave	Wyoming	49418	Yes, I support this	Trader joes
Noelle Holth	6188 Baneberry Ave SW	Wyoming	49418	Yes, I support this	Trader Joe's!!!!
Ade M	N/a	Wyoming	49519	Yes, I support this	Trader Joe's!!
Jeff Elzinga	5408 Fieldstone Dr SW	Wyoming	49418	Yes, I support this	Trader Joe's!
Sharon Wassenar	2531 Golfbury Dr SW	Wyoming	49519	Yes, I support this	Trader Joe's!
Lauren Heidenga	1838 durango ct sw	Wyoming	49519	Yes, I support this	Trader Joe's!
Vanessa Arias	5912 Walnut Ridge Dr SW	Wyoming	49418	Yes, I support this	Trader Joe's, Tommy's car wash, whole food market please
Mary VandeWater	5459 Quest Dr	Wyoming	49418	Yes, I support this	Trader Joe's, Chick-fil-A, and culvers would be awesome. I don't think you'd want a daycare on a busy corner.
Stephanie Silverberg	5173 Alexandria Dr SW	Wyoming	49418	Yes, I support this	Trader Joe's would be great! Not a chick-fil-a though.
Heidi glover	1933 pinnacle dr sw	Wyoming	49519	Yes, I support this	Trader Joe's would be great however, isn't there room in the Rivertown mall area to build the items mentioned? Use spaces that that are underutilized before building more stores, restaurants. It seems that there could be ways to have the named businesses built within the boundaries already existing. Would love to see a Trader Joe's!!
Stefanie Goudeaux	5926 Simon Dr SW	Wyoming	49418	Yes, I support this	Trader Joe's would be awesome.
Ron Komejan	5297 Snyder Dr SW	Wyoming	49418	Yes, I support this	Trader Joe's would be awesome!!
Lori Perez	4340 Windcrest Avenue Southwest	Wyoming	49418	Yes, I support this	Trader Joe's would be awesome
River Gates	5641 Courtney Lynn Ct SW	Wyoming	49418	Yes, I support this	Trader Joe's would be an amazing addition to the area! I worry the Chick-fil-A would create a lot of congestion in the area though and make it difficult to shop. A Bojangles would be lovely
Nicole Kent	2317 38th St SW	Wyoming	49519	Yes, I support this	Trader Joe's please!!!!!!!!
Hilary Timmer	4244 Del Mar Drive SW	Wyoming	49418	Yes, I support this	Trader Joe's please!!!
Aaron Tanis	2373 Greenview Drive SW, Apt/Suite	Wyoming	49519	Yes, I support this	Trader Joe's please!
Kristin Prince	2567 golfbury dr sw	Wyoming	49519	Yes, I support this	Trader Joe's please!
Lindsey Mucha	2510 Ancient Dr SW	Wyoming	49519	Yes, I support this	Trader Joe's please

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Amaury Perez	4800 Crestline ct sw	Wyoming	49519	Yes, I support this	Trader Joe's or a Mexican Supermarket (supermercado) would also hit since thier ain't much around
Heather Rector	5643 Charolais	Wyoming	49418	Yes, I support this	Trader Joe's & Chick-fil-a, & 7 Brew or Zigi's would be great additions
Kennedy Kuperus	3368 Snake River St	Wyoming	49418	Yes, I support this	TRADER JOE's
Antonio Hernandez	3325 Taft Ave SW	Wyoming	49519	Yes, I support this	Trader Joe's
Agnieszka Tanis	2373 Greenview Dr SW	Wyoming	49519	Yes, I support this	Trader Joe's
Kayla Howe	5670 Bethanne Dr SW	Wyoming	49418	Yes, I support this	Trader Joe's
Russ Venlos	1111 34th St SW	Wyoming	49509	Yes, I support this	Trader Joe sounds great. But Chick-fil-A causes too much traffic (and i don't like their politics) we gave too many of them now.
Alyssa Collazo	2565 WoodLake Rd SW	Wyoming	49519	Yes, I support this	Trader jobs would be amazing it definitely will do phenomenal business
Kristen Long	1510 Woodhill Court SW	Wyoming	49509	Yes, I support this	Those businesses all sound great! Especially Trader Joe's and the coffee shop!
Anya Hylla-Postl	2673 Woodlake Ct Sw Apt 3	Wyoming	49519	Yes, I support this	this would be so lovely we hate 28th street
Lyndi flores	5334 Debbie ct sw	Wyoming	49418	Yes, I support this	This would be great! Hopefully the parking lot would be big enough to accommodate!
Timothy Belanger	3859 Perry Ave Sw	Wyoming	49519	Yes, I support this	This would be excellent for the neighborhood.
Lisa Curtis	5065 Red River Ave SW	Wyoming	49418	Yes, I support this	This would be amazing!
Jenna Schramm	5140 Pinnacle Drive SW	Wyoming	49519	Yes, I support this	This would be a huge asset to our community!
Allison Rodriguez	5025 Brookcrest Ct SW	Wyoming	49418	Yes, I support this	this is so flippin awesome i rlly want a trader joe's
Olivia Kulesza	6188 Baneberry Ave Sw unit 6203	Wyoming	49418	Yes, I support this	This is a great idea for the community.
Ben Smith	5641 Courtney Lynn Ct	Wyoming	49418	Yes, I support this	That chick-fil-a is probably going to create chaos in the parking lot though. Big thumbs up to traders joes however.
Cora Longora	1344 Den Hertog St SW	Wyoming	49509	Yes, I support this	Support for Trader Joe's
Adrian Lopez-V.	5145 Harbor House Ln	Wyoming	49509	Yes, I support this	Super smart move, would definitely grow like woodland @ Kentwood did
Barbara Webster	5305 River Flow Ave SW	Wyoming	49418	Yes, I support this	Sounds like a worthwhile development for our area. Useful to a lot of people.
Justin Daleski	4690 Jacob St SW	Wyoming	49418	Yes, I support this	Propose of not a chick-fil-a as the always cause lots of traffic and backups
Sophia Zolnierek	5005 Maple Tree Ct	Wyoming	49418	Yes, I support this	PLEASEEEEEEEEEEE
Karoline Funk	4818 hidden river ave sw	Wyoming	49418	Yes, I support this	Pleaseeeeeeeee
Jillian Maas	5494 McCormick Dr SW	Wyoming	49418	Yes, I support this	Please!!!
Nathan DeHamer	1206 Marquette st sw	Wyoming	49509	Yes, I support this	Please!
Kailey Jackson	4110 Oriole Ave Sw	Wyoming	49509	Yes, I support this	Please we need one on the Sw side of GR the one on the Se side is always so busy
Mckenzie Arroyo Pena	2332 prairie parkway sw apt 102	wyoming	49519	Yes, I support this	PLEASE WE NEED ONE IN WYOMING.
Jaylen Cox	3932 Hillock St SW, Apt. 9	Wyoming	49418	Yes, I support this	PLEASE BUILD THIS BITCH LOL
Jena Gasworth	4687 Rivera Ct SW	Wyoming	49418	Yes, I support this	Please bring Trader Joe's!!!!!!!!!!
Jill Scaffidi	1765 Corbin SW	Wyoming	49519	Yes, I support this	Please bring Trader Joe's!! It's such a pain having to drive on 28th to go to one!!!!
Courtney Pegg	5867 Walnut Ridge Dr SW	Wyoming	49418	Yes, I support this	Please bring Trader Joe's to Wyoming!!!!!!!
Caleb Nichol	6188 Baneberry Ave SW Unit 6108	Wyoming	49418	Yes, I support this	Please bring Trader Joe's to our area!!
Yamiles Gonzalez	2745 Calgary St SW	Wyoming	49519	Yes, I support this	Please bring Trader Joe's !!! I'm tired of going to the other side of town for healthy options!!
Yelizaveta Kotlyarova	2782 Woodlake Rd	Wyoming	49519	Yes, I support this	PLEASE bring a Trader Joe's here!!!
Yanel Martinez	826 Blackburn St SW	Wyoming	49509	Yes, I support this	People need a closer one!!
Randy Remenap	4507 Red Maple Dr Sw	WYoming	49418	Yes, I support this	Overwhelming support!!!
Lindsey Lantz	4307 del mar drive sw	Wyoming	49418	Yes, I support this	Our family would love a Trader Joe's on this side of town. We are frequent customers!
Brent Gaylord	3511 56th St	Wyoming	49418	Yes, I support this	Only if it includes trader joe's
Bill Foster	5655 Charolais Dr. SW	Wyoming	49418	Yes, I support this	My wife and I would like a Trader Joe's here and have heard many people express a desire for one on this side of town. Restaurants are always nice to have nearby as well.
Jason Curtis	5065 Red River Ave SW	WYOMING	49418	Yes, I support this	My support is contingent on there being appropriate traffic controls, including extra lanes leading into parking lots and additional traffic lights. Every TJ's brings an enormous amount of traffic and there is considerable risk at that intersection especially with the school traffic. This needs to be suitably addressed.
Tammy Ayers	5619 Nile Dr. SW	Wyoming	49418	Yes, I support this	My concerns would be for traffic (and parking) and timing of lights. The timing of lights on Wilson and Byron Center Ave are awful. I am frequently stopping at every light versus traffic smoothly flowing through. It also seems you would be tearing down housing. That is a concern considering how there is a current shortage. And there is so much unused space at the mall that we are all paying high taxes from. Could that space be revitalized instead?
Brianna LeMerise	4249 Del Mar Drive SW	Wyoming	49418	Yes, I support this	Michigan sucks
Lindsay Tebout	5702 Nile Dr SW	Wyoming	49418	Yes, I support this	Lovvve Trader Joes and feel this side of town could MORE than support its own vs everyone having to drive to 28th St/ Cascade practically. Also love Chick-fil-A and Culvers!! % yes to any & all these options!
Paul Cummings	3353 Kings River St SW	Wyoming	49418	Yes, I support this	Love that this opportunity is being presented to help support our local community and economy
Melissa Venema	Looking Glass Dr	Wyoming	49418	Yes, I support this	LOVE ALL THE POTENTIAL BUSINESSES!
Hevji Shahab	1643 Glenboro ct sw	Wyoming	49519	Yes, I support this	Looking forward to having a Trader Joe's around here!!
Amy Dykstra-DeHaan	5817 red Cedar Dr Sw	Wyoming	49418	Yes, I support this	It would bring a lot of people to the area
Madi McCarel	3953 Hillock St SW Unit 8	Wyoming	49418	Yes, I support this	It would be such an accessible spot for those who live near m6 and bring more options of shopping within steps of many residents!!
Rhonda Williams	158 Wadsworth St	Wyoming	49548	Yes, I support this	It would be a blessing to have a Trader Joes on this side of town.
Bedard	4438 Grand Ridge CT	Wyoming	49418	Yes, I support this	It is a the Costco validity and all the others,
James Reed	5244 Fawn Creek Dr SW	Wyoming	49418	Yes, I support this	Isn't that the Northeast corner?

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Jori Baas	4166 Del Mar Dr. SW	Wyoming	49418	Yes, I support this	In favor of Chick-fil-A, Culver's, or Trader Joe's there!!
Christine Caswell	5733 Barcroft Dr SW	Wyoming	49418	Yes, I support this	IKEA would be a nice addition
Roger J. Haynes	3539 Water WAlk DR SW	Wyoming	49418	Yes, I support this	If there is a retail space that can accommodate the business, I would suggest a Grand Traverse Pie Company location, as there is not one in the Grand Rapids area since the last one closed on 28th Street SE, by Woodland Mall several years ago. I was on the Wyoming City Council (2005-2007) when the City approved, and I supported the Master Plan for the area that included the current zoning for the property in question. I believe the inclusion of the proposed businesses (e.g., Trader Joes, restaurants, etc.) and possible small retail offices will be a positive benefit for surrounding neighborhood areas. Please feel to contact me if you have any questions.
Rhonda VanEerden	2680 Danton Dr sw	Wyoming	49519	Yes, I support this	If not that corner, then 64th and Byron Center Ave corner in Byron Center MI please! It's right by a major connecting freeway!!!
Michael Miller	5220 Crooked Pine Dr SW	Wyoming	49419	Yes, I support this	I've been saying that Trader Joe's needs to come to Wyoming for a long time now. Ever since Kentwood was built, and it became one of the busiest ones in the country. This would support all the development on this side of the city, and I would be a strong supporter of it.
Amy Pelon	4087 Flamingo Ave SW	Wyoming	49509	Yes, I support this	I would shop here all the time
Paige Galliani	3932 hillock street	Wyoming	49418	Yes, I support this	I would prefer a Chick-fil-A please
Jenna Plewes	5394 Rivertown circle SW	Wyoming	49418	Yes, I support this	I would love to see Trader Joe's in that location.
Chloe Rosales	2476, Bowenton Pl Sw	Wyoming	49519	Yes, I support this	I would love to see community-centered additions such as Trader Joe's or locally owned coffee shops. These kinds of businesses create a warm, inviting atmosphere and help foster connection among residents.
Patricia Wojtaszek	5436 Crooked Pine Dr	Wyoming	49418	Yes, I support this	I would love to have a traders joe
Jessica Howard	4237 Del Mar Dr SW	Wyoming	49418	Yes, I support this	I would love a local coffee shop and trader Joe's near us! Culver's would also be nice and maybe more local restaurants instead of more fast food chains. There's already a raising Cane's going in across from Costco and would not want to see another fast-food chicken place. Even a cool kid fun place would be nice or a fun park. Pacos park in Denver was amazing. Possible trail connection to Kent trail.
Kayla K	1723 Mulligan Dr SW	Wyoming	49519	Yes, I support this	I would like to see more versatility in vegan and ethical options over a Chick-fil-A or things that already exist closely around here. I suggest looking into Mr. Charlies, which has found much success in other states or something else with better options and practices for a variety of people. Apart from that, Trader Joes would be valuable and for many, I believe this will be the highest on the list of anticipation.
Ella Curtis	5065 Red River Ave	Wyoming	49418	Yes, I support this	I would especially love love love having a trader joe's near me!
George Hallenbeck	5466 Albright Ave SW	Wyoming	49418	Yes, I support this	I would be so excited to have Trader Joe's so close by. They are a great retailer and I think they will help attract other great businesses to this area and further strengthen the local economy.
April Norcross	3374 Kettle River Ct SW	Wyoming	49418	Yes, I support this	I think the proposed businesses would bring phenomenal opportunities for the area.
Sean Hawkey	5078 Alexandria Dr. SW	Wyoming	49418	Yes, I support this	I think it would be great - it might be a noise nuisance and dust/dirt nuisance to our neighborhood - which isn't a huge deal - my biggest concern is going to be traffic on 52nd - once this AND the new neighborhood development is done this will mean more traffic on 52nd - i'd like to see a potential impact and possibly plans to install some new lights to deal with the increased traffic.
Dan Wynia	2776 Horseshoe Dr SW	Wyoming	49418	Yes, I support this	I support this only if they widen 52nd to Clyde Park.
Luanne DeBaar	4229 Del Mar Village Dr SW	Wyoming	49418	Yes, I support this	I support stores like Culver's and Trader Joe as well as the day care but would not want to see pot shops or fast foods like McDonald or Burger King,etc.
Brenda Wenerski	5782 hickory ridge dr sw	Wyoming	49418	Yes, I support this	I support it especially Trader Joe's but this form will not let me check the support box and automatically puts the check mark in the "I don't support " box
Acacia F	1043 Bunkerway Dr SW	Wyoming	49508	Yes, I support this	I support for Trader Joes. No need for fast food there is enough around here and very close by.
Amy Ybarra	4425 Sugarbush Ct SW	Wyoming	49418	Yes, I support this	I support a Trader Joe's, coffee shop and daycare. However, I DO NOT support Culver's or Chick-fil-A. I think a nice neighborhood boutique shopping center would be very nice. Bringing in tacky fast food I do not believe would benefit the neighborhood. A nice cafe with outdoor seating would be very nice. Since it is not as busy on this corner (compared to Rivertown Parkway areas). It would be great for families to be able to bike to this location and sit outside to have a meal at a local cafe, not a chain fast food restaurant. Thank you for allowing me to voice my opinion.
Hillary Glover	1933 Pinnacle Dr SW	Wyoming	49519	Yes, I support this	I only support if it means a Trader Joes!!!
Avery Labbe	3524 River Run St SW	Wyoming	49418	Yes, I support this	I love Trader Joe's and I frequent that store a lot even though it is a hike. We live in a densely populated area and have to deal with traffic already, if people don't like it then leave.
Drew Vanranden	2154 Floyd st SW	Wyoming	49519	Yes, I support this	I like TJs but never go cause it's far from my house. Would love a closer location!
Jeri Marshall	3461 Rifle River	Wyoming	49418	Yes, I support this	I hope 52nd will support increased traffic
Ragen Gibson	3737 Oriole Ave SW	Wyoming	49509	Yes, I support this	I have young children so I never make it out to the 28th st Trader Joe's but always wish I could go. This would make it so much easier for us to do all our shopping in one area without being a burnout for me and my kids
Carol Slocum	5738 Rhine Court SW	Wyoming	49418	Yes, I support this	I have wondered why Trader Joe's isn't in this area! I love shopping there.
Tammie Warners	3503 Wyoming Ave SW	Wyoming	49519	Yes, I support this	I have read up on this and I do believe it will be good for the community. Sorry about the confusion in my reply.
Keira Ensink	3482 Shelldrake Dr SW	Wyoming	49418	Yes, I support this	I have been wanting a Trader Joe's here for years! I hope that we are able to build one here because it would be such a wonderful addition to this area.
Lori Schmidt	5700 Kenstyn Dr SW	Wyoming	49418	Yes, I support this	I drove all the way over to 28th St. to go to Trader Joe's. I know a lot of people that do.
Jay Collings	4218 Del Mar Ct SW	Wyoming	49418	Yes, I support this	I definitely want a Trader Joe's here because the nearest one is 20 minutes away. A coffee shop would be great too. I love Chick-fil-A and Culver's as well.
Kathryn Hallenbeck	5466 Albright Ave SW	Wyoming	49418	Yes, I support this	I am beyond THRILLED about this prospect. Trader Joe's is absolutely a magnificent store. Having to travel so far to the closest one can be difficult. I would love to have one so close to home. As the area is growing, we need more retail to support more residents, and it would be nice to see more variety in those retail venues versus just yet another Family Fare or Meijer. Trader Joe's offers products that the others do not. In addition it helps with the tax base.
Cheri Mathis	3439 Stonebluff Lane SW	Wyoming	49519	Yes, I support this	I agree with this but am concerned about the roads. Near Costco is already very concerning.
Michael Worst	4639 Rushfield Drive SW	Wyoming	49418	Yes, I support this	I 100% support a Trader Joe's at this corner, we need one on the SW Side of GR... Would love the Coffee Shop to be a Tim Hortons (Dunkin or Biggby 2nd choices). I'm less interested in the restaurants (we have a Culver's close by in Jension/Grandville) and Chick-Fil-a brings too much constant in/out traffic.
Wendy Arntz	2248 Avon Ave SW	Wyoming	49519	Yes, I support this	Have been hoping for a Trader Joe's on this side of town for years!
Lindsay Keranen	4249 Del Mar Dr	Wyoming	49418	Yes, I support this	Go Green
Pam Westcott	5687 Hickory Ridge SW	Wyoming	49418	Yes, I support this	Excited
Talar Roberts	3900 Boone Ave SW	Wyoming	49519	Yes, I support this	Driving to Kentwood for Trader Joe's is not a great experience. I would love to never have a reason to go on 28th Street again. Develop the area with better businesses and it will also allow the mall a better chance at thriving once again. Please consider bringing an IKEA to this area, too!
Rachel Crum	1770 Chateau Dr SW	Wyoming	49519	Yes, I support this	Definitely Trader Joe's

First and Last Name	Street Address	City	ZIP Cod	I support this project	Please add additional comments or suggestions
Olivia Hunt	5773 Buchanan Ave SW	Wyoming	49548	Yes, I support this	Culvers
Riley Gearing	3565 Belgain Court SW	Wyoming	49418	Yes, I support this	Can the "coffee shop" please be a 7 Brew? If not, then I am not in support of the neighborhood shopping center being built. Thank you!
Shelby Mingerink	5387 quest dr sw	Wyoming	49418	Yes, I support this	Bring Trader Joe's to Wyoming!!!
Mina Savaya	5404 Rivertown CIR SW	Wyoming	49418	Yes, I support this	Bring Trader Joe's to wyoming and grandville pleaseeeee !!!! also culvers
Heide Kemink	5126 Wilson Ave. SW	Wyoming	49418	Yes, I support this	Bring it on
Miranda walsh	4249 Golden Alexander St SW	Wyoming	49418	Yes, I support this	Boom
Hannah Heisler	4887 Rapid River Ave	Wyoming	49418	Yes, I support this	Assuming there is a much better road plan for Wilson and 52nd, including more lanes and coordination with Costco for already existing traffic pains, I would be for this project.
Amber Smith	4252 Windcrest Ave SW	Wyoming	49418	Yes, I support this	Answer dependent on current residents being rehoused by choice
Kevin Geertman	4271 Ayrshire Dr SW	Wyoming	49418	Yes, I support this	All for Trader Joe's. Not a fan of additional fast food. Biggest concern is traffic congestion
Kyle Veldhouse	5274 Crooked Pine Dr SW	Wyoming	49418	Yes, I support this	A Trader Joe's would be great.
Matthew Sykes	2638 Longstreet Ave SW	Wyoming	49509	Yes, I support this	A Trader Joe's would be great here!
Benjamin VerBeek	5158 Windybrook Dr SW	Wyoming	49418	Yes, I support this	A Trader Joe's would be a great addition to the area, and I would definitely shop there!
Isabel Lorenzana	3325 Taft Ave SW	Wyoming	495-9	Yes, I support this	A Trader Joe's in grandville would do SO well!
Tammie Warners	3503 Wyoming Ave SW	Wyoming	49519	Yes, I support this	
RaeAnn Elliott	4632 Rivera Ct SW	Wyoming	49418	Yes, I support this	
Antonia Canales	4345 Illinois S.W.	Wyoming	49509	Yes, I support this	
Toni Haynes	3945 52nd st	Wyoming	49418	Yes, I support this	
Nicole M	3350 Copper River Ave Sw	Wyoming	49418	Yes, I support this	
Glen Mast	3350 Copper River Ave Sw	Wyoming	49418	Yes, I support this	
Nathan Haag	3346 Snake River St SW	Wyoming	49418	Yes, I support this	
Destiney Solis	5145 Harbor house ln	Wyoming	49418	Yes, I support this	
Toni Fox-Cole	5156 Pinnacle DR SW	Wyoming	49519	Yes, I support this	
Greg Westcott	5687 Hickory Ridge Dr SW	Wyoming	49418	Yes, I support this	
Leslie Kempers	4097 Rivertown Ln SW	Wyoming	49418	Yes, I support this	
Jamie Norcross	3374 Kettle River Ct SW	Wyoming	49418	Yes, I support this	
Kathleen Mack	3021 Sharon Ave SW	Wyoming	49519	Yes, I support this	
Tyronne Cole,	5156 Pinnacle Dr SW	Wyoming	49519	Yes, I support this	
Alexandra Brown	4828 Stonewood River Avenue	Wyoming	49418	Yes, I support this	
Amanda Vega	4341 Applewood Ct SW	Wyoming	49418	Yes, I support this	
Shannon skiera	5284 applewood Dr sw	Wyoming	49418	Yes, I support this	
John Laser	4209 Del Mar Village Dr SW	Wyoming	49418	Yes, I support this	
Suzanne Simmons	4221 Abby ct sw	Wyoming	49418	Yes, I support this	
Dave Harmelink	4290 Windcrest	Wyoming	49418	Yes, I support this	
Ryan Westphal	3332 Kettle River Ct	Wyoming	49418	Yes, I support this	
Colin Huyck	5132 harbor house ln	Wyoming	49418	Yes, I support this	
Marlene Agle	5422 Albright Ave SW	Wyoming	49418	Yes, I support this	
Brenda Wenerski	5782 Hickory Ridge Dr SW	Wyoming	49418	Yes, I support this	
Kristina Cox	3932 Hillock St #9	Wyoming	49418	Yes, I support this	
Aileen	3826	Wyoming	49418	Yes, I support this	
Gina	Nicholas	Wyoming	49418	Yes, I support this	
Miles Kuperus	3368 Snake River St SW	Wyoming	49418	Yes, I support this	
Michaela Prevost	3343 52nd st sw wyoming mi 49418	Wyoming	49418	Yes, I support this	
Aliza Thaxton	2653 52nd St SW	Wyoming	49519	Yes, I support this	
Nicole Foxx	3464 Danube Dr SW	Wyoming	49418	Yes, I support this	
Amy Venlos	1111 34th St SW	Wyoming	49509	Yes, I support this	
Maria martinez	5965 ivanrest ave sw	Wyoming	49418	Yes, I support this	
Ramez Nassri	4346 Applewood CT SW	Wyoming	49418	Yes, I support this	
Jessica Morefield	44 Avonlea St SW	Wyoming	49548	Yes, I support this	
Sara Taylor	1018 buckingham st sw	Wyoming	49509	Yes, I support this	
Audrey Rose Spidle	2333 Clyde Park Ave	Wyoming	49509	Yes, I support this	
Kyle Schlicker	2333 Clyde Park Ave	Wyoming	49509	Yes, I support this	
Elizabeth Koerner	1517 37th	Wyoming	Mi	Yes, I support this	
Kayla Youmg	4026 idler way	Wyoming	49418	Yes, I support this	
Alexander William	5494 Rivertown CIR SW	Wyoming	49418	Yes, I support this	

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Selena Baharis	3436 Taft Ave SW	Wyoming	49519	Yes, I support this	
Brian VanEerden	2680 Danton Dr sw	Wyoming	49519	Yes, I support this	
Paola Carmona	2040 Michael Ave SW	Wyoming	49509	Yes, I support this	
Marjory 6	2497 Glenbrook Ave SW	Wyoming	49519	Yes, I support this	
Paulina	5806 Buchanan Ave Sw	Wyoming	49548	Yes, I support this	
Barb Squires	4565	Wyoming	49519	Yes, I support this	
Shelby Horvath	3482 River Run St SW	Wyoming	49418	Yes, I support this	
Robin Larsen	5054 Rivera Dr SW	Wyoming	49418	Yes, I support this	
Lori Irving	3942 Hazelwood Ave SE	Wyoming	49519	Yes, I support this	
Angela Helder	1651 Sentinal Street SW	Wyoming	49519	Yes, I support this	
Jeff moore	4725 Albright ct sw	Wyoming	49418	Yes, I support this	
Alison Matthews	5874 Looking Glass Drive Sw	Wyoming	49418	Yes, I support this	
Paula Manahan	3945 52nd Street SW.	WYOMING	49418	Yes, I support this	
Jeremy Horton	5147 Canal Ave	Wyoming	49418	Yes, I support this	
Jon McHenry	156, Jean St SW	Wyoming	49548	Yes, I support this	
Antonia Canales	4345 Illinois Ave SW	Wyoming	49509	Yes, I support this	
Lyndsay Talen	5855 Amur Dr Sw	Wyoming	49418	Yes, I support this	
Mara Miller	5872 Grenache Ave	Wyoming	49418	Yes, I support this	
Luke Duwel	3944 Bend St	Wyoming	49418	Yes, I support this	
Katie Shanta	2224 Floyd Street SW	Wyoming	49519	Yes, I support this	
Rachel Heyboer	3929 Boone Ave SW	Wyoming	49519	Yes, I support this	
Shakerah McRae	1703 Chateau Dr.Sw	Wyoming	49519	Yes, I support this	
Taylor Rodesiler	1415 Prairie Parkway Apt 206	Wyoming	49509	Yes, I support this	
Krystal VanBennekom	2044 Wyoming Ave	Wyoming	49519	Yes, I support this	
Monica Vanderende	4216 flamingo ave sw	Wyoming	49509	Yes, I support this	
Kevin Haynes Jr	3945 52nd St SW	Wyoming	49418	Yes, I support this	
James Keminnk	5126 Wilson Ave. SW	Wyoming	49418	Yes, I support this	
Charles Dyer	5155 Windybrook Dr. SW.	Wyoming	49418	Yes, I support this	
Keegan McCready	5804 Sage River Court SW	Wyoming	49418	Yes, I support this	
Victoria Aguilar	4684 60th St SW	Wyoming	49418	Yes, I support this	
Gaurav Sharma	5427 Rivertown CIR SW	Wyoming	49418	Yes, I support this	
Kristine Denning	4676 Rivera Ct SW	Wyoming	49418	Yes, I support this	
Joyce Rehfeld	3555 Copper Ridge Ave SW	Wyoming	49418	Yes, I support this	
Nancy Kooyers	4154 Del Mar Village Dr SW	Wyoming	49418	Yes, I support this	
Cynthia Dill	4253 Limousin Ct SW	Wyoming	49418	Yes, I support this	
jennifer bacon	4211 Ayrshire Dr SW	Wyoming	49418	Yes, I support this	
jennifer bacon	4211 Ayrshire Dr SW	Wyoming	49418	Yes, I support this	
Renee Cramer	5584 Quest Dr SW	Wyoming	49418	Yes, I support this	
Brittany Mellendorf	4712 56th St SW	Wyoming	49418	Yes, I support this	
lauren ross	3826 bend st sw	wyoming	49418	Yes, I support this	
Vonda Bryce	5031 Windybrook Dr SW	Wyoming	49418	Yes, I support this	
Lina Erlingis	3921 Hillock St, Apt 2	Wyoming	49418	Yes, I support this	
Donald Miller	3372 Hickory Ridge CT SW	Wyoming	49418	Yes, I support this	
Bill Evans	3379 Kings River St.	Wyoming	49418	Yes, I support this	
Shane Husted	5406, Rivertown Cr SW	Wyoming	49418	Yes, I support this	
Sharai Norcross	3374 Kettle River Ct SW	Wyoming	49418	Yes, I support this	
Keara Gearing	3565 Belgian Ct SW	Wyoming	49418	Yes, I support this	
Anna Gregory	5054 Alexandria Dr SW	Wyoming	49418	Yes, I support this	
Sarah Norcross	3374 Kettle River Court Southwest	Wyoming	49418	Yes, I support this	
Breann Couturier	3944 bend st.	Wyoming	49418	Yes, I support this	
Thuan Nguyen	5050 wilson ave sw	Wyoming	49418	Yes, I support this	
Edward Wenerski	5782 Hickory Ridge Dr SW	Wyoming	49418	Yes, I support this	
Lisa Yonker	5879 Simon Ct SW	Wyoming	49418	Yes, I support this	
Liz Filush	5832 Amur Dr	Wyoming	49418	Yes, I support this	
Debra Hollebeek	1662 Nagel Ave SW	Wyoming	49509	Yes, I support this	

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Ericka Aldrich	3953 Hillock st sw	Wyoming	49418	Yes, I support this	
Jan Hodges	5684 Nancy Dr Sw	Wyoming	49418	Yes, I support this	
Colleen Dempsey	4485 Sugarbush Ct SW	Wyoming	49418	Yes, I support this	
Brittany Dixon	3396 Snake River St SW	Wyoming	49418	Yes, I support this	
Maslanka	Nile Dr SW	Wyoming	49418	Yes, I support this	
Elaine Hollemans	2537 Knollview St SW	Wyoming	49519	Yes, I support this	
Samantha Smith	3009 West Ave Sw	Wyoming	49519	Yes, I support this	
Michelle Henning	5065 Alexandria Dr SW	Wyoming	49418	Yes, I support this	
Monique Gifford	3921 Hillock St SW Apt 14	Wyoming	49418	Yes, I support this	
Aditi Kishore	5161 Harbor House Ln Apt 205	Wyoming	49418	Yes, I support this	
Jennifer Hughes	4187 Ayrshire Dr SW	Wyoming	49418	Yes, I support this	
Christopher Eslinger	5037 Brookcrest Ct SW	Wyoming	49418	Yes, I support this	
Erica Holt	5396 McCormick Dr Sw	Wyoming	49418	Yes, I support this	
Nicole Cushman	4705 Rushfield Dr SW	Wyoming	49418	Yes, I support this	
Michael Allen	5127 Amanda Dr	Wyoming	49418	Yes, I support this	
Annie Sullivan	3476 Danube Dr SW	Wyoming	49418	Yes, I support this	
Autumn Ackerson	3934 Bend St SW, Apt 6	Wyoming	49418	Yes, I support this	
James Maynard	5995 Wilson Ave	Wyoming	49418	Yes, I support this	
Jenna Eslinger	5037 Brookcrest Ct SW	Wyoming	49418	Yes, I support this	
Kevin Loomans	5140 Wilson Ave SW	Wyoming	49418	Yes, I support this	
Melissa Doxey	5559 Albright Ave SW	Wyoming	49418	Yes, I support this	
Nimanthi Kumara	2955 Byron Center Ave SW	Wyoming	49519	Yes, I support this	
Jacinta Iyons	3866 Bend Street Apt 7	Wyoming	49418	Yes, I support this	
Matt Doxey	5559 Albright Ave SW	Wyoming	49418	Yes, I support this	
Katherine Roye	3350 Snake River St SW	Wyoming	49418	Yes, I support this	
Thomas Pikaart	2187 Lee St SW	Wyoming	49519	Yes, I support this	
Margarita Yates	5436 Albright Ave SW	Wyoming	49418	Yes, I support this	
Doug Beute	3983 52nd street	Wyoming	49418	Yes, I support this	
Meaghan O'Brien	5076 Rivera Drive SW	Wyoming	49418	Yes, I support this	
Christina Keena	3342 Copper River Ave SW	Wyoming	49418	Yes, I support this	
Kevan Bahr	3826 Bend St Apt 9	Wyoming	49418	Yes, I support this	
Vivian Van	5875 Sage River Ct SW	Wyoming	49418	Yes, I support this	
Scott Adams	Quest dr SW	Wyoming	49418	Yes, I support this	
Bri Noorman	3739 Michael Avenue	Wyoming	49509	Yes, I support this	
Jon Schutte	3350 Snake River St SW	Wyoming	49418	Yes, I support this	
Hien Pham	5572 Mills ridge Ave	Wyoming	49418	Yes, I support this	
Jason Funk	4818 Hidden River Ave SW	Wyoming	49418	Yes, I support this	
Kathy Parise	5758 Hickory Ridge Dr SW	Wyoming	49418	Yes, I support this	
Pamela Kaman	5126 Yellowsone River Dr. SW	Wyoming	49418	Yes, I support this	
Melys Garcia	3928 52nd St SW	Wyoming	49418	Yes, I support this	
Hanh Nguyen	4480 Penny Ln Sw	Wyoming	49418	Yes, I support this	
Heidi Engelsma	2321 Easy St SW	Wyoming	49519	Yes, I support this	
Katie Adams	5291 Quest Dr SW	Wyoming	49418	Yes, I support this	
David N Fashimpaur	5982 Canal Ave SW	Wyoming	49418	Yes, I support this	
Bri Lee	5888 Hemlock Dr SW	Wyoming	49418	Yes, I support this	
Abbey Vaughan	5940 Bayberry Farms Dr SW Apt 5	Wyoming	49418	Yes, I support this	
Whitney Byington	1916 Pinecroft Ln SW	Wyoming	49519	Yes, I support this	
Christy Le	3831 Bend St, Apt 16	Wyoming	49418	Yes, I support this	
Alex Lee	5888 Hemlock Dr SW	Wyoming	49418	Yes, I support this	
Sam Ekdom	2972 S Horseshoe dr sw	Wyoming	49418	Yes, I support this	
Jill Rozeveld	2521 Woodlake Rd SW	Wyoming	49519	Yes, I support this	
Donald Wall	3971 52nd Street	Wyoming	49418	Yes, I support this	
Shaya Buege	2050 34th St SW	Wyoming	49519	Yes, I support this	
Daniela Schrittenlocher	5712 Barcroft Drive SW	Wyoming	49418	Yes, I support this	
Regina White	3929 Heron Ave SW	Wyoming	49509	Yes, I support this	

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Attila Bokor	1443 Meadowview Ct SW	Wyoming	49509	Yes, I support this	
Sabrina Rohdy	1643 34th St SW	Wyoming	49519	Yes, I support this	
Emily Albright	2571 Fox Run Rd SW	Wyoming	49519	Yes, I support this	
Tori Lambright	4427 Pinehurst Ave SW	Wyoming	49548	Yes, I support this	
Hunter Albright	2571 Fox Run Rd SW	Wyoming	49519	Yes, I support this	
Liam Tran	1169 Bunkerway Dr SW	Wyoming	Mi	Yes, I support this	
Austyn galloway	5313 Tahoe pine ct sw	Wyoming	49519	Yes, I support this	
Amy Marshall	5174 Alexandra Drive SW	Wyoming	49418	Yes, I support this	
Matthew Jones	5282 McCormick Dr SW	Wyoming	49418	Yes, I support this	
Susie Kim	4064 Quest Ct	Wyoming	49418	Yes, I support this	
Alix Villarreal	2562 Woodlake Rd SW Apt 5	Wyoming	49519	Yes, I support this	
Rebekah Galindo	4380 Timber Ridge trail sw , Apt 8	Wyoming	49519	Yes, I support this	
Haydn Malackowski	5910 Nile Dr sw	Wyoming	49418	Yes, I support this	
Pam Boverhof	5300 Ivanrest Ave SW	Wyoming	49418	Yes, I support this	
Kelly Mahoney	3020 Waterchase Way SW Apt 106	Wyoming	49519	Yes, I support this	
Grace Brown	1603 Chateau Dr SW	Wyoming	49519	Yes, I support this	
Clint Westbrook	1710 Oakvale Dr SW	Wyoming	49519	Yes, I support this	
Teresa Rosas	2360 Barberry St SW	Wyoming	MI	Yes, I support this	
Emily Stark	909 42nd St Sw	Wyoming	49509	Yes, I support this	
Katherine Caudill	5274 Conrad Court SW	Wyoming	49418	Yes, I support this	
Melanie Pena	2424 Hague ave SW	Wyoming	49519	Yes, I support this	
Chenery Weberg	3235 gladiola ave sw	Wyoming	49519	Yes, I support this	
S Secor	4600 N Camrose Court	Wyoming	49519	Yes, I support this	
Sarah Effraim	4468 Edgemont Drive SW	Wyoming	49519	Yes, I support this	
Ben Boland	2781 52nd St SW	Wyoming	49519	Yes, I support this	
Ceara Easley	Private	Wyoming	49509	Yes, I support this	
Lauren Hohman	4250 Havana Ave SW	Wyoming	49509	Yes, I support this	
Jennifer Bautista-Baldo	4253 52nd st sw	Wyoming	49418	Yes, I support this	
Jennifer Miller	5220 Crooked Pine Dr SW	Wyoming	49418	Yes, I support this	
Nghi Van	5875 Sage River Ct	Wyoming	49418	Yes, I support this	
Makayla McAndrews	5047 Harbor House Lane, Apartment	Wyoming	49418	Yes, I support this	
Myleigh Postema	5158 Windybrook Dr SW	Wyoming	49418	Yes, I support this	
Sonia Cortes	5020 Red River Ave SW	Wyoming	49418	Yes, I support this	
Pam moore	4725 Albright ct sw	Wyoming	49418	Yes, I support this	
Grace Gadwood	3866 Bend St SW	Wyoming	49418	Yes, I support this	
Erin Slont	1433 43rd St SW	Wyoming	49509	Yes, I support this	
Kieth Galliani	3932 Hillock St	Wyoming	49418	Yes, I support this	
Natalie Kiesel	5898 Bayberry Farms Dr, Apt 10	Wyoming	49418	Yes, I support this	
Jonathan Shirley	4358 Applewood CT SW	Wyoming	49418	Yes, I support this	
Steven Dang	4028 Klaver ct sw	Wyoming	49519	Yes, I support this	
Kelsey Vernon	1206 Marquette st	Wyoming	49315	Yes, I support this	
Jessica S.	3472 Pleasant River	Wyoming	49418	Yes, I support this	
Jill Farran-Andrade	5748 Hickory Ridge Dr SW	Wyoming	49418	Yes, I support this	
Joelle Beauchamp	4727 Brushwood Blvd SW	Wyoming	49418	Yes, I support this	
Jonas Zylstra	1625 Judd Ave SW	Wyoming	49509	Yes, I support this	
Katelin kendall	1258 40th st sw	Wyoming	49509	Yes, I support this	
Van nguyen	3752 Reserve Dr Sw	Wyoming	49418	Yes, I support this	
Miriam Moffett	1465 Mulligan Drive	Wyoming	49509	Yes, I support this	
Elma Mujkic	1572 Lillyview ct sw	Wyoming	49509	Yes, I support this	
Elsa Gonzalez	3704 Wyoming Ave SW	Wyoming	49519	Yes, I support this	
Justine Starr	227 Floyd St Sw	Wyoming	49548	Yes, I support this	
Carrie Phelps	1758 r w berends dr sw #7	Wyoming	49519	Yes, I support this	
Chloe Richardson	5422 Rivertown Cir SW	Wyoming	49418	Yes, I support this	
Heather Bailey	5629 Bayberry Farms Dr SW	Wyoming	49418	Yes, I support this	
Mike D	5108 Hoban Ave	Wyoming	49519	Yes, I support this	

First and Last Name	Street Address	City	ZIP Cod	I support this project	Please add additional comments or suggestions
Alexis Barajas	2338 Cadotte Dr SW Apt 201	Wyoming	49519	Yes, I support this	
Shaina Aifuwa	4824 Hidden River Avenue SW	Wyoming	49418	Yes, I support this	
Sean Igoe	5736 Nancy Dr SW	Wyoming	49418	Yes, I support this	
Mia Poll	4247 Milan Ave sw	Wyoming	49509	Yes, I support this	
Ryan	Ashley	Wyoming	49509	Yes, I support this	
Caitlyn Nyhuis	2777 Woodward Ave Sw	Wyoming	49509	Yes, I support this	
Rode pannell	4651 Caspian Avenue Southwest	Wyoming	49519	Yes, I support this	
Leah	4361 Milan ave sw	Wyoming	49509	Yes, I support this	
Aniyah Bieri	4361 Milan ave sw	Wyoming	49509	Yes, I support this	
Alex Victor	2935 52nd St SW	Wyoming	49418	Yes, I support this	
marybeth robbins	5175 Havana Ave SW	Wyoming	49509	Yes, I support this	
Kaylee Johnson	3614 collingwood ave sw	wyoming	49519	Yes, I support this	
Carla Rich	5310 Pinnacle Dr. SW	Wyoming	49519	Yes, I support this	
Makenzie Thornsbury	5143 Harbor house ln apt 301	Wyoming	49418	Yes, I support this	
Thomas Bridson	3811 Hazelwood	Wyoming	49519	Yes, I support this	
Billy Mullins	5138 Truscott Ave Sw, Apt 202	Wyoming	49519	Yes, I support this	
Jenna Gelderloos	4463 Grand Ridge Ct Sw	Wyoming	49418	Yes, I support this	
Caitlyn Rivas	5728 Rodney Dr SW	Wyoming	49418	Yes, I support this	
Pari Santhanakrishnan	5935 Scarsdale Drive SW	Wyoming	49418	Yes, I support this	
Alycia Prince	2005 Collingwood Ave	Wyoming	49519	Yes, I support this	
Joselyn Schmidt	5482 Fieldstone Dr	Wyoming	49418	Yes, I support this	
Laurie Jipping	4701 Albright Ct	Wyoming	49418	Yes, I support this	
Morgan Cummings	2935 Waterchase Way SW, Apt 303	Wyoming	49519	Yes, I support this	
Maxwell Gates	3762 Reserve Drive SW	Wyoming	49418	Yes, I support this	
Sophia lynema	4478 sugarbush ct	Wyoming	49418	Yes, I support this	
Luis Trevino	2930 Snowberry Dr SW	Wyoming	49418	Yes, I support this	
Janice Sergides	5189 Harbor House lane	Wyoming	49418	Yes, I support this	
Courtney Van Heck	3527 Yukon Drive	Wyoming	49418	Yes, I support this	
Joelle Gallup	4695 Rivera Ct SW	Wyoming	49418	Yes, I support this	
Teresa Mccrumb	4519 Red Maple Dr	Wyoming	49418	Yes, I support this	
Eileen Vanden Berg	3555 Copper River Ave	Wyoming	49418	Yes, I support this	
Mia Gutierrez	5075 Rivera Dr SW	Wyoming	49418	Yes, I support this	
Amber McClain	5012 Riverfield dr	Wyoming	49418	Yes, I support this	
Justin Barnes	6188 baneberry ave SW	Wyoming	49418	Yes, I support this	
Joshua Trombley	5630 Trinity Ln SW	Wyoming	49418	Yes, I support this	
Tammi Loomans	5140 Wilson Avenue SW	Wyoming	49418	Yes, I support this	
Barb Snoeyink	3496 Evan Brooke Drive	Wyoming	49418	Yes, I support this	
Jill Kubek	4137 Del Mar Village Dr. SW	Wyoming	49418	Yes, I support this	
Makena Doxey	5559 , Albright Ave SW	Wyoming	49418	Yes, I support this	
Stephanie Veldhouse	5274 Crooked Pine Dr SW	Wyoming	49418	Yes, I support this	
Harry Segard	4702 Rivera Ct	Wyoming	49418	Yes, I support this	
Lisa Doyle	5658 Trinity Ln SW	Wyoming	49418	Yes, I support this	
Chasey Tran	5420 Mills Ridge Dr SW	Wyoming	49506	Yes, I support this	
Laura Stadler	4040 Antigo Ct., SW	Wyoming	49418	Yes, I support this	
Chuck Kuhn	3595 Clarey Dr SW	Wyoming	49418	Yes, I support this	
Ashley Labbe	3524 River Run St SW	Wyoming	49418	Yes, I support this	
Destiny Kanning	5712 Barcroft Dr SW	Wyoming	49418	Yes, I support this	
Huma Liptak	6267 Strawberry Ave Sw	Wyoming	49418	Yes, I support this	
Lauren Edington	5460 Pleasant Valley Ct SW	Wyoming	49418-9	Yes, I support this	
Barb Simons	5434 Fieldstone De	Wyoming	49418	Yes, I support this	
Zac Simons	5434 Fieldstone Dr	Wyoming	49418	Yes, I support this	
Abigail Hegstrand	4223 Limousin Ct SW	Wyoming	49418	Yes, I support this	
Glen Hegstrand	4223 Limousin Ct SW	Wyoming	49418	Yes, I support this	
Lita Treviño Rojas	4693 Jacob St Sw	Wyoming	49418	Yes, I support this	
Stephanie Plummer	5385 Kenowa Ave Sw	Wyoming	49418	Yes, I support this	

First and Last Name	Street Address	City	ZIP Cod	I support this project	**Please add additional comments or suggestions**
Hannah Edgerly	5119 Harbor House Ln	Wyoming	49418	Yes, I support this	
Lindsay Fraim	5017 Harbor House Ln	Wyoming	49418	Yes, I support this	
Owen Tingley	4259 Golden Alexander St SW	Wyoming	49418	Yes, I support this	

First and Last Name	Street Address	City	I support this pr	I do not support this project	Please add additional comments or suggestions
Bridget H. Rockwell	5410 Thoroughbred Drive SW	Wyoming		I do not support this	Wyoming has an opportunity to fill vast open, unused space at Rivertown Mall. All the infrastructure, parking, and ideal location, is already there, 1.4 miles to from 52nd and Wilson! Traffic and schools are already at capacity.
Kevin Corfixsen	4495 Red Maple Dr.	Wyoming		I do not support this	Will create too much congestion in the area with Costco nearby and Raising Canes going in down the road.
Jacob sterling	3410 copper river ave sw	Wyoming		I do not support this	Why not put Trader Joe's where Joann's fabrics used to be? It's already in existence and minimal remodeling. All done could move in by end of summer. Just put the food shops in the mall? Are we getting rid of the mall or keeping it? They just remodeled the east side of it so something tells me they are keeping it. So let's put more food more pull to the mall to make it profitable again.
Jacob sterling	3410 copper river ave sw	Wyoming		I do not support this	Why not put it at Wilson and m6 that way it's close to the expressway and that little hub of hospital and gas station down there? If this is a community vote, you should make sure people who live in a mile radius have a heavier weight to the decision that way a Wyoming resident way up by 28th and Clyde park. This is not going to be good for the immediate community. The noise levels the traffic etc. totally not a fan and I love chick fil an and Culver's.
Ron Rodenhouse	5781 Canal ave	Wyoming		I do not support this	When there are so many vacant properties in the mall and elsewhere, why build more? Will the taxes paid be able to fund more police for the panhandle?
Ben Orange	5305 Applewood Dr	Wyoming		I do not support this	We should be filling vacant space at Rivertown mall before we bulldoze another corner
Joshua Haggard	3330 cimmaron river ct sw	Wyoming		I do not support this	We need to leave neighborhoods alone. We have 5 grocery stores within a 3 mile radius. We are not a food desert. We have buildings in the mall that are empty and all around our area that can be converted into a grocery store. We dont need to demolish homes to make up a new building. Homeownership is a crisis in America. This does not help solve the issue but exacerbates it.
Ava Scribner	5076 Red River Ave. SW	Wyoming		I do not support this	We need more houses.. less apartments, only a handful of other businesses. Definitely don't take up the whole area with businesses, we need houses and greenery.
Ian Knoll	3460 52nd St sw Wyoming	Wyoming		I do not support this	We have too many strip malls and vacant commercial spaces in Wyoming/Grandville area. We need of more housing.
Robert scribner	5076 red river ave sw	Wyoming		I do not support this	We have plenty of vacant properties to build something new. Support rivertown mall before it's too late to save. Build in the rivertown mall abundant vacant parking lot. Meijer on 54th street sold all the extra parking for several businesses to build.SAVE THE MALL instead of forcing residents to have a store behind their house. It makes no sense to put business where residents live but have a abandon mall within a couple years
Jason Gillett	3489 Danube Dr SW	Wyoming		I do not support this	We have enough of these type of restaurant and coffee locations within 10 minutes. This will make a very busy corner that is near the schools causing traffic issues and potential safety concerns.
Linda Douglass	4731 Albright Ct SW	Wyoming		I do not support this	We have enough businesses, restaurants and high density housing in this area. Traffic is already bad. No, no, no!
Anne Ahonen	3363 52nd St SW	Wyoming		I do not support this	We already have many shopping options nearby. Plus they have torn down trees just down Wilson by 56th to add more shops. We have vacant shops around the mall and in surrounding areas. The traffic increase on 52nd from this would be unreasonable.
Daniel Hoffman	5155 Vistula VT SW	Wyoming		I do not support this	Utilize empty mall space and do not give brownfield exemptions
Ryan Kamminga	4689 56th St SW	Wyoming		I do not support this	Use already zone land that has empty buildings like the mall.
Mary Francois	1587 Den Hertog St	Wyoming		I do not support this	Traffic would be a nightmare if you put in a Trader Joe's there considering 52nd is only two lanes and there's already a bunch more houses going in. Plus there's so many other grocery stores near there anyway.
Jessica Waters	3479 Yukon Dr SW	Wyoming		I do not support this	Traffic is already an issue in that area.
Gerry Meyer	5221 River Flow	Wyoming		I do not support this	To much traffic already
Josh Bishop	3390 Kettle River Ct SW	Wyoming		I do not support this	This would be a dangerous amount of traffic at an intersection that is less than a half mile from Grandville High School, Grandville Middle School, and Grand View Elementary. There is a lot of vacant retail space in Grandville to use for these types of projects. Keep them away from our schools and neighborhoods!
Colleen Gill	5103 Amanda Drive SW	Wyoming		I do not support this	This will devalue and ruin all the properties on Amanda drive. I don't want to be looking at a shopping center out my back door.
Janine Moore	5351 Quest Dr SW	Wyoming		I do not support this	This project will swell traffic congestion in an area not designed for this. The restaurants and grocery store will bring rodents and garbage to the area directly impacting homes and home values in the immediate vicinity. This project should be relocated to the nearly vacant Rivertown Mall property which is set up more appropriately for the traffic and away from residential areas.
Mark Kocsis	5125 Alexandria Drive, SW	Wyoming		I do not support this	This is not the proper location for this type of development. It's right next to a well established residential neighborhood and would be a detriment to the surrounding area.
James Barko	5014 Tanana River Ave SW	Wyoming		I do not support this	This boulevard location offers limited access to accommodate increased traffic that would be generated by the Chick Fil A. It seems to me the developers would be better served by placing this closer to a 44th St. or Rivertown Parkway location. This portion of Wilson Avenue leans more towards residential and condo rather than a shopping district. Wilson Avenue at this location is not a destination Boulevard. It is a feeder into neighborhoods. This development for restaurants would be better served in a more commercial zoned area that is currently under use. I could see placing restaurant development more towards the M6 interchange at Wilson, which is bare right now.
Matt Bouma	4225 Del Mar Dr SW	Wyoming		I do not support this	This area is already extremely congested due to commercial businesses backing up traffic into the roadway of Wilson Ave. It s going to be worse with a known Raising Cane's coming in soon. The infrastructure of the roads is not adequate to support this. I would much rather see business development attached to the Mall that needs infusion from downward trends.
Ron Susick	5161 alexandria dr sw	Wyoming		I do not support this	This area is already congested enough with more shopping available than homes and you want to remove homes that have been here for decades for boutique shops.
Karen Smith	5058 Homestead Ct SW	Wyoming		I do not support this	There is no need for this development at this location. Keep the retail development along the 44th St. SW / Rivertown Parkway SW corridor - particularly with all of the excess land and space available in the failing Rivertown Mall area. If this development is allowed the traffic around the new Middle School along 52nd as well as Canal Ave will become incredibly burdensome and unsafe to the neighborhoods in that immediate area. We would love a Trader a Joe's but there are already vacant areas. Ty for you time!
Patrick Dunn	Homestead Court Sw	Wyoming		I do not support this	There is no need for this development at this location. Keep the retail development along the 44th St. SW / Rivertown Parkway SW corridor - particularly with all of the excess land and space available in the failing Rivertown Mall area. If this development is allowed the traffic around the new Middle School along 52nd as well as Canal Ave will become incredibly burdensome and unsafe to the neighborhoods in that immediate area.
Duane Duba	4049 rivertown ln sw	Wyoming		I do not support this	There is no need for it. Just making more traffic
Kathleen Hodge	5160 Windcrest Ct SW	Wyoming		I do not support this	There are empty spaces in the mall and Macys soon to be empty and the shopping here is appalling. Work in that mall before adding more commercial buildings. How will this affect property values?
Andrew Eshbaugh	3966 52nd St SW	Wyoming		I do not support this	The traffic through this area is already at an all time high. Congestion is only going to get worse with Raising Canes coming to town. You can't get out of your driveway during the day because the traffic is so high. People do not pay attention when coming over the hill West bound. This is only going to add more traffic and make congestion harder. Not to mention, there's another one of these developments going in on the corner of 56th and Wilson. When will it ever stop? Forcing people out of their homes when prices of things are so high is terrible. All for the mighty dollar..... That us citizens don't see in return.
MARIA LEVANDUSKI	4712 Albright CT SW	Wyoming		I do not support this	The traffic is already awful. People constantly speeding down 56th, Canal, & 52nd. They treat Stop Signs/Signals as "suggestions". Many just rolling thru them or not stopping at all. I live off 56th & do no want more traffic. You have neighborhoods all over this area. You have schools on the travel routes. Put this retail mess at the corner of 44th & Wilson. You have that entire corner now that Macy's is gone. You can redevelop that area. I am 110% AGAINST this, & I DO drive to the other side of town to go to TJ's.

First and Last Name	Street Address	City	I support this pr	I do not support this project	Please add additional comments or suggestions
Jacob sterling	3410 copper river ave sw	Wyoming		I do not support this	The more I think about this proposal the more I dislike it however, I know that because people have a lot more money than the Residents around the neighborhood. It's just gonna happen. so I think that the driveway from Riverton crossings shopping center should be instated and no entrances on 52nd and Wilson, so then all the traffic has to go through the mall parking lot which is already set up for that amount of traffic. You could put a couple of parallel parking spots on 52nd and or Wilson to allow for a couple people to do a real quick run and get out of the daycare or something like that without having to go down to the mall, but that would be it. when it comes down to this, nobody in the neighborhood wants it except for the people who are selling their house. They want it due to money because they can get a crazy amount more because of assemblage but nobody else in the community really wants it. so based on the principal of utilitarianism, it should never go through because utilitarianism states whatever is best for the most amount of people is what you go with. But nevertheless, there is money. All these businesses should be going into Rivertown crossings mall like Trader Joe's should go into the Joanns fabrics building. And there are a number of different places that the rest the stores can go into. You call it a regional shopping center, but it is what you make it. They can be a local shopping center in a bigger parking lot and it will be just fine. If people want to go to the store, they will come. From wherever they will come from, which means That little intersection will be getting traffic from everywhere else that wants to come to that shopping center. If you bring in big companies, you'll bring in big people and by big. I mean, quantity of people not size. This was written with Siri, so sorry for all the typos if there are any.
Jacob Bement	4474 Glory Way SW	Wyoming		I do not support this	The J&H Marathon was the only (non-housing) addition to Wilson between M6 and Rivertown that's I feel has been warranted, and the construction of the massive retirement complex in front of Del Mar is my breaking point. I understand the potential merits of bringing more revenue to our corner of the Grandville-Wyoming area, but at some point all these new additions feel more like development for the sake of development. Are these creature comforts nice? Sure. But do we NEED them? I don't think so. There are a few spaces that could fit these additions out closer to Rivertown Parkway, and while I don't know what that land is zoned for, they would certainly be a better fit for these businesses than Wilson/52nd. I'd like to avoid increasing the congestion of our roadways before it becomes a problem rather than after the fact.
Andrew McKellar	5374 Crooked Pine Dr SW	Wyoming		I do not support this	The addition of multiple apartment complexes over the past several years has greatly increased traffic congestion in the area and led to significant road deterioration. We do not need the additional traffic & congestion this proposed shopping center will certainly bring.
Ingrid Hanson	5434 Thoroughbred Dr SW	Wyoming		I do not support this	That whole area has become so incredibly congested that I avoid it whenever possible. I believe adding new businesses, especially those that have a big outside of the area draw, would be detrimental to the neighborhood feel that most people want. I no longer run or walk my dogs that way since it's too busy traffic wise.
Violet Snyder	3460, Evan Brooke Dr SW	Wyoming		I do not support this	That corner and 52nd street cannot support that kind of traffic those businesses would bring.
Karen Slaby	4204 Brookcrest Dr SW	Wyoming		I do not support this	STRONGLY OPPOSE! Traffic is already a congested nightmare on 52nd and on Wilson. There are already too many businesses and retail right next to residential. For grocery, there is already Costco, Meijer, Family Fare (2 in fact), Aldi. There are many restaurants along Rivertown Pkwy. Why is there a need for more on 52nd & Wilson? The proposed project shows retail DIRECTLY behind 7 residential houses on Alexandria St. REALLY?! Who wants that in their back yard? No one asked for this.
Gary DeYoung	5049 Amanda DR SW	Wyoming		I do not support this	Over development
Michelle Bjorum	5490 Caravel Dr SW	Wyoming		I do not support this	Our green spaces and residential areas are being infiltrated by new commercial spaces and apartment complexes, while many buildings sit vacant or have out-lots that have already been cleared but not built on. I'm not opposed to thoughtful development, but it all feels very disjointed. We have several little "shopping districts" that are never as quaint as the appear in the renderings because there is no thought put in to things like making it pedestrian friendly. We have the potential to have some very neighborhood/community- friendly areas, like Bayberry Market; places where we COULD walk from our neighborhoods, apartments or the hospital to grab breakfast lunch or dinner with friends, but the vehicle/pedestrian traffic design makes that a really unappealing option. Sidewalks don't connect, there's no walkways from Byron Center Ave to the 2 layer of businesses, and the entrance from the Dollar General (yuck) is dangerous for cars and people alike! It's a shame because there are a number of great restaurants there, but it just shouts strip mall instead of neighborhood shopping district! I see a trend of faking these quaint little "shopping districts," where no thought is put into how to make it actually BE PART OF the neighborhood, like a place we could feel comfortable with our kid riding their bike to grab a snack, or I could quick walk to get those couple ingredients I forgot but need for dinner…without being run over in a parking lot because the "cute neighborhood shopping district" didn't actually care about the neighborhood, they just saw a market opportunity.
Lisa Rizzo	4305 52nd St SW	Wyoming		I do not support this	No! There is already too much heavy traffic and speeding on 52nd!
Connie Boss	4461 sugarbush ct sw	Wyoming		I do not support this	No high traffic or fast food businesses please. The proposed business would not be good for the area and are not needed. There are too many empty buildings in the area already. Think about the people who live here and what is best for them. Not how much tax dollars the city would get or the 8 owners of those properties who get.
Carolyn Engen	5446 Thoroughbred Dr SW	Wyoming		I do not support this	It will cause dangerous traffic situations and congestion which already exist in that area
Rebecca Sommerdyke	3563 Yukon Drive SW	Wyoming		I do not support this	Instead of trying to jam in more businesses within an intersection so close to an elementary school, an approved new housing development and existing retail, move this proposed development further south on Wilson, closer to the M6 interchange where there is more land and much easier access.
Deborah O'Halla	5137 Windcrest Ct SW	Wyoming		I do not support this	Increased traffic and potential crime
Alexander Schuen	4535 Grand Ridge Ct. SW, Wyon	Wyoming			I would like to learn more about what would happen to the existing homes in that area, and make sure there isn't some dumpy dollar general going in there.
Jacob sterling	3410 copper river ave sw	Wyoming		I do not support this	I live right down the street in river town park bluffs and it's hard enough to get out of our neighborhood. If you want to buy my home and help me afford another home out in the country, I would support this. Otherwise, no. Leave the corner as is. Costco is making a larger gas station, 52nd and Wilson is crazy busy already. We don't need anything else. The draw of this from everywhere else will be stupid. And be an Achilles heel to people who are neighbors to this development.
Carolyn Wright	4465 Versatile Ct SW	Wyoming		I do not support this	I don't want new building where homes are currently. There are several large stores in the mall that are empty. These stores could go there or those buildings could be mocked down and these new stores could be built on that land.
Tammie Warners	3503 Wyoming Ave	Wyoming		I do not support this	I changed my mind I no longer support these changes. It will hurt the companies that are already there.
Tori Buck	3488 Danube Dr. SW	Wyoming		I do not support this	I believe that this project is way too close to the schools and a memory care center. The area there is already very busy and has too much traffic for what is there. We have schools with track and cross country teams who run through these neighborhood and that will make it more dangerous for the kids. Adding this project to the neighborhood is a bad idea and we will lose the neighborhood feel. Also at a time when there is a housing shortage, people would prefer a single family home and not an apartment complex, you will be tearing down good homes for nothing of gain to the neighborhood. We desperately need single family homes not more businesses. The only people who win in this situation is the developers and contractors. The people who live here lose and we lose a lot.
Nicholas Bakker	5139 Amanda Dr. SW	Wyoming		I do not support this	I am worried that this will negatively impact my home value and also create too much traffic congestion and noise.
Tucker Reilly	3914 52nd St SW	Wyoming		I do not support this	Do not support this whatsoever, leave our neighborhood alone.
Kathryn Jane Greer	3372 Cimmaron River Ct SW	Wyoming		I do not support this	Consider the school pickup and drop off traffic already. Road widening would be required first and additional stop light(s)

First and Last Name	Street Address	City	I support this pr	I do not support this project	Please add additional comments or suggestions
John Ybarra	4425 Sugarbush Ct SW	Wyoming		I do not support this	Aside from the need for more day care, there doesn't appear to be a significant benefit to a "neighborhood" shopping center. Given the location near M-6, it can be assumed that the shopping center will turn into a rest stop for travelers. This not a benefit to those that live in the neighborhood, but a hindrance to the life we enjoy living in this neighborhood. Home values are approaching 700-800k, I am in NOT in favor of reducing the value of my home or others around me, which in turn reduces the taxes that I am able to pay and provide for my community. I am not confident that these business will match/exceed the ability to support local needs with tax dollars, particularly as negotiations tend to side against the taxable interest of the community's With the desperate need for housing, a shopping center with parking that will sit unused during closed hours is not a benefit. Had you proposed a boutique shopping center, with walkable/bike-able access, perhaps I'd feel a different way. But what is being proposed is drive-thru fast food (that you can promote on an exit sign) and an alternative grocer; neither of which I can support. Happy to discuss directly.
Carol e	The Vistas @ Rivertown Park	Wyoming		I do not support this	As someone who is a neighbor down the street utilizing this route daily, I 100% do NOT support nor want anything high volume on the corner of Wilson /52nd. There is an enormous amount of available square footage and parking already available at the Rivertown Mall including an out-lot building that has been sitting empty for years across from Ucellos. Instead of tearing up more green space, please consider using what is already empty and available!!! And also set up to handle traffic. Thank you!!
Krista Sterling	3410 Copper River Avenue Sout	Wyoming		I do not support this	52nd is extremely busy and hard to turn out of as it is. It cannot handle that many new businesses at that corner. We moved here two years ago because it was a residential area near businesses but not over run by businesses. If this goes in we will need to move. We do not want to have constant streams of traffic through our neighborhood. There are plenty of other places that can be utilized instead. What about putting Trader Joe's where Joann's used to be? What about using the empty land at m6 and Wilson instead? Why tear down housing to build more things we don't need. We have plenty of coffee shops, restaurants and stores around. We don't need every type of restaurant when we have all of those things within 15 min of here already. Please don't ruin a good neighborhood with unnecessary traffic just for greediness
Dan Moore	5351 Quest Dr SW	Wyoming		I do not support this	
Glynnis Krause	5062 Canal Ave SW	Wyoming		I do not support this	
Josh Crumback	5061 Amanda Dr sw	Wyoming		I do not support this	
Doris Rasmussen	4341 52St SW	Wyoming		I do not support this	
Walter Rasmussen	4341 52nd St SW	Wyoming		I do not support this	
Rickhollier	5103 Amanda drive	Wyoming		I do not support this	
Melanie scribner	5076 red river ave s.w	Wyoming		I do not support this	
Carissa Bakker	5139 Amanda Dr. SW	Wyoming		I do not support this	
Julie Geers	4283 52nd Street Southwest	Wyoming		I do not support this	
Kara Borke	5000 Golfbury Ct SW	Wyoming		I do not support this	
Kyle Kepler	5132 Amanda	Wyoming		I do not support this	
Jude Sterling	3410 Copper River Avenue Sout	Wyoming		I do not support this	
Eli Sterling	3410 Copper River Avenue Sout	Wyoming		I do not support this	
Michelle Sterling	3410 Copper River Avenue Sout	Wyoming		I do not support this	
Bailee Reilly	3914 52nd St SW	Wyoming		I do not support this	
Samantha Gorski	5219 Quest Dr SW	Wyoming		I do not support this	
Pamela Bleau	5195 Salmon River Ave Sw	Wyoming		I do not support this	
Paul Bleau	5195 Salmon River Ave Sw	Wyoming		I do not support this	
Dianne Cartwright	5066 Alexandria DR SW	Wyoming		I do not support this	
Maxwell DeYoung	5049 Amanda Dr	Wyoming		I do not support this	
Kathy Prince	3057 Beckie Dr sW	Wyoming		I do not support this	
Jason Greer	3372 Cimmaron River Ct SW	Wyoming		I do not support this	
Gina Fitzgerald	5054 Amanda Drive SW	Wyoming		I do not support this	

Timestamp	First and Last Name	Street Address	City	ZIP Code	Phone Number	I support this project	I do not support this project	Please add additional comments or sugges
4/13/2026 14:19:23	Jessica Veldhouse	2850 Air Park Dr	Zeeland	49464	6168260507	Yes, I support the developn		
4/16/2026 21:33:03	Ashley Weber	8936 Amethyst Dr	Zeeland	49464	2699328751	Yes, I support the developn		I'd love to see Trader Joe's here!
4/17/2026 1:43:40	Brooke Smith	349 E Main Ave	Zeeland	49464		Yes, I support the developn		I've been hoping for more Trader Joe's locat
4/18/2026 7:40:51	Brenda Moore	2024 bennigan lane	Zeeland	49464	616-293-1198	Yes, I support the developn		
4/18/2026 7:41:36	David Moore	2024 Bennigan Lane	Zeeland	49464	6169144890	Yes, I support the developn		
4/18/2026 7:42:36	Blake Moore	2024 Bennigan Lane	Zeeland	49464	6162947054	Yes, I support the developn		
4/18/2026 10:27:39	Rebecca Ezinga	8329 Roxburo St.	Zeeland	49464	6164437685	Yes, I support the developn		
5/1/2026 19:08:55	Ellie Jobson	369 N Michigan St	Zeeland	49464	6164033027	Yes, I support the developn		
5/1/2026 19:53:16	Malory Postma	8337 Bennigan Lane	Zeeland	49464		Yes, I support the developn		
4/26/2026 15:46:15	Tammie Warners	3503 Wyoming Ave SW	Wyoy	49519	6162385246	Yes, I support the developn		
4/23/2026 18:02:53	Paige Galliani	3932 hillock street	Wyomming	49418	6169194978	Yes, I support the developn		I would prefer a Chick-fil-A please
4/14/2026 20:15:02	RaeAnn Elliott	4632 Rivera Ct SW	Wyoming, MI	49418	5135324373	Yes, I support the developn		
4/26/2026 15:48:42	Antonia Canales	4345 Illinois S.W.	Wyoming, MI	49509		Yes, I support the developn		
4/7/2026 18:46:54	Toni Haynes	3945 52nd st	Wyoming	49418		Yes, I support the developn		
4/8/2026 10:19:11	Mary VandeWater	5459 Quest Dr	Wyoming	49418	616-260-1648	Yes, I support the developn		Trader Joe's, Chick-fil-A, and culvers would
4/8/2026 10:39:26	Barbara Webster	5305 River Flow Ave SW	Wyoming	49418	6168225501	Yes, I support the developn		Sounds like a worthwhile development for o
4/8/2026 13:10:05	Randy Remenap	4507 Red Maple Dr Sw	WYoming	49418	6165167500	Yes, I support the developn		Overwhelming support!!!
4/8/2026 14:00:58	Nicole M	3350 Copper River Ave S	Wyoming	49418	6162992065	Yes, I support the developn		
4/8/2026 14:01:30	Glen Mast	3350 Copper River Ave S	Wyoming	49418	6162140883	Yes, I support the developn		
4/8/2026 16:20:50	Pam Westcott	5687 Hickory Ridge SW	Wyoming	49418	6164585843	Yes, I support the developn		Excited
4/8/2026 16:24:35	Duane Duba	4049 rivertown ln sw	Wyoming	49418			I do not support the development	There is no need for it. Just making more tra
4/8/2026 17:01:32	Nathan Haag	3346 Snake River St SW	Wyoming	49418		Yes, I support the developn		
4/8/2026 17:29:11	Dan Moore	5351 Quest Dr SW	Wyoming	49418			I do not support the development	
4/8/2026 18:30:09	Destiney Solis	5145 Harbor house ln	Wyoming	49418	6163158304	Yes, I support the developn		
4/8/2026 18:52:27	Toni Fox-Cole	5156 Pinnacle DR SW	Wyoming	49519	6164469054	Yes, I support the developn		
4/8/2026 19:05:44	Greg Westcott	5687 Hickory Ridge Dr S\	Wyoming	49418		Yes, I support the developn		
4/8/2026 19:41:54	Leslie Kempers	4097 Rivertown Ln SW	Wyoming	49418		Yes, I support the developn		
4/8/2026 19:48:03	Glynnis Krause	5062 Canal Ave SW	Wyoming	49418	9062361839		I do not support the development	
4/8/2026 20:05:27	Josh Crumback	5061 Amanda Dr sw	Wyoming	49418	6162603310		I do not support the development	
4/8/2026 20:45:14	April Norcross	3374 Kettle River Ct SW	Wyoming	49418	2316493407	Yes, I support the developn		I think the proposed businesses would bring
4/8/2026 20:59:41	Justin Daleski	4690 Jacob St SW	Wyoming	49418		Yes, I support the developn		Propose of not a chick-fil-a as the always ca
4/8/2026 21:01:38	Doris Rasmussen	4341 52St SW	Wyoming	49418	616-531-9274		I do not support the development	
4/8/2026 21:05:43	Walter Rasmussen	4341 52nd St SW	Wyoming	49418	616-531-9274		I do not support the development	
4/8/2026 22:00:14	Gary DeYoung	5049 Amanda DR SW	Wyoming	49418			I do not support the development	Over development
4/8/2026 22:05:32	Jamie Norcross	3374 Kettle River Ct SW	Wyoming	49418	2316493408	Yes, I support the developn		
4/8/2026 22:38:10	Kathleen Mack	3021 Sharon Ave SW	Wyoming	49519	6164502512	Yes, I support the developn		

Timestamp	First and Last Name	Street Address	City	ZIP Code	Phone Number	I support this project	I do not support this project	Please add additional comments or sugges
4/8/2026 22:54:53	Yelizaveta Kotlyarova	2782 Woodlake Rd	Wyoming	49519	6169306035	Yes, I support the developn		PLEASE bring a Trader Joe's here!!!
4/9/2026 6:21:28	Brenda Wenerski	5782 hickory ridge dr sw	Wyoming	49418	7087172340	Yes, I support the developn		I support it especially Trader Joe's but this f
4/9/2026 8:31:12	Tyronne Cole,	5156 Pinnacle Dr SW	Wyoming	49519	6166489130	Yes, I support the developn		
4/9/2026 12:01:14	Brittany St Louis	3416 Cimmaron River Co	Wyoming	49418	9709809874	Yes, I support the developn		Would LOVE a Trader Joe's on this side
4/9/2026 12:01:42	George Hallenbeck	5466 Albright Ave SW	Wyoming	49418		Yes, I support the developn		I would be so excited to have Trader Joe's s
4/9/2026 13:53:08	Alexandra Brown	4828 Stonewood River A	Wyoming	49418		Yes, I support the developn		
4/9/2026 14:47:24	James Barko	5014 Tanana River Ave S	Wyoming	49418			I do not support the development	This boulevard location offers limited acces
4/9/2026 15:31:57	Amanda Vega	4341 Applewood Ct SW	Wyoming	49418	6163181114	Yes, I support the developn		
4/9/2026 15:35:58	Shannon skiera	5284 applewood Dr sw	Wyoming	49418	2697441730	Yes, I support the developn		
4/9/2026 16:57:28	John Laser	4209 Del Mar Village Dr S	Wyoming	49418	281-389-6463	Yes, I support the developn		
4/9/2026 17:31:18	Suzanne Simmons	4221 Abby ct sw	Wyoming	49418	7735582263	Yes, I support the developn		
4/9/2026 17:54:34	Dave Harmelink	4290 Windcrest	Wyoming	49418		Yes, I support the developn		
4/9/2026 18:15:04	Ron Rodenhouse	5781 Canal ave	Wyoming	49418	6168629882		I do not support the development	When there are so many vacant properties i
4/9/2026 18:37:16	Jason Gillett	3489 Danube Dr SW	Wyoming	49418	6169019659		I do not support the development	We have enough of these type of restaurant
4/9/2026 19:12:43	Ryan Kamminga	4689 56th St SW	Wyoming	49418	616-490-2670		I do not support the development	Use already zone land that has empty buildi
4/9/2026 21:59:05	Melissa wrona	5318 McCormick Dr SW	Wyoming	49418	6162547200	Yes, I support the developn		What about traffic
4/9/2026 22:02:47	Ryan Westphal	3332 Kettle River Ct	Wyoming	49418	6165165912	Yes, I support the developn		
4/9/2026 23:32:33	Colin Huyck	5132 harbor house ln	Wyoming	49418	2692515786	Yes, I support the developn		
4/10/2026 7:41:50	Rickhollier	5103 Amanda drive	Wyoming	49418			I do not support the development	
4/10/2026 8:58:08	Colleen Gill	5103 Amanda Drive SW	Wyoming	49418	6166447506		I do not support the development	This will devalue and ruin all the properties
4/10/2026 9:19:11	Ben Smith	5641 Courtney Lynn Ct	Wyoming	49418	6169165841	Yes, I support the developn		That chick-fil-a is probably going to create c
4/10/2026 16:08:28	Marlene Agle	5422 Albright Ave SW	Wyoming	49418	6164505575	Yes, I support the developn		
4/10/2026 16:50:40	Darlene Layle	3480 River Run st	Wyoming	49418	616-540-8100	Yes, I support the developn		Yes I approve with all the apts and condo's i
4/11/2026 11:49:20	Brenda Wenerski	5782 Hickory Ridge Dr S\	Wyoming	49418	7087172340	Yes, I support the developn		
4/11/2026 12:10:13	Kristina Cox	3932 Hillock St #9	Wyoming	49418	616-773-8136	Yes, I support the developn		
4/11/2026 15:50:55	Aileen	3826	Wyoming	49418	6162931135	Yes, I support the developn		
4/11/2026 16:39:36	Sarah Courtnay	4363 Versatile Ct SW	Wyoming	49418		Yes, I support the developn		Would love a Trader Joe's!
4/11/2026 16:44:54	Wendy Arntz	2248 Avon Ave SW	Wyoming	49519	6165387028	Yes, I support the developn		Have been hoping for a Trader Joe's on this
4/12/2026 9:12:36	River Gates	5641 Courtney Lynn Ct S'	Wyoming	49418		Yes, I support the developn		Trader Joe's would be an amazing addition I worry the Chick-fil-A would create a lot of A Bojangles would be lovely
4/12/2026 10:14:11	Gina	Nicholas	Wyoming	49418	2315106451	Yes, I support the developn		
4/12/2026 14:05:33	Miles Kuperus	3368 Snake River St SW	Wyoming	49418	6169203922	Yes, I support the developn		
4/12/2026 15:07:53	Michaela Prevost	3343 52nd st sw wyomin	Wyoming	49418	6162069663	Yes, I support the developn		
4/14/2026 9:14:52	Aliza Thaxton	2653 52nd St SW	Wyoming	49519	7346495690	Yes, I support the developn		
4/14/2026 11:13:36	Jessica Howard	4237 Del Mar Dr SW	Wyoming	49418		Yes, I support the developn		I would love a local coffee shop and trader J
4/14/2026 12:24:23	Ron Komejan	5297 Snyder Dr SW	Wyoming	49418	6162404703	Yes, I support the developn		Trader Joe's would be awesome!!

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4/14/2026 15:46:31	Nicole Foxx	3464 Danube Dr SW	Wyoming	49418	6165836207	Yes, I support the developn		
4/14/2026 17:58:01	Amy Venlos	1111 34th St SW	Wyoming	49509	6164852251	Yes, I support the developn		
4/15/2026 16:30:04	Ian Knoll	3460 52nd St sw Wyomir	Wyoming	49418			I do not support the development	We have too many strip malls and vacant co
4/16/2026 16:08:34	Maria martinez	5965 ivanrest ave sw	Wyoming	49418	6164773894	Yes, I support the developn		
4/16/2026 16:12:14	Ramez Nassri	4346 Applewood CT SW	Wyoming	49418	6167198113	Yes, I support the developn		
4/16/2026 16:24:00	Jessica Morefield	44 Avonlea St SW	Wyoming	49548	4072346345	Yes, I support the developn		
4/16/2026 16:25:33	Sara Taylor	1018 buckingham st sw	Wyoming	49509	6162924979	Yes, I support the developn		
4/16/2026 16:36:02	Audrey Rose Spidle	2333 Clyde Park Ave	Wyoming	49509	6169167693	Yes, I support the developn		
4/16/2026 16:36:33	Kyle Schlicker	2333 Clyde Park Ave	Wyoming	49509		Yes, I support the developn		
4/16/2026 16:38:42	Elizabeth Koerner	1517 37th	Wyoming	Mi	49509	Yes, I support the developn		
4/16/2026 16:42:54	Lauren Heidenga	1838 durango ct sw	Wyoming	49519		Yes, I support the developn		Trader Joe's!
4/16/2026 16:43:21	Kayla Youmg	4026 idler way	Wyoming	49418	6164017510	Yes, I support the developn		
4/16/2026 16:52:55	Mina Savaya	5404 Rivertown CIR SW	Wyoming	49418		Yes, I support the developn		Bring Trader Joe's to wyoming and grandvill
4/16/2026 16:53:48	Alexander William	5494 Rivertown CIR SW	Wyoming	49418		Yes, I support the developn		
4/16/2026 17:43:13	Selena Baharis	3436 Taft Ave SW	Wyoming	49519	6167067625	Yes, I support the developn		
4/16/2026 17:49:48	Amaury Perez	4800 Crestline ct sw	Wyoming	49519		Yes, I support the developn		Trader Joe's or a Mexican Supermarket (sup
4/16/2026 18:06:39	Brian VanEerden	2680 Danton Dr sw	Wyoming	49519	6168264259	Yes, I support the developn		
4/16/2026 18:50:59	Linda Douglass	4731 Albright Ct SW	Wyoming	49418			I do not support the development	We have enough businesses, restaurants ar
4/16/2026 19:24:00	Kayla Howe	5670 Bethanne Dr SW	Wyoming	49418		Yes, I support the developn		Trader Joe's
4/16/2026 20:20:11	Paola Carmona	2040 Michael Ave SW	Wyoming	49509		Yes, I support the developn		
4/16/2026 20:53:11	Marjory 6	2497 Glenbrook Ave SW	Wyoming	49519		Yes, I support the developn		
4/16/2026 21:14:09	Paulina	5806 Buchanan Ave Sw	Wyoming	49548	6163344208	Yes, I support the developn		
4/16/2026 21:34:51	Barb Squires	4565	Wyoming	49519	6169700403	Yes, I support the developn		
4/16/2026 22:51:09	Chesten VanPelt	3322 Collingwood AV SW	Wyoming	49519	2317156800	Yes, I support the developn		Would love a second closer Trader Joe's, es
4/17/2026 7:01:15	Ragen Gibson	3737 Oriole Ave SW	Wyoming	49509	6167069149	Yes, I support the developn		I have young children so I never make it out
4/17/2026 8:09:08	Shelby Horvath	3482 River Run St SW	Wyoming	49418		Yes, I support the developn		
4/17/2026 9:22:03	Heidi glover	1933 pinnacle dr sw	Wyoming	49519	6164376830	Yes, I support the developn		Trader Joe's would be great however, isn't th
4/17/2026 11:31:14	Robin Larsen	5054 Rivera Dr SW	Wyoming	49418	6168361365	Yes, I support the developn		
4/17/2026 13:56:27	Lori Irving	3942 Hazelwood Ave SE	Wyoming	49519	6163047298	Yes, I support the developn		
4/17/2026 14:24:14	Angela Helder	1651 Sentinal Street SW	Wyoming	49519	6164814945	Yes, I support the developn		
4/17/2026 19:55:21	Jeff moore	4725 Albright ct sw	Wyoming	49418	6163044508	Yes, I support the developn		
4/18/2026 13:12:23	Alyssa Collazo	2565 WoodLake Rd SW	Wyoming	49519	7324852824	Yes, I support the developn		Trader jobs would be amazing it definitely w
4/20/2026 16:51:08	Alison Matthews	5874 Looking Glass Drive	Wyoming	49418	6163343948	Yes, I support the developn		
4/20/2026 18:09:12	Paula Manahan	3945 52nd Street SW.	WYOMING	49418	5167821437	Yes, I support the developn		
4/21/2026 20:13:35	Robert scribner	5076 red river ave sw	Wyoming	49418	616-516-7407		I do not support the development	We have plenty of vacant properties to build
4/21/2026 20:15:04	Melanie scribner	5076 red river ave s.w	Wyoming	49418	616-617-2178		I do not support the development	

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4/22/2026 11:20:59	Jeremy Horton	5147 Canal Ave	Wyoming	49418		Yes, I support the developn		
4/22/2026 19:37:30	Jon McHenry	156, Jean St SW	Wyoming	49548	6169008282	Yes, I support the developn		
4/23/2026 14:51:21	Antonia Canales	4345 Illinois Ave SW	Wyoming	49509	6162957809	Yes, I support the developn		
4/25/2026 13:16:49	Lyndsay Talen	5855 Amur Dr Sw	Wyoming	49418	8105168795	Yes, I support the developn		
4/25/2026 16:58:46	Kailey Jackson	4110 Oriole Ave Sw	Wyoming	49509	6165589411	Yes, I support the developn		Please we need one on the Sw side of GR th
4/25/2026 18:14:36	Mara Miller	5872 Grenache Ave	Wyoming	49418		Yes, I support the developn		
4/26/2026 11:09:40	Luke Duwel	3944 Bend St	Wyoming	49418		Yes, I support the developn		
4/26/2026 17:22:34	Tammie Warners	3503 Wyoming Ave	Wyoming	49519	6162385246		I do not support the development	I changed my mind I no longer support thes
4/27/2026 8:46:23	Tammie Warners	3503 Wyoming Ave SW	Wyoming	49519	616-238-5246	Yes, I support the developn		I have read up on this and I do believe it will
4/27/2026 10:03:41	Gene Fitzgerald	5010 Wilson Ave	Wyoming	49418	6162913480	Yes, I support the developn		Would love to see these convinces come to
4/28/2026 12:44:20	Melissa Venema	Looking Glass Dr	Wyoming	49418	6165819856	Yes, I support the developn		LOVE ALL THE POTENTIAL BUSINESSES!
4/29/2026 21:59:13	Katie Shanta	2224 Floyd Street SW	Wyoming	49519		Yes, I support the developn		
5/1/2026 7:40:15	Rachel Heyboer	3929 Boone Ave SW	Wyoming	49519		Yes, I support the developn		
5/1/2026 18:45:00	Shakerah McRae	1703 Chateau Dr.Sw	Wyoming	49519	9739794473	Yes, I support the developn		
5/3/2026 13:27:06	Maria Estrada	4831, Stonewood River A	Wyoming	49418	562 384-1632	Yes, I support the developn		YES!!!! I NEED A Trader Joes in my town. Tir
5/3/2026 15:10:06	Mckenzie Arroyo Pena	2332 prairie parkway sw	wyoming	49519	6166355112	Yes, I support the developn		PLEASE WE NEED ONE IN WYOMING.
5/5/2026 10:44:58	Taylor Rodesiler	1415 Prairie Parkway Apt	Wyoming	49509	7346608191	Yes, I support the developn		
5/6/2026 11:20:32	Krystal VanBennekom	2044 Wyoming Ave	Wyoming	49519		Yes, I support the developn		
5/7/2026 8:51:24	Hevji Shahab	1643 Glenboro ct sw	Wyoming	49519	7035890678	Yes, I support the developn		Looking forward to having a Trader Joe's ar
5/7/2026 17:30:52	Monica Vanderende	4216 flamingo ave sw	Wyoming	49509	6168411933	Yes, I support the developn		
4/7/2026 13:33:36	Kevin Haynes Jr	3945 52nd St SW	Wyoming	49418		Yes, I support the developn		
4/7/2026 16:33:57	Heide Kemink	5126 Wilson Ave. SW	Wyoming	49418	6164300689	Yes, I support the developn		Bring it on
4/7/2026 18:39:22	James Keminnk	5126 Wilson Ave. SW	Wyoming	49418	6163408311	Yes, I support the developn		
4/8/2026 11:09:17	Charles Dyer	5155 Windybrook Dr. SW	Wyoming	49418		Yes, I support the developn		
4/8/2026 12:30:50	Violet Snyder	3460, Evan Brooke Dr SW	Wyoming	49418	6165344117		I do not support the development	That corner and 52nd street cannot support
4/8/2026 12:47:59	Keegan McCready	5804 Sage River Court SW	Wyoming	49418	6164374188	Yes, I support the developn		
4/8/2026 13:05:54	Jena Gasworth	4687 Rivera Ct SW	Wyoming	49418	2487657511	Yes, I support the developn		Please bring Trader Joe's!!!!!!!!!!
4/8/2026 13:16:55	Victoria Aguilar	4684 60th St SW	Wyoming	49418	2186406546	Yes, I support the developn		
4/8/2026 13:31:04	James Reed	5244 Fawn Creek Dr SW	Wyoming	49418		Yes, I support the developn		Isn't that the Northeast corner?
4/8/2026 13:37:51	Gaurav Sharma	5427 Rivertown CIR SW	Wyoming	49418	6163083397	Yes, I support the developn		
4/8/2026 13:52:35	Kristine Denning	4676 Rivera Ct SW	Wyoming	49418		Yes, I support the developn		
4/8/2026 14:13:23	Joyce Rehfeld	3555 Copper Ridge Ave S	Wyoming	49418		Yes, I support the developn		
4/8/2026 14:56:59	Ron Susick	5161 alexandria dr sw	Wyoming	49418			I do not support the development	This area is already congested enough with
4/8/2026 14:57:18	Nancy Kooyers	4154 Del Mar Village Dr S	Wyoming	49418	4129966121	Yes, I support the developn		
4/8/2026 14:58:06	David G Kooyers	4154 Del Mar Village Dr S	Wyoming	49418	4129966120	Yes, I support the developn		Would love having Trader Joe's and Culver's
4/8/2026 15:45:52	Cynthia Dill	4253 Limousin Ct SW	Wyoming	49418		Yes, I support the developn		

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4/8/2026 16:02:08	Lisa Curtis	5065 Red River Ave SW	Wyoming	49418	6165815585	Yes, I support the developn		This would be amazing!
4/8/2026 16:12:13	jennifer bacon	4211 Ayrshire Dr SW	Wyoming	49418	6164504017	Yes, I support the developn		
4/8/2026 16:12:51	jennifer bacon	4211 Ayrshire Dr SW	Wyoming	49418	6164504917	Yes, I support the developn		
4/8/2026 16:15:00	Renee Cramer	5584 Quest Dr SW	Wyoming	49418		Yes, I support the developn		
4/8/2026 16:21:26	Brittany Mellendorf	4712 56th St SW	Wyoming	49418		Yes, I support the developn		
4/8/2026 16:27:54	lauren ross	3826 bend st sw	wyoming	49418	5862061151	Yes, I support the developn		
4/8/2026 16:30:27	Jacob Bement	4474 Glory Way SW	Wyoming	49418	6164069300		I do not support the development	The J&H Marathon was the only (non-housi I understand the potential merits of bringing There are a few spaces that could fit these a
4/8/2026 16:38:48	sybil gretz	4181 56th st sw	wyoming	49418	616 250 4821	Yes, I support the developn		Would love a Trader Joe's and Culvers
4/8/2026 17:07:12	Mark Kocsis	5125 Alexandria Drive, S\	Wyoming	49418			I do not support the development	This is not the proper location for this type o
4/8/2026 17:14:12	Lori Perez	4340 Windcrest Avenue S	Wyoming	49418	6168130942	Yes, I support the developn		Trader Joe's would be awesome
4/8/2026 17:29:27	Nicholas Bakker	5139 Amanda Dr. SW	Wyoming	49418	6163076136		I do not support the development	I am worried that this will negatively impact
4/8/2026 17:31:33	Janine Moore	5351 Quest Dr SW	Wyoming	49418	6162603906		I do not support the development	This project will swell traffic congestion in a
4/8/2026 17:46:34	Kathleen Hodge	5160 Windcrest Ct SW	Wyoming	49418	6168406738		I do not support the development	There are empty spaces in the mall and Mac
4/8/2026 18:04:47	Carissa Bakker	5139 Amanda Dr. SW	Wyoming	49418	6163075683		I do not support the development	
4/8/2026 18:12:05	Lindsey Lantz	4307 del mar drive sw	Wyoming	49418	6165301788	Yes, I support the developn		Our family would love a Trader Joe's on this
4/8/2026 18:24:54	Adrian Lopez-V.	5145 Harbor House Ln	Wyoming	49509	6168190595	Yes, I support the developn		Super smart move, would definitely grow lik
4/8/2026 18:33:27	Lisa Rizzo	4305 52nd St SW	Wyoming	49418	616-970-1470		I do not support the development	No! There is already too much heavy traffic
4/8/2026 18:44:24	Julie Geers	4283 52nd Street Southw	Wyoming	49418	6164774849		I do not support the development	
4/8/2026 18:46:12	Vonda Bryce	5031 Windybrook Dr SW	Wyoming	49418	6162834728	Yes, I support the developn		
4/8/2026 18:49:29	Jacob sterling	3410 copper river ave sw	Wyoming	49418	6166906934		I do not support the development	I live right down the street in river town park
4/8/2026 18:56:33	Lina Erlingis	3921 Hillock St, Apt 2	Wyoming	49418		Yes, I support the developn		
4/8/2026 19:22:36	Donald Miller	3372 Hickory Ridge CT S	Wyoming	49418	2313506813	Yes, I support the developn		
4/8/2026 19:37:41	Jacob sterling	3410 copper river ave sw	Wyoming	49418	6166906934		I do not support the development	Why not put it at Wilson and m6 that way it's If this is a community vote, you should mak
4/8/2026 20:12:19	Bill Evans	3379 Kings River St.	Wyoming	49418		Yes, I support the developn		
4/8/2026 20:24:57	Alexander Schuen	4535 Grand Ridge Ct. SW	Wyoming	49418	6167065864			I would like to learn more about what would
4/8/2026 20:50:35	Shane Husted	5406, Rivertown Cr SW	Wyoming	49418	6163375003	Yes, I support the developn		
4/8/2026 20:51:42	Sharai Norcross	3374 Kettle River Ct SW	Wyoming	49418	6169025515	Yes, I support the developn		
4/8/2026 21:00:06	Keara Gearing	3565 Belgian Ct SW	Wyoming	49418	6162659010	Yes, I support the developn		
4/8/2026 21:11:32	Riley Gearing	3565 Belgain Court SW	Wyoming	49418	6163339013	Yes, I support the developn		Can the "coffee shop" please be a 7 Brew? It
4/8/2026 21:42:22	Anna Gregory	5054 Alexandria Dr SW	Wyoming	49418	6162278982	Yes, I support the developn		
4/8/2026 21:43:35	Jenna Plewes	5394 Rivertown circle SW	Wyoming	49418	6168486380	Yes, I support the developn		I would love to see Trader Joe's in that locat
4/8/2026 21:54:07	Jeri Marshall	3461 Rifle River	Wyoming	49418	6165506467	Yes, I support the developn		I hope 52nd will support increased traffic
4/8/2026 22:03:13	Dan Wynia	2776 Horseshoe Dr SW	Wyoming	49418	6164015168	Yes, I support the developn		I support this only if they widen 52nd to Cly

Timestamp	First and Last Name	Street Address	City	ZIP Code	Phone Number	I support this project	I do not support this project	Please add additional comments or sugges
4/8/2026 22:25:53	Sarah Norcross	3374 Kettle River Court S	Wyoming	49418	6169024102	Yes, I support the developn		
4/8/2026 22:50:23	Breann Couturier	3944 bend st.	Wyoming	49418		Yes, I support the developn		
4/9/2026 6:05:51	Thuan Nguyen	5050 wilson ave sw	Wyoming	49418	61688	Yes, I support the developn		
4/9/2026 6:32:33	Edward Wenerski	5782 Hickory Ridge Dr S\	Wyoming	49418	708 717-1120	Yes, I support the developn		
4/9/2026 6:48:52	Joshua Haggard	3330 cimmaron river ct s	Wyoming	49418	6166908685		I do not support the development	We need to leave neighborhoods alone. We
4/9/2026 9:24:24	Cheri Mathis	3439 Stonebluff Lane SW	Wyoming	49519	6164600062	Yes, I support the developn		I agree with this but am concerned about th
4/9/2026 9:42:08	Lisa Yonker	5879 Simon Ct SW	Wyoming	49418	6163661324	Yes, I support the developn		
4/9/2026 9:43:03	Liz Filush	5832 Amur Dr	Wyoming	49418	6163077642	Yes, I support the developn		
4/9/2026 9:43:34	Debra Hollebeek	1662 Nagel Ave SW	Wyoming	49509	6168852022	Yes, I support the developn		
4/9/2026 9:47:38	Ericka Aldrich	3953 Hillock st sw	Wyoming	49418	6169901992	Yes, I support the developn		
4/9/2026 9:48:47	Jan Hodges	5684 Nancy Dr Sw	Wyoming	49418	6165608724	Yes, I support the developn		
4/9/2026 9:51:06	Colleen Dempsey	4485 Sugarbush Ct SW	Wyoming	49418		Yes, I support the developn		
4/9/2026 10:59:52	Brittany Dixon	3396 Snake River St SW	Wyoming	49418	2484954360	Yes, I support the developn		
4/9/2026 12:07:31	Maslanka	Nile Dr SW	Wyoming	49418		Yes, I support the developn		
4/9/2026 12:21:43	Elaine Hollemans	2537 Knollview St SW	Wyoming	49519		Yes, I support the developn		
4/9/2026 13:53:24	Samantha Smith	3009 West Ave Sw	Wyoming	49519		Yes, I support the developn		
4/9/2026 14:39:21	Sean Hawkey	5078 Alexandria Dr. SW	Wyoming	49418	3039813365	Yes, I support the developn		I think it would be great - it might be a noise
4/9/2026 14:44:14	Michelle Henning	5065 Alexandria Dr SW	Wyoming	49418	6163791248	Yes, I support the developn		
4/9/2026 15:34:17	Tucker Reilly	3914 52nd St SW	Wyoming	49418			I do not support the development	Do not support this whatsoever, leave our n
4/9/2026 16:05:28	Kara Borke	5000 Golfbury Ct SW	Wyoming	49519	616-482-7689		I do not support the development	
4/9/2026 16:24:35	Monique Gifford	3921 Hillock St SW Apt 1	Wyoming	49418	7347874877	Yes, I support the developn		
4/9/2026 17:33:34	Jason Curtis	5065 Red River Ave SW	WYOMING	49418	6165810745	Yes, I support the developn		My support is contingent on there being app
4/9/2026 17:47:48	Aditi Kishore	5161 Harbor House Ln A	Wyoming	49418		Yes, I support the developn		
4/9/2026 18:07:17	Cindi Visco	2511 Bowenton Place	Wyoming	49519		Yes, I support the developn		Yes to Trader Joe's over here!!!
4/9/2026 18:09:48	Jennifer Hughes	4187 Ayrshire Dr SW	Wyoming	49418	6168135171	Yes, I support the developn		
4/9/2026 18:26:17	Christopher Eslinger	5037 Brookcrest Ct SW	Wyoming	49418	6162028086	Yes, I support the developn		
4/9/2026 18:39:35	Jacob sterling	3410 copper river ave sw	Wyoming	49418	6166906934		I do not support the development	Why not put Trader Joe's where Joann's fab Just put the food shops in the mall? Are we
4/9/2026 19:45:49	Lindsay Keranen	4249 Del Mar Dr	Wyoming	49418	6164100714	Yes, I support the developn		Go Green
4/9/2026 19:46:12	Adela keranen	4249 Del Mar dr	Wyoming	49418	6163751161	Yes, I support the developn		Would prefer Trader Joe's and coffee shop
4/9/2026 20:45:15	Kevin Geertman	4271 Ayrshire Dr SW	Wyoming	49418	6167275888	Yes, I support the developn		All for Trader Joe's. Not a fan of additional f
4/9/2026 21:03:28	Gerry Meyer	5221 River Flow	Wyoming	49418			I do not support the development	To much traffic already
4/9/2026 21:41:09	Michael Worst	4639 Rushfield Drive SW	Wyoming	49418	616-291-6370	Yes, I support the developn		I 100% support a Trader Joe's at this corner,
4/10/2026 8:24:22	Kyle Veldhouse	5274 Crooked Pine Dr SV	Wyoming	49418		Yes, I support the developn		A Trader Joe's would be great.
4/10/2026 8:31:56	Erica Holt	5396 McCormick Dr Sw	Wyoming	49418	6163229223	Yes, I support the developn		
4/10/2026 8:45:26	Andrew McKellar	5374 Crooked Pine Dr SV	Wyoming	49418	2695991582		I do not support the development	The addition of multiple apartment complex

Timestamp	First and Last Name	Street Address	City	ZIP Code	Phone Number	I support this project	I do not support this project	Please add additional comments or sugges
4/10/2026 9:32:10	Deborah O'Halla	5137 Windcrest Ct SW	Wyoming	49418			I do not support the development	Increased traffic and potential crime
4/10/2026 10:25:20	Nicole Cushman	4705 Rushfield Dr SW	Wyoming	49418	6166484700	Yes, I support the developn		
4/10/2026 11:19:07	Patrick Dunn	Homestead Court Sw	Wyoming	49418			I do not support the development	There is no need for this development at thi
4/10/2026 13:23:45	Michael Allen	5127 Amanda Dr	Wyoming	49418		Yes, I support the developn		
4/10/2026 14:54:40	Annie Sullivan	3476 Danube Dr SW	Wyoming	49418		Yes, I support the developn		
4/10/2026 16:30:07	Autumn Ackerson	3934 Bend St SW, Apt 6	Wyoming	49418	2695326239	Yes, I support the developn		
4/10/2026 17:04:28	Luanne DeBaar	4229 Del Mar Village Dr S	Wyoming	49418	6163401005	Yes, I support the developn		I support stores like Culver's and Trader Joe
4/10/2026 17:30:01	Karen Smith	5058 Homestead Ct SW	Wyoming	49418	5172271371		I do not support the development	There is no need for this development at thi
4/10/2026 17:58:59	James Maynard	5995 Wilson Ave	Wyoming	49418	6163755660	Yes, I support the developn		
4/11/2026 7:57:04	Bedard	4438 Grand Ridge CT	Wyoming	49418	6162927118	Yes, I support the developn		It is a the Costco validity and all the others,
4/11/2026 8:30:24	Amber Smith	4252 Windcrest Ave SW	Wyoming	49418	6168264101	Yes, I support the developn		Answer dependent on current residents beir
4/11/2026 9:05:51	Jenna Eslinger	5037 Brookcrest Ct SW	Wyoming	49418	6104131560	Yes, I support the developn		
4/11/2026 10:19:48	Heather Rector	5643 Charolais	Wyoming	49418		Yes, I support the developn		Trader Joe's & Chick-fil-a, & 7 Brew or Zigi's
4/11/2026 10:20:50	Kathryn Hallenbeck	5466 Albright Ave SW	Wyoming	49418	3366762654	Yes, I support the developn		I am beyond THRILLED about this prospect.
4/11/2026 11:51:03	Kevin Loomans	5140 Wilson Ave SW	Wyoming	49418	6164379670	Yes, I support the developn		
4/11/2026 12:23:56	Melissa Doxey	5559 Albright Ave SW	Wyoming	49418	6162189584	Yes, I support the developn		
4/11/2026 12:29:29	Tammy Ayers	5619 Nile Dr. SW	Wyoming	49418		Yes, I support the developn		My concerns would be for traffic (and parki
4/11/2026 13:13:13	Nimanthi Kumara	2955 Byron Center Ave S	Wyoming	49519		Yes, I support the developn		
4/11/2026 13:25:10	Jacinta lyons	3866 Bend Street Apt 7	Wyoming	49418	9895132846	Yes, I support the developn		
4/11/2026 14:11:19	Matt Doxey	5559 Albright Ave SW	Wyoming	49418		Yes, I support the developn		
4/11/2026 15:37:41	Shelby Mingerink	5387 quest dr sw	Wyoming	49418	6163015783	Yes, I support the developn		Bring Trader Joe's to Wyoming!!!
4/11/2026 16:05:55	Katherine Roye	3350 Snake River St SW	Wyoming	49418	2483188778	Yes, I support the developn		
4/11/2026 17:04:12	Thomas Pikaart	2187 Lee St SW	Wyoming	49519	6166172016	Yes, I support the developn		
4/11/2026 17:33:14	Margarita Yates	5436 Albright Ave SW	Wyoming	49418	616-726-3287	Yes, I support the developn		
4/11/2026 20:41:54	Doug Beute	3983 52nd street	Wyoming	49418	616 322 3765	Yes, I support the developn		
4/12/2026 10:16:08	Meaghan O'Brien	5076 Rivera Drive SW	Wyoming	49418	2312152785	Yes, I support the developn		
4/12/2026 10:17:49	Keira Ensink	3482 Shelldrake Dr SW	Wyoming	49418	6167294707	Yes, I support the developn		I have been wanting a Trader Joe's here for
4/12/2026 10:26:28	Christina Keena	3342 Copper River Ave S	Wyoming	49418	(616) 890-3459	Yes, I support the developn		
4/12/2026 14:05:20	Kennedy Kuperus	3368 Snake River St	Wyoming	49418	6164308100	Yes, I support the developn		TRADER JOE's
4/12/2026 14:12:30	Eden VerBeek	5158 Windybrook Dr SW	Wyoming	49418	8178239645	Yes, I support the developn		We would LOVE having a Trader Joe's in our
4/12/2026 14:13:29	Benjamin VerBeek	5158 Windybrook Dr SW	Wyoming	49418		Yes, I support the developn		A Trader Joe's would be a great addition to
4/12/2026 16:58:00	Jaylen Cox	3932 Hillock St SW, Apt.	Wyoming	49418	6163300818	Yes, I support the developn		PLEASE BUILD THIS BITCH LOL
4/12/2026 18:21:16	Karoline Funk	4818 hidden river ave sw	Wyoming	49418		Yes, I support the developn		Pleaseeeeeeeee
4/12/2026 18:43:43	Kevan Bahr	3826 Bend St Apt 9	Wyoming	49418	6165582398	Yes, I support the developn		
4/12/2026 19:09:24	Vivian Van	5875 Sage River Ct SW	Wyoming	49418		Yes, I support the developn		
4/12/2026 19:20:54	Scott Adams	Quest dr SW	Wyoming	49418	2312065448	Yes, I support the developn		

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4/12/2026 19:29:57	Brent Gaylord	3511 56th St	Wyoming	49418	5013137612	Yes, I support the developn		Only if it includes trader joe's
4/12/2026 21:06:33	Bri Noorman	3739 Michael Avenue	Wyoming	49509		Yes, I support the developn		
4/12/2026 23:27:57	Jon Schutte	3350 Snake River St SW	Wyoming	49418	6162046317	Yes, I support the developn		
4/13/2026 8:07:31	Hien Pham	5572 Mills ridge Ave	Wyoming	49418		Yes, I support the developn		
4/13/2026 8:43:10	Jason Funk	4818 Hidden River Ave S'	Wyoming	49418		Yes, I support the developn		
4/13/2026 9:08:17	Carolyn Engen	5446 Thoroughbred Dr S'	Wyoming	49418	,616-821-2021		I do not support the development	It will cause dangerous traffic situations an
4/13/2026 9:37:08	Andrew Eshbaugh	3966 52nd St SW	Wyoming	49418	2699983469		I do not support the development	The traffic through this area is already at an
4/13/2026 10:06:19	Olivia Hunt	5773 Buchanan Ave SW	Wyoming	49548	6162916412	Yes, I support the developn		Culvers
4/13/2026 12:34:44	Kathy Parise	5758 Hickory Ridge Dr S\	Wyoming	49418	6164470578	Yes, I support the developn		
4/13/2026 12:58:12	Stephanie Silverberg	5173 Alexandria Dr SW	Wyoming	49418	9895060971	Yes, I support the developn		Trader Joe's would be great! Not a chick-fil-
4/13/2026 13:11:43	Bobby Van EE	3921 Hillock St SW APT '	Wyoming	49418	616-299-1574	Yes, I support the developn		Would be a great addition(s) to the area
4/13/2026 15:11:55	Pamela Kaman	5126 Yellowsone River D	Wyoming	49418	6165404176	Yes, I support the developn		
4/13/2026 15:16:29	Nicole Kent	2317 38th St SW	Wyoming	49519		Yes, I support the developn		Trader Joe's please!!!!!!!!
4/13/2026 15:46:09	Kevin Corfixsen	4495 Red Maple Dr.	Wyoming	49418			I do not support the development	Will create too much congestion in the area
4/13/2026 15:55:41	Roger J. Haynes	3539 Water WAlk DR SW	Wyoming	49418	6165502029	Yes, I support the developn		If there is a retail space that can accommod
4/13/2026 16:04:57	Rachel Crum	1770 Chateau Dr SW	Wyoming	49519	6613352062	Yes, I support the developn		Definitely Trader Joe's
4/13/2026 17:46:46	Melys Garcia	3928 52nd St SW	Wyoming	49418	6165160203	Yes, I support the developn		
4/13/2026 21:40:31	Kyle Kepler	5132 Amanda	Wyoming	49418	6166178300		I do not support the development	
4/13/2026 22:48:02	Krista Sterling	3410 Copper River Avenu	Wyoming	49418	6165709593		I do not support the development	52nd is extremely busy and hard to turn out
4/13/2026 22:48:49	Jude Sterling	3410 Copper River Avenu	Wyoming	49418	6165709593		I do not support the development	
4/13/2026 22:49:04	Eli Sterling	3410 Copper River Avenu	Wyoming	49418	6165709593		I do not support the development	
4/13/2026 23:08:55	Michelle Sterling	3410 Copper River Avenu	Wyoming	49418			I do not support the development	
4/14/2026 6:46:46	Matt Bouma	4225 Del Mar Dr SW	Wyoming	49418			I do not support the development	This area is already extremely congested du
4/14/2026 7:36:37	Jessica Waters	3479 Yukon Dr SW	Wyoming	49418	6168933986		I do not support the development	Traffic is already an issue in that area.
4/14/2026 9:13:47	Hanh Nguyen	4480 Penny Ln Sw	Wyoming	49418	2482298807	Yes, I support the developn		
4/14/2026 11:47:47	Heidi Engelsma	2321 Easy St SW	Wyoming	49519		Yes, I support the developn		
4/14/2026 15:03:37	Katie Adams	5291 Quest Dr SW	Wyoming	49418	2317503917	Yes, I support the developn		
4/14/2026 15:55:03	David N Fashimpaur	5982 Canal Ave SW	Wyoming	49418	6309170380	Yes, I support the developn		
4/14/2026 16:27:31	Michael Miller	5220 Crooked Pine Dr SV	Wyoming	49419	6163224441	Yes, I support the developn		I've been saying that Trader Joe's needs to c
4/14/2026 17:39:07	Jeff Elzinga	5408 Fieldstone Dr SW	Wyoming	49418	6168811552	Yes, I support the developn		Trader Joe's!
4/14/2026 17:56:41	Bri Lee	5888 Hemlock Dr SW	Wyoming	49418	5868942276	Yes, I support the developn		
4/14/2026 18:48:26	Russ Venlos	1111 34th St SW	Wyoming	49509		Yes, I support the developn		Trader Joe sounds great. But Chick-fil-A cau
4/14/2026 19:26:18	Ava Scribner	5076 Red River Ave. SW	Wyoming	49418			I do not support the development	We need more houses.. less apartments, or
4/14/2026 20:01:29	Brenda Licona	1924 Pinnacle Dr Sw	Wyoming	49519	6163290032	Yes, I support the developn		We Also need Whole Foods tbh
4/14/2026 21:25:34	Jay Collings	4218 Del Mar Ct SW	Wyoming	49418	6166335867	Yes, I support the developn		I definitely want a Trader Joe's here becaus
4/15/2026 10:08:34	Carol e	The Vistas @ Rivertown I	Wyoming	49418			I do not support the development	As someone who is a neighbor down the str

Timestamp	First and Last Name	Street Address	City	ZIP Code	Phone Number	I support this project	I do not support this project	Please add additional comments or sugges
4/15/2026 10:50:14	Connie Boss	4461 sugarbush ct sw	Wyoming	49518			I do not support the development	No high traffic or fast food businesses plea
4/15/2026 13:24:35	Abbey Vaughan	5940 Bayberry Farms Dr	Wyoming	49418		Yes, I support the developn		
4/15/2026 14:04:43	Bridget H. Rockwell	5410 Thoroughbred Drive	Wyoming	49418	6169018070		I do not support the development	Wyoming has an opportunity to fill vast ope
4/15/2026 14:05:33	Courtney Pegg	5867 Walnut Ridge Dr SW	Wyoming	49418	2695478892	Yes, I support the developn		Please bring Trader Joe's to Wyoming!!!!!!!
4/15/2026 16:54:01	Daniel Hoffman	5155 Vistula VT SW	Wyoming	49418	6164465926		I do not support the development	Utilize empty mall space and do not give br
4/15/2026 17:22:09	Whitney Byington	1916 Pinecroft Ln SW	Wyoming	49519	6166850265	Yes, I support the developn		
4/15/2026 17:22:36	Carol Slocum	5738 Rhine Court SW	Wyoming	49418		Yes, I support the developn		I have wondered why Trader Joe's isn't in thi
4/15/2026 18:11:12	Christy Le	3831 Bend St, Apt 16	Wyoming	49418	6163504428	Yes, I support the developn		
4/15/2026 18:40:40	Bailee Reilly	3914 52nd St SW	Wyoming	49418	3606352745		I do not support the development	
4/15/2026 18:51:26	Tori Buck	3488 Danube Dr. SW	Wyoming	49418			I do not support the development	I believe that this project is way too close to
4/15/2026 18:53:43	Allison Rodriguez	5025 Brookcrest Ct SW	Wyoming	49418	6164984936	Yes, I support the developn		this is so flippin awesome i rlly want a trade
4/15/2026 19:38:18	Alex Lee	5888 Hemlock Dr SW	Wyoming	49418		Yes, I support the developn		
4/15/2026 20:10:43	Sam Ekdom	2972 S Horseshoe dr sw	Wyoming	49418	6169287934	Yes, I support the developn		
4/15/2026 20:41:20	Jill Rozeveld	2521 Woodlake Rd SW	Wyoming	49519		Yes, I support the developn		
4/15/2026 21:55:05	Donald Wall	3971 52nd Street	Wyoming	49418		Yes, I support the developn		
4/15/2026 22:17:56	Emma Wiersma	5101 Alexandria Dr sw	Wyoming	49418	9193810477	Yes, I support the developn		YES FOR TRADER JOES
4/16/2026 6:36:17	Stefanie Goudeaux	5926 Simon Dr SW	Wyoming	49418		Yes, I support the developn		Trader Joe's would be awesome.
4/16/2026 8:31:08	Shaya Buege	2050 34th St SW	Wyoming	49519	6167173745	Yes, I support the developn		
4/16/2026 8:33:14	Daniela Schrittenlocher	5712 Barcroft Drive SW	Wyoming	49418	6309156311	Yes, I support the developn		
4/16/2026 9:47:32	Regina White	3929 Heron Ave SW	Wyoming	49509		Yes, I support the developn		
4/16/2026 11:53:28	MARIA LEVANDUSKI	4712 Albright CT SW	Wyoming	49418	6164810930		I do not support the development	The traffic is already awful. People constant
4/16/2026 15:51:04	Attila Bokor	1443 Meadowview Ct SW	Wyoming	49509	6168288655	Yes, I support the developn		
4/16/2026 15:51:29	Cora Longora	1344 Den Hertog St SW	Wyoming	49509	6163043335	Yes, I support the developn		Support for Trader Joe's
4/16/2026 16:07:32	Vanessa Arias	5912 Walnut Ridge Dr SW	Wyoming	49418	6164275777	Yes, I support the developn		Trader Joe's, Tommy's car wash, whole food
4/16/2026 16:10:38	Jill Scaffidi	1765 Corbin SW	Wyoming	49519	8324531401	Yes, I support the developn		Please bring Trader Joe's!! It's such a pain h
4/16/2026 16:41:17	Sabrina Rohdy	1643 34th St SW	Wyoming	49519		Yes, I support the developn		
4/16/2026 16:50:06	Emily Albright	2571 Fox Run Rd SW	Wyoming	49519		Yes, I support the developn		
4/16/2026 16:50:16	Tori Lambright	4427 Pinehurst Ave SW	Wyoming	49548		Yes, I support the developn		
4/16/2026 16:50:57	Raed William	5404 Rivertown Cir SW	Wyoming	49418		Yes, I support the developn		Trader joes
4/16/2026 16:51:48	Hunter Albright	2571 Fox Run Rd SW	Wyoming	49519		Yes, I support the developn		
4/16/2026 17:06:53	Liam Tran	1169 Bunkerway Dr SW	Wyoming	Mi		Yes, I support the developn		
4/16/2026 17:13:12	Vicki Vander Veen	5875 Ivanrest Ave	Wyoming	49418	6022145959	Yes, I support the developn		We need this in this area!!!
4/16/2026 17:50:50	Austyn galloway	5313 Tahoe pine ct sw	Wyoming	49519	6168211441	Yes, I support the developn		
4/16/2026 17:51:50	Amy Marshall	5174 Alexandra Drive SW	Wyoming	49418	2487361792	Yes, I support the developn		
4/16/2026 18:04:20	Matthew Jones	5282 McCormick Dr SW	Wyoming	49418	6162500644	Yes, I support the developn		
4/16/2026 18:05:20	Rhonda VanEerden	2680 Danton Dr sw	Wyoming	49519	6166449861	Yes, I support the developn		If not that corner, then 64th and Byron Cente

Timestamp	First and Last Name	Street Address	City	ZIP Code	Phone Number	I support this project	I do not support this project	Please add additional comments or sugges
4/16/2026 18:16:20	Susie Kim	4064 Quest Ct	Wyoming	49418		Yes, I support the developn		
4/16/2026 18:17:02	Alix Villarreal	2562 Woodlake Rd SW A	Wyoming	49519	6164907780	Yes, I support the developn		
4/16/2026 18:26:24	Brandon Wait	3155 Waterchase Way S\	Wyoming	49519	2696802314	Yes, I support the developn		We definitely need a Chick-Fil-A on this side
4/16/2026 18:27:22	Rebekah Galindo	4380 Timber Ridge trail s	Wyoming	49519	9893263333	Yes, I support the developn		
4/16/2026 18:32:33	Haydn Malackowski	5910 Nile Dr sw	Wyoming	49418		Yes, I support the developn		
4/16/2026 18:34:48	Xiaoyuan Hu	1940 Frontier St SW	Wyoming	49518		Yes, I support the developn		Yes trader joes!!!!
4/16/2026 18:46:44	Pam Boverhof	5300 Ivanrest Ave SW	Wyoming	49418		Yes, I support the developn		
4/16/2026 18:58:16	Josh Bishop	3390 Kettle River Ct SW	Wyoming	49418			I do not support the development	This would be a dangerous amount of traffi
4/16/2026 19:01:17	Kelly Mahoney	3020 Waterchase Way S\	Wyoming	49519	6162270063	Yes, I support the developn		
4/16/2026 19:07:55	Grace Brown	1603 Chateau Dr SW	Wyoming	49519	9895843311	Yes, I support the developn		
4/16/2026 19:10:13	Clint Westbrook	1710 Oakvale Dr SW	Wyoming	49519		Yes, I support the developn		
4/16/2026 19:11:14	Lyndi flores	5334 Debbie ct sw	Wyoming	49418	9893079720	Yes, I support the developn		This would be great! Hopefully the parking l
4/16/2026 19:11:15	Teresa Rosas	2360 Barberry St SW	Wyoming	MI	49519	Yes, I support the developn		
4/16/2026 19:47:20	Emily Stark	909 42nd St Sw	Wyoming	49509	6166102781	Yes, I support the developn		
4/16/2026 19:47:31	Katherine Caudill	5274 Conrad Court SW	Wyoming	49418		Yes, I support the developn		
4/16/2026 19:54:26	Drew Vanranden	2154 Floyd st SW	Wyoming	49519	6165709486	Yes, I support the developn		I like TJs but never go cause it's far from my
4/16/2026 20:02:02	Kathia Duran	2154 De Hoop Ave SW	Wyoming	49509	6168266455	Yes, I support the developn		YES PLEASE!! We need one in this area!! So
4/16/2026 20:31:40	Amy Schwan	2658 Sandhill Dr SW	Wyoming	49418		Yes, I support the developn		Would LOVE a Trader Joe's!!!
4/16/2026 20:41:07	Melanie Pena	2424 Hague ave SW	Wyoming	49519		Yes, I support the developn		
4/16/2026 20:47:07	Chenery Weberg	3235 gladiola ave sw	Wyoming	49519		Yes, I support the developn		
4/16/2026 21:20:09	S Secor	4600 N Camrose Court	Wyoming	49519	6168266609	Yes, I support the developn		
4/16/2026 21:46:49	Sarah Effraim	4468 Edgemont Drive SW	Wyoming	49519	6164307264	Yes, I support the developn		
4/16/2026 21:51:01	Kristen Long	1510 Woodhill Court SW	Wyoming	49509	9894442467	Yes, I support the developn		Those businesses all sound great! Especiall
4/16/2026 21:51:39	Ben Boland	2781 52nd St SW	Wyoming	49519	6169162359	Yes, I support the developn		
4/16/2026 23:42:53	Karen Slaby	4204 Brookcrest Dr SW	Wyoming	49418			I do not support the development	STRONGLY OPPOSE! Traffic is already a cor
4/17/2026 3:11:16	Ceara Easley	Private	Wyoming	49509		Yes, I support the developn		
4/17/2026 7:22:48	Lauren Hohman	4250 Havana Ave SW	Wyoming	49509		Yes, I support the developn		
4/17/2026 8:18:46	Heather Reeder	3517 Boone Avenue SW	Wyoming	49519		Yes, I support the developn		Trader joes
4/17/2026 9:31:04	Hillary Glover	1933 Pinnacle Dr SW	Wyoming	49519		Yes, I support the developn		I only support if it means a Trader Joes!!!
4/17/2026 10:38:46	Samantha Gorski	5219 Quest Dr SW	Wyoming	49418	3302651127		I do not support the development	
4/17/2026 11:37:18	Jennifer Bautista-Baldo	4253 52nd st sw	Wyoming	49418		Yes, I support the developn		
4/17/2026 11:47:07	Isabel Lorenzana	3325 Taft Ave SW	Wyoming	495-9		Yes, I support the developn		A Trader Joe's in grandville would do SO we
4/17/2026 12:35:27	Jennifer Miller	5220 Crooked Pine Dr SV	Wyoming	49418		Yes, I support the developn		
4/17/2026 12:40:19	Hilary Timmer	4244 Del Mar Drive SW	Wyoming	49418	2196881415	Yes, I support the developn		Trader Joe's please!!!
4/17/2026 13:30:39	Anya Hylla-Postl	2673 Woodlake Ct Sw Ap	Wyoming	49519	8107010892	Yes, I support the developn		this would be so lovely we hate 28th street
4/17/2026 13:56:06	Nghi Van	5875 Sage River Ct	Wyoming	49418		Yes, I support the developn		

Timestamp	First and Last Name	Street Address	City	ZIP Code	Phone Number	I support this project	I do not support this project	Please add additional comments or sugges
4/17/2026 15:01:23	Antonio Hernandez	3325 Taft Ave SW	Wyoming	49519		Yes, I support the developn		Trader Joe's
4/17/2026 15:45:00	Makayla McAndrews	5047 Harbor House Lane	Wyoming	49418	5178966957	Yes, I support the developn		
4/17/2026 15:53:56	Myleigh Postema	5158 Windybrook Dr SW	Wyoming	49418	6163897238	Yes, I support the developn		
4/17/2026 17:54:29	Sonia Cortes	5020 Red River Ave SW	Wyoming	49418		Yes, I support the developn		
4/17/2026 19:54:35	Pam moore	4725 Albright ct sw	Wyoming	49418	6163667930	Yes, I support the developn		
4/17/2026 23:13:50	Grace Gadwood	3866 Bend St SW	Wyoming	49418	5173200934	Yes, I support the developn		
4/18/2026 10:25:35	Erin Slont	1433 43rd St SW	Wyoming	49509		Yes, I support the developn		
4/18/2026 11:53:20	Kieth Galliani	3932 Hillock St	Wyoming	49418		Yes, I support the developn		
4/18/2026 11:54:20	Natalie Kiesel	5898 Bayberry Farms Dr,	Wyoming	49418	616240327	Yes, I support the developn		
4/18/2026 16:13:30	Aaron Tanis	2373 Greenview Drive SV	Wyoming	49519	6168854814	Yes, I support the developn		Trader Joe's please!
4/18/2026 16:14:58	Agnieszka Tanis	2373 Greenview Dr SW	Wyoming	49519		Yes, I support the developn		Trader Joe's
4/18/2026 17:31:35	Matthew Sykes	2638 Longstreet Ave SW	Wyoming	49509		Yes, I support the developn		A Trader Joe's would be great here!
4/18/2026 17:56:37	Jonathan Shirley	4358 Applewood CT SW	Wyoming	49418		Yes, I support the developn		
4/18/2026 19:04:33	Steven Dang	4028 Klaver ct sw	Wyoming	49519		Yes, I support the developn		
4/18/2026 19:38:12	Drew Caminata	6188 Baneberry Ave SW	Wyoming	49418	6164382813	Yes, I support the developn		Trades Joes
4/18/2026 20:45:47	Noelle Holth	6188 Baneberry Ave SW	Wyoming	49418	2486399063	Yes, I support the developn		Trader Joe's!!!!
4/18/2026 21:24:37	Kelsey Vernon	1206 Marquette st	Wyoming	49315		Yes, I support the developn		
4/18/2026 21:25:19	Nathan DeHamer	1206 Marquette st sw	Wyoming	49509	6163408274	Yes, I support the developn		Please!
4/18/2026 22:32:52	Amy Ybarra	4425 Sugarbush Ct SW	Wyoming	49418	6169152009	Yes, I support the developn		I support a Trader Joe's, coffee shop and da However, I DO NOT support Culver's or Chic
4/18/2026 23:03:44	John Ybarra	4425 Sugarbush Ct SW	Wyoming	49418	6168363456		I do not support the development	Aside from the need for more day care, ther Had you proposed a boutique shopping cen Happy to discuss directly.
4/19/2026 8:56:50	Sharon Wassenar	2531 Golfbury Dr SW	Wyoming	49519	8479135251	Yes, I support the developn		Trader Joe's!
4/19/2026 9:55:33	Jessica S.	3472 Pleasant River	Wyoming	49418	6164388281	Yes, I support the developn		
4/19/2026 11:00:18	Chloe Rosales	2476, Bowenton Pl Sw	Wyoming	49519		Yes, I support the developn		I would love to see community-centered adc
4/19/2026 11:34:09	Dakota Heilman	1589 Meadows Ln SW	Wyoming	49509	6163124567	Yes, I support the developn		TRADER JOES
4/19/2026 11:47:53	Madi McCarel	3953 Hillock St SW Unit E	Wyoming	49418	7346646987	Yes, I support the developn		It would be such an accessible spot for thos
4/19/2026 12:10:12	Amy Dykstra-DeHaan	5817 red Cedar Dr Sw	Wyoming	49418	8475027965	Yes, I support the developn		It would bring a lot of people to the area
4/19/2026 12:12:54	Jill Farran-Andrade	5748 Hickory Ridge Dr S\	Wyoming	49418	6164435863	Yes, I support the developn	I do not support the development	
4/19/2026 12:36:21	Lindsey Mucha	2510 Ancient Dr SW	Wyoming	49519		Yes, I support the developn		Trader Joe's please
4/19/2026 15:12:26	Paul Cummings	3353 Kings River St SW	Wyoming	49418	2145379361	Yes, I support the developn		Love that this opportunity is being presente
4/19/2026 16:38:50	Joelle Beauchamp	4727 Brushwood Blvd SV	Wyoming	49418	8103353580	Yes, I support the developn		
4/19/2026 17:21:34	Nancy Winn	56 Elwell St SW	Wyoming	49548		Yes, I support the developn		We need a Trader Joe's on our side of town
4/19/2026 18:25:31	Caleb Nichol	6188 Baneberry Ave SW I	Wyoming	49418	6166993759	Yes, I support the developn		Please bring Trader Joe's to our area!!
4/19/2026 18:28:14	Juliana Holth	6188 Baneberry Ave SW	Wyoming	49418	2485349996	Yes, I support the developn		TRADER JOES. PLEASE.
4/19/2026 21:12:03	Michelle Bjorum	5490 Caravel Dr SW	Wyoming	49418	5179747031		I do not support the development	Our green spaces and residential areas are

Timestamp	First and Last Name	Street Address	City	ZIP Code	Phone Number	I support this project	I do not support this project	Please add additional comments or sugges
4/20/2026 9:49:54	Jonas Zylstra	1625 Judd Ave SW	Wyoming	49509		Yes, I support the developn		
4/20/2026 12:34:03	Katelin kendall	1258 40th st sw	Wyoming	49509		Yes, I support the developn		
4/20/2026 14:45:03	Van nguyen	3752 Reserve Dr Sw	Wyoming	49418	6168568833	Yes, I support the developn		
4/20/2026 22:37:30	Acacia F	1043 Bunkerway Dr SW	Wyoming	49508		Yes, I support the developn		I support for Trader Joes. No need for fast f
4/21/2026 7:59:26	Miriam Moffett	1465 Mulligan Drive	Wyoming	49509		Yes, I support the developn		
4/21/2026 10:16:24	Ade M	N/a	Wyoming	49519		Yes, I support the developn		Trader Joe's!!
4/21/2026 14:09:24	Amy Pelon	4087 Flamingo Ave SW	Wyoming	49509		Yes, I support the developn		I would shop here all the time
4/22/2026 7:29:02	Jacob sterling	3410 copper river ave sw	Wyoming	49418	6166906934		I do not support the development	The more I think about this proposal the mo
4/22/2026 17:53:55	Talar Roberts	3900 Boone Ave SW	Wyoming	49519		Yes, I support the developn		Driving to Kentwood for Trader Joe's is not a
4/22/2026 17:57:06	Timothy Belanger	3859 Perry Ave Sw	Wyoming	49519	6167100032	Yes, I support the developn		This would be excellent for the neighborhoo
4/22/2026 18:27:43	Elma Mujkic	1572 Lillyview ct sw	Wyoming	49509	6166350634	Yes, I support the developn		
4/23/2026 7:43:57	Elsa Gonzalez	3704 Wyoming Ave SW	Wyoming	49519		Yes, I support the developn		
4/23/2026 19:48:24	Justine Starr	227 Floyd St Sw	Wyoming	49548	6162140076	Yes, I support the developn		
4/24/2026 11:36:16	Carrie Phelps	1758 r w berends dr sw #	Wyoming	49519		Yes, I support the developn		
4/24/2026 12:17:56	Kristin Prince	2567 golfbury dr sw	Wyoming	49519		Yes, I support the developn		Trader Joe's please!
4/24/2026 15:13:37	Chloe Richardson	5422 Rivertown Cir SW	Wyoming	49418	616-780-9399	Yes, I support the developn		
4/24/2026 16:01:55	Heather Bailey	5629 Bayberry Farms Dr	Wyoming	49418	6167738648	Yes, I support the developn		
4/24/2026 16:14:29	Mike D	5108 Hoban Ave	Wyoming	49519	6162098006	Yes, I support the developn		
4/24/2026 17:12:33	Trevor Hyde	3661 Hubal Ave SW	Wyoming	49519	6162985582	Yes, I support the developn		We want Trader Joe's!!
4/24/2026 18:06:29	Alexis Barajas	2338 Cadotte Dr SW Apt	Wyoming	49519	6169157677	Yes, I support the developn		
4/24/2026 19:37:46	Anne Ahonen	3363 52nd St SW	Wyoming	49418			I do not support the development	We already have many shopping options ne
4/25/2026 0:41:19	Lindsay Tebout	5702 Nile Dr SW	Wyoming	49418	6168225994	Yes, I support the developn		Lovvve Trader Joes and feel this side of tow
4/25/2026 16:45:52	Shaina Aifuwa	4824 Hidden River Avenu	Wyoming	49418		Yes, I support the developn		
4/26/2026 7:12:36	Rhonda Williams	158 Wadsworth St	Wyoming	49548		Yes, I support the developn		It would be a blessing to have a Trader Joes
4/26/2026 10:04:46	Sean Igoe	5736 Nancy Dr SW	Wyoming	49418		Yes, I support the developn		
4/26/2026 16:05:04	Olivia Kulesza	6188 Baneberry Ave Sw (	Wyoming	49418	2483766205	Yes, I support the developn		This is a great idea for the community.
4/26/2026 16:13:37	Pamela Bleau	5195 Salmon River Ave S	Wyoming	49418			I do not support the development	
4/26/2026 16:14:00	Paul Bleau	5195 Salmon River Ave S	Wyoming	49418			I do not support the development	
4/27/2026 12:20:42	Kayla K	1723 Mulligan Dr SW	Wyoming	49519		Yes, I support the developn		I would like to see more versatility in vegan
4/28/2026 13:02:02	Mia Poll	4247 Milan Ave sw	Wyoming	49509	6168819779	Yes, I support the developn		
4/28/2026 13:45:50	Bill Foster	5655 Charolais Dr. SW	Wyoming	49418	2485616708	Yes, I support the developn		My wife and I would like a Trader Joe's here
4/28/2026 17:43:09	Ryan	Ashley	Wyoming	49509		Yes, I support the developn		
4/29/2026 10:01:10	Caitlyn Nyhuis	2777 Woodward Ave Sw	Wyoming	49509	6168906871	Yes, I support the developn		
4/29/2026 18:21:34	Rode pannell	4651 Caspian Avenue So	Wyoming	49519	8156857640	Yes, I support the developn		
4/30/2026 14:59:59	Leah	4361 Milan ave sw	Wyoming	49509	6162381701	Yes, I support the developn		
4/30/2026 15:01:24	Aniyah Bieri	4361 Milan ave sw	Wyoming	49509	6162381701	Yes, I support the developn		

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4/30/2026 18:19:56	Alex Victor	2935 52nd St SW	Wyoming	49418		Yes, I support the developn		
5/1/2026 15:42:42	marybeth robbins	5175 Havana Ave SW	Wyoming	49509		Yes, I support the developn		
5/1/2026 17:07:57	Kaylee Johnson	3614 collingwood ave sw	wyoming	49519		Yes, I support the developn		
5/1/2026 17:08:51	Yamiles Gonzalez	2745 Calgary St SW	Wyoming	49519	6168248229	Yes, I support the developn		Please bring Trader Joe's !!! I'm tired of goin
5/2/2026 15:59:06	Jennifer Smith	1663 oakvale dr Sw	Wyoming	49519	6163089552	Yes, I support the developn		Would LOVE this!!!
5/3/2026 12:34:12	Carla Rich	5310 Pinnacle Dr. SW	Wyoming	49519	6166901736	Yes, I support the developn		
5/3/2026 13:04:11	Makenzie Thornsbury	5143 Harbor house ln ap	Wyoming	49418		Yes, I support the developn		
5/3/2026 13:47:55	Thomas Bridson	3811 Hazelwood	Wyoming	49519		Yes, I support the developn		
5/4/2026 12:17:31	Billy Mullins	5138 Truscott Ave Sw, Ap	Wyoming	49519		Yes, I support the developn		
5/5/2026 20:31:23	Mary Francois	1587 Den Hertog St	Wyoming	49509			I do not support the development	Traffic would be a nightmare if you put in a
5/6/2026 20:26:44	Jenna Gelderloos	4463 Grand Ridge Ct Sw	Wyoming	49418	6164371333	Yes, I support the developn		
5/7/2026 16:07:29	Caitlyn Rivas	5728 Rodney Dr SW	Wyoming	49418		Yes, I support the developn		
5/7/2026 16:58:01	Jenna Schramm	5140 Pinnacle Drive SW	Wyoming	49519		Yes, I support the developn		This would be a huge asset to our communi
5/8/2026 17:29:06	Pari Santhanakrishnan	5935 Scarsdale Drive SW	Wyoming	49418	7347871011	Yes, I support the developn		
5/8/2026 18:50:37	Alycia Prince	2005 Collingwood Ave	Wyoming	49519	5179304109	Yes, I support the developn		
5/9/2026 14:15:40	Joselyn Schmidt	5482 Fieldstone Dr	Wyoming	49418		Yes, I support the developn		
5/9/2026 16:42:52	Yanel Martinez	826 Blackburn St SW	Wyoming	49509	6163237553	Yes, I support the developn		People need a closer one!!
5/10/2026 12:22:08	Laurie Jipping	4701 Albright Ct	Wyoming	49418	616-457-0927	Yes, I support the developn		
5/10/2026 14:00:28	Morgan Cummings	2935 Waterchase Way SW	Wyoming	49519		Yes, I support the developn		
5/10/2026 16:03:58	Maxwell Gates	3762 Reserve Drive SW	Wyoming	49418	6514289680	Yes, I support the developn		
4/8/2026 20:13:02	Sophia lynema	4478 sugarbush ct	WY	49418	6162291442	Yes, I support the developn	I do not support the development	
4/16/2026 20:41:44	Luis Trevino	2930 Snowberry Dr SW	Whoming	49418		Yes, I support the developn		
4/16/2026 18:04:18	Kailee	950 Far Hill Trail	Wayland	49348		Yes, I support the developn		This area would be great for Trader Joe's!
4/16/2026 21:52:26	Kendall Smies	1115 140th Ave	Wayland	49348		Yes, I support the developn		Trader Joe's please!!! This would be amazin
4/17/2026 6:49:37	Breanna McKellips	4284 Scarborough Ave	Wayland	49348	6165523555	Yes, I support the developn		
5/5/2026 11:11:14	Skylar Zuiderveen	220 Forrest St	Wayland	49348		Yes, I support the developn		
4/16/2026 17:08:10	Sonia Wielhouwer	3810 Sylvan Ct SW	Walker	49534		Yes, I support the developn		
4/16/2026 18:08:05	Kristen boersema	635 Waterford Village Dr	Walker	49534	7346605531	Yes, I support the developn		
4/17/2026 8:22:06	Emma Sydor	460 Hampton Lane Nw	Walker	49534		Yes, I support the developn		I have said for years I would love a Trader J
4/17/2026 5:38:28	Ian Berry	18288 Woodland Ridge D	Spring Lake	49456		Yes, I support the developn		TRADER JOES ASAP
4/16/2026 17:19:32	Lynn Penoyer	40 Centennial St	Sparta	49345	5865317322	Yes, I support the developn		
4/19/2026 13:00:06	Clara Murdock	150 Orchard Drive	Sparta	49345	6169701794	Yes, I support the developn		
4/13/2026 23:05:38	Henry Vermeer	515 5th St	Sioux center Iowa	51250			I do not support the development	My family lives in that neighborhood. They c
4/13/2026 23:03:19	Vicki Lynn	515 5th St	Sioux center IA	51250			I do not support the development	My kids and grandkids live in that neighborh
4/16/2026 16:21:54	Brianna Clark	17729 white creek ave	sand lake	49343	4236211036	Yes, I support the developn		
4/16/2026 16:24:47	K clark	White Creek	Sand Lake	49343	8595339487	Yes, I support the developn		

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4/15/2026 14:07:59	Sandra Gleason	8435 Wolven Ave NE	Rockford	49341	616-443-3284	Yes, I support the developn		
4/17/2026 14:18:05	Laura Chatelain	12098 Gilmore Point Dr	Plainwell	49080	2693523630	Yes, I support the developn		I shop in this area all the time especially at (
4/17/2026 4:19:20	Angela Brownell	505 Glen Oaks Drive	Muskegon	49442		Yes, I support the developn		
5/4/2026 11:44:14	Adrianna Conn	1269 E Giles Rd	Muskegon	49445	2316709490	Yes, I support the developn		
4/26/2026 7:11:34	Elizabeth Kolenda	11450 Parmalee Rd	Middleville	49333		Yes, I support the developn		My children attend school near this location
4/16/2026 17:18:38	Taylor Cross	2901 100th st sw byron c	Mi	49315	6168884949	Yes, I support the developn		Make it a Trader Joe's!!!!
4/13/2026 9:13:45	Larry Su	5676 W De Blaay Dr Se	Kentwood	49512	6164853029	Yes, I support the developn		Love to see the city grow!
4/17/2026 0:40:29	Katie Schumaker	5659 Christie Ave SE	Kentwood	49508	616-272-1656	Yes, I support the developn		I'd love a trader joes there. I work for trader j
4/18/2026 18:24:57	India Castano	5988 Leisure South Dr SE	Kentwood	49548	6167730095	Yes, I support the developn		
4/13/2026 8:48:30	Zachary Brentana	3556 cobblestone ct	Kentwood	49512	6166441909	Yes, I support the developn		
4/26/2026 13:58:42	Kacie Turner	4507 Madison Ave SE	Kentwood	49548	3133298620	Yes, I support the developn		
4/16/2026 21:39:25	McLean	7151 W G Ave	Kalamzoo	49009	410-852-8094	Yes, I support the developn		I live in Kalamazoo but have worked in Gran
4/17/2026 18:44:21	Ana Kraker	1795 Broadview Dr	Jension	49428	6166331350	Yes, I support the developn		
4/12/2026 18:24:53	Kali Yonker	303 Baldwin Street Unit (	Jenison	49428	2312150835	Yes, I support the developn		
4/16/2026 15:53:32	Hannah DeVries	1118 Koster St	Jenison	49428	6168480400	Yes, I support the developn		
4/16/2026 16:34:47	Sandra Tells	2216 Eastwood St	Jenison	49428		Yes, I support the developn		
4/16/2026 17:34:59	Not sharing my name	Jenison	Jenison	49428		Yes, I support the developn		
4/16/2026 22:49:56	Marisa Hahn	Jenison, Michigan	Jenison	49428	6169902327	Yes, I support the developn		
4/20/2026 18:40:41	Sarah Pohler	7019 Southwood Dr	Jenison	49428		Yes, I support the developn	I do not support the development	Trader Joe's - would love one in this area
5/2/2026 8:03:22	Laura Ras	7528 Walnut Ave	Jenison	49428		Yes, I support the developn		
4/10/2026 14:37:30	Anastasia Mucha	7093 20th Ave	Jenison	49428	2247150611	Yes, I support the developn		Trader Joe's on this side of GR would be abs
4/10/2026 22:10:45	Michelle Dammen	6550 Clover Lane	Jenison	49428	6164029847	Yes, I support the developn		Trader Joe's would be a dream!!! Please let i
4/13/2026 10:10:57	Krista Petrini	7984 Green Meadow Cou	Jenison	49428		Yes, I support the developn		I moved here from Arizona last July and the
4/14/2026 12:02:38	Lydia Timmer	976 Cypress Dr.	Jenison	49428		Yes, I support the developn		Trader Joe's!!!!!!
4/14/2026 13:08:08	Dana Baley	6871 Glenview Ave	Jenison	49428-8131	9892339424	Yes, I support the developn		
4/15/2026 20:00:35	Cheryl Johnson	883 village ln	Jenison	49428	6163181273	Yes, I support the developn		Please a chick fil a
4/16/2026 13:39:24	Jackson	8718 willow run drive	Jenison	49428	6164011675	Yes, I support the developn		
4/16/2026 16:03:07	Amanda Bekkering	1424 Woodland St	Jenison	49428		Yes, I support the developn		
4/16/2026 16:08:55	Danielle Greenway	7687 Riverview Dr, Apt 1(	Jenison	49428	6162920542	Yes, I support the developn		
4/16/2026 16:14:44	christine norrod	8885 36th ave	Jenison	49428	4146596054	Yes, I support the developn		
4/16/2026 16:23:29	Teri Meekhof	2575 Rosewood st	Jenison	49428		Yes, I support the developn		Please convince Trader Joes to come to Wy
4/16/2026 16:24:03	Shari Ilbrink	1899 Tulip Lane	Jenison	49428		Yes, I support the developn		
4/16/2026 16:27:38	Jennifer Gibbs	3081 Greenmeadow Dr	Jenison	49428		Yes, I support the developn		
4/16/2026 16:33:01	Angie Music	3467 Bauer Rd	Jenison	49428	6168198688	Yes, I support the developn		
4/16/2026 16:53:40	Sarah Fedler	8354 Bauerridge Ave	Jenison	49428	2079396464	Yes, I support the developn		
4/16/2026 17:19:34	Stephanne Moorehead	2317 Pine St.	Jenison	49428		Yes, I support the developn		

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4/16/2026 17:49:00	Amanda Lamfers	2560 Rosewood st	Jenison	49428	6162833355	Yes, I support the developn		This would be an awesome location! I don't
4/16/2026 17:55:34	Johanna Dexter	2094 Greendale Dr	Jenison	49428	7605543888	Yes, I support the developn		
4/16/2026 19:14:31	Miss Lennon Nicole Herroı	7709 Riverview Dr #203	Jenison	49428	2604152033	Yes, I support the developn		
4/16/2026 19:14:57	Keri Roth	1159 Monza Dr	Jenison	49428	6164469055	Yes, I support the developn		
4/16/2026 19:36:10	Rebecca Maloley	8747 Chevelle Ct.	Jenison	49428	6164814402	Yes, I support the developn		If that particular area does not work out, I w
4/16/2026 19:42:35	Megan Homrich	7682 Thomas Ave	Jenison	49428	6167197562	Yes, I support the developn		This would be life changing!
4/16/2026 19:47:51	mark suydam	7682 thomas ave	jenison	49428	6162998438	Yes, I support the developn		
4/16/2026 20:57:12	Victoria Sokolov	2353 Rosewood St	Jenison	49428	2484347310	Yes, I support the developn		Trader Joe's!
4/16/2026 22:30:28	Leah Hodges	3246 Eagle Peak Cr	Jenison	49428	6165600964	Yes, I support the developn		
4/17/2026 0:56:01	Raegen Brown	7416 Magnolia Dr	Jenison	49428		Yes, I support the developn		
4/17/2026 18:20:28	Taylor Gillman	2311 Wagonwheel St	Jenison	49428	6164437913	Yes, I support the developn		TRADER JOES! :)
4/18/2026 2:58:42	Mackenzie Wardwell	7836 Ronson Ave	Jenison	49428	2399613825	Yes, I support the developn		
4/18/2026 12:48:26	Tyler Bush	1495 Bauer Road	Jenison	49428	2698061957	Yes, I support the developn		Do it ASAP
4/18/2026 18:49:59	Amanda Deemter	8900 Victor Ave	Jenison	49428	6168622878	Yes, I support the developn		I shop TJs weekly. Would be great to have o
4/19/2026 9:33:11	Jade Grey	7261 Bayview Ave	Jenison	49428		Yes, I support the developn		
4/20/2026 9:34:06	Lukas Gutbrod	8708 Hawthorne Dr.	Jenison	49428	6164261207	Yes, I support the developn		Trader Joe's
4/21/2026 20:06:42	Bernadette Watts	8534 Beretta Ct	Jenison	49428		Yes, I support the developn		
4/21/2026 22:23:08	Dayna Wilkie	6955 Greendale Ct.	Jenison	49428	2482298209	Yes, I support the developn		
4/24/2026 23:27:23	Megan MacDonald	8691 Astro Dr	Jenison	49428	6167458090	Yes, I support the developn		
4/26/2026 19:43:39	Alex Stephens	6451 12th Ave	Jenison	49428	6162129792	Yes, I support the developn		
4/26/2026 19:44:18	Jasmine English	6451 12th Ave	Jenison	49428	7346728152	Yes, I support the developn		Trader Joe's is a great addition to the comm
4/29/2026 17:16:34	Melanie Vergunst	7626 Lamplight Dr	Jenison	49428	6163279262	Yes, I support the developn		
5/3/2026 19:19:07	Katelyn Campbell	7155 20th Ave	Jenison	49428	6168199958	Yes, I support the developn		Trader Joe's!
5/6/2026 20:52:24	Jenean McLoskey	2504 cedar west drive	Jenison	49428	6163668167	Yes, I support the developn		
4/14/2026 12:18:53	Ashley o	2390 barry	Hudsonville	49426		Yes, I support the developn		
4/14/2026 22:56:07	Nikki Lorenzen	1840 round barn drive	Hudsonville	49426		Yes, I support the developn		It'd be great to have a trader Joe's this side
4/16/2026 15:51:55	Kate Lozon	3482 Timothy Dr	Hudsonville	49426		Yes, I support the developn		
4/16/2026 16:05:03	Heather Kobayashi	7340 Rolling Hills Dr	Hudsonville	49426	6166173953	Yes, I support the developn		
4/16/2026 16:50:34	Mallory	6708 crown point dr	Hudsonville	49426		Yes, I support the developn		
4/16/2026 17:02:02	Jaci Cumings	3568 Lenters Drive	Hudsonville	MI		Yes, I support the developn		
4/16/2026 17:08:36	Anne Holman	5400 School Ave, Apt 20	Hudsonville	49426	6158868765	Yes, I support the developn		I love Trader Joe's! But the current one is so
4/16/2026 18:30:59	Allison Graeff	5026 Ambercrest Ave	Hudsonville	49426		Yes, I support the developn		Trader Joe's
4/16/2026 18:56:01	Myunghee Park	4181 Springline Dr	Hudsonville	49426	7623238534	Yes, I support the developn		I love Trader Joe's. I have to drive 30 minute
4/17/2026 0:03:25	Amy Kadzban	4249 Springside Dr.	HUDSONVILLE	49426	6167060380	Yes, I support the developn		Would love a Trader Joe's or restaurant calle
4/17/2026 11:28:39	Allison Graeff	5026 Ambercrest Ave	Hudsonville	49426	616-901-0943	Yes, I support the developn		TRADER JOE'S!!!!!!!!!!!
4/17/2026 18:48:43	Laura Mammen	4274 Nancy St.	Hudsonville	49426	6164251971	Yes, I support the developn		Fully support a Trader Joe's at this location

Timestamp	First and Last Name	Street Address	City	ZIP Code	Phone Number	I support this project	I do not support this project	Please add additional comments or sugges
4/18/2026 10:50:46	Olivia Brown	7387 brewer dr	Hudsonville	49426		Yes, I support the developn		
4/19/2026 16:38:03	Robyn Besteman	6775 city view dr	Hudsonville	49426	6166335574	Yes, I support the developn		
4/19/2026 17:24:55	Emily Farrugia	3585 Nobb Hill Dr	Hudsonville	49426	6168891330	Yes, I support the developn		Trader Joe's PLEASE
4/19/2026 19:03:52	Jennifer Wabeke	6644 Arlene Dr	Hudsonville	49426	6169017538	Yes, I support the developn		
4/20/2026 9:13:21	Sarah Lynema	5311 32nd Ave	Hudsonville	49426	2692259022	Yes, I support the developn		
4/20/2026 18:32:10	Steph Bolhuis	3056 Riley Street	Hudsonville	49426	6168130827	Yes, I support the developn		Trader Joe's would be amazing to have in th
4/21/2026 12:01:45	Julie Norrington	6581 Sheldon Crossing d	Hudsonville	49426		Yes, I support the developn		
4/25/2026 13:58:39	Mark DeGroot	6941 Yosemite drive	Hudsonville	49426		Yes, I support the developn		
4/26/2026 12:30:27	Louisa Risetter	5415 16th Ave	Hudsonville	49426		Yes, I support the developn		
4/27/2026 14:00:23	Barb Kasen	5709 Cory Dr	Hudsonville	49426	309 6482851	Yes, I support the developn		
4/28/2026 18:22:45	Madelynn huizenga	4115 valley vista Dr	Hudsonville	49426		Yes, I support the developn		
4/30/2026 18:56:43	Emily Freeman	2065 Bridlewood Dr.	Hudsonville	MI	989-277-0471	Yes, I support the developn		
4/9/2026 8:22:16	Renae Beek	3808 Black Creek Drive	Hudsonville	49426	6166697552	Yes, I support the developn		There are a lot of people in that area with sp
4/9/2026 13:27:15	susan maas	3698 Eighth Ave SW	Hudsonville	49426		Yes, I support the developn		
4/14/2026 12:46:22	Katie Schurr	2088 Jaclyn Dr	Hudsonville	49426	6163400045	Yes, I support the developn		
4/16/2026 15:35:12	Loren Koella	7056 Kevin Ct	Hudsonville	49426		Yes, I support the developn		Adding a Trader Joe's would be incredible! T
4/16/2026 16:07:40	jackie rhodes	6182 W Bay Ct	hudsonville	49426	6162407202	Yes, I support the developn		yes to chickfila as well!
4/16/2026 16:49:10	Julie Pruiett	6523 Alward Dr	Hudsonville	49426			I do not support the development	
4/16/2026 16:52:21	Stan Syrek	7013 Taylor Street	Hudsonville	49426	6162129739	Yes, I support the developn		
4/16/2026 17:16:54	Sugyeong Jeong	3441 Abbye Ave	Hudsonville	49426	2487034538	Yes, I support the developn		
4/16/2026 18:04:11	Dawn Haase	3771 Teton Dr	Hudsonville	49426	8153262889	Yes, I support the developn		Trader Joe's!
4/16/2026 18:13:09	Shruti Patel	7318 Alycia Dr	Hudsonville	49426	6168344728	Yes, I support the developn		
4/16/2026 18:15:05	Kamryn Stankus	6277 Heathcross Dr	Hudsonville	49426	6168484587	Yes, I support the developn		7 brew!
4/16/2026 18:18:39	Bri Stankus	6277 Heath Cross Dr	Hudsonville	49426	6162622280	Yes, I support the developn		Yes yes yes! Trader Joe's! Chikfila!!!
4/16/2026 18:37:37	Gabriela Chavez	3958 Katie Ct	Hudsonville	49426		Yes, I support the developn		
4/16/2026 18:42:27	Sarah Rose	8071 Redfield Ct	Hudsonville	49426	6164035881	Yes, I support the developn		
4/16/2026 19:07:44	Haeun lee	Meadow Brown Drive	Hudsonville	49426	6163701567	Yes, I support the developn		
4/16/2026 19:28:06	Mihyang Jung	3629 Andover lane	Hudsonville	49426	6162905206	Yes, I support the developn		
4/16/2026 19:29:51	Shannon Vandewarker	6680 Crown Point Dr	Hudsonville	49426		Yes, I support the developn		Trader Joe's would be amazing here!!
4/16/2026 19:29:52	Amanda Burke	2160 Brindle Dr	Hudsonville	49426	2487704854	Yes, I support the developn		
4/16/2026 19:29:54	Jenny Doane	6824 Georgetown ave	Hudsonville	49426		Yes, I support the developn		
4/16/2026 19:38:36	holl malone	6146 blendon dr, apt 304	hudsonville	49426		Yes, I support the developn		
4/16/2026 19:46:02	Melissa king	3342 Rivington Dr	Hudsonville	49426		Yes, I support the developn		
4/16/2026 19:52:29	Stacie Caines	3431 Rivington Dr	Hudsonville	49426	616-836-6943	Yes, I support the developn		Trader Joe's PLEASE!!!!!!
4/16/2026 19:54:17	Brian Porritt	7033 Williamstown Dr	Hudsonville	49426		Yes, I support the developn		Do it!
4/16/2026 20:00:36	Grace Kim	4173 Springhill Dr.	Hudsonville	49426	6143814231	Yes, I support the developn		

