

CITY OF WYOMING, MICHIGAN
Minutes of City Council Work Session
Monday, January 13, 2020

PRESENT: Councilmembers Bolt, Burrill, DeKryger, Postema, Postler, Vanderwood (5:55 p.m.) and Mayor Poll

ABSENT: None

STAFF: Balfoort, Dooley, Hofert, Holt, Rynbrandt, Sall, Paul Smith, Scott Smith and VandenBerg.

1. Call to Order

Mayor Pro Tem Bolt called the meeting to order at 5:30 p.m. in the Council Chambers.

2. Student Recognition

None.

3. Public Comment on Agenda Items

Steve Flikkema, owner of 2255 Gezon Parkway, spoke on agenda item 4. Mr. Flikkema indicated he wished to purchase a portion of a city parcel adjacent to his business in order to modify his business model and the related flow of traffic on the property.

4. Sale of City-Owned Property

Dooley explained the City was approached by a business owner, Mr. Flikkema, who has interest in purchasing a portion of a city parcel that is adjacent to the business. Dooley noted the policy criteria required for an offer such as this and believes the criteria is met. Dooley noted the business owner will need to prepare a site plan and obtain Planning Commission approval for the business expansion. This item will return for City Council consideration once that process is complete.

Council supports moving this item forward.

5. Amendment to Civil Infraction Ordinance Provisions

Scott Smith noted this proposed amendment would allow the City Attorney to issue a civil infraction citation instead of a misdemeanor, providing circumstances where this would be in the best interest of the City and justice.

Council supports moving this item forward.

6. Community Survey Questions

Holt noted the most recent version of the survey was distributed this afternoon.

Paul Smith described the modifications that have been made in response to previous Council discussions. Paul Smith also discussed timing of the survey, noting census efforts will begin in late March/early April and the desire to complete the community survey before census efforts begin.

Holt explained staff will finalize the survey questions and work with the consultant to initiate distribution.

7. PUD-4 Discussion

Holt explained this is a continuation of previous conversations about the PUD-4 designation.

Hofert reviewed a comparison of the PUD-4, PUD-1 and R-4 zonings and some of the concerns and questions raised by City Council regarding the PUD-4 zoning designation.

Vanderwood joined the meeting at 5:55 p.m.

Hofert reviewed each of the potential amendments to the PUD-4 zoning to address the concerns raised and Council held discussion on the proposed amendments.

Holt explained if Council is supportive of the proposed amendments, staff can prepare this for Planning Commission consideration, and this could return to the Council for consideration as soon as March. That would end the current moratorium.

Council held further discussion about the implications of the master plan and the land use plan in considering the PUD-4 designation as proposed.

Hofert explained the distinction between the master plan as a whole and the future land use plan as one component of the master plan.

Scott Smith noted the master plan contains objectives beyond the future land use plan. Smith cautioned Council against using the future land use plan as the sole basis for decisions because of the duration of a future land use plan, the length of time needed to amend a master plan, and the likelihood the community circumstances will change. Smith suggested Council see the future land use plan as a guide and the zoning ordinance as law and be consistent in their application for decision-making.

Council held discussion about identifying properties where the PUD-4 designation would be appropriate.

Holt reviewed why this zoning designation was developed, noting the desire to be flexible and encourage development of smaller parcels.

Smith noted that it was a legally available option to add language that would identify certain areas of the community where PUD-4 should not be used for multi-family housing. This would be part of the zoning ordinance. Smith advised using the master plan and future land use plan to set general goals for growth.

Holt confirmed Council is supportive of the amendments presented tonight and would like staff to develop additional changes, through ordinance, master plan or the land use plan, to identify where the PUD-4 might be used in the community.

8. Analysis to Impediments to Fair Housing Choice & Housing Needs Assessment

This draft report is being provided to Council now in preparation of a meeting that will be held at 5:00 p.m. on Monday, February 3. Rynbrandt noted this joint meeting will include City Council, Community Development, Planning Commission and the Zoning Board of Appeals.

9. Any Other Matters

None.

8. Acknowledgement of Visitors/Public Comment

None.

9. Adjournment

The meeting adjourned at 6:55 p.m.

Kelli A. VandenBerg, City Clerk