

**WORK SESSION AGENDA  
WYOMING CITY COUNCIL MEETING  
CITY COUNCIL CHAMBERS**

**Monday, December 9, 2019, 5:30 P.M.**

- 1) Call to Order**
- 2) Student Recognition**
- 3) Public Comment on Agenda Items (3 minute limit per person)**
- 4) Community Survey**
- 5) PUD-4 Discussion**
- 6) Council Goals**
- 7) Any Other Matters**
- 8) Acknowledgement of Visitors/Public Comment (3 minute limit per person)**

# The XYZ of ABC 2019 Community Survey

Please complete this survey if you are the adult (age 18 or older) in the household who most recently had a birthday (the year of birth does not matter). Your responses are anonymous and will be reported in group form only.

## 1. Please rate each of the following aspects of quality of life in ABC.

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
ABC as a place to live.....	1	2	3	4	5
Your neighborhood as a place to live .....	1	2	3	4	5
ABC as a place to raise children.....	1	2	3	4	5
ABC as a place to work.....	1	2	3	4	5
ABC as a place to visit.....	1	2	3	4	5
ABC as a place to retire.....	1	2	3	4	5
The overall quality of life in ABC.....	1	2	3	4	5
Sense of community.....	1	2	3	4	5

## 2. Please rate each of the following characteristics as they relate to ABC as a whole.

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
Overall economic health of ABC .....	1	2	3	4	5
Overall quality of the transportation system (auto, bicycle, foot, bus) in ABC .....	1	2	3	4	5
Overall design or layout of ABC's residential and commercial areas (e.g., homes, buildings, streets, parks, etc.) .....	1	2	3	4	5
Overall quality of the utility infrastructure in ABC (water, sewer, storm water, electric/gas) .....	1	2	3	4	5
Overall feeling of safety in ABC.....	1	2	3	4	5
Overall quality of natural environment in ABC.....	1	2	3	4	5
Overall quality of the parks and recreation opportunities .....	1	2	3	4	5
Overall health and wellness opportunities in ABC.....	1	2	3	4	5
Overall opportunities for education, culture and the arts.....	1	2	3	4	5
Residents' connection and engagement with their community .....	1	2	3	4	5

## 3. Please indicate how likely or unlikely you are to do each of the following.

	<u>Very likely</u>	<u>Somewhat likely</u>	<u>Somewhat unlikely</u>	<u>Very unlikely</u>	<u>Don't know</u>
Recommend living in ABC to someone who asks.....	1	2	3	4	5
Remain in ABC for the next five years.....	1	2	3	4	5

## 4. Please rate how safe or unsafe you feel:

	<u>Very safe</u>	<u>Somewhat safe</u>	<u>Neither safe nor unsafe</u>	<u>Somewhat unsafe</u>	<u>Very unsafe</u>	<u>Don't know</u>
In your neighborhood during the day.....	1	2	3	4	5	6
In ABC's downtown/commercial area during the day .....	1	2	3	4	5	6
From property crime.....	1	2	3	4	5	6
From violent crime.....	1	2	3	4	5	6
From fire, flood or other natural disaster .....	1	2	3	4	5	6

## 5. Please rate the job you feel the ABC community does at each of the following.

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
Making all residents feel welcome .....	1	2	3	4	5
Attracting people from diverse backgrounds.....	1	2	3	4	5
Valuing/respecting residents from diverse backgrounds.....	1	2	3	4	5
Taking care of vulnerable residents (elderly, disabled, homeless, etc.).....	1	2	3	4	5

## 6. Please rate each of the following characteristics as they relate to ABC as a whole.

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
Overall quality of business and service establishments in ABC.....	1	2	3	4	5
Variety of business and service establishments in ABC.....	1	2	3	4	5
Vibrancy of downtown/commercial area .....	1	2	3	4	5
Employment opportunities .....	1	2	3	4	5
Shopping opportunities .....	1	2	3	4	5
Cost of living in ABC.....	1	2	3	4	5
Overall image or reputation of ABC .....	1	2	3	4	5