Timestamp	First and Last Name	Street Address	City	ZIP Code	Phone Number	I support this project	I do not support this project	Please add additional comments or sugges
4/16/2026 21:20:15	Ryan Blickley	3132 Rosewood St	Hudsonville	49426	6164069390	Yes, I support the developn		Please! This would be amazing!
4/16/2026 22:30:07	Victoria Tanner	2414 Barry St	Hudsonville	49426	5175812522	Yes, I support the developn		
4/16/2026 22:33:17	Nancy Dancz	6368 Apio Circle	Hudsonville	49426	616 321 1716	Yes, I support the developn		
4/17/2026 8:02:23	Kali Rusiecki	7256 Yellowstone Dr	Hudsonville	49426		Yes, I support the developn		
4/17/2026 12:31:49	Patricia York	7326 Rolling Hills	Hudsonville	49426		Yes, I support the developn		
4/17/2026 13:07:17	Amanda Slane	1903 24th Ave	Hudsonville	49426		Yes, I support the developn		Would love a Trader Joe's on this end of tow
4/17/2026 20:31:07	Sarah Feenstra	4374 Saddlehorn Dr	Hudsonville	49426	6169157729	Yes, I support the developn		
4/17/2026 20:31:41	Carrie Hollinrake	4362 Saddlehorn Dr	Hudsonville	49426	6163400387	Yes, I support the developn		
4/19/2026 12:44:00	Madeline Buchele	2019 Jaclyn Dr	Hudsonville	49426	2694497780	Yes, I support the developn		Trader Joe's!!!
4/19/2026 13:00:08	Joanna DeClark	1112 Castlebay Way	Hudsonville	49426	6164388151	Yes, I support the developn		
4/19/2026 13:18:51	Andrew Buchele	2019 Jaclyn drive	Hudsonville	49426		Yes, I support the developn		
4/19/2026 20:04:10	Amanda Shook	3386 Jamesfield Ct	Hudsonville	49426		Yes, I support the developn		It has been a longtime coming and there ne
4/20/2026 9:02:53	Gertie Bokma	4180 Valley Vista Dr, 204	Hudsonville	49426	6163346124	Yes, I support the developn		
4/20/2026 9:30:38	Bella Prins	3982 Kentucky Lane	Hudsonville	49426		Yes, I support the developn		
4/20/2026 14:03:11	Danile	7130 Georgetown	Hudsonville	49426		Yes, I support the developn		
4/20/2026 14:20:13	Sara Jefferies	6993 Bridgeport Dr	Hudsonville	49426	6162043943	Yes, I support the developn		
4/21/2026 10:49:25	Jenna vermeer	1544 greenly st	Hudsonville	49426	6162838518	Yes, I support the developn		
4/21/2026 15:23:06	Lindsay Van Duinen	5709, 18th Ave	Hudsonville	49426	6165161684	Yes, I support the developn		
4/22/2026 20:19:12	Kyle Perrault	5902 22nd Ave	Hudsonville	49426	6167260750	Yes, I support the developn		
4/23/2026 10:18:42	Danielle Burgos	7938 42nd Ave	Hudsonville	49426	2316320026	Yes, I support the developn		I would love a Trader Joe's in the Wyoming a
4/26/2026 10:42:46	Hayden Elyea	2163 Van Buren St	Hudsonville	49426	6168189197	Yes, I support the developn		Trader joe's
4/26/2026 11:36:58	Jamie Morsehead	3370 Camrose Drive	Hudsonville	49426	2627482617	Yes, I support the developn		
4/28/2026 14:37:27	Samantha Schultz	4339 Shetland Dr	Hudsonville	49426		Yes, I support the developn		
4/28/2026 14:59:10	Mitch Schultz	4339 Shetland Dr.	Hudsonville	49426		Yes, I support the developn		
4/30/2026 8:35:35	Sarah Edwards	3932 Port Sheldon St	Hudsonville	49426	5868500962	Yes, I support the developn		
4/30/2026 18:59:43	Keith Leyendecker	3908 Perry St	Hudsonville	49426		Yes, I support the developn		
4/30/2026 21:31:08	Jake Freeman	2065 Bridlewood Dr.	Hudsonville	49426		Yes, I support the developn		
5/1/2026 11:57:02	Sabrina	Barrera	Hudsonville	49426	6163776561	Yes, I support the developn		
5/1/2026 18:27:41	Alicia DeKam	5697 Marlin Ave.	Hudsonville	49426		Yes, I support the developn		
5/2/2026 14:06:33	Matt Walker	4121 Friesian Drive	Hudsonville	49426	6166107286	Yes, I support the developn		
5/7/2026 15:37:53	April holwerda	4170 Valley Vista Drive, A	Hudsonville	49426	6162181905	Yes, I support the developn		
4/16/2026 16:05:14	Kalli Mascorro	3357 32nd St	Hopkins	49328		Yes, I support the developn		Trader Joe's!
4/16/2026 20:00:58	Michelle Boelens	15807 Riley St	Holland	49424		Yes, I support the developn		We would love having a Trader Joe's closer
4/16/2026 20:31:45	Sarah Martinez	127 W 19th Street	Holland	49423	6162985482	Yes, I support the developn		
4/17/2026 18:56:46	Amanda Rangel	11879 Barkton Dr	Holland	49424		Yes, I support the developn		
4/18/2026 12:42:00	Jen Tingey	5076 Nature View Ln	Holland	49423-8555	7023266333	Yes, I support the developn		

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4/19/2026 12:30:52	Hailey Reyes	13652 Signature Dr	Holland	49424		Yes, I support the developn		TRADER JOES!!!!
4/25/2026 17:25:51	Chris Parish	279 Paramount Ln, Apt 1	Holland	49424		Yes, I support the developn		
4/29/2026 14:44:19	Nancy Post	2705 N Lakeshore Drive	Holland	49424	6162920960	Yes, I support the developn		Other great location for Trader Joe's would l
4/14/2026 18:56:47	Jen Johnson	3461 34th St	Hamilton	49419	6164142882	Yes, I support the developn		
4/8/2026 13:14:27	Janice Sergides	5189 Harbor House lane	GRANDVILLE	49418	9176749792	Yes, I support the developn		
4/8/2026 17:00:58	Sheryl Sprague	4158 Del Mar Village Dr S	Grandville	49418	6164819557	Yes, I support the developn		YES please!!!
4/8/2026 19:08:02	Aliska Piper	5737 Kenstyn Dr	Grandville	49418		Yes, I support the developn		Yes yes yes…bring more drive thrus!!! Love t
4/8/2026 19:45:20	Courtney Van Heck	3527 Yukon Drive	Grandville	49418	2489244807	Yes, I support the developn		
4/9/2026 7:34:03	Christine Tocco	3980 Costen ct	Grandville	49418	6162922011	Yes, I support the developn		
4/9/2026 11:54:40	Lori Yoder	3693 Basswood Drive SV	Grandville	49418	6164854951	Yes, I support the developn		
4/9/2026 15:54:14	Chris Czarnopys	4151 Omaha SW	Grandville	49418	616-299-9641	Yes, I support the developn		
4/9/2026 17:00:33	Dianne Cartwright	5066 Alexandria DR SW	Grandville	49418			I do not support the development	
4/9/2026 17:48:48	Melissa Stoel	3772 Prairie ST SW	Grandville	49418	6163254931	Yes, I support the developn		Great location for a Trader Joe's!
4/9/2026 19:46:11	Brianna LeMerise	4249 Del Mar Drive SW	Grandville	49418	616222222222	Yes, I support the developn		Michigan sucks
4/11/2026 17:40:53	Joelle Gallup	4695 Rivera Ct SW	Grandville	49418		Yes, I support the developn		
4/12/2026 12:07:10	Teresa Mccrumb	4519 Red Maple Dr	Grandville	49418	61665817355	Yes, I support the developn		
4/14/2026 11:22:23	Chuck Kuhn	3595 Clarey Dr SW	Grandville	49418		Yes, I support the developn		
4/14/2026 18:01:54	Avery Labbe	3524 River Run St SW	Grandville	49418		Yes, I support the developn		I love Trader Joe's and I frequent that store a
4/15/2026 11:09:24	Eileen Vanden Berg	3555 Copper River Ave	Grandville	49418	6164464099	Yes, I support the developn		
4/15/2026 12:58:18	Lauren Doster-Washburn	Ivanrest Ave Sw	Grandville	49418			I do not support the development	As an employee of a small business near th
4/16/2026 15:59:04	Olivia Troost	5461 Kenowa ave	Grandville	49418	6165517738	Yes, I support the developn		Please, this would be the best thing to happ
4/16/2026 16:24:00	Tiffany c	Wilson ave	Grandville	49418		Yes, I support the developn		Trader joes
4/16/2026 16:26:33	Kendall Hudson	3958 Navaho St Sw	Grandville	49418		Yes, I support the developn		
4/16/2026 16:31:38	Becca Boven	4359 Fairview st sw	Grandville	49418	6162406869	Yes, I support the developn		
4/16/2026 17:09:00	Josh deboer	6542 8th ave	Grandville	49418		Yes, I support the developn		
4/16/2026 17:09:30	Stacie neview	6542 8th ave	Grandville	49418		Yes, I support the developn		
4/16/2026 17:09:55	Russell neview	6542 8th ave	Grandville	49418		Yes, I support the developn		
4/16/2026 17:40:47	Alaina Blickley	6069 8th Ave	Grandville	49418		Yes, I support the developn		Trader Joe's!!!
4/16/2026 18:49:20	Skylar Gelock	3884 Oakes st sw	Grandville	49418		Yes, I support the developn		
4/16/2026 18:53:34	Eli Dewey	6102 Kuiper Drive SW	Grandville	49418	2316670658	Yes, I support the developn		Trader Joe's 100%
4/17/2026 0:06:33	Jeremy Kuiper	3612 Apache Ct	Grandville	49418		Yes, I support the developn		I want Trader Joe's
4/17/2026 12:55:59	Alysse Shoemaker	Mohawk	Grandville	49418			I do not support the development	There's plenty of open retail available in the
4/18/2026 11:52:19	Brittany Riva	3703 Socorro dr sw	Grandville	49418	6163408985	Yes, I support the developn		I support a Trader Joe's and a division of the
4/18/2026 15:20:34	Mia Gutierrez	5075 Rivera Dr SW	Grandville	49418	6166444284	Yes, I support the developn		
4/19/2026 8:53:25	Andrea Gritter	4578 Lucas Dr	Grandville	49418		Yes, I support the developn		Trader Joe's!!
4/19/2026 12:38:14	Amber McClain	5012 Riverfield dr	Grandville	49418	6164609694	Yes, I support the developn		

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4/19/2026 12:46:26	Gina Svec	Big Rock ct	Grandville	49418		Yes, I support the developn		Grandville retail and restaurants options hav
4/19/2026 15:22:07	Christine Caswell	5733 Barcroft Dr SW	Grandville	49418	6162869075	Yes, I support the developn		IKEA would be a nice addition
4/20/2026 16:00:12	Andrea Leask	4261 Mohawk Ave	Grandville	49418	616889688	Yes, I support the developn		Just make sure has a lot of parking!
4/21/2026 7:41:13	Matthew Zitny	4693 Wilson Ave Sw , Sui	Grandville	49418		Yes, I support the developn		Bring a poki toki
4/24/2026 7:04:12	Kaleb siebert	4667 Blackfoot Dr	Grandville	49418		Yes, I support the developn		
4/26/2026 14:17:23	Shanna Jablonski	3155 Wallace Ave SW	Grandville	49418		Yes, I support the developn		
4/26/2026 18:53:57	Maggir henslee	3737 blackhawk	Grandville	49428	6165300900	Yes, I support the developn		
4/26/2026 18:57:12	Dan henslee	3737 blackhawk	Grandville	49418	6165300900	Yes, I support the developn		
4/27/2026 12:57:26	Pam Lubbers	2641 Angling Rd	Grandville	49418		Yes, I support the developn		Trader Joe's please!
4/29/2026 15:33:27	Brian Wilson	3094 Pine Meadow	Grandville	49418		Yes, I support the developn		Bring Trader Joes plleeeeaasse
5/4/2026 19:37:26	Justin Barnes	6188 baneberry ave SW	Grandville	49418		Yes, I support the developn		
5/5/2026 11:51:13	Amanda Dudek	4336 mayaka crt	Grandville	49418	2316790714	Yes, I support the developn		
5/5/2026 15:02:15	Nicole Neal	4252 42nd st sw	Grandville	49418		Yes, I support the developn		Would love to have a Trader Joe's here!
5/9/2026 12:31:40	Melissa Pulcifer	3715 Shoshone Dr SW	Grandville	49418	616-901-3910	Yes, I support the developn		
4/8/2026 11:51:02	Robert Lynema	5481 Albright Ave SW	Grandville	49418	6168225330	Yes, I support the developn		
4/8/2026 18:31:29	Sophia Zolnierek	5005 Maple Tree Ct	Grandville	49418	6166908156	Yes, I support the developn		PLEASEEEEEEEEEEE
4/8/2026 18:38:01	Dana Nelson	2830 Shady Oaks Ct SW	Grandville	49418		Yes, I support the developn		
4/8/2026 18:54:37	Rebecca Sommerdyke	3563 Yukon Drive SW	Grandville	49418	6165314986		I do not support the development	Instead of trying to jam in more businesses
4/8/2026 19:44:33	Joshua Trombley	5630 Trinity Ln SW	Grandville	49418		Yes, I support the developn		
4/8/2026 20:30:20	Maxwell DeYoung	5049 Amanda Dr	Grandville	49418			I do not support the development	
4/8/2026 20:34:50	Audrey Dejonge	5053 Red River Ave SW	Grandville	49418	6164221764	Yes, I support the developn		Yes please!
4/8/2026 21:32:56	Patricia Wojtaszek	5436 Crooked Pine Dr	Grandville	49418	6163187854	Yes, I support the developn		I would love to have a traders joe
4/8/2026 22:07:41	Jackie Muske	3958 Honeyvale St	Grandville	49418	4045740671	Yes, I support the developn		
4/8/2026 23:54:53	Julie VanKampen	285 Jackson st sw	Grandville	49418	6162401424		I do not support the development	Meijer, Costco, Aldi, family fare, all near by. (
4/9/2026 6:48:12	Sheryl Cunningham	3843 Navaho St SW	Grandville	49418	6165160848	Yes, I support the developn		
4/9/2026 7:33:54	Beth Karanicola	60 Jackson St SW	Grandville	49418	6166486586	Yes, I support the developn		Good variety of stores, I especially like Trad
4/9/2026 8:10:15	Morgan Poll	3873 41st St SW	Grandville	49418	6169163124	Yes, I support the developn		Would love to see a Trader Joe's, Whole Foo
4/9/2026 9:34:03	Tammi Loomans	5140 Wilson Avenue SW	Grandville	49418	6164379675	Yes, I support the developn		
4/9/2026 9:55:24	Barb Snoeyink	3496 Evan Brooke Drive	Grandville	49418	616-308-4637	Yes, I support the developn		
4/9/2026 10:56:53	Steve Hale	769 Port Sheldon St	Grandville	49418		Yes, I support the developn		
4/9/2026 12:08:30	Pamela Kaman	5126 Yellowstone River D	Grandville	49418	6165404176	Yes, I support the developn		
4/9/2026 14:08:10	Ella Curtis	5065 Red River Ave	Grandville	49418	6169305599	Yes, I support the developn		I would especially love love love having a tra
4/9/2026 18:12:48	Jill Kubek	4137 Del Mar Village Dr. S	Grandville	49418		Yes, I support the developn		
4/9/2026 21:10:47	Makena Doxey	5559 , Albright Ave SW	Grandville	49418	6163350970	Yes, I support the developn		
4/10/2026 6:05:21	Kathy Prince	3057 Beckie Dr sW	Grandville	49418			I do not support the development	
4/10/2026 8:01:24	Stephanie Veldhouse	5274 Crooked Pine Dr SV	Grandville	49418	6168212619	Yes, I support the developn		

Timestamp	First and Last Name	Street Address	City	ZIP Code	Phone Number	I support this project	I do not support this project	Please add additional comments or sugges
4/10/2026 9:44:41	Erica holt	5396 McCormick dr sw	Grandville	49418	5176524655	Yes, I support the developn		
4/10/2026 11:28:15	Harry Segard	4702 Rivera Ct	Grandville	49418		Yes, I support the developn		
4/10/2026 12:29:03	Kathryn Jane Greer	3372 Cimmaron River Ct	Grandville	49418			I do not support the development	Consider the school pickup and drop off tra
4/10/2026 12:31:24	Jason Greer	3372 Cimmaron River Ct	Grandville	49418			I do not support the development	
4/10/2026 13:24:18	Eric Woodfin	3572 Mohave Dr	Grandville	49418		Yes, I support the developn		
4/10/2026 18:51:14	Carolyn Wright	4465 Versatile Ct SW	Grandville	49418-8774	6163408621		I do not support the development	I don't want new building where homes are
4/11/2026 12:24:08	Jillian Maas	5494 McCormick Dr SW	Grandville	49418	6162923484	Yes, I support the developn		Please!!!
4/11/2026 16:53:48	Jori Baas	4166 Del Mar Dr. SW	Grandville	49418	6169707244	Yes, I support the developn		In favor of Chick-fil-A, Culver's, or Trader Joe
4/11/2026 17:08:02	Sherilyn VerSluis	266 Ransom St SW	Grandville	49418	6164853885	Yes, I support the developn		
4/11/2026 22:08:28	Anna Popescu	5748 Bloomfield Dr SW	Grandville	49418	5703696006	Yes, I support the developn		We NEEEEED a Trader Joe's!!
4/12/2026 15:49:20	Allie Wilson	3537 peck st	Grandville	49418	6164469534	Yes, I support the developn		Trader Joe's!
4/12/2026 20:57:02	Lisa Doyle	5658 Trinity Ln SW	Grandville	49418	6164601843	Yes, I support the developn		
4/13/2026 9:11:48	Stephanie Madden	3670 Earle Ave SW	Grandville	49418	6168134024	Yes, I support the developn		
4/13/2026 13:23:05	Chasey Tran	5420 Mills Ridge Dr SW	Grandville	49506	6167170409	Yes, I support the developn		
4/13/2026 19:28:39	Laura Stadler	4040 Antigo Ct., SW	Grandville	49418		Yes, I support the developn		
4/13/2026 22:10:37	Elise Ciesniewski	Bend Street SW	Grandville	49418		Yes, I support the developn		
4/13/2026 22:11:08	Joshua Ciesniewski	Bend Street SW	Grandville	49418		Yes, I support the developn		
4/14/2026 11:20:08	Chuck Kuhn	3595 Clarey Dr SW	Grandville	49418		Yes, I support the developn		
4/14/2026 18:03:14	Ashley Labbe	3524 River Run St SW	Grandville	49418		Yes, I support the developn		
4/14/2026 21:03:40	Ingrid Hanson	5434 Thoroughbred Dr S	Grandville	49418			I do not support the development	That whole area has become so incredibly c
4/15/2026 0:19:55	Gina Fitzgerald	5054 Amanda Drive SW	Grandville	49418			I do not support the development	
4/15/2026 14:41:04	Ben Orange	5305 Applewood Dr	Grandville	49418			I do not support the development	We should be filling vacant space at Riverto
4/15/2026 17:23:10	Chris Deneau	4216 Wilfred Ave SW	Grandville	49418	616-666-5148	Yes, I support the developn		
4/15/2026 17:45:08	Jordan Deneau	4216 Wilfred Ave SW	Grandville	49418	5863442090	Yes, I support the developn		Trader Joe's!!!!!
4/15/2026 18:08:41	Hannah Heisler	4887 Rapid River Ave	Grandville	49418		Yes, I support the developn		Assuming there is a much better road plan f
4/15/2026 19:42:59	Randall Pleune	4731 River Birch Ln SW, U	Grandville	49418	6163081549	Yes, I support the developn		Trader Joe's
4/15/2026 19:53:22	Renate Jones	5760 , Stonebridge Dr SW	Grandville	49418	6164460540	Yes, I support the developn		
4/15/2026 20:39:00	Anna Pearce	4731 River Birch Ln SW, A	Grandville	49418	5862199492	Yes, I support the developn		
4/15/2026 20:41:44	Nicole McMenomay	4731 river birch ln apt 21	Grandville	49418	5863137776	Yes, I support the developn		
4/16/2026 8:41:16	Destiny Kanning	5712 Barcroft Dr SW	Grandville	49418	6162647955	Yes, I support the developn		
4/16/2026 11:30:08	Jori Oosterbaan	3334 Cheyenne dr sw	Grandville	49418	6162551812	Yes, I support the developn		Want trader Joe's in the area
4/16/2026 16:21:14	Austin Mueller	2655 Grand Castle Blvd S	Grandville	49418	6167069761	Yes, I support the developn		
4/16/2026 16:23:42	Sharon VanDam	4219 Pineway DR SW	Grandville	49418	6165703966	Yes, I support the developn		
4/16/2026 16:24:24	Morgan Crompton	4147 Pineview St SW	Grandville	49418		Yes, I support the developn		
4/16/2026 16:47:46	Katie Pohler	3668 Kenowa Ave SW	Grandville	49418	9893903735	Yes, I support the developn		
4/16/2026 16:53:45	Amber Fugitt	5147 Ivanrest Ave SW	Grandville	49418	6164053899	Yes, I support the developn		We would love a trader Joe closer to this sid

Timestamp	First and Last Name	Street Address	City	ZIP Code	Phone Number	I support this project	I do not support this project	Please add additional comments or sugges
4/16/2026 16:56:42	Caitlyn Corner	caitlynjoye1265@gmail.c	Grandville	49418	2313571275	Yes, I support the developn		
4/16/2026 17:08:31	Monica DeBoer	6542 8th Ave	Grandville	49418	2246784489	Yes, I support the developn		Bring Trader Joe's to Grandville!
4/16/2026 17:11:58	Andrew Storm	4329 Liberty SQ SW	Grandville	49418	6162509938		I do not support the development	There's too many empty buildings in the imr
4/16/2026 17:17:43	Mandibyker	3973 41st Street	Grandville	49418		Yes, I support the developn		
4/16/2026 17:26:43	Alexis English	4610 Restmor St SW	Grandville	49418	6166074995	Yes, I support the developn		
4/16/2026 18:05:45	Huma Liptak	6267 Strawberry Ave Sw	Grandville	49418		Yes, I support the developn		
4/16/2026 18:06:46	Lauren Edington	5460 Pleasant Valley Ct S	Grandville	49418-9785	6169019459	Yes, I support the developn		
4/16/2026 18:11:51	Emily Woolf	4350 Redbush Dr SW	Grandville	49418		Yes, I support the developn		
4/16/2026 18:25:03	Amy Voiles	3573 Big Rock CT SW	Grandville	49418		Yes, I support the developn		
4/16/2026 18:36:02	Samantha Rakowski	1165 jackson st sw	Grandville	49418		Yes, I support the developn		
4/16/2026 18:40:10	Angie Glass	3696 iris dr sw	Grandville	49418	6169153667	Yes, I support the developn		
4/16/2026 18:50:52	Maria Van Wienen	3679 Yellowstone Dr SW	Grandville	49418		Yes, I support the developn		Trader Joe's!
4/16/2026 19:03:45	Danielle MacDonald	3042 Chaminade Ct Sw	Grandville	49418	6169167129	Yes, I support the developn		If I had to pick one Trader Joe's for sure I'd v
4/16/2026 19:13:08	Mitchell Oppenneer	3519 E Sedge Wren Dr S\	Grandville	49418	6164012146	Yes, I support the developn		
4/16/2026 19:38:42	Philip Capriglione	4366 Jack Alan St. SW	Grandville	49418	6169011682	Yes, I support the developn		If you can bring in Trader Joe's, I'm for it, if r
4/16/2026 19:52:40	Victoria Buffum	4668 Stonebridge Dr	Grandville	49418		Yes, I support the developn		Trader Joe's would be awesome for this are
4/16/2026 20:26:08	Taylor spica	3110 27th street	Grandville	49418	6162938387	Yes, I support the developn		
4/16/2026 20:36:53	Ella Rozema	3599 Mohave Dr SW	Grandville	49418	6164660017	Yes, I support the developn		
4/16/2026 21:00:08	Caitlin Chambers	3370 woodbine Ave sw	Grandville	49418	5176679803	Yes, I support the developn		
4/16/2026 22:40:52	Teresa Deboer	4585 Blackfoot Dr SW	Grandville	49418	6169156985	Yes, I support the developn		
4/16/2026 23:29:58	Hannah Kruper	3365 Yellowstone drive s	Grandville	49418	6166346501	Yes, I support the developn		PLEASE
4/17/2026 0:11:35	Josh Theil	4049 Piute Dr SW	Grandville	49418		Yes, I support the developn		
4/17/2026 0:34:04	Francesca Kelly	4565 Wyatt St SW	Grandville	49418		Yes, I support the developn		
4/17/2026 6:07:26	Pamela Hurn	3445 yellowstone Dr Sw	Grandville	49418	9015819611	Yes, I support the developn		So wonder to have close in my neighborhoo
4/17/2026 8:18:05	Taylor Cowd	4362, Mayaka Ct	Grandville	49418	6164013680	Yes, I support the developn		WE NEEEED ITTTT
4/17/2026 8:58:00	Kristen Porter	3804 Prairie Street South	Grandville	49418		Yes, I support the developn		I would not support Chik Fil A, but I do supp
4/17/2026 10:20:46	Chelsea Gwizdala	3132 Vermont Ave SW	Grandville	49418		Yes, I support the developn		Trader Joe's, please! The other side of town
4/17/2026 12:59:13	Abbey Bray	4419 Heritage Ct SW	Grandville	49418	6163405054	Yes, I support the developn		
4/17/2026 15:22:26	Ayden Rycenga	4989, 8th Ave	Grandville	49418	6165406220	Yes, I support the developn		WE NEED A CRUNCH FITNESS CENTER!!! G
4/17/2026 17:37:50	Ingrid Hurd	3221 Calvin Ct	Grandville	49418	616.294.4406	Yes, I support the developn		Trader Joe's is very welcome to join our con
4/17/2026 18:39:15	Sarah Storm	4329 Liberty Sq SW	Grandville	49418	I		I do not support the development	Please rezone the existing mall rather than a
4/17/2026 18:52:59	Barb Simons	5434 Fieldstone De	Grandville	49418	6165318175	Yes, I support the developn		
4/17/2026 18:54:09	Zac Simons	5434 Fieldstone Dr	Grandville	49418	6165318175	Yes, I support the developn		
4/17/2026 18:54:45	Makenzie Niesman	2655 Grand Castle Blvd S	Grandville	49418	4697347979	Yes, I support the developn		Very exciting! We need more than 1 that is 2
4/17/2026 19:26:53	Madeline Doucet	6198 Winterberry Ave SW	Grandville	49418	7208373429	Yes, I support the developn		Strong preference for trader Joe's. Do not w
4/17/2026 20:23:10	Abigail Hegstrand	4223 Limousin Ct SW	Grandville	49418	6165701899	Yes, I support the developn		

Timestamp	First and Last Name	Street Address	City	ZIP Code	Phone Number	I support this project	I do not support this project	Please add additional comments or sugges
4/17/2026 20:23:34	Glen Hegstrand	4223 Limousin Ct SW	Grandville	49418	6167456885	Yes, I support the developn		
4/18/2026 13:21:03	Lita Treviño Rojas	4693 Jacob St Sw	Grandville	49418		Yes, I support the developn		
4/18/2026 13:29:08	Nathaniel Reed	4500, 41st SW	Grandville	49418	6162283158	Yes, I support the developn		
4/18/2026 16:59:11	Riane Campos	3351 Calvin Ct SW	Grandville	49418-2469	6166001932	Yes, I support the developn		trader joe
4/18/2026 19:36:16	Susan DeMeester	521 Sun Vale Lane	Grandville	MI		Yes, I support the developn		Definately a Trader Joes!
4/18/2026 19:37:05	Steven DeMeester	521 Sun Vale Lane	Grandville	49418		Yes, I support the developn		TRADER JOES!!!!
4/19/2026 7:24:26	Elise Cress	3777 Iris Dr SW	Grandville	49418		Yes, I support the developn		It is about time!
4/19/2026 9:08:13	Amanda Diaz	4125 Hemmingway St	Grandville	49418	8476877484	Yes, I support the developn		
4/19/2026 12:11:23	Jayden VanKoevering	4111 38th St Sw	Grandville	49418	6168405707	Yes, I support the developn		Trader Joe's
4/19/2026 12:14:40	Jackie VanKoevering	4111 38th St SW	Grandville	49418	6163019225	Yes, I support the developn		If nothing else please at least Trader Joe!
4/19/2026 13:23:14	Taryn Larsen	5054 Rivera Dr Sw	Grandville	49418	6164011610	Yes, I support the developn		
4/19/2026 17:05:14	Julie Millin	3021 Willow Creek Drive	Grandville	49418		Yes, I support the developn		
4/19/2026 17:35:21	Brayden Huizen	507 sun vale ln	Grandville	49418	616-690-3025	Yes, I support the developn		Need their chocolate covered almonds. ALD
4/20/2026 13:00:37	Jack Kekstadt	4125 Hemmingway st	Grandville	49418		Yes, I support the developn		
4/20/2026 18:43:51	Grace Staskiewicz	4726 River Birch Ln SW A	Grandville	49418	6164215207	Yes, I support the developn		
4/20/2026 21:04:56	Katie Nawrot	644 Stonehill Ct	Grandville	49418		Yes, I support the developn		I've been tell TJs for years we need one in th
4/21/2026 8:15:33	Stephanie Plummer	5385 Kenowa Ave Sw	Grandville	49418	6164374263	Yes, I support the developn		
4/22/2026 0:29:53	Zachary Rundell	6198 Winterberry Ave SW	Grandville	49418	7634430867	Yes, I support the developn		I would LOVE a Trader Joe's in this location
4/23/2026 14:04:50	Audrey Kukulies	4210 40th St SW	Grandville	49418	6169700434	Yes, I support the developn		
4/23/2026 14:49:42	Jessica Bowman	3820 30th St SW	Grandville	49418	6166433155	Yes, I support the developn		
4/23/2026 22:45:50	Mark Baculy	3890 Bruce Dr. SW	Grandville	49418	6163349747	Yes, I support the developn		I support it in other locations on this side of
4/24/2026 15:04:11	Hannah Warnke	4725 Brushwood Blvd	Grandville	49418		Yes, I support the developn		Would love to see a Trader Joe's and/or a lo
4/24/2026 20:26:58	Hannah Edgerly	5119 Harbor House Ln	Grandville	49418	2693309571	Yes, I support the developn		
4/26/2026 15:01:42	Joy Koenes	3926 Bruce Dr SW	Grandville	49418		Yes, I support the developn		
4/26/2026 15:34:09	Lindsay Fraim	5017 Harbor House Ln	Grandville	49418		Yes, I support the developn		
4/26/2026 17:18:38	Nick Bontrager	3043 Higgins Ave SW	Grandville	49418		Yes, I support the developn		trader joe's!!
4/27/2026 16:55:52	Lori Schmidt	5700 Kenstyn Dr SW	Grandville	49418	6175663180	Yes, I support the developn		I drove all the way over to 28th St. to go to T
4/28/2026 14:50:41	Cheryl Cook	4210 Wimbledon Dr SW	Grandville	49418		Yes, I support the developn		
4/28/2026 14:51:19	Jason Lowell	4210 Wimbledon Dr SW	Grandville	49418		Yes, I support the developn		
4/28/2026 19:13:05	kristine huston	3117 Vermont Ave SW	Grandville	49418		Yes, I support the developn		Trader Joe's above all other developments.
4/30/2026 10:12:07	Aaron McCormick	3943 40th St SW	Grandville	49418		Yes, I support the developn		
4/30/2026 12:39:44	Reagan Procter	4277 Caddo Ave SW	Grandville	49418	6163459144	Yes, I support the developn		
4/30/2026 16:55:57	Ravindra Gokina	Stonebridge Dr SW	Grandville	49418		Yes, I support the developn		
5/2/2026 10:59:00	Christa VanderWall	5692 Stonebridge Dr	Grandville	49418	6162407294	Yes, I support the developn		This would be AMAZING!!! Please bring this
5/2/2026 12:09:01	Norval Dine	4217 Redbush Dr. S.W.	Grandville	49418		Yes, I support the developn		I want Trader Joes
5/3/2026 13:17:16	Grace Roberts	4728 River Birch Ln Apt 3	Grandville	49316		Yes, I support the developn		

Timestamp	First and Last Name	Street Address	City	ZIP Code	Phone Number	I support this project	I do not support this project	Please add additional comments or sugges
5/3/2026 15:46:06	Owen Tingley	4259 Golden Alexander S	Grandville	49418	8109563974	Yes, I support the developn		
5/3/2026 15:46:34	Miranda walsh	4249 Golden Alexander S	Grandville	49418	8108581220	Yes, I support the developn		Boom
5/5/2026 11:31:53	Jennifer Lackman	4288 42nd St SW	Grandville	49418	6162830557	Yes, I support the developn		In full support of this!
5/5/2026 12:26:05	Ryan Lackman	4288 42nd St SW	Grandville	49418	7208370826	Yes, I support the developn		
5/6/2026 13:57:53	Maya Aldred	4310 Wimbledon Dr SW A	Grandville	49418	2696801216	Yes, I support the developn		
5/6/2026 16:06:17	Savanna Monicatti	Golden Alexander St SW	Grandville	49418	5869946262	Yes, I support the developn		
5/7/2026 12:47:13	Daniel Dougherty	4078 Bruce ct	Grandville	49418		Yes, I support the developn		
5/10/2026 9:57:16	Jenna Patten	2800 shady oaks dr sw	Grandville	49418	6162868422	Yes, I support the developn		PLEASE MAKE THIS HAPPEN i am tired of c
5/10/2026 9:59:35	Melissa Patten	2800 Shady Oaks Dr	Grandville	49418	6168906518	Yes, I support the developn		Would love a Trader Joe's!
5/10/2026 14:24:27	Lucy Postma	560 Stonehill ct	Grandville	49418		Yes, I support the developn		
4/12/2026 18:23:11	Katie DeBruin	848 Crescent St NE	Grand Rapids	49503	2312866761	Yes, I support the developn		
4/13/2026 12:57:59	Ellen Pienta	1023 Vernon St NE	Grand Rapids	49503	2488606895	Yes, I support the developn		Trader Joe's!!!!!
4/16/2026 21:39:59	Ann veneklase	2151 Winans	Grand Rapids	49534	6168854281	Yes, I support the developn		Trader Joe's is a MUST!!
4/17/2026 21:03:22	Caitlin sandy	1347 butler Ave se	Grand Rapids	49507	616-888-5349	Yes, I support the developn		Definitely want another traderjoes
4/19/2026 12:20:52	Kate Wezeman	11436 Sessions Dr NW	Grand Rapids	49534		Yes, I support the developn		
4/20/2026 10:04:06	Kas Valles	538 burton st se	Grand Rapids	49507		Yes, I support the developn		
4/9/2026 13:54:20	Katie Vigelius	804 Lake Dr SE	Grand Rapids	49506	2489292560	Yes, I support the developn		
4/9/2026 16:52:19	Sheryl Winner	1125 Kinney Ave. SW	GRand Rapids	49534	6163341451	Yes, I support the developn		I would shop Trader Joes frequently
4/10/2026 15:28:03	David Fifield	PO Box 8634	Grand Rapids	49518		Yes, I support the developn		I live in the Rivertown Park neighborhood ar
4/13/2026 9:02:29	Tyrese Lillard	6593 Sawgrass Dr SE	Grand Rapids	49508	6164668544	Yes, I support the developn		52nd & Wilson is a growing area that would
4/13/2026 13:20:59	Javis Tran	608 Dolbee Ave SE	Grand Rapids	49506	6168089487	Yes, I support the developn		
4/14/2026 12:01:51	Emily Kamp	216 Begole St Sw	Grand Rapids	49534		Yes, I support the developn		Trader Joe's!
4/16/2026 7:28:23	Mackenzie Gillhespy	622 Houseman Ave NE	Grand Rapids	49503	6162067174	Yes, I support the developn		As a crew member at the 28th st Trader Joe
4/16/2026 16:11:40	Emily Sergent	Grand Rapids	Grand rapids	49504			I do not support the development	It's not needed, we have enough shopping/c
4/16/2026 16:32:04	Hailey Dennett	3854 Edinboro St NW	Grand Rapids	49534	6164013964	Yes, I support the developn		TRADER JOES
4/16/2026 16:41:45	Rachel Ladaga	656 Rustic Ln unit 2701	Grand Rapids	49534	8057700697	Yes, I support the developn		
4/16/2026 16:46:47	Angela Smith	1002 Dickinson St SE	Grand Rapids	49507		Yes, I support the developn		
4/16/2026 16:48:50	Lucero Puente	26 cherry st sw	Grand rapids	49503		Yes, I support the developn		
4/16/2026 16:49:10	Danielle Gummere	3931 Hall St. SW	Grand Rapids	49534		Yes, I support the developn		
4/16/2026 17:00:01	Nikki Conners	3897 O Brien Rd SW	Grand Rapids	49534		Yes, I support the developn		
4/16/2026 17:00:16	Sara Bredt	909 Wealthy St SE Apt W	Grand Rapids	49506	9896004022	Yes, I support the developn		Please include a Trader Joes in this space.
4/16/2026 17:14:04	Amy Nanney	247 Gehl Ave SW	Grand Rapids	49534		Yes, I support the developn		
4/16/2026 17:35:43	Sarah Mooibroek	4952 Walton Ave SW	Grand Rapids	49548		Yes, I support the developn		
4/16/2026 18:38:21	Gloria Pomeisl	1631 Acacia Dr NW	Grand Rapids	49504	616745 4960	Yes, I support the developn		I'd LOVE a Trader Joe's in there'
4/16/2026 18:38:51	Ashley Wiseman	2555 Lake Michigan Dr N	Grand Rapids	49504	6164463540	Yes, I support the developn		TRADER JOES PLEASE !!!
4/16/2026 19:21:29	Katie Bussone	1516 Mount Mercy Drive	Grand Rapids	49504	2699303847	Yes, I support the developn		TJs!

Timestamp	First and Last Name	Street Address	City	ZIP Code	Phone Number	I support this project	I do not support this project	Please add additional comments or sugges
4/17/2026 4:57:42	Cameron Doan	263 Straight Ave SW	Grand Rapids	49504	2312339024	Yes, I support the developn		Yes please Trader Joe's!
4/17/2026 7:07:13	Abbie Sensenig	263 Straight Ave SW	Grand Rapids	49504	2245511627	Yes, I support the developn		
4/17/2026 7:25:49	Sam Genzink	1 Carlton Ave SE	Grand Rapids	49506	6167178513	Yes, I support the developn		It will add a great shopping option in Wyomi
4/17/2026 9:57:17	Chad Galdys	335 Bridge St. NW, Unit 1	Grand Rapids	49504		Yes, I support the developn		
4/18/2026 10:12:44	Kathy Zoerhof	1554 Pine Avenue North	Grand Rapids	49504	6164055024	Yes, I support the developn		
4/18/2026 10:36:48	Devin Redmond	1238 Mound Ave NW	Grand Rapids	49504	6164900229	Yes, I support the developn		
4/18/2026 10:37:14	Brian Sullivan	1238 Mound Ave NW	Grand Rapids	49504		Yes, I support the developn		We would love to see a Trader Joe's or dayc
4/18/2026 12:05:17	Lacey Funke	607 Clinton Ave NW	Grand Rapids	49534		Yes, I support the developn		
4/19/2026 9:50:54	Jada Kaudmann	313 Marion Ave SW	Grand Rapids	49504	8104886799	Yes, I support the developn		
4/19/2026 10:28:19	Amber Rewa	946 Pine Ave NW, 1	Grand Rapids	49504	2699446964	Yes, I support the developn		I may live in GR, but I commute to Grandville
4/19/2026 12:23:24	Eva Ebbott	1844 Tamarack Ave NW	Grand Rapids	49504		Yes, I support the developn		Trader Joe's !
4/21/2026 22:19:09	Amy Cutlip	1717 Nelson Ave SE	Grand Rapids	49507		Yes, I support the developn		
4/26/2026 6:50:43	Samantha Hunt	491 Ivy Grove S NW	Grand Rapids	49534	6166903574	Yes, I support the developn		
5/8/2026 16:29:42	Ariana Bronkema	312 Thurston St SW	Grand Rapids	49548		Yes, I support the developn		Trader Joe's please!!
5/8/2026 16:30:17	Ariana Bronkema	312 Thurston St SW	Grand Rapids	49548		Yes, I support the developn		Please develop into a Trader Joe's
4/16/2026 15:51:07	Jenna Bartz	2196 Ruby Ln	Dorr	49323		Yes, I support the developn		
4/16/2026 18:50:19	Brandi obermeyer	3036 143rd Ave	Dorr	49323	7146067518	Yes, I support the developn		
4/16/2026 18:59:14	Sarah patterson	2122 Wildflower Ave	Dorr	49323-9322		Yes, I support the developn		
4/18/2026 12:12:39	Lauren Kwekel	4404 18th St	Dorr	49323		Yes, I support the developn		
5/9/2026 11:29:37	Kathryn Tanis	1839 144th	Dorr	49323	6177807219	Yes, I support the developn		I would love this to come into Wyoming bec
4/16/2026 18:53:55	Missy Kidder	4480 Indian Lakes Rd	Cedar Springs	49319	6167454363	Yes, I support the developn		
4/13/2026 7:03:13	brandon tran	323 Eagle Dr	Caledonia	49316	6167198171	Yes, I support the developn		
4/13/2026 9:32:11	Jaren Bea	2336 Hidden Knol Ave SE	Caledonia	49316		Yes, I support the developn		Add the Culver's!
4/13/2026 23:07:36	Ann Veltman	7444 Thornapple River D	Caledonia	49316			I do not support the development	My great grandchildren live in that neighbor
4/10/2026 23:09:17	William Raterink	9350 Wilson Ave SW	Byron Center	49315-8713	616-450-3568	Yes, I support the developn		
4/15/2026 9:32:46	Randy west	7321 winter view sw	Byron center	48315	6168906695	Yes, I support the developn		Would love it
4/15/2026 17:09:52	Kathy Diorio	7479 Indigo Ridge	Byron Center	49315		Yes, I support the developn		
4/16/2026 14:31:38	Linda West	7321 winter view	Byron Center	49315	616 2933975	Yes, I support the developn		
4/16/2026 16:51:53	Chelsea Grimes	7974 Lionel Dr Sw	Byron Center	49315	5179605160	Yes, I support the developn		Really really want a Trader Joe's
4/16/2026 17:14:51	Tracie Luke	1637 Thyme Dr	Byron Center	49315	6169158287	Yes, I support the developn		
4/16/2026 18:48:26	Lindsey Conrad	7396 Marksbury Dr	Byron Center	49315	6162928831	Yes, I support the developn		
4/16/2026 18:55:44	Veronica Inthammavong	1590 cape rachelle	Byron center	49315	6168898677	Yes, I support the developn		
4/16/2026 20:53:17	Autumn DeVries	4500 82nd St SW	Byron Center	48315	6168781820	Yes, I support the developn		
4/16/2026 20:56:58	Christina Young	Railview Court	Byron Center	49315		Yes, I support the developn		
4/16/2026 21:04:20	Betsy Coon	2620 87th St SW	Byron Center	49315	6168022680	Yes, I support the developn		
4/16/2026 21:08:09	Caitlin chidester	1799 Gloryfield Dr	Byron Center	49315	6169142672	Yes, I support the developn		

Timestamp	First and Last Name	Street Address	City	ZIP Code	Phone Number	I support this project	I do not support this project	Please add additional comments or sugges
4/16/2026 21:49:08	Kara Kregel	6886 Kenowa Ave	Byron Center	49315		Yes, I support the developn		
4/16/2026 23:17:00	Suzanne Good Grimes	8139 Byron Creek Dr	Byron Center	49315	248 980-6694	Yes, I support the developn		Please Bring Trader Joe's as anchor store! S
4/17/2026 5:55:01	Lauren Plume	4548 100th st SW	Byron Center	49315		Yes, I support the developn		
4/17/2026 6:05:14	Theresa Lewis	646 Petoskey stone dr	Byron Center	49315	6167170648	Yes, I support the developn		Trader Joe's
4/17/2026 6:52:20	Ali Andrews	3280 Amtrak drive sw	Byron center	49325	2487706518	Yes, I support the developn		
4/17/2026 8:43:13	Kiley Strandberg	3770 100th st	Byron Center	49315	2317948459	Yes, I support the developn		Trader jobs yes from our household
4/17/2026 9:10:29	Ashley Sorenson	9254 Wilson Ave sw	Byron center	49315		Yes, I support the developn		
4/17/2026 11:53:04	Sarah Ferguson	8072 Byron Depot Drive	Byron center	49315	9173467856	Yes, I support the developn		Trader Joe's please!!
4/17/2026 12:27:46	Annika Belasco	1796 Autumn Valley Dr S	Byron Center	49315		Yes, I support the developn		
4/17/2026 14:48:05	Stephanie segur	1297 richfield ct	Byron center	49315	616 550 9547	Yes, I support the developn		
4/17/2026 17:29:04	David Good	7631 Sofia DR sw	Byron Center	49315	6165587167	Yes, I support the developn		Would be a dream come true!
4/17/2026 18:03:18	Morgan Kingma	2354 84th st sw	byron center	49315		Yes, I support the developn		I LOVE THIS IDEA!! NEED IT TO HAPPEN!! D
4/17/2026 22:37:30	Kim Mezey	1794 Gloryfield Dr	Byron center	49315	6163183428	Yes, I support the developn		Trader Joe's!
4/18/2026 12:52:00	Natalie Boullion	4770 76th St SW	Byron Center	49315	2313428187	Yes, I support the developn		
4/18/2026 19:43:36	Jeanine Luciani	4390 104th Street	Byron Center	49315	6164506873	Yes, I support the developn		Trader Joe!
4/21/2026 9:54:35	Lisa Antal	1521 Chase Lane Dr SW	Byron Center	49315	7347653333	Yes, I support the developn		Would love a Trader Joes
4/27/2026 16:30:47	Admira Mujkanovic	8460 Elkwood St Sw	Byron Center	49315	6163079647	Yes, I support the developn		
4/28/2026 15:47:25	Gabrielle LeClair-Kern	4610 82nd st	Byron Center	49315	6163043433	Yes, I support the developn		Would love to have a trader Joe's near us!
4/9/2026 9:37:38	Evelyn G	N/A	Byron center	49315	N/a	Yes, I support the developn		
4/9/2026 9:44:38	Tammy Nevins	971 Kenowa Ave SW	Byron Center	49315		Yes, I support the developn		
4/9/2026 10:01:08	Aaron VanOosterhout's	9789 Wilson	Byron center	49315	6168934444	Yes, I support the developn		
4/9/2026 10:11:24	Lois Hecksel	2739 Ridgecrest St. SW	Byron Center	49315	(616)240-4157	Yes, I support the developn		
4/9/2026 11:21:20	Jason Miller	6551 Ivanrest Ave sW	Byron Center	49315		Yes, I support the developn		
4/11/2026 17:07:04	Roy Finch	1222 Rotterdam Dr	Byron Center	49315	6163185308	Yes, I support the developn		
4/13/2026 7:01:48	Steven Ngo	7024 Kelly Lee Dr SW	Byron Center	49315	6167296169	Yes, I support the developn		If anything, I been dying for a Culvers over t
4/15/2026 11:33:11	Samantha Nowakowski	1748 Autumn Valley Dr S	Byron center	49315	6165163190	Yes, I support the developn		
4/15/2026 19:48:17	Jennifer Walenga	1411 100th St SE	Byron Center	49315	6164438741	Yes, I support the developn		Yes, yes, yes on Trader Joe's!!!
4/15/2026 21:54:28	Mike Wall	1974 Creekside Drive	Byron Center	49315	6164466885	Yes, I support the developn		
4/15/2026 21:55:33	Theresa Wall	1974 Creekside Drive	Byron Center	49315		Yes, I support the developn		
4/15/2026 21:55:54	Kyle Wall	1974 Creekside Drive	Byron Center	49315		Yes, I support the developn		
4/16/2026 10:02:51	Kimber Miller	1235 Copperfield st sw	Byron center	49315	2699672779	Yes, I support the developn		This location would thrive with business. Th
4/16/2026 15:31:58	Jenna Bishop	1642 Autumn valley Dr S	Byron Center	49315	9894883530	Yes, I support the developn		
4/16/2026 15:42:53	Rachael Wynsma	8109 Tramway Dr	Byron Center	49315	6169016698	Yes, I support the developn		
4/16/2026 16:35:21	Mitzy Bueno	8621 S Division Ave	Byron Center	49315		Yes, I support the developn		
4/16/2026 16:49:32	Randi Wernet	6436 Red Point Dr SW	Byron Center	49315	7025061406	Yes, I support the developn		YES PLEASE!!!!!
4/16/2026 17:03:39	Dan Sorscher	7974 Lionel Dr SW	Byron Center	49315	2488958118	Yes, I support the developn		

Timestamp	First and Last Name	Street Address	City	ZIP Code	Phone Number	I support this project	I do not support this project	Please add additional comments or sugges
4/16/2026 17:15:52	Mijung matthysse	7278 Rosie Shores dr	Byron Center	49315	6162396342	Yes, I support the developn		
4/16/2026 17:19:09	YoungSun shin	8030 Country rail Dr SW	Byron center	MI 49315	3473699286	Yes, I support the developn		
4/16/2026 17:51:57	Mark Curtis	123 Any St.	Byron Center	49315	(616) 867-5309	Yes, I support the developn		
4/16/2026 17:52:06	Sumin Kim	1427 Copperfield st SW	Byron Center	49315	6163665317	Yes, I support the developn		
4/16/2026 18:23:30	Alexa Huizenga	1818 Northfield Ct SW	Byron Center	49315	5742268894	Yes, I support the developn		
4/16/2026 18:26:48	Olivia lawson	1730 Portadown Rd SW	Byron Center	49315		Yes, I support the developn		
4/16/2026 18:45:25	Heather Hunt	7385 Marksbury Dr Sw	Byron center	49315	2488544248	Yes, I support the developn		
4/16/2026 18:56:55	Whitney Janozik	7399 Marksbury Dr SW	Byron Center	49315		Yes, I support the developn		
4/16/2026 18:59:35	Kristen Lecours	7420 Marksbury Dr.	Byron Center	49315	616-560-3684	Yes, I support the developn		Bring a Trader Joe's!!
4/16/2026 19:05:55	Dalan Hiett	7314 Rosie Shores Dr	Byron Center	49315	6164463790	Yes, I support the developn		
4/16/2026 19:07:20	Maddie Riemersma	2686 72nd St.	Byron Center	49315	(616)298-6696	Yes, I support the developn		
4/16/2026 19:20:34	Harim Song	658 petoskeystone dr	Byron center	49315		Yes, I support the developn		
4/16/2026 19:26:30	Melanie Hoekstra	1208 shadow hills dr	Byron center	49315		Yes, I support the developn		
4/16/2026 20:37:42	Joanna Bray	7967 Lionel dr	Byron center	49315	616-610-1033	Yes, I support the developn		
4/16/2026 20:47:45	Sue DeHaan	7630 Sofia DR	Byron Center	49315		Yes, I support the developn		Very excited to see the potential that Trader
4/16/2026 20:52:39	Lisa Ricketts	2300 Whistlehill	Byron Center	49315		Yes, I support the developn		
4/16/2026 21:22:16	Joan See	7799 Westminster	Byron Center	49315	Na	Yes, I support the developn		We need that store on this side of town
4/17/2026 0:13:25	Lauren Peake	7909 Adele Drive	Byron Center	49315		Yes, I support the developn		This would be a perfect location for a Trade
4/17/2026 0:22:16	Jamie Shaffer	1563 Beaconsfield SW	Byron Center	49315		Yes, I support the developn		
4/17/2026 7:04:00	Nate birdsall	10537 Byron Center Ave	Byron Center	49315	6165519990	Yes, I support the developn		
4/17/2026 7:04:33	Maggie Raeder	Prairie Stone Dr	Byron Center	49315		Yes, I support the developn		Voting for Trader Joe's!
4/17/2026 8:32:10	Lindsey Gendron	8950 Conifer Ridge Dr SV	Byron Center	49315		Yes, I support the developn		
4/17/2026 11:29:34	Derek Decker	6546 Silverton Dr	Byron Center	49315	6163129122	Yes, I support the developn		Fully support a Trader Joe's. It's a fantastic
4/17/2026 11:31:12	Hannah Cousino	8247 Country Rail Dr SW	Byron Center	49315		Yes, I support the developn		Please bring additional specialty grocery st
4/17/2026 11:33:21	Amanda Thomas	8137 Board Walk Dr. SW	Byron Center	49315	5026453279	Yes, I support the developn		Trader Joes
4/17/2026 12:12:28	Scott Thomas	8137 Boardwalk Dr SW	Byron Center	49315	6168363118	Yes, I support the developn		
4/17/2026 12:41:31	Alexis Esch	1967 Creekside Dr	Byron Center	49315	616-583-2896	Yes, I support the developn		
4/17/2026 13:06:15	amelia bodinaku	1637 Spring Wind Dr Sw	Byron Center	49315	5179934147	Yes, I support the developn		
4/17/2026 14:58:00	Ben Elenbaas	2575 Southplatte	Byron Center	49315	6162408069	Yes, I support the developn		Trader Joe!!!
4/17/2026 16:37:15	Christine Sokomba	7210 Limerick Ln	Byron Center	49315		Yes, I support the developn		
4/18/2026 10:37:14	Dana VanderLaan	2745 Byron Station Dr Sv	Byron center	49315	2484676907	Yes, I support the developn		It would be so nice to not have to head to 28
4/18/2026 13:00:28	René Boullion	4770 76th St SW	Byron Center	49315	2314637979	Yes, I support the developn		
4/18/2026 13:02:19	Melissa Alexanian	1496 Chase Lane Dr	Byron Center	49315		Yes, I support the developn		
4/18/2026 18:14:17	Hannah Cousino	8247 Country Rail Dr SW	Byron Center	49315		Yes, I support the developn		
4/18/2026 18:24:43	Taylor Groll	9470 Eastern Ave SE	Byron Center	49315	5178611141	Yes, I support the developn		
4/18/2026 19:00:46	Katie Groll	9470 Eastern Ave SE	Byron Center	49315	5178611141	Yes, I support the developn		

Timestamp	First and Last Name	Street Address	City	ZIP Code	Phone Number	I support this project	I do not support this project	Please add additional comments or sugges
4/18/2026 19:45:06	Elizabeth Pasma	3493 68th St. SW	Byron Center	49315	6164055833	Yes, I support the developn		Yes please!
4/18/2026 21:36:14	Kim Grabowski	6819 Ivanrest Ave	Byron Center	49315		Yes, I support the developn		
4/19/2026 9:33:19	Via Brown	2252 Whistlehill dr sw,	Byron center	49315	6502815523	Yes, I support the developn		
4/19/2026 9:40:54	Sithan baker	4546 92nd St	Byron center	49315		Yes, I support the developn		
4/19/2026 9:42:04	Ross Baker	9366 kenowa ave sw	Byron center	49315		Yes, I support the developn		
4/19/2026 14:00:50	Jenny Knapp	1378 Copperfield st sw	Byron Center	49315	6165665167	Yes, I support the developn		
4/19/2026 18:04:10	Jillian Starbuck	2599 , Ridge Top Dr SW	Byron Center	49315	2692404188	Yes, I support the developn		
4/20/2026 22:50:30	Ford	8696 Gardendale Ave	Byron Center	49315	616-312-3319	Yes, I support the developn		
4/20/2026 23:09:32	Lisa Phillips	6619 Runway Ct SW	Byron Center	49315	6163183062	Yes, I support the developn		
4/21/2026 20:35:37	Danielle Paris	2130 Owners Way Dr SW	Byron Center	49315	6162100125	Yes, I support the developn		Please.
4/21/2026 20:38:27	Brian Paris	2130 Owners Way Dr SW	Byron Center	49315	7343588386	Yes, I support the developn		I want a Trader Joe's
4/24/2026 13:07:37	Dawn Edwards	7877 Lionel Dr SW	Byron Center	49315	6168188740	Yes, I support the developn		Trader Joe's please!
4/24/2026 19:44:25	Carolyn Roussey	2237 WHISTLE CREEK DI	Byron Center	49315	6164858536	Yes, I support the developn		
4/25/2026 11:07:24	Matthew Wertheimer	1511 Chase Farms Dr	Byron Center	49315		Yes, I support the developn		
4/25/2026 14:14:13	Kaitlyn Fiser	7032 Marshwood Dr	Byron Center	49315	2312201074	Yes, I support the developn		
4/25/2026 18:35:19	Jill Kukulies	4521 27th st	Byron Center	49315	6167231593	Yes, I support the developn		
4/26/2026 13:27:52	Becky Wolfe	7339 Southwood	Byron Center	49315		Yes, I support the developn		
4/26/2026 18:59:04	Ashlyn Wachter	8206 Merton Ave SW	Byron Center	49315	6166489934	Yes, I support the developn		
4/28/2026 15:01:01	Lisa Venema	7986 Byron Creek Dr	Byron Center	49315		Yes, I support the developn		Would love this!
4/29/2026 13:58:18	Tatum Berger	7918 Byron Depot Drive S	Byron Center	49315	7024270609	Yes, I support the developn		Please!!!
4/29/2026 19:24:53	Courtney Deur	2147 Canopy Drive SW	Byron Center	49315		Yes, I support the developn		
4/29/2026 19:47:52	Titus Le	1803 68th St SW	Byron Center	49315	6163347823	Yes, I support the developn		
4/30/2026 9:30:55	Kellie Blainey	920 Waters Bluff Dr SE	Byron Center	49315	6165602488	Yes, I support the developn		
4/30/2026 11:58:15	Joshua VanDuinen	3324 Penn Station Dr	Byron Center	49315		Yes, I support the developn		Fully support building and putting in a Trade
5/1/2026 10:02:26	Carissa Weller	7118 Lake Vista DR SW A	Byron Center	49315		Yes, I support the developn		
5/1/2026 22:41:56	Kathryn Leonard	8033 Lionel Dr sw	Byron center	49315		Yes, I support the developn		
5/2/2026 16:47:30	Rebecca Alberda	1113 Lake Vista Ct	Byron Center	49315	6163183270	Yes, I support the developn		Trader Joe's!!
5/6/2026 21:51:56	Lona Zahran	7892 Byron Depot Dr. SW	Byron Center	49315	6165403195	Yes, I support the developn		That would be so convenient then to drive o
5/7/2026 16:58:39	Boekeloo Jane	7930 Byron Depot Sw	Byron Center	49315	2695691472	Yes, I support the developn		This is much needed and would be so appre
5/10/2026 16:30:04	Emmalee Clow	9729 Waterstone Drive	Byron Center	49315	2489812263	Yes, I support the developn		
4/8/2026 13:21:43	Eric Kirby	5825 Furlong Ct NE	Belmont	49306		Yes, I support the developn		
4/16/2026 19:58:30	Alexis Cook	8865 100th St SE	Alto	49302	6168228500	Yes, I support the developn		
4/16/2026 19:09:42	Kaylee Gilson	10951 64th ave	Allendale	49401		Yes, I support the developn		
4/16/2026 21:48:15	Nina Zuniga	Porter Ln	Allendale	49401		Yes, I support the developn		
4/17/2026 11:55:01	Autumn Eerdmans	11373, 56th avenue	Allendale	49401	6166488708	Yes, I support the developn		Trader joes
4/17/2026 15:40:02	Lauren Denson	5386 Pierce st	ALLENDALE	49401	2484729234	Yes, I support the developn		

Timestamp	First and Last Name	Street Address	City	ZIP Code	Phone Number	I support this project	I do not support this project	Please add additional comments or sugges
4/20/2026 17:14:42	Kaitlyn Eicholtz	10715 64th	Allendale	49401	6168131630	Yes, I support the developn		
4/27/2026 15:38:27	Haley Kaptein	12618 , Ridgedale Dr	Allendale	49401	6164279245	Yes, I support the developn		We need a Trader Joe's in this location!
5/5/2026 20:52:25	Harrison Duff	10897 48th ave	Allendale	49401	6165516566	Yes, I support the developn		trader joe's > literally anything else
4/15/2026 13:59:39	Alana Deckov	1 Campus Dr	Allendale	49401	7348923800	Yes, I support the developn		
4/16/2026 17:08:34	Gabrielle Bolt	10452 Lodge dr	Allendale	49401		Yes, I support the developn		
4/16/2026 18:40:37	Hannah Modderman	10925 Timberline Dr	Allendale	49401	6163894863	Yes, I support the developn		We need a Trader Joe's!!!
4/16/2026 21:04:40	Kara Heugel	4687 Lake Michigan Driv	Allendale	49401		Yes, I support the developn		
4/17/2026 11:39:36	Molly Boggiano	10235 42nd Ave,	Allendale	49401	6165815584	Yes, I support the developn		
4/18/2026 11:35:41	Sabrina R	4305 Pierce St	Allendale	49401	5864829036	Yes, I support the developn		Trader Joe's please!!!
4/19/2026 19:41:53	Anna Hendricks	9367 Shady Creek Ln	Allendale	49401	6168138044	Yes, I support the developn		
4/24/2026 8:14:07	Emma wenzel	10452 Lodge Dr	Allendale	49401	6163507043	Yes, I support the developn		plz, i hate 28th street and we need one to ar
5/5/2026 20:50:19	Mercedes Gerard	10235 42nd Ave	Allendale	49401	6169704520	Yes, I support the developn		
4/16/2026 18:38:32	Adrienne Cook	7499 Sheffield Drive SE	Ada	49301		Yes, I support the developn		
5/2/2026 14:28:59	Sylvia Miller	2329 Holliday Dr SW	Wyoming	49519	616-538-1739	Yes, I support the developn		

From: Marcia Wolfe
To: Planning_Info
Cc: pammclenithan@comcast.net; Marcia Wolfe
Subject: Concern: Rezoning of the NE corner of Wilson and 52nd Street
Date: Monday, May 4, 2026 1:15:59 PM

You don't often get email from mandg.wolfe@gmail.com. Learn why this is important

External Email - Think Before You Click

Members of the Wyoming/Zoning Board:

My wife and I have concerns about the 'rezoning' of the plots of residencies on the NE corner of Wilson and 52nd Street. Our concern is mainly focused on the potential walking and driving congestion that would be created if the proposed resident owner's plan or any similar plan be approved for that area. I have not viewed any forecasts or estimates of the maximal capacity of vehicle and people flow based on the proposed resident owner's plan. Without such a forecast or estimate, we can only assume that the Wilson Avenue & 52nd Street intersection will become unmanageable and unsafe. Plus, with all the businesses, including eateries, grocery stores and retail shops already established within a 2 1/2 mile radius of this location, it would seem that usage for such a developed business community would not be appealing.

In closing, please reconsider the use of these resident plots and perhaps consider its use for a community park or a place for outdoor leisure activity in lieu of retail businesses. Thank you in advance for your consideration.

George & Marcia Wolfe
5296 Mapleside Lane SW
Wyoming, MI 49418
616-292-9598

Zoning Board: VanderSluis (Chair), Bovard Strong, Burrill, Dishaw, LaPlaca, Richter, Tobian, VandenBerg

Staff: Smith (Community and Economic Development), Klassen (Community and Economic Development, Blair (Planner II), Hyble (Planner I)

Planning Commission: Micele (Chair), Gilreath-Watts, Hall, Lamer, LaPlaca, Randall, Smart, Weller, Zapata

Staff: Hofert (Deputy City Manager), Klassen (Community and Economic Development), Blair (Planner II), Hyble (Planner I)

To: Wyoming Zoning Board and City Planning Commission

From: Tom and Jan VanOpstall
5073 Amanda Dr.
Parcel 41-17-29-351-017

Date: April 18, 2026

On April 16, 2026 you received a request to Re-Zone the properties of eight homeowners on the northeast corner of Wilson Ave. and 52nd Street to Business (B-1).

Parcels: 41-17-29-351-035, 41-17-29-351-038, 41-17-29-351-041, 41-17-29-351-044, 41-17-29-351-046, 41-17-29-351-026, 41-17-29-351-009, 41-17-29-351-010

This letter is to strongly urge you to reject that proposal to re-zone and to adhere to the zoning indicated in the 2021 (Re)Imagined Master Plan. As you know, the (Re)Imagined Master Plan was developed over two years and was driven by discussions with many stakeholders — community residents, business owners, school administrators, city employees and elected officials. This Master Plan was designed to provide the framework for development for the next 15-20 years. This was a significant investment of time, research and thought to arrive at this official document. It takes into account the City's vision and goals as well as the realities of road, sewer, water, and power capacity. It should not be easily modified simply to maximize the sale price of 8 homeowners' properties or the commission dollars of an aggressive real estate agent.

The (Re)Imagined Master Plan acknowledges that demand for brick and mortar retail locations is declining and that the panhandle's focus is to ensure sufficient housing products to meet the city's growing housing need and to support the city's aging population. The "Residential Areas Framework Plan" of the (Re)Imagined Master Plan fleshes that direction out with the call for residential developments of various types across the entire east/west swath of the panhandle. The recent building projects along Wilson Avenue and the newly approved 207 housing units along 52nd Street have adhered to that direction for residential housing. These parcels listed above along Wilson should likewise adhere to the plan for **residential** zoning. Granted, single family homes along Wilson may be impractical, but heavy consideration must be given to the fact that these parcels directly abut the Alexandria Estates neighborhood filled with homes each valued at half a million dollars and an elementary school. So far, the city and developers further south on Wilson have creatively placed memory-care facilities and nursing homes in similar situations where the Wilson property backs onto high value single family neighborhoods. The (Re)Imagined Master Plan also speaks to a desire for Live / Work spaces where artists, digital designers, beauticians or architects (for example) both live and work in the same "home". Perhaps that option is viable for these above parcels.

But we have now attended two public meetings with Brian Silvernail and the 8 property owners who have filed for this re-zoning. His Concept drawings and his speech indicate that he is attempting to fill these parcels with two Drive-Through restaurants (Culvers and Chik-Fil-A), a grocery store (Trader Joe's), an unspecified retail strip mall, and a daycare. There are several problems with this Concept.

- This is far too densely filled. The (Re)Imagined Master Plan specifically states that any buildings should be designed to have 360 degree architecture that is attractive when viewed from adjacent residential properties. Green space and landscaping should be incorporated to beautify the property. Perimeter screening and parking lot landscaping are to be required. Maximum buffering between the businesses and the residential homes should be required. There are also far too few parking spaces allotted in his drawings for that many businesses.

- Regional draws like a Trader Joe's and Drive-Through restaurants with their noisy speakers, smells, large 24-hour delivery trucks, lines of waiting cars, and parking lot lights should NOT be placed adjacent to the Alexandria Estates neighborhood. They belong at the northern or southern extremes of Wilson Ave. There are existing outlots, and vacant spaces within Rivertown Mall and across the street from the Mall. Or they could be placed near the intersection of M6 and Wilson where the traffic could handle those requirements from cars and delivery trucks arriving from throughout the region at all times of day and the surrounding properties would not be adversely affected.

- His Concept Drawing indicates that one of the two entrances to this development would be placed along 52nd Street. The city has already been required to place a sign on 52nd Street next to the driveway for parcel 41-17-29-351-046 at the corner of 52nd and Wilson stating "DO NOT BLOCK DRIVE". Cars going west on 52nd, attempting to turn north onto Wilson already back up at the light, such that one family cannot enter their driveway. Can you even imagine the back up of traffic at this intersection with not only the existing traffic of residents and Grandview Elementary and Middle School drop-offs and pickups, but the addition of the 207 new housing units being added on the south side of 52nd across from Grandview Elementary, and then the additional traffic for these proposed buildings trying to enter and exit that close to the intersection? Or have you ever been to a Chik-Fil-A at mealtime — the drive-through line could easily back up outside of the parking lot and onto 52nd Street impeding traffic flow.

- The (Re)Imagined Master Plan expresses a desire for walkability. The additional traffic will surely make this corner unsafe for not only the neighbors to walk, but also the students from the 4 surrounding schools - Grandview Elementary, Grandville Middle School, Grandville High School, and Tri-Unity School.

- The north end of the proposed development is currently filled with water. Where is the existing water as well as the runoff from the roofs and concrete of this proposed development going to go? The stormwater basin shown on his Concept drawing is insufficient in size. Granted, a wildlife study has likely not been done yet, but know that there is state documentation of protected turtle species at the end of Amanda Drive.

There is also a question of the integrity of Brian Silvernail, as a broker for this deal.

- For at least a year he had prominently posted a For Sale sign on the corner of Wilson and 52nd indicating that the property For Sale included the two additional parcels (41-17-29-351-032 and 41-17-29-351-029) north on Wilson from the 8 he is actually representing. These two additional property owners did not "back out" at a later date, they were **never** represented by Brian Silvernail. This marketing is, at best, mis-leading potential buyers into thinking there was more acreage available than there was.

- At the two public meetings he held, which we attended, his statement was that he had had a phone call with Trader Joe's who indicated they would be interested in a store "in the Rivertown area". Surely, a national chain like Trader Joe's knows that the proper placement for their grocery store "in the Rivertown area" is as described above — close to Rivertown, or close to M6 — not where he is proposing it. But yet again, prominently placed signage has gone up mis-leading the public that this is the spot Trader Joe's wants to build on.

- At the public meetings, Brian Silvernail was asked what was the source of his estimated traffic numbers of 800-1200 cars / day for this development. He refused to give a direct answer, or promise a follow-up answer, but blew it off as "generally collected information". Most at the meetings found his estimates far too low based on their own experiences with these chains.

In conclusion, please reject his request to rezone these 8 parcels. The informal hand-raising polls taken at the two public meeting indicate that the vast majority of interested parties do not want this development. The (Re)Imagined Master Plan calls for them to be residential. The proposed Concept is neither residential nor even neighborhood commercial, but rather regional chain stores unsuitable for the surrounding neighbors and street capacity. Please keep the best interests of your Wyoming residents at the forefront in your decision, not the monetary incentive of the re-zoning submitter.

Thank you.

Thomas Van Opstall

Janice Van Opstall

Regarding: Trader Joe's 52nd ST and Wilson Project Concerns/Questions from Cathy Gallagher

Date: May 10, 2026

To: City of Wyoming Planning/Zoning Commission

From: Cathy Gallagher, 3475 Water Walk DR SW, Wyoming, MI 49418-9250 (in the Villas at Rivertown Condo Community), phone: 616-560-5334

I attended the April 15, 2026 evening meeting sponsored by the homeowners and their realtor who are requesting that the area be rezoned from residential to commercial. To me, it looked like about 50 people attended. The realtor was poorly prepared, talked in circles, and was unable to answer the many questions that were asked. Here are my concerns and questions.

Concern #1: The signage on the properties was inaccurate and misleading implying that the properties are already zoned commercial, which is not the case.

A. Which City Department/Commission is responsible for ensuring that accurate signage be posted for a project like this?
B. Why didn't the City of Wyoming insist that the misleading signs be removed and replaced by accurate signage?

Concern #2: Heidi, a homeowner in favor of rezoning, told me this is a homeowners' rezoning request. The realtor said Trader Joe's and the other businesses discussed had not contacted anyone, nor had he or the homeowners contacted them.

A. Doesn't a rezoning request have to come from at least one business establishment to make it viable for consideration? At the meeting, Heidi, said she wants her property rezoned from residential to commercial because she wants to move to the country and will get more money for her property. Does the Planning/Rezoning Commission consider this *personal reason* to be good enough to rezone the properties commercial?
B. Is the Planning/Zoning commission aware that some homeowners who will be directly impacted are NOT in favor of rezoning and that, during the April 15 meeting, one of these homeowners offered to buy the home of another homeowner who is in favor of rezoning his property?
C. Did the realtor record the meeting and give the Planning Commission a copy as well as copies of the sign-in sheets to which attendees signed their names, addresses, phone #? Why were these sign-in sheets removed preventing attendees from making their choices regarding "support," "do not support," or "undecided" as they left? There were at least 4 sign-in sheets. The one I signed showed that most people left all three choices blank and only one person had checked "support." Did the Planning Commission"s copies reflect the same?

Concern 3: The concept plan presented by the Realtor was poorly conceived and presented and duplicates other similar businesses established in this area.

A. The Realtor's concept plan shows two busy fast-food restaurants, plus Trader Joe's, plus a grocery store, possible Day Care Center, etc., all with insufficient parking and exits onto Wilson and 52nd Street, and said traffic won't be affected because only local residents will come. The attendees who spoke at the meeting disagree with this assessment, and most said traffic on 52nd Street would be greatly affected and require that 52nd Street be widened and restructured to accommodate the increased traffic flow.
B. Does the Planning/Zoning Commission agree that 52nd Street will need immediate major widening/restructuring if this rezoning request is approved? Is widening and restructuring 52nd Street *now* within the City of Wyoming's *Strategic Plan?*
C. Has the Planning/Rezoning Commission studied how this rezoning project simply duplicates the services and businesses in the same general area? Costco, Meijer, Family Fare, a new chicken fast food restaurant under construction, etc., are well established and available, for example.
D. Has the Planning and Rezoning Commission really studied the area and businesses in Grandville which border this area in Wyoming? If yes, what did your study show? If no, why not?

I do not support this rezoning request at this time, and I ask that the Planning/Zoning Commission vote No on rezoning these properties from residential to commercial.

Thank you for reading and considering my concerns and questions regarding this rezoning request.

Sincerely,

Cathy L Gallagher

3475 Water Walk DR SW, Wyoming, MI (off 52nd ST between Ivanrest and Wilson in the Villa's at Rivertown Condo Complex), phone: 616-560-5334.

Memo To: Wyoming Zoning Board and Wyoming Planning Commission

From: Tom and Jan VanOpstall
5073 Amanda Drive

Date: May 12, 2026

SUBJECT: Rezoning Request for Parcels NorthEast of Wilson and 52nd Street

We were pleased to see that the Planning Commission just unanimously voted on April 21, 2026 to reaffirm the 2021 (Re)Imagined Master Plan — the official municipal blueprint for growth and reinvestment. This unanimous affirmation at the statutory five-year review solidifies the legal weight of this plan. Staff explicitly told the Commissioners that the 2021 plan remains "broadly applicable" and that "no immediate substantive updates are necessary". This reaffirmation serves as a "contemporary precedent" — the Commission has looked at the plan and decided not to change it, thereby rejecting the argument that market forces have rendered the residential goals obsolete. This reaffirmation signifies that the goals, objectives, and future land use designations within the plan remain the definitive policy of the City, and any deviations from it must be scrutinized with the highest level of technical rigor. Such a deviation is what is being requested for the 8 parcels on the northeast corner of Wilson Avenue and 52nd Street.

Fundamental Misalignment with (Re)Imagined Master Plan
Michigan law requires that zoning be "based on a plan" (MCL 125.3203). When the Planning Commission explicitly reaffirms a plan, it creates a heightened burden of proof for any applicant seeking a rezoning that contradicts the future land use map. In the case of the Wilson and 52nd Street parcels, the applicant, Brian Silvernail, is proposing a use intensity that exceeds the "Neighborhood Commercial" (for the southern 5 acres), and "Suburban Residential" (for the northern 5 acres) intent of the Master Plan that challenges the integrity of the reaffirmed document. His request could be considered a textbook case of "Spot-Zoning" — designating a small parcel of land for a use that is significantly different from the surrounding area, primarily for the benefit of the owner and to the detriment of the public interest, without a basis in the comprehensive plan.

The eight specific parcels at the northeast corner of Wilson and 52nd are currently situated within a context primarily defined by the Alexandria Estates and The Haven residential neighborhoods and a high concentration of educational facilities, including Grandview Elementary, Grandville Middle School, Grandville High School, and Tri-Unity School. The proposed rezoning to B-1 (Local Business) for the purpose of developing high-intensity regional commercial

entities — specifically a Chick-Fil-A, a Trader Joe's, a Culver's, and other retail and daycare uses — stands in direct opposition to the established land use goals of the (Re)Imagined Master Plan.

Incompatibility of B-1 Zoning:
The City of Wyoming Zoning Ordinance establishes clear distinctions between the B-1 (Local Business) and B-2 (General Business) districts. These distinctions are rooted in the physical and operational impacts of different commercial uses on their surroundings. The applicant is asking for B-1 zoning but then proposing B-2 intensity. Daycares with more than 6 children are prohibited in B-1 zoning, drive through restaurants are prohibited unless a use variance is later granted, and the intensity of a regional destination retailer like Trader Joe's is a fundamental mismatch of zoning intent and operational reality. These are not "Neighborhood Commercial". They are "Regional Retail" masquerading as a local amenity. Any approval of this rezoning request would be in direct conflict with the city's documented desired use for these parcels and the B-1 goal of neighborhood harmony.

Unmitigatable Traffic Hazards:
There are also the traffic and safety constraints to be considered. A technical analysis using Institute of Transportation Engineers (ITE) Trip Generation Manual 11th Edition (the industry standard for these calculations) data reveals that the proposed rezoning would create an unmanageable burden on local infrastructure. If these 8 parcels continued to conform to the Master Plans' residential goals, a negligible amount of traffic would be generated. However, developing these eight parcels for commercial use would increase daily vehicle trips from approximately 75 to over 5,000 — a 6775% increase. Drive-throughs have the potential for traffic to stackup onto the surrounding streets impeding school buses, emergency vehicles, and residents. 207 new residences are being developed already on 52nd Street across from GrandView Elementary. Westbound 52nd street already suffers from backups so severe that a "DO NOT BLOCK DRIVE" sign is required for current residents. This massive additional influx of traffic at an already overtaxed intersection near four schools, represents an unacceptable risk to pedestrian and student safety.

Please deny this rezoning request. Adhering to the very recently reaffirmed 2021 (Re)Imagined Master Plan is the only way to ensure the planned and orderly development of Wyoming and to protect the long-term interests of its residents and schools. The zoning of these parcels must remain limited to uses that provide a quiet, well-buffered, low-impact transition between Wilson Avenue and the adjacent neighborhood.

From: David Crompton
To: Planning_Info
Subject: Opposition to rezoning proposal on Wilson Avenue
Date: Tuesday, May 5, 2026 9:08:31 AM

You don't often get email from davecrompton01@gmail.com. Learn why this is important

External Email - Think Before You Click

Dear Planning Commission,

Unfortunately I will be out of state on May 19th and cannot attend the town meeting. I would like to express my strong opposition to the rezoning proposal on Wilson Avenue. I own the home at 5031 Amanda Drive, Wyoming. This is a horrible proposal for me (and my neighbors) as my backyard will be exposed to a parking lot and a lot of commercial activity and noise. Sitting in the backyard or as family and friends gather, a peaceful setting will now turn into a nightmare of activity, noise and intrusion.

Please don't allow this to happen. I never would have bought or would buy property that adjoins such a mess of activity and noise. Please don't change the landscape of our home, our neighborhood. It has been a pleasant, quiet neighborhood. But that will change dramatically if the request to rezone is granted. I, Dave Crompton, am strongly opposed to this proposed change.

Sincerely,

Dave Crompton

From: Lynne Schwartz
To: Planning_Info
Subject: Rezoning from ER Estate Residential to Bi Local Business District
Date: Monday, May 11, 2026 9:39:22 AM

You don't often get email from lynneschwartz316@gmail.com. Learn why this is important

External Email - Think Before You Click

I am writing to express my extreme opposition to the proposed development on Wilson/52nd Street. The stores/restaurants proposed for this area will generate considerable noise, traffic congestion, and danger to students traveling to the 3 schools in the area. The area is already often backed up due to traffic turning into Costco or the malls.

If the area needs to be developed it should be considered for office/medical buildings.

I trust there is no one on the planning commission or in other positions in the city who will benefit financially from these transactions. If so, that should be a matter of public disclosure.

From: Karen Homer
To: Planning_Info
Subject: To Planning and Zoning Board re: Rezoning of the NE corner of Wilson and 52nd Street
Date: Wednesday, May 6, 2026 6:54:49 PM

You don't often get email from klhomer0@gmail.com. Learn why this is important

External Email - Think Before You Click

I was present at the meeting on April 15 conducted by Brian Silvernail.
Is there a precedent for encroaching on private property for commercial development?

All the construction I see on Wilson I would call a "single" encroachment, a single business or nursing home butted up to the road .
The above plan shows multiple businesses encroaching deeply into the residential area.

It seems like a bad precedent to set. Future landowners might not be willing or able to sell.
Respectfully,
Karen Homer
5273 River Flow Ave. SW
Wyoming
616-726-0916

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 2

DATE DISTRIBUTED: May 12, 2026

PLANNING COMMISSION DATE: March 19, 2026

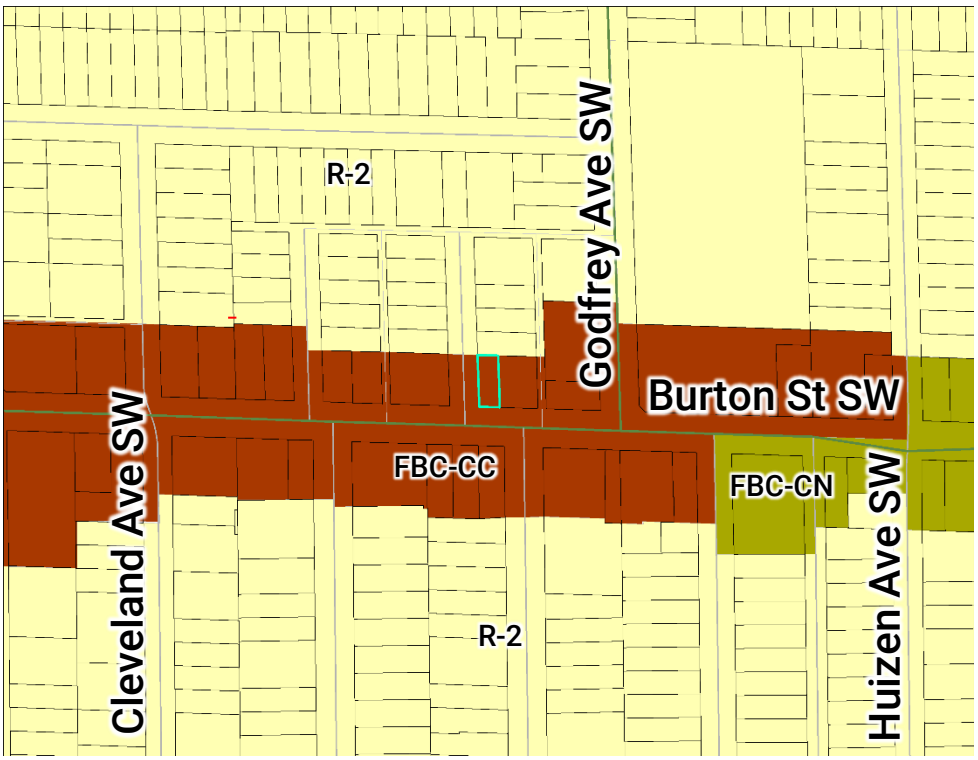
ACTION REQUESTED: Request for Special Land Use for a Secondhand Business

REQUESTED BY: Aurora Rodriguez

REPORT PREPARED BY: Colton Hyble, Assistant Director of Community & Economic Development

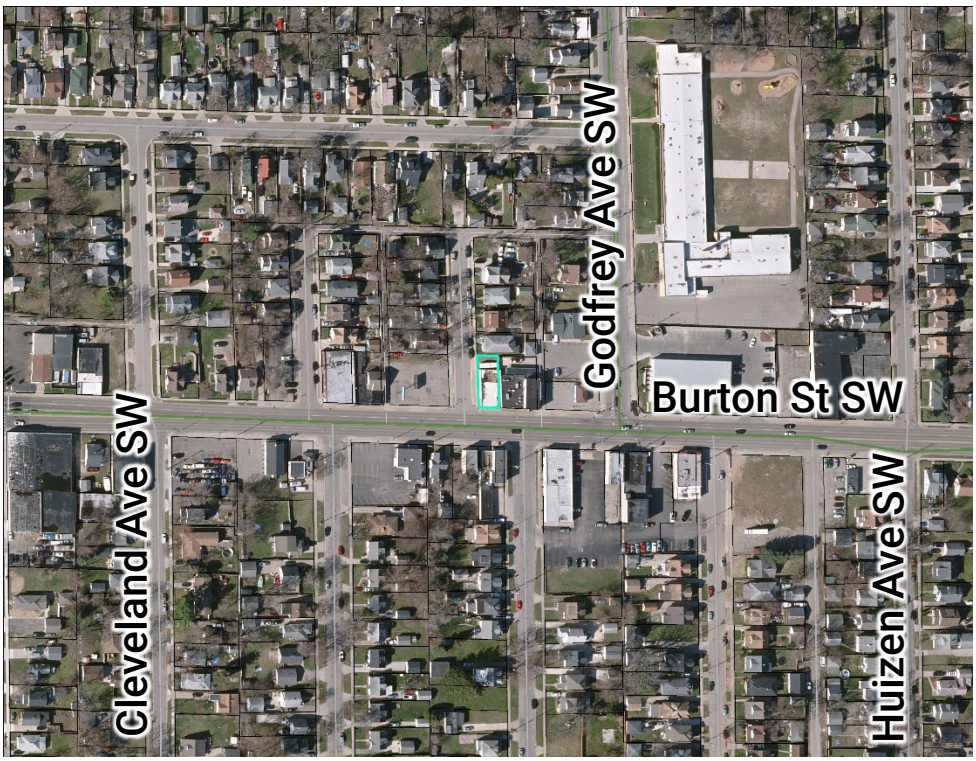
GENERAL LOCATION DESCRIPTION:
The property is located at 1117 Burton Street SW. The property is approximately 0.07 acres. The property is located along Burton Street SW, northeast of the intersection of Burton Street SW and Cleveland Avenue SW.

EXISTING ZONING CHARACTERISTICS:
This site is zoned FBC-CC (Form Based Code Corridor Center Area). Zoning surrounding the property follows:



North: R-2 Residential District
South: Form Based Code: Corridor Center, R-2 Residential District
East: Form Based Code: Corridor Center, Corridor Neighborhood, R-2 Residential District
West: Form Based Code: Corridor Center, R-2 Residential District

EXISTING LAND USE:
The 0.07 acre site has one existing building at 1117 Burton Street SW. Uses surrounding the site are the following:



North: Residential – Single Family, Two Family
South: Commercial – Retail, Pharmacy, Restaurant, Education, Residential – Single Family, Two Family
East: Commercial – Restaurant, Barbershop, Retail, Salon
West: Commercial – Retail, Salon, Place of Worship, Automotive Repair

PROJECT INFORMATION:
The applicant is proposing to utilize the existing 2,110 sq. ft. building at 1117 Burton Street SW for a secondhand business. The applicant desires to operate their pallet liquidation business that can offer shipments and in-person retail. No building construction or demolition is proposed as a part of this project. Secondhand businesses require special use approval in the FBC-CC Corridor Center Area.

CONFORMANCE WITH ORDINANCE STANDARDS AND FINDINGS OF FACT:

Section 90-507(3) establishes general review standards for special approval uses:

(a) The possible substantial and permanent adverse effect on neighboring property.
This use is unlikely to adversely affect neighboring property at this location, as economic reinvestment along the Burton corridor will provide increased property maintenance and an additional retail option for the neighborhood. No sale items are proposed to be displayed outside, and all sales activities will remain inside the building.

(b) The consistency with the spirit, purpose and intent of this chapter.
The proposed use would be consistent with the overall purpose of the zoning ordinance, as stated in Section 90-101.

(c) The possible adverse effect upon traffic as related to the streets, churches, schools and any buildings within the immediate area.
The existing building size and the applicant's current business model favor online orders over in-person shopping. Yet, the expansion of this business model to host a small physical location is not expected to create traffic issues that will impact adjacent users.

(d) The tendency of the proposed use to create any type of blight within the immediate area.
Blight is a concern primarily through vacant buildings that owners are unwilling to maintain. In this case, the owner of the building is the applicant proposing to operate this business. Staff expect this use to reduce blight with the continued reinvestment from the owner.

(e) The economic feasibility for the area.
Secondhand businesses, and specifically pallet liquidation businesses, have become increasingly popular in recent years. The location of this building along a commercial corridor adjacent to neighborhoods in virtually every direction makes this use economically feasible.

(f) Any other factor as may relate to the public health, safety and welfare for persons and property.
The redevelopment is unlikely to have negative effects on public health, safety, and welfare. The reinvestment in a historically vacant building is likely to have a positive effect on public welfare and safety through increased use of the site, as well as renewed upkeep of the property.

(g) That all other provisions of this chapter are met for the proposed use.
Section 90-508 sets requirements that all secondhand businesses must be at least 250 feet from a similar use. The nearest similar use is over 1 mile from this location, which satisfies the requirement.

Section 90-505 specifies the standards to apply to site plan review:

(1) *Adequacy of information. The site plan shall include all required information in sufficiently complete and understandable form to provide an accurate description of the proposed use(s) and structure(s).*
The submitted site plan and floor plan contain enough information to understand the proposed use on the existing site. The plan meets this standard.

(2) *Buildings. Buildings and structures shall meet the minimum dimensional requirements of this article. Redevelopment of nonconforming structures shall bring the site into closer conformity to the extent deemed practical by the review authority. Expansions to nonconforming buildings shall be as provided for in section 90-903.*
No construction, demolition, or changes to the exterior building or site are proposed. The building was constructed prior to the adoption of the Form Based Code, and it meets many requirements and the intention of the Form Based Code. Any changes to the exterior of the site would have to conform to the Form Based Code regulations.

(3) *Privacy. The site design shall provide reasonable visual and sound privacy for dwelling units located adjacent to the site. Walls, berms, barriers and landscaping shall be used, as appropriate, for the protection and enhancement of property and the privacy of adjacent uses.*
The applicant will meet screening requirements along the northern property line since the property is adjacent to a single-family dwelling unit.

(4) Preservation of natural areas. The landscape shall be preserved in its natural state, insofar as practicable, by strategic building placement, minimizing tree and soil removal, alteration to the natural drainage courses, and the amount of cutting, filling and grading. Insofar as practical, natural features and the site topography shall be incorporated into the proposed site design.
Since no redevelopment is being proposed to the site, there are no additional requirements for the preservation of natural areas. This meets this requirement.

(5) *Drainage. Stormwater management system and facilities shall preserve natural drainage characteristics and enhance the aesthetics of the site to the maximum extent possible, and shall not substantially reduce or increase the natural retention or storage capacity of any wetland, water body, or watercourse, or cause alterations which could increase flooding or water pollution on or off the site.*
This requirement is met, as confirmed by the City's Engineering Office. The applicant is not proposing any building additions or demolition.

(6) *Soil erosion. Measures are included to prevent soil erosion and sedimentation.*
There are no soil erosion requirements, as confirmed by the City's Engineering Office.

(7) *Ingress and egress. Every structure and dwelling unit shall be provided with adequate means of ingress and egress via public streets and walkways. Access to the site shall be located and designed to ensure minimal impact on the safety and efficiency of traffic flow along all adjoining roadways. All access points shall comply with the access management requirements of section 90-603.*

Within the existing building, ingress and egress from the structure originates from the western and southern portions of the building. The site is accessible from Burton Street and Kamp Avenue through the roadway or public sidewalk network.

(8) *Emergency vehicle access. All buildings and site circulation shall be arranged to permit emergency vehicle access by practicable means to all buildings and areas of the site*.

The City's Fire Marshal has confirmed that emergency vehicle access can be met on this site.

(9) *Vehicular circulation layout. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian pathways in the area. Public streets adjacent or through the proposed development shall be required when it is essential to promoting and protecting public health, safety and general welfare and to provide continuity to the public road system.*

The existing building and loading area make up the entire site. Due to a nearby public transportation stop less than 300 ft. away, and the expectation of walk-in trade, parking requirements for the site can be modified from eight to four parking spaces by the reviewing authority. Parking can be accommodated through on-street parking along the side of the building and behind the building.

(10) *Pedestrian circulation. The site plan shall provide a pedestrian circulation system which is insulated as completely as is reasonably possible from the vehicular circulation system.*

The site is surrounded by the public sidewalk network, which makes pedestrian navigability simple and easy. The building's entrance is at grade and accessible, meaning it does not require any steps to enter.

(11) *Traffic impact. The expected volume of traffic to be generated by the proposed use shall not adversely affect existing roads and traffic patterns. Roadway access shall minimize excessive vehicle traffic on local residential streets to reduce the possibility of any adverse effects upon adjacent property. Projects expected to have 50 or more peak hour directional trips or 500 or more vehicle trips daily shall provide a traffic impact study, as outlined in subsection 90-504(3), above.*

Traffic generated by this site is expected to be like other retail uses along Burton Street, and this impact would not require a traffic impact analysis per code requirements.

(12) *Public services. The scale and design of the proposed development shall facilitate the adequate provision of services currently furnished by or that may be required of the city or other public agency including, but not limited to, fire and police protection, stormwater management, sanitary sewage removal and treatment, traffic control and administrative services.*

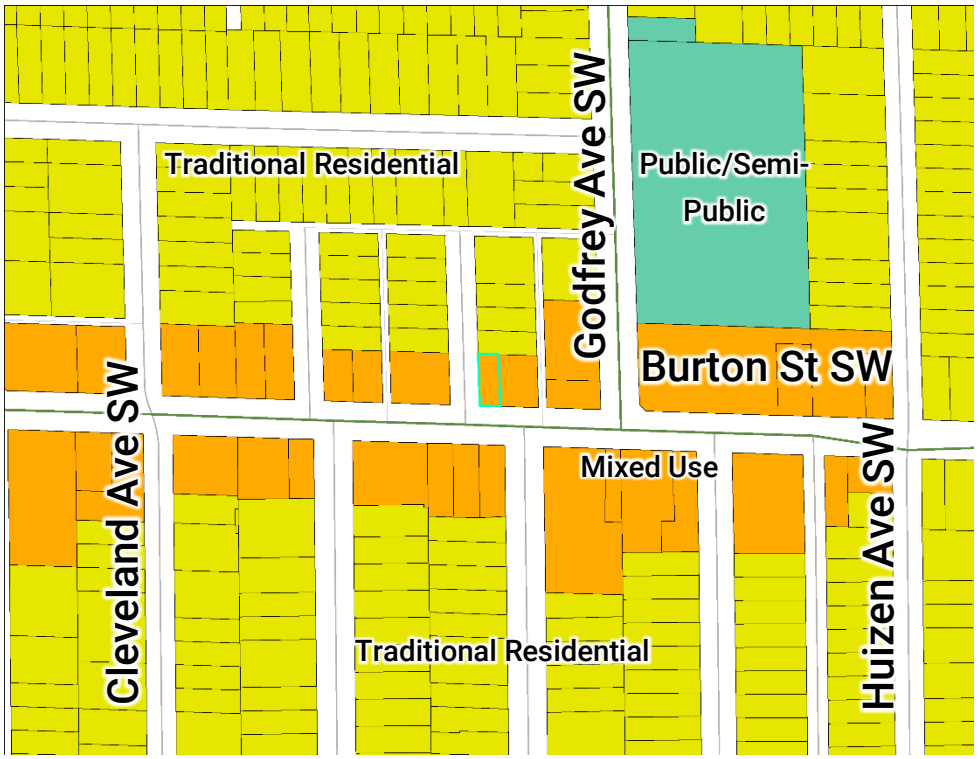
The site is currently served by public utilities and services within the City of Wyoming.

(13) Site redevelopment. Redevelopment of existing sites shall conform to the site improvement provisions of this article to the extent deemed practical by the reviewing authority. The extent of upgrade to site improvements shall be relative to and proportionate with the extent of redevelopment or expansion in accordance with the nonconforming site requirements of section 90-903.

The site will conform to all redevelopment standards through all applicable fire and building codes.

ALIGNMENT WITH MASTER PLAN:

The City's Master Plan, Wyoming [re] Imagined was adopted in 2021. The future land use for the site is noted as Mixed Use, which consists of either vertically or horizontally mixed uses across retail, housing, and entertainment. The master plan also mentions walkability as a priority as well. This use will continue to advance the principles of the master plan through the continued use of a building for a use not previously available on Burton Street. This adds to the retail options within this mixed use commercial node, which can spur walkability between retail options in the area.



CONFORMANCE WITH THE CITY OF WYOMING SUSTAINABILITY PRINCIPLES:
Sustainability: The advancement and promotion, with equal priority, of environmental quality, economic strength, and social equity so that a stable and vibrant community can be assured for current and future generations.

The applicant's proposed use accomplishes economic strength and social equity through an additional retail avenue to the commercial mixture in Wyoming. This will allow for new investment into Burton's existing infrastructure and help to strengthen the corridor.

RECOMMENDED CONDITIONS TO APPROVAL

1. The applicant shall work with the Wyoming Fire Department to address all comments noted in their review:
    a) Must follow all fire/building codes throughout process.
    b) Final Inspection shall be performed with Fire Marshal.

2. The applicant shall work with the Wyoming Building Office to address all comments noted in their review:
    a) Site plan does not show accessible parking. Accessible parking required per Building code.

3. The applicant shall work with the Wyoming Planning Office to address all comments noted in their review:
    a) All signage must meet the requirements of Division 10 of the Form Based Code.
    b) No parking may be located in the designated loading area, and no large commercial vehicles may be stored onsite.
    c) Any off-street parking provided behind the building must be paved and striped according to Sec. 90-601.
    d) Applicant will work with the Planning Office to provide screening along the northern property line to screen the business area from adjacent residential view.
    e) Applicant must receive a general business license from the Wyoming Clerk's Office.

PLANNING COMMISSION ACTION:
The Development Review Team recommends the Planning Commission grant special use approval for a secondhand business at 1117 Burton Street SW and, in a separate motion, grant site plan approval, subject to conditions 1-3.

DEVELOPMENT REVIEW TEAM:
Nicole Hofert, Deputy City Manager
Aaron Vis, Director of Public Works
Lew Manley, Building Official
Kip Snyder, Director of Public Safety
Joel Klaassen, Acting Director of Community and Economic Development

From: Jose J Rodriguez
To: Hyble, Colton
Subject: RE: 1117 Burton blueprints
Date: Wednesday, April 15, 2026 1:30:41 PM
Attachments: image001.png

You don't often get email from aurora_rodriguez@sbcglobal.net. Learn why this is important

External Email - Think Before You Click

Colton,
We want to sell from pallets we currently sell live and mostly have a few pickups the rest is shipped but we want to be able to allow local buyers to be able to shop at my store. We are selling on the platform whatnot and would like to grow our business and provide great prices to the community also.

Thank you

Aurora Rodriguez

Sent from AT&T Yahoo Mail on Android

On Thu, Apr 9, 2026 at 11:45 AM, Hyble, Colton <Colton.Hyble@wyomingmi.gov> wrote:

[redacted]
[redacted] MERCANTILE USE
[redacted]
[redacted] 2024 IFC & IFGC
[redacted] BUILDING HEIGHT
[redacted] PARKING
[redacted] AREA
[redacted]
[redacted] SPRINKLERS
[redacted] PARKING

Schematic Site Plan
1"=5'-0"

STATE OF MICHIGAN
JARED LEE
ARCHITECT
No. 1301069609
LICENSED ARCHITECT

MEM DESIGNS
MECHANICAL ENGINEERING & CONSULTING
616.560.2565
mark@mem-designs.com

A Liquidations

1117 Burton SW
Grand Rapids, Michigan

Schematic Site Plan

JOB No:	251104
ISSUED FOR:	Permit
DATE:	11/26/25
DRAWN BY:	MEM
CHECKED:	JL
REVISIONS:	

C-1.1

NOTES

[redacted]

LEGEND

[redacted]

BUILDING CODE:

2021 MICHIGAN REHABILITATION BUILDING (LEVEL 2)
2021 MICHIGAN MECHANICAL CODE
2021 MICHIGAN PLUMBING CODE
2023 NATIONAL ELECTRICAL CODE
2017 ICC-ANSI 117.1 / MICHIGAN BARRIER FREE

USE & OCCUPANCY CLASSIFICATION (CHAPTER 3)

M - MERCANTILE (RETAIL SHOP)

CONSTRUCTION CLASS (CHAPTER 6)

VB

INTERIOR BUILDING ELEMENTS ARE OF ANY MATERIAL PERMITTED BY CODE, NON RATED (MBC 602.3)

BUILDING HEIGHT & AREA (CHAPTER 5)

NON SPRINKLED

ALLOWED: 9,000 S.F./FLOOR (TABLE 506.2)

EXISTING : 2,110 S.F. GROSS FLOOR AREA

OCCUPANT LOAD (CHAPTER 10)

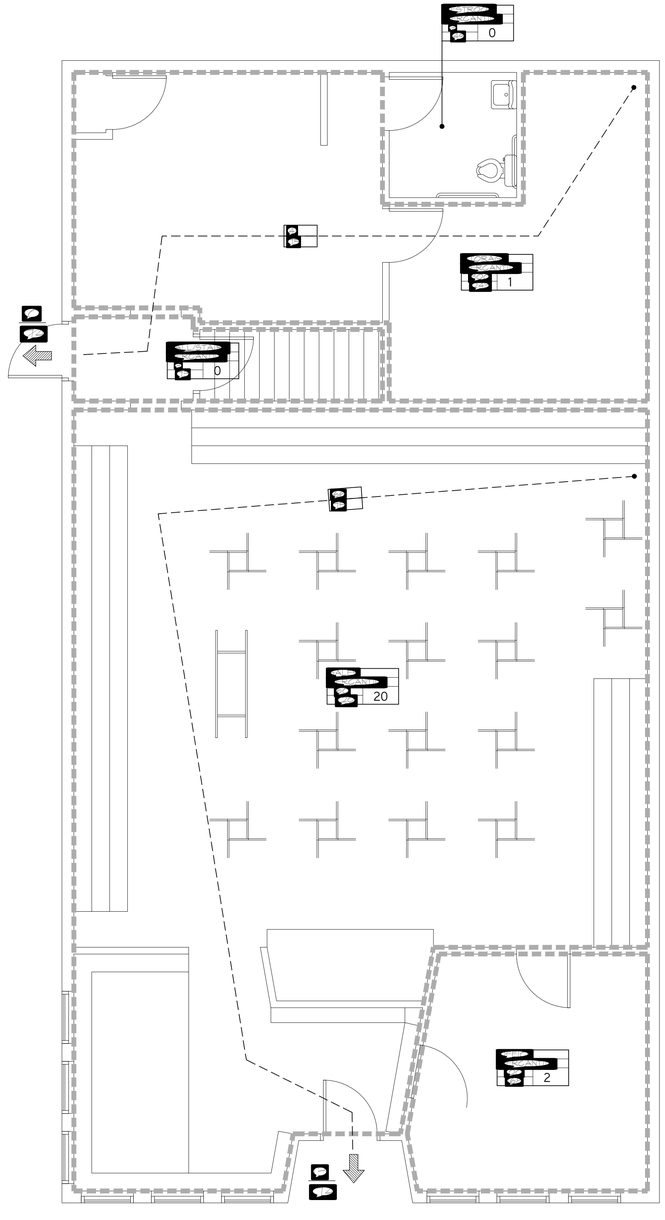
PROPOSED: 23, SEE PLAN FOR DETAILS

RESTROOMS (TABLE 403.1 MPC2015)

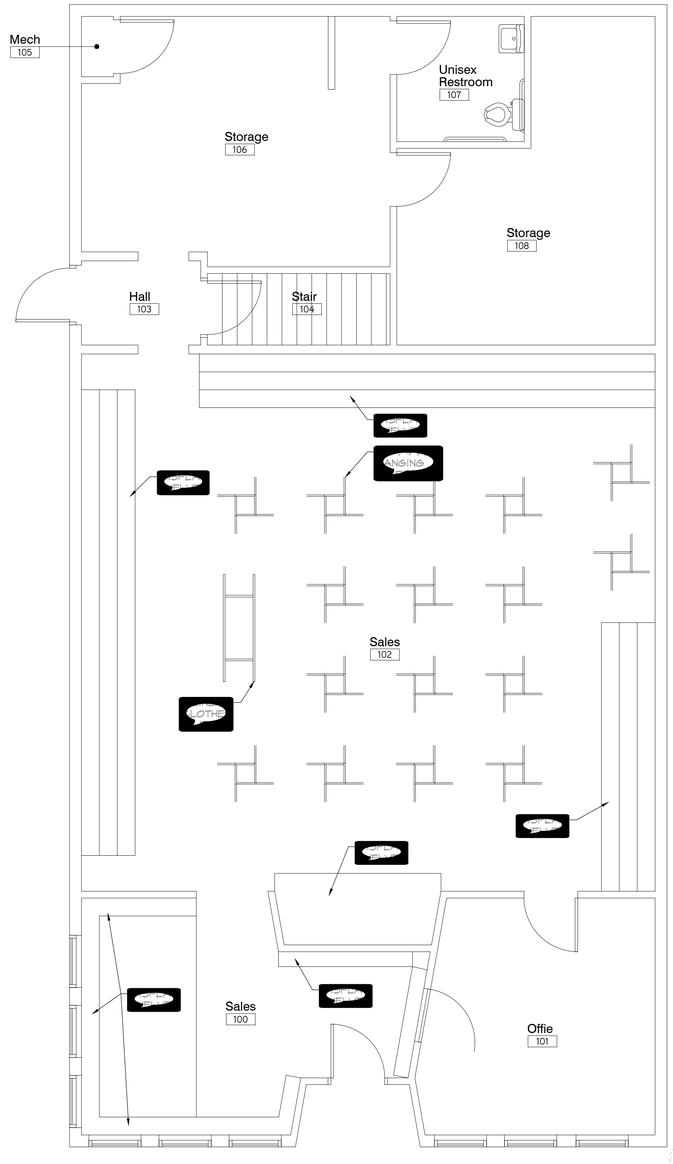
EXISTING: (1) UNISEX RESTROOMS

EGRESS (CHAPTER 10)

ONE EXIT REQUIRED (TABLE 1006.2.1)
TWO EXITS PROVIDED
MAX TRAVEL LENGTH 75'
MAX OCCUPANT LOAD 49



Code Plan
1/4"=1'-0"



Floor Plan
1/4"=1'-0"

DESIGNS
616.560.2565
mark@mem-designs.com

A Liquidations

1117 Burton SW
Grand Rapids, Michigan

Floor Plan
Code Plan
Code Study

JOB No.	251104
ISSUED FOR:	Permit
DATE:	11/26/25
DRAWN BY:	MEM
CHECKED:	JL
REVISIONS:	

JARED LEE
ARCHITECT
No. 1301069609
STATE OF MICHIGAN
LICENSED ARCHITECT

A-1.1

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 3

DATE DISTRIBUTED: May 12, 2026

PLANNING COMMISSION DATE: May 19, 2026

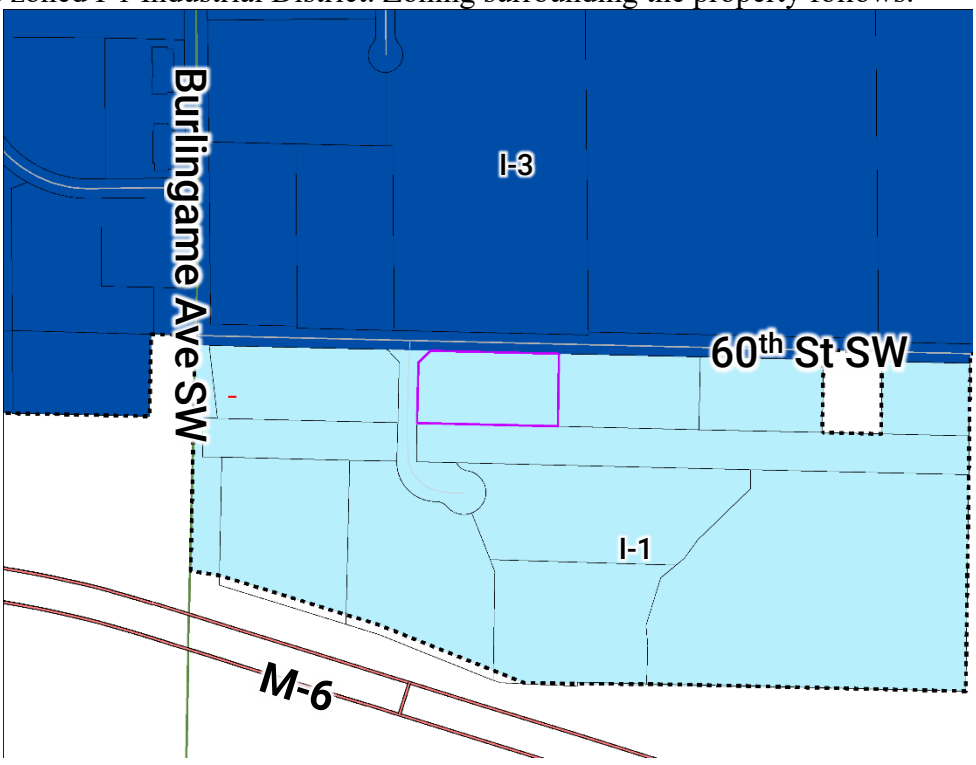
ACTION REQUESTED: Request for Site Plan Approval

REQUESTED BY: Mike Obbink – ICS Construction
Paul Hanczuk – Valduga LLC

REPORT PREPARED BY: Joe Blair, Planner II

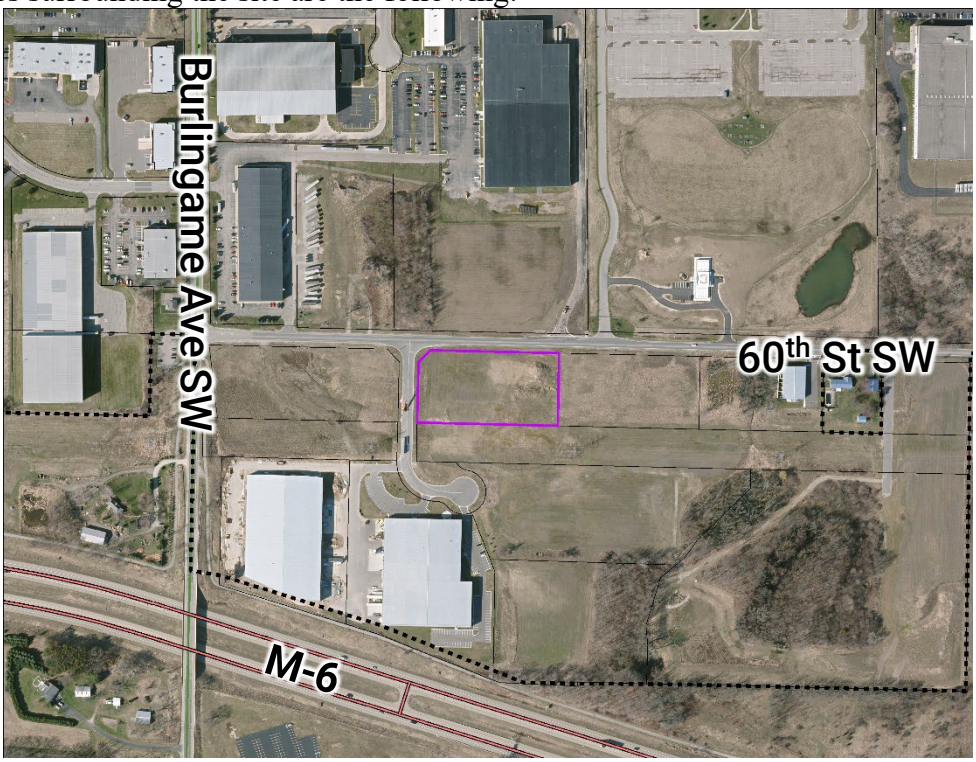
GENERAL LOCATION DESCRIPTION:
The property is located at 1486 60th Street SW. The property is approximately 2.69 acres and is located along 60th Street SW, southeast of the intersection of 60th Street SW and Burlingame Avenue SW.

EXISTING ZONING CHARACTERISTICS:
This site is zoned I-1 Industrial District. Zoning surrounding the property follows:



North: I-3 Restricted Industrial District
South: I-1 Light Industrial District
East: I-1 Light Industrial District
West: I-1 Light Industrial District

EXISTING LAND USE:
The site currently is vacant, having been scraped previously for development of the 2.69 acre parcel. Uses surrounding the site are the following:



North: Industrial – Truck depot, Warehousing, Wholesaling
South: Industrial – Warehousing
East: Industrial – Trailer Repair
West: Vacant

PROJECT INFORMATION:
The applicant proposes to build a new 29,700 square foot building for warehousing and inventory process, with a small area for offices. The applicant is also proposing truck bays and overhead doors, as well as multiple parking areas on the west and east parts of the site. Cross access is proposed between this parcel and the one to the east (1398 60th St SW).

CONFORMANCE WITH ORDINANCE STANDARDS AND FINDINGS OF FACT:
Site plan review in conformance with the following applicable standards as follows is required. Section 90-505 specifies the standards to apply to site plan review:

(1) *Adequacy of information. The site plan shall include all required information in sufficiently complete and understandable form to provide an accurate description of the proposed use(s) and structure(s).*
The submitted site plan and elevations contain all the required information to understand the applicant's proposed building addition in detail. This requirement is met.

(2) *Buildings. Buildings and structures shall meet the minimum dimensional requirements of this article. Redevelopment of nonconforming structures shall bring the site into closer conformity to the extent deemed practical by the review authority. Expansions to nonconforming buildings shall be as provided for in section 90-903.*
The proposed building respects the development standards provided in Section 90-444B as it pertains to the building, including setbacks and maximum building height. This requirement is met.

(3) *Privacy. The site design shall provide reasonable visual and sound privacy for dwelling units located adjacent to the site. Walls, berms, barriers and landscaping shall be used, as appropriate, for the protection and enhancement of property and the privacy of adjacent uses.*
The applicant's site is not situated adjacent to any residentially used or zoned property, and thus is not required to have privacy screening. No outdoor storage is proposed at this point, and thus is also not required to be screened. The proposed dumpster enclosure must meet the requirements of Section 90-321, and the applicant's plan is sufficient to meet this requirement.

(4) Preservation of natural areas. The landscape shall be preserved in its natural state, insofar as practicable, by strategic building placement, minimizing tree and soil removal, alteration to the natural drainage courses, and the amount of cutting, filling and grading. Insofar as practical, natural features and the site topography shall be incorporated into the proposed site design.
The site has been scraped prior to this proposed development, leaving no natural areas to preserve on the site. However, the applicant is proposing to place street trees along Valduga Dr and 60th St in accordance with Section 90-328. The applicant is also working with the Planning Office to finalize a landscaping plan that will also meet the requirements of Section 90-328. This standard will be met.

(5) *Drainage. Stormwater management system and facilities shall preserve natural drainage characteristics and enhance the aesthetics of the site to the maximum extent possible, and shall not substantially reduce or increase the natural retention or storage capacity of any wetland, water body, or watercourse, or cause alterations which could increase flooding or water pollution on or off the site.*
The applicant will work with the City's Engineering Office to meet all stormwater management requirements for the impervious surface onsite. This requirement will be met.

(6) *Soil erosion. Measures are included to prevent soil erosion and sedimentation.*
The City's Engineering Office has confirmed that the applicant's project will limit potential soil erosion and sedimentation. This requirement will be met.

(7) *Ingress and egress. Every structure and dwelling unit shall be provided with adequate means of ingress and egress via public streets and walkways. Access to the site shall be located and designed to ensure minimal impact on the safety and efficiency of traffic flow along all adjoining roadways. All access points shall comply with the access management requirements of section 90-603.*
The site has vehicular ingress and egress onto 60th Street SW via the shared driveway to the east and connections to Valduga to the west. This meets ingress and egress requirements of Section 90-603. This requirement is met.

(8) *Emergency vehicle access. All buildings and site circulation shall be arranged to permit emergency vehicle access by practicable means to all buildings and areas of the site*.
The City's Fire Marshal has confirmed that emergency vehicle access can be provided to all areas of the site.

(9) *Vehicular circulation layout. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian pathways in the area. Public streets adjacent or through the proposed development shall be required when it is essential to promoting and protecting public health, safety and general welfare and to provide continuity to the public road system.*
The site's proposed vehicular circulation layout shows the applicant's willingness to design to separate the passenger vehicles from the expected truck traffic. Directional signage where drive aisles interact, traffic calming designs, and a separation of customer parking to the sides of the building will allow for the safe circulation of vehicles. Parking counts are provided and meet the standards of Section 90-600. This requirement is met.

(10) *Pedestrian circulation. The site plan shall provide a pedestrian circulation system which is insulated as completely as is reasonably possible from the vehicular circulation system.*
Dedicated pedestrian areas are proposed and located in areas that are accessible to patrons and employees while maintaining safety from vehicular traffic. This requirement is met.

(11) *Traffic impact. The expected volume of traffic to be generated by the proposed use shall not adversely affect existing roads and traffic patterns. Roadway access shall minimize excessive vehicle traffic on local residential streets to reduce the possibility of any adverse effects upon adjacent property. Projects expected to have 50 or more peak hour directional trips or 500 or more vehicle trips daily shall provide a traffic impact study, as outlined in subsection 90-504(3), above.*

The traffic impact from the proposed addition is expected to have a minimal impact on traffic along adjacent major thoroughfares. The site's infrastructure can contain all traffic generated by the use; This requirement is met.

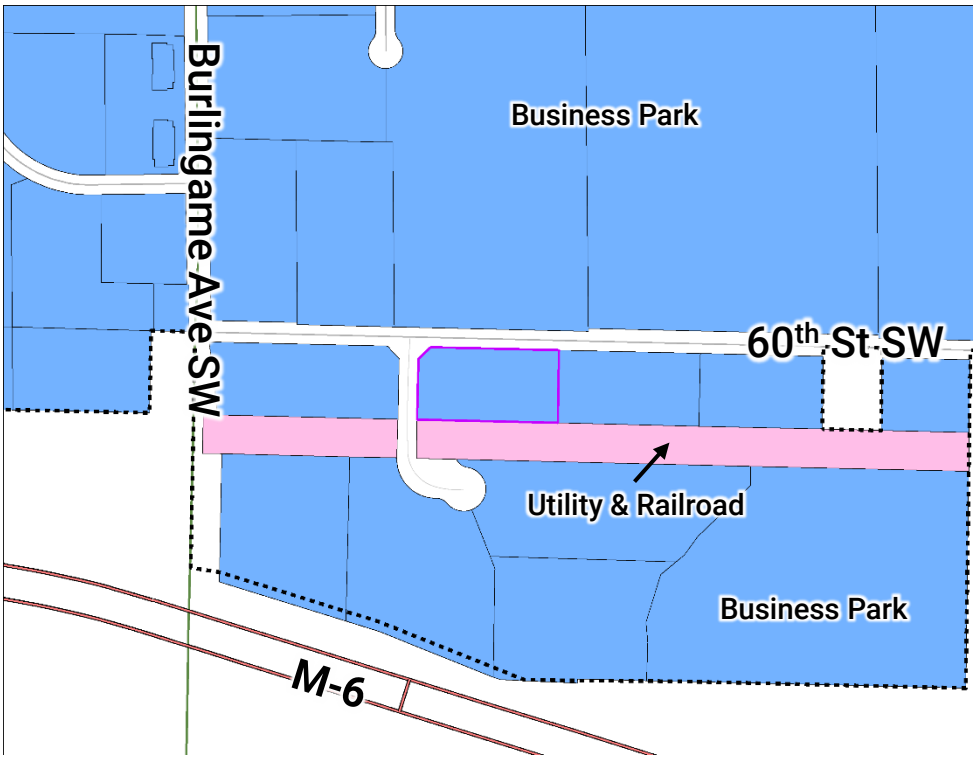
(12) *Public services. The scale and design of the proposed development shall facilitate the adequate provision of services currently furnished by or that may be required of the city or other public agency including, but not limited to, fire and police protection, stormwater management, sanitary sewage removal and treatment, traffic control and administrative services.*

The site can be served by public services and utilities, as confirmed by the City's Engineering Office. This requirement is met.

(13) Site redevelopment. Redevelopment of existing sites shall conform to the site improvement provisions of this article to the extent deemed practical by the reviewing authority. The extent of upgrade to site improvements shall be relative to and proportionate with the extent of redevelopment or expansion in accordance with the nonconforming site requirements of section 90-903.

The Wyoming Fire Department, Engineering Office, Building Office, Planning Office, and Assessor's Office confirm that all elements of Site Redevelopment are either met or will be met through the conditions laid out in this report.

ALIGNMENT WITH MASTER PLAN:
The City's Master Plan, Wyoming [re] Imagined was adopted in 2021. The future land use for the site is noted as Business Park, which consists of employment centers, smaller scale industrial areas, and office or medical complexes. The master plan calls for design quality, traffic impacts, parking supply, and beautification to be integrated into these areas. The proposed project aligns with these goals through the provision of adequate parking, pedestrian access and circulation, and a clean exterior site with no outdoor storage. This project aligns with the guidance of the Master Plan.



CONFORMANCE WITH THE CITY OF WYOMING SUSTAINABILITY PRINCIPLES:
Sustainability: The advancement and promotion, with equal priority, of environmental quality, economic strength, and social equity so that a stable and vibrant community can be assured for current and future generations.

The applicant's proposed use of this site is indicative of the recent growth of this business, expanding from the site to the south. This demonstrates continued industrial economic strength in Wyoming, while also providing additional environmental and landscaping beautification to an existing blank site.

RECOMMENDED CONDITIONS TO APPROVAL:

1) The applicant shall work with the Wyoming Planning Office to address all comments noted in their review:
    a) Applicant must submit updated access easement documentation once finalized with the adjacent property owner to the east.
    b) Applicant will work with the Planning Office to finalize a Landscaping Plan that conforms to Section 90-328.
    c) All signage must follow the regulations of Article 7.

2) The applicant shall work with the Wyoming Fire Department to address all comments noted in their review:
    a) Applicant must provide updated drawings with the Fire Truck Drive Path.
    b) Applicant must follow all fire/building codes through construction process.
    c) Final Inspections shall be performed with Fire Marshal

3) The applicant shall work with the Wyoming Engineering Office to address all comments noted in their review:
    a) Provide the following for stormwater calculations:
        i. Completed LGROW spreadsheet detailing water quality, channel protection, and flood control requirements for the site. The site drains to an existing detention basin. Determine whether the existing basin has capacity for site drainage. The City may be able to provide historic calculations upon request.
        ii. Map of drainage subcatchments.
        iii. Table detailing subcatchment areas, runoff curve numbers, times of concentration, rainfall intensities, and peak runoff, as well as pipe capacities, flows, and velocities.
        iv. Detention/retention storage capacities and outlet calculations, if applicable.
    b) For plastic sewer installation, include a note or detail for compaction of bedding in the pipe haunch.
    c) Provide erosion control blanket or equal for the proposed swale and include a detail.
    d) Provide a signed stormwater maintenance agreement for construction approval. Submit a draft for approval before signing.
    e) Shift the proposed catch basin at the SW entrance to not be directly above the sanitary sewer. If possible, regrade to shift the basin to the north side of the entrance.
    f) A fee is required if utilizing regional detention facilities.
    g) Provide a note specifying that the contractor must obtain a plumbing permit from the City of Wyoming before beginning utility work.
    h) Hydrant shown in SE corner does not match City records and may not exist.

i) Dumpster enclosure is over existing City easement – consider a different area or moving the enclosure north.
j) Show the sanitary lateral or clarify where on the plans the lateral is located.
k) After construction is complete, Engineering requires an engineer's stormwater certificate and as-built plans with the following:
    i. Watermain lengths between fittings, valves, taps, and hydrants and offset distances from the watermain pipes to road centerlines (preferably) or other site features.
    ii. Lengths between fittings for fireline(s) and private watermain.
    iii. Location(s) of water service stopbox(es).
    iv. Distance(s) from sanitary lateral(s) to the nearest manhole(s) along the sanitary sewer and length(s) of the lateral(s).
    v. Sanitary and storm sewer slopes, inverts, rim elevations, and pipe lengths.
    vi. Locations of stormwater laterals, if applicable.
    vii. Elevation grade-shots, especially for any overland flood routes, tops of berms, and drainage swales.

PLANNING COMMISSION ACTION:
The Development Review Team recommends the Planning Commission grant site plan approval for the project at 1486 60th St SW, subject to conditions 1-3.

DEVELOPMENT REVIEW TEAM:
Nicole Hofert, Deputy City Manager
Aaron Vis, Director of Public Works
Lew Manley, Building Official
Kip Snyder, Director of Public Safety
Joel Klaassen, Acting Director of Community and Economic Development

2323 Port Sheldon Ste 102B
Jenison, MI 49428
www.icsconstruction.us

April 16, 2026

City of Wyoming Planning Department
Attn: Joe Blair
1155 28th St
Wyoming, MI 49509

1406 60th Street Project Narrative

The proposed project consists of the construction of a new 29,700 square foot building located at 1486 60th Street in the City of Wyoming. The building will measure approximately 330 feet by 90 feet with a maximum height of 30 feet along 60th Street. Construction of the building will be comprised of a pre-engineered metal building with accent panels and glass at the building entrances similar and complimentary to the adjoining properties.

The building is designed to accommodate two tenant spaces. Suite A totaling 19,800 square feet will be occupied by Mad Cheetah for warehousing, inventory processing, and online fulfillment operations. Suite B totaling the remaining 9,900 square feet is intended for future occupancy by a similar permitted industrial use within the I-1 zoning district or for potential expansion of Suite A.

The proposed use consists of warehouse and distribution activities conducted entirely within the enclosed building, with limited customer pickup. Accessory office space is anticipated to be 1,500 square feet and to be incorporated within the building footprint.

Landscaping is to be provided along 60th Street and Valduga Drive in accordance with the City of Wyoming's requirements, including required street trees and landscaped greenbelt areas.

Exterior lighting will be designed to minimize glare and prevent light trespass onto adjacent properties per ordinance standards.

Respectfully,

Mike Obbink

ICS Construction
616-836-1068

mobbink@icsconstruction.us

"Success is not measured on what I've done compared to what others have done. Success is measured on what I've done compared with what God has called me to do"; Be successful in the things that eternally matter.

BENCHMARK ELEVATION 742.24
TOP OF SW FLANGE BOLT ON HYDRANT

EX 12" SAN SEWER (PLAN)

EX BLACKTOP

N01°20'49"E 33.00'

S88°39'11"E 436.26'

60TH STREET

EX BLACKTOP

EX 6" GAS (PLAN)

EX 30" WATERMAIN (PLAN)

EX. HYDRANT

N46°41'59"E 57.63'

15" CULVERT (PER PLAN)

INV. 737.0

3.3' R/W

EX 10' PRIVATE EASEMENT FOR PUBLIC UTILITIES

30' SHARED ACCESS EASEMENT

EXISTING BUILDING

EX 12" WATERMAIN (PLAN)

VALDUGA DRIVE

EX 10" SAN. SEWER (PLAN)

EX BLACKTOP

EX 6" SAN LATERAL

EX INV 729.0 (PER PLAN)

N1°20'49"E 207.00'

S01°04'56"W 280.50'

66'

EX 24" STORM

24" STORM AT 0.25% (PER PLAN)

L=25' EP=5'

EX 2" WATER SERVICE

STORM MH (PER PLAN)
RIM 740.33
12" SW INV 735.08
12" NE INV 731.74
24" E INV 728.00
24" W INV 728.00

PROP 118' OF 24" STORM AT 0.4% (PER PLAN)

STORM MH (PER PLAN)
RIM 740.37
12" SE INV 735.04
12" NW INV 731.74
24" E INV 728.48
24" W INV 728.48

24" STORM AT 0.4% (PER PLAN)

15" STORM AT 0.4% (BY OTHERS)

STORM MH (PER PLAN)
RIM 739.00
12" SE INV 734.34
15" N INV 733.63
18" E INV 730.25
24" W INV 729.29

EX SAN MH
RIM 737.09
CHANNEL INV
718.84

8" SAN AT 0.42% (AS BUILT)

EX 8" FIRE PROTECTION SERVICE

EX 12" WATERMAIN (PER PLAN)

8" SAN AT 0.44% (AS BUILT)

STORM MH
(PER PLAN)
RIM 738.10
12" N INV 734.00
24" E INV 727.60
EX 24" W INV 727.60 (PER PLAN)

N88°39'11"W 478.56'

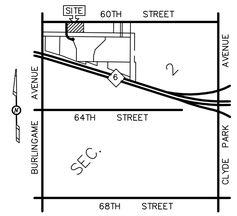
EX SAN MH #7
RIM 736.27 (AS BUILT)
8" E INV 720.41 (AS BUILT)
8" W INV 720.31 (AS BUILT)

EX. 35' WIDE PUBLIC UTILITIES EASEMENT TO CITY OF WYOMING

STORM CB (PER PLAN)
RIM 738.09
12" NW INV 734.50

EX 30" STORM (PLAN)

EX 30" CMB & OUTFALL



LOCATION MAP

General Notes:

1. Description of Parcel :
PART OF THE NORTHWEST FRACTIONAL ¼ OF SECTION 2, T5N, T12W, BYRON TOWNSHIP (NOW CITY OF WYOMING, MICHIGAN AS PER 425 AGREEMENT 2016), KENT COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTH ¼ CORNER OF SAID SECTION 2; THENCE N88°39'11"W 1399.40 FEET ALONG THE NORTH LINE OF SAID SECTION 2 TO THE POINT OF BEGINNING; THENCE S01°04'56"W 280.50 FEET PARALLEL WITH THE WEST LINE OF SAID SECTION 2 TO THE NORTH RIGHT-OF-WAY LINE OF CONSUMERS ENERGY; THENCE N88°39'11"W 478.56 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE OF CONSUMERS ENERGY; THENCE N01°20'49"E 207.00 FEET; THENCE N46°41'59"E 57.63 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 60TH STREET; THENCE N01°20'49"E 33.00 FEET TO SAID NORTH LINE OF SECTION 2; THENCE S88°39'11"E 436.326 FEET ALONG SAID NORTH LINE OF SECTION 2 TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD. CONTAINS 3.0 ACRES (131,871 SQ.FT.) INCLUDING 60TH STREET ROW, CONTAINS 2.7 ACRES (117,472 SQ.FT.) NOT INCLUDING 60TH STREET ROW, MORE OR LESS.

Total of 3.03 Acres, (2.70 excluding right-of-way)

2. Current Zoning: I-1 (INDUSTRIAL)

SCALE: 1" = 20'
1' CONTOUR INTERVAL

LEGEND

- = SIGN
- = 2" X 2" MARKER
- = HYDRANT
- = WATERMAIN VALVE
- = GAS VALVE
- = CATCH BASIN
- = MANHOLE
- = OVERHEAD WIRES

Know what's below.
Call before you dig.

STATE OF MICHIGAN
TODD R STUIVE
ENGINEER
No. 6201038273
LICENSED PROFESSIONAL ENGINEER

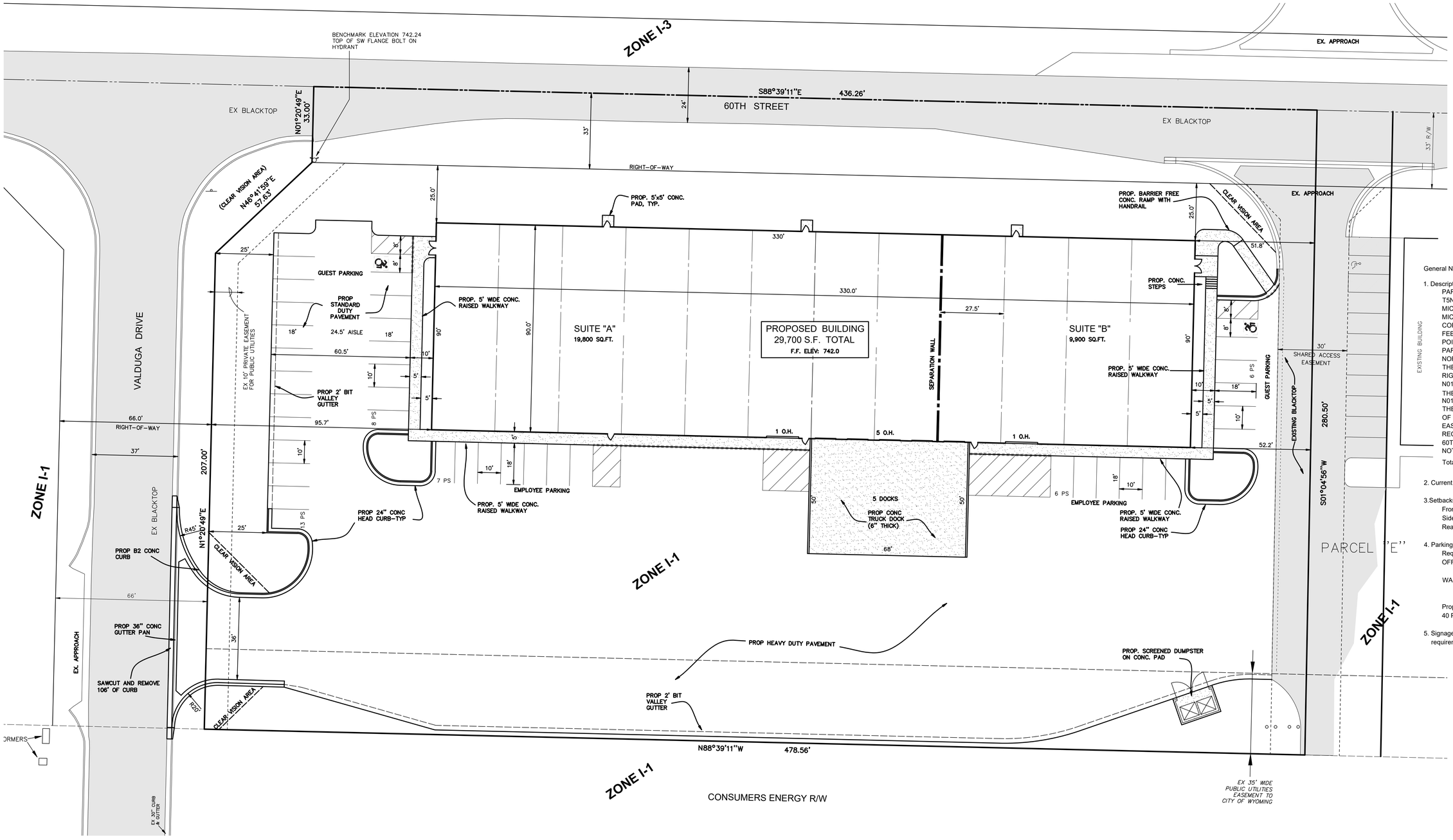
TOPOGRAPHICAL SURVEY
1486 60TH STREET - MAD CHEETAH
FOR: INTEGRITY CONSTRUCTION SERVICES
2323 PORT SHELDON ST.
JENISON, MI 49428
ATTEN: MIKE OBBINK (CELL–616.836.1068)
IN: PART OF THE NW 1/4, SECTION 2, T5N, R12W, CITY OF WYOMING, KENT COUNTY, MICHIGAN

REVISIONS:

exxel engineering, inc.
planners · engineers · surveyors
5252 Clyde Park, S.W. • Grand Rapids, MI 49509
Phone: (616) 531-3660 www.exxelengineering.com

DRAWN BY:	CDG	PROJ. ENG.:	TRS
APPROVED BY:	TRS	PROJ. SURV.:	
FILE NO.:	261312E	DATE:	4–15–26

SHEET 1 of 4

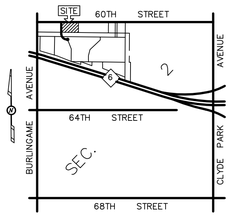


General Notes:

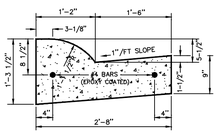
1. Description of Parcel :
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   Total of 3.03 Acres, (2.70 excluding right-of-way)
2. Current Zoning: I-1 (INDUSTRIAL)
3. Setbacks:
   Front - 25'
   Side - 10'
   Rear - 30'
4. Parking:

Required	29,700 S.F. TOTAL	
OFFICE (10%)	1/400 SF	
	(2,970/ 400)	= 7 SPACES
WAREHOUSE	1/1500 SF	
	(26,730/ 1500)	= 18 SPACES
	TOTAL OF 25 SPACES	

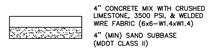
   Proposed:
   40 PARKING SPACES (INCLUDING 2 BARRIER FREE)
5. Signage, lighting & landscaping shall meet city requirements.



LOCATION MAP

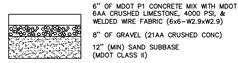


MDOT "B2" CURB DETAIL



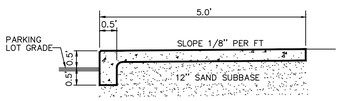
4" CONCRETE MIX WITH CRUSHED LIMESTONE, 3500 PSI, & WELDED WIRE FABRIC (6x6-W1.4xW1.4)
4" (MIN) SAND SUBBASE (MDOT CLASS II)

STANDARD DUTY CONCRETE SECTION

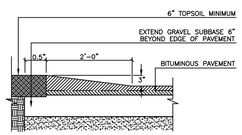


6" OF MDOT P1 CONCRETE MIX WITH MDOT 6AA CRUSHED LIMESTONE, 4000 PSI, & WELDED WIRE FABRIC (6x6-W2.9xW2.9)
8" OF GRAVEL (21AA CRUSHED CONC)
12" (MIN) SAND SUBBASE (MDOT CLASS II)

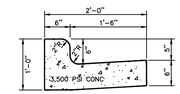
HEAVY DUTY CONCRETE SECTION



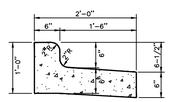
RAISED WALK DETAIL



BITUMINOUS VALLEY GUTTER



24" HEAD CURB DETAIL



24" HEAD CURB DETAIL
(PITCHED OUT)

BLACKTOP NOTES :
- -- **ASPHALT BINDER PG58-28 FOR STANDARD DUTY PAVEMENT AND PG64-28 FOR HEAVY DUTY PAVEMENT**
- -- **RAP LIMITED TO MDOT TIER 1 (0-17% BY WEIGHT) FOR WEARING COURSE AND MDOT TIER 2 (18-27% BY WEIGHT) FOR LEVELING COURSE**
- -- **13A MIX TO HAVE 60% MINIMUM CRUSHED MATERIAL WITH 3% AIR VOIDS**
- -- **ASPHALT TO BE COMPACTED TO 94-97% OF THEORETICAL MAXIMUM DENSITY AS DETERMINED BY THE RICE METHOD**
- -- **A BOND COAT OF SS-1h EMULSION IS REQUIRED BETWEEN ASPHALT LAYERS AT A RATE OF 0.1 GALLONS/SYD**



1 1/2" OF HMA 5E1
2 1/2" OF HMA 3C
8" OF GRAVEL (21AA CRUSHED CONC)
12" (MIN) SAND SUBBASE (MDOT CLASS II)

HEAVY DUTY PAVING SECTION
(DARK SHADED AREAS)

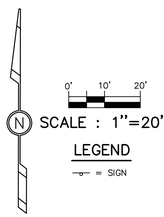


1 1/2" OF HMA 5E1
1 1/2" OF HMA 3C
6" OF GRAVEL (21AA CRUSHED CONC)
12" (MIN) SAND SUBBASE (MDOT CLASS II)

STANDARD DUTY PAVING SECTION
(LIGHT SHADED AREAS)

811 Know what's below. Call before you dig.

STATE OF MICHIGAN
TODD R STUIVE
ENGINEER
No. 6201038273
LICENSED PROFESSIONAL ENGINEER



SITE LAYOUT PLAN
1486 60TH STREET - MAD CHEETAH
FOR: INTEGRITY CONSTRUCTION SERVICES
2323 PORT SHELDON ST.
JENISON, MI 49428
ATTEN: MIKE OBBINK (CELL-616.836.1068)
IN: PART OF THE NW 1/4, SECTION 2, T5N, R12W, CITY OF WYOMING, KENT COUNTY, MICHIGAN

REVISIONS:

exxel engineering, inc.
planners · engineers · surveyors
5252 Clyde Park, S.W. • Grand Rapids, MI 49509
Phone: (616) 531-3660 www.exxelengineering.com

DRAWN BY:	CDG	PROJ. ENG.:	TRS
APPROVED BY:	TRS	PROJ. SURV.:	-
FILE NO.:	261312E	DATE:	4-15-26

SHEET 2 of 4

BENCHMARK ELEVATION 742.24
TOP OF SW FLANGE BOLT ON HYDRANT

60TH STREET

EX 12" SAN SEWER (PLAN)

EX BLACKTOP

EX 6" GAS (PLAN)

EX 30" WATERMAIN (PLAN)

EX. HYDRANT

33' R/W

15" CULVERT (PER PLAN)

INV. 737.0

PROPOSED BUILDING
FF ELEV 742.00

EX 10' PRIVATE EASEMENT FOR PUBLIC UTILITIES

PLACE 68' OF 6" SAN LATERAL INV 733.0 W/ 3' END RISER

PROP SAN. CLEANOUT

EX 6" SAN LATERAL

EX INV 729.0 (PER PLAN) (FIELD VERIFY)

PLACE 4' STORM CB RIM 737.9 12" S INV 734.9

8" RDL INV 738.0

8" RDL INV 738.0

PROP. TRENCH DRAIN RIM 737.9

30' SHARED ACCESS EASEMENT

EXISTING BUILDING

VALDUGA DRIVE

EX 12" WATERMAIN (PLAN)

EX 10" SAN. SEWER (PLAN)

EX BLACKTOP

66'

PARCEL "E"

PLACE 4' STORM CB RIM 738.6 12" SE INV 735.1

EXTEND 2" WATER SERVICE INTO BUILDING & UP 18" ABOVE FLOOR & PLUG. VERIFY LOCATION WITH ARCHITECT

EXTEND 8" FIRE PROTECTION SERVICE (DI CLASS 53) INTO BUILDING & UP 18" ABOVE FLOOR & PLUG. VERIFY LOCATION WITH ARCHITECT

12" STORM

PROP. 8" ROOF DRAIN LEAD (RDL)

PLACE 98' OF 12" STORM AT 2.31%

PROP. 8" ROOF DRAIN LEAD (RDL)

LOWER RIM 738.6
STORM MH (PER PLAN)
RIM 740.33
12" SW INV 735.08
12" NE INV 731.74
24" E INV 728.00
24" W INV 728.00
PROP. N INV 735.0
PROP. SW INV 734.2

LOWER RIM 738.6
STORM MH (PER PLAN)
RIM 740.37
12" SE INV 735.04
12" NW INV 731.74
24" E INV 728.48
24" W INV 728.48
PROP. N INV 734.0
PROP. NE INV 735.0
PROP. S INV 734.2

L=25' EP=5'

24" STORM AT 0.25% (PER PLAN)

PROP 118' OF 24" STORM AT 0.4% (PER PLAN)

24" STORM AT 0.4% (PER PLAN)

15" STORM AT 0.4% (BY OTHERS)

STORM MH (PER PLAN)
RIM 739.00
12" SE INV 734.34
15" N INV 733.61
18" E INV 730.25
24" W INV 729.27

EX 24" STORM

EX 2" WATER

EX 8" FIRE PROTECTION SERVICE

8" SAN AT 0.42% (AS BUILT)

8" SAN AT 0.44% (AS BUILT)

PROP. 12" STORM

PROP. 12" STORM

EX 12" WATERMAIN (PER PLAN)

EX SAN MH
RIM 737.09
CHANNEL INV 718.64

STORM MH (PER PLAN)
RIM 738.10
12" N INV 734.00
24" E INV 727.60
EX 24" W INV 727.60 (PER PLAN)
12" N/SE INV 734.0

PLACE 4' STORM CB RIM 737.8 12" NW INV 734.30

CUT IN :
1-12"x 6" TEE
PLACE :
1-8" VALVE & BOX
1-5" HYDRANT

PLACE 4' STORM CB RIM 738.00 12" NE INV 734.50 CONN TO NE W/ 32' OF 12" STORM UD AT 1.0%

PLACE 4' STORM CB RIM 738.00 12" NE INV 734.5 CONN TO NE W/ 26' OF 12" STORM UD AT 1.0%

EX SAN MH #7
RIM 736.27 (AS BUILT)
8" E INV 720.41 (AS BUILT)
8" W INV 720.31 (AS BUILT)
(RAISE RIM TO ELEV 739.50)

CONSUMERS ENERGY R/W

EX 35' WIDE PUBLIC UTILITIES EASEMENT TO CITY OF WYOMING

EX. HYDRANT

STORM CB (PER PLAN)
RIM 738.09
12" NW INV 734.50

EX 30" STORM (PLAN)

EX 30" CURB & GUTTER

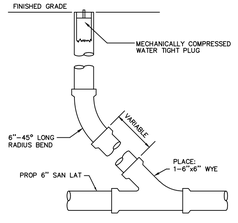
ORMERS

SITE
60TH STREET
BURLINGAME AVENUE
CLYDE PARK AVENUE
64TH STREET
68TH STREET
SEC. 2

LOCATION MAP

GENERAL NOTES :

1. CATCH BASINS (CB) WITHIN HEAD CURB SHALL HAVE EJ NO. 7045 CASTING WITH M1 GRATE. T3 BACK + 2' SUMP UNLESS NOTED OTHER WISE.
2. CATCH BASINS (CBD) WITHIN BIT VALLEY GUTTER SHALL HAVE EJ NO. 7065 (CBDL) CASTINGS WITH M1 GRATES + 2' SUMPS.
3. STORM MANHOLES (MH) SHALL HAVE EJ NO. 1020 CASTINGS WITH SOLID COVERS.
4. STORM UNDERDRAIN SHALL BE PERFORATED ADS N-12 WITH SOCK OR APPROVED EQUAL.
5. 6' UNDERDRAIN SHALL BE CORRUGATED PLASTIC PIPE WITH SOCK OR APPROVED EQUAL. MAINTAIN 3' MIN COVER WHEN POSSIBLE.
6. ROOF DRAIN SHALL BE PVC SDR-35.



SANITARY LATERAL CLEANOUT DETAIL

Know what's **below.**
Call before you dig.

STATE OF MICHIGAN
TODD R STUIVE
ENGINEER
No. 6201038273
LICENSED PROFESSIONAL ENGINEER

N
0' 10' 20'
SCALE : 1"=20'

LEGEND
- = SIGN
- = WATERMAIN VALVE
- = CATCH BASIN
- = MANHOLE

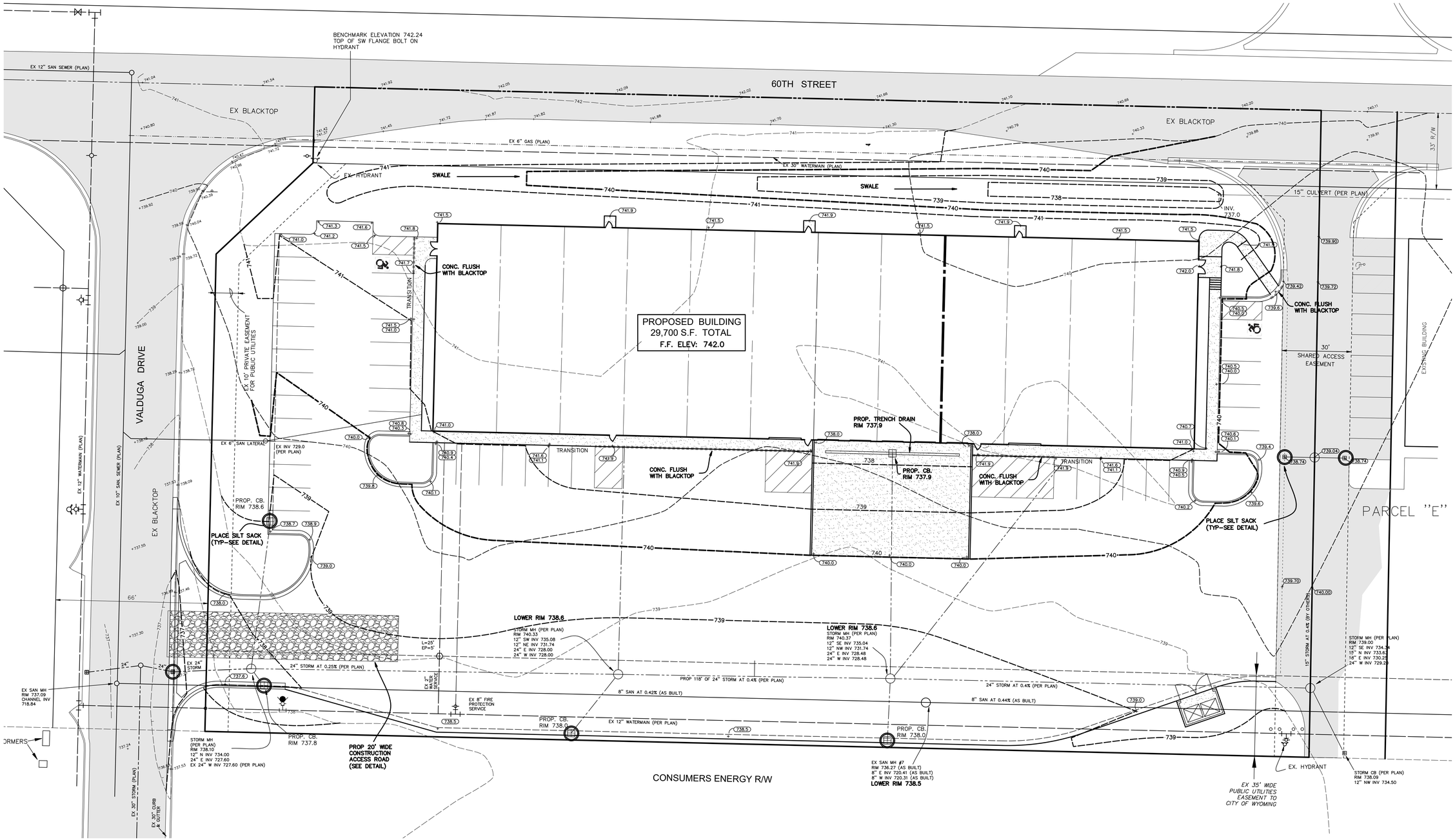
UTILITY PLAN

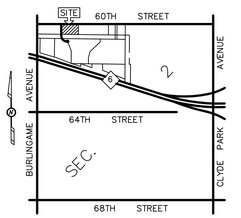
1486 60TH STREET - MAD CHEETAH
FOR: INTEGRITY CONSTRUCTION SERVICES
2323 PORT SHELDON ST.
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IN: PART OF THE NW 1/4, SECTION 2, T5N, R12W,
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DRAWN BY: CDG	PROJ. ENG.: TRS	SHEET
APPROVED BY: TRS	PROJ. SURV.:	3 of 4
FILE NO.: 261312E	DATE: 4-15-26	

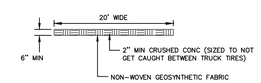




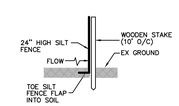
LOCATION MAP

SOIL EROSION CONTROL NOTES:

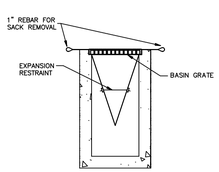
1. TOTAL AREA OF DISTURBANCE - 2.7 ACRES.
2. ALL SOIL EROSION CONTROL MEASURES ARE TO BE IN PLACE PRIOR TO THE START OF ANY GRADING.
3. INSPECT & MAINTAIN ALL TEMPORARY SOIL EROSION CONTROLS AFTER EACH SIGNIFICANT RAINFALL EVENT UNTIL THE SITE HAS BEEN PERMANENTLY STABILIZED.
4. ALL NON PAVED AREAS TO BE TOPSOILED (6" MIN.) & SEEDED.
5. PLACE SILT FENCE AS SHOWN ON PLAN & PER DETAIL.
6. PROTECT 8 NEW & 1 EXISTING STORM INLET WITH SILT SACKS AS SHOWN ON PLAN & PER DETAIL & REMOVE WHEN SITE IS STABILIZED.
7. CONTRACTOR IS RESPONSIBLE TO SWEEP ANY TRACKING ON PUBLIC STREETS CAUSED BY SITE CONTRACTOR OR HIS SUBCONTRACTORS.



CONSTRUCTION ACCESS ROAD DETAIL



SILT FENCE DETAIL



SILT SACK DETAIL

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STATE OF MICHIGAN
TODD R STUIVE
ENGINEER
No. 6201038273
LICENSED PROFESSIONAL ENGINEER

0' 10' 20'
N SCALE : 1"=20'

LEGEND

- = SIGN
- = WATERMAIN VALVE
- = CATCH BASIN
- = MANHOLE
- 729 = PROPOSED CONTOUR
- 729 = EXISTING CONTOUR
- 729.00 = PROPOSED SPOT ELEVATION
- 729.65 x = EXISTING SPOT ELEVATION

GRADING & SOIL EROSION CONTROL PLAN

1486 60TH STREET - MAD CHEETAH

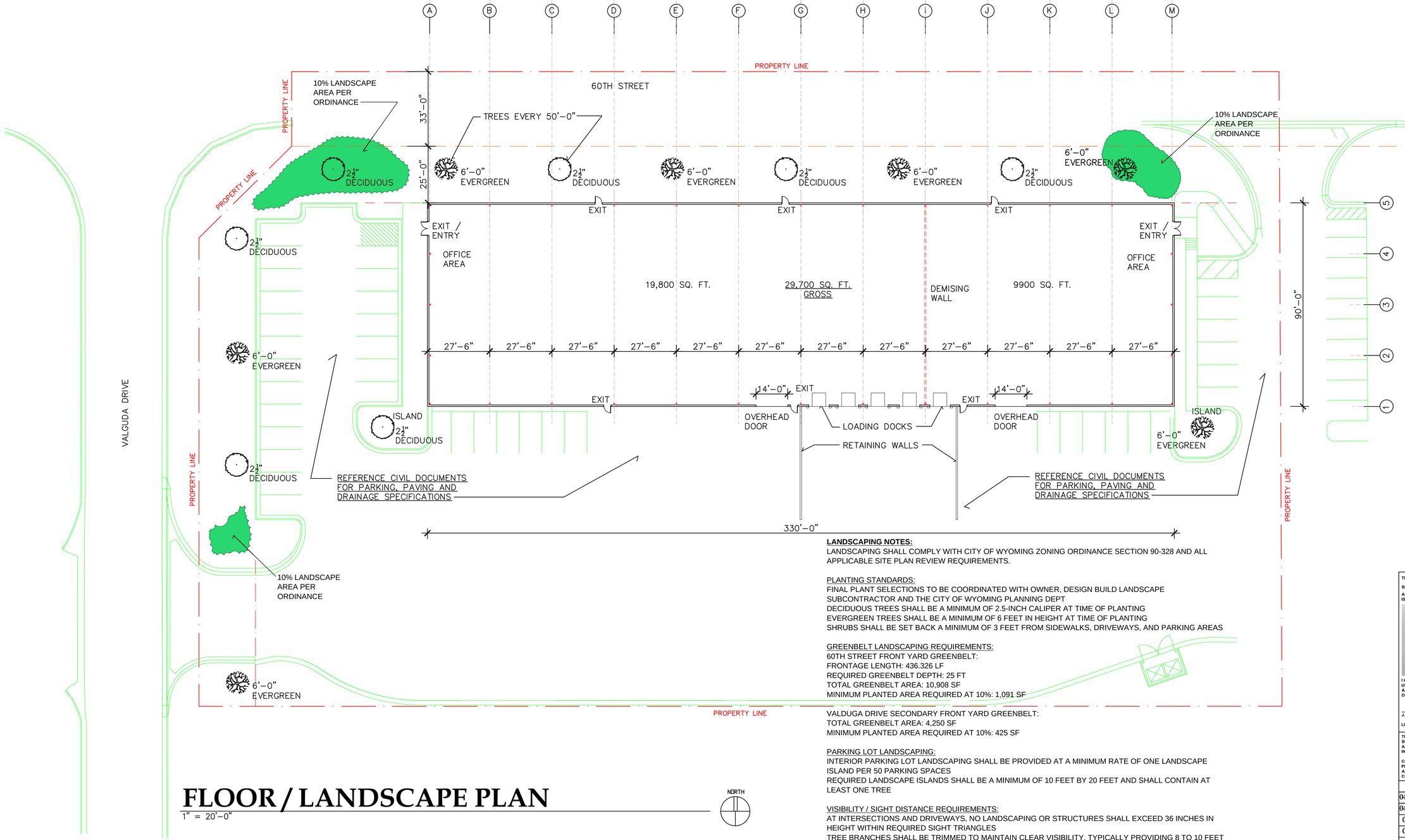
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APPROVED BY: TRS	PROJ. SURV.: .		
FILE NO.: 261312E	DATE: 4-15-26		



FLOOR / LANDSCAPE PLAN

1" = 20'-0"

NORTH

LANDSCAPING NOTES:
LANDSCAPING SHALL COMPLY WITH CITY OF WYOMING ZONING ORDINANCE SECTION 90-328 AND ALL APPLICABLE SITE PLAN REVIEW REQUIREMENTS.

PLANTING STANDARDS:
FINAL PLANT SELECTIONS TO BE COORDINATED WITH OWNER, DESIGN BUILD LANDSCAPE SUBCONTRACTOR AND THE CITY OF WYOMING PLANNING DEPT
DECIDUOUS TREES SHALL BE A MINIMUM OF 2.5-INCH CALIPER AT TIME OF PLANTING
EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT AT TIME OF PLANTING
SHRUBS SHALL BE SET BACK A MINIMUM OF 3 FEET FROM SIDEWALKS, DRIVEWAYS, AND PARKING AREAS

GREENBELT LANDSCAPING REQUIREMENTS:
60TH STREET FRONT YARD GREENBELT:
FRONTAGE LENGTH: 436.326 LF
REQUIRED GREENBELT DEPTH: 25 FT
TOTAL GREENBELT AREA: 10,908 SF
MINIMUM PLANTED AREA REQUIRED AT 10%: 1,091 SF

VALDUGA DRIVE SECONDARY FRONT YARD GREENBELT:
TOTAL GREENBELT AREA: 4,250 SF
MINIMUM PLANTED AREA REQUIRED AT 10%: 425 SF

PARKING LOT LANDSCAPING:
INTERIOR PARKING LOT LANDSCAPING SHALL BE PROVIDED AT A MINIMUM RATE OF ONE LANDSCAPE ISLAND PER 50 PARKING SPACES
REQUIRED LANDSCAPE ISLANDS SHALL BE A MINIMUM OF 10 FEET BY 20 FEET AND SHALL CONTAIN AT LEAST ONE TREE

VISIBILITY / SIGHT DISTANCE REQUIREMENTS:
AT INTERSECTIONS AND DRIVEWAYS, NO LANDSCAPING OR STRUCTURES SHALL EXCEED 36 INCHES IN HEIGHT WITHIN REQUIRED SIGHT TRIANGLES
TREE BRANCHES SHALL BE TRIMMED TO MAINTAIN CLEAR VISIBILITY, TYPICALLY PROVIDING 8 TO 10 FEET OF CLEARANCE ABOVE GRADE

INSTALLATION AND MAINTENANCE:
ALL PLANTING BEDS SHALL BE MULCHED WITH A MINIMUM OF 3 INCHES OF ORGANIC MULCH
ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY CONDITION AND KEPT FREE OF DEBRIS
DEAD OR DAMAGED PLANT MATERIAL SHALL BE REPLACED WITHIN ONE GROWING SEASON

J. ANDREW BAER ARCHITECT
222 SOUTH RIVER AVE.
HOLLAND, MI 49423
(616) 395-8235

MAD CHEETAH
NEW FACILITY
Wyoming, MI
PLAN / LANDSCAPE

THIS SEAL APPLIES TO THE FOLLOWING DOCUMENTS
SHEET NUMBER: XX THRU XX
ALL DOCUMENTS UNDER THIS STAMP BEAR THE SAME ISSUE DATE AS THE SEALED COPY.

STATE OF MICHIGAN J. ANDREW BAER ARCHITECT NO. 37094 REGISTERED ARCHITECT

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, CONFORM TO THE APPLICABLE CODES AND ORDINANCES.

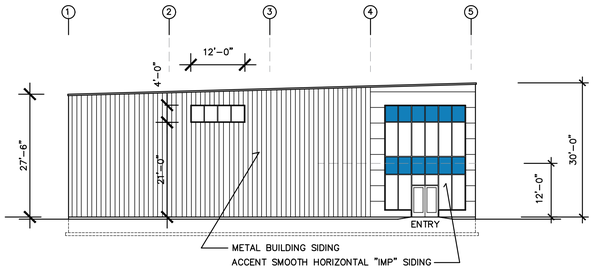
J. ANDREW BAER — DATE
LICENSE EXPIRES 07-30-2027

THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A SCALE DIFFERENT THAN ORIGINALLY DRAWN. OWNER AND ARCHITECT ASSUME NO RESPONSIBILITY FOR USE OF INCORRECT SCALE.

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS. DO NOT SCALE DRAWINGS.

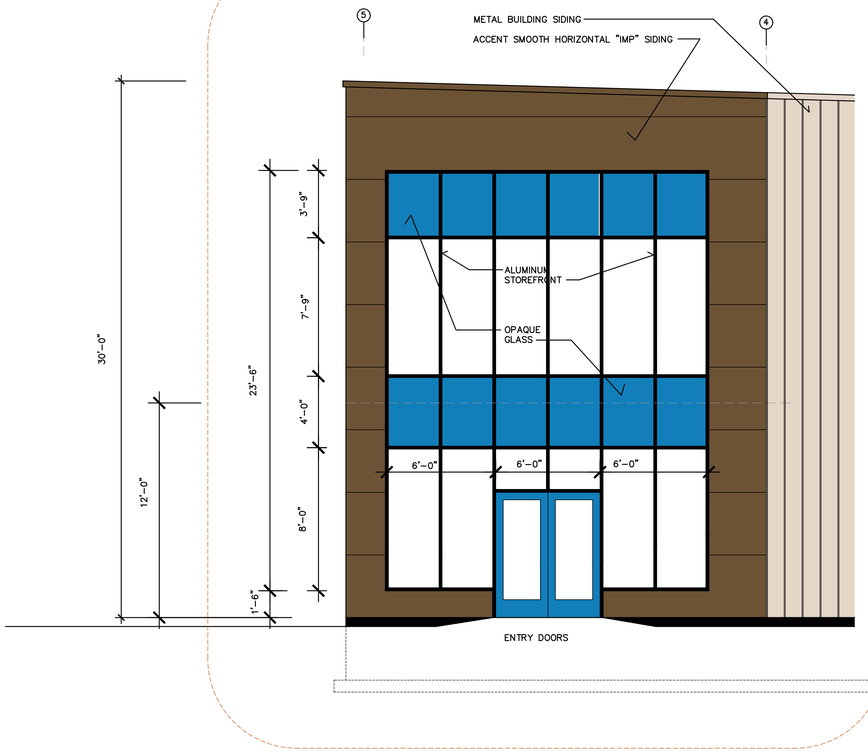
DATE:	ISSUED FOR:
04/07/26	REVIEW
04/10/26	REVIEW / USE
04/14/26	REVISED
04/15/26	REVISED

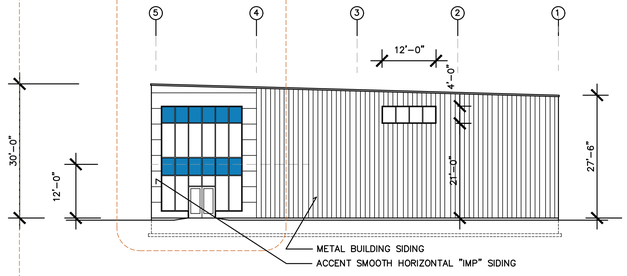
SHEET NO:
A1



EAST ELEVATION

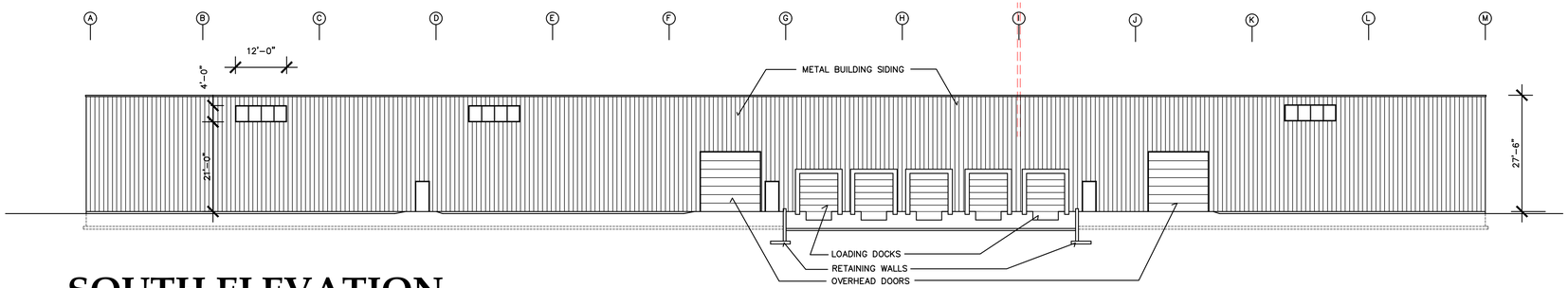
1/16" = 1'–0"





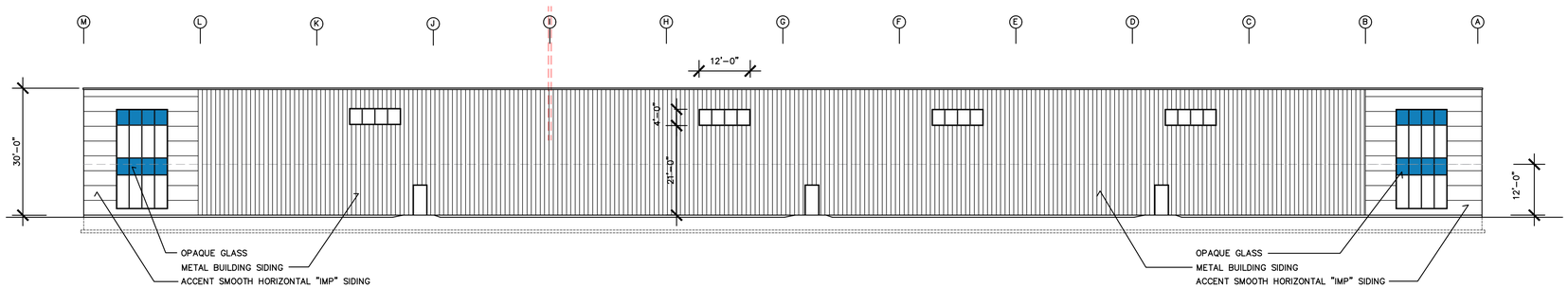
WEST ELEVATION

1/16" = 1'–0"



SOUTH ELEVATION

1/16" = 1'–0"



NORTH ELEVATION

1/16" = 1'–0"

J. ANDREW BAER
ARCHITECT
222 SOUTH RIVER AVE.
HOLLAND, MI 49423
(616) 395-8235

MAD CHEETAH
NEW FACILITY
Wyoming, MI
ELEVATIONS

THIS SEAL APPLIES TO THE FOLLOWING DOCUMENTS
SHEET NUMBER: XX THRU XX
ALL DOCUMENTS UNDER THIS STAMP BEAR THE SAME ISSUE DATE AS THE SEALED COPY.

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, CONFORM TO THE APPLICABLE CODES AND ORDINANCES.

J. ANDREW BAER — DATE

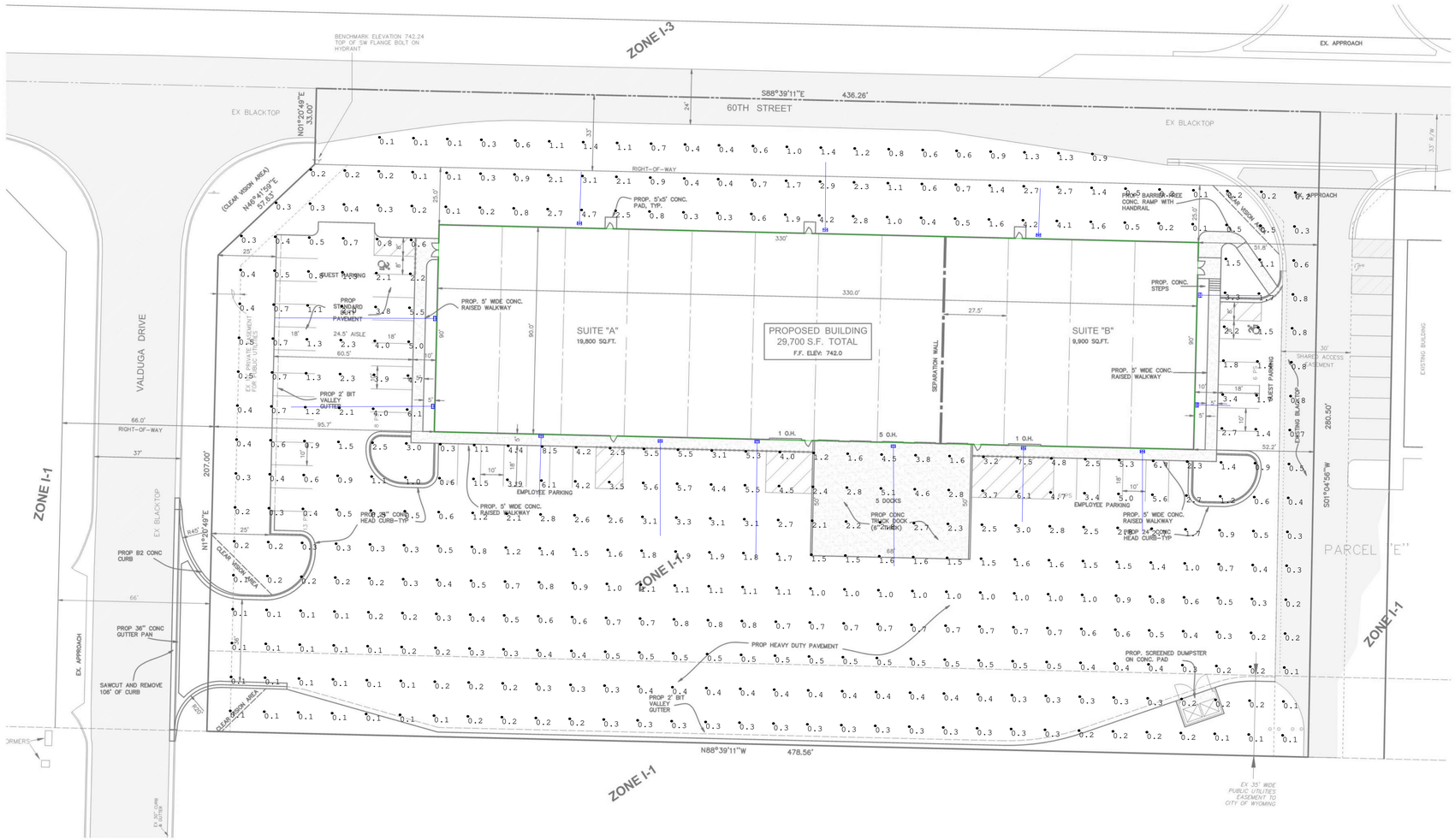
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DATE:	ISSUED FOR:
04/07/26	REVIEW
04/10/26	REVIEW / USE

SHEET NO:
A2



NOTES:
- ALL EXTERIOR LIGHTING TO BE FULL CUTOFF PER ORDINANCE
- FIXTURES INSTALLED AT A MAX ELEVATION OF 25' PER ORDINANCE

EXTERIOR PHOTOMETRICS PLAN

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	1.29	8.5	0.1	12.90	85.00

Luminaire Schedule

Symbol	Qty	Label	LLF	Fix. Lumens	Fix. Watts	Total Watts	Mounting Height
	3	slim17fafc-100w-5000k_utu2502037e-c	0.900	14505	101.51	304.53	25
	2	slim17fafc-60w-5000k_utu2502037e-b	0.900	9237	59.38	118.76	25
	8	slim17fafc-150w-5000k_utu2502037e-e	0.900	23695	152.62	1220.96	25

A+ Lighting SOLUTIONS, LLC.
Providing a bright & clear future

Brent Tarbunas
brent@apluslightingllc.com
(616)318-1816

Project Name
1486 60TH STREET - MAD CHEETAH

Project Address
1486 60th St SW
Byron Center, MI 49315

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 4

DATE DISTRIBUTED: May 12, 2026

PLANNING COMMISSION DATE: May 19, 2026

ACTION REQUESTED: Request for Site Condominium Amendment Approval

REQUESTED BY: Resurrection Life Church

REPORT PREPARED BY: Colton Hyble, Assistant Director of Community and Economic Development

GENERAL BACKGOUND AND PROPOSAL:
The properties are located at 2839, 2851, and 2863 52nd St SW. These three parcels are currently units 6, 7, and 8 within the 52nd Street Site Condominiums that were originally established in 1990. These units occupy the 52nd Street entrance for Resurrection Life Church, as permitted via the site condominium's first amendment in 1992. The applicant proposes to remove these three parcels from the site condominium through a second amendment to the master deed and supporting documents. The intention is to combine these three parcels with the parcel to the north, which is also owned by the Resurrection Life Church. The applicant is not proposing any physical changes to the parcels.

Site condominium plans require Planning Commission approval to create or amend.

PLANNING COMMISSION ACTION:
The Development Review Team recommends that Planning Commission approve the site condominium amendment to remove 2839, 2851, and 2863 52nd St SW from the 52nd Street Site Condominiums.

DEVELOPMENT REVIEW TEAM:
Nicole Hofert, Deputy City Manager
Aaron Vis, Director of Public Works
Lew Manley, Building Official
Kip Snyder, Director of Public Safety
Joel Klaassen, Acting Director of Community and Economic Development

April 6, 2026

Colton Hyble
City of Wyoming – Planning Department
1155 28th Street SW
Wyoming, MI 49509

Re: 52nd Street Site Condominium – Amendment to Master Deed (Removal of Units 6, 7 & 8) – Project Narrative

Dear Mr. Hyble:

On behalf of Resurrection Life Church ("Church"), this letter is submitted as a project narrative in support of our request to amend the Master Deed of the 52nd Street Site Condominium (Kent County Condominium Subdivision Plan No. 197) to remove Units 6, 7, and 8 from the condominium and to seek review and approval by the City of Wyoming Planning Commission.

Background of the Site Condominium

The 52nd Street Site Condominium was established pursuant to a Master Deed recorded in Liber 2788, Page 757, as amended, and designated as Kent County Condominium Subdivision Plan No. 197 . The condominium currently consists of eight units located along 52nd Street SW in the City of Wyoming.

Resurrection Life Church owns Units 6, 7, and 8. These units occupy the Church's 52nd Street entrance area adjacent to the Kent Trail and function as part of the Church's broader campus circulation and access.

The Church is seeking to remove Units 6, 7, and 8 from the condominium in order to combine them with the underlying Church-owned property located immediately to the north.

Purpose of the Amendment

The requested amendment to the Master Deed is necessary to:

1. Withdraw Units 6, 7, and 8 from the 52nd Street Site Condominium.
2. Reconfigure the condominium subdivision plan accordingly.
3. Allow the Church to consolidate the withdrawn land area into its adjacent parent parcel.

Under the Michigan Condominium Act and the governing documents of the condominium, amendment of the Master Deed requires approval of the remaining unit owners and notice to mortgagees. The Church has initiated this process through formal written notice and solicitation of consent. The church held a meeting on November 23, 2025, with the remaining unit owners and received the required votes it needed to amend the condominium as proposed.

Impact on Remaining Units (1–5)

Units 1 through 5 are existing residential units fronting 52nd Street SW . The proposed amendment does not alter the physical boundaries, access, utilities, or use of Units 1–5. Their legal descriptions will continue to reference the Master Deed, as amended .

The amendment strictly removes the Church-owned Units 6–8 from the condominium and adjusts the condominium subdivision plan accordingly.

Planning Commission Review

Because the amendment modifies a recorded site condominium subdivision plan, review by the City Planning Commission is necessary.

Following approval of the amendment by the required mortgagees, the Church intends to:

- Record the Amendment to the Master Deed;
- Update the condominium subdivision plan to reflect removal of Units 6–8; and
- Incorporate the withdrawn land into the Church's parent parcel.

The current request before the Planning Commission is therefore limited to approval of the amended site condominium plan reflecting the removal of Units 6, 7, and 8.

Conclusion

In summary, the proposed amendment is an administrative and structural correction that:

- Removes Church-owned entrance units;
- Allows consolidation with the Church's larger campus parcel;
- Does not negatively impact the remaining residential units.

RE-PLAT NUMBER 1 OF KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 197
EXHIBIT "B" TO THE MASTER DEED OF:

52nd. STREET CONDOMINIUMS

SECTION 28, T6N, R12W, CITY OF WYOMING, KENT COUNTY, MICHIGAN

ATTENTION COUNTY REGISTER OF DEEDS:
THE CONDOMINIUM SUBDIVISION PLAN NUMBER MUST BE ASSIGNED IN CONSECUTIVE SEQUENCE. WHEN A NUMBER HAS BEEN ASSIGNED TO THIS PROJECT IT MUST BE PROPERLY SHOWN IN THE TITLE AND IN THE SURVEYOR'S CERTIFICATE.

DEVELOPER:
RESURRECTION LIFE FULL GOSPEL CHURCH
5100 IVANREST AVE SW
WYOMING, MICHIGAN 49418

SURVEYOR:
CHRIS R. CLINE
PROFESSIONAL SURVEYOR
LICENSE NO. 4001045495
GRAND VALLEY SURVEYING, INC.
PO BOX 437
ALLENDALE, MICHIGAN 49401

DESCRIPTION OF 52nd. STREET CONDOMINIUMS

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 28, T6N, R12W, CITY OF WYOMING, KENT COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION N 89°54'28" W 328.71 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE N 89°54'28" W 485.68 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION TO A POINT 508.00 FEET EAST OF THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE N 00°56' 48" W 290.00 FEET PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF THE SW 1/4 OF SAID SECTION; THENCE S 89°54'28" E 485.68 FEET; THENCE S 00°56'48" W 290.00 FEET TO THE PLACE OF BEGINNING. THIS PARCEL CONTAINS 3.23 ACRES EXCEPT ANY PART TAKEN, USED OR DEEDED FOR PUBLIC ROAD PURPOSES AND BEING SUBJECT TO ANY EASEMENTS OR CONVEYANCES OF RECORD.

SHEET INDEX

* 1. COVER SHEET
* 2. SURVEY PLAN
* 3. SITE PLAN
* 4. UTILITY PLAN
* 5. FLOOD PLAIN PLAN

THE ASTERISK (*) INDICATES AMENDED SHEETS OR ARE NEW SHEETS, DATED JANUARY 14, 2025. THESE SHEETS TOGETHER WITH THIS SUBMISSION ARE TO REPLACE THOSE PREVIOUSLY RECORDED.



CHRIS. R CLINE, PROFESSIONAL SURVEYOR
LICENSE NO. 4001045495
GRAND VALLEY SURVEYING, INC.
PO BOX 437
ALLENDALE, MICHIGAN 49401

COVER SHEET

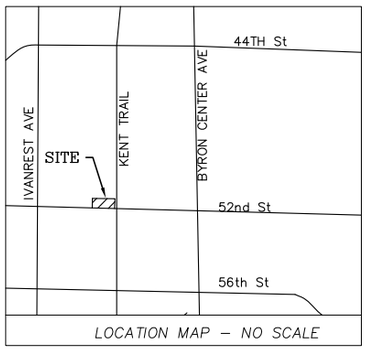
SHEET 1

PROPOSED DATED: JANUARY 14, 2025

Grand Valley Surveying
P.O. Box 437 Allendale, MI 49401
ph 616-890-3963
www.gvsurveying.com

DRAWN BY: CRC | DATE: 1/14/25 | FILE #: 22009

52nd. STREET CONDOMINIUMS
SURVEY PLAN

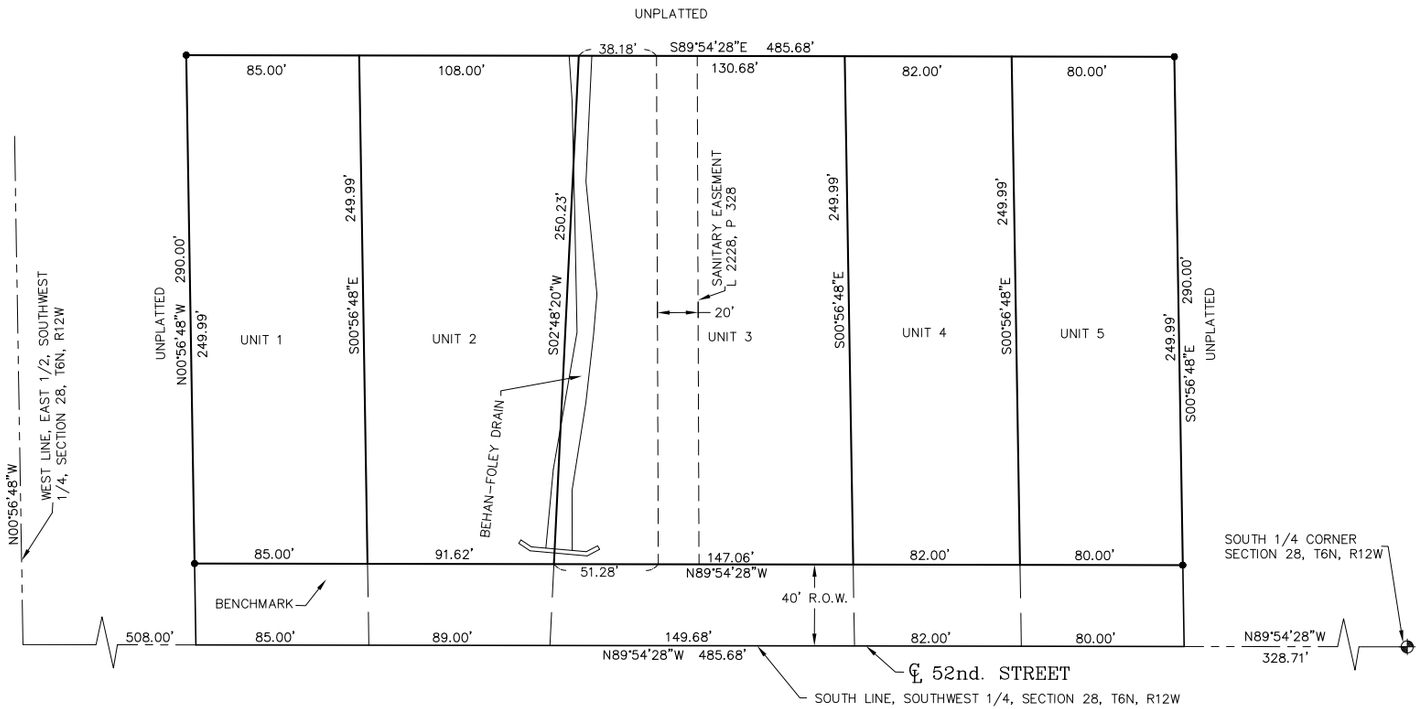


GENERAL NOTES:

1. BEARINGS ARE BASED ON A BEARING OF NORTH 89 DEGREES 54 MINUTES 28 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST ¼ OF SECTION 28, TOWN 6 NORTH, RANGE 12 WEST AS RECORDED IN LIBER 2788, PAGE 757, KENT COUNTY RECORDS.

2. BENCHMARK: NORTHEAST FLANGE BOLT ON HYDRANT 6 FEET SOUTH OF UNIT 1 AND 66 FEET EAST OF THE WEST LINE OF 52ND STREET CONDOMINIUMS ELEVATION = 678.60'

GRAPHIC SCALE
0' 15' 30' 60'
SCALE: 1"=30'



SURVEYORS CERTIFICATE

I, CHRIS R. CLINE, PROFESSIONAL SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY:

THAT THE SUBDIVISION PLAN KNOW AS THE 52nd STREET CONDOMINIUMS, KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 197, AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION, THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS AND PROPERTY HEREIN DESCRIBED.

THAT THE REQUIRED MONUMENTS AND IRON MARKERS HAVE NOT BEEN LOCATED IN THE GROUND AND SHALL BE PLACED IN THE GROUND WITHIN ONE YEAR OF THE DATE OF THIS CERTIFICATION AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978.

THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978.

THAT THE BEARINGS, AS SHOWN, ARE NOTED ON THE SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978.

STATE OF MICHIGAN
Christopher Robert Cline
PROFESSIONAL SURVEYOR
No. 4001045495
LICENSED PROFESSIONAL SURVEYOR

CHRIS. R CLINE, PROFESSIONAL SURVEYOR
LICENSE NO. 4001045495
GRAND VALLEY SURVEYING, INC.
PO BOX 437
ALLENDALE, MICHIGAN 49401

SHEET 2

PROPOSED DATED: JANUARY 14, 2025

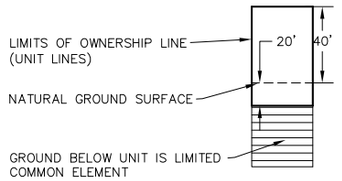
Grand Valley Surveying
P.O. Box 437 Allendale, MI 49401
ph 616-890-3963
www.gvsurveying.com

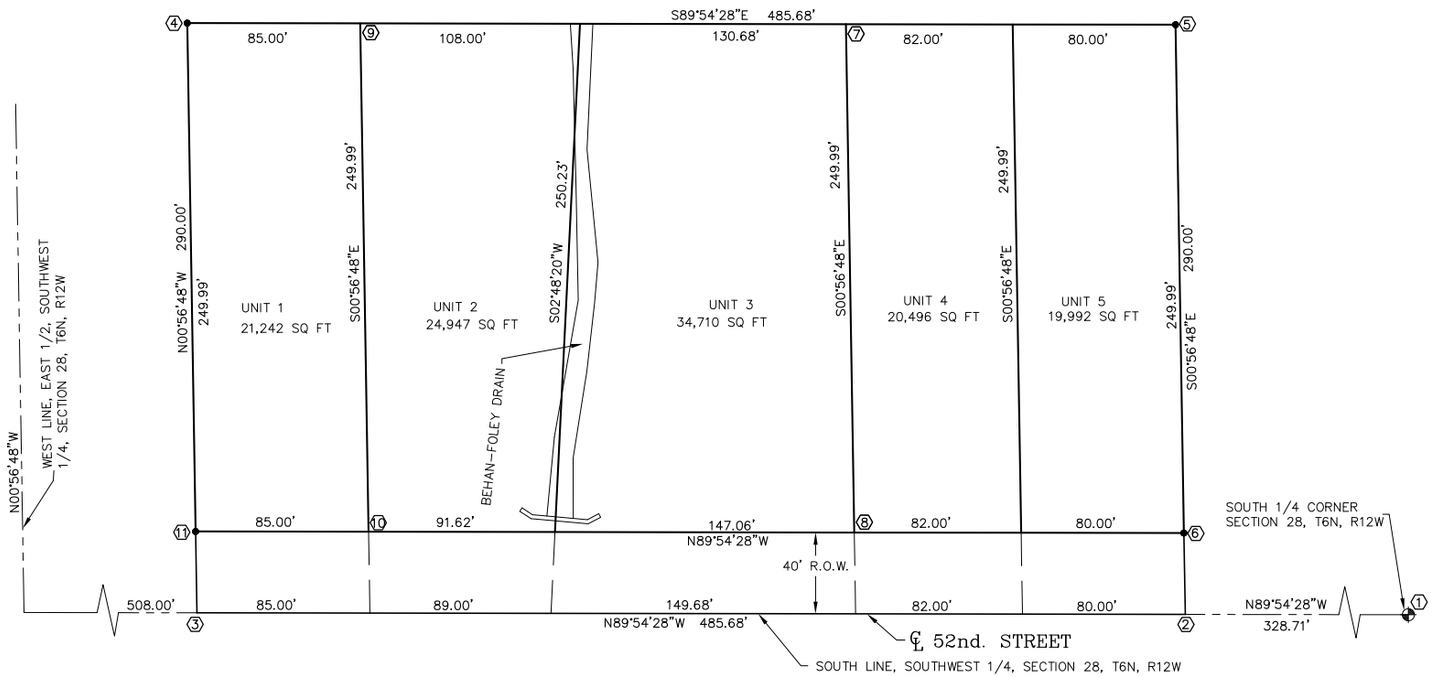
DRAWN BY: CRC | DATE: 1/14/25 | FILE #: 22009

52nd. STREET CONDOMINIUMS
SITE PLAN

TABLE OF COORDINATES		
POINT	NORTHING	EASTING
1	3000.000	6000.000
2	3000.529	5671.290
3	3001.311	5185.611
4	3291.2712	5180.820
5	3290.4895	5666.499
6	3040.5302	5670.629
7	3290.7503	5504.499
8	3040.7910	5508.630
9	3291.1344	5265.820
10	3041.1751	5269.950
11	3041.3119	5184.948

GRAPHIC SCALE
0' 15' 30' 60'
SCALE: 1"=30'





GENERAL NOTES:

1. BEARINGS ARE BASED ON A BEARING OF NORTH 89 DEGREES 54 MINUTES 28 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 28, TOWN 6 NORTH, RANGE 12 WEST AS RECORDED IN LIBER 2788, PAGE 757, KENT COUNTY RECORDS.

2. COORDINATES ARE BASED ON AN ASSUMED DATUM, WITH ORIGIN BEING LOCATED AT THE SOUTH 1/4 CORNER OF SECTION 28, TOWN 6 NORTH, RANGE 12 WEST WITH A NORTHING OF 3,000.00 AND EASTING OF 6,000.00

3. UNITS 1 THROUGH 5 "MUST BE BUILT"

LEGEND:

COORDINATE LOCATION ⟨1⟩
CONCRETE MONUMENT •
LIMITS OF OWNERSHIP
GENERAL COMMON ELEMENT
LIMITED COMMON ELEMENT

STATE OF MICHIGAN
Christopher Robert Cline
PROFESSIONAL SURVEYOR
No. 4001045495
LICENSED PROFESSIONAL SURVEYOR

SHEET 3

CHRIS. R CLINE, PROFESSIONAL SURVEYOR
LICENSE NO. 4001045495
GRAND VALLEY SURVEYING, INC.
PO BOX 437
ALLENDALE, MICHIGAN 49401

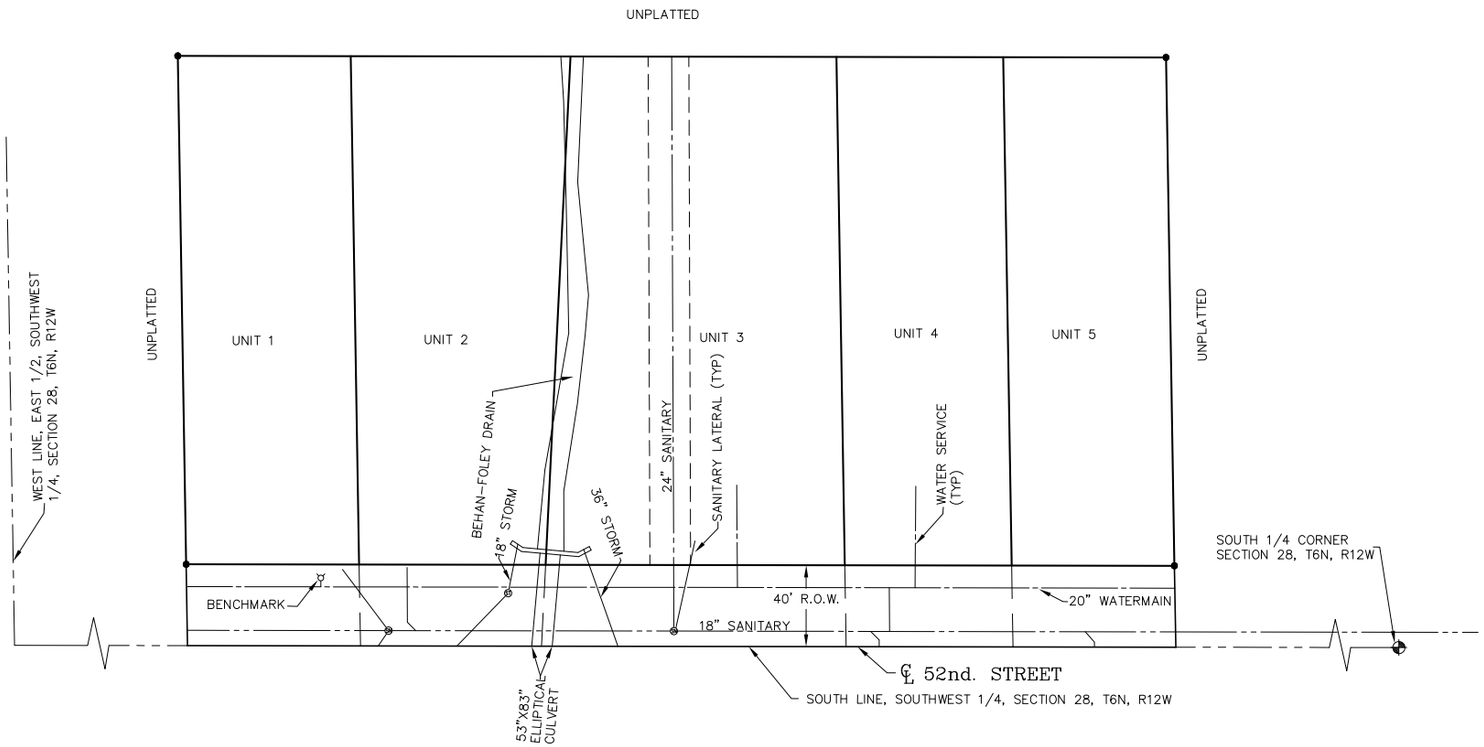
Grand Valley Surveying
P.O. Box 437 Allendale, MI 49401
ph 616-890-3963
www.gvsurveying.com

PROPOSED DATED: JANUARY 14, 2025

DRAWN BY: CRC | DATE: 1/14/25 | FILE #: 22009

52nd. STREET CONDOMINIUMS
UTILITY PLAN

GRAPHIC SCALE
0' 15' 30' 60'
SCALE: 1"=30'



GENERAL NOTES:

1. BEARINGS ARE BASED ON A BEARING OF NORTH 89 DEGREES 54 MINUTES 28 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 28, TOWN 6 NORTH, RANGE 12 WEST AS RECORDED IN LIBER 2788, PAGE 757, KENT COUNTY RECORDS.
2. COORDINATES ARE BASED ON AN ASSUMED DATUM, WITH ORIGIN BEING LOCATED AT THE SOUTH 1/4 CORNER OF SECTION 28, TOWN 6 NORTH, RANGE 12 WEST WITH A NORTHING OF 3,000.00 AND EASTING OF 6,000.00
3. UNITS 1 THROUGH 5 "MUST BE BUILT"
4. UTILITIES SHOWN (IF ANY) ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THIS MAP IS NOT TO BE INTERPRETED AS SHOWING EXACT LOCATIONS OR SHOWING ALL UTILITIES IN THE AREA.
5. NOTE TO CONTRACTORS: THREE WORKING DAYS BEFORE YOU DIG CALL MISS DIG AT 1-800-482-7171.
6. ALL REMAINING UTILITIES NOT SHOWN AND METER LOCATIONS TO BE SHOWN ON AS-BUILTS.

UTILITY	SOURCE
WATER MAIN	CITY OF WYOMING
STORM SEWER	CITY OF WYOMING
SANITARY SEWER	CITY OF WYOMING
GAS MAIN	DTE ENERGY
TELEPHONE	AT&T
ELECTRIC	CONSUMER'S ENERGY

LEGEND
- WATER MAIN
- STORM SEWER
- SANITARY SEWER
- HYDRANT
- WATER MAIN VALVE
- MANHOLE
- CATCH BASIN

CHRIS. R CLINE, PROFESSIONAL SURVEYOR
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STATE OF MICHIGAN
Christopher Robert Cline
PROFESSIONAL SURVEYOR
No. 4001045495
LICENSED PROFESSIONAL SURVEYOR

SHEET 4

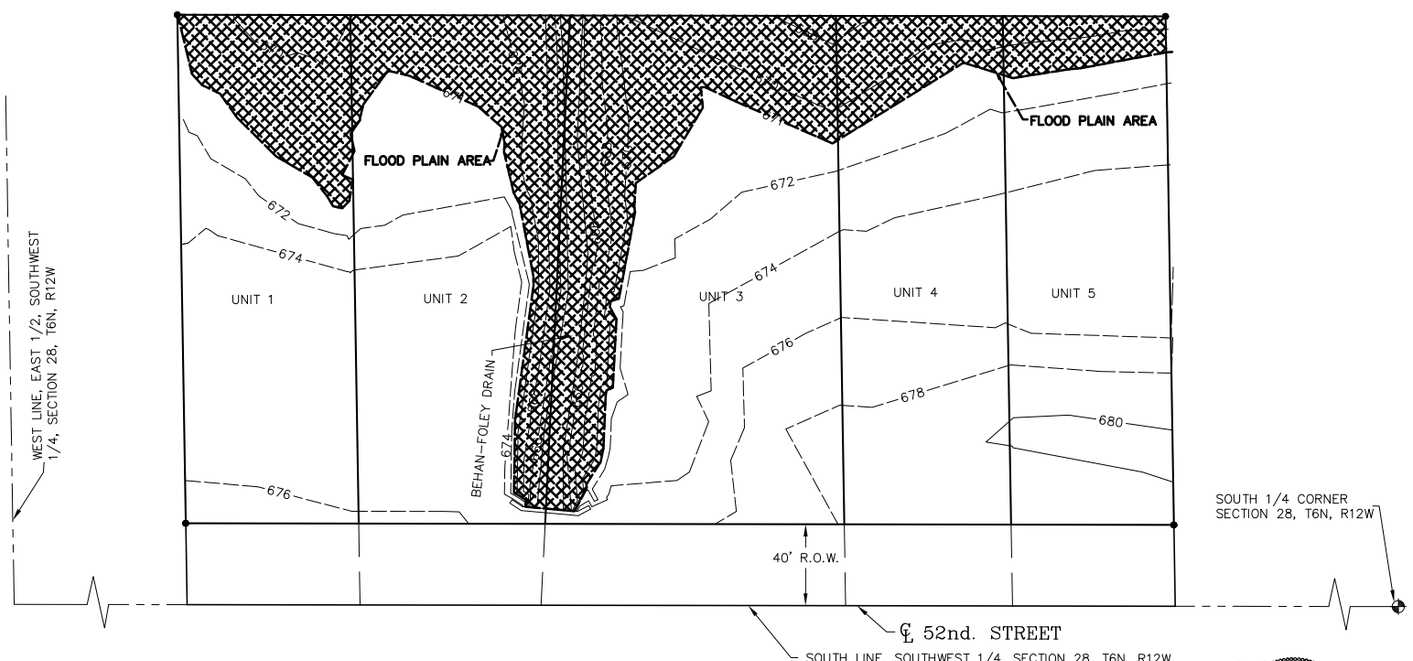
PROPOSED DATED: JANUARY 14, 2025

Grand Valley Surveying
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ph 616-890-3963
www.gvsurveying.com

DRAWN BY: CRC DATE: 1/14/25 FILE #: 22009

52nd. STREET CONDOMINIUMS
FLOOD PLAIN PLAN

GRAPHIC SCALE
0' 15' 30' 60'
SCALE: 1"=30'



LEGEND:

FLOODPLAIN AREA

PROPOSED DATED: JANUARY 14, 2025

CHRIS. R CLINE, PROFESSIONAL SURVEYOR
LICENSE NO. 4001045495
GRAND VALLEY SURVEYING, INC.
PO BOX 437
ALLENDALE, MICHIGAN 49401

STATE OF MICHIGAN
Christopher Robert Cline
PROFESSIONAL SURVEYOR
No. 4001045495
LICENSED PROFESSIONAL SURVEYOR

SHEET 5

Grand Valley Surveying
P.O. Box 437 Allendale, MI 49401
ph 616-890-3963
www.gvsurveying.com

DRAWN BY: CRC | DATE: 1/14/25 | FILE #: 22009

CONSENT RESOLUTION

52nd Street Site Condominium Resolution For Amendment to Master Deed to remove Units 6, 7 & 8

The undersigned, being at least 2/3 of the Unit Owners within the 52nd Street Site Condominium do hereby consent to the following action as if said action were taken at a meeting of an association of the Unit Owners (now dissolved), duly called and held for such purpose, at which a quorum was present and voting, and in which the following resolution was adopted:

RESOLVED, that it being in the interest of the Unit Owners that the Master Deed for the 52nd Street Site Condominium reflect the practical removal of Units 6, 7 & 8 from the residential Condominium through the development of an ingress/egress drive serving the Resurrection Life Church over said Units as authorized by the Second Amendment to Condominium Bylaws dated 5/12/92, the undersigned do approve the adoption and recording of an Amendment to the Master Deed for the 52nd Street Site Condominium in the form attached hereto at **Exhibit A**; and

RESOLVED, FURTHER, that Resurrection Life Church, as the Owner of Units 6, 7 & 8, shall bear all costs and expenses associated with the Amendment in accordance with the provisions of MCLA 559.190(6) and shall complete the Amendment process in accordance with the requirements set forth in MCLA 559.190, undertaking all such actions as necessary and appropriate to consummate the Amendment contemplated herein.

UNIT NO. 1	**UNIT NO. 2**
Jeffrey Victor & Alexandra Victor 2935 52nd St SW Wyoming, MI 49418 By: _____ Date: 11/23/2025	David J. Kozak & Clairice M. Kozak 2923 52nd St SW Wyoming, MI 49418 By: _____ Date: _____

UNIT NO. 3
Kenneth D. De Jonge & Pamela S. De Jonge
2911 52nd St SW
Wyoming, MI 49418
By: _____
Date: 11/23/25

UNIT NO. 4
Kevin VanWyhe & Kristyn VanWyhe
2899 52nd St SW
Wyoming, MI 49418
By: _____
Date: 11/23/25

UNIT NO. 5
John S. Rickaby Trust
Paul DeBartolo & John S. Rickaby, Trustees
2875 52nd St SW
Wyoming, MI 49418
By: _____

Date: _____

UNIT NO. 6
Resurrection Life Full Gospel Church
2863 52nd St SW
Wyoming, MI 49418
By: _____
Resurrection Life Church
Date: 11/23/2025

UNIT NO. 7
Resurrection Life Full Gospel Church
2851 52nd St SW
Wyoming, MI 49418
By: _____
Resurrection Life Church
Date: 11/23/2025

UNIT NO. 8
Resurrection Life Full Gospel Church
2839 52nd ST SW
Wyoming, MI 49418
By: _____
Resurrection Life Church
Date: 11/23/2025

AMENDMENT TO CONDOMINIUM MASTER DEED

The 52ND Street Site Condominiums Association, acting through the Unit Owners pursuant to Resolution dated _____ wherein consent of at least two-thirds of the Unit Owners and their mortgagees (if any) to this Amendment was granted in accordance with the provisions of the Michigan Condominium Act and the Master Deed and Bylaws for 52nd Street Site Condominiums, hereby amends the Master Deed as follows:

> Exhibit B to the Master Deed as recorded at Liber 2788 Pages 805 & 806 in the office of Kent County Register of Deeds is deleted in its entirety and replaced with a new Exhibit B attached hereto and identified as Replat No. 1 of the Kent County Condominium Subdivision Plan No. 197 as prepared by Grand Valley Surveying Inc..

The provisions of this Amendment shall supersede all other provisions of the Master Deed, Condominium Bylaws, and other Condominium Documents for the Condominium Project that may be contrary to it and shall govern in the event of any inconsistency. Except as modified by this Amendment and by that First Amendment to Bylaws dated 5/12/92 and recorded at Liber 3047 Page 723 in the Kent County Register of Deeds, the Master Deed, Condominium Bylaws and other Condominium Documents recorded at Liber 2788 Pages 757-804 are restated and confirmed.

In witness whereof, the undersigned has executed this Amendment to Condominium Master Deed as of this ____ day of _____, 2025.

Resurrection Life Church, acting on behalf of the Association of Unit Owners pursuant to Resolution dated _____,

By:_____

Its:_____

STATE OF MICHIGAN)

)ss

COUNTY OF KENT)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by _____ , the _____ of Resurrection Life Church, acting on behalf of the Association of Unit Owners.

_____

Notary Public, _____ County, Michigan
My Commission Expires: _____
Acting in the County of _____

Drafted by and return to:
Ruth A. Skidmore (P58913)
Wolverine Building Group, Inc.
4045 Barden SE
Grand Rapids, MI 49512


52nd STREET CONDOMINIUM
UNIT 1
UNIT 2
UNIT 3
UNIT 4
UNIT 5
UNIT 6
UNIT 7
UNIT 8
5100 IVANREST AVE SW
4970 IVANREST AVE SW
2935 52ND ST SW
2923 52ND ST SW
2911 52ND ST SW
2899 52ND ST SW
2875 52ND ST SW
2863 52ND ST SW
2851 52ND ST SW
2839 52ND ST SW
52ND
CROOKED PINE
2920 52ND ST SW
2910 52ND ST SW
2900 52ND ST SW
2876 52ND ST SW
2862 52ND ST SW
5220 CROOKED PINE DR SW
0 R R ROW SW

KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NUMBER 197

MASTER DEED

Act 59, Public Acts of 1978,
as amended

This Master Deed is made and executed on this 4th day of September, 1990, by P.D.R. Development Company, a Michigan co-partnership, of 4555 Wilson Avenue, S.W., Grandville, Michigan ("the Developer").

W I T N E S S E T H:

WHEREAS, the Developer is engaged in the construction of a residential site condominium project to be known as 52nd Street Site Condominiums (the "Project"), located in the City of Wyoming, Kent County, Michigan on a parcel of land described in Article II hereof; and

WHEREAS, the Developer desires, by recording this Master Deed together with the Condominium By-laws attached hereto as Exhibit "A" with the Condominium Subdivision Plans attached as Exhibit "B" (both of which are hereby incorporated by reference and made a part hereof), to establish said real property together with the improvements located and to be located thereon and the appurtenances thereto, as a condominium project under the provisions of the Michigan Condominium Act (the "Act"), as amended;

NOW, THEREFORE, the Developer does, upon the recording hereof, establish 52nd Street Site Condominiums as a condominium project under the Act and does declare that said Project shall, after such establishment, be held, conveyed, hypothecated, encumbered, improved, or in any other manner utilized, subject to the provisions of the Act, and to the covenants, conditions, restrictions uses, limitations, and affirmative obligations set forth in this Master Deed, all of which shall be deemed to run with the land and shall be a burden and a benefit to the Developer, its successors and assigns, and to any persons acquiring or owing an interest in said real property, their grantees, successors, heirs, executors, administrators and assigns. In furtherance of the establishment of said Project, it is provided as follows:

ARTICLE I

NATURE OF THE PROJECT

A. The Units which comprise the Project, including the number, boundaries, dimensions and area of each Condominium Unit therein, are set forth completely in the Condominium Subdivision Plan, and each Unit is capable of individual utilization by having its own access to the Common Elements of the Project. Until the

recording of the "as built" Subdivision Plan, the Developer reserves the exclusive right to change or modify the size and/or location of any Unit and/or Common Element without the consent of any Co-owner so long as such changes do not unreasonably impair or diminish the appearance of the Project or the view, privacy or other significant attribute of any Unit which adjoins or is proximate to the modified Unit or Common Element.

B. Each Co-Owner in the Project will have a particular and exclusive property right to his or her Unit and the Limited Common Elements appurtenant thereto, and will have an undivided and inseparable right to share with other Co-owners the General Common Elements of the Project as designated by this Master Deed.

ARTICLE II

LEGAL DESCRIPTION

The land on which the Project is situated and which is hereby submitted to condominium ownership pursuant to the provisions of the Act is described as follows:

SEE ATTACHED

P.P. No. 41-17-28-300-004 (68)

Verified by PD & M DF

Split

ARTICLE III

DEFINITIONS

Certain terms are utilized not only in this Master Deed but are or may be used in various other instruments such as, by way of example and not limitation, the Articles of Incorporation, Association By-laws, Condominiums Bylaws and Rules and Regulations of 52nd Street Site Condominium Association, Inc., a Michigan non-profit corporation, and deeds, mortgages, liens, land contracts, easements and other instruments affecting the establishment of, or transfer of, interests in the Project. As used in such documents, unless the context otherwise requires:

(a) "Act" means the Michigan Condominium Act, being Act 59 of the Public Act of 1978, as amended.

(b) "Administrator" means the Michigan Department of Commerce, designated to serve in such capacity by the Act.

(c) "Association" means the non-profit corporation organized under the laws of Michigan, of which all Co-owners shall be members, which corporation shall administer, operate, manage and maintain the Project. Any action required of or permitted to the Association shall be exercisable by its Board of Directors (including any Board of Directors

I HEREBY CERTIFY that there are No Tax Liens or Titles held by the State or any Individual against the within description, and all Taxes on same are paid for five years previous to the date of this instrument, as appears by the records in my office. This certificate does not apply to current taxes, if any now in process of collection.

Date September 18, 1990

B Walker

acting prior to the Transitional Control Date) unless specifically reserved to its members by the Condominium Documents or the laws of the State of Michigan. The Co-owners may by a two-thirds (2/3) vote after the Development period has expired designate a different Michigan nonprofit corporation or unincorporated association as the "Association".

(d) "Association By-laws" means the corporate bylaws of the Association.

(e) "Condominium By-laws" means Exhibit "A" attached hereto which forms a part of this Master Deed.

(f) "Common Elements", where used without modification, means the portions of the Project other than the Condominium Units, including all general and limited common elements described in Article IV. A Common Element will not be separable from the Condominium Unit or Units to which it is appurtenant.

(g) "Condominium Property" means the land described in Article II, as amended, together with all easements, rights and appurtenances.

(h) "Condominium Documents" means and includes this Master Deed and Exhibits "A" and "B" thereto, recorded pursuant to the Act, and any other instrument referred to therein which affects the rights and obligations of a Co-owner in the Condominium.

(i) "Condominium Subdivision Plans" means Exhibit "B" attached hereto.

(j) "Condominium Unit" or "Unit" means that portion of the Project designed and intended for separate ownership and use, as described in this Master Deed.

(k) "Co-owner" or "Owner" means the person, firm, corporation, partnership, association, trust, or other legal entity or any combination thereof who or which owns a condominium Unit in the Project including the vendee of any land contract of purchaser who is not in default thereunder. The Developer shall be considered as the Co-owner of any unit prior to the initial sale thereof.

(l) "Developer" means P.D.R. Development Company, which has made and executed this Master Deed, its successors and assigns.

(m) "General Common Elements" means those common elements of

use and enjoyment of all Co-owners, subject to such charges as may be assessed to defray the cost of operation thereof.

(n) "Limited Common Elements" means those common elements of the Project described in Article IV (B) which are reserved for the exclusive use of the Co-owners of a specified Unit or Units.

(o) "Master Deed" means this instrument, together with the Exhibits attached hereto and all amendments thereof, by which the Project is submitted to condominium ownership.

(p) "Percentage of Value" means the percentage assigned to each Unit which is determinative of the value of a Co-owner's vote at meetings of the Association when voting by value or by number and value, and the proportionate share of each Co-owner in the common elements of the Project and the proceeds and expenses of administration.

(q) "Project" or "Condominium" means 52nd Street Site Condominiums, an approved condominium development established in conformance with the provisions of the Act.

(r) "Transitional Control Date" means the date on which the Association's Board of Directors takes office pursuant to an election in which the votes that may be cast by eligible co-owners unaffiliated with the Developer exceeds the votes which may be cast by the Developer.

(s) "Development Period" means the period commencing with the recording of the Master Deed and continuing as long as the Developer owns any Unit which it offers for sale, or for so long as the Developer is entitled to expand, contract or convert the Project as provided herein, or until the Developer has sold all units in the Project, provided the period will in no event exceed six years.

(t) "First Annual Meeting" means the initial meeting at which nondeveloper Co-owners are permitted to vote for the election of all Directors and upon all other matters which properly may be brought before the meeting. Such meeting is to be held (a) in the Developer's sole discretion after fifty percent (50%) of the Units which may be created are sold, or (b) mandatorily within (i) fifty-four (54) months from the date of the first Unit conveyance, or (ii) one hundred twenty (120) days after seventy-five percent (75%) of all Units which may be created are sold, whichever first occurs.

shall include a reference to any and all genders where the same would be appropriate; similarly, whenever a reference is made herein to the singular, a reference shall also be included to the plural where the same would be appropriate.

ARTICLE IV

COMMON ELEMENTS

The Common Elements of the Project as depicted in Exhibit B, and the respective responsibilities for maintenance, repair and replacement thereof are as follows:

A. The General Common Elements are:

(1) The land described in Article II hereof (other than that portion described in Article V and in Exhibit "B" as constituting the Condominium Units), including easement interests of the Condominium in the land provided to it for ingress and egress, if any;

(2) All roads and other surface improvements not located within the boundaries of a condominium Unit. Those structures that are now or hereafter located within the boundaries of a Unit will be owned by the Co-owner of the Unit, unless otherwise expressly provided in the Condominium Documents.

(3) The electrical transmission system, gas distribution system, water distribution system and sanitary sewer system, if any, throughout the Project up to the point where it connects for service to each residence that now or hereafter is constructed within the boundaries of a Unit.

(4) The storm sewer system throughout the Project, if any.

(5) The telephone and telecommunications systems throughout the Project up to the point where it connects for service to each residence that now or hereafter is constructed within the boundaries of a Unit.

(6) All other Common Elements of the Project not herein designated as Common Elements which are not enclosed within the boundaries of a Condominium Unit, and which are intended for common use or are necessary to the existence, upkeep or safety of the Project.

B. The Limited Common Elements are:

(1) The land located within Unit boundaries, from and below a depth of twenty (20) feet, as shown on the Subdivision Plat attached as Exhibit "B".

(2) Driveways and sidewalks serving the residence constructed for the benefit of the Unit or Units, to the extent located outside the boundaries of the Condominium Unit.

(3) The pipes, ducts, wiring and conduits supplying utility services to a Unit, from the point of connection with a General Common Element of the Project or utility system owned by the local public authority or company providing the service.

(4) The sanitary disposal systems (including septic tanks and drain fields), which are limited in use to the Units served thereby.

(5) Any water wells located on a Unit serving only the residence on that Unit.

(6) Any mail and/or paper boxes located on a Unit serving only the residence on that Unit and/or any mail and/or paper boxes permitted by the Association on the General Common Elements to serve the residence on a Unit.

(7) Any other improvements constructed by the Developer and designated Limited Common Elements appurtenant to a particular Unit in an amendment to the Master Deed made by Developer.

C. The costs of maintenance, repair and replacement of all residences and other improvements within the Co-owner's Unit, regardless of the cause of such maintenance, repair and replacement. In no event will the Association by liable for the decoration, maintenance, repair or replacement of any portion of any residence or other improvement within a Unit or any groundskeeping within any Unit. The Association also will in no event be obligated to repair any residence or other improvement located within or appurtenant to a Unit nor will the Association be obligated to make any capital expenditures of any type whatever with respect to such residences or improvements or to perform any maintenance or repair thereon.

D. A Limited Common Element may be re-assigned, upon notice to any affected mortgagee, by written application to the Board of Directors of the Association by all Co-owners whose interest will be affected thereby. Upon receipt of such application, the Board shall promptly prepare or cause to be prepared and executed an amendment to this Master Deed reassigning all rights and obligations with respect to the Limited Common Elements involved, and shall deliver such amendment to the Co-owners of the Units affected upon payment by them of all reasonable costs for the preparation and approval thereof. All affected owners must consent to such reassignment of a Limited Common Element.

E. All of the Co-owners and mortgagees of Units and other persons interested or to become interested in the Project from time to time by acceptance of a deed, mortgage, land contract or other conveyance do hereby irrevocably appoint the Developer during the Development Period, and thereafter the Association, as agent and attorney in connection with all matters concerning the General Common Elements and their respective interest in the General Common Elements. Without limitation on the generality of the foregoing, the Developer or the Association as the case may be, will have full power and authority to grant easements over, sever or lease mineral interest, and/or convey title to the land constituting the General Common Elements or any part thereof, to dedicate as public streets parts of the General Common Elements, to consent to street vacations of public streets within or in the vicinity of the Project, and to execute all documents and to do all things on behalf of the Co-owners, mortgagees and other interested persons as are necessary or convenient in the exercise of such powers.

F. Except as set forth herein, Condominium Units shall not be separable from the Common Elements appurtenant thereto, and shall not be used in any manner inconsistent with the purposes of the Project or in any other way which will interfere with or impair the rights of any other Co-owner in the use and enjoyment of his Unit or the Common Elements appurtenant thereto.

ARTICLE V

DETERMINATION OF PERCENTAGE OF VALUE

A. A complete description of each Condominium Unit in the Project, with elevations therein referenced to an official bench mark of the United States Geological survey sufficient to relocate accurately the space enclosed by the description without reference to the Unit itself, is set forth in the Condominium Subdivision Plan as surveyed by Tru-Line Surveying, consulting surveyors and Land & Company, consulting engineers. Each Unit shall include all the land contained within the Unit boundaries as shown in Exhibit "B" to a depth of twenty (20) feet and delineated with heavy outlines, together with all appurtenances thereto. The plans and specifications for the Project will be filed with the Kent County, Michigan Register of Deeds office.

B. The total value of the Project is one hundred percent (100%). The percentage of value assigned to each Unit will be equal. The determination that percentages of value should be equal was made after reviewing the comparative characteristics of each Unit in the Project which would affect maintenance costs and value and concluding that there are no material differences among the Units insofar as the allocation of percentages of value is concerned. The percentages of value assigned to each Unit will be determinative of each Co-owner's respective share of the common elements of the Condominium Project, the proportionate share of

each respective Co-owner in the proceeds and the expenses of administration and the value of such Co-owner's vote at meetings of the Association.

C. The number, size, style and/or location of Units or of any Limited Common Element appurtenant to a Unit as described in Exhibit B hereof may be modified from time to time, in Developer's sole discretion, by amendment effectuated solely by the Developer or its successors, the consent of any other person, so long as such modifications do not unreasonably impair or diminish the appearance of the Project or the view, privacy or other significant attribute or amenity of any Unit which adjoins or is proximate to the modified Unit or Limited Common Element. All Co-owners, mortgagees of Units and other persons interested or to become interested in the Project from time to time shall be deemed to have unanimously consented to any amendment or amendments necessary to effectuate the foregoing. All such interested persons irrevocably appoint Developer or its successors as agent and attorney for the purpose of executing such amendments to the Master Deed and all other Condominium Documents as may be necessary to effectuate the foregoing.

ARTICLE VI

EASEMENTS

There are hereby created easements to and in favor of the Association, and its officers, directors, agents and designees, in, on and over all Units and Common elements in the Project, for access to the Units and exterior of each of the residences, that is constructed within the Project to permit any maintenance, repair and replacement to be performed by the Association as provided in Section IV. There also will exist easements to and in favor of the Association, and its officers, directors, agents and designees, in, on and over all Units and Common Elements or the Project for access to and maintenance of those Common Elements of the Project for which the Associations may from time to time be responsible.

The Association is empowered to grant such easements, licenses, rights of entry and right of ways over, under and across the Condominium Property for utility purposes, access purposes or other lawful purposes as may be necessary for the benefit of the Condominium or other adjoining lands, subject, however, to the approval of the Developer so long as the Development Period has not expired. No easements created under the Condominium Documents may be modified or obligations with respect thereto varied without the consent of each person benefitted thereby.

The Developer, the Association and all public or private utilities providing utility service to the Condominium Project will have such easements as may be necessary over the Condominium Property, including all Units and Common Elements, to fulfill any

responsibilities of maintenance, repair, decoration, inspection or replacement which they or any of them are required or permitted to perform under the Condominium Documents.

The Easement for Public and Private Utilities depicted on the Condominium Subdivision Plan is hereby created as a nonexclusive perpetual easement for the benefit of the Co-owners, and also for the utility companies and government entities providing utility services to the Project and/or having utility service facilities in the Project. Utility services for gas, electricity, telephone, cablevision, water and sewer are included. The easement rights hereby created include the right to extend gas lines, electricity lines, telephone lines, cablevision lines, water mains and sewer mains; the right to install equipment associated with such utility services such as lines, valves, hydrants, fittings and other improvements; and rights of ingress and egress for the installation, construction, repair and maintenance of such utility services and facilities at all reasonable times.

Developer reserves for the benefit of itself, its successors and assigns perpetual easements to enter upon and cross the Condominium Property and lay pipes and cables and do all other things reasonably necessary to utilize, tap, tie into, extend and enlarge all utility mains located on the Condominium Property, including, but not limited to, water, gas, storm and sanitary sewer mains, without regard to whether the utilization is in connection with the Condominium Project. In the event Developer, its successors or assigns, thus utilizes, taps, ties into, extends or enlarges any utilities located on the Condominium Property it will be obligated to pay all of the expenses reasonably necessary to restore the Condominium Property to its state immediately prior to such utilization, tapping, tying in, extension or enlargement. the costs of maintenance, repair and replacement of all utilities shared by the Co-owners and the owner or owners of any land adjoining the Condominium Property will be borne by all such persons proportionately based upon the ratio of the number of residences located upon the adjoining land to the total number of residences sharing the utilities.

Developer reserves the right during the Development Period to grant easements for utilities over, under and across the Condominium Property to appropriate governmental agencies or public utility companies and to transfer title to state, county or local governments. Any such easement or transfer of title may be conveyed by Developer without the consent of any Co-owner, mortgagee or other person and may be evidenced by either a separate easement or document transferring title or by an appropriate amendment to the Master Deed. All of the Co-owners and mortgagees of Units and other persons interested or to become interested in the Project from time to time by acceptance of a deed, mortgage, land contract or other conveyance do thereby irrevocably and unanimously consent to such amendment or amendments of this Master

Deed to effectuate the foregoing easement or transfer of title.

Developer reserves for the benefit of itself, its agents, employees, guests, invitees, independent contractors, successors and assigns, a perpetual easement for the unrestricted use of all roads and walkways now or hereafter located in the Condominium Project for the purpose of ingress and egress from all or any portion of the Condominium Property in furtherance of any legitimate purpose, including development and operation of adjoining property.

Developer reserves to itself, and its successors and assigns, the right to terminate and revoke any utility or other easement granted in this Master Deed at such time as the particular easement has become unnecessary. This may occur, by way of example but not limitation, when water or sewer systems are connected to municipal systems or when a water or sewer system or other utility easement is relocated to coordinate further and future development of the Project or other development within the area of future development. No utility easement may be terminated or revoked unless and until all Units served by it are adequately served by an appropriate substitute or replacement utility on a shared maintenance basis. Any termination or revocation of any such easement will be effected by recording an appropriate amendment to this Master Deed.

ARTICLE VII

AMENDMENT AND TERMINATION

A. If there is no Co-owner other than the Developer, the Developer may unilaterally amend the Condominium Documents or, with the consent of any interested mortgagee, unilaterally terminate the Project. Such amendment or termination shall be approved by the developer, and a copy thereof recorded in the public records of Kent County, Michigan.

B. If there is a Co-owner other than the Developer, the Condominium Documents may be amended for a proper purpose only as follows:

(1) The amendment may be made without the consent of any Co-owner, Mortgagee or other interested party as long as the administrator determines that the amendment does not materially alter or change the rights of the Co-owners, mortgagees or other interested parties, including, but not limited to, amendments for the purpose of facilitating conventional mortgage loan financing for existing or prospective Co-owners and to enable the purchase of such mortgage loans by any agency of the Federal government or the State of Michigan.

(2) The amendment may be made, even if it will materially alter or change the rights of the Co-owners, mortgagees

or other interested parties, upon approval of the administrator and the consent of two-thirds of the votes of the Co-owners; provided, that a Co-owner's Unit dimensions or Limited Common Elements may not be modified without the written consent of the affected Co-owner, so long as the Developer continues to own or to offer for sale any Unit in the Project Co-owners and mortgagees of record shall be notified of proposed amendments under this sub-section before filing with the administrator.

(3) A person causing or requesting an amendment to the Condominium Documents shall be responsible for costs and expenses of the amendment, except for amendments based upon a vote of the prescribed majority of Co-owners or based upon the Advisory Committee's decision, the costs of which are expenses of administration.

(4) This Master Deed may not be modified during the Development Period without the written consent of the Developer. The easement rights of the Developer created under Article VII may never be modified without the written consent of the Developer.

(5) All amendments will be effective upon recording in the office of the Kent County Register of Deeds.

(6) A copy of each amendment to the Master Deed will be furnished to every Co-owner. However, any amendment to the Master Deed that is adopted in accordance with this Article will be binding upon all persons who have an interest in the Project irrespective of whether such persons actually receive a copy of the amendment.

(7) A Consolidating Master Deed will be recorded pursuant to the Act when the Project is finally concluded as determined by Developer in order to incorporate into one set of documents all successive stages of development. The Consolidating Master Deed, when recorded, will supersede the previously recorded Master Deed and all amendments thereto. The Consolidating Master Deed may incorporate by reference all or any pertinent portions of this Master Deed, as amended, and the Exhibits hereto, or, at the election of the Developer, may restate any or all of the provisions of this Master Deed, as amended, and the Exhibits hereto, deleting provisions or parts of provisions that have been superseded, or whose effectiveness has expired, or which benefit the Developer. If no conversion of the Condominium Project occurs, no Consolidating Master Deed need be recorded.

(8) All of the Co-owners and mortgagees of Units and other persons interested or to become interested in the Project from time to time by acceptance of a deed, mortgage, land contract or other conveyance do thereby irrevocably and unanimously consent to the Developer and/or the Association making any amendment or amendments authorized by this Master Deed to be made by the

Developer or the Association respectively, including the Consolidating Master Deed. All such interested persons by acceptance of a deed, mortgage, land contract or other conveyance do thereby irrevocably appoint Developer and/or the Association as agent and attorney for the purpose of execution of such amendment or amendments to the Master Deed authorized to be made by the Developer or the Association respectively, and all ancillary documents necessary to effectuate such amendments.

C. If there is a Co-owner other than the Developer, the Project shall be terminated only by agreement of the Developer and unaffiliated Co-owners to which 80% of the votes of the Association appertain, as follows:

(1) Agreement of the required majority of Co-owners to termination of the Project shall be evidenced by their execution of the termination agreement or of ratifications thereof, and the termination shall become effective only when the agreement is so evidenced or recorded.

(2) Upon recordation of an instrument terminating the Project, the property constituting the condominium shall be owned by the Co-owners as tenants in common in proportion to their respective undivided interests in the Common Elements immediately before recordation. As long as the tenancy in common lasts, each Co-owner or the heirs, successors, or assigns thereof shall have an exclusive right of occupancy of that portion of the property which formerly constituted the Condominium Unit.

(3) Upon recordation of an instrument terminating the Project, any rights the Co-owners may have to the assets of the Association shall be in proportion to their respective undivided interests in the Common Elements immediately before recordation, except that common profits shall be distributed in accordance with the Condominium Documents and the Act.

(4) Notification of termination by first class mail shall be made to all parties interested in the Project, including escrow agents, land contract vendors, creditors, lien holders, and prospective purchasers who deposited funds. Proof of dissolution must be submitted to the administrator.

ARTICLE VIII

CONVERTIBLE AREAS

Any other provisions of this Master Deed notwithstanding, the Developer may, at the option of the Developer from time to time, within a period ending six years after initial recording of this Master Deed, convert the convertible areas as designated on Exhibit B within the General Common Elements to Limited Common Elements. Other than as set forth in this Article, there are no restrictions

or limitations on the right of the Developer to convert convertible areas, the time or order of such conversions, provided however that there is no obligation on the part of the Developer to convert any convertible areas nor is there any obligation to convert convertible areas in any particular order nor to construct particular improvements on any converted ares, provided all Units continue to have reasonable access and utility service.

A conversion of convertible areas by the Developer will be given effect by an appropriate amendment or amendments to this Master Deed in the manner provided by law, which amendment or amendments will be prepared by and at the discretion of the Developer.

The amendment or amendments to the Master Deed by the Developer to convert convertible areas may also contain such further definitions and redefinitions of General or Limited Common elements as Developer may determine necessary or desirable to adequately describe and serve the purposes intended to be achieved by the conversion. In connection with any such amendment(s), Developer will have the right to change the nature of any Common Element previously included in the Project for any purpose reasonably necessary to achieve the purposes of the conversion.

The amendment or amendments to the Master Deed by the Developer to convert convertible areas will also contain such provisions as Developer may determine necessary or desirable (i) to create easements burdening or benefitting portions or all of the converted areas, and/or (ii) to create or change restrictions or other terms and provisions affecting the convertible areas being converted or affecting the balance of the Project as reasonably necessary in the Developer's judgment to enhance the value or desirability of the Project.

ARTICLE IX

CONTRACTIBLE AREAS

The developer hereby reserves the right to contract the contractible areas of real property as designated on Exhibit B attached hereto. This election is hereby strictly reserved to the developer, and will not require the consent, either written or oral, of any of the Co-owners of the condominium project. The option to make this election by the Developer shall expire six years after the initial recording of this Master Deed, but said election shall not have any other restrictions whatsoever. The Developer reserves the right to create limited common elements within any portion of the original condominium project and to designate common areas which may subsequently be assigned as

owners. The condominium project may be reduced by a series of successive amendments to the Master Deed, with said amendment eliminating the land to the condominium project, if the developer exercises its option herein. Developer does not reserve any right to create easements within any portion of the original condominium project, except for the addition of new Co-owners to the common areas, subject to the provisions of this Master Deed and the Condominium By-laws.

ARTICLE X

EXPANDABLE AREAS

The developer hereby reserves the right to expand the expandable areas as designated on Exhibit B attached hereto. This election is hereby strictly reserved to the developer, and will not require the consent, either written or oral, of any of the Co-owners of the condominium project. The option to make this election by the Developer shall expire six years after the initial recording of this Master Deed, but said election shall not have any other restrictions whatsoever. The Developer reserves the right to create limited common elements within any portion of the original condominium project and to designate common areas which may subsequently be assigned as limited common elements, subject to the existing rights of any Co-owners. The condominium project may be increased by a series of successive amendments to the Master Deed, with said amendment adding the land to the condominium project, if the developer exercises its option herein. Developer does not reserve any right to create easements within any portion of the original condominium project, except for the addition of new Co-owners to the common areas, subject to the provisions of this Master Deed and the Condominium By-laws.

IN WITNESS WHEREOF, the Developer has duly executed this Master Deed on the day and year first written above.

WITNESSES:

Donald A. Rockwell

Pamela S. Landacre

P.D.R. Development Company

By: Paul Land

Paul Land, Its Authorized General Partner

LIBER 2788 PG 771

STATE OF MICHIGAN)
) ss.
COUNTY OF Ottawa)

On this 4th day of September, 1990, before me, a Notary Public in and for said County, appeared Paul Land to me personally known, being duly sworn by me, did say that he is a representative of P.D.R. Development Company, the company named herein and executed the within instrument; that said instrument was signed and sealed on behalf of said company and said person further acknowledged said instrument to be the free act and deed of said company.

Pamela A. Landaal
Notary Public
Ottawa County, Michigan
My commission expires: 11-10-91

DRAFTED BY:
Donald A. Nicewander
BLACK & NICEWANDER, P.C.
513 Baldwin Drive
Jenison, MI 49428
1GC\LAND.MD

EXHIBIT A

CONDOMINIUM BYLAWS

OF

52ND STREET SITE CONDOMINIUMS

ARTICLE I

THE CONDOMINIUM

Section 1. Organization. 52nd Street Site Condominiums, a residential site condominium project located in Wyoming, Kent County, Michigan (the "Condominium"), shall be administered by an association of co-owners (the "Association") which shall be organized as a nonprofit corporation under the laws of the State of Michigan. The Association will be responsible for the management, maintenance, operation and administration of the common elements, easements and, generally, the affairs of the Condominium in accordance with the Master Deed, these Bylaws, the Articles of Incorporation, Bylaws, Rules and Regulations of the Association, and the laws of the State of Michigan.

Section 2. Compliance. All present and future co-owners (who shall be "members" of the Association as provided in Article II, Section 1, below; the terms "member" and "co-owner" are used interchangeably herein), mortgagees, tenants and all other persons who may in any manner use, enter upon or acquire any interest in the Condominium Premises, or any Condominium unit, shall be subject to and comply with the provisions of the Act, the Master Deed, these Condominium Bylaws, and the Articles of Incorporation, Bylaws, Rules and Regulations of the Association including, without limitation, any provision thereof pertaining to the use and operation of the Condominium Premises and the Condominium. The acceptance of a deed or conveyance, the taking of a mortgage, the execution of a lease, the act of occupying a unit or presence in the Condominium shall constitute an acceptance of the provisions of these documents and an agreement to comply therewith.

Section 3. Purpose of Bylaws. These Bylaws govern the general operation, maintenance, administration, use and occupancy of the Condominium, and all such activities shall be performed in accordance with the provisions hereof.

ARTICLE II

MEMBERSHIP AND VOTING

Section 1. Membership. Each co-owner of a Condominium unit, present and future, shall be a member of the Association during the term of such ownership, and no other person or entity shall be

entitled to a membership. Neither Association membership nor the share of a member in the Association funds and assets shall be assigned, pledged or transferred in any manner, except as an appurtenance to a Condominium unit and any attempted assignment, pledge or transfer in violation of this provision shall be wholly void.

Section 2. Voting Rights. Except as limited in the Master Deed and in these Bylaws, the members owning each unit shall collectively be entitled to one vote.

Section 3. Persons Entitled to Vote. If one person owns a unit, he shall establish his membership in the Association and his right to vote by presenting evidence of his ownership. If more than one person owns a unit, or the unit is leased, all of the record owners of the unit shall sign and file with the Secretary of the Association a certificate designating the person entitled to exercise the unit's membership in the Association, to cast the vote for the unit and to receive all notices and other communications from the Association. Such certificate shall state the name and address of the individual representative designated, the number or numbers of the unit or units owned, the name and address of the person or persons, firm, corporation, partnership, association, trust or other legal entity who is the co-owner thereof, and shall be signed and dated by all co-owners of record. All certificates shall be valid until revoked, until superseded by a subsequent certificate, or until a change occurs in the record ownership of the unit concerned. The Developer shall, at any meeting, be entitled to cast a vote on behalf of each unit he owns without submitting any proof of ownership. For purposes of this Section 3, the Developer shall be deemed to own only completed units, as defined in Article V, Section 7, hereof.

Section 4. Method of Voting. Votes on a specific issue may be cast in person. In addition, any person entitled to vote at any meeting may also appear and vote (either specifically on an issue or by the general designation of a person to cast a vote) by written proxy. Proxies may be made by any person entitled to vote. They shall be valid only for the particular meeting designated, and any adjournment thereof, and must be filed with the Association before the appointed time of the meeting.

Section 5. Majority. At any meeting of the members at which a quorum is present, fifty-one percent (51%) in value of the members voting, whether in person, by telecommunications or by proxy, on any particular matter, shall constitute a majority for the approval of such matter, except as otherwise required herein, by the Master Deed or by law.

ARTICLE III

MEETINGS AND QUORUM

Section 1. First Meeting of Members. The first meeting of the members of the Association may be convened only by the Board of Directors and may be called at anytime upon ten (10) days' written notice to all members. In no event, however, shall the first meeting be held later than: (a) one hundred twenty (120) days after legal and equitable title to non-Developer Co-owners of seventy-five percent (75%) of the condominium units that may be created; or (b) fifty-four (54) months after the first conveyance of legal or equitable title to a Condominium unit to a non-Developer Co-owner, whichever first occurs. The Board of Directors may call meetings of members of the Association for informational or other appropriate purposes prior to the first meeting of members, but no such meeting shall be construed as the first meeting of members.

Section 2. Advisory Committee. The Board of Directors shall establish an Advisory Committee of non-Developer members upon the passage of: (a) one hundred twenty (120) days after legal or equitable title to 1/3 of the condominium units that are to be created have been conveyed to non-Developer co-owners; or (b) one year after the first conveyance of legal or equitable title to a Condominium unit to a non-Developer co-owner, whichever first occurs. The Advisory Committee shall meet with the Board of Directors to facilitate communication with the non-Developer members and to aid in transferring control from the Developer to non-Developer members. The Advisory Committee shall be composed of not less than one (1) nor more than three (3) non-Developer members, who shall be appointed by the Board of Directors in any manner it selects, and who shall serve at the pleasure of the Board of Directors. The Advisory Committee shall automatically dissolve following the election of a majority of the Board of Directors by non-Developer co-owners. The Advisory Committee shall meet at least quarterly with the Board of Directors. Reasonable notice of such meetings shall be provided to all members of the Committee, and such meetings may be open or closed, in the discretion of the Board of Directors.

Section 3. Annual Meetings of Members. Following the first meeting of members, and in addition to subsequent meetings called for the purpose of electing directors, as provided in Article IV, Section 1, below, an annual meeting of the members shall be held in each year at the time and place specified in the Association Bylaws. At least ten (10) days prior to the date of an annual meeting, written notice of the time, place and purpose of such meeting shall be sent by first class mail, postage prepaid, to each person entitled to vote at the meeting.

Section 4. Special Meetings of Members. It shall be the duty of the President to call a special meeting of the members upon a petition signed by one-third (1/3) of the members in number and presented to the Secretary of the Association or upon the direction of a majority of the Board of Directors. Notice of any special meeting shall state the time and place of such meeting and the purposes thereof and shall be given at least ten (10) days prior to the date of such meeting. No business shall be transacted at a special meeting except as stated in the notice.

Section 5. Quorum of Members. Unless otherwise provided herein, the presence, in person or by proxy, of fifty-one percent (51%) in number and value of the members entitled to vote shall constitute a quorum of members. If a quorum shall not be present at any meeting, the members present may adjourn the meeting for not more than thirty (30) days.

ARTICLE IV

ADMINISTRATION

Section 1. Board of Directors. The business, property and affairs of the Association shall be managed by a Board of Directors consisting of three (3) persons; provided, that until new directors are elected at the first meeting of members provided for in Article III, Section 1, hereof, the Directors designated in the Articles of Incorporation, or their successors, appointed as provided in the Association Bylaws, shall serve. The entire Board of Directors shall be elected at the first meeting of the Association, each annual meeting of the Association and at any special meeting of the Association called by the Board of Directors for the particular purpose of electing directors.

Within one hundred twenty (120) days after the conveyance of legal or equitable title to twenty-five percent (25%) of the Condominium units that may be created, one of the three directors will be selected by the non-Developer Co-owners.

Within one hundred twenty (120) days after the conveyance of legal or equitable title to seventy-five percent (75%) of the Condominium units that may be created, and before conveyance of ninety percent (90%) of the Units, the non-Developer Co-owners shall elect all three directors, except that the Developer shall have the right to designate at least one director as long as it owns at least ten percent (10%) of the Units that may be created in the Project.

Regardless of the number of Units then conveyed, fifty-four (54) months after the first conveyance, non-Developer Co-owners may elect directors in proportion to the number of Units which they own, and the Developer has the right to elect a number of members of the Board of Directors equal to the percentage of Units which

are owned by the Developer and for which all assessments are payable by the Developer. This election may increase, but will not reduce, the minimum election and designation rights otherwise established herein. Application of this subsection does not require a change in the size of the Board of Directors.

If the calculation of the percentage of members of the Board of Directors that the non-Developer Co-owners have the right to elect under subsection above, or if the product of the number of members of the Board of Directors multiplied by the percentage of Units held by the non-Developer Co-owners under subsection above results in a right of non-Developer Co-owners to elect a fractional number of members of the Board of Directors, then a fractional election right of 0.5 or greater will be rounded up to the nearest whole number, which number will be the number of members of the Board of Directors that the non-Developer Co-owners have the right to elect. After application of this formula the Developer will have the right to elect the remaining members of the Board of Directors. Application of this subsection will not eliminate the right of the Developer to designate one member as provided above.

Once the Co-owners have acquired the right hereunder to elect a majority of the Board of Directors, annual meetings of Co-owners to elect Directors and conduct other business held in accordance with the provisions of these Bylaws.

A Board of Directors elected pursuant to these provisions, shall serve until the earlier of the next annual meeting of the Association or such time as it has been replaced in accordance with the provisions of these Condominium Bylaws and the Association Bylaws.

Section 2. Powers and Duties. The Board of Directors shall have all powers and duties necessary for the administration of the affairs of the Condominium and may do all things which are not prohibited by law or the Condominium Documents or required thereby to be done by the members. The powers and duties to be exercised by the Board shall include, but shall not be limited to, the power and duty:

(a) To manage and administer the affairs of and to the Condominium, all appurtenances thereto, and the common elements, property and easements thereof;

(b) To levy and collect assessments against and from the members of the Association and to use the proceeds therefrom for the purposes of the Association, and to enforce assessments through liens and foreclosure proceedings where appropriate;

(c) To carry insurance and to collect and allocate the proceeds thereof;

(d) To restore, repair or rebuild the Condominium, or any portion thereof, after occurrence of casualty, and to negotiate on behalf of all of the members in connection with any taking of the Condominium, or any portion thereof, by eminent domain;

(e) To contract for and employ, and to discharge, persons or business entities to assist in the management, operation, maintenance and administration of the Condominium;

(f) To make reasonable rules and regulations governing the use and enjoyment of the Condominium by members and their tenants, guests, employees, and invitees, and to enforce such rules and regulations by all legal methods, including, without limitation, imposing fines and late payment charges, or instituting eviction or legal proceedings;

(g) To own, maintain and improve, and to buy, sell, convey, assign, transfer, mortgage or lease (as landlord or tenant), or otherwise deal in any real or personal property, including, but not limited to, any Condominium unit, easements, rights-of-way, licenses or any other real property, whether or not contiguous to the Condominium, to benefit the members of the Association and to further any of the purposes of the Association;

(h) To borrow money and issue evidences of indebtedness in furtherance of any and all of the purposes of the business of the Association, and to secure the same by mortgage, pledge or other lien on Association property; provided, however, that any such action shall first be approved by the affirmative vote of more than two-thirds (2/3) of the Association members in number and in value at a meeting of the members duly called;

(i) To establish such committees as it deems necessary, convenient or desireable and to appoint persons thereto, to administer the Condominium and to delegate to such committees any functions or responsibilities which are not by law or the Condominium Documents required to be performed by the Board;

(j) To make rules and regulations or to enter into agreements with institutional lenders, or both, for the purpose of obtaining mortgage financing for members which is acceptable for purchase by the Federal Home Loan Mortgage Corporation, the Federal National Mortgage Association, the Government National Mortgage Association or any other agency of the federal government, the State of Michigan, the County of Kent, or any other agency or unit of government;

(k) To enforce the provisions of the Master Deed and Bylaws of the Condominium and of the Articles of Incorporation and such Bylaws, rules and regulations of this Association as may hereafter be adopted, and to sue on behalf of the Condominium or

the members and to assert, defend or settle claims on behalf of the members with respect to the Condominium;

(l) To do anything required of or permitted to it as administrator of said Condominium by the Condominium Master Deed or Bylaws or by Act No. 59 of the Public Acts of 1978, as amended by Act No. 538 of the Public Acts of 1982, and Act 113 of the Public Acts of 1983, as amended; and

(m) In general, to enter into any kind of activity; to make and perform any contract and to exercise all powers necessary, incidental or convenient to the administration, management, maintenance, repair, replacement and operation of the Condominium and to the accomplishment of any of the purposes thereof not forbidden, and with all powers conferred upon nonprofit corporations by the laws of the State of Michigan.

Provided, however, that neither the Board nor the Association shall, by act or omission, abandon, partition, subdivide, encumber, sell or transfer the common elements, or any of them unless at least two-thirds (2/3) of the mortgagees (based upon one vote for each mortgage owned) and two-thirds (2/3) of the members in number and value have consented thereto. The granting of easements for public utilities or for other public purposes consistent with the intended use of the common elements by the Condominium, shall not be deemed a transfer for these purposes.

Section 3. Managing Agent. The Board of Directors may employ, at a compensation established by it, a Managing Agent for the Condominium to perform such duties and services as the Board shall authorize, including, but not limited to, the powers and duties set forth in Section 2 of this Article. The Developer, or any related person or entity, may serve as Managing Agent if so appointed. If the Board employs a professional management agent for the Association, the Board shall notify each holder of a mortgage lien on any Condominium unit prior to terminating the employment of such professional management agent (or any successor thereto) and assuming self-management. In no event shall the Board be authorized to enter into a contract with a professional management agent, or a contract providing for services by the Developer or its affiliates, under which the maximum term is greater than three (3) years or which is not terminable by the Association upon the transitional control date, or within ninety (90) days thereafter and upon thirty (30) days' written notice for cause. Upon the transitional control date, or within ninety (90) days thereafter, the Board of Directors may terminate a service or management contract with the Developer or its affiliates. In addition, the Board of Directors may terminate any management contract which extends beyond one (1) year after the transitional control date by providing notice of termination to the management agent at least thirty (30) days before the expiration of the one (1) year.

Section 4. Officers. The Association Bylaws shall provide for the designation, number, terms of office, qualifications, manner of election, duties, removal and replacement of the officers of the Association and may contain any other provisions pertinent to Association officers not inconsistent herewith. Officers may be compensated, but only upon the prior affirmative vote of two-thirds (2/3) of the members.

Section 5. Actions Prior to First Meeting. Subject to the provisions of Section 3 of this Article IV, all of the actions (including, without limitation, the adoption of these Bylaws, the Association Bylaws, any Rules and Regulations of the Association, and any undertakings or contracts entered into with others on behalf of the Association) of the Board of Directors of the Association named in its Articles of Incorporation, or their appointed successors, before the first meeting of members, shall be binding upon the Association in the same manner as though such actions had been authorized by a Board of Directors duly elected by the Association members at the first or any subsequent meeting of members so long as such actions are within the scope of the powers and duties which any Board of Directors may exercise, as provided in the Condominium Documents.

Section 6. Indemnification of Officers and Directors. The Association shall indemnify every Association, director and officer against all expenses (including attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by him as a consequence of his being made a party to or being threatened to be made a party to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative, by reason of his being or having been a director or officer of the Association, except in such cases wherein he is adjudged guilty of willful and wanton misconduct or gross negligence in the performance of his duties or adjudged to have not acted in good faith and in a manner he reasonably believed to be in or not opposed to the best interests of the Association and its members, and with respect to any criminal action or proceeding, he is adjudged to have had no reasonable cause to believe that his conduct was unlawful; provided that, if a director or officer claims reimbursement or indemnification hereunder based upon his settlement of a matter, he shall be indemnified only if the Board of Directors (with any director seeking reimbursement abstaining) approves such settlement and reimbursement as being in the best interests of the Association and, if a majority of the members request it, such approval is based on an opinion of independent counsel supporting the propriety of such indemnification and reimbursement. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights such director or officer may have. The Board of Directors shall notify all members that it has approved an indemnification payment at least ten (10) days prior to making such payment.

ARTICLE V

OPERATION OF THE PROPERTY

Section 1. Personal Property. The Association shall be assessed as the person or entity in possession for any tangible personal property of the Condominium owned or possessed in common by the co-owners, and personal property taxes based thereon shall be treated as expenses of administration.

Section 2. Costs and Receipts to be Common. All costs incurred by the Association to satisfy any liability arising within, or caused by or in connection with the common elements, or caused by or in connection with the administration of the Condominium, shall be expenses of administration, and all sums received as proceeds of, or pursuant to, any insurance policy carried by the Association securing the interests of the members against liabilities or losses arising within, caused by or connected with, the common elements or the administration of the Condominium shall be receipts of administration.

Section 3. Books of Account. The Association shall keep or cause to be kept detailed books or account showing all expenditures and receipts affecting the Condominium and its administration of the Condominium and which specify the operating expenses of the Condominium. Such books of account shall specify the maintenance and repair expenses of the common elements and any other expenses incurred on behalf of the Association and members. The members and their mortgagees may inspect the books of account during reasonable working hours on normal working days at a place the Association designates. At least once a year, the Association shall prepare and distribute to each member a statement of its financial condition the contents of which shall be defined by the Association.

Section 4. Regular Annual Assessments. The Board of Directors shall establish an annual budget in advance for each fiscal year for the Condominium, and such budget shall contain the Board's estimate of the funds required to defray the expenses of administration for the forthcoming year, as those items are defined by these Bylaws, and all other common expenses. The budget also shall allocate and assess all such common charges against all members in accordance with the percentage of value allocated to each unit by the Master Deed, without increase or decrease for the existence of any rights to the use of limited common elements appurtenant thereto. The common expenses shall consist, among other things, of such amounts as the Board may deem proper for the operation, management and maintenance of the Condominium property under the powers and duties delegated to it hereunder, and may include, without limitation, amounts to be set aside for working capital of the Condominium, for a general operating fund, for a

reserve fund and for meeting any deficit in the common expense budget for any prior year. The budget shall establish an adequate reserve fund for maintenance, repair and replacement of the general and limited common elements, which fund shall be financed by regular annual payments rather than by special assessments. The Board shall advise each member in writing of the amount of common charges payable by him and shall furnish copies of each budget on which such common charges are based to all members, although failure to deliver a copy of the budget to each member shall not affect any member's liability for any existing or future assessments. Should the Board of Directors at any time determine, in its sole discretion, that the assessments levied are or may prove to be insufficient: (a) to pay the operation and management costs of the Condominium (b) to provide for the maintenance, repair or replacement of existing common elements, (c) to provide additions to the common elements not exceeding $2,000 annually, or (d) to provide for emergencies, the Board may increase the general assessments or levy such additional assessment or assessments, and apportion them, as it deems necessary. Members shall pay all assessments levied in accordance with this Section 4 in one annual installments, commencing with acquisition of title to a unit by any means.

Section 5. Special Assessments. Special assessments, in addition to those provided for in Section 4 above, may be levied by the Board of Directors from time to time, following approval by the members as hereinafter provided, to meet other needs, requirements or desires of the Association, including, but not limited to: (a) assessments for capital improvements or additions to the common elements at a cost exceeding $2,000 per year; (b) assessments for the purchase or lease of a unit in the Condominium pursuant to Article VIII, Section 3; (c) assessments to purchase a unit upon foreclosure of a lien for assessments, as described in Section 6 hereof; or (d) to provide for emergencies, the Board may increase the general assessments or levy such additional assessment or assessments, and apportion them, as it deems necessary. Members shall pay all assessments levied in accordance with this Section 4 in the manner decided on by the Board of Directors, commencing with acquisition of title to a unit by any means.

Section 6. Collection of Assessments. Each member, whether one or more persons, shall be and shall remain personally obligated for the payment of all assessments levied with regard to his unit during the time that he is the owner thereof, and no member may exempt himself from liability for his contribution toward the expenses of administration by waiver of the use or enjoyment of any of the common elements or by the abandonment of his unit. If any member defaults in paying assessed common charges, interest at the maximum legal rate shall be charged on such assessments from the due date thereof and further penalties or proceedings may be instituted by the Board of Directors in its discretion. If such assessment, or any part thereof, is not paid on or before the due

date established by the Board of Directors for such payment, then such payment shall be in default. The Board of Directors may, but need not, report such a default to any mortgage of record. Any mortgagee of a Condominium unit may consider a default in the payment of any assessment a default in the payment of its mortgage. Unpaid assessments shall constitute a lien upon the unit prior to all other liens except tax liens and sums unpaid on a first mortgage of record. The Association may enforce collection of delinquent assessments by a suit at law for a money judgment or by foreclosure of the lien that secures payment of assessments. Each member, and every other person, except a first mortgagee, who from time to time has any interest in the Condominium, shall be deemed to have granted to the Association the unqualified right to elect to foreclose such lien either by judicial action or by advertisement (in accordance with the provisions of Chapter 32 of the Michigan Revised Judicature Act, as amended). The provisions of Michigan law pertaining to foreclosure of mortgages by judicial action and by advertisement, as the same may be amended from time to time; are incorporated herein by reference for the purposes of establishing the alternative procedures to be followed in lien foreclosure actions and the rights and obligations of the parties to such actions. The Association is hereby granted what is commonly known as a "power of sale." Each member and every other person, except a first mortgagee, who from time to time has any interest in the Condominium shall be deemed to have authorized and empowered the Association to sell or to cause to be sold at public auction the unit with respect to which the assessment is delinquent and to receive, hold and distribute the proceeds of such sale in accordance with the priorities established by applicable law. Each member acknowledges that when he acquired title to his unit, he was notified of the provisions of this section and that he voluntarily, intelligently and knowingly waived notice of any proceedings brought by the Association to foreclose by advertisement the lien for nonpayment of assessments and a hearing on the same prior to the sale of the subject unit. Notwithstanding the foregoing, neither a judicial foreclosure action nor a suit at law for a money judgment shall be commenced, nor shall any notice of foreclosure by advertisement be published, until ten (10) days have expired after the mailing, by certified mail, return receipt requested and postage prepaid, addressed to the delinquent member at his last known address, of a written notice that an assessment, or any part thereof, levied against his unit is delinquent and that the Association may invoke any of its remedies hereunder if the default is not cured within ten (10) days after the date of mailing. A written affidavit of an authorized representative of the Association that sets forth (a) the affiant's capacity to make the affidavit, (b) the statutory and other authority for the lien, (c) the amount outstanding (exclusive of interest, costs, attorney fees and future assessments), (d) the legal description of the subject unit, and (e) the name of the member of record, shall accompany such written notice. Such affidavit shall be recorded in the Office of the Kent County Register of Deeds prior to the commen-

cement of any foreclosure proceeding, but it need not have been recorded as of the date of mailing the notice. If the delinquency is not cured within the ten (10) day period, the Association may take such remedial action as may be available to it hereunder or under Michigan law. In the event the Association elects to foreclose the lien by advertisement, the Association shall so notify the representative of the delinquent member designated in Article II, Section 3, above, and shall inform such representative that he may request a judicial hearing by bringing suit against the Association. The expenses incurred in collecting unpaid assessments, including interest, costs, reasonable attorney's fees (not limited to statutory fees) and advances for taxes or other liens paid by the Association to protect its lien, shall be chargeable to the member in default and shall be secured by the lien on his unit. If any member defaults in the payment of any installment of the annual assessment levied against his unit, the Association shall have the right to declare all unpaid installments of the annual assessment for the pertinent fiscal year immediately due and payable. In a judicial foreclosure action, the court may appoint a receiver to collect a reasonable rental for the unit from the member owning it or any persons claiming under him, and each member hereby covenants to the appointment of such a receiver. The Association may also stop furnishing any services to a member in default upon seven (7) days' written notice to such member of its intent to do so. A member in default on the payment of any assessment shall not be entitled to vote at any meeting of the Association so long as such default continues.

If the holder of a first mortgage on a Condominium unit obtains title to the unit by foreclosing the mortgage, accepting a deed in lieu of foreclosure or similar remedy, or any other remedy provided in the mortgage, such person, and its successors and assigns, or other purchaser at a foreclosure sale shall not be liable for unpaid assessments chargeable to the unit which became due prior to the acquisition of title to the unit by such person; provided, however, that such unpaid assessments shall be deemed to be common expenses collectible from all of the members, including such person, its successors and assigns and that all assessments chargeable to the unit subsequent to the acquisition of title shall be the responsibility of such person as hereinbefore provided with respect to all members. When a member is in arrearage to the Association for assessments, the Association may give written notice of arrearage to any person occupying his unit under a lease or rental agreement, and such person, after receiving the notice, shall deduct from rental payments due the member the arrearage and future assessments as they fall due and pay them to the Association. The deductions shall not be a breach of the rental agreement or lease by the occupant.

The Association may purchase a unit at any foreclosure sale hereunder.

Section 7. Obligations of the Developer. The Developer shall be responsible for payment of the full annual Association maintenance assessment, and all special assessments, for all completed units owned by it.

Section 8. Maintenance and Repair. As provided in the Master Deed, the Association shall maintain and repair the general common elements, whether located inside or outside the units, and the limited common elements, to the extent set forth in the Master Deed. The costs thereof shall be charged to all the members as a common expense, unless necessitated by the negligence, misuse or neglect of a member, in which case such expense shall be charged to such member. The Association or its agent shall have access to each unit from time to time during reasonable working hours, upon notice to the occupant thereof, for the purpose of maintenance, repair or replacement of any of the common elements located therein or accessible therefrom. The Association or its agent shall also have access to each unit at all times without notice for making emergency repairs necessary to prevent damage to other units, the common elements, or both.

Each member shall provide the Association means of access to his unit and any limited common elements appurtenant thereto during all periods of absence, and if such member fails to provide means of access, the Association may gain access in such manner as may be reasonable under the circumstances and shall not be liable to such member for any necessary damage to his unit and any limited common elements appurtenant thereto caused thereby or for the repair or replacement of any doors or windows damaged in gaining such access, the costs of which damages shall be borne by such member. Unless otherwise provided herein or in the Master Deed, damage to a unit or its contents caused by the repair or maintenance activities of the Association, or by the common elements, shall be repaired at the expense of the Association.

All other maintenance and repair obligations shall, as provided in the Master Deed, rest on the individual member. Each member shall maintain his unit and any limited common elements appurtenant thereto for which he has maintenance responsibility in a safe, clean and sanitary condition. Each member shall also use due care to avoid damaging any of the common elements including, but not limited to, the telephone, water, gas, plumbing, electrical or other utility conduits and systems and any other elements in any unit which are appurtenant to or which may affect any other unit. Each member shall be responsible for damages or costs to the Association resulting from negligent damage to or misuse of any of the common elements by him, his family, guests, agents or invitees, unless such damages or costs are actually reimbursed from insurance carried by the Association, in which case there shall be no such responsibility (if reimbursement to the Association is excluded by virtue of a deductible provision, the responsible member shall bear the expense to the extent of the deductible amount, anything else

in these Bylaws to the contrary notwithstanding). Any costs or damages to the Association that are herein or elsewhere in the Condominium Documents assigned to the individual member may be assessed to and collected from the responsible member in the manner provided for regular assessments in Article V, Section 4, hereof.

The provisions of this Section 8 shall be subject to those of Article VI, Sections 1-3, in the event of repair or replacement on account of a casualty loss.

Section 9. Taxes. Subsequent to the year in which the condominium is established, all special assessments and property taxes shall be assessed against the individual units and not upon the total property of the Condominium or any part thereof. Taxes and special assessments which have become a lien against the property of the Condominium in the year of its establishment (as provided in Section 131 of the Act) shall be expenses of administration and shall be paid by the Association. Each unit shall be assessed a percentage of the total bill for such taxes and assessments equal to the percentage of value allocated to it in the Master Deed, and the members owning those units shall reimburse the Association for their unit's share of such bill within ten (10) days after they have been tendered a statement therefor.

Section 10. Documents to Be Kept. The Association shall keep current copies of the approved Master Deed, all amendments thereto, and all other Condominium Documents available for inspection at reasonable hours by members, prospective purchasers and prospective mortgagees of Condominium units.

Section 11. Reserve for Major Repairs and Replacement. The Association shall maintain a reserve fund for major repairs and replacement of common elements in an amount equal to at least ten percent (10%) of the Association's current annual budget on a non-cumulative basis. Monies in the reserve fund shall be used only for major repairs and replacement of common elements. THE MINIMUM STANDARDS REQUIRED BY THIS SECTION MAY PROVE INADEQUATE FOR A PARTICULAR PROJECT. The Association of members should carefully analyze the Condominium Project to determine if a greater amount should be set aside, or if additional reserve funds should be established for other purposes.

Section 12. Statement of Unpaid Assessments. Pursuant to the provisions of the Act, the purchaser of any unit may request a statement from the Association as to the outstanding amount of any unpaid assessments thereon, whether regular or special. Upon written request to the Association accompanied by a copy of the executed purchase agreement pursuant to which the purchaser holds a right to acquire a unit, the Association shall provide a written statement of such unpaid assessments as may exist or a statement that none exist, which statement shall be binding upon the Association for the period stated therein. Upon the payment of

that sum within the period stated, the Association's lien for assessments as to such unit shall be deemed satisfied; provided, however, that the failure of a purchaser to request such statement at least five (5) days prior to the closing of the purchase of such unit shall render any unpaid assessments and the lien securing the same fully enforceable against such purchaser and the unit itself.

ARTICLE VI

INSURANCE; REPAIR OR REPLACEMENT; CONDEMNATION; CONSTRUCTION LIENS

Section 1. Insurance. The Association shall, to the extent appropriate given the nature of the Common Elements of the Project, carry fire and extended coverage, vandalism, malicious mischief and liability insurance, workmen's compensation insurance, if applicable, and such other insurance coverage as the Board may determine to be appropriate with respect to the ownership, use and maintenance of the general common elements of the Condominium and the administration of Condominium affairs. Such insurance shall be carried and administered in accordance with the following provisions:

(a) All such insurance shall be purchased by the Association for the benefit of the Association, the members and their mortgagees, as their interests may appear, and provision shall be made for the issuance of certificates of insurance with mortgagee endorsements to the mortgagees of members' units. The Association shall have absolutely no responsibility for obtaining such coverage. The Association and all members shall use their best efforts to see that all property and liability insurance carried by the Association or any member shall contain appropriate provisions whereby the insurer waives its right of subrogation as to any claims against any member of the Association, and, subject to the provisions of Article V, Section 8, hereof, the Association and each member hereby waive, each as to the other, any right of recovery for losses covered by insurance. The liability of carriers issuing insurance obtained by the Association shall not, unless otherwise required by law, be affected or diminished on account of any additional insurance carried by any member, and vice versa.

(b) All common elements of the Condominium shall be insured against fire and other perils covered by a standard extended coverage endorsement in an amount equal to the maximum insurable replacement value. Any improvements a member makes within his unit shall be covered by insurance obtained by him at his expense; provided that, if the Association elects to include such improvements under its insurance coverage, any additional premium cost to the Association attributable thereto shall be assessed to and borne solely by said member and collected as a part

of the assessment levied against said member under Article V, Section 4, hereof.

(c) Public liability insurance shall be carried in such limits as the Board may from time to time determine to be appropriate, and shall cover the Association, each member, director and officer thereof, and any managing agent.

(d) All premiums upon insurance policies purchased by the Association pursuant to these Bylaws shall be expenses of administration, except as otherwise provided in subsection (b) above.

(e) Proceeds of all insurance policies owned by the Association shall be received by the Association, held in a separate account and distributed to the Association, the members and their mortgagees as their interests may appear; provided, however, whenever Section 3 of this Article requires the repair or reconstruction of the Condominium, any insurance proceeds received by the Association as a result of any loss requiring repair or reconstruction shall be applied for such purpose. Hazard insurance proceeds shall never be used for any purpose other than for repair, replacement or reconstruction of the project unless all of the holders of mortgages on units in the Condominium have given their prior written approval.

(f) All insurance carried by the Association shall, to the extent possible, provide for crosscoverage of claims by one insured against another.

(g) Each Co-owner will be responsible for obtaining fire and extended coverage and vandalism and malicious mischief insurance with respect to his or her residence and all other improvements constructed or to be constructed within the boundaries of his or her Condominium Unit, together with all Limited Common Elements appurtenant to his or her Unit, whether located within or outside the boundaries of his or her Unit, and for his or her personal property located therein or elsewhere on the condominium Project. All such insurance will be carried by each Co-owner in an amount equal to the maximum insurable replacement value, excluding foundation and excavation costs, and evidenced to the Association in a manner acceptable to the Association. In the event of the failure of a Co-owner to obtain such insurance, the Association may obtain such insurance on behalf of such Co-owner and the premiums therefor will constitute a lien against the Co-owner's Unit which may be collected from the Co-owner in the same manner that Association assessments are collected in accordance with Article II. Each Co-owner also will be obligated to obtain insurance coverage for his or her personal liability for occurrences within the boundaries of his or her Condominium Unit or within the residence located thereon and on the Limited Common Elements appurtenant thereto (regardless of where located), and for alternative living expense in the event of fire. The Association

will under no circumstances have any obligation to obtain any of the insurance coverage described in this Section or any liability to any person for failure to do so.

Section 2. Appointment of Association. Each member, by ownership of a unit in the Condominium, shall be deemed to appoint the Association as his true and lawful attorney-in-fact to act in connection with all matters concerning insurance pertinent to the Condominium, his unit and the common elements appurtenant thereto. Without limitation on the generality of the foregoing, the Association as said attorney shall have full power and authority to purchase and maintain such insurance, to collect and remit premiums therefor, to collect proceeds and to distribute the same to the Association, the members and respective mortgagees, as their interest may appear (subject always to the Condominium Documents), to execute releases of liability and to execute all documents and to do all things on behalf of such members and the Condominium as shall be necessary or convenient to accomplish the foregoing.

Section 3. Reconstruction or Repair. If any part of the Condominium shall be damaged, the determination of whether or not, and how, it shall be reconstructed or repaired shall be made in the following manner:

(a) If a common element or a residence constructed within the boundaries of a Unit, the property shall be rebuilt or repaired if any Unit is tenantable, unless the members unanimously vote that the Condominium shall be terminated and each holder of a mortgage lien on any Condominium unit has given its prior written approval of such termination.

(b) If the Condominium is so damaged that no unit is tenantable, and if each holder of a mortgage lien on any unit in the Condominium has given its prior written approval to the termination of the Condominium, the damaged property shall not be rebuilt and the Condominium shall be terminated, unless seventy-five percent (75%) or more of the members in value and in number agree to reconstruction by vote or in writing within ninety (90) days after the destruction.

(c) Any reconstruction or repair shall be performed substantially in accordance with the Master Deed and the plans and specifications for the Condominium to a condition as similar as possible to the condition existing prior to damage, unless the members and each holder of a mortgage lien on any Condominium unit shall unanimously decide otherwise.

(d) If the damage is only to the residence or other improvement constructed within the boundaries of a Unit, or to a Limited Common Element appurtenant thereto which is the responsibility of a Co-owner to maintain and repair, it will be the responsibility of the Co-owner to repair such damage. In all other

cases, the responsibility for reconstruction and repair will be that of the Association.

(e) In the event damage to a residence or to any Limited Common elements appurtenant thereto is covered by insurance held by the Association, then the reconstruction or repair will be the responsibility of the Association in accordance with Section V C. If and to the extent that any residence is covered by insurance held by the Association for the benefit of the Co-owner, the Co-owner will be entitled to receive the proceeds of insurance relative thereto, and if there is a mortgage endorsement, the proceeds will be payable to the Co-owner and the mortgagee jointly. In the event of substantial damage to or destruction of any Unit or any improvements located thereon or any part of the Common Elements, the Association will promptly so notify each institutional holder of a first mortgage lien on any of the Units in the Condominium.

(f) The Association shall be responsible for the reconstruction and repair of the common elements, and for any incidental damage to a unit and the contents thereof caused by such common elements or the reconstruction or repair thereof. Immediately after a casualty occurs causing damage to property for which the Association has the responsibility of maintenance, repair and reconstruction, the Association shall obtain reliable and detailed estimates of the cost to return the damaged property to a condition as good as that existing before the damage.

(g) Any insurance proceeds received, whether by the Association or a member, shall be used for reconstruction or repair when reconstruction or repair is required by these Bylaws. If the insurance proceeds are not sufficient to pay the estimated costs of reconstruction or repair required to be performed by the Association, or if at any time during such reconstruction or repair, or upon completion of such reconstruction or repair, the funds for the payment of the costs thereof are insufficient, assessments shall be made against all members for the cost of reconstruction or repair of the damaged property in sufficient amounts to provide funds to pay the estimated or actual costs of repair. Such assessments shall be levied in the same manner as the regular annual assessment, as set forth in Article V, Section 4, hereof.

Section 4. Eminent Domain. The following provisions shall control upon any taking by eminent domain:

(a) The Association, acting through its Board of Directors, may negotiate on behalf of all members for any taking of common elements. Any negotiated settlement shall be subject to the approval of more than two-thirds (2/3) of the members in number and in value and shall thereupon be binding on all members.

(b) If an entire unit is taken by eminent domain, the award for such taking shall be paid to the Association for the benefit of the owner of such unit and the mortgagee thereof, as their interests may appear. After acceptance of such award by the member and his mortgagee, they shall be divested of all interest in the Condominium. The undivided interest in the common elements belonging to the member whose unit has been taken shall thereafter appertain to the remaining units, including those restored or reconstructed under the provisions of this Section.

(c) If any condemnation award shall become payable to any member whose unit is not wholly taken by eminent domain, then such award shall be paid by the condemning authority to the Association on behalf of such member and his mortgagee, as their interests may appear. If only a part of any unit is taken, the Association shall, if practical, use the award to rebuild the same to the extent necessary to make it habitable and remit the balance of the condemnation proceeds attributable to such unit to the owner and mortgagee thereof, as their interests may appear.

(d) If any portion of the Condominium other than any unit is taken, the condemnation proceeds relative to such taking shall be paid to the Association and the affirmative vote of more than fifty percent (50%) of the members in number and in value at a meeting duly called shall determine whether to rebuild, repair or replace the portions taken or to take such other action as they deem appropriate. If no such affirmative vote is obtained, such condemnation proceeds shall be remitted to the members and their respective mortgagees, as their interests may appear, in accordance with their respective percentages of value set forth in Article VIII of the Master Deed.

(e) If the Condominium Project continues after a taking by eminent domain, then the remaining portion of the Condominium Project shall be re-surveyed and the Master Deed amended accordingly, and, if any unit shall have been taken, the Article VIII of the Master Deed shall be amended to reflect such taking and to proportionately readjust the percentages of value of the remaining members based upon a continuing value for the Condominium of one hundred percent (100%). Such amendment may be effected by an officer of the Association duly authorized by the Board of Directors without the necessity of execution or specific approval thereof by any members but only with the prior written approval of all holders of mortgage liens on individual units in the project.

(f) If any Condominium unit, or any portion thereof or the common elements or any portion thereof, is made the subject matter of any condemnation or eminent domain proceeding or is otherwise sought to be acquired by a condemning authority, the Association promptly shall so notify each holder of a mortgage lien on any of the Condominium units.

(g) If the taking of a portion of a Condominium unit makes it impractical to rebuild the partially taken unit to make it habitable, then the entire undivided interest in the common elements appertaining to that Condominium unit shall thenceforth appertain to the remaining Condominium units, and shall be allocated to them in proportion to their respective undivided interests in the common elements. The remaining portion of that Condominium unit shall thenceforth be a common element.

(h) Votes in the Association of members and liability for future expenses of administration appertaining to a Condominium unit taken or partially taken (as provided in subsection (g) herein) by eminent domain shall thenceforth appertain to the remaining Condominium units, and shall be allocated to them in proportion to their relative voting strength by value in the Association.

Section 5. Construction Liens. The following provisions shall control the circumstances under which construction liens may be applied against the Condominium or any unit thereof:

(a) Except as provided below, a construction lien for work performed on a Condominium unit or upon a limited common element may attach only to the unit upon or for the benefit of which the work was performed.

(b) A construction lien for work authorized by the Developer and performed upon the common elements may attach only to units owned by the Developer at the time of recording of the claim of lien.

(c) A construction lien for work authorized by the Association may attach to each unit only to the proportional extent that the member owning the unit is required to contribute to the expenses of administration as provided by the Condominium Documents.

(d) A construction lien may not arise or attach to a unit for work performed on the common elements not contracted for by the Developer or the Association.

If a member is advised or otherwise learns of a purported construction lien contrary to the foregoing, he shall immediately notify the Board of Directors. Upon learning of the purported construction lien, the Board shall take appropriate measures to remove any cloud on the title of units improperly affected thereby.

Section 6. Mortgagees. Nothing contained in the Condominium Documents shall be construed to give a Condominium unit owner, or any other party, priority over any rights of mortgagees of Condominium units pursuant to their mortgages in the case of a distribution to Condominium unit owners of insurance proceeds or

condemnation awards for losses to or a taking of Condominium units, common elements or both.

ARTICLE VII

USE AND OCCUPANCY RESTRICTIONS: ENFORCEMENT

Section 1. Establishment of Restrictions. In order to provide for congenial occupancy of the Condominium, and for the protection of the value of the units, the use of Condominium property shall be subject to the following limitations.

(a) No Condominium unit shall be used for other than single-family residential purposes in accordance with all applicable zoning ordinances and other local state and/or federal laws, rules and regulations. No building or structure intended for or adapted to business purposes, and no duplex, apartment house, lodging house, rooming house, half-way house, hospital, sanatorium or doctor's office, or any multiple-family dwelling of any kind will be erected, placed, permitted, or maintained on any Unit. No improvement or structure whatever, other than a first class private residence with attached garage for not less than two cars and not more than four cars may be erected, placed, or maintained on any Unit except as provided in Section VII. No residence on any Unit will be used or occupied by other than a single family, its temporary guests and family servants and no residence on any Unit will be used for other than residential use.

(b) Although all Units are to be used only for single-family residential purposes, nonetheless home occupations will be considered part of a single-family residential use if, and only if, the home occupation is conducted entirely within the residence and participated in solely by members of the immediate family residing in the residence, which use is clearly incidental and secondary to the use of the residence for dwelling purposes and does not change the character thereof. To qualify as a home occupation, there must be (i) no sign or display that indicates from the exterior that the residence is being utilized in whole or in part for any purpose other than that of a dwelling; (ii) no commodities sold upon the premises; (iii) no person is employed other than a member of the immediate family residing on the premises and (iv) no mechanical or electrical equipment is being used, other than personal computers and other office type equipment. In no event shall a barber shop, styling salon, beauty parlor, tea room, fortune-telling parlor, day care center, animal hospital, or any form of animal care or treatment such as dog trimming, be construed as a home occupation. Although garage sales are included within the prohibited uses since commodities are sold at garage sales, garage sales may nonetheless be conducted with the prior written approval of the Association, if the Association determines to permit garage sales, so long as conducted in accordance with any rules or conditions adopted by the Association.

(c) No vapor lights, dusk to dawn lights or other lights regularly left on during the night may be installed or maintained on any Unit without consent from the Developer during the Development Period and thereafter from the Association.

(d) Except as provided in these Bylaws, other than a single family residence complying with this Article, no improvement or structure including, but not limited to, a mobile home, modular home, tent, shack, barn, storage shed, temporary building, outbuilding or guest house may be placed, erected or maintained on any Unit.

(e) No oil or fuel storage tanks may be installed on any Unit.

(f) No immoral, improper, unlawful or offensive activity shall be carried on in any unit or upon the limited or general common elements, nor shall anything be done which may be or become an annoyance or a nuisance to the members, nor shall any unreasonably noisy activity be carried on in any unit or on the common elements.

(g) No member shall use, or permit any occupant, agent, employee, invitee or guest to use, any firearms, air rifles, pellet guns, BB guns, bows and arrows or other similar dangerous weapons, projections, or devices anywhere on or about the Condominium Premises.

(h) No signs or other advertising devices shall be displayed which are visible from the exterior unit or on the common elements, except for "For Sale" and "Garage Sale", without written permission from the Association.

(i) No animals, birds or fowl may be kept or maintained on any Unit, except dogs, cats and pet birds which may be kept thereon in reasonable numbers as pets for the pleasure and use of the occupants. No animal may be kept or bred for any commercial purpose and all animals will have such care and restraint so as not to be obnoxious or offensive on account of noise, odor or unsanitary conditions. No savage or dangerous animal will be kept on any Unit. Owners will have full responsibility for any damage to persons or property caused by his or her pet. The owner is required to properly dispose of the waste the animal deposits on any property. No dog which barks and can be heard on any frequent or continuing basis will be kept on any Unit, including within any residence. The association may, without liability to the owner thereof, remove or cause to be removed any animal which it determines to be in violation of the restrictions imposed by this Section. The Association will have the right to require that any

pets by registered with it and may adopt such additional reasonable rules and regulations with respect to animals as it may deem proper.

(j) All trash, garbage and other waste is to be kept only in sanitary containers inside garages or otherwise within fully enclosed areas at all times and will not be permitted to remain elsewhere on the Unit, except for such short periods of time as may be reasonably necessary to permit periodic collection.

(k) No derrick or other structures designed for use in boring for oil or natural gas will be erected, placed, or permitted upon any Unit, nor will any oil, natural gas, petroleum, asphaltum, or hydrocarbon products or minerals of any kind be produced or extracted from or through the surface of any Unit. Rock, gravel and/or clay will not be excavated or removed from any Unit for commercial purposes.

(l) Each Co-owner will maintain his or her Unit and the improvements thereon and any Limited Common Elements appurtenant thereto for which he or she has maintenance responsibility in a safe, clean and sanitary condition. Also, each Co-owner will use due care to avoid damaging any of the Common Elements including, but not limited to, the telephone, water, gas, plumbing, electrical or other utility conduits and systems which are appurtenant to or which may affect any other Unit. Each Co-owner will be responsible for damages or costs to the Association resulting from negligent damage to or misuse of any of the Common elements by him or her, or their family, guests, agents or invitees, unless such damages or costs are covered by insurance carried by the Association (in which case there will be no such responsibility, unless reimbursement to the Association is limited by virtue of a deductible provision, in which case the responsible Co-owner will bear the expense to the extent of the deductible amount). Any costs or damages to the Association may be assessed to and collected from the responsible Co-owner in the manner provided in Article V(5) of these Bylaws.

(m) Reasonable regulations consistent with the Act, the Master Deed and these Bylaws, concerning the use of the common elements may be made and amended from time to time by any Board of Directors of the Association, including the Board of Directors established in the Articles of Incorporation (and its successors). Copies of all such regulations and amendments thereto shall be furnished to all members and shall become effective ten (10) days after mailing or delivery thereof to the designated voting representative of each member. Any such regulation or amendment may be revoked at any time by the affirmative vote of more than fifty percent (50%) of all members in number and in value at any duly convened meeting of the Association, except that the members may not revoke any regulation or amendment prior to the first meeting of the Association.

Section 2. Enforcement. Failure to comply with any of the terms of the Act, the Master Deed, these Condominium Bylaws, the Articles of Incorporation, Bylaws or Rules and Regulations of the Association, shall be grounds for relief, which may include, without limitation, an action to recover sums due for such damages, injunctive relief, and any other remedy that may be appropriate to the nature of the breach. The failure of the Association to enforce any right, provision, covenant or condition which may be granted by the Act, the Master Deed, these Bylaws, the Articles of Incorporation, Bylaws or Rules and Regulations of the Association, shall not constitute a waiver of the right of the Association to enforce such right, provision, covenant or condition in the future.

ARTICLE VIII

BUILDING RESTRICTIONS

Section 1. Minimum Square Footage. No one story residence will be constructed with a fully enclosed first floor area of less than one thousand two hundred eighty (1,280) square feet, exclusive of garage and open porches. The Developer may, in its sole discretion, waive or permit reasonable modifications of the square footage requirements, provided such modifications comply with the building requirements of the City of Wyoming.

Section 2. Driveway. No Unit will be used for residential purposes unless the driveway approach leading from the hard-surface street to the residence will be made of asphalt, concrete or brick. No driveway may be closer than ten (10) feet from the Unit boundary without prior written approval of the Developer during the Development Period and thereafter of the Association. All driveways must be at least ten (10) feet in width with a shoulder at least three feet wide on each side.

Section 3. Miscellaneous Provisions. The height of any building will not be more than three stories. If any portion of a level or floor within a residence is below grade, all of the level or floor shall be considered a basement level. No geodesic dome, berm house, pre-fabricated or modular home, mobile home, tent, shack, barn, temporary building, outbuilding, or guest house will be erected on any of the Units without the prior written approval of the Developer during the Development Period and thereafter of the Association.

Section 4. Walls and Fences. No wall or fence of any height will be constructed on any Unit that does not fully comply with the City of Wyoming Zoning Ordinance.

Section 5. Occupancy. No building erected upon any Unit will be occupied in any manner while in the course of construction, nor at any time prior to its being fully completed. Nor will any

residence, when completed, be in any manner occupied until made to comply with the approved plans and all of these Bylaws.

Section 6. Elevations. No substantial changes in the elevations of the land will be made on a Unit without the prior written consent of the Developer during the Development Period and thereafter by the Association. Any change which materially affects the surface elevation or grade of the surrounding Units will be considered a substantial change.

Section 7. Paved Areas. All driveways, driving approaches, and off-street parking areas shall be surfaced with an asphalt, concrete or brick pavement.

Section 8. Accessory Buildings. The following regulations shall apply to accessory buildings located on the Co-owner's Unit which otherwise comply with these by-laws together with any City of Wyoming zoning ordinances that are appurtenant thereto:

(a) Accessory buildings shall have the same exterior construction as the residence with which they are associated.

(b) Accessory buildings will be no higher than twelve (12) feet in height at the peak of the roof line of any such building and the edge of the side walls shall not exceed eight feet.

(c) Any tree fort or tree playhouse built within a Unit shall be considered to be an accessory building and shall be subject to the overall limitations provided, however, if such tree fort is located not closer than forty (40) feet to the edge of the Unit boundary line, it may be constructed at a height of not more than thirty (30) feet above the ground.

Section 9. Electrical Utility Connection. Each Co-owner, at the time of completion of the construction of the residence upon the Co-owner's Unit, agrees to install conductors between the Unit and the Consumers Power terminal transformer, which conductor shall consist of three conductor cable for direct burial for single conductors and conduit with the installation of the type approved by the National Electric Code. This service shall be of a size and a capacity of not less than 200 amperes. Further, an entrance switch shall be installed in the residence having a capacity of not less than 200 amperes.

ARTICLE IX

SETBACKS AND BUILDING LINES

Section 1. Buildings. For the purpose of this Article, building will mean the main residence, the garage, and related outbuildings and their projections such as eaves; bay, bow or oriel windows; exterior chimneys; covered porches;porticos; loggias; and

the like, but will not include open pergolas; uncovered porches; open terraces; stoops; steps; or balustrades, the sides of which do not extend more than three feet above the level of the ground floor of the main building.

Section 2. Setback Lines. No building will be erected on any other Unit nearer to the street line or to either side Unit boundary, or closer to the rear boundary than permitted by the setback requirements of the zoning ordinance of City of Wyoming, Kent County, Michigan, which is in effect at the time of the contemplated construction of any building unless a variance for such setback is obtained from the Zoning Board of Appeals and further there is obtained a written consent thereto from the Developer during the Developer Period and thereafter from the Association. In the event that it is impracticable or would create a hardship to comply with these setbacks as to any corner Unit or odd shaped Unit, then the Developer may specify front yard, side yard and rear yard depths and widths less than is required by these setbacks. Where one and one-half, two or more Units are acquired as a single building site, the side Unit boundaries will refer only to the Unit boundary lines ordering the adjoining Co-owners.

Section 3. Swimming Pools. Swimming pools will not be nearer than ten (10) feet to any Unit boundary and will not project with their coping more than two feet above the established grade. No above-ground pools will be permitted.

Section 4. Walls and Fences. Walls and fences may be erected with the approval contemplated in these Bylaws.

ARTICLE X

LEASING UNITS

Section 1. Leasing. No member owning any unit may lease his unit or any interest therein in any manner, except by mortgage as provided in Article V(6) hereof.

Section 2. Notices of Desire and Intent.

A member who intends to sell his unit, or any interest therein, shall give written notice of such intention to the Board of Directors, together with the name and address of the intended purchaser or tenant, the terms and conditions of the proposed transaction (including an executed copy of the exact form of sale contract) and such other information concerning the intended sale as the Board may reasonably require. The giving of such notice of intent shall constitute a warranty and representation by the member to the Association as hereinafter provided that such member believes the proposal to be bona fide in all respects. No proposed transaction shall be considered by the Board under this Article X

which is not evidenced by an exact copy of the agreement of sale, subject to the approval and right of first refusal contained herein. Such agreement must be executed by the selling member and the proposed purchaser and must contain all pertinent terms of the sale proposed to be made. If the notice and information herein required is not presented to the Board, then at any time after learning of a transaction or event transferring ownership or possession of a unit, the Board may, without notice, disapprove the new ownership.

Section 3. Approval or Disapproval. Within thirty (30) days after receipt of a notice of intent described in subsection 2 of this Article X, together with all information requested by it within ten (10) days of such notice, the Board of Directors must either approve or disapprove the proposed transaction. If approved, the approval shall be stated in a certificate executed by the President and Secretary in recordable form, and shall be delivered to the purchaser. If disapproved, the Association shall offer to purchase, or provide another purchaser acceptable to it, on terms not less favorable to the seller than those originally proposed, and the seller shall be bound to consummate the transaction with such approved purchaser and to enter into possession within thirty (30) days thereafter. If the Association shall fail to purchase, or to provide a purchaser, in the event of disapproval, then, notwithstanding said disapproval, the transaction shall be deemed to have been approved and a certificate of approval to have been furnished as provided for herein.

In the event of a transfer, or attempted transfer, by operation of law, the Board shall have thirty (30) days after its receipt of notice thereof, together with all information requested by it, to purchase the unit for its fair market value in accordance with the terms of this Section 3.

Section 4. Exempt Transactions. The Developer shall not be subject to this Article for the initial sale, nor shall this Article apply to a public or private sale held pursuant to foreclosure of a mortgage, transfer of title to a mortgagee by deed in lieu of foreclosure or similar remedy, or transfer of title pursuant to any other remedy contained in a mortgage, to the first subsequent transfer of title by any mortgagee or other person acquiring ownership by any of these means or to any lease by a mortgagee. Transfer by bona fide gift, devise or inheritance shall not be subject to this Article, provided that a member who has obtained his title by gift, devise or inheritance shall give notice to the Board of Directors of the acquisition, together with such personal information as the Board may reasonably require and a certified copy of the instrument evidencing his title.

Section 5. Nonco-owner Compliance.

(a) All nonco-owner occupants shall comply with all of the terms and conditions of the Condominium Documents and the provisions of the Act.

(b) If the Association determines that a nonco-owner occupant has failed to comply with the conditions of the Condominium Documents, or the provisions of the Act, the Association shall take the following action:

(i) The Association shall advise the appropriate member by certified mail of the alleged violation by a person occupying his unit.

(ii) The member shall have fifteen (15) days after receipt of the notice to investigate and correct the alleged breach or advise the Association that a violation has not occurred.

(iii) If after fifteen (15) days the Association believes that the alleged breach has not been cured or may be repeated, it may institute on its behalf, or derivatively by the members on behalf of the Association if it is under the control of the Developer, an action for eviction against the nonco-owner occupant and, simultaneously, for money damages against the member and nonco-owner occupant for the breach of the conditions of the Condominium Documents or of the Act. The relief set forth in this section may be by any appropriate proceeding. The Association may hold both the nonco-owner occupant and the member liable for any damage caused to the Condominium.

ARTICLE XI

MORTGAGES

Section 1. Mortgage of Units. No member owning any unit may mortgage his unit or any interest therein without the approval of the Association except to a bank, pension fund, insurance company, savings and loan association, credit union or other institutional lender. The approval of any other mortgage may be arbitrarily withheld; provided, that nothing herein shall be construed to prevent the Developer from accepting a purchase money mortgage as a part of the purchase price of a unit nor prevent a member from accepting a purchase money mortgage from a subsequent approved purchaser.

Section 2. Notice of Mortgage. A member who mortgages a unit shall notify the Association of the name and address of his mortgagee and shall file a conformed copy of the note and mortgage with the Association, which shall maintain such information in a book entitled "Mortgages of Units".

Section 3. Notice of Default. The Association shall give to the holder of any mortgage covering any unit in the project written

notification of any default in the performance of the obligations of the member owning such unit that is not cured within sixty (60) days.

Section 4. Notice of Insurance. The Association shall notify each mortgagee appearing in said book of the name of each company insuring the Condominium against fire, perils covered by extended coverage, and vandalism and malicious mischief and the amounts of such coverage.

Section 5. Notice of Meetings. Upon request submitted to the Association, any institutional holder of a mortgage lien on any unit in the Condominium shall be entitled to receive written notification of every meeting of the members of the Association and to designate a representative to attend such meeting.

Section 6. Acquisition of Title by Mortgagee. As provided in Article V(6), any first mortgagee who obtains title to a unit pursuant to the remedies provided in the mortgage, or a deed in lieu thereof, shall not be liable for such unit's unpaid assessments which accrue prior to acquisition of title by the first mortgagee.

ARTICLE XII

AMENDMENTS

Section 1. Proposal. Amendments to these Bylaws may be proposed by the Board of Directors of the Association acting upon the vote of a majority of the Directors or by one-third (1/3) or more in number of the members by an instrument in writing signed by them.

Section 2. Meeting to be Held. If such an amendment is proposed, a meeting for consideration of the same shall be duly called in accordance with the provisions of the Condominium Documents.

Section 3. Vote Required. These Condominium Bylaws may be amended by an affirmative vote of two-thirds (2/3) of all members in number and in value and two-thirds (2/3) of all mortgagees at any regular meeting, or at a special meeting called for such purpose. For purposes of such voting, each mortgagee shall have one (1) vote for each mortgage held.

Section 4. Amendments Not Materially Changing Condominium Bylaws. The Board of Directors may enact amendments to these Condominium Bylaws without the approval of any member or mortgagee, provided that such amendments shall not materially alter or change the rights of a member or mortgagee.

Section 5. Amendments Concerning Leases. Provisions in these Bylaws relating to the ability or terms under which a member may rent his unit may not be modified and amended without the consent of each affected member and mortgagee.

Section 6. Effective Date. Any amendment to these Bylaws (but not the Association Bylaws) shall become effective upon the recording of such amendment in the Office of the Register of Deeds in the county where the Condominium is located. Without the prior written approval of all holders of mortgage liens on any unit in the Condominium, no amendment to these Bylaws shall become effective which involves any change, direct or indirect, in Article I(2); Article IV(2 and 3); Article V(3, 4 and 6); Article VI; Article XI; and Article XII(3 and 6); or to any other provision hereof that alters or changes materially the rights of any member or mortgagee.

Section 7. Costs of Amendment. Any person causing or requesting an amendment to these Condominium Bylaws shall be responsible for the costs and expenses of considering, adopting, preparing and recording such amendment; provided, however, that such costs and expenses relating to amendments adopted pursuant to Article X(3), or pursuant to a decision of the Advisory Committee shall be expenses of administration.

Section 8. Notice; Copies of Amendment. Members and mortgagees of record of Condominium units shall be notified of proposed amendments not less than ten (10) days before the amendment is recorded. A copy of each amendment to these Condominium Bylaws shall be furnished to every member after recording; provided, however, that any amendment to these Bylaws that is adopted in accordance with this Article or the Act shall be binding upon all persons who have an interest in the project irrespective of whether such persons actually receive a copy of the amendment.

ARTICLE XIII

DEFINITIONS

All terms used herein shall have the same meaning as set forth in the Act or as set forth in the Master Deed to which these Condominium Bylaws are attached as an exhibit.

ARTICLE XIV

REMEDIES FOR DEFAULT

Section 1. Relief Available. Any default by a member shall entitle the Association or another member or members to the following relief:

(a) Failure to comply with any of the terms or conditions of the Condominium Documents shall be grounds for relief, which may include, without limitation, an action to recover sums due for damages, for injunctive relief, for foreclosure of lien (if in default in payment of an assessment) or any combination thereof, and such relief may be sought by the Association, or, if appropriate, by an aggrieved member or members.

(b) In any proceeding arising because of an alleged default by any member, the Association, if successful, shall be entitled to recover the costs of the proceeding and such reasonable attorneys' fees, (not limited to statutory fees) as may be determined by the Court, but in no event shall any member be entitled to recover such attorneys' fees.

(c) Such other reasonable remedies as provided in the rules and regulations promulgated by the Board of Directors, including without limitation, the levying of fines against members after notice and opportunity for hearing, as provided in the Association rules and regulations, and the imposition of late charges for nonpayment of assessments.

(d) The violation of any of the provisions of the Condominium Documents shall also give the Association or its duly authorized agents the right, in addition to the rights set forth above, to enter, where reasonably necessary, upon the limited or general common elements, or into any unit, and summarily remove and abate, at the expense of the violating member, any structure, thing or condition existing or maintained contrary to the provisions of the Condominium Documents.

Section 2. Failure to Enforce. The failure of the Association or of any member to enforce any right, provision, covenant or condition which may be granted by the Condominium Documents shall not constitute a waiver of the right of the Association or of any such member to enforce such right, provision, covenant or condition in the future.

Section 3. Rights Cumulative. All rights, remedies and privileges granted to the Association or any member or members pursuant to any terms, provisions, covenants or conditions of the Condominium Documents shall be deemed to be cumulative and the exercise of any one or more shall not be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other and additional rights, remedies or privileges as may be available to such party at law or in equity.

Section 4. Hearing. Prior to the imposition of any fine or other penalty hereunder, the offending member shall be given a

reasonable opportunity to appear before the Board and be heard. Following any such hearing the Board shall prepare a written decision and place it in the permanent records of the Association.

ARTICLE XV

ARBITRATION

Section 1. Submission to Arbitration. Any dispute, claim or grievance arising out of or relating to the interpretation of application of the Master Deed, Bylaws or other condominium documents, or to any disputes, claims or grievances arising among or between the members or between such members and the Association shall, upon the election and written consent of all the parties to any such dispute, claim or grievance, and written notice to the Association, be submitted to arbitration, and the parties thereto shall accept the Arbiter's decision as final and binding. The Commercial Arbitration Rules of the American Arbitration Association, as amended and in effect from time to time hereafter, shall be applicable to such arbitration.

The arbiter may be either an attorney acceptable to both parties or a panel of three (3) individuals, at least one (1) of whom shall be an attorney. The panel shall be composed of one (1) individual appointed by the member and one (1) individual appointed by the Board of Directors of the Association. These two panelists will then promptly agree on the third member of the panel. No member who is a natural person may appoint himself or a member of his household to the panel. No corporate member may appoint one of its directors, officers or employees to the panel. Neither may a member serve on behalf of the Board.

The arbitration costs shall be borne by the losing party to the arbitration. The arbiter may require a reasonable deposit to ensure payment of costs. Such deposit shall be placed in escrow in the name of the arbiter as trustee in the name of the matter at issue.

Section 2. Effect of Election. Election by members or the Association to submit any such dispute, claim or grievance to arbitration shall preclude such parties from litigating such dispute, claim or grievance in the courts. Any appeal from an arbitration award shall be deemed a statutory appeal.

Section 3. Preservation of Rights. No member shall be precluded from petitioning the Courts to resolve any dispute, claim or grievance in the absence of election to arbitrate.

ARTICLE XVI

SEVERABILITY

If any of the terms, provisions, or covenants of these Bylaws or the Condominium Documents are held to be partially or wholly invalid or unenforceable for any reason whatsoever, such holding shall not affect, alter, modify or impair in any manner whatsoever any of the other terms, provisions or covenants of such documents or the remaining portions of any terms, provisions or covenants held to be partially invalid or unenforceable.

ARTICLE XVII

CONFLICTING PROVISIONS

In the event of a conflict between the provisions of the Act (or other laws of the State of Michigan) and any Condominium Document, the Act (or other laws of the State of Michigan) shall govern. In the event of any conflict between the provisions of any one or more Condominium Documents, the following order of priority shall prevail and the provisions of the Condominium Document having the highest priority shall govern:

(1) The Master Deed, including the Condominium Subdivision Plan;

(2) These Condominium Bylaws;

(3) The Articles of Incorporation of the Association;

(4) The Bylaws of the Association; and

(5) The Rules and Regulations of the Association.

DATED:

WITNESSES:

Donald A. Nicewander
X DONALD A. NICEWANDER

Pamela S. Landacre
X PAMELA S. LANDACRE

P.D.R. Development Company

By: Paul Land
Paul Land, Its Authorized General Partner

P

1GC\LAND.BYL

DRAFTED By.
Mail
XCK a DONALD A. NICEWANDER
513 BALDWIN

LIBER 2788 PG 805

KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 197
EXHIBIT "B" TO THE MASTER DEED OF:

52nd. STREET CONDOMINIUMS

CITY OF WYOMING, KENT COUNTY, MICHIGAN

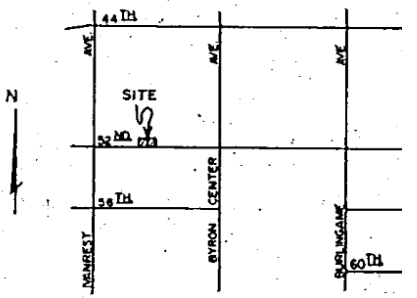
Developer:
P.R.D. DEVELOPMENT, a Limited Partnership
4555 Wilson Ave., S.W.
Grandville, Michigan 49418

Engineer:
LAND & CO.
Calvin R. Becksvoort, P.E.
4555 Wilson Ave., S.W.
Grandville, Michigan 49418

Calvin R. Becksvoort P.E.
PROPOSED AUG. 24, 1990

-ATTENTION COUNTY REGISTER OF DEEDS
THE CONDOMINIUM SUBDIVISION PLAN NU
BER MUST BE ASSIGNED IN CONSECUTI
SEQUENCE. WHEN A NUMBER HAS BEE
ASSIGNED TO THIS PROJECT, IT MUST
PROPERLY SHOWN ON THIS SHEET AN
IN THE SURVEYOR'S CERTIFICATE ON
SHEET 1.

Location Map (NOT TO SCALE)



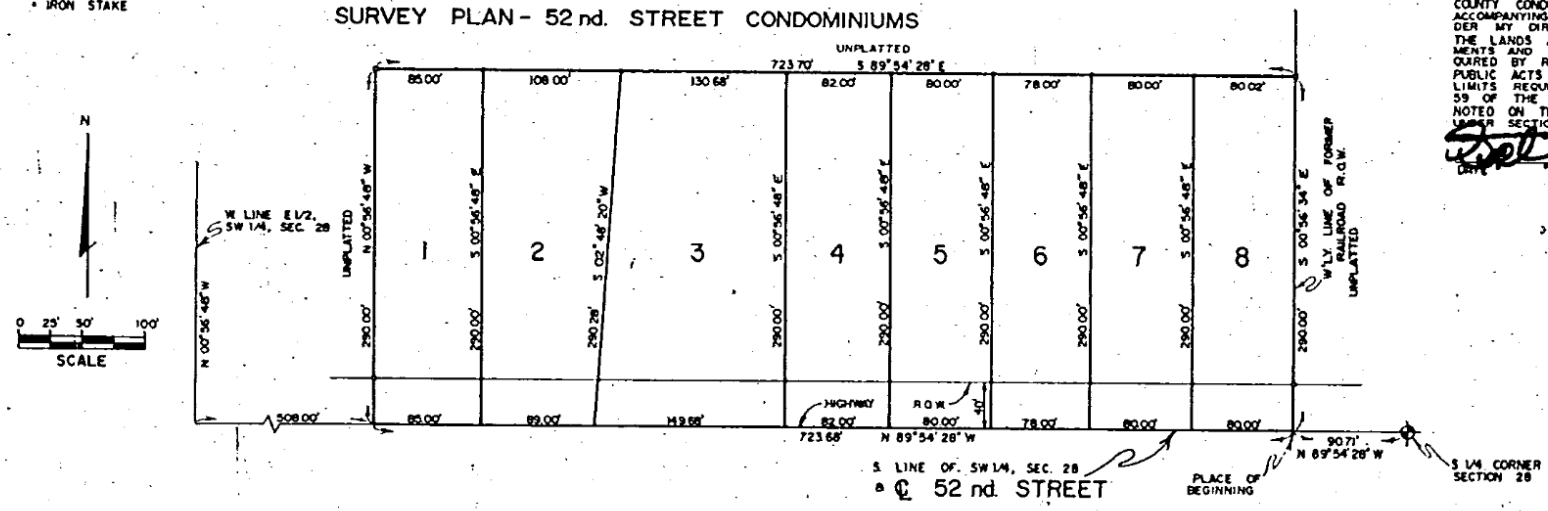
DESCRIPTION OF 52nd. STREET CONDOMINIUMS
THAT PART OF THE SW 1/4 OF SECTION 28, T6N, R12W, CITY OF WYOMING, KENT COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION AT THE WESTERLY LINE OF THE FORMER RAILROAD RIGHT OF WAY, SAID POINT BEING N 89°54'28"W 90.71' FROM THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE N 89°54'28"W 723.68' ALONG THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION TO A POINT 508.00' EAST OF THE SW CORNER OF THE E 1/2 OF THE OF THE SW 1/4 OF SAID SECTION; THENCE N 00°56'48"W 290.00' PARALLEL WITH THE WEST LINE OF THE E 1/2 OF THE SW 1/4 OF SAID SECTION; THENCE S 89°54'28"E 723.70'; THENCE S 00°56'34"E 290.00' ALONG THE WESTERLY LINE OF THE FORMER RAILROAD RIGHT OF WAY TO THE PLACE OF BEGINNING. THIS PARCEL CONTAINS 4.818 ACRES EXCEPT ANY PART TAKEN, USED OR DEEDED FOR PUBLIC ROAD PURPOSES AND BEING SUBJECT TO ANY EASEMENTS OR CONVEYANCES OF RECORD.

SHEET INDEX
1.) COVER SHEET/SURVEY PLAN
2.) SITE/UTILITY PLAN

BEARINGS AND CO-ORDINATES BASED ON SOLAR OBSERVATION.

• CONCRETE MONUMENT
• IRON STAKE

SURVEY PLAN - 52nd. STREET CONDOMINIUMS



SURVEYOR'S CERTIFICATE

I, MAURICE J. ROSEMA, LICENSED
MICHIGAN HEREBY CERTIFY: THAT T
COUNTY CONDOMINIUM SUBDIVISION PLA
ACCOMPANYING DRAWINGS, REPRESENTS
DER MY DIRECTION, THAT THERE AR
THE LANDS AND PROPERTY DESCRIBED
MENTS AND IRON MARKERS HAVE BEE
QUIRED BY RULES PROMULGATED UND
PUBLIC ACTS OF 1978. THAT THE AC
LIMITS REQUIRED BY THE RULES PR
59 OF THE PUBLIC ACTS OF 1978.
NOTED ON THE SURVEY PLAN AS RE
UNDER SECTION 142 OF ACT NO. 59

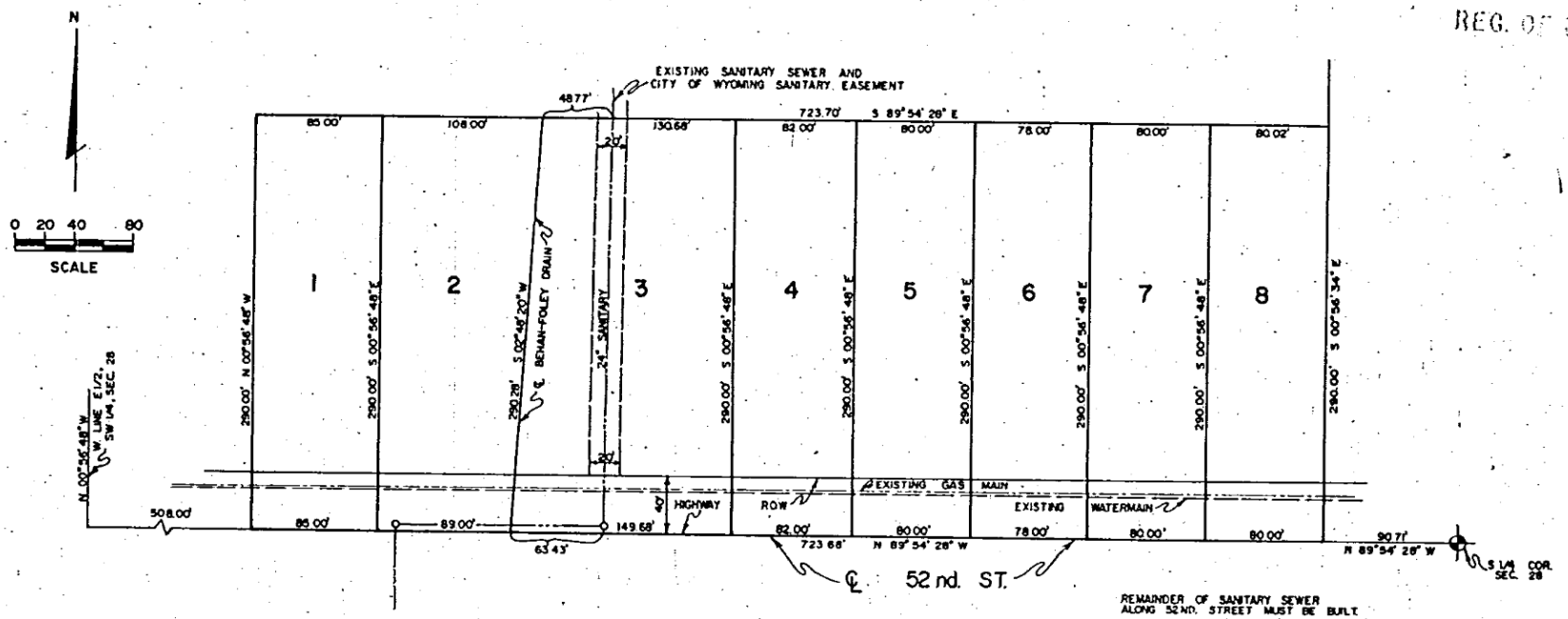
Sept 18, 1990
DATE

LIBER 2788 PG 806

STATE OF MICHIGAN
COUNTY OF KENT
REC'D

SEP 18 1 36 PM '9

REG. OF DEEDS



REMAINDER OF SANITARY SEWER ALONG 52 ND. STREET MUST BE BUILT.

ALL OTHER UTILITIES HAVE BEEN BUILT.

UTILITY LOCATIONS AND DESCRIPTIONS DETERMINED FROM CITY OF WYOMING RECORDS.

LAND &
Calvin R.
4555 Wi
Grandville

PROPOSED

52
COI

SITE /

FIRST AMENDMENT TO CONDOMINIUM BYLAWS

The 52ND STREET SITE CONDOMINIUMS ASSOCIATION, a Michigan nonprofit corporation, of 4270 - 44th St. S.W., Grandville, MI 49418, Michigan, following receipt of consent of at least two-thirds of its members and of its members' mortgagees pursuant to the provisions of the Michigan Condominium Act and the Master Deed and Condominium Bylaws for 52nd Street Site Condominiums, hereby amends the Condominium Bylaws as follows:

Article VII, Section 1(a) is amended by the insertion of the phrase "except Units 6, 7 and 8" after the word "unit" on the first line.

Article VII is also amended by the addition of a new Section 1(n), to provide as follows:

> (n) In addition to the residential use contemplated by these Bylaws, Units 6, 7 and 8 may be utilized for the purpose of ingress from and egress to 52nd Street and the installation, maintenance and repair (including reconstruction) of utilities to service the property lying to the north and northwest of the Project. Units 6, 7 and 8 may be improved with structures and facilities consistent with these purposes, even though such structures and facilities may not otherwise be permitted under these Condominium Bylaws.

The provisions of this First Amendment shall supersede all other provisions of the Master Deed, Condominium Bylaws, and other Condominium Documents for the Condominium Project that may be contrary to it and shall govern in the event of any inconsistency. The provisions of this First Amendment may not be modified or revoked without the prior written consent of Larry M. Osterink, Linda J. Pratt, Bruce J. Osterink, Jayell Company, Peter C. Cook and Emajean Cook, whose collective address is 2348 Burton, S.W., Grand Rapids, Michigan 49509.

In all other respects, other than as hereinabove indicated, the original Master Deed of 52nd Street Site Condominiums, including the Bylaws attached thereto as Exhibit A and the Condominium Subdivision Plan attached thereto as Exhibit B, recorded as aforesaid, is hereby ratified and confirmed.

IN WITNESS WHEREOF, the undersigned has executed this First Amendment to Condominium Bylaws as of this 12th day of May, 1992.

Witnesses:

Bruce J. Osterink

Bruce J. Osterink

Lynnette Nichols

Lynnette Nichols

52ND STREET SITE CONDOMINIUMS ASSOCIATION

By Bernard D Blauwkamp

Bernard D. Blauwkamp
Its President

STATE OF MICHIGAN)
: ss.
COUNTY OF KENT)

The foregoing instrument was acknowledged before me this 12th day of May, 1992, by Bernard D. Blauwkamp, the President of 52nd Street Site Condominiums Association, a Michigan nonprofit corporation, on behalf of said corporation.

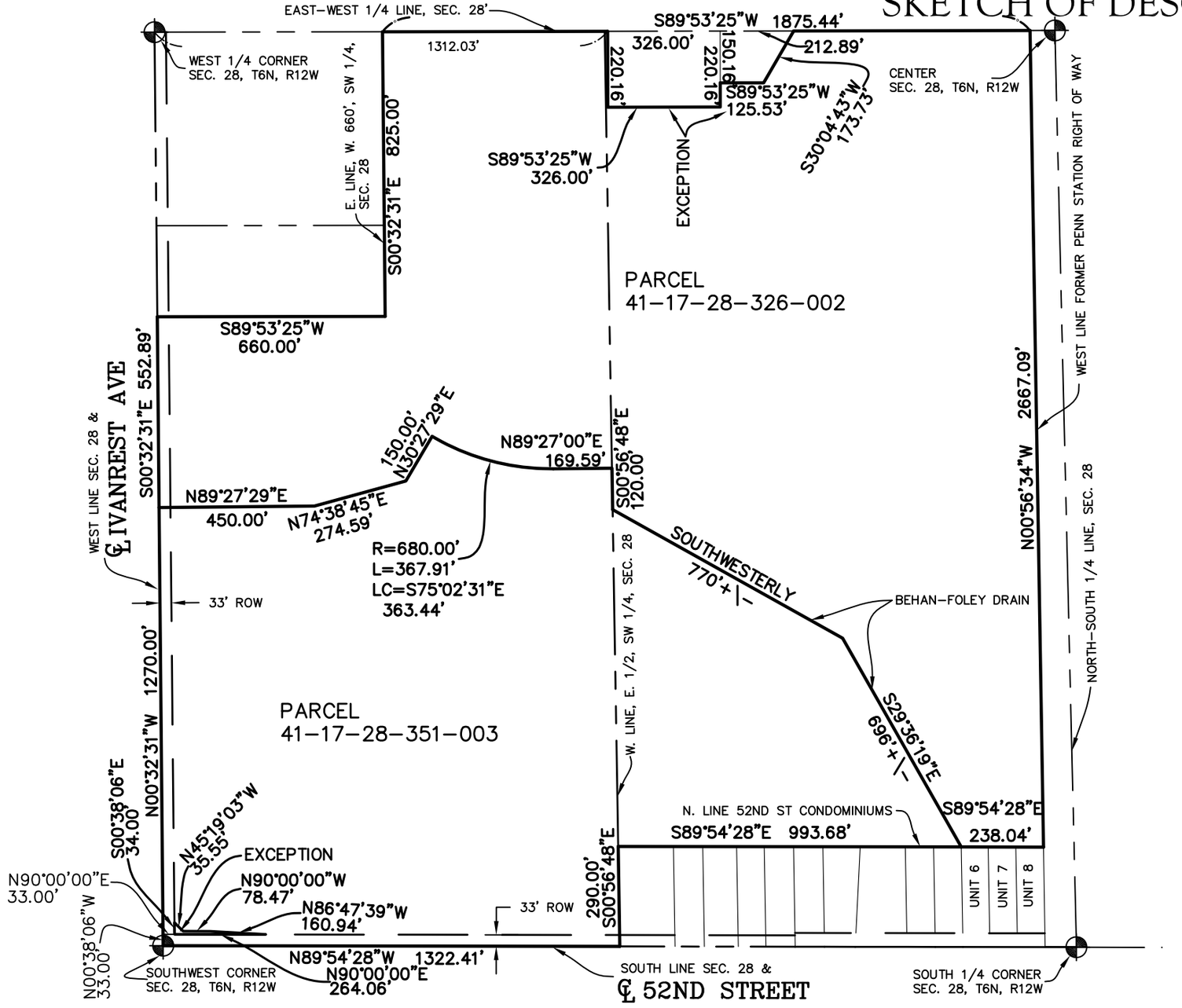
Lynnette Nichol

Notary Public; Kent County, Michigan
My Commission Expires: Sept. 7, 1993

THIS INSTRUMENT PREPARED BY:

John G. Cameron, Jr.
Warner, Norcross & Judd
900 Old Kent Building
Grand Rapids, Michigan 49503

SKETCH OF DESCRIPTIONS - EXISTING PARCELS



LEGAL DESCRIPTIONS:

Part of the Southwest 1/4, Section 28 T6N, R12W, City of Wyoming, Kent County, Michigan.

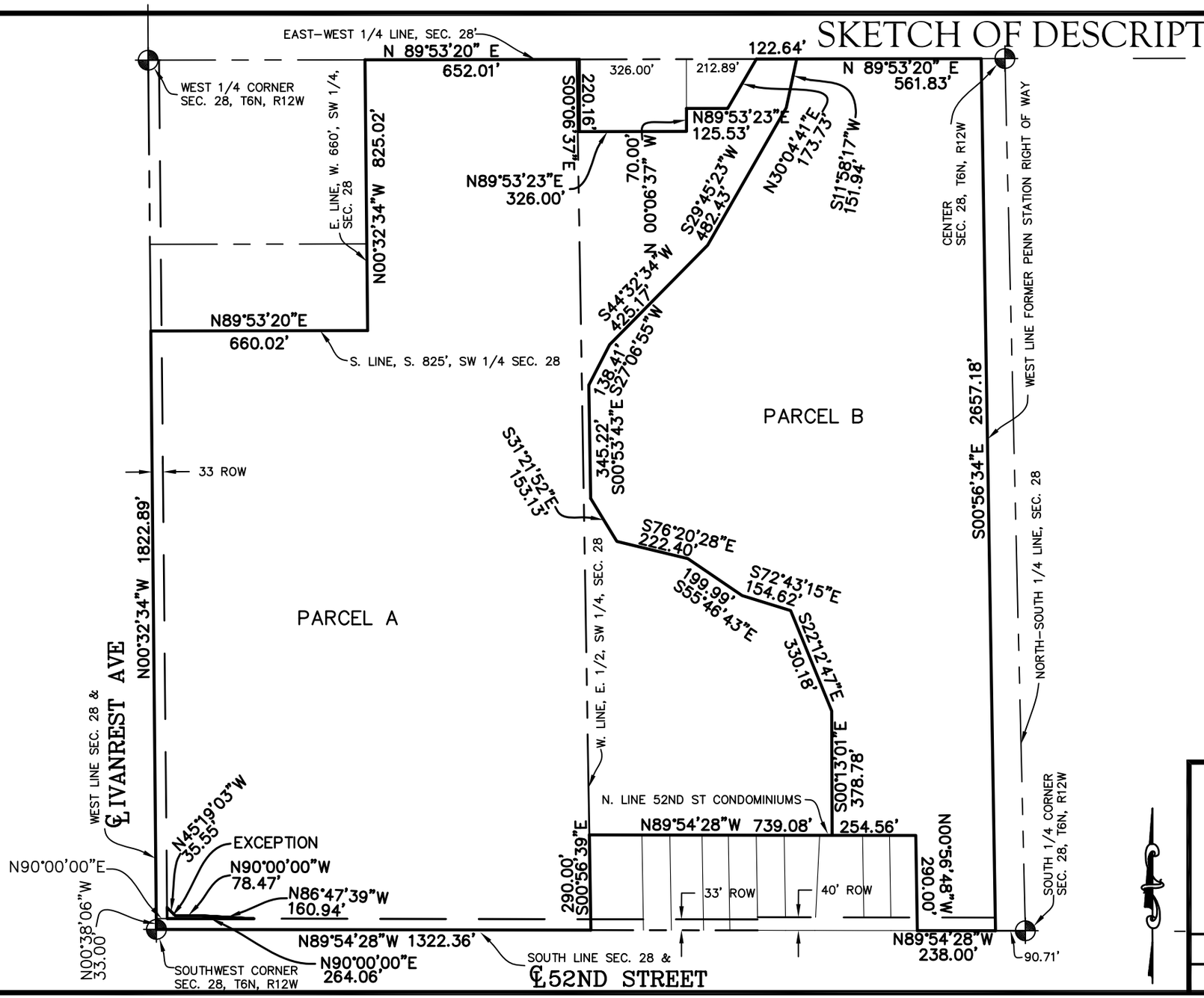
See sheet 3 for complete legal descriptions.

Scale 1" = 400'
▨ = Concrete
D = Description dimension
M = Measured dimension
P = Platted dimension
● = Found iron stake
○ = Set iron stake

Grand Valley Surveying
P.O. Box 437
Allendale, MI 49401
ph 616-895-2250
fax 616-895-2251
www.gvsurveying.com

Date 10/25/24	Section 28, T6N, R12W, City of Wyoming	
Sheet 1 of 4	Drawn by crc	Job Number 22009

SKETCH OF DESCRIPTIONS - PROPOSED PARCELS



LEGAL DESCRIPTIONS:

Part of the Southwest 1/4, Section 28 T6N, R12W, City of Wyoming, Kent County, Michigan.

See sheet 4 for complete legal descriptions.

Scale 1" = 400'
= Concrete
D = Description dimension
M = Measured dimension
P = Platted dimension
= Found iron stake
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Date 10/25/24	Section, T6N, R12W, City of Wyoming	
Sheet 2 of 4	Drawn by crc	Job Number 22009

SKETCH OF DESCRIPTIONS

EXISTING LEGAL DESCRIPTIONS:

Parcel 41-17-28-351-003 Per Title Commitment File No. 1020349:
That part of the SW 1/4 of Section 28, T6N, R12W, City of Wyoming, Kent County, Michigan, and described as: beginning at the SW corner of said section; thence N 00° 32' 31" W 1270.00 feet along the West line of said section; thence N 89° 27' 29" E 450.00 feet; thence N 74° 38' 45" E 274.59 feet; thence N 30° 27' 29" E 150.00 feet; thence Southeasterly 367.92 feet along a 680.00 foot radius curve to the left, the chord bearing S 75° 02' 31" E 363.44 feet; thence N 89° 27' 00" E 169.59 feet; thence S 00° 56' 48" E 120 feet more or less along the West line of the E 1/2 of the SW 1/4 of said section to the center line of the Behan-Foley Drain; thence Southeasterly 770 feet more or less along the center line of said drain to a line which bears N 29° 36' 19" W from the Northwest corner of Unit No. 6, 52ND STREET CONDOMINIUMS, Kent County condominium subdivision plan no. 197; thence S 29° 36' 19" E 696 feet more or less to the Northwest corner of said Unit No. 6; thence N 89° 54' 28" W 993.68 feet along the North line of said 52ND STREET condominiums and its Westerly extension; thence S 00° 56' 48" E 290.00 feet along the East line of the W 1/2 of the SW 1/4 of said section; thence N 89° 54' 28" W 1322.41 feet along the South line of said section to the Point of Beginning.

Except that part of the SW 1/4, Section 28, Town 6 North, Range 12 West, City of Wyoming, Kent County, Michigan, described as commencing at the SW corner of said section; thence N 00° 38' 06" W 33.0 feet along the West Line of said section 28; thence N 90° 00' 00" E 33.0 feet parallel with the South line of Section 28 to the Point of Beginning of this description; thence N 90° 00' 00" E 264.06 feet along the North right-of-way line of 52nd street; thence N 86° 47' 39" W 160.94 feet; thence S 90° 00' 00" W 78.47 feet parallel with and 9.0 feet North of the North right of way line of 52nd street; thence N 45° 19' 03" W 35.55 feet to the East right-of-way line of Ivanrest Avenue; thence S 00° 38' 06" E 34.00 feet to the Place of Beginning**.**

Parcel 41-17-28-326-002 Per Title Commitment File No. 1020354:
That part of the Southwest 1/4 of Section 28, Town 6 North, Range 12 West, City of Wyoming, Kent County, Michigan, described as: beginning at a point on the West line of said section, which is N 00° 32' 31" W 1270.00 feet from the Southwest corner of said section; thence N 89° 27' 29" E 450.00 feet; thence N 74° 38' 45" E 274.59 feet; thence N 30° 27' 29" E 150.00 feet; thence Southeasterly 367.92 feet along a 680.00 foot radius curve to the left, the chord bearing S 75° 02' 31" E 363.44 feet; thence N 89° 27' 29" E 169.59 feet; thence S 00° 56' 48" E 120 feet more or less along the West line of the East 1/2 of the Southwest 1/4 of said section to the centerline of the Behan-Foley Drain; thence Southeasterly 770 feet more or less along the centerline of said creek, to a line which bears N 29° 36' 19" W from the Northwest corner of Unit No. 6, 52ND STREET CONDOMINIUMS, Kent County Condominium Subdivision Plan No. 197; thence S 29° 36' 19" E 696 feet more or less to the Northwest corner of said Unit No. 6; thence South 89° 54' 28" E 238.04 feet along the North line of Units 6, 7 and 8 of 52ND STREET CONDOMINIUMS, thence N 00° 56' 34" W 2367.09 feet along the West line of the former Penn Central Railroad right-of-way; thence S 89° 53' 25" W 1875.44 feet along the East-West 1/4 line of said section; thence S 00° 32' 31" E 825.00 feet along the East line of the West 660.00 feet of the Southwest 1/4 of said section; thence S 89° 53' 25" W 660.00 feet; thence S 00° 32' 31" E 552.89 feet along the West line of said section to the Point of Beginning.

EXCEPTING THEREFROM:
Part of the Southwest 1/4 of Section 28, Town 6 North, Range 12 West, City of Wyoming, Kent County, Michigan, described as: commencing at the West 1/4 corner of said Section 28; thence North 89° 53' 22" East 1312.03 feet along the East-West 1/4 line of said section to the Point of Beginning; thence North 89° 53' 22" East 326.00 feet; thence South 00° 06' 35" East 220.16 feet; thence South 89° 53' 25" West 326.00 feet; thence North 00° 06' 35" West 220.16 feet to the Point of Beginning.
ALSO, commencing at the West 1/4 corner of said Section 28; thence North 89° 53' 22" East 1638.03 feet along the East-West 1/4 line of said section to the Point of Beginning; thence North 89° 53' 22" East 212.89 feet; thence South 30° 04' 43" West 173.73 feet; thence South 89° 53' 25" West 125.53 feet; thence North 00° 06' 35" West 150.16 feet to the Point of Beginning.

The description was given to us by the person certified to, and should be compared to the Abstract of Title or Title Insurance Policy for Accuracy, Easements or Exceptions.

Grand Valley Surveying
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Allendale, MI 49401
ph 616-895-2250
fax 616-895-2251
www.gvsurveying.com

Date 10/25/24	Section 28, T6N, R12W, City of Wyoming	
Sheet 3 of 4	Drawn by crc	Job Number 22009

SKETCH OF DESCRIPTIONS

PROPOSED LEGAL DESCRIPTIONS:

Parcel 41-17-28-351-003 New Legal after parcel line adjustment
PARCEL A
That part of the SW 1/4 of Section 28, T6N, R12W, City of Wyoming, Kent County, Michigan, and described as: Beginning at the SW corner of said section; thence N 00° 32' 34" W 1822.89 feet along the West line of said section; thence N 89° 53' 20"E 660.02 feet along the South Line of the South 825 feet of the SW 1/4 of said Section; thence N 00°32'34" W 825.02 feet along the East line of the West 660.0 feet of said SW 1/4 of said Section; thence N 89° 53' 20" E 652.01 feet along the East-West 1/4 line of said Section; thence S 00° 06' 37" E 220.16 feet; thence N 89° 53' 23" E 326.00 feet; thence N 00° 06' 37" W 70.00 feet; thence N 89° 53' 23" E 125.53 feet; thence N 30° 04' 41" E 173.73 feet; thence N 89° 53' 20" E 122.64 feet along the East-West 1/4 line of said Section to a point that is N89° 53' 20" E 1973.56 feet from the West 1/4 corner of said Section; thence S 11° 58' 17" W 151.94 feet; thence S 29° 45' 23" W 482.43 feet; thence S 44° 32' 34" W 425.17 feet; thence S 27° 06' 55" W 138.41 feet; thence S 00°53' 43" E 345.22 feet; S 31° 21' 52" E 153.13 feet; thence S 76° 20' 28" E 222.40 feet; thence S 55° 46' 43" E 199.99 feet; thence S 72° 43' 15" E 154.62 feet; thence S 22° 12' 47" East 330.18 feet; thence S 00° 13' 01" East 378.78 feet to a point that is N 89° 54' 28" W 254.56 feet from the Northeast corner of Unit 5 of 52nd Street Condominiums; thence N 89° 54' 28" W 739.08 feet along the North line of 52nd Street Condominiums and the extension thereof; thence S 00° 56' 39" E 290.00 feet along the West line of the East 1/2 of the SW 1/4 of said Section; thence N89° 54' 28" West 1322.36 feet along the South line of said Section to the point of beginning.

Except that part of the SW 1/4, Section 28, Town 6 North, Range 12 West, City of Wyoming, Kent County, Michigan, described as commencing at the SW corner of said section; thence N 00° 38' 06" W 33.0 feet along the West Line of said section 28; thence N 90° 00' 00" E 33.0 feet parallel with the South line of Section 28 to the Point of Beginning of this description; thence N 90° 00' 00" E 264.06 feet along the North right-of-way line of 52nd street; thence N 86° 47' 39" W 160.94 feet; thence S 90° 00' 00" W 78.47 feet parallel with and 9.0 feet North of the North right of way line of 52nd street; thence N 45° 19' 03" W 35.55 feet to the East right-of-way line of Ivanrest Avenue; thence S 00° 38' 06" E 34.00 feet to the Place of Beginning**.**

Parcel 41-17-28-326-002 New Legal after parcel line adjustment
PARCEL B
That part of the Southwest 1/4 of Section 28, Town 6 North, Range 12 West, City of Wyoming, Kent County, Michigan, described as: Commencing at the South 1/4 corner of said section; thence N 89° 54' 28"W 90.71 feet along the South line said Section to the point of beginning; thence continuing along said line N 89° 54' 28" W 238.00 feet; thence North 00° 56' 48" West 290.00 feet along the East line of Unit 5 of 52nd Street Condominiums; thence N89° 54' 28" W 254.56 feet along the North line of 52nd Street Condominiums; thence N 00° 13' 01" W 378.78 feet; thence N 22° 12' 47" W 330.18 feet; thence N 72° 43' 15" W 154.62 feet; thence N 55° 46' 43" W 199.99 feet; thence N 76°20' 28" W 222.40 feet; thence N 31° 21' 52" W 153.13 feet; thence N 00° 53' 43" E 345.22 feet; thence N 27° 06' 55" E 138.41 feet; thence N 44° 32' 34" E 425.17 feet; thence N 29° 45' 23" E 482.43 feet; thence N 30° 04' 41" E 173.73 feet; thence N 11° 58' 17" E 151.94 feet to a point that is N89° 53' 20" E 1973.56 feet from the West 1/4 corner of said Section; thence N 89° 53' 20" E 561.83 feet along the East-West 1/4 line of said Section; thence S 00° 56' 34" E 2657.18 feet along the West line of the former Penn Station Right of Way to the point of beginning.

The description was given to us by the person certified to, and should be compared to the Abstract of Title or Title Insurance Policy for Accuracy, Easements or Exceptions.

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Allendale, MI 49401
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Date 10/25/24	Section 28, T6N, R12W, City of Wyoming	
Sheet 4 of 4	Drawn by crc	Job Number 22009

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 5

DATE DISTRIBUTED: May 12, 2026

PLANNING COMMISSION DATE: May 19, 2026

ACTION REQUESTED: Request for Condominium Approval

REQUESTED BY: Dave Charron, Daniel Gallagher

REPORT PREPARED BY: Joe Blair, Planner II

GENERAL BACKGOUND AND PROPOSAL:
The property is located at 2430 28th St SW. This parcel is currently a building of approximately 26,000 square feet. The intention is to split this building based on the internal partitions that exist currently and denote all area outside of the existing building as shared common space. The applicant is not proposing any physical changes to the parcel.

Condominium plans require Planning Commission approval to create or amend.

PLANNING COMMISSION ACTION:
The Development Review Team recommends that Planning Commission approve the condominium documents at 2430 28th St SW.

DEVELOPMENT REVIEW TEAM:
Nicole Hofert, Deputy City Manager
Aaron Vis, Director of Public Works
Lew Manley, Building Official
Kip Snyder, Director of Public Safety
Joel Klaassen, Acting Director of Community and Economic Development

KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO. __
EXHIBIT "B" TO THE MASTER DEED OF:

2430 - 28th Street Condominium

Part of the Northeast 1/4 of Section 16, Town 6 North,
Range 12 West, City of Wyoming, Kent County, Michigan

ATTENTION COUNTY REGISTER OF DEEDS

The Condominium Subdivision Plan Number must be assigned in consecutive sequence. When a number has been assigned to this project it must be properly shown on this sheet and in the Surveyors Certificate on Sheet No. 2.

EXHIBIT "B"

DEVELOPER

Daniel C. Gallagher & Kristin L. Gallagher
1165 Boynton Hills Ave SE
Ada, MI 49301

SURVEYOR

Nederveld, Inc.
217 Grandville Avenue
Suite 302
Grand Rapids, Michigan 49503

DESCRIPTION

The North 398.5 feet of the East 161 feet of that part of the East 1/2 of the Northeast 1/4 of Section 16, Town 6 North, Range 12 West, City of Wyoming, Kent County, Michigan, described as: Commencing at a stake on the North line 330 feet West of the Northeast corner of said Section; thence West 231 feet; thence South 776.49 feet; thence East 231 feet; thence North 776.49 feet to beginning. Except the West 4/10 of a foot of the East 330.4 feet of the North 218.3 feet of the Northeast 1/4, also except the West 75.0 feet of the South 145 feet thereof, also except the North 50 feet for highway right of way.

NOTE

This condominium subdivision plan is not required to contain detailed project design plans prepared by the appropriate licensed design professional. Such project design plans are filed, as part of the construction permit application, with the enforcing agency for the state construction code in the relevant governmental subdivision. The enforcing agency may be a local building department or the state department of licensing and regulatory affairs.

SHEET INDEX

1) Cover Sheet
2) Survey and Site Plan
3) Utility and Easement Plan
4) Building Plan and Sections

PROPOSED DATED _____, 2026

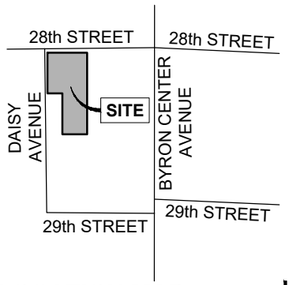
REVISED: 3/31/2026

NOT FOR RECORDATION

COVER SHEET
SHEET NO. 1

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LOCATION MAP

NOT TO SCALE

LEGEND

- Benchmark
- Hydrant
- Post
- Iron - Found
- Limited Common Element
- Iron - Set
- Sign
- Asphalt
- Brick Hatch
- Concrete
- Coordinate Location

GENERAL NOTES

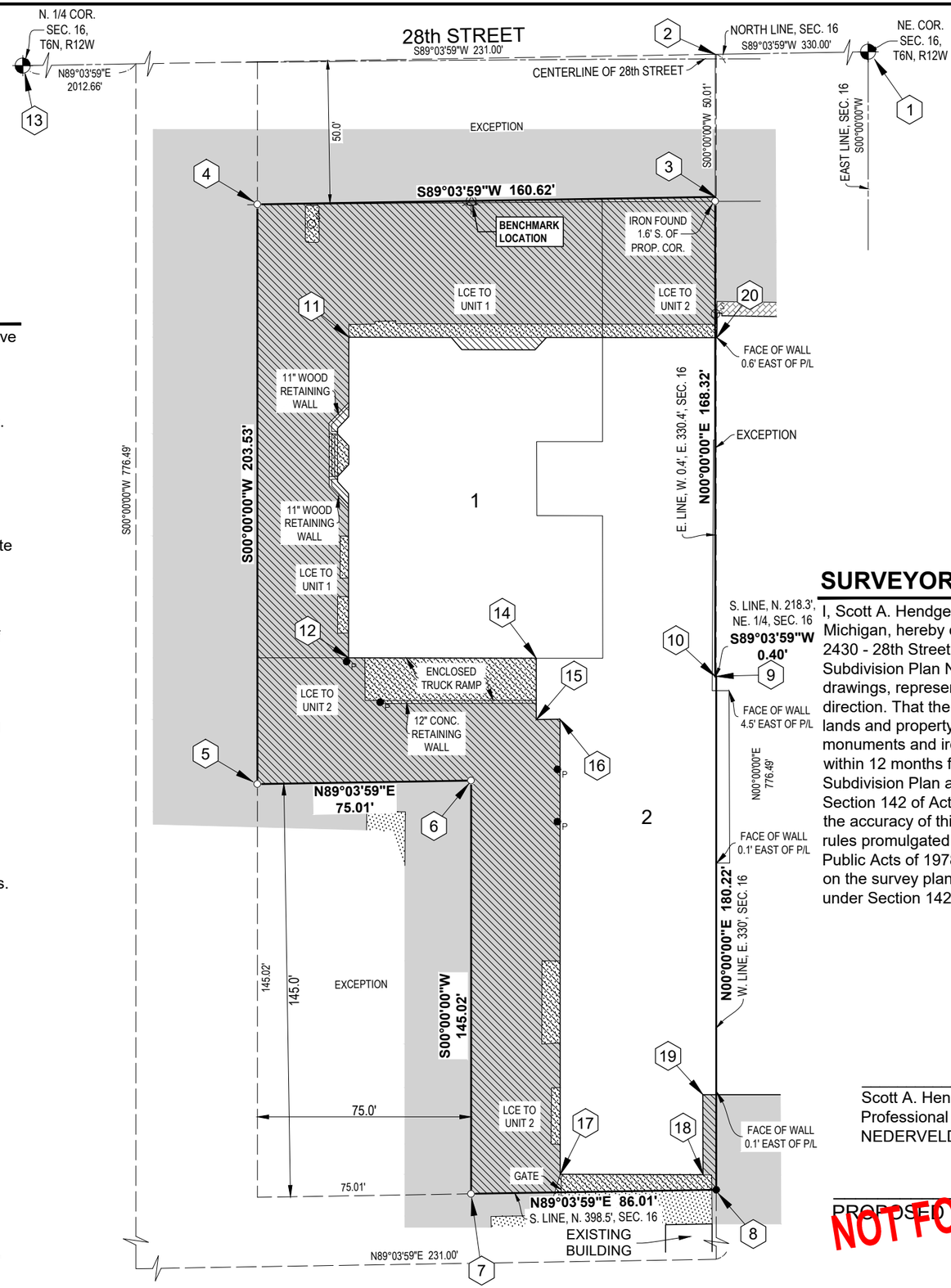
1) Benchmark Elevation: 628.60 (NAVD88), Southeast flange bolt on hydrant, 0.7' above pavement, located 420'± West of the centerline of Byron Center Avenue and 43'± South of the centerline of 28th Street, 1'± South of and 75'± East of Coordinate #4.
2) Bearings as shown hereon are based on the recorded plat of "Arbor Lake Condominium" as recorded in Liber 2453 of Plats, Page 1005, Kent County Records.
3) Iron bars 1/2 inch in diameter and 36 inches in length and encased in 4" of concrete have been placed at all boundary corners.
4) All dimensions are in feet.
5) All curve dimensions are arc distances.
6) Flood Plain Note: The area is mapped by the National Flood Insurance Program Rate Maps but this parcel does not lie within the boundary of the 100 year flood plain as defined by these maps.
7) The total area of the condominium is 1.03 Acres.
8) Each structure shall be located in strict compliance with the ordinances of the City of Wyoming, Kent County, and the State of Michigan.
9) All improvements and utilities needed for Units 1 through 2 must be built.
10) Building interior dimensions are derived from field observations. This condominium subdivision plan reflects the individual unit ownership lines and should not be used or relied upon for any architectural renovations.
11) All land, airspace, and rooftop area of the project located outside of the building is general common element and is convertible area, unless otherwise designated.
12) All unsold units and limited common element areas, and all general common element areas are convertible areas.
13) Unit square footages shown are inclusive of interior partitioning within units and may include square footage occupied by structural load bearing building components. It is not the intent of these drawings to detail the dimensions or placement of said components, said components being general common elements.
14) Prior to excavation, contact MISS DIG (1-800-482-7171) three working days in advance.
15) Utility Note: All the utilities will be shown on the "As-Built" plans, including service size and meter locations.

0' 10' 20' 40'

SCALE: 1" = 20'

SURVEY AND SITE PLAN
2430 - 28th Street Condominium

NEDERVELD, INC. -- 217 GRANDVILLE AVENUE SW, GRAND RAPIDS, MI 49503



COORDINATE TABLE

POINT #	NORTHING	EASTING
1	3083.016	3553.875
2	3077.632	3223.519
3	3027.625	3223.519
4	3025.008	3062.919
5	2821.481	3062.919
6	2822.703	3137.919
7	2677.684	3137.920
8	2679.086	3223.920
9	2859.310	3223.919
10	2859.303	3223.519
11	2978.358	3094.957
12	2865.803	3094.872
13	3041.077	980.557
14	2865.687	3160.734
15	2844.137	3160.763
16	2844.263	3169.048
17	2684.539	3169.181
18	2684.392	3219.267
19	2712.478	3219.238
20	2978.164	3224.151

SURVEYOR'S CERTIFICATE

I, Scott A. Hendges, Professional Surveyor of the State of Michigan, hereby certify: That the subdivision plan known as 2430 - 28th Street Condominium, Kent County Condominium Subdivision Plan No. ____, as shown on the accompanying drawings, represents a survey on the ground made under my direction. That there are no existing encroachments upon the lands and property herein described. That the required monuments and iron markers will be placed in the ground within 12 months from recordation of the Condominium Subdivision Plan as required by rules promulgated under Section 142 of Act No. 59 of the Public Acts of 1978. That the accuracy of this survey is within the limits required by the rules promulgated under Section 142 of Act No. 59 of the Public Acts of 1978. That the bearings, as shown, are noted on the survey plan as required by the rules promulgated under Section 142 of Act No. 59 of the Public Acts of 1978.

Scott A. Hendges
Professional Surveyor No. 4001047953
NEDERVELD, INC.

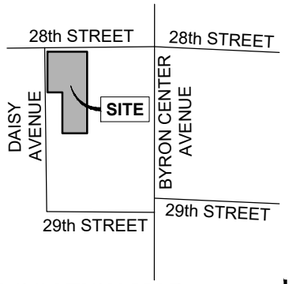
PROPOSED DATED _____, 2026

NOT FOR RECORDATION

SHEET NO. 2

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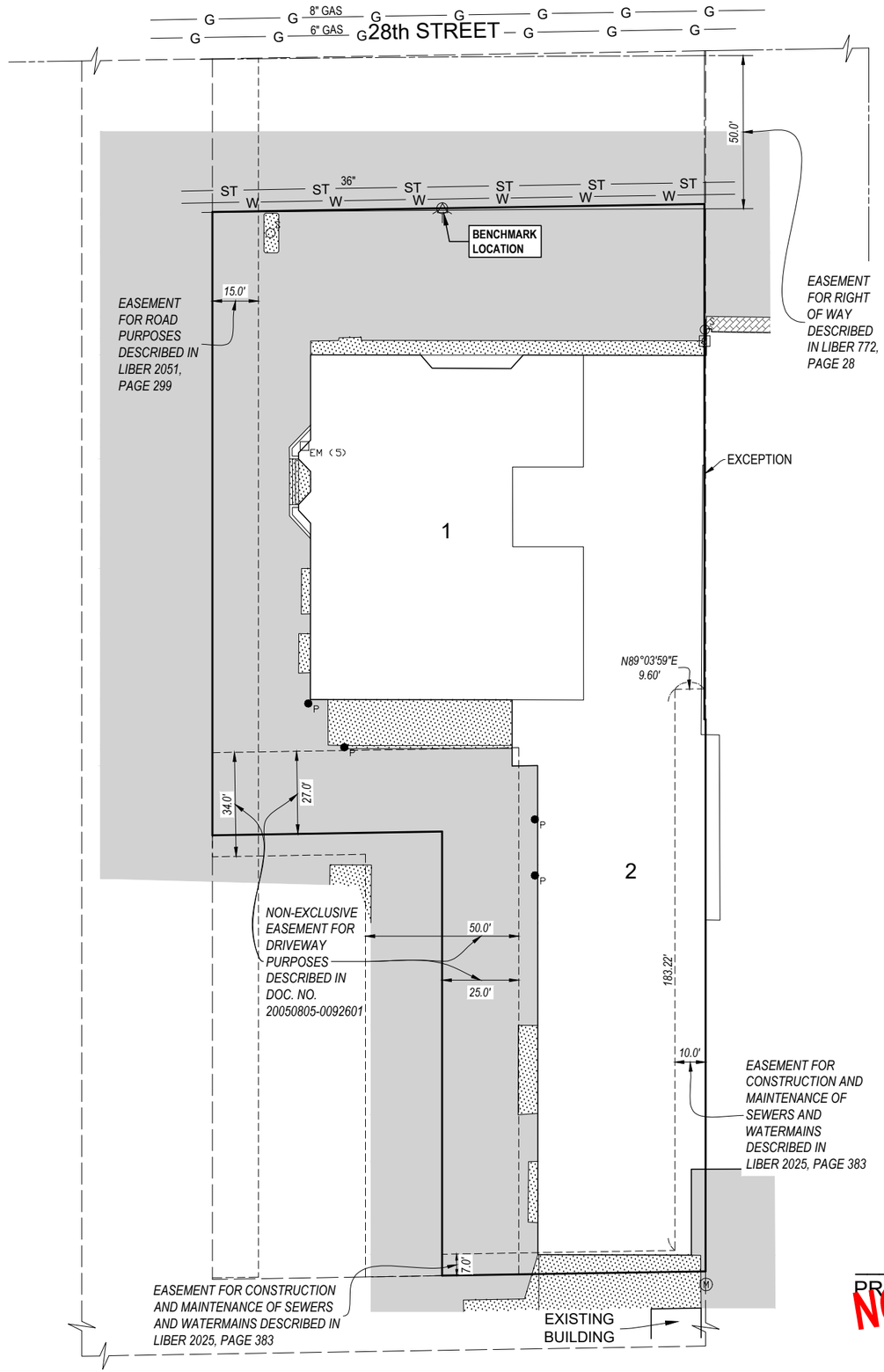
LOCATION MAP

NOT TO SCALE

UTILITY NOTE

ADDITIONAL UTILITIES, SUCH AS GAS, ELECTRIC, TELEPHONE, CABLE, ETC., WILL BE SHOWN ON THE AS-BUILT PLANS AT SUCH TIME AS THEY ARE COMPLETED. INFORMATION ON THE PROPOSED LOCATION OF THESE UTILITIES, AS WELL AS THOSE SHOWN HEREON, MAY BE ABLE TO BE OBTAINED FROM THE APPROPRIATE INDIVIDUAL UTILITY COMPANY.

LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.



LEGEND

- EM — ELECTRIC METER
- WATER VALVE
- S — SIGN
- P — POST
- M — MANHOLE

ALL UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS PER AVAILABLE RECORDS OR ACTUAL MEASUREMENTS ON THE GROUND AND SHOULD NOT BE MISTAKEN TO BE A GUARANTEE OF COMPLETENESS OR ACCURACY. LOCATION OF UTILITIES AS SHOWN HEREON WAS DERIVED FROM THE FOLLOWING:

- G — GAS LINE
- ST — STORM LINE
- W — WATERMAIN LINE

SUBJECT PARCEL IS SUBJECT TO A SIGN EASEMENT IN DOCUMENT NO. 20050805-0092601.

0' 10' 20' 40'

SCALE: 1" = 20'

UTILITY AND EASEMENT PLAN
2430 - 28th Street Condominium

NEDERVELD, INC. -- 217 GRANDVILLE AVENUE SW, GRAND RAPIDS, MI 49503

PROPOSED DATED _____, 2026

NOT FOR RECORDATION

SHEET NO. 3

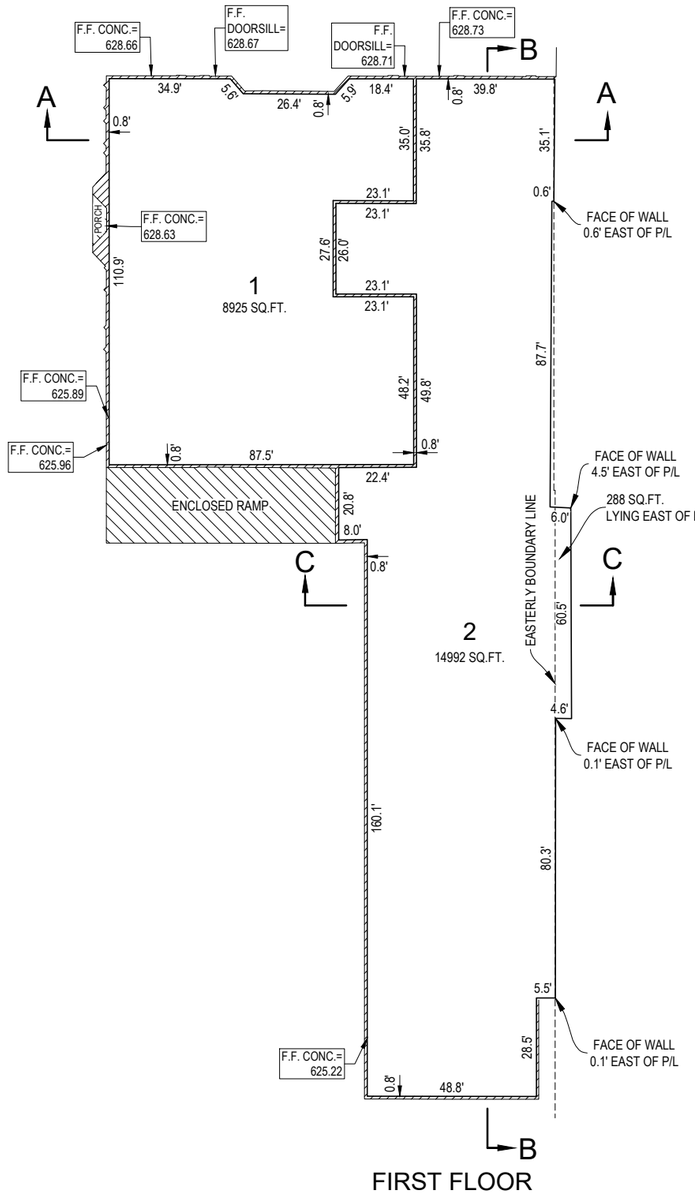
25401504.dwg DS 4/1/2026 13:51

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LOCATION MAP

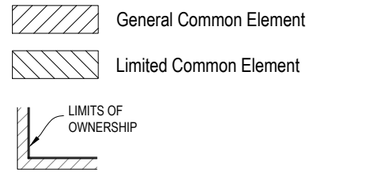
NOT TO SCALE

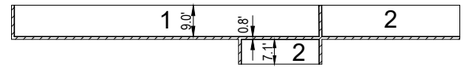




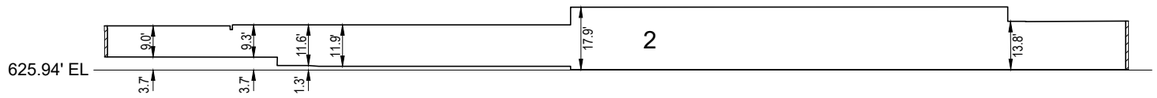
BASEMENT

LEGEND

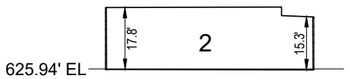




SECTION A-A



SECTION B-B



SECTION C-C

BUILDING PLAN AND SECTIONS
2430 - 28th Street Condominium

NEDERVELD, INC. -- 217 GRANDVILLE AVENUE SW, GRAND RAPIDS, MI 49503

0' 10' 20' 40'

SCALE: 1" = 20'

NOT FOR RECORDATION

PROPOSED DATED _____, 2026

SHEET NO. 4

25401504.dwg DS 4/1/2026 13:51

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MASTER DEED

2830-28th Street Condominium

(Act 59, Public Acts of 1978)
as amended

Kent County Condominium Subdivision Plan No. _____

(1) Master Deed establishing 2830-28th Street Condominium, a Condominium Project

(2) Exhibit A to Master Deed: Condominium Bylaws

(3) Exhibit B to Master Deed: Condominium Subdivision Plan

(4) Exhibit C to Master Deed: Title Holder Consent

(4) Exhibit D Master Deed: Affidavit of Mailing as to Notices required by Section 71 of the Michigan Condominium Act

No interest in real estate being conveyed by this Master Deed, no revenue stamps are required.

DRAFTED BY AND AFTER RECORDING RETURN TO:

David W. Charron
Charron Law
5500 Northland Drive NE, Suite 6
Wyoming, MI 49525

MASTER DEED

2830-28th Street Condominium

THIS MASTER DEED is made and executed on this _____day of March, 2026, by Daniel C. Gallagher and Kristen L. Gallagher, Trustees of the GALLAGHER FAMILY JOINT TRUST u/a/d September 9, 2020, whose address is 1165 Boynton Hills Avenue, Ada, MI 49301 ("Developer").

RECITALS

A. The Developer is engaged in the development of a business condominium project to be known as 2830-28th Street Condominium ("Project") in the City of Wyoming, on a parcel of land described in Section 2.1 of this Master Deed.

B. The Developer desires, by recording this Master Deed, together with the Condominium Bylaws attached as Exhibit A and the Condominium Subdivision Plan attached as Exhibit B (both of which are incorporated by reference and made a part of this Master Deed), to establish the real property described in Section 2.1, together with the improvements (and all appurtenances) located and to be located on such property, as a condominium project under the provisions of the Michigan Condominium Act, as amended ("Act");

C. Upon the recording of this Master Deed, 2830-28th Street Condominium shall be established as a Condominium Project under the Act and shall be held, conveyed, encumbered, leased, rented, occupied, improved, and in any other manner utilized subject to the provisions of the Act and to the covenants, conditions, restrictions, uses, limitations, and affirmative obligations set forth in this Master Deed, all of which shall be deemed to run with the land and shall be a burden and a benefit to the Developer, its successors and assigns, and to any persons acquiring or owning an interest in the real property, their grantees, successors, heirs, executors, administrators, and assigns.

PROVISIONS

In furtherance of the establishment of the Project, it is provided as follows:

ARTICLE I

NATURE OF PROJECT

1.1 Project Description. The Project is a business condominium which consists of two (2) condominium units. The numbers, boundaries, dimensions, and areas of the Units are set forth completely in the Condominium Subdivision Plan. Each Unit is capable of individual utilization by reason of having its own entrance from and exit to a Common Element of the Project. The Project is not expandable or contractible, but Units may be subdivided and boundaries relocated in the manner prescribed by the Condominium Bylaws.

1.2 Exclusive Right. Each Co-owner in the Project shall have a particular and exclusive property right to his or her Unit and to the Limited Common Elements appurtenant to that Unit, and

shall have an undivided interest in, and an inseparable right to share with other Co-owners, the General Common Elements of the Project as described in this Master Deed.

ARTICLE II

LEGAL DESCRIPTION

2.1 Land. The land upon which the Project is situated, and which is submitted to condominium ownership pursuant to the provisions of the Act, is located in the City of Wyoming, Kent County, Michigan, and legally described as follows:

> The North 398.5 feet of the East 161 feet of that part of the East 1/2 of the Northeast 1/4 of Section 16, Town 6 North, Range 12 West, City of Wyoming, Kent County, Michigan, described as: Commencing at a stake on the North line 330 feet West of the Northeast corner of said Section; thence West 231 feet; thence South 776.49 feet; thence East 231 feet; thence North 776.49 feet to beginning. Except the West 4/10 of a foot of the East 330.4 feet of the North 218.3 feet of the Northeast 1/4, also except the West 75.0 feet of the South 145 feet thereof, also except the North 50 feet for highway right of way.

2.2 Other Interests. The property submitted to condominium ownership by this Master Deed and by any future amendment to this Master Deed is subject to local zoning, building and use ordinances, to easements, restrictions and agreements of record, to the rights of the public, and of any governmental unit in any part of the property taken, used, or deeded for street or highway uses.

ARTICLE III

DEFINITIONS

3.1 Definitions. Certain terms are utilized not only in this Master Deed but are or may be used in various other instruments such as, by way of example and not limitation, the Articles of Incorporation, Association Bylaws, and Rules and Regulations of the Association, and deeds, mortgages, liens, land contracts, easements, and other instruments affecting the establishment of, or transfer of, interests in 2830-28th Street Condominium as a condominium project. As used in such documents, unless the context otherwise requires:

a. "Act" or "Condominium Act" means the Michigan Condominium Act, being Act 59 of the Public Acts of 1978, as amended.

b. "Arbitration Association" means the American Arbitration Association or its successor.

c. "Association of Co-owners" or "Association" means the non-profit corporation organized under the laws of Michigan of which all Co-owners shall be members, which

corporation shall administer, operate, manage, and maintain the Project. The entity created by the Developer for this purpose is identified as 2930- 28th Street Condominium Association, a Michigan non-profit corporation. Any action required of or permitted to the Association shall be exercisable by its Board of Directors ("Board of Directors" or "Board") unless specifically reserved to its members by the Condominium Documents or the laws of the State of Michigan.

d. "Association Bylaws" means the corporate bylaws of the Association.

e. "Common Elements," where used without modification, means the portions of the Project other than the Condominium Units, including all General and Limited Common Elements described in Article IV of this Master Deed.

f. "Condominium Bylaws" means Exhibit A to this Master Deed, which are the Bylaws setting forth the substantive rights and obligations of the Co-owners with respect to the Project.

g. "Condominium Documents" means and includes this Master Deed and all of its exhibits, the Articles of Incorporation, and Bylaws of the Association, the Rules and Regulations of the Association, and any other instrument referred to in this Master Deed which affects the rights and obligations of a Co-owner in the Condominium.

h**.** "Condominium Subdivision Plan," "Subdivision Plan" or "Plan" means Exhibit B to this Master Deed, which is the set of the site, survey, floor plans, and other drawings depicting the real property and existing and proposed improvements to be included in the Project.

i. "Condominium Unit" or "Unit" means that portion of the Project which is designed and intended for separate ownership and use by a Co-owner, as described in this Master Deed.

j. "Co-owner" means the person, firm, corporation, partnership, association, trust or other legal entity or any combination of those entities who or which owns a Condominium Unit in the Project, including the vendee of any executory land contract. A land contract vendor and vendee shall be jointly and severally liable for the payment of condominium assessments to the Association and for no other purposes under the Condominium Documents. The term "Owner", wherever used, shall be synonymous with the term "Co-owner."

k. "Developer" means Daniel C. Gallagher and Kristen L. Gallagher, Trustees of the GALLAGHER FAMILY JOINT TRUST u/a/d September 9, 2020, who have made and executed this Master Deed, and its successors and assigns. Both "successors" and "assigns" shall always be deemed to be included within the term "Developer" whenever, however, and wherever such term is used in the Condominium Documents.

l. "Development and Sales Period," for purposes of the Condominium Documents and the rights reserved by the Developer, means the period commencing with the recording of

the Master Deed and shall be deemed to continue for as long as the Developer continues to own or offer for sale any Unit in the Project.

m. “Electronic Transmission” means any form of communication that meets all of the following: (a) it does not directly involve the physical transmission of paper; (b) it creates a record that may be retained and retrieved by the recipient; and (c) it may be directly reproduced in paper form by the recipient through an automated process. To the extent the definition of “electronic transmission is modified or expanded under Section 106 of the Michigan Non-profit Corporation Act, or a successor provision, the definition utilized in this Master Deed shall be similarly modified or expanded. An “electronic transmission” is a writing for all purposes of the Condominium Documents.”

n. "General Common Elements" means those Common Elements of the Project described in Section 4.1 of this Master Deed which are for the use and enjoyment of all of the Co-owners of the Project.

o. "Limited Common Elements" means those Common Elements of the Project described in Section 4.2 of this Master Deed which are reserved for the exclusive use of the Co-owner(s) of a specified Unit or Units.

p. "Master Deed" means this document, together with the exhibits attached to it and all amendments to this document which may be adopted in the future.

q. "Percentage of Value" means the percentage assigned to each Unit by this Master Deed, which is determinative of the value of a Co-owner's vote at meetings of the Association when voting by value or by number and value, the proportionate share of each Co-owner's undivided interest as a tenant in common in the Common Elements of the Project, with other Co-owners (which is hereby allocated to each Unit), and the proportionate share of each Unit in certain common expenses and proceeds of administration of the Project.

r. "Project" or "Condominium" means 2830-28th Street Condominium, a commercial condominium development established in conformity with the provisions of the Act, and includes the land described in Section 2.1, as the same may be amended, all improvements and structures located or to be located on the land, and all easements, appurtenances, and other rights belonging to 2830-28th Street Condominium.

s. "City" or “Wyoming" means the City of Wyoming, or its successor. When approval or other action of the City is required by the Condominium Documents, the approval or action shall be by the governing body of the City or by a committee, commission, or person designated by the governing body.

t. "Transitional Control Date" means the date on which a Board of Directors for the Association takes office pursuant to an election in which the votes that may be cast by eligible

Co-owners unaffiliated with the Developer exceed the votes which may be cast by the Developer.

3.2 Gender and Number. Whenever any reference is made to one gender, the same shall include a reference to any and all genders where such reference would be appropriate; similarly, whenever a reference is made to the singular, the reference shall be assumed to include the plural where such assumption would be appropriate.

ARTICLE IV

COMMON ELEMENTS

4.1 General Common Elements. The General Common Elements are:

a. Land. The land (including air space) described in Section 2.1 of this Master Deed (except for any land which is part of a Condominium Unit and any portion designated in Exhibit B as a Limited Common Element). The General Common Elements also include any interest of the Project in public streets and sidewalks, leases, and easement interests for the benefit of the Condominium Project and/or for the benefit of the Association for ingress, egress, parking, entry improvements, drainage, utility and other purposes, over, under and across the Units and/or Common Elements and/or areas located outside of the Project;

b. Wiring Networks. The electrical, security, telephone, cable television, and other telecommunications and service wiring networks throughout the Common Elements of the Project (including those contained within common walls, floors and ceilings), and throughout the Units of the Project (other than the Unit serviced by the network), and related equipment, including meters and sub-meters, if any, up to, but not including, the point of intersection with the perimeter wall, floor or ceiling of the Unit serviced thereby;

c. Lawn; Plantings. The lawns, trees, shrubs, and other plantings located within the General Common Elements of the Project, if any, and any common irrigation network(s), if any;

d. Gas. The gas distribution system, if any, throughout the Common Elements of the Project (including those contained within the common walls, floors, and ceilings) and throughout the Units of the Project (other than the Unit serviced by the network), and related equipment and meters and sub-meters, if any, up to, but not including, the point of intersection with the perimeter wall, floor or ceiling of the Unit serviced thereby;

e. Stormwater Drainage System. The stormwater pipes and drainage system within the Project, if any;

f. Water. Any water distribution system throughout the Common Elements of the Project (including those contained within common walls, floors, and ceilings) and throughout the Units of the Project (other than the Unit serviced by the network), and related equipment

and meters and sub-meters, if any, up to, but not including, the point of intersection with the perimeter wall, floor or ceiling of the Unit serviced thereby;

g. **Sanitary Sewer**. Any sanitary sewer system throughout the Common Elements of the Project (including those contained within common walls, floors, and ceilings), and throughout the Units of the Project (other than the Unit serviced by the network), and related equipment, if any, up to, but not including, the point of intersection with the perimeter wall, floor or ceiling of the Unit serviced thereby;

h. **Building Elements**. The footings, foundations, roofs, structural support columns and walls, perimeter walls and other walls as shown on Exhibit B, common sprinkler systems (other than areas encompassed within Units or Limited Common Elements), of the Project;

i. **Parking Areas.** All surface parking areas, unless designated as a Limited Common Element on the Plan. Unless otherwise indicated on the Plan, the vertical dimension of the parking areas shall only extend ten (10) feet in height from the ground surface of the parking area. All general common element parking areas shall be subject to Rules of Conduct of the Association, and their use may be restricted.

j. **Lighting**. Any parking lot lights which are intended to illuminate the General Common Element parking spaces of the Project, but excluding any other lighting designated as a Limited Common Element or contained within a Unit;

k. **Miscellaneous**. All other Common Elements of the Project which are not designated as Limited Common Elements and which are not enclosed within the boundaries of a Unit, and which are intended for common use or are necessary to the existence, upkeep, or safety of the Project.

Some or all of the utility systems and/or cable television lines (including any lift station, mains, and services leads) and/or equipment may be owned by a governmental entity, public authority, or utility or cable television company that is providing the pertinent service, or by the Association, the Developer and/or its affiliates. Accordingly, such utility and/or cable television lines, systems, and equipment shall be General Common Elements only to the extent of the Co-owners' or the Association's interest, if any, in them, and the Developer makes no warranty whatsoever with respect to the nature or extent of such interest.

4.2 **Limited Common Elements**. The Limited Common Elements are:

a. **Cable and Utility Service Lines**. The pipes, ducts, wiring, cable, and conduits supplying service for electricity, gas, water, sewage, telephone, television, and/or other utility or telecommunication services located within a Condominium Unit and/or supplying service to that Unit (or its Limited Common Elements) alone which shall be appurtenant to the Unit(s) serviced thereby;

b. Parking Areas. All parking areas designated on the Plan as a Limited Common Element. Unless otherwise indicated on the Plan, the vertical dimension of a parking area shall only extend ten n(10) feet in height from the ground surface of the parking area.

c. Lawn and Storage Areas. Any lawn or storage areas which may be designated on the Plan for use by less than all of the Co-owners.

d. Mechanical. The heating and/or air-conditioning equipment, conduits, ducts and related wiring servicing a single Unit, including without limitation any heat pump, whether located within, below, along or above a Unit, or common walls, floors, and ceilings, or extending into an adjacent Unit or Units, which shall be appurtenant to the Unit serviced thereby;

e. Windows and Doors. The doors, and the windows, skylights, sliders and/or screens located within or adjacent to any Unit perimeter wall or ceiling, or to any porch perimeter wall which shall be appurtenant to the Unit serviced thereby;

f. Interior Unit Surfaces. The interior surfaces of perimeter walls, ceilings, and floors located within a Condominium Unit which shall be appurtenant to the Unit serviced thereby;

g. Exterior Wall Surfaces. The surface of the exterior walls of the building which shall be appurtenant to the Condominium Unit located immediately adjacent thereto. This includes the right to fasten and install signage into the building fascade and to extend electrical service to such signage through adjoining General Common Element wall and ceiling space, if necessary.

h. Exterior Lights. Any light fixture and bulb(s) affixed to a Common Element and designated or intended to illuminate exterior Common Element areas which primarily benefit a specific Unit or Units which shall be appurtenant to the Unit serviced thereby.

i. Access Ways. Each stair, hallway vestibule, entrance and/or exits, which are limited in use to less than all of the Units, and which shall be appurtenant to the Unit or Units serviced thereby.

j. Fire Suppression/Sprinker Systems. Fire suppression and/or sprinkler systems limited in use to less than all of the Units which shall be appurtenant to the Unit or Units serviced thereby.

k. Ventilation and Exhaust Ducts. Ventilation and exhaust ducts, conduits, equipment and related wiring which service less than all of the Units which shall be appurtenant to the Unit(s) serviced thereby.

l. Commercial Signage. Any commercial sign erected within a Common Element area, easement, or right of way encroachment, for the purpose of advertising the business of

an occupant of the Project. All commercial sign space located upon General Common Element areas may be assigned by the Developer until the conclusion of the Development and Sales Period, and then thereafter, by the Association. All commercial sign space situated on Limited Common Element area appurtenant to a single Unit is assigned to the Co-owner of such Unit. All commercial sign space situated on Limited Common Element areas appurtenant to more than one Unit shall, until the conclusion of the Development and Sales Period, be initially assigned by the Developer, and then thereafter, by the Association.

m. Miscellaneous. Any other improvement designated as a Limited Common Element appurtenant to a particular Unit or Units on the Condominium Subdivision Plan or in any future amendment to the Master Deed.

If no specific assignment of all of the Limited Common Elements described in this Section has been made in the Condominium Subdivision Plan, the Developer (during the Development and Sales Period) and the Association (after the Development and Sales Period has expired) reserve the right to designate each such space or improvement as a Limited Common Element appurtenant to a particular Unit or Units by subsequent amendment or amendments to this Master Deed.

4.3 Responsibilities. Responsibility for the decoration, maintenance (including cleaning), repair, and replacement of the Common Elements shall be as follows:

a. Limited Common Elements. Each Co-owner shall be individually responsible for the decoration, maintenance (including cleaning), repair, and replacement of all Limited Common Elements appurtenant to his or her Unit. If cleaning, maintenance, repair, or replacement activities require access to or through adjoining Units or Common Elements, reasonable easements for temporary access shall exist across those areas for the permitted purposes; provided however, that the Co-owner undertaking the work activity shall, at its expense, cover all work areas to prevent damage to property, temporarily relocate personal property which interferes with the proposed work, and restore all disturbed areas or property to a condition which is equivalent or better than the condition which existed prior to the commencement of work. The Co-owner exercising the easement rights herein shall give reasonable notice to the Co-owner and occupants of any Unit which must be entered to perform the work and all work shall be performed in a manner which minimizes any inconvenience to the occupant of the Unit within which the work is being performed. The Co-owner conducting the work shall indemnify the Association and owner of any accessed space from all loss, injury, death or damages arising from the exercise of the easement rights and shall provide adequate security for the performance of the indemnity to the Association and all affected Co-owners, as reasonably determined by the Association.

b. Unit Improvements. If any Unit Owner shall elect to construct or install any improvement to the interior of his or her Unit, or, with the prior written consent of the Association, to the Limited Common Elements appurtenant to the Unit, which increases the costs of cleaning, decoration, maintenance, repair, or replacement for which the Association

is responsible, such increased costs or expenses may, at the option of the Association, be specially assessed against such Unit or Units.

d. Association Oversight. While it is intended that each Co-owner will be solely responsible for the performance and cost of the decoration, maintenance, repair, renovating, restoration, and replacement of certain of its Unit and the aforementioned Limited Common Element items, it is nevertheless a matter of concern that a Co-owner may fail to properly maintain such areas, in particular, the outdoor Limited Common Element areas, in a proper manner and in accordance with the standards set forth by the Association. In the event a Co-owner fails, as required by this Master Deed, the Bylaws, or any Rules or Regulations promulgated by the Association, to properly and adequately decorate, repair, renovate, restore, replace, or otherwise maintain his or her Unit or any improvement or appurtenance located in the Unit or any Limited Common Element appurtenant to the Unit, the Association (and/or the Developer during the Development and Sales Period), shall have the right, but not the obligation, to undertake such obligation of the Co-owner. Failure of the Association (or the Developer) to take any such action shall not be deemed a waiver of the Association's (or the Developer's) right to take any such action at a future time. All costs incurred by the Association (or the Developer) in performing any responsibilities which are required in the first instance to be borne by a Co-owner shall be specially assessed to the affected Unit(s) and collected in accordance with the assessment procedures established by the Condominium Bylaws. The lien for nonpayment of assessments shall attach to any such charges as in all cases of assessments and may be enforced by the use of all means available to the Association under the Condominium Documents for the collection of assessments, including without limitation, legal action, foreclosure of the lien securing payment, and the imposition of fines.

e. Other Common Elements. The cost of cleaning, decoration, maintenance, repair, and replacement of all Common Elements other than as described above shall be the responsibility of the Association. To the extent that any governmental entity, public authority, utility company, or other service provider does not properly maintain, repair, or replace any equipment or other property located within the Project and which services the Project, the Association may do so.

f. Co-owner Neglect. Notwithstanding any provision in this Section 4.3 to the contrary, to the extent that cleaning, repair, or replacement of any Common Element is needed due to the act or neglect of a Co-owner or his or her agent, invitee, family member, or pet, such Co-owner shall be liable for such costs.

4.4 Power of Attorney. By acceptance of a deed, mortgage, land contract, or other instrument of conveyance or encumbrance, all Co-owners, mortgagees, and other interested parties shall be deemed to have appointed the Developer (during the Development and Sales Period) and/or the Association (after the Development and Sales Period has expired) as their agent and attorney, to act in connection with all matters concerning the Common Elements and their respective interests in the Common Elements. Without limiting the generality of this appointment, the Developer (or Association) will have full power and authority to grant easements over, the land and/or improvements

constituting the General Common Elements, or any part of them, to dedicate as public streets any part of the General Common Elements, to amend the Condominium Documents for the purpose of assigning or reassigning the Limited Common Elements, and in general to execute all documents and to do all things necessary or convenient to the exercise of such powers.

4.5 Assignment and Reassignment. A Limited Common Element may be assigned and reassigned, upon notice to any affected mortgagee, by written application to the Board of Directors of the Association by all Co-owners whose interest will be directly affected by the (re)assignment. Upon receipt of such application, the Association shall promptly prepare or cause to be prepared and executed an amendment to this Master Deed (re)assigning all rights and obligations with respect to the Limited Common Elements involved, and shall deliver such amendment to the Co-owners of the Units affected upon payment by them of all reasonable costs for the preparation and approval of the amendment.

4.6 No Separation. Except as provided in this Master Deed, Condominium Units shall not be separable from their appurtenant Common Elements and neither a Unit nor a Common Element shall be used in any manner inconsistent with the purposes of the Project or in any other way which will interfere with, or impair the rights of, any other Co-owner in the use and enjoyment of the Co-owner's Unit or appurtenant Common Elements.

ARTICLE V

DESCRIPTION AND PERCENTAGE OF VALUE

5.1 Description of Units. A complete description of each Condominium Unit in the Project, with elevations referenced to an official benchmark of the United States Geological Survey, is set forth in the Condominium Subdivision Plan as prepared by Nederveld, Inc., consulting engineers and surveyors. This is a conversion of existing building structures into a condominium and no detailed plans and specifications will be filed with the City unless required in connection with the build-out of individual Units. Each Unit shall include the airspace located within Unit boundaries from the surfaces of the unpainted walls, ceilings, and subfloors, as shown on Exhibit B and delineated with heavy outlines (but not including any Common Element that may be located within that description).

5.2 Percentage of Value. The total value of the Project is one hundred (100), and the percentage of such value assigned to each of the Condominium Units of the Project shall be equal. The percentage of value attributed to each Unit is generally based upon the relative square footage and marketability of each Unit, in relation to other Unit. Except as otherwise provided in this Master Deed, such Percentages of Value shall be changed only in the manner provided by Article VIII expressed in an amendment to the Master Deed, duly executed and recorded.

5.3 Modification of Units and Common Elements. The number, style, size, and/or location of Units or of any Common Element may be modified from time to time, in the Developer's sole discretion, by amendment effected solely by the Developer without the consent of any Co-owner, mortgagee, or other person, so long as such modifications do not unreasonably impair or diminish the

appearance of the Project or the view, privacy, or other significant attribute or amenity of any Unit which adjoins or is proximate to the modified Unit or Common Element; provided that no Unit or Limited Common Element appurtenant to a Unit which has been sold or is subject to a binding Purchase Agreement shall be modified without the consent of the Co-owner or purchaser and the mortgagee of such Unit, unless otherwise . The Developer may, in connection with any amendment reflecting such modification, readjust Percentages of Value for all Units in a manner which gives reasonable recognition to such modifications based upon the method of original determination of Percentage of Value for the Project. Unless prior written approval has been obtained from the title insurance company issuing policies to purchasers of Units, no Unit modified in accordance with this Section 5.3 shall be conveyed until an amendment to the Master Deed duly reflecting all material changes has been recorded. All Co-owners, mortgagees of Units, and other persons interested or to become interested in the Project from time to time shall be deemed to have unanimously consented to such amendments and to have granted a power of attorney to the Developer for such purpose which is similar in nature and effect to the power of attorney described in Section 4.4 of this Master Deed.

ARTICLE VI

EASEMENTS

6.1 Maintenance of Encroachments. If any portion of a Unit or Common Element encroaches upon another Unit or Common Element due to the shifting, settling, or moving of a building, or due to survey errors or construction deviations, reciprocal easements shall exist for the maintenance of such encroachment for so long as such encroachment exists, and for the maintenance and restoration of the encroachment after repair or rebuilding in the event of damage or destruction. Perpetual easements shall also exist for all existing and replacement utility lines which furnish utility services to Units and which within the airspace of adjoining Units. There shall also be perpetual easements in favor of the Association (and/or the Developer during the Development and Sales Period) for the maintenance and repair of Common Elements for which the Association (or the Developer) may from time to time be responsible or for which it may elect to assume responsibility.

6.2 Utility Easements. The Developer grants and reserves, for public and quasi-public utility purposes, perpetual easements over, under, and across those portions of the Project currently used for or designated on the Condominium Subdivision Plan as private drives or easements. Such easements shall be for the benefit of the Developer, the owners of Units, the Association, and any public or quasi-public utility company and/or service provider engaged in supplying one or more utility services, and their respective successors and assigns, for the purpose of installing, laying, erecting, constructing, renewing, operating, repairing, replacing, maintaining, and removing all and every type of line, pipe, or main with all necessary equipment and appliances, subject, nevertheless, to all reasonable requirements of any governmental body having applicable jurisdiction. Public and quasi-public utilities and other service providers shall have access to the adjacent Common Elements and to the Units at such times as may be reasonable for the installation, repair, maintenance, improvement, or replacement of such services, and any costs incurred by the Association in modifying, changing, repairing, or otherwise working on any Common Element of the Project to install, repair, maintain, improve, or replace such services shall be an expense of administration assessed against all Co-owners in accordance with the Condominium Bylaws unless such costs are reimbursed by the utility or other service provider.

6.3 Storm Water Management. The Developer grants and reserves for the benefit of itself, the Association, and the Co-owners of the Project, and their successors and assigns, a perpetual easement appurtenant to the lands comprising the Project, as described in Section 2.1 of this Master Deed, for storm water drainage purposes and water detention or ponding purposes over, under and across those areas of the Project, if any, which are currently used for such purposes. Surface drainage easements are intended for either periodic or occasional use as conductors for the flow of surface water runoff to a suitable outlet, and the building pipes and gutters, and/or land surface shall be maintained so as to achieve this intention. There shall be no construction within a drainage easement, including, or any other permanent structure that may interfere with storm water drainage, without the prior consent of the Developer or Association.

6.4 Ingress and Egress. The Developer reserves a perpetual easement appurtenant for ingress and egress purposes over, across, under and through those portions of the land designated on the Condominium Subdivision Plan as common entrances and hallways (Limited or General Common Element) to show Units and the Project to prospective purchasers, tenants, and invitees. This easement may be used by the Developer and by the guests and invitees of the Developer.

6.5 Grant of Easements by Association.

a. The Association, acting through its lawfully constituted Board of Directors (including any Board of Directors acting prior to the Transitional Control Date) shall be empowered to grant such easements, licenses, dedications, rights-of-entry, and rights-of-way over, under, through, and across the Common Elements for utility purposes, use and access purposes, or other lawful purposes as the Association deems necessary or appropriate, including, without limitation, contracts for sharing of any installation of periodic subscriber services for telecommunications, and similar services.

b. Except as may be provided to the contrary in this Master Deed, no easement created under the Condominium Documents may be modified, nor may any of the obligations with respect to the easement be varied, without the consent of each person directly benefitted by the easement.

6.6 Power of Attorney. The Developer or, as the case may be, the Association, is irrevocably appointed the agent and attorney-in-fact for each Co-owner and each mortgagee of the Project in order to accomplish the purposes described in this Article VI.

ARTICLE VII

CONVERSION AND OTHER MODIFICIATIONS

7.1 Conversion. The Association may convert Limited Common Element areas which are appurtenant to a Condominium Unit into additional area for the Condominium Unit, and vice versa, and in connection therewith, modify the size and nature of General Common Element and Unit areas; provided however that no Condominium Unit or Limited Common Element may be modified without the consent of the affected Co-owner. All exercises of the conversion rights described in this Section 7.4 shall be reflected by an appropriate amendment(s) to the Master Deed. In connection with

exercise of such reserved rights, the Association shall also have the right with the consent of the affected Co-owner(s), to relocate the boundaries of a Unit and to convert any Unit or Limited Common Element area into a General or Limited Common Element or Unit.

7.2 Subdivision of Units. Condominium Units may be subdivided by the Co-owner of the Unit, including the Developer, pursuant to Section 49 of the Act. The Developer reserves the right, to elect, on or before the expiration of six (6) years after the recording of this Master Deed for the Project, to subdivide any unsold Unit into one or more additional Condominium Units, by an amendment or series of amendments to this Master Deed, without the consent of any Co-owner, mortgagee, or other person, and to modify the size and nature of Common Element areas in connection with such amendment. The Developer reserves the right, on behalf of itself and, after the Development and Sales Period, the Association, to subdivide any Unit into one or more additional Condominium Units with the consent of the Co-owner(s) of the Unit(s) to be subdivided, and to modify the size and nature of Common Element areas in connection with such amendment. Any amendment shall allocate to the new condominium units the former percentage of value attributed to the Unit. The cost of any amendment shall be borne by the co-owner undertaking the subdivision.

7.3 Relocation of Boundaries. The boundaries between adjoining Condominium Units may be relocated by the Association with the consent of the co-owner(s) and mortgagee(s) of such Unit, pursuant to Section 48 of the Act. The Association may modify the size and nature of General Common Element areas in connection with such amendment. The cost of any amendment shall be borne by the co-owner(s) undertaking the boundary relocation.

7.4 Consent. All Co-owners, mortgagees of Units, and other persons interested or to become interested in the Project from time to time shall be deemed to have unanimously consented to any amendment or amendments necessary to effectuate the expansion, contraction and conversion rights set forth in this Article, and, subject to the limitations set forth in this Article, the proportionate reallocation of Percentages of Value of remaining Units which the Developer may determine to be necessary in conjunction with the amendment(s). All such interested persons irrevocably appoint the Developer as agent and attorney for the purpose of executing such amendment(s) to the Master Deed and all other Condominium Documents as may be necessary to effectuate the rights set forth in this Article.

ARTICLE VIII

UTILITIES AND OTHER SERVICE PROVIDERS

8.1 Designation of Common Utility Carrier. The Association shall have the right, but not the obligation, to designate the utility carrier(s) to furnish gas, electric, telephone, cable television services and/or other utilities for the Condominium Project and/or to contract directly with utility providers on behalf of all Units of the Condominium; provided it does not violate any previous agreements made between the Developer and a utility company. The Association shall also have the right, but not the obligation, to designate and/or contract with trash removal service(s) for the Project on behalf of all Units in the Project. Any decision made by the Board of Directors of the Association for these purposes shall be binding upon all Co-owners of the Project, and all Co-owners and Mortgagees of Units and other persons interested or to become interested in the Project from time to

time shall be deemed to have appointed the Association as their attorney in fact for these purposes.

8.2 Utility Usage. Units which are separately metered by a utility company for utility services shall pay the utility company directly for the utility services which are consumed. Commonly metered utility services shall be paid by the Association and allocated to the Units in accordance with Section 8.3.

8.3. Allocation of Cost. The Board of Directors of the Association shall include any utility expense contracted for by the Association as an expense of administering the Association and unless such cost may be determined on a per unit basis at a reasonable cost and without unreasonable modification to any Units (both matters as determined exclusively by the Board of Directors of the Association), or unless the Board of Directors determines such expense is unrelated to the size of the Unit, such as cable television expenses, and should be allocated equally, the expense shall be assessed against each affected Unit by the Association according to the Percentage of Value attributed to the Unit in the Master Deed. If a per Unit cost is determined by the Board, the Association, it shall specially assess the cost against individual Units based upon such Units' relative utility consumption or selection of utility services, or upon another equitable basis (including but not limited to equal charges), as determined by the Board. The Association may also determine a base level of utility service which shall be enjoyed by all Co-owners, such as for cable television services, and the Association may contract on behalf of all Units for such basic services and include the cost of such basic service as a general expense of administering the Project; any level of service beyond such basic level, such as premium cable television stations, may be specially assessed the affected Units who choose the additional service.

ARTICLE IX

AMENDMENT AND TERMINATION

9.1 Pre-Conveyance. If there is no Co-owner other than the Developer, the Developer may unilaterally amend the Master Deed (including Exhibits A and B), or, with the consent of any interested mortgagee, unilaterally terminate the Project. All documents reflecting such amendment or termination shall be recorded in the office of the Kent County Register of Deeds.

9.2 Post-Conveyance. If there is a Co-owner other than the Developer, the Master Deed may be amended for a proper purpose only as follows:

a. Non-Material Changes. The amendment may be made and recorded by the Developer or the Association without the consent of any Co-owner or mortgagee if the amendment does not materially alter or change the rights of any Co-owner or mortgagee. An amendment which does not materially change the rights of a Co-owner or mortgagee (a "non-material amendment") includes, without limitation any amendment which modifies the types and sizes of unsold Condominium Units and their appurtenant Limited Common Elements.

(1) By Developer. A non-material amendment may be made and recorded by the Developer, without the consent of the Association, Co-owners or the mortgagees of the Project.

(2) By Association. Any non-material amendment made by the Association must be approved by a majority vote of the Co-owners eligible to vote on the amendment; provided, however, that the Board of Directors shall have the power, acting on behalf of the Association and without need for vote by the Co-owners, to reassign Limited Common Elements under Article IV, to subdivide units or relocate the boundaries of units under Article VII, to adjust the Condominium Subdivision Plan to reflect the granting of easements for certain permitted purposes under Article VI, and, after the Development and Sales Period, to exercise any powers expressly reserved under Article VII.

b. Other Changes - No Consent Needed. An amendment may be made and recorded by the Developer, even if it will materially alter or change the rights of Co-owners or mortgagees, without the consent of the Co-owners or mortgagees:

(1) To redefine Common Elements, to redefine any converted area, to allocate the Association's expenses among the Co-owners, to reallocate or adjust Percentages of Value in connection with any amendment made pursuant to this subsection (1), and to make any other amendment specifically described and permitted to the Developer in any provision of this Master Deed;

(2) To modify the General Common Elements in the area of unsold Units;

(3) To correct arithmetic errors, typographical errors, survey or plan errors, deviations in construction, or any similar errors in the Master Deed, or to correct errors in the boundaries or locations of improvements;

(4) To clarify or explain the provisions of the Master Deed;

(5) To comply with the Act, or rules promulgated under the Act, or to comply with any requirement of any governmental or quasi-governmental agency or any financing institution providing mortgages on Units in the Condominium Project;

(6) To make, define, or limit easements affecting the Condominium Project;

(7) To record a Consolidating Master Deed or an amendment with an “as built” Subdivision Plan attached and/or to designate any improvements shown on the Condominium Subdivision Plan as “must be built,” subject to any limitations or obligations imposed by the Act;

(8) To exercise any right which the Developer has reserved to itself in this Master Deed;

(9) To terminate or eliminate reference to or assign any right which the Developer has reserved to itself;

Some of the types of amendments described above, such as those described in subsections (3), (4) and (9), are presumptively non-material in nature, but even to the extent they may be deemed to be material in nature, no Co-owner or mortgagee consent is required for any amendment made by the Developer and described in this subsection b.

c. **Material Amendments - Consent Needed**. Except as provided below or as provided by applicable law, amendments may be made to the Master Deed, even if they will materially alter or change the rights of Co-owners or mortgagees, but except as provided in subsection b above, any amendment which will materially alter or change the rights of Co-owners or mortgagees can be adopted only with the consent of not less than two-thirds (2/3) of the votes of the Co-owners and mortgagees. Only Co-owners who are entitled to vote as of the record date for such vote shall be considered for purposes of determining the two-thirds (2/3rds) requirement of this paragraph. A mortgagee shall have one vote for each Condominium Unit in the project that is subject to its first mortgage or mortgages, without regard to how many mortgages the mortgagee may hold on a particular Condominium Unit. The consent of any mortgagee which is required to effectuate an amendment shall be solicited by written ballot and mortgagees are not required to appear at any meeting of Co-owners. Any mortgagee ballots not returned within ninety (90) days of mailing shall be counted as approval of the proposed amendment.

9.3. **Restrictions on Amendment**. Notwithstanding any other provision of this Article, the method or formula used to determine the Percentages of Value of Units in the Condominium Project, as described in Article V of this Master Deed may not be modified without the consent of each affected Co-owner and mortgagee. A Co-owner's Unit dimensions or appurtenant Limited Common Elements may not be modified without the Co-owner's consent.

9.4 **Project Termination**. If there is a Co-owner other than the Developer, the Project may be terminated only with the written consent of the Developer and not less than eighty (80%) of the Co-owners and mortgagees, as follows:

a. Agreement of the required number of Co-owners and mortgagees to termination of the Project shall be evidenced by their execution of a termination agreement or by written ratification of the termination agreement, and the termination shall become effective only when the agreement is so evidenced of record.

b. Upon recordation of an instrument terminating the Project, the property constituting the Common Elements of the Project shall be owned by the Co-owners as tenants in common in proportion to their respective undivided interests in the Common Elements immediately before recordation. As long as the tenancy in common lasts, each Co-owner or

the heirs, successors, or assigns of the Co-owner shall have an exclusive right of occupancy of that portion of the property which formerly constituted his or her Condominium Unit.

c. Upon recordation of an instrument terminating the Project, any rights the Co-owners may have to the assets of the Association shall be in proportion to their respective undivided interests in the Common Elements immediately before recordation, except that common profits shall be distributed in accordance with the Condominium Documents and the Act.

d. Notification of termination by first class mail shall be made to all parties interested in the Project, including escrow agents, land contract vendors, creditors, lienholders, and prospective purchasers who deposited funds. Proof of dissolution must be submitted to the Michigan Department of Consumer and Industry Services or its successor.

9.5 Costs of Amendments. The costs of preparing and recording each proposed amendment shall be presumed to be an expense of administration of the Association. Notwithstanding the foregoing, the costs of any amendment of the Master Deed which is made by the Developer for the benefit of the Developer shall be paid by the Developer and the costs of any amendment passed to benefit fewer than all of the Co-owners shall be paid by the benefitted Co-owners. Co-owners and mortgagees of record shall be notified of each proposed amendment of the Master Deed not later than ten (10) days before the amendment is recorded.

ARTICLE X
ASSIGNMENT OF DEVELOPER RIGHTS

10.1 Right to Assign. Any or all of the rights and powers granted to or reserved by the Developer in the Condominium Documents or by law, including, without limitation, the power to approve or to disapprove any act, use, or proposed action, may be assigned by the Developer to any other entity or person, including the Association. Any such assignment or transfer shall be made by appropriate instrument in writing, and shall be duly recorded in the office of the Kent County Register of Deeds.

ARTICLE XI
LIMITATION OF LIABILITY

11.1 Limitation. The enforcement of any rights or obligations contained in the Condominium Documents against the Developer shall be limited to the interest of the Developer in the Project. No judgment against the Developer shall be subject to execution on, or be a lien on any assets of, the Developer other than the Developer's interest in the Project.

[SIGNATURE PAGE FOLLOWS]

DEVELOPER:

GALLAGHER FAMILY JOINT TRUST u/a/d SEPTEMBER 9, 2020

By: _____
Daniel C. Gallagher
Trustee

And By: _____
Kristin L. Gallagher
Trustee

STATE OF MICHIGAN)
) ss.
COUNTY OF KENT)

On this _____day of March, 2026, before me, a notary public in and for said County, personally appeared Daniel C. Gallagher and Kristin L. Gallagher, Trustees of the Gallagher Family Joint Trust u/a/d September 9, 2020, to me known to be the persons described in and who executed this instrument and acknowledged that they executed it as their free act and deed on behalf of said trust,

_____

Notary Public, _____County, MI
Acting in Kent County, MI
My Commission Expires: _____

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EXHIBIT A

CONDOMINIUM BYLAWS

2830-28th Street Condominium

ARTICLE I

CONDOMINIUM PROJECT

1.01. Organization. 2830-28th Street Condominium, a business condominium project located in the City of Walker, Kent County, Michigan (the "Project") is a conversion of an existing building and improvements to condominium ownership. Upon the recording of the Master Deed, the management, maintenance, operation and administration of the Project shall be vested in the Association. As this is a conversion condominium, detailed architectural plans and specifications are not available and the Developer has filed an affidavit with the City of Wyoming stating such fact as required by MCL 559.173(4).

1.02. Compliance. All present and future Co-owners, mortgagees, lessees or other persons who may use the facilities of the Condominium in any manner shall be subject to and comply with the provisions of the Michigan Condominium Act, Act No. 59, P.A. 1978, as amended (the "Act"), the Master Deed, the Articles of Incorporation of the Association, the Association Bylaws, and the other Condominium Documents, and all amendments thereto which pertain to the use and operation of the Condominium Project. The Association shall keep current copies of these documents available for inspection at reasonable hours to Co-owners, prospective purchasers and prospective mortgagees of Units in the Project. The acceptance of a deed, land contract or conveyance, the entering into of a lease or the act of occupancy of a Condominium Unit in the Project shall constitute an acceptance of the provisions of these instruments and an agreement to comply therewith. The use of the property within the Project is also subject to all local zoning and building and use ordinances, if any, notwithstanding anything contained herein to the contrary.

ARTICLE II

MEMBERSHIP AND VOTING

2.01. Membership. Each Co-owner of a Unit in the Project, present and future, shall be a member of the Association, and no other person or entity shall be entitled to membership. Neither Association membership, nor the share of a

member in the Association's funds and assets shall be assigned, pledged or transferred in any manner, except as an appurtenance to a Condominium Unit and any attempted assignment, pledge or transfer in violation of this provision shall be wholly void. No Co-owner may resign or be expelled from membership in the Association as long as he continues to be a Co-owner.

2.02. Voting Rights. Except as limited in the Master Deed and in these Condominium Bylaws, voting on Association matters shall be as follows:

(a) Weight of Vote. The Co-owners owning each Unit shall collectively be entitled to one vote when voting by number and one vote, the value of which shall equal the percentage assigned to the Unit as set forth in the Master Deed, when voting by value. Voting shall be by number. No accumulation of votes shall be permitted.

(b) Directors. Directors of the Association shall be elected by a plurality of the votes cast at an election by members entitled to vote.

(c) Other Action. When an action, other than the election of directors, is to be taken by vote of the members, it shall be authorized by a majority of the votes cast by members entitled to vote, unless a greater plurality is required by the Condominium Documents or the Act.

(d) Majority. A "majority vote" means a vote by Association members who are eligible to vote on a particular matter, representing more than fifty percent (50%) of the Units present in person or by proxy at a duly called meeting of the Association where a quorum is present. With respect to any other membership action when taken without a meeting, a "majority vote" means a vote by Association members who are eligible to vote on a particular matter, representing more than fifty percent (50%) of the total number of eligible Units.

(e) Voting. Voting may occur a duly convened meeting of the Association where a quorum is present, by consent resolution, or if specified by the Board, by ballot. Balloting may occur by mail, electronic transmission, or at a polling place, as designated by the Board of Directors of the Association.

2.03. Members Entitled to Vote.

(a) Eligibility. No Co-owner, other than the Developer, shall be entitled to vote on any action of the Association until he has presented written evidence of ownership of a Condominium Unit in the Project. Such written evidence

of ownership shall be specified by the Board of Directors. The Co-owner of a Unit shall also file with the Secretary a certificate designating a person entitled to exercise membership rights in the Association, to cast votes for the unit, and to receive all notices and other communications from the Association. The written evidence of ownership and certificate filing shall be provided to the Association on or before the record date for the action which is the subject of the vote. No Co-Owner is eligible to vote on any membership action if payment of any assessment on his Unit is delinquent by more than sixty (60), as of the record date for the action to be voted upon.

(b) Developer. When voting as a member of the Association, the Developer shall be entitled to vote on Association matters for only those Units for which it holds title. Nothing herein shall be construed to prevent the Developer from designating persons to fill vacancies on the Board of Directors pursuant to Section 4.03 of the Bylaws, or from otherwise exercising its reserved rights as the developer of the Project.

(c) Record Date. For purposes of determining the members entitled to vote at a meeting of members or any adjournment of a meeting, or to express consent or dissent from a written proposal without a meeting, or for the purpose of any other action, the Board of Directors of the Association may fix, in advance, a record date for the determination of members. If a record date is not fixed: (i) the record date for determination of members entitled to notice of or to vote at a meeting of members shall be 2:00 o'clock p.m. on the day next preceding the day on which notice is given, or, if no notice is given, the day next preceding the day on which the meeting is held; and (ii) the record date for determining members for any purpose other than that specified in (ii) above, shall be the close of business on the day on which the resolution of the Board of Directors relating thereto is adopted.

(d) Co-Ownership of Units. A Unit whose ownership is held by two or more persons may be voted by any owner unless another joint owner seeks to vote the membership interest in a conflicting manner, in which case the written agreement, if any, that governs the manner in which the membership is voted shall control who votes if presented to the Association, either physically or by means of electronic transmission, before the time for casting a ballot expires. If an agreement that governs votes is not presented, the majority in interest of the joint tenants or tenants in common present determines the manner of voting. If there is no majority in interest present, the member votes shall be divided into fractions among those persons that are present in person in accordance with their interest in the membership. Owners of interests held as tenants in common shall have a fractional vote representative of their undivided interest in the Unit. Each of the owners of a

Unit owned by joint tenants, or by married persons as tenants by the entireties, shall be deemed to have equal interests.

2.04 Certificate. The certificate designating a person entitled to cast the vote for the Unit and to receive all notices and other communications from the Association must be signed and dated by all Co-owners of record of the Unit and filed with the Secretary of the Association. Such certificate shall state the name and address of the individual representative designated, the unit(s) owned, and the name and address of the person(s), trust, or other legal entity who is the co-owner thereof. The certificate shall include an email address, cell phone number, or other electronic mail address for the delivery of information to the designated representative by electronic transmission, including but not limited to electronic mail, texts, or telephone facsimile. To the fullest extent allowed by law, any notice required or permitted to be given by the Association to a Co-owner may be given by the Association to the party designated in the certificate or to the Co-owner by electronic transmission, and such notice is considered written and dated when the electronic transmission is sent to such person at an email, phone number or other address designated by the Co-owner for the purpose of receiving notices from the Association. Notice or a demand to a Co-owner shall be delivered to the persons and to the address designated under this Section, or, if no person or address has been designated by a Co-owner, to the name and address of the grantee on the last recorded deed for the Unit or to the person's last known address. Notice or demand to a Co-owner shall be deemed given when given by electronic transmission, by personal delivery, or when deposited, with postage prepaid, in a post office or official depository under the exclusive care and custody of the United States postal service, provided the mailing is sent by registered, certified, priority or other first class mail. All certificates shall be valid until revoked, until superseded by a subsequent certificate, or until a change in the ownership of the Unit concerned.

2.05. Proxies. Votes may be cast in person or by proxy. Proxies may be made by any person entitled to vote. Proxies shall be valid only for the particular meeting or voting event designated and any adjournment thereof, and must be filed with the Association before the appointed time of the meeting or voting event.

2.06 Mortgagees. The following procedure shall apply whenever an amendment to the Condominium Documents is proposed and the Act or the Condominium Documents require mortgagees of Units to vote to approve the amendment:

(a) The date on which the proposed amendment is approved by the requisite majority of Co-owners shall be the "Control Date". Only those mortgagees

who hold a duly recorded first mortgage or a duly recorded assignment of a first mortgage against one or more condominium units in the Project on the Control Date ("first mortgagees") are entitled to vote on the amendment.

(b) Each first mortgagee entitled to vote shall have one vote for each condominium unit in the Project that is subject to its mortgage or mortgages, without regard to how many mortgages the mortgagee may hold on a particular Condominium Unit.

(c) The Association shall give a notice to each mortgagee entitled to vote as required by the Act.

(d) The Association shall mail the notice to the mortgagee at the address provided in the mortgage or assignment for notices by certified mail, return receipt requested.

(e) The Association shall maintain a copy of the notice, proofs of mailing of the notice, and the ballots returned by mortgagees for a period of two years after the Control Date.

(f) The failure of a mortgagee to return a ballot within ninety (90) days from the date of mailing of the notice shall be deemed to constitute a vote for approval of the measure voted upon. The measure voted upon shall be considered approved by mortgagees if it is approved by the requisite number of mortgagees whose ballots are received, or are deemed approved or considered to have been received, by the person(s) authorized by the Board of Directors to tabulate mortgagee votes.

2.07. Action by Electronic Transmission. Member voting on, or consent to any action of the members may occur by electronic transmission, if authorized by the Board of Directors. The Board may establish rules to govern electronic voting processes.

ARTICLE III

MEETING AND QUORUM

3.01. Annual Meeting. An annual meeting of members, to elect directors and conduct any other business that may come before the meeting, shall be held on a date, and at a time and place designated by the Board of Directors, unless the members act by written consent under Section 407, or by ballot under Sections 408 or 409 of the Michigan Non-profit Corporation Act, or any successor provisions, in

lieu of the annual meeting. Special meetings of members may be called in the manner set forth in the Association Bylaws.

3.02. Special Meetings. During the Development and Sales Period, the Developer may call special meetings of members at any time for informational purposes or other appropriate purposes. The Association Bylaws may also specify times when special meetings of members may be called.

3.03. Advisory Committee. Not later than 120 days after conveyance of legal or equitable title to non-developer Co-owners of one-third of the Units that may be created, or one year after the initial conveyance of legal or equitable title to a non-developer Co-owner of a Unit in the Project, whichever first occurs, three persons shall be selected by the Developer from among the Co-owners other than the Developer to serve as an Advisory Committee to the Board of Directors. The purpose of the Advisory Committee is to facilitate communication between the Board of Directors and non-developer Co-owners and to aid in the ultimate transition of control of the Association. The members of the Advisory Committee shall serve for one (1) year, or until their successors are selected, and the Advisory Committee shall automatically cease to exist on the Transitional Control Date. The Board of Directors and the Advisory Committee shall meet with each other at such reasonable times as may be requested by the Advisory Committee; provided, however, that there shall be not more than two such meetings each year unless both parties agree.

3.04. Notice. At least ten (10) days prior to the date of a meeting of members, written notice of the time, place and purpose of the meeting shall be mailed or delivered to each member entitled to vote at the meeting; provided, that not less than 25 days written notice shall be provided to each member of any proposed amendment to these Bylaws or to the other Condominium Documents. The notice provisions of this Section 3.04 shall not apply if the Association takes action without a meeting, in a manner permitted by Michigan law.

3.05. Quorum of Members. The presence in person, by remote communication or by proxy of Co-owners representing fifty-one percent (51%)in value of the Co-owners entitled to vote shall constitute a quorum of members for any meeting of members. If the Association fails to obtain a quorum for a membership meeting or other event requiring a member vote, the Association may adjourn the date of the meeting or voting event to a different date which is not more than sixty (60) days from the first called event and at the second event, the quorum requirement shall be reduced by half, so that only twenty-five and a half percent (25.50 %) in value of the Co-owners entitled to vote will be required.

3.06 Remote Communications. Members may only participate in a meeting of the members, regular or special, by remote communication, including telecommunication, if the Board approves a method for doing in advance of the meeting and furnishes notice to co-owners of the method at the time notice of the meeting is given. Any method of remote communication established by the Board of Directors for a meeting shall be the exclusive method for Co-owners to participate in the meeting by remote communication. The Board shall specify the manner of determining who is entitled to participate and vote remotely, and authorize a method for voting in a manner which is reasonably calculated to produce an accurate vote count, whenever participation in a meeting by remote communication is allowed. Member voting on, or consent to any action of the members may occur by electronic transmission, or by physical action, and/or both, if authorized by the Board of Directors and subject to any rules established by the Board for such process.

3.07 Polling Place. The Board of Directors may authorize the use of polling places for members to cast votes, return ballots, or otherwise express their consent or opposition to any measure which may lawfully be the subject of membership action. A polling place may be a physical location. Unless otherwise precluded by law, a polling place may also be any digital platform which facilitates the processing of ballots by electronic transmission, including but not limited to an internet website.

ARTICLE IV

ADMINISTRATION

4.01. Board of Directors. The business, property, and affairs of the Association shall be managed and administered by members of the Board of Directors, all of whom must be members of the Association or officers, partners, trustees, employees or agents of members of the Association. All directors shall serve without compensation. Each Unit shall have the right to appoint one director and such directors shall appoint a third director, subject to Section 4.03. The Association Bylaws contain additional provisions concerning officers, directors and the conduct of elections.

4.02. Nomination of Directors. Persons qualified to be directors may be nominated for election: (1) by the Board of Directors; or (2) by written nomination petition signed by the nominee or a Member; or (3) if a meeting is held, from the floor of the meeting. In the last instance, the nominees must either be present at the meeting and consent to the nomination or have indicated in writing a willingness to serve. This Section 4.02 does not apply to persons appointed to the Board by the Developer.

4.03. Term. The term of office for all directors, except members of the First Board of Directors (defined below), shall be three (3) years, or until their successors are elected and qualified.

(a) Developer Appointed Directors. The terms of office for the members of the first Board of Directors designated by the Developer, including any successor Directors designated by the Developer prior to the transitional control date (together herein "First Board"), shall expire on the date the Development and Sales Period ends, unless terminated earlier by operation of subsection (b) below. At any election of directors by non-developer Co-owners required by subsection (b) below, the Developer shall designate the directorship term of the member of the First Board which has expired so that a directorship position may be filled in accordance with Section 52 of the Act, as amended.

(b) Election of Non-Developer Co-owners to the Board.

(i) The term of office of one of the members of the First Board of Directors, as selected by the Developer, shall expire 120 days after the conveyance of legal or equitable title to non-developer Co-owners of 25% of the Units which may be created. Co-owners other than the Developer shall elect an individual to fill this position prior to its vacancy. The term of office for all directors, except members of the First Board, shall be three (3) years, or until their successors are elected and qualified.

(ii) Not later than 120 days after conveyance of legal or equitable title to non-developer Co-owners of 75% of the Units that may be created, and before conveyance of 90% of such Units, non-developer Co-owners shall elect all Directors on the Board, except that the Developer will have the right to designate at least one Director as long as the Developer owns and offers for sale at least 10% of the Units in the Project or as long as 10% of the Units remain that may be created.

(iii) Regardless of the percentage of Units which have been conveyed, if less than 75% of the Units that may be created have not been conveyed, upon the expiration of 54 months after the first conveyance of legal or equitable title to a non-developer Co-owner of a Unit in the Project, Co-owners other than the Developer shall have the right to elect a number of members of the Board of Directors equal to the percentage of Units they own, and the Developer has the right to elect a number of members of the Board of Directors equal to the percentage of Units which are owned by the Developer and for which all assessments are payable by the Developer. This

election may increase, but will not reduce, the minimum election and designation rights of Co-owners other than the Developer otherwise established above in subsections (i) and (ii). Application of this subsection does not require a change in the size of the Board of Directors.

(iv) If the calculation of the percentage of members of the Board of Directors that the non-developer Co-owners have the right to elect under subsections (b)(i) and (b)(ii) above, or if the product of the number of members of the Board of Directors multiplied by the percentage of Units held by the non-developer Co-owners under subsection (b)(iii), results in a right of non-developer Co-owners to elect a fractional number of members of the Board of Directors, then a fractional election right of 0.5 or greater will be rounded up to the nearest whole number, which number will be the number of members of the Board of Directors that the non-developer Co-owners have the right to elect. After application of this formula the Developer will have the right to designate the remaining members of the Board of Directors. Notwithstanding the foregoing, application of this subsection (iv) will not eliminate the right of the Developer to designate one member to the Board as provided in subsection (b)(ii).

(c) Removal of Directors. Except for the First Board of Directors, or any successor or replacement Director appointed by the Developer, a director or the entire Board may be removed with or without cause, by a majority vote of the members. The Developer shall have the exclusive right to remove and replace any and all of the First Board of Directors or any director designated by the Developer, at any time or from time to time, and in its sole discretion.

(d) Vacancies During Period When Developer May Be Represented on on Board. As long as the Developer owns and offers for sale at least 10% of the Units in the Project or as long as 10% of the Units remain that may be created, whichever is longer, the Developer shall have the exclusive right to designate persons to serve as Directors for the remaining unexpired term of any vacant directorship; provided however, that only non-developer Co-owners shall have the right to fill any vacancy occurring in a directorship which was previously filled by an election of Co-owners other than the Developer.

(e) Vacancies on Board of Directors. A vacancy on the Board, including a vacancy resulting from an increase in the number of directors, occurring on the Board, may be filled by the Association in any of the following manner: (a) the members may fill the vacancy; or (b) the Board may fill the vacancy until the next meeting of members; provided however, that if the directors remaining in office

constitute fewer than a quorum of the board, they may fill the vacancy by the affirmative vote of a majority of all the directors remaining in office. The Association may fill a vacancy that will occur at a specific date, by reason of a resignation that is effective at a later date, before the vacancy occurs, but a director who is elected or appointed may not take office until the vacancy occurs.

(f) Actions of First Board. All actions of the members of the First Board, including any replacement or successor Directors appointed to the First Board by the Developer, shall be binding upon the Association in the same manner as though such actions had been authorized by a Board of Directors duly elected by the members of the Association, so long as such actions are within the scope of the powers and duties which may be exercised by a Board of Directors as provided in the Condominium Documents.

4.04. Powers and Duties. The Board shall have all powers and duties necessary for the management and administration of the affairs of the Association and may do all acts and things other than what the Condominium Documents require to be exclusively done and exercised by the Co-owners. In addition to the foregoing general duties which may be imposed by resolution of the members of the Association or which may be set forth in the Association Bylaws, the Board of Directors shall have the following powers and duties:

(a) Care, upkeep and maintenance of the common elements, including the trimming, cutting down, planting, and/or cultivation of trees and other plantings;

(b) Development of an annual budget, and the determination, assessment and collection of amounts required for the operation and other affairs of the Condominium property;

(c) Contract for and employ persons to assist in the management, maintenance, administration and security of the Condominium Project;

(d) Adoption and amendment of rules and regulations covering the details of the use of the Condominium Project;

(e) Opening bank accounts, borrowing money and issuing evidences of indebtedness in furtherance of the purposes of the Condominium, and designating signatories required therefor;

(f) Obtaining insurance for Condominium property, the premiums of

which shall be an expense of administration, to establish insurance limits and minimum deductibles for insurance which Co-owners are obligated to purchase and to police the procurement of such insurance;

(g) Authorizing the execution of contracts, deeds of conveyance, easements and rights-of-way affecting any real or personal property of the Association on behalf of the Co-owners;

(h) Making or authorizing repairs, additions and improvements to, or alterations of, the Condominium Project, and repairs to and restoration of the property in accordance with the other provisions of these Bylaws after damage or destruction by fire or other casualty, or as a result of condemnation or eminent domain proceedings;

(i) Consenting to or authorizing or disapproving actions of the Co-owners which require the consent of the Association under this Master Deed or the other Condominium Documents;

(j) Asserting, defending or settling claims on behalf of all Co-owners in connection with the common elements of the Project and, upon written notice to all Co-owners, instituting actions on behalf of and against the Co-owners in the name of the Association;

(k) To make rules and regulations in accordance with Section 7.06 of these Bylaws;

(l) To establish committees, as it deems necessary, convenient or desirable, and to appoint persons thereto for the purpose of implementing the administration of the condominium and to delegate to such committees any function or responsibilities which are not by law or required to be performed by the Board;

(m) Such further duties as may be imposed by resolution of the members of the Association or which may be set forth in the Condominium Documents;

(n) To grant concessions, easements or licenses, for the use of the General Common Elements of the Condominium Project on behalf of the Co-owners and in furtherance of any of the purposes of the Association, including easements to utilize, tap, tie into and enlarge and maintain all utility mains or laterals located in the Common Element areas of the Condominium for water, gas, storm or sanitary sewer purposes, whether or not the same are dedicated;

(o) To dedicate all or any portion of the general common elements laying outside of building to or for the use of the public, including all roadways and utilities serving the Condominium;

(p) To exercise all rights and perform all obligations of the Association under any agreements; and

(q) To make, with the unanimous consent of the Board, non-material amendments to the Master Deed, including its exhibits, and other Condominium Documents, including restatements of such documents.

4.05 Accounts and Records.

(a) The Association shall keep books and records of account and minutes of the proceedings of its members, board, and executive committee(s), if any. The Association shall keep at its registered office records that contain the names and addresses of all members of record, the number of Units owned by each member, and the dates when they respectively became members. Any of the books, records, or minutes may be in written form or in any other form that is convertible into written form within a reasonable time. The Association shall convert into written form without charge any record that is not in written form, if requested by a person that is entitled to inspect the record.

(b) The books and records shall contain a detailed account of the expenditures and receipts affecting the administration of the Condominium Project, which shall specify the maintenance and repair expenses of the Common Elements and any other expenses incurred by or on behalf of the Association and its Co-owners. The Association's books and records shall be reviewed or audited annually by a certified public accountant if required by the Act, unless an affirmative vote of a majority of the members elects not to do so. The cost of such review or audit shall be an expense of administration.

(c) Any member, in person or by attorney or other agent, may during regular business hours inspect for any proper purpose the Association's list of its members, and its other books and records, if the member gives the Association a written demand describing with reasonable particularity the purpose of the inspection and the records the member desires to inspect, and the records sought are directly connected with the purpose. As used in this subparagraph, "proper purpose" means a purpose that is reasonably related to a person's interest as a member. If an attorney or other agent is the person seeking to inspect the records, the demand must include a power of attorney or other writing that authorizes the attorney or other

agent to act on behalf of the member. The right of a member to inspect records includes the right to copy and make extracts from the records of the Association and, if reasonable, the right to require the Association to supply copies made by photographic, xerographic, or other means. To cover the cost of labor and material, the Association may require a member to pay a reasonable charge for copies of the documents provided to the member.

(d) The Association, acting by resolution of its directors or members, may in good faith deny a request to inspect its books and records if it reasonably determines: (a) the inspection is sought for an improper purpose; (b) the records sought are not directly connected with the person's stated purpose; (c) the requested disclosure impairs the rights of privacy or free association of the members; (d) fulfilling the request would impair the lawful purposes of the Association; (e) fulfilling the request is not in the best interests of the Association; or (f) fulfilling the request is barred by another lawful reason.

(e) The Association, at least once in each calendar year, shall prepare or have prepared a financial report for the preceding fiscal year and distribute that report to each member or present the report at the annual meeting of members. The report shall include all of the following for the Association's preceding fiscal year:

(i) Its income statement;

(ii) Its year-end balance sheet, including trust funds and funds restricted by donors or the board;

(iii) Its statement of source and application of funds, if the Association prepares that statement; and

(iv) Any other information required by law.

A corporation may distribute the financial report electronically, either by electronic transmission of the report or by making the report available for electronic transmission. If the report is distributed electronically, the corporation shall provide the report in written form to a shareholder, member, or director on request.

4.06. Maintenance and Repair.

(a) Units and Limited Common Elements. All decoration, maintenance, repair, and replacement of a Condominium Unit, and the Limited Common Elements which are appurtenant thereto, other than maintenance of and repair to any General Common Element contained within the Condominium Unit, shall be made by the party who is responsible for the cost of the work under Article IV of the Master Deed, unless otherwise provided herein. All work shall be performed in the manner specified by the Condominium Documents.

(b) Damage to Other Units and Common Elements. Each Co-owner shall be responsible for all damages to any other Units or to the Common Elements resulting from the repair and maintenance of his or her Condominium Unit or Limited Common Elements, or from his or her failure to effect such maintenance and repair. The Association may, after notice and a hearing, specially assess such Co-owner for the amount of the damage to any other Units or to the Common Elements resulting from such conduct or from the Co-owner's failure to effect maintenance and repair of his or her Unit or Limited Common Elements.

(c) Other Limited Common Elements. All maintenance of and repair to the Limited Common Elements which are appurtenant to more than one Condominium Unit shall be made by the Association and specially assessed to all of the Co-owners of Units to which the Limited Common Elements are appurtenant on an equal basis, unless necessitated by the negligence, misuse or neglect of a Co-owner, in which case such expense may be specially assessed by the Association against such Co-owner after notice and a hearing thereon.

(d) Submetered Utilities. Any utilities consumed in the Project by Co-owners and whose cost is billed to the Association may be sub-metered by the Association or individually measured; the Association may specially assess the cost of servicing an individual unit or units against such Unit(s). If more than a single unit is included on the same sub-meter or measuring device, the Association shall specially assess the cost of the utility on a uniform basis to those consuming the utility.

(e) Right of Access. The Association, or its agents, shall have access to each Unit from time to time during reasonable working hours, and upon reasonable notice to the occupant thereof, for the purpose of maintenance, repair or replacement of any of the General Common Elements located therein or accessible therefrom, and for the purpose of making emergency repairs necessary to prevent damage to other Units, the Common Elements or both.

4.07. Reserve Fund. The Association shall maintain a reserve fund, to be used only for major repair and replacement of the Common Elements, as required by Section 105 of the Act, as amended. Such fund shall be established in the minimum amount hereinafter set forth on or before the Transitional Control Date, and shall, to the extent possible, be maintained at a level which is equal to or greater than 10% of the then current annual budget of the Association on a non-cumulative basis. The minimum reserve standard required by this Section may prove to be inadequate, and the Board should carefully analyze the Project from time to time in order to determine if a greater amount should be set aside or if additional reserve funds shall be established for other purposes.

4.08. Construction Liens. A construction lien arising as a result of work performed upon a Condominium Unit or Limited Common Element shall attach only to the Unit upon which the work was performed or to which the Limited Common Element is appurtenant, and a lien for work authorized by the Developer or principal contractor shall attach only to Condominium Units owned by the Developer or principal contractor at the time of recording of the statement of account and lien. A construction lien for work authorized by the Association shall attach to each Unit only to the proportionate extent that the Co-owner of such Unit is required to contribute to the expenses of administration. No construction lien shall arise or attach to a Condominium Unit for work performed on the General Common Elements not contracted for by the Association, or the Developer or principal contractor.

4.09. Managing Agent. The Board may employ for the Association a management company or managing agent at a compensation established by the Board to perform such duties and services as the Board shall authorize, including, but not limited to, the powers and duties listed in Section 4.04 of this Article. The Developer or any person or entity related thereto may serve as Managing Agent if so appointed. A service contract or management contract entered into between the Association and the Developer or affiliates of the Developer shall be voidable by the Board of Directors on the Transitional Control Date or within ninety (90) days thereafter, and on thirty (30) days notice at any time thereafter for cause. The Board of Directors may not act to change the managing agent of the Project without first notifying Co-owners of their intention to act at least thirty (30) days in advance of the proposed Board action. No management contract shall have a term which is greater than two (2) years, without the prior approval of the Members.

4.10. Officers. The Association Bylaws shall provide the designation, number, terms of office, qualifications, manner of election, duties, removal and replacement of officers of the Association and may contain any other provisions

pertinent to officers and directors of the Association not inconsistent herewith. Officers may be compensated, but only upon a majority vote of the Co-owners present in person or by proxy at a meeting of members.

4.11. Indemnification. All directors and officers of the Association shall be entitled to indemnification against costs and expenses incurred as a result of their actions (other than willful or wanton misconduct or gross negligence) taken or failed to be taken on behalf of the Association, upon 10 days notice to all Co-owners, in the manner and to the extent provided by the Association Bylaws. In the event that no judicial determination as to indemnification has been made, an opinion of independent counsel as to the propriety of indemnification shall be obtained if a majority of Co-owners vote to procure such an opinion.

4.12. Directors and Officers Insurance. The Association shall provide liability insurance for every director and every officer of the Association for the same purposes provided above in Section 4.11 and in such amounts as may reasonably insure against potential liability arising out of the performance of their respective duties. With the prior written consent of the Association, a director or an officer of the Association may waive any liability insurance for such directors or officers' personal benefit. No director or officer shall collect twice for the same expense or liability under Section 4.11 above and under this Section 4.12; however, to the extent that the liability insurance provided herein to a director or officer was not waived by such director or officer and is inadequate to pay any expenses or liabilities otherwise properly indemnifiable under the terms hereof, a director or officer shall be reimbursed or indemnified only for such excess amounts under Section 4.11 hereof.

4.13. Notices and Demands to Association. Any notice or demand to the Association provided for in the Act, the Master Deed and its exhibits, or other Condominium Documents, must be in writing, and shall be considered delivered when delivered to the resident agent of the Association at the registered office of the Association maintained with the State of Michigan, or to another person or address designated in writing by the Board of Directors of the Association for such purpose. The notice or demand is given when received by the Association. Any mailing to the Association shall be sent by registered or certified mail, return receipt requested with postage prepaid, unless otherwise required under the Act. Notice may also be given by electronic transmission to an electronic address designated by the Board of Directors of the Association for such purpose, and in such case, any notice given by electronic transmission is a writing.

ARTICLE V
ASSESSMENTS

5.01. Annual Budget. The Board of Directors shall, from time to time, and at least annually, adopt a budget for the Association which shall include the estimated funds required to defray common and special expenses of the Condominium for which the Association has responsibility for the next ensuing year, including a reasonable allowance for contingencies and reserves, and the Board shall allocate and assess such charges against all Co-owners in the manner required by this Article.

5.02. Common Expenses.

(a) The common expenses of the Condominium shall consist, among other things, of such amounts as the Board may deem proper for the operation and maintenance of the Condominium Project under the powers and duties delegated to it hereunder, and may include, without limitation, amounts to be set aside for working capital of the Condominium, for a general operating reserve, for a reserve for repair and replacement of the Common Elements or other Association property, and for meeting any deficit in the common expense for any prior year. Common expenses, include, without limitation, the cost of certain building decoration, maintenance, repairs, and replacement, snowplowing, landscaping and lawn care. All costs incurred by the Association in satisfaction of any liability arising within, caused by or connected with the Common Elements or the administration of the Project shall be common expenses of administration, and all sums received as proceeds of or pursuant to any policy of insurance securing the interests of the Co-owners against liabilities or losses arising within, caused by or connected with the Common Elements or the administration thereof shall be receipts of administration. The Association shall be assessed as the entity in possession of any tangible personal property of the Condominium owned or possessed in common by the Co-owners, and personal property taxes based thereon shall be treated as expenses of administration.

(b) Common expenses shall be apportioned among all Units according to value.

5.03 Special Expenses.

(a) Special expenses include costs or activities attributable to the acts or omissions of less than all of the Co-owners, from shared utilities, and/or from the maintenance, repair or replacement of certain Limited Common Elements, all of which may be specially assessed against individual Units pursuant to the terms of the Master Deed.

(b) Special expenses associated with the administration of a Limited Common Element area shall be apportioned equally among the Co-owners whose Units are appurtenant to the Limited Common Element area or if multiple Units do not share a Limited Common Element, to the single Unit appurtenant to the Limited Common Element.

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5.04. Levy of Assessments.

(a) The Board shall advise each Co-owner in writing of the amount of common and special expenses payable by him or her and shall furnish copies of each budget upon which such charges are based to all Co-owners, although failure to deliver a copy of the budget to each member shall not affect any member's liability for any existing or future assessment. All assessments which arise from the annual budgeting process shall be known as “regular assessments.”

(b) Regular assessments shall be payable monthly as determined by the Board of Directors, in advance, commencing with acceptance of a conveyance to a Unit, or with the acquisition of title to a Unit by any other means.

(c) The Board of Directors may amend the annual budget, as originally adopted, if it is insufficient to pay the costs of administering the Project, by increasing the monthly assessments to co-owners and/or by levying one or more lump sum assessments which are due by a specified date.

5.05. Determination of Special Assessments. All assessments which are not included in the annual budget of the Association, as it may be amended from time to time, nor identified in Section 5.03(c) or Section 5.04(c), shall be determined and levied by the Board of Directors, after notice to the affected Co-owners and a hearing thereon, and they shall be known as special assessments. If the special assessment is of a recurring nature, only one notice and hearing is required. The Board shall, by resolution, determine the terms of payment of any special assessment, and, where an assessment involves more than one Co-owner, apportion the special assessment among Co-owners on a reasonable basis.

5.06. Collection of Assessments.

(a) All assessments and all fines levied against a Co-owner by the Association which are unpaid, together with interest on such sums, collection and late charges, advances made by the Association for taxes or other liens to protect

its lien (a "protective advance"), and attorneys fees, constitute a lien upon the Unit or Units in the Project owned by the Co-owner at the time of the assessment or other charge became due, prior to all other liens except tax liens in favor of any state or federal taxing authority~~,~~ and sums unpaid on a first mortgage of record except that assessments that are evidenced by a notice of lien, have priority over a first mortgage recorded subsequent to the recording of the notice of lien by the Association. For purposes of this subsection (a), the term "assessment" includes, without limitation, all regular and special assessments described in this Article V, all special assessments against Co-owners described elsewhere in these Bylaws, including fines arising under Article XI of these Bylaws, interest on such sums, collection and late charges, advances made by the Association for taxes or other liens to protect its lien (a "protective advance"), and attorneys fees and costs incurred by the Association to enforce its rights. The assessment lien upon each Condominium Unit owned by the Co-owner shall be in the amount assessed against the Unit, plus a proportionate share of the total of all other unpaid assessments attributable to Condominium Unit(s) no longer owned by the Co-owner but which become due while the Co-owner had title to the Unit(s). No Co-owner may exempt himself from liability for his contribution towards the expenses of administration by waiver of the use or enjoyment of any of the common elements or by the abandonment of his unit.

(b) Each Co-owner shall be obligated for the payment of all assessments, fines, interest, late fees, protective advances, and attorneys fees levied with regard to his Unit during the time that he is the owner thereof, and no Co-owner may exempt himself from liability for his contribution by waiver of the use or enjoyment of any of the Common Elements, or by the abandonment of his or her Unit.

(c) In the event of default by any Co-owner in paying an assessment, the Board may accelerate and declare all unpaid installments of the regular assessments for the pertinent fiscal year immediately due and payable. In addition, the Board may assess reasonable late charges, or interest at twelve percent (12%) per annum or the highest legal rate, whichever is lower, on such assessment from the date thereof.

(d) All expenses incurred in collection of an assessment, including late charges, interest, costs and actual attorney's fees, and any advances for taxes or other liens paid by the Association to protect its lien for unpaid assessments, may be specially assessed by the Association against the Co-owner in default and while unpaid shall constitute a lien upon the Unit or Units owned by the Co-owner.

(e) In addition to any other remedies available to the Association, the Association may enforce the collection of unpaid assessments by suit at law for a money judgment or by foreclosure of the statutory lien securing payment of assessments in the manner provided by Section 108 of the Act, as amended. Each Co-owner, and every other person who from time to time has any interest in the Project, will be deemed to have authorized and empowered the Association to sell or to cause to be sold the Unit with respect to which the assessment(s) is or are delinquent and to receive, hold and distribute the proceeds of such sale in accordance with the priorities established by applicable law for foreclosures by advertisement. Each Co-owner of a Unit in the Project acknowledges that at the time of acquiring title to the Unit he was notified of the provisions of this subsection, including this power of sale, and that he voluntarily, intelligently and knowingly waived notice of any proceedings brought by the Association to foreclose by advertisement the lien for nonpayment of assessments and of any hearing on the same prior to the sale of the subject Unit. The Association shall have the unqualified right to elect to foreclose the lien securing payment of assessments either by judicial action or by advertisement, in the name of the condominium Project on behalf of the Co-owners. The provisions of Michigan law pertaining to foreclosure of mortgages by judicial action and by advertisement, as the same may be amended from time to time, are incorporated herein by reference for the purposes of establishing the alternative procedures to be followed in lien foreclosure actions and the rights and obligations of the parties to such actions. The Association is entitled to reasonable interest, expenses, costs, and attorney fees for foreclosure by advertisement or judicial action.

(f) A foreclosure proceeding may not be commenced without the recording and service of a notice of lien in the manner specified by the Act.

(g) In an action for foreclosure, a receiver may be appointed and reasonable rental for the Unit may be collected from the Co-owner thereof or anyone claiming under him. The Association may also discontinue the furnishing of any services to a Co-owner in default in the payment of assessments upon seven (7) days written notice to such Co-owner of its intent to do so. A Co-owner in default in the payment of assessments shall not be entitled to utilize any of the General Common Elements of the Project and shall not be entitled to vote at any meeting of the Association so long as such default continues; provided, that this provision shall not operate to deprive any Co-owner of ingress and egress to and from his Unit. The foregoing rights of the Association with respect to a Co-owner in default for the payment of an assessment are cumulative, and not alternative, and will not preclude the Association from exercising such other remedies as may be available at law or in equity.

(h) The Association, acting on behalf of all Co-owners, may bid in at the foreclosure sale, and acquire, lease, mortgage, or convey the Condominium Unit. An action to recover money judgments for unpaid assessments may be maintained without foreclosing or waiving the lien. An action for money damages and foreclosure may be combined in one action.

(i) The Co-owner of a Condominium Unit subject to foreclosure, and any purchaser, grantee, successor, or assignee of the Co-owner's interest in the Condominium Unit, is liable for assessments by the Association of Co-owner chargeable to the Condominium Unit that become due before expiration of the period of redemption together with interest, advances made by the Association for taxes or other liens to protect its lien, costs, and attorneys fees incurred in their collection.

(j) Upon the sale or conveyance of a Condominium Unit, all unpaid assessments, interest, late charges, fines, costs, and attorney fees against the Unit shall be paid out of the sales price by the purchaser in preference over any other assessment or charges of whatever nature except the following: (a) amounts due the State, or any subdivision thereof, or any municipality for taxes and special assessments due and unpaid on the Unit; and (b) payments due under a first mortgage having priority thereto. A purchaser or grantee shall be entitled to a written statement from the Association setting forth the amount of unpaid assessments, interest, late charges, fines, costs, and attorneys fees against the seller or grantor and such purchaser or grantee shall not be liable for, nor shall the Unit conveyed or granted be subject to a lien for any unpaid assessments interest, late charges, fines, costs, and attorneys fees, against the seller or grantor in excess of the amount set forth in such written statement, except amounts which may become due. Unless the purchaser or grantee requests a written statement from the Association at least five days before sale as provided in the Act, the purchaser or grantee shall be liable for any unpaid assessments against the Unit together with interest, costs, fines, late charges, and attorneys fees incurred in the collection thereof.

5.07. Application of Payments. All payments on account of assessments in default shall be applied in the following manner; first, to costs of collection and enforcement of payment, including reasonable attorneys' fees and amounts paid to protect the Association's lien; second, to any interest and charges for late payment on such installments; and third, to installments in default in the order of their due dates.

5.08. Obligations of the Developer. Notwithstanding any provision in this Article to the contrary, the Developer, although a member of the Association, will not

be responsible during the Development and Sales Period for payment of the regular Association assessments or special assessments, except with respect to Units owned by it on which a completed Unit is located and occupied. The Developer will at all times pay all expenses of maintaining the Unit(s) and other improvements that it owns, together with a proportionate share of any insurance premiums incurred by the Association from time to time with respect to such Unit(s). For purposes of the foregoing sentence, the Developer's proportionate share of such expenses will be based upon the ratio of all Units owned by the Developer at the time the expense is incurred to the total number of Units then in the Project. In no event shall the Developer be responsible for payment of any charges for or with respect to maintenance, repair and replacement of other Units, deferred maintenance, reserves for replacement, reserves for contingencies, capital improvements or other special assessments. In no event shall the Developer be liable for any expense or assessment levied in whole or in part to purchase a Unit from the Developer or to finance litigation or other claims against the Developer, any cost of investigating and preparing such litigation or claim or any similar related costs. In no event shall the Developer be liable for any special assessment levied pursuant to Section 5.05 or any special expense under 5.03(c). For purposes of this paragraph, a "completed unit" shall mean a unit with respect to which a Certificate of Occupancy or its equivalent has been issued by the applicable local authority and which is occupied.

5.09. Creditors. The authority to levy assessments pursuant to this Article V is solely for the benefit of the Association and its members and shall not be exercised by or for the benefit of any creditors of the Association. Nothing contained herein shall be construed to impose personal liability on the members of the Association for the debts and obligations of the Association.

5.10 Mortgagee Liability. If the mortgagee of a first mortgage of record or other purchaser of a condominium unit obtains title to the condominium unit as a result of foreclosure of the first mortgage, that mortgagee or purchaser and his or her successors and assigns are not liable for the assessments by the administering body chargeable to the unit that became due prior to the acquisition of title to the unit by that mortgagee or purchaser and his or her successors and assigns.

ARTICLE VI

TAXES, INSURANCE AND REPAIR

6.01. Taxes. All special governmental assessments and real property taxes shall be assessed against the individual Units and not against the total property of the Project or any phase thereof, except for the year in which the Project or any

phase thereof was established subsequent to the tax day. Taxes and special assessments which become a lien against the property in any such year shall be expenses of administration of the Association and shall be specially assessed against the Units in proportion to the percentage of value assigned to each Unit. Special assessments and property taxes in any year in which the property existed as an established Project on the tax day shall be assessed against the individual Units notwithstanding any subsequent vacation of the Project.

Assessments for subsequent real property improvements to a specific Unit shall be assessed to that Unit description only, and each Unit shall be treated as a separate, single unit of real property for purposes of property tax and special assessment, and shall not be combined with any other Unit or Units, and no assessment of any fraction of any Unit or combination of any Unit with other units or fractions thereof shall be made, nor shall any division or split of the assessment or taxes of a single Unit be made notwithstanding separate or common ownership thereof.

6.02. Insurance. The Association shall, to the extent appropriate given the nature of the Common Elements of the Project, obtain and maintain, to the extent available, fire insurance with extended coverage, vandalism and malicious mischief endorsements, and liability insurance, director and officer liability coverage and worker's compensation insurance pertinent to the ownership, use and maintenance of the Common Elements of the Project. All such insurance shall be purchased by the Board of Directors for the benefit of the Association, the Co-owners, the mortgagees and the Developer, as their interests may appear. Such insurance, other than title insurance, shall be carried and administered in accordance with the following provisions:

(a) All such insurance shall be purchased by the Board of Directors for the benefit of the Association, the Co-owners, the mortgagees and the Developer, as their interests may appear, and provision shall be made for the issuance of certificate of mortgagee endorsements to all mortgagees. Each Co-owner shall be responsible for obtaining insurance coverage at the Co-owner's expense for the personal property located within the Co-owner's Unit or elsewhere in the Project and for personal liability for occurrences within the Co-owner's Unit or upon Limited Common Elements appurtenant to the Co-owner's Unit, and the Association shall have no responsibility for obtaining such coverage.

(b) If insurance proceeds shall be held by the Association for the benefit of individual Co-owners, then such Co-owners shall be entitled to receive such proceeds, provided that any proceeds for reconstruction of the interior of the

Co-owner's Unit may be used by the Association to reconstruct the interior of the Unit or, to the extent not reconstructed by the Association, subject to such disbursement procedures as the Association may use to assure all such insurance proceeds are used to reconstruct the Unit with a contractor or contractors approved by the Association for such work at the Project. The Association and all Co-owners shall use their best efforts to see that all property and liability insurance carried by the Association or any Co-owner shall contain appropriate provisions whereby the insurer waives its right of subrogation as to any claims against any Co-owner or the Association.

(c) All Common Elements of the Project shall be insured against fire and other perils covered by a standard extended coverage endorsement, in an amount equal to the maximum insurable replacement value, excluding land, foundation and excavation costs, as determined annually by the Board of Directors of the Association. Such coverage shall include interior walls within any Unit and the pipes, wires, conduits and ducts contained therein and the fixtures, appliances, equipment and trim within a Unit which were originally furnished with the Unit as standard items (or replacements thereof of approximately equal value). Any additions which are fixtures attached to the real estate made by a Co-owner within his Unit shall be covered by the insurance obtained by and at the expense of the Association; provided that any additional premium cost to the Association attributable to any additions made by a Co-owner within his Unit may, at the election of the Association, be specially assessed to and borne solely by said Co-owner and collected as a part of the assessments against said Co-owner as provided herein.

(d) The property insurance policy obtained by the Association shall include either a guaranteed replacement cost endorsement under which the insurer agrees to replace the insurable property regardless of the cost and, if the policy includes a coinsurance clause, an agreed amount endorsement which waives the requirement for coinsurance, or a replacement cost endorsement under which te insurer agrees to pay up to 100% of the property's insurable replace cost, but not more and, if the policy includes a coinsurance clause, an agreed amount endorsement which waives the requirement for coinsurance. Unless a higher deductible is allowed under State law, the maximum deductible amount will be the lesser of $10,000 or 1% of the policy face amount. The Association should keep funds to cover the deductible amounts in the operating reserve account it maintains. The policy should also include an inflation guard endorsement, when it can be obtained, and a building ordinance or law endorsement which provides for contingent liability from the operation of building laws, demolition costs, and increased costs of reconstruction.

(e) The property insurance policy should also provide: that the right to subrogation against Co-owners will be waived; the insurance will not be prejudiced by any acts or omissions of individual Co-owners that are not under the control of the Association; the policy will be primary, even if a unit owner has other insurance that covers the same loss; and that insurance trust agreements will be recognized.

(f) The liability insurance maintained by the Association shall consist of a commercial general liability insurance policy (or its equivalent) for the entire project, including all common element areas, public ways, and any other areas that are under its supervision which provides coverage of at least one million dollars for bodily injury and property damage for any single occurrence. If the policy does not include "severality of interest" in its terms, a specific endorsement shall be included to preclude the insurer's denial of a Co-owner's claim because of the negligent acts of the Association or of other Co-owners. The policy should provide for at least ten day's notice to the Association and to any registered mortgagees before the insurer can cancel or substantially modify it.

6.03. Reconstruction and Repair. If the Condominium Project or any of its Common Elements are destroyed or damaged, in whole or in part, the determination of whether or not to reconstruct, repair, or replace and the responsibility therefor, shall be as follows:

(a) If the damaged property is a General Common Element, a Limited Common Element or part of a Unit insured by the Association, the damaged property shall be repaired, rebuilt or replaced, unless all of the Co-owners and all of the institutional holders of mortgages on any Unit in the Project unanimously agree to the contrary. The Board of Directors shall obtain reliable and detailed estimates of the cost to place the damaged property in a condition as good as that existing before the damage. The Co-owner of a Unit is responsible for paying the Association's deductible to repair or replace any portion of the Unit. If the proceeds of insurance are not sufficient to defray the estimated cost of reconstruction or repair required to be performed by the Association, or if at any time during such reconstruction or repair the funds for the payment of the cost thereof are insufficient, assessment shall be made against all Co-owners for the cost of reconstruction or repair of the damaged property in sufficient amounts to provide funds to pay the estimated or actual costs thereof. This provision shall not be construed to require replacement of mature trees and vegetation with equivalent trees or vegetation.

(b) If the damaged property is part of a Unit or Limited Common Element appurtenant to only a single Unit, and not insured by the Association, or any improvement constructed within a Unit or Limited Common Element and appurtenant to only a single Unit, and not insured by the Association, the Co-owner of such Unit alone shall determine whether to rebuild or repair the damaged property, subject to the rights of any mortgages or other person having an interest in such property, and such Co-owner shall be responsible for the cost of any reconstruction or repair that he or she elects to make. The Co-owner shall in any event remove all debris and restore his Unit and appurtenant Limited Common Elements and the improvements located therein to a complete, clean and sightly condition satisfactory to the Association within a reasonable period of time following the occurrence of the damage, but not longer than the period described in subsection (e) below, without the consent of the Board. A Co-owner may elect not to rebuild the Unit but only if such Co-owner restores the remaining portion of the building at its expense and it

improves such building, to the extent deemed necessary by the Association, in order to facilitate the use of the remaining building segment as a standalone dwelling and the Co-owners and mortgagees of the damaged or destroyed Unit consent to a master deed amendment by the Association for the purpose of eliminating the damaged or destroyed Unit and converting the unit to a common element area.

(c) If the damaged property is a Limited Common Element appurtenant to more than one Unit, or if it is any improvement constructed within such Limited Common Element, the following procedure shall apply: (1) the Association shall obtain reliable and detailed estimates of the cost to repair, rebuild or replace the damaged property in a condition as good as that existing before the damage; and (2) the Association shall notify each of the Co-owners and mortgagees of Units to which the Limited Common Element is appurtenant in writing of the damage to the property, the estimated cost to repair, rebuild or replace the damage, and the availability of insurance proceeds to pay for the cost of repairing, rebuilding or replacing the damaged property. If it is possible to repair or rebuild the damaged property in a condition as good as that existing before the damage, or replace the damaged property, the Association shall make such complete repair or replacement unless, within twenty (20) days after the Association gives the above written notice to the Co-owners and mortgagees, more than 60 percent of the Co-owners of the Units to which the Limited Common Element is appurtenant instruct the Board of Directors not to make such repairs or replacements. If the damaged property is repaired, rebuilt or replaced, all Co-owners of Units to which the Limited Common Element is appurtenant shall be responsible for an equal share of the cost of repair or replacement of the damaged property. If at any time during such repair or replacement the funds for the payment of the cost thereof are not covered by insurance proceeds or are otherwise insufficient, a special assessment for the cost of repair or replacement of the damaged property in sufficient amounts to provide funds to pay the estimated or actual costs thereof shall be made on an equal basis against the Units to which the Limited Common Element is appurtenant. If the Association has received or will receive insurance proceeds for the damaged property and the Association does not rebuild or repair the damaged property, the Association shall distribute the insurance proceeds to the Co-owners of the Units to which the Limited Common Element is appurtenant on an equal basis, subject to the rights of any mortgagees of such Units.

(d) Any reconstruction or repair shall be substantially in accordance with the Master Deed and the original plans and specifications for any damaged improvements located within the Unit unless prior written approval is obtained from the Association.

(e) No Unit may remain in an uninhabitable condition for more than one hundred eighty (180) days following the loss or damage which rendered the Unit unsuitable for human occupancy, without the written consent of the Association's Board of Directors.

6.04. Eminent Domain. The following provision shall control upon any taking by eminent domain:

(a) If any portion of the Common Elements is taken by eminent domain, the award therefor shall be allocated to the Co-owners in proportion to their respective undivided interests in the Common Elements, after taking into consideration any specific loss attributable to a Unit because the condemned Common Element is "limited" in nature. The Association, acting through its Board of Directors, may negotiate on behalf of all Co-owners for any taking of Common Elements and any negotiated settlement approved by more than two-thirds of Co-owners in value shall be binding on all Co-owners.

(b) If a Condominium Unit is taken by eminent domain, the undivided interest in the Common Elements appertaining to the Condominium Unit shall thenceforth appertain to the remaining Condominium Units, being allocated to them in proportion to their respective undivided interest in the Common Elements. The court shall enter a decree reflecting the reallocation of undivided interest produced thereby, and the award shall include, without limitation, just compensation to the Co-owner of the Condominium Unit taken for his undivided interest in the Common Elements as well as for the Condominium Unit.

ARTICLE VII

USE AND OCCUPANCY RESTRICTIONS

7.01. Primary Use Restrictions. Condominium Units shall be used exclusively for commercial occupancy, and no Unit or any Common Element appurtenant thereto shall be used for residential occupancy purposes.

7.02. Common Areas. The General Common Element Areas shall be used only by the Co-owners of Units in the Condominium and by their agents, approved tenants, family members, invitees and licensees for access, ingress to and egress from the respective Units and for other customary purposes incidental to use of the Units; provided, however, that any roadways, storm water detention basins, storage areas or other common areas designed for a specific use shall be used only for the purposes approved by the Board of Directors of the Association. The use, maintenance and operation of the General Common Elements shall not be obstructed, damaged or unreasonably interfered with by any Co-owner, and shall be subject to any lease, concession or easement, presently in existence or entered into by the Board at some future time, affecting any part or all of said common elements. The public roads and sidewalks in the Project are available for the use of the public.

7.03 The Condominium Project shall at all times be maintained in a manner consistent with the highest standards of a beautiful, serene, private and commercial community for the benefit of the Co-owners and all persons interested in the Condominium. If at any time the Association fails or refuses to carry out its

obligations to maintain, repair, replace and landscape in a manner consistent with the maintenance of such high standards, then the Developer, or any person to whom it may assign this right, at its option, may elect to maintain, repair and/or replace any common elements and/or to do any landscaping required by these Bylaws and to charge the cost thereof to the Association as an expense of administration. The Developer shall have the right to enforce these Bylaws throughout the Development and Sales Period, which right of enforcement shall include (without limitation) an action to restrain the Association or any Co-owner from any activity prohibited hereby.

7.04 Specific Prohibitions. Without limiting the generality of the foregoing provisions, use of the Project and all Common Elements by any Co-owner shall be subject to the following restrictions:

(a) **Storage**. The Common Elements shall not be used for the storage of supplies or personal property, without the prior written consent of the Association. This includes, without limitation, parking spaces and lawn areas. In general, no activity shall be carried nor condition maintained by any Co-owner either in his Unit or upon the Common Elements which would despoil the appearance of the Condominium.

(b) **Changes**. No Co-owner shall make any alterations, additions or improvements to any Common Element, nor make changes to the exterior appearance or structural members of his Unit without the prior written approval of the Association. The Association shall not approve any alterations or structural modifications which would jeopardize or impair the soundness, safety or appearance of the Project. An Owner may make alterations, additions or improvements within his Unit with the prior written approval of the Association, and any relevant governmental authority, but such Owner shall be responsible for any damage to other Units, the Common Elements, the property, or any part thereof, resulting from such alterations, additions or improvements. No Co-owner shall in any way restrict access to any utility line or other Common Element that must be accessible to service the Common Elements or any Common Element which affects an Association responsibility in any way, without the prior written consent of the Association.

(c) **Signs**. No signs or other advertising devices shall be displayed or which are visible from the exterior of any Unit, building or upon the Common Elements, other than “for lease” or “for sale” signs,

(d) **Nuisances**. No nuisances shall be permitted in the Condominium Project nor shall any use or practice be permitted which is a source of annoyance to its residents, or which interferes with the peaceful possession or proper use of the Project by its residents.

(e) **Activities**. No immoral, improper, offensive or unlawful use shall be made of any part of the Condominium Project, and nothing shall be done or kept

in any Unit or on the Common Elements which will increase the rate of insurance for the Project without the prior written consent of the Board. No Co-owner shall permit anything to be done or kept in his Unit or on the Common Elements which will result in the cancellation of insurance on any Unit, or any part of the Common Elements.In the event the Board consents to an activity which increases the rate of insurance for the Project, the Board shall specially assess the co-owner for any increased cost of insurance. No Co-owner shall permit anything to be done or kept in his Unit or on the Common Elements which will result in the cancellation of insurance on any Unit, or any part of the Common Elements, or which would be in violation of any law.

(f) **Shelters.** No mobile home, trailer, tent, shack, garage, accessory building, outbuilding or other structures of a temporary character shall be erected, occupied or used at any time within the Condominium Project without the prior written consent of the Association.

(g) **Trash.** All trash shall be kept inside a garage or other fully enclosed area except for short periods of time reasonably necessary to permit collection.

(l) **Recreational and Commercial Vehicles.** No recreational vehicles, house trailers, trailers, boats, camping vehicles, motorcycles, all terrain vehicles, vans (other than mini-vans), for more than three (3) days without the written approval of the Association. Unless agreed otherwise, all customers, guests and employees of a Member shall park in the Member's Limited Common Element spaced, and not on the neighboring Member's Limited Common Element parking spaces. No semi-trucks shall be parked in or about the Project except for the making of deliveries or pick-ups in the normal course of business.

(m) **Vehicles.** No maintenance or repair shall be performed outside on any boat, watercraft (including personal watercraft) or vehicle.

(n) **Storage.** The Common Elements shall not be used for the storage of supplies or personal property (except for such short periods of time as may be reasonably necessary to permit periodic collection of trash), without the prior written consent of the Association.

(s) **Sales.** No garage sales, estate sales or similar events may be held in the Project unless first approved by the Association.

(t) **Drones.** No drone or similar remote-controlled flying devices may be operated within the Common Element airspace of the Condominium Project without the prior written consent of the Association's Board of Directors.

(u) **Vehicle Maintenance.** No maintenance or repair shall be performed on any boat, watercraft (including personal watercraft) or vehicle except within a garage or residence where totally isolated from public view. The number of automobiles or other vehicles customarily used for transportation purposes which

may be kept in a Unit outside of a closed garage or elsewhere in the Condominium Project by those persons residing in any Unit may be limited by Rules of Conduct adopted by the Association; provided, that no automobiles or other vehicles which are not in operating condition shall be permitted. No semi-trucks shall be parked in or about the Project except for the making of deliveries or pick-ups in the normal course of business.

(v) Amplified Sound. No amplified sound is allowed within a Unit during the hours of 7 a.m. to 7 p.m. if it can be heard by a neighboring Unit or detected by a sound meter located in a neighboring Unit. “Amplified sound” means any process which uses electricity to make a sound larger, greater, or stronger.

(x) Smoking Prohibition. No smoking is allowed within the General Common Elements of the Project or within a Condominium Unit or appurtenant Limited Common Element area without the prior written authorization of the Association’s Board of Directors. Smoking, with its grammatical variations, means inhaling and expelling the smoke of tobacco, the vapor aerosol of an e-cigarette, marijuana, or any other substance and includes the holding of any cigar, cigarette, pipe or any other form of product which is alight or emitting smoke or vapor aerosol.

(y) Marijuana Cultivation. The growing or cultivation of marijuana plants, or the manufacture of products from marijuana is prohibited at the Condominium Project without the prior written authorization of the Association’s Board of Directors. If permission is granted, such authorization may be revoked upon fifteen (15) days’ notice should the activity become a nuisance. "Marijuana" includes that term as defined in Section 7106(4) of the Michigan Public Health Code, 1978 PA 368, MCL 333.7106(4), or any successor provision.

(ab) Arbitration and Hearing. Absent an election to arbitrate pursuant to Article X of these Bylaws, a dispute or question as to whether a violation of any specific regulation or restriction contained in this Article has occurred shall be submitted to the Board of Directors of the Association which shall conduct a hearing and render a decision thereon in writing, which decision shall be binding upon all owners and other parties having an interest in the Condominium Project.

(ac) **Other Occupants**. All requirements and restrictions placed on Unit owners under this Article shall apply to all occupants of each Unit and their customers, guests and invitees. Each Unit owner shall require all occupants residing in his or her Unit to comply with the requirements and restrictions contained in this Article and each Unit owner shall be jointly responsible with the occupants for all violations of the Condominium Documents.

7.06 Contractors. A Co-owner shall notify the Association of the names, addresses, and phone numbers of all contractors who have been engaged to perform work to their Unit, other than appliance repair or replacement, at least 48 hours prior to the commencement of work. Contractors shall comply with the Condominium Documents and other Association directives.

7.07. Rules of Conduct. Reasonable rules and regulations concerning the use of Condominium Units and Common Elements, limited and general, may be promulgated and amended by the Board. Copies of such rules and regulations shall be furnished by the Board to each Co-owner at least ten (10) days prior to their effective date, and may be revoked at any time by the affirmative vote of more than a majority of all Co-owners.

7.08. Remedies on Breach. A default by a Co-owner shall entitle the Association to the following relief:

(a) Failure to comply with any restriction on use and occupancy contained herein or of any other term or provision of the Condominium Documents shall be grounds for relief, which may include an action to recover sums due for damages, injunctive relief, foreclosure of lien or any other remedy which in the sole discretion of the Board of Directors is appropriate to the nature of the breach as may be set forth in the Condominium Documents including, without limitation, the discontinuance of services upon seven days notice, the levying of fines against Co-owners after notice and hearing thereon in the manner specified by Article XI, and the imposition of late charges for non-payment of assessments. All such remedies shall be deemed to be cumulative and shall not be considered as an election of remedies.

(b) In a proceeding arising because of an alleged default by a Co-owner, the Association, if successful, may recover the cost of the proceeding and such actual attorneys fees as may be determined by the court.

(c) The Association may, following a co-owner default, perform any obligation required of the defaulting co-owner hereunder and specially assess the cost to the Unit of the defaulting co-owner. All special assessments shall constitute a lien against the defaulting co-owner's unit(s) and may be foreclosed in the manner provided in Article V.

(d) The failure of the Association to enforce any right, provision, covenant or condition which is granted by the Condominium Documents shall not constitute a waiver of the right of the Association to enforce such right, provision, covenant or condition in the future.

ARTICLE VIII

MORTGAGES

8.01. Mortgage of Condominium Units. Any Co-owner who mortgages a Condominium Unit shall notify the Association of the name and address of the mortgagee, and the Association shall maintain a list with such information. Any mortgagee may also request the Association to be included in the list of mortgagees. At the written request of a mortgagee of any such Unit, the mortgagee

shall be entitled to: (a) inspect the books and records relating to the Project during normal business hours, upon reasonable notice; (b) receive a copy of the annual financial statement of the Association which is prepared for the Association and distributed to the Owners; (c) receive written notice of all meetings of the Association and be permitted to designate a representative to attend all such meetings; and (d) receive notices of default sent to their mortgagor which is not cured within thirty (30) days. Failure, however, of the Association to provide any of the foregoing to a mortgagee who has so requested the same shall not affect the validity of any action or decision which is related thereto. A mortgagee shall also have the right to audit the books and records of the Association at its expense.

8.02. Notice of Insurance. The Association shall notify each mortgagee who is registered with the Association of the name and each company the Association has contracted with to insure the condominium common elements against fire, perils covered by extended coverage, and vandalism and malicious mischief and the amounts of such coverage.

8.03. Notice of Insurance Change. Each mortgagee and guarantor of a mortgage on any Unit in the Project shall be given timely written notice of a lapse, cancellation, or material modification of any insurance policy maintained by the Association.

8.04. Notice of Foreclosure. The mortgagee of a first mortgage of record of a Condominium Unit shall give notice to the Association of the commencement of foreclosure of the first mortgage by advertisement by serving a copy of the published notice of foreclosure required by statute upon the Association by certified mail, return receipt requested, addressed to the resident agent of the Association at the agent's address as shown on the records of the bureau administering corporations of the State of Michigan, or to the address the Association provided to the mortgagee, if any, in those cases where the address is not registered, within ten (10) days after the first publication of the notice. The mortgagee of a first mortgage of record of a Condominium Unit shall give notice to the Association of intent to commence foreclosure of the first mortgage by judicial action by servicing a notice setting forth the names of the mortgagors, the mortgagee, and the foreclosing assignee of a recorded assignment of the mortgage; the date of the mortgage and the date the mortgage was recorded; the amount claimed to be due on the mortgage on the date of the notice; and a description of the mortgage premises that substantially conforms with the description contained in the mortgage upon the Association by certified mail, return receipt requested, addressed to the resident agent of the Association at the Agent's address as shown on the records of the bureau administering corporations of the State of Michigan, or to the address the Association provided to the mortgagee, if any, in those cases where the address is not registered, not less than ten (10) days before commencement of the judicial action.

8.05 Notice of Mortgagees. If the Co-owner of a Unit fails to notify the Association of the names and addresses of the mortgagee(s) of its Unit, or if the

Association has reason to believe the information concerning the mortgagee(s) of the Unit is incorrect or incomplete, the Association may order a title search of the Unit and the Association may specially assess the cost of the same against the Co-owner.

ARTICLE IX

LEASES

9.01. Notice of Lease. The leasing of a Unit, or a portion thereof, is permitted. A Co-owner (other than the Developer) desiring to rent or lease a Condominium Unit shall disclose that fact in writing to the Association at least ten (10) days before presenting a lease form to a prospective tenant or otherwise agreeing to grant possession of a Condominium Unit to a potential tenant, and shall supply the Association with a copy of the exact lease form for its review for compliance with the Condominium Documents. Such Co-owner shall furnish the Association with a copy of any signed written lease within thirty (30) days following the execution of the same. If no lease form is to be used, then the Co-owner shall supply the Association with the name and address of the potential tenant(s), along with the rental amount and due dates under the proposed agreement.

9.02. Terms of Lease. Tenants or non Co-owner occupants shall comply with all the conditions of the Condominium Documents of the Project, and all lease and rental agreements shall so state.

9.03. Remedies. If the Association determines that any tenant or non Co-owner occupant has failed to comply with the conditions of the Condominium Documents, the Association may take the following action:

(a) The Association shall notify the Co-owner by certified mail advising of the alleged violation by the tenant.

(b) The Co-owner shall have fifteen (15) days after receipt of said notice to investigate and correct the alleged breach by the tenant or advise the Association that a violation has not occurred.

(c) If, after fifteen (15) days the Association believes that the alleged breach has not been cured or may be repeated, it may institute an action for eviction against the tenant or non Co-owner occupant and a simultaneous action for money damages (in the same or in a separate action) against the Co-owner and tenant or non Co-owner occupant for breach of the conditions of the Condominium Documents. The relief set forth in this Section may be by summary proceeding. The Association may hold both the tenant and the Co-owner liable for any damages to the General Common Elements caused by the Co-owner or tenant in connection with the Condominium Unit or Condominium Project.

9.04. Assessments. When a Co-owner is in arrearage to the Association

for assessments, the Association may give written notice of the arrearage to a tenant occupying a Co-owner's Unit under a lease or rental agreement and the tenant, after receiving such notice, shall deduct from rental payments due the Co-owner the full arrearage and future assessments as they fall due and shall pay them to the Association. The deduction does not constitute a breach of the rental agreement or lease by the tenant. If the tenant, after being notified, fails or refuses to remit rent otherwise due the Co-owner to the Association, then the Association may do the following:

(a) Issue a statutory notice to quit for non-payment of rent to the tenant and shall have the right to enforce that notice by summary proceeding; and/or

(b) Initiate proceedings pursuant to Section 9.03(c) above.

ARTICLE X

ARBITRATION

10.01. Submission to Arbitration.

(a) Any dispute, claim, or grievance arising out of or relating to the interpretation or application of the Master Deed, By-Laws or other Condominium Documents, or to any disputes, claims or grievances arising among or between the Co-owners or between such owners and the Association may, upon the election and written consent of the parties to any such dispute, claim, or grievance, and written notice to the Association, be submitted to arbitration by the Arbitration Association and the parties thereto shall accept the Arbitrator's award as final and binding. All arbitration hereunder shall proceed in accordance with the Uniform Arbitration Act, as amended.

(b) In the absence of the election and written consent of the parties under subsection (a), neither a Co-owner nor the Association is prohibited from petitioning a Court of competent jurisdiction to resolve any dispute, claim, or grievance. The election by the parties to submit any dispute, claim, or grievance to arbitration, however, prohibits the parties from petitioning the Courts regarding that dispute, claim, or grievance.

10.02. Disputes Involving the Developer. A contract to settle by arbitration may also be executed by the Developer and any claimant with respect to any claim against the Developer that might be the subject of a civil action, provided that:

(a) At the exclusive option of a Purchaser or Co-owner in the Project, a contract to settle by arbitration shall be executed by the Developer with respect to any claim that might be the subject of a civil action against the Developer, which claim involves an amount less than $2,500.00 and arises out of or relates to a purchase agreement, Condominium Unit, or the Project.

(b) At the exclusive option of the Association of Co-owners, a contract to settle by arbitration shall be executed by the Developer with respect to any claim that might be the subject of a civil action against the Developer, which claim arises out of or relates to the Common Elements of the Project, if the amount of the claim is 10,000.00 or less.

10.03. Effect of Election. Election by members or by this Association to submit any such dispute, claim or grievance to arbitration shall preclude such parties from litigating such dispute, claim, or grievance in the courts. Any appeal from an arbitration award shall be deemed a statutory appeal.

10.04. Preservation of Rights. No member shall be precluded from petitioning the Courts to resolve any dispute, claim or grievance in the absence of an election to arbitrate.

ARTICLE XI

VIOLATIONS; ASSESSMENT OF FINES

11.01 General. The violation by any Co-owner, occupant or guest of any of the provisions of the Condominium Documents including any duly adopted rules and regulations, shall be grounds for relief by the Association, acting through its duly constituted Board of Directors, and may involve the assessment of monetary fines against the involved Co-owner. Such Co-owner shall be deemed responsible for such violations whether they occur as a result of his personal actions or the actions of his family, guests, tenants or any other person admitted through such Co-owner to the Condominium Project.

11.02 Procedures. Upon any such violation being alleged by the Board, the following procedures will be followed:

(a) Notice. Written notice of the violation, including the Condominium Document provision violated, together with a description of the factual nature of the alleged offense set forth with such reasonable specificity as will place the Co-owner on notice as to the violation, shall be sent by electronic transmission, first class mail, postage prepaid, or personally delivered to the representative of said Co-owner at the address shown in the notice required to be filed with the Association pursuant to Section 2.04 of these Bylaws, or if no notice was filed, to the address of the Unit owned or occupied by the Co-owner.

(b) Opportunity to Defend. The offending Co-owner shall have an opportunity to appear before the Board of Directors, or an executive committee appointed by the Board at a hearing, and offer evidence in defense of the alleged violation. The appearance before the Board or executive committee shall be at its next scheduled meeting, but in no event shall the Co-owner be required to appear less than ten (10) days from the date of the notice.

(c) Default. Failure to respond to the notice of violation constitutes a default.

(d) Hearing and Decision. Upon appearance by the Co-owner before the Board or executive committee and presentation of evidence of defense, or, in the event of the Co-owner's default, the Board of Directors or its executive committee shall, by majority vote of a quorum of the Board or executive committee, decide whether a violation has occurred. The Board's or executive committee's decision is final.

11.03 Relief. Upon violation of any of the provisions of the Condominium Documents and after default of the offending Co-owner, or upon the decision of the Board or executive committee appointed by the Board to conduct a hearing as recited above in Section 11.02, the Board of Directors or executive committee shall determine what relief to pursue against the defaulting Co-owner under Section 7.09 of these Bylaws. If the Board or executive committee chooses to fine a Co-owner, it shall determine a reasonable fine based upon the type of conduct involved and whether the conduct is recurring. In no event shall the fine exceed five hundred dollars ($500.00) per occurrence, in addition to the amount of any reasonable attorneys fees the Association incurred to abate the violation. The Board may establish a fine schedule by adopting rules and regulations.

11.04. Continuing Violation. In the event that a violation continues beyond ten (10) days from the date of the offending Co-owner's hearing at which the Board or executive committee determines that a violation has occurred, additional fines may be levied on each occasion of any subsequent violation determination without the necessity of a further hearing or hearings thereon.

11.05. Collection. The fines levied pursuant to Section 11.03 above shall be specially assessed against the defaulting Co-owner and shall be due and payable together with the defaulting Co-owner's next payment of the regular condominium assessment, unless the Board sets another date. Any fines which have been specially assessed against a Unit shall be liens against the defaulting Co-owner's unit and collectible in the same manner as assessments under Article V of these Bylaws.

ARTICLE XII

MISCELLANEOUS PROVISIONS

12.01. Severability. In the event that any of the terms, provisions, or covenants of these Bylaws or any Condominium Documents are held to be partially or wholly invalid or unenforceable for any reason whatsoever, such holding shall not affect, alter, modify or impair in any manner whatsoever any of the other terms, provisions or covenants of such documents or the remaining portions of any terms, provisions or covenants held to be partially invalid or unenforceable, and in such event the document shall be construed in all respects as if such invalid or

unenforceable provisions were omitted.

12.02. Notices. Notices provided for in the Act, this Master Deed and its exhibits, or other Condominium Documents, to the Association must be in writing, and shall be considered delivered when delivered to the resident agent of the Association at the registered office of the Association maintained with the State of Michigan, or to another address designated in writing by the Board of Directors of the Association for such purpose. Notice to the Association may be by electronic transmission, if authorized by the Board of Directors. Notice to co-owners shall be delivered to the persons and to the place designated under Article II, Subparagraph 2.04 of these Bylaws.

12.03. Amendment. These Bylaws may be amended, altered, changed, added to or repealed only in the manner set forth in Article XI of the Master Deed.

12.04 Inflation Index. Whenever a specific monetary amount is specified in these Bylaws, such as for an insurance threshold or a fine limitation, such amount shall be subject to adjustment each year. Commencing January 1, 2028, and continuing each year thereafter, such monetary amount shall be increased, but not decreased, by using the immediately prior year's index as a base year, and by increasing the monetary amount by the annual change in the Consumer Price Index (CPI) published by the United States Dept. of Labor (All Cities Index), or any replacement or successor index established by the United States Dept. of Labor.

ARTICLE XIII

CONFLICTING PROVISIONS

In the event of a conflict between the provisions of the Act (or other laws of the State of Michigan) and any Condominium Document, the Act (or other laws of the State of Michigan) shall govern; in the event of any conflict between the provisions of any one or more Condominium Documents, the following order of priority shall prevail and the provisions of the Condominium Document having the highest priority shall govern:

(a) the Master Deed, including the Condominium Subdivision Plan but excluding these Bylaws;

(b) these Bylaws;

(c) the Articles of Incorporation of the Association;

(d) the Association Bylaws; and then the Rules of Conduct of the Association.

GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF TRANSPORTATION
LANSING

BRADLEY C. WIEFERICH, P.E.
ACTING DIRECTOR

December 17, 2025

Dan Gallagher
1165 Boynton Hills SE
Ada, MI 49301

Dear Mr. Gallagher:

Subject: Determination of Impact after Michigan Department of Transportation review of Notice of Intent for 2430-28th Street Condominium, City of Wyoming, Kent County, Michigan.

The Michigan Department of Transportation (MDOT) has determined that the plat location is adjacent to or near a state highway. It has been determined that there is no change to the external site and the effects of the drainage will not have any additional impact on state highway storm water. Therefore, MDOT has determined the development will have NO IMPACT on MDOT facilities.

If you have questions, please contact me at 616-299-8108 or vandercooka@michigan.gov.

Sincerely,

E-SIGNED by Adam Vandercook
on 2025-12-17 14:05:33 EST

Adam Vandercook
Operations Staff Engineer
Michigan Department of Transportation
Grand Rapids Transportation Service Center

cc: K. Keen, MDOT, Grand Rapids Transportation Service Center