**7. Please rate each of the following characteristics as they relate to ABC as a whole.**

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
Traffic flow on major streets.....	1	2	3	4	5
Ease of public parking.....	1	2	3	4	5
Ease of travel by car in ABC.....	1	2	3	4	5
Ease of travel by public transportation in ABC.....	1	2	3	4	5
Ease of travel by bicycle in ABC.....	1	2	3	4	5
Ease of walking in ABC.....	1	2	3	4	5
Well-planned residential growth.....	1	2	3	4	5
Well-planned commercial growth.....	1	2	3	4	5
Well-designed neighborhoods.....	1	2	3	4	5
Preservation of the historical or cultural character of the community.....	1	2	3	4	5
Public places where people want to spend time.....	1	2	3	4	5
Variety of housing options.....	1	2	3	4	5
Availability of affordable quality housing.....	1	2	3	4	5
Overall quality of new development in ABC.....	1	2	3	4	5
Overall appearance of ABC.....	1	2	3	4	5
Cleanliness of ABC.....	1	2	3	4	5
Water resources (beaches, lakes, ponds, riverways, etc.).....	1	2	3	4	5
Air quality.....	1	2	3	4	5
Availability of paths and walking trails.....	1	2	3	4	5
Fitness opportunities (including exercise classes and paths or trails, etc.)...	1	2	3	4	5
Recreational opportunities.....	1	2	3	4	5
Availability of affordable quality food.....	1	2	3	4	5
Availability of affordable quality health care.....	1	2	3	4	5
Availability of preventive health services.....	1	2	3	4	5
Availability of affordable quality mental health care.....	1	2	3	4	5
Opportunities for cultural enrichment.....	1	2	3	4	5
Opportunities to attend cultural/arts/music activities.....	1	2	3	4	5
Community support for the Arts.....	1	2	3	4	5
Availability of affordable quality childcare/preschool.....	1	2	3	4	5
K-12 education.....	1	2	3	4	5
Adult educational opportunities.....	1	2	3	4	5
Sense of civic/community pride.....	1	2	3	4	5
Neighborliness of residents in ABC.....	1	2	3	4	5
Opportunities to participate in social events and activities.....	1	2	3	4	5
Opportunities to attend special events and festivals.....	1	2	3	4	5
Opportunities to volunteer.....	1	2	3	4	5
Opportunities to participate in community matters.....	1	2	3	4	5
Openness and acceptance of the community toward people of diverse backgrounds.....	1	2	3	4	5

**8. Please indicate whether or not you have done each of the following in the last 12 months.**

	<u>No</u>	<u>Yes</u>
Contacted the XYZ of ABC (in-person, phone, email or web) for help or information.....	1	2
Contacted ABC elected officials (in-person, phone, email or web) to express your opinion.....	1	2
Attended a local public meeting (of local elected officials like City Council or County Commissioners, advisory boards, town halls, HOA, neighborhood watch, etc.).....	1	2
Watched (online or on television) a local public meeting.....	1	2
Volunteered your time to some group/activity in ABC.....	1	2
Campaigned or advocated for a local issue, cause or candidate.....	1	2
Voted in your most recent local election.....	1	2
Used bus, rail, subway or other public transportation instead of driving.....	1	2
Carpooled with other adults or children instead of driving alone.....	1	2
Walked or biked instead of driving.....	1	2

# The XYZ of ABC 2019 Community Survey

## 9. Please rate the quality of each of the following services in ABC.

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
Public information services.....	1	2	3	4	5
Economic development.....	1	2	3	4	5
Traffic enforcement.....	1	2	3	4	5
Traffic signal timing.....	1	2	3	4	5
Street repair.....	1	2	3	4	5
Street cleaning.....	1	2	3	4	5
Street lighting.....	1	2	3	4	5
Snow removal.....	1	2	3	4	5
Sidewalk maintenance.....	1	2	3	4	5
Bus or transit services.....	1	2	3	4	5
Land use, planning and zoning.....	1	2	3	4	5
Code enforcement (weeds, abandoned buildings, etc.).....	1	2	3	4	5
Affordable high-speed internet access.....	1	2	3	4	5
Garbage collection.....	1	2	3	4	5
Drinking water.....	1	2	3	4	5
Sewer services.....	1	2	3	4	5
Storm water management (storm drainage, dams, levees, etc.).....	1	2	3	4	5
Power (electric and/or gas) utility.....	1	2	3	4	5
Utility billing.....	1	2	3	4	5
Police/Sheriff services.....	1	2	3	4	5
Crime prevention.....	1	2	3	4	5
Animal control.....	1	2	3	4	5
Ambulance or emergency medical services.....	1	2	3	4	5
Fire services.....	1	2	3	4	5
Fire prevention and education.....	1	2	3	4	5
Emergency preparedness (services that prepare the community for natural disasters or other emergency situations).....	1	2	3	4	5
Preservation of natural areas (open space, farmlands and greenbelts).....	1	2	3	4	5
ABC open space.....	1	2	3	4	5
Recycling.....	1	2	3	4	5
Yard waste pick-up.....	1	2	3	4	5
XYZ parks.....	1	2	3	4	5
Recreation programs or classes.....	1	2	3	4	5
Recreation centers or facilities.....	1	2	3	4	5
Health services.....	1	2	3	4	5
Public library services.....	1	2	3	4	5
Overall customer service by ABC employees (police, receptionists, planners, etc.).....	1	2	3	4	5

## 10. Please rate the following categories of ABC government performance.

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
The value of services for the taxes paid to ABC.....	1	2	3	4	5
The overall direction that ABC is taking.....	1	2	3	4	5
The job ABC government does at welcoming resident involvement.....	1	2	3	4	5
Overall confidence in ABC government.....	1	2	3	4	5
Generally acting in the best interest of the community.....	1	2	3	4	5
Being honest.....	1	2	3	4	5
Being open and transparent to the public.....	1	2	3	4	5
Informing residents about issues facing the community.....	1	2	3	4	5
Treating all residents fairly.....	1	2	3	4	5
Treating residents with respect.....	1	2	3	4	5

**11. Overall, how would you rate the quality of the services provided by each of the following?**

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
The XYZ of ABC .....	1	2	3	4	5
The Federal Government.....	1	2	3	4	5

**12. Please rate how important, if at all, you think it is for the ABC community to focus on each of the following in the coming two years.**

	<u>Essential</u>	<u>Very important</u>	<u>Somewhat important</u>	<u>Not at all important</u>
Overall economic health of ABC .....	1	2	3	4
The overall quality of the transportation system in ABC .....	1	2	3	4
The overall design or layout of ABC's residential and commercial areas (e.g., homes, buildings, streets, parks, etc.) .....	1	2	3	4
The overall quality of the utility infrastructure in ABC (water, sewer, storm water, electric/gas) .....	1	2	3	4
Overall feeling of safety in ABC.....	1	2	3	4
Overall quality of natural environment in ABC.....	1	2	3	4
The overall quality of the parks and recreation opportunities.....	1	2	3	4
Health and wellness opportunities in ABC .....	1	2	3	4
Overall opportunities for education, culture and the arts.....	1	2	3	4
Residents' connection and engagement with their community .....	1	2	3	4

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# The XYZ of ABC 2019 Community Survey

Our last questions are about you and your household.

Again, all of your responses to this survey are completely anonymous and will be reported in group form only.

## D1. Thinking about a typical week, how many times do you:

	Several times a day	Once a day	A few times a week	Every few weeks	Less often or never	Don't know
Access the internet from your home using a computer, laptop or tablet computer .....	1	2	3	4	5	6
Access the internet from your cell phone.....	1	2	3	4	5	6
Visit social media sites such as Facebook, Twitter, WhatsApp, etc. ....	1	2	3	4	5	6
Use or check email.....	1	2	3	4	5	6
Share your opinions online.....	1	2	3	4	5	6
Shop online.....	1	2	3	4	5	6

## D2. Would you say that in general your health is:

- Excellent   
  Very good   
  Good   
  Fair   
  Poor

## D3. What impact, if any, do you think the economy will have on your family income in the next 6 months?

Do you think the impact will be:

- Very positive   
  Somewhat positive   
  Neutral   
  Somewhat negative   
  Very negative

## D4. How many years have you lived in ABC?

- Less than 2 years  
 2-5 years  
 6-10 years  
 11-20 years  
 More than 20 years

## D5. Which best describes the building you live in?

- One family house detached from any other houses  
 Building with two or more homes  
 (duplex, townhome, apartment or condominium)  
 Mobile home  
 Other

## D6. Do you rent or own your home?

- Rent  
 Own

## D7. About how much is your monthly housing cost for the place you live (including rent, mortgage payment, property tax, property insurance and homeowners' association (HOA) fees)?

- Less than \$500       \$2,000 to \$2,499  
 \$500 to \$999       \$2,400 to \$2,999  
 \$1,000 to \$1,499     \$3,000 to \$3,499  
 \$1,500 to \$1,999     \$3,500 or more

## D8. Do any children 17 or under live in your household?

- No     Yes

## D9. Are you or any other members of your household aged 65 or older?

- No     Yes

## D10. How much do you anticipate your household's total income before taxes will be for the current year? (Please include in your total income money from all sources for all persons living in your household.)

- Less than \$25,000     \$75,000 to \$99,999  
 \$25,000 to \$49,999     \$100,000 to \$149,999  
 \$50,000 to \$74,999     \$150,000 or more

Please respond to both questions D11 and D12:

## D11. Are you Spanish, Hispanic or Latino?

- No, not Spanish, Hispanic or Latino  
 Yes, I consider myself to be Spanish, Hispanic or Latino

## D12. What is your race? (Mark one or more races to indicate what race you consider yourself to be.)

- American Indian or Alaskan Native  
 Asian, Asian Indian or Pacific Islander  
 Black or African American  
 White  
 Other

## D13. In which category is your age?

- 18-24 years       55-64 years  
 25-34 years       65-74 years  
 35-44 years       75 years or older  
 45-54 years

## D14. What is your gender?

- Female  
 Male  
 Identify in another way

**Thank you!** Please return the completed survey in the postage-paid envelope to:  
**National Research Center, Inc., PO Box 549, Belle Mead, NJ 08502**

## Sample Custom Questions

### Identifying and Funding Priorities

**A. Please indicate how important, if at all, each of the following projects and issues will be for the City to address over the next five years:**

	<i>Essential</i>	<i>Very important</i>	<i>Somewhat important</i>	<i>Not at all important</i>	<i>Don't know</i>
New indoor arena at the Fairgrounds .....	1	2	3	4	5
New Police Department building .....	1	2	3	4	5
Redeveloping downtown .....	1	2	3	4	5
Preservation of open space .....	1	2	3	4	5
Maintain and improve streets.....	1	2	3	4	5

**B. Please rate how important, if at all, each of the following strategic planning areas are to the overall quality of life in the County:**

	<i>Essential</i>	<i>Very important</i>	<i>Somewhat important</i>	<i>Not at all important</i>	<i>Don't know</i>
Cooperation between governments.....	1	2	3	4	5
Economic development .....	1	2	3	4	5
Education .....	1	2	3	4	5
Healthy community .....	1	2	3	4	5
Recreation and cultural opportunities.....	1	2	3	4	5
Safe community.....	1	2	3	4	5
Community and social supports.....	1	2	3	4	5

**C. How much of a priority, if any, should it be for the Town to address each of the following in the next two years?**

	<i>High Priority</i>	<i>Medium priority</i>	<i>Not a priority</i>
Commuter parking for access to public transportation .....	1	2	3
Bike storage facilities near bikeways, public transportation and schools .....	1	2	3
A Town bus that would provide fixed route service circulating around the community .....	1	2	3
Express public transportation connections to established commuter hubs such as Midtown or Commuter Rail.....	1	2	3

*When evaluating support for a specific proposal, it is especially important to include context about the specific cost of or tradeoffs relating to the proposal.*

**D. The City is considering building a new, multi-field sports park for baseball, softball, football and soccer that also includes paved walking trails, concessions and a bathroom facility. Would you support a bond election for this sports park if paying for it required a \$90 annual increase for a \$100,000 home valuation?**

- Strongly support
- Somewhat support
- Somewhat oppose
- Strongly oppose

**E. The City is considering renovating the City Swimming pool or replacing it with a new pool. Please select a statement from the following that that best reflects your view:**

- In order to keep the indoor pool open, I am willing to continue to pay the current subsidy (about \$9.07 per year, based on a \$170,000 home).
- In order to cover the cost of renovations to the indoor pool, I am willing to increase the subsidy to \$20 per year.
- In order to cover the cost a new indoor pool, I am willing to increase the subsidy to \$50 per year.
- I am not willing to pay any subsidy, which would result in the closing of the current pool.
- I don't know.

*For situations when specific amounts are not yet known*

**F. Please indicate to what extent you would support or oppose a property tax increase for each of the following to fund new facilities or services:**

	<i>Strongly support</i>	<i>Somewhat support</i>	<i>Somewhat oppose</i>	<i>Strongly oppose</i>
Schools.....	1	2	3	4
Libraries.....	1	2	3	4
Public safety/fire and rescue services .....	1	2	3	4
Animal shelter.....	1	2	3	4
Youth ball fields.....	1	2	3	4
Indoor sports complex.....	1	2	3	4
Outdoor pool/splash park.....	1	2	3	4
Outdoor trails .....	1	2	3	4

**Information Sources**

**G. Please indicate how much of a source, if at all, you consider each of the following to be for obtaining information about the City government and its activities, events and services:**

	<i>Major source</i>	<i>Minor source</i>	<i>Not a source</i>
City website (www.ourfaircity.gov).....	1	2	3
Local media outlets (newspapers, radio, local television stations).....	1	2	3
The local government cable Channel ## .....	1	2	3
City newsletter in the water bill.....	1	2	3
City Council meetings and other public meetings.....	1	2	3
Talking with City officials.....	1	2	3
City communications via social media (i.e. Facebook, Twitter or YouTube) .....	1	2	3
Word-of-mouth.....	1	2	3

## **ORDINANCES**

The Clerk introduced Ordinance 17-19:

AN ORDINANCE TO AMEND SECTION 90-32 OF THE CITY CODE BY ADDING SUBSECTION (120) TO REZONE 5160 AND 5190 BYRON CENTER AVE SW FROM B-1 TO PUD-4 (Final Reading)

Councilmember Postler moved, seconded by Councilmember Bolt, that the above Ordinance be adopted and that the Ordinance be published in the Official Newspaper of the City.

Motion FAILED: 3 Yeas 3 Nays (Burrill, DeKryger, Postema)

Councilmember Postema said the project fails to comply with the requirements of the zoning ordinance for a PUD-4 development. More specifically, the following summarizes his reasons for denial:

1. It fails to comply with the future land use assigned to the site in the Master Plan which calls for commercial use of this property, therefore it fails to comply with PUD-4 section 90-512(C).
2. The project seems out of place on this property and will alter the character of the area, therefore it fails to meet the requirements of PUD-4(D).
3. The design and layout of the project is not harmonious with the natural character of the site. After construction, there will be almost nothing left of the character of the site as it will need to be extensively graded and reworked to make the proposed layout work. Therefore, the project fails to meet the requirement of PUD-4 section 90-512(E).
4. The development is not consistent with the other requirements of PUD-4 as required in section 90-512(H). For example, there is no housing variety as required in section 90-417C(E). It also does not fulfill 3 or more purposes of section 90-516(C) as required in 90-417C(B). That section lists purposes (A) through (I) which are not met for the following reasons:
  - A. I do not find that the flexibility of the PUD resulted in a better development for the community or city in general even if it is better for the developer.
  - B. I do not find that the proposed project is more desirable for sustainable than could be achieved in the R-4 development. A R-4 development could achieve the same desirability and sustainability results.
  - C. No comment.
  - D. No employment or shopping opportunities are provided by the proposed development and it seems the same housing opportunities could be provided with conventional R-4 zoning.
  - E. As already discussed, there is no material preservation of natural assets.
  - F. This development does no more to encourage use of open spaces and recreational amenities than any other multi-family development.
  - G. I do not find that the development encourages use of the land in ways that are most in accord with their character.

- H. Some may view higher density as more efficient use of land. I do not find that alone is the intent of the required efficiency here. Density may be economical for the developer, but it provides no benefit to residents and there is nothing unique in terms of streets, building, utilities or land use features in the proposed development. PUD-4 should be a way to create something “creative and imaginative.” In my opinion, it does not.
- I. There is nothing here unachievable with conventional zoning requirements. While conventional R-4 zoning might not always result in some of the enhanced facades or a few other attributes of the project, those same results would nevertheless be achievable if the developer wished to incorporate them.
5. Section 90-512(J) requires a proposed PUD result in a recognizable and substantial benefit to the users of the project and the community that would not be feasible or achievable with conventional zoning. I do not find a substantial benefit to the community exists here that could not be achieved without PUD-4 zoning.

The following is a summary of Councilmember DeKryger’s reasons for denial:

1. The original intent on the land was B-1 to coincide with the Pines PUD-1.
2. If we pass this, we will set precedent for a number of properties in the area, especially the Pines.
3. This rezoning only passed Planning Commission 5-4. Planning Commissioners had concerns as well.
4. Significant traffic will be generated by this development that, given its density is more than would result from conventional zoning.
5. Our residents don’t want a development like this in our area. Ultimately, I sit here because of the residents who put me here and I need to represent what they want.

The following is a summary of Councilmember Burrill’s reasons for denial:

1. Section 90-416(C) is not met, 3 or more required purposes must be met for approval. The purpose of section 90-416(C) is for the benefit of the community as a whole and in the furtherance of the vision and goals of the City of Wyoming Master Plan. The PUD zoning request does not meet the master plan and the project does not satisfy all of the qualifying conditions.
  - a. Development provides flexibility for the developer and users but is not a benefit for surrounding residents. The property could be developed under its current zoning and have less impact on the surrounding neighborhood.
  - b. Other multi-family projects have been developed without the PUD-4 zoning and some are in the surrounding neighborhood.
  - c. The property was clear cut 15 years ago and no natural resources are being saved.
  - d. Housing currently exists in the surrounding neighborhood, both multi-family options and single-family homes. Employment and shopping opportunities would be better served keeping the existing zoning.
  - e. All vegetation occurring after a clear cut of the property nearly 15 years ago, nothing is being preserved.

- f. The open space requirement is open for interpretation. Simply said, setback requirements can not be used in determining open space requirements.
  - g. Property could be developed within the current B-2 zoning allowing for neighborhood friendly type uses and a compliment to the Metro Health campus.
  - h. The property could be developed under conventional zoning standards with projects in the near vicinity that met multi-family zoning.
  - i. Same as h.
2. Section 90-417(C) is itemized below.
- a. Location is met.
  - b. PUD Purpose must demonstrate 3 or more of section 90-416(C) as noted previously and is not met.
  - c. Size requirement is met.
  - d. Residential Density is met per guidelines.
  - e. Housing Variety does not contain a variety of housing types and/or lot sizes. All multi-family housing and does not promote a mixed use.
  - f. Public utility requirement is met.
  - g. Ownership and control requirement is met.
  - h. Recognizable Public Benefit
    - i. There are no significant natural features that would be preserved. The property was clear cut approximately 15 years ago and most trees are fast-growing or otherwise scrub trees.
    - ii. One use and not a complimentary mix of land uses.
    - iii. Open space requirement is open to debate because the property owner needs to show open space requirement beyond that of setbacks that would be required in the R-4 zone. Required setbacks cannot be considered as open space.
    - iv. Connectivity already exists with sidewalks in every direction. Simply put, just because trails and parks are a ½ mile away does not mean that this requirement is met because a small sidewalk is built.
    - v. Property is on a public bus route.
    - vi. Site does not qualify as a redevelopment.
    - vii. Removal or renovation does not apply.
3. Section 90-512 of the Zoning Code states:  
In considering a PUD request, the Planning Commission and/or City Council, as applicable, shall find that the proposed development meets “ALL” applicable requirements, as well as the following general standards:
- a. PUD Purpose – This standard is not met.
  - b. The Qualifying Conditions requirement is not met; 3 or more requirements must be met for approval.
  - c. Master Plan - This PUD request is not supportive of the Master Plan.
  - d. Surroundings Uses – The property was originally zoned with neighbors supporting a business/office district that would serve the surrounding properties. Discussions at the time of rezoning did talk about a multi-family option that the surrounding land owners did not support.

- e. Natural Environment – The property isn’t being developed with the natural character of the site.
- f. Public Facilities and Service – This standard is met.
- g. Health, Safety and Welfare - A 15 units to the acre multi-family project that was zoned and master planned B-2 commercial could have a harmful impact to surrounding neighborhoods.
- h. Consistent with All Standards and Requirements – Plan to be consistent with all standard requirements.
- i. Final Site Plan – Only the preliminary site plan has been granted.
- j. Recognizable and Substantial Benefits – I believe the original rezoning of the property gave assurances to the neighbors of what type of project would be developed on the corner. 172 dwelling units on less than 12 acres would not satisfy substantial benefit to the community which would not otherwise be feasible or achievable.

The Clerk introduced Ordinance 18-19:

AN ORDINANCE TO AMEND CHAPTER 15 OF THE CITY CODE ENTITLED “SPECIAL EVENTS” AND TO REPEAL CHAPTER 14, ARTICLE V, DIVISION 3, ENTITLED “CARNIVALS,” AND CHAPTER 70, ARTICLE II, DIVISION 3, ENTITLED “BLOCK PARTIES” (Final Reading)

Councilmember Postema moved, seconded by Councilmember Postler, that the above Ordinance be adopted and that the Ordinance be published in the Official Newspaper of the City.

Motion carried: 6 Yeas 0 Nays

The Clerk introduced Ordinance 19-19:

AN ORDINANCE TO AMEND THE CITY CODE BY ADDING SUBSECTION (4) TO CHAPTER 30, ARTICLE VI, SECTION 30-203 TO DESCRIBE AN ADDITIONAL AREA FOR WATER WELL RESTRICTIONS (Final Reading)

Councilmember Postema moved, seconded by Councilmember Burrill, that the above Ordinance be adopted and that the Ordinance be published in the Official Newspaper of the City.

Motion carried: 6 Yeas 0 Nays

**INFORMATIONAL MATERIAL**

**ACKNOWLEDGEMENT OF VISITORS**

The meeting adjourned at 8:51 p.m.

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Kelli A. VandenBerg  
City Clerk

**Article 4B – P-1 Zoning District**  
**CITY OF WYOMING ZONING ORDINANCE**

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<b>1.</b> Purpose, Validity, and Scope	<b>2.</b> Definitions	<b>3.</b> General Requirements	<b>4.</b> Zoning Districts	<b>5.</b> Development Review <ul style="list-style-type: none"><li>• Site Plans</li><li>• Special Land Uses</li><li>• Condominiums</li><li>• PUDs</li></ul>	
<b>6.</b> Off-street Parking	<b>7.</b> Signs	<b>8.</b> Alternative & Renewable Energies	<b>9.</b> Nonconformities	<b>10.</b> Appeals and Administration	<b>11.</b> Form Based Code
Use Table	Zoning Map				

**ARTICLE 4C  
PLANNED UNIT DEVELOPMENT  
ZONING DISTRICTS**

**PUD-1 Low Density Planned Unit Development**

**PUD-2 Commercial Planned Unit Development**

**PUD-3 Planned Health Care District**

The location and boundaries of the districts are hereby established on a map entitled "City of Wyoming, Michigan Zoning Map", together with all notations, which map is hereby adopted and made a part of this chapter. The zoning map may be maintained by the city in such form as shall from time to time be deemed appropriate including an electronic database or information system. Unless otherwise shown on the zoning map, the district boundary lines follow lot lines or the centerlines of streets or alleys or such lines extended and the corporate limits of the city as they existed on January 3, 1979, and as subsequently revised. If the exact location of any district boundary line cannot be determined by the zoning map, it shall be resolved by the board of zoning appeals.

(Code 1983, § 60.3; Ord. No. 20-06, § 1, 7-3-06)

<b>1.</b> Purpose, Validity, and Scope	<b>2.</b> Definitions	<b>3.</b> General Requirements	<b>4.</b> Zoning Districts	<b>5.</b> Development Review <ul style="list-style-type: none"><li>• Site Plans</li><li>• Special Land Uses</li><li>• Condominiums</li><li>• PUDs</li></ul>	
<b>6.</b> Off-street Parking	<b>7.</b> Signs	<b>8.</b> Alternative & Renewable Energies	<b>9.</b> Nonconformities	<b>10.</b> Appeals and Administration	<b>11.</b> Form Based Code
Use Table	Zoning Map				

**PUD-4 General Planned District**

**Sec. 90-416C Purpose**

It is recognized that traditional zoning, with its segregation of uses and rigid dimensional requirements may not be suitable in all situations to best achieve the objectives of the city relative to desired land use and preservation of its resources and character. In order to permit and encourage more creative and innovative land development for the benefit of the community as a whole and in furtherance of the vision and goals of the City of Wyoming Master Plan, Planned Unit Development (PUD) may be permitted as a zoning district to achieve one or more of the following purposes:

- (A) provide for flexibility in development that will result in a better project for the developer, residents and users, as well as for the city, in general;
- (B) accomplish a more desirable and sustainable residential environment than would be possible through the strict application of minimum requirements of this ordinance;
- (C) achieve economy and efficiency in the use of land, natural resources, energy and the providing of public services and utilities;
- (D) provide better housing, employment and shopping opportunities particularly suited to the needs of the residents of the city;
- (E) preserve existing natural assets, such as stands of trees, floodplain, open fields, wetlands, lakes, streams and the like;
- (F) encourage the utilization of open space and development of recreational amenities generally located within walking distance of all living units;
- (G) encourage the use of lands in ways which are most in accord with their character and adaptability;
- (H) encourage the efficient use of land by facilitating economical and suitable arrangements for buildings, streets, utilities and other land use features; and
- (I) offer a unique attribute of development not achievable under conventional zoning requirements.

**Sec. 90-417C Qualifying Conditions**

- (A) Location. PUD's may be located in any part of the city, except that no portion of an existing PUD-1, PUD-2 or PUD-3 zoned property is eligible to be converted to a PUD-4, subject to meeting all other applicable requirements.
- (B) PUD Purpose. The applicant shall demonstrate that the PUD will achieve three (3) or more of the purposes listed in Section 90-416C.
- (C) Size. The PUD shall comprise an area of at least three (3) acres; provided, a smaller area may be allowed when it is demonstrated to the Planning Commission that the proposed project will satisfy all other qualifying conditions of this section and the acquisition of additional contiguous land is not reasonably possible.
- (D) Residential Density. Proposed density shall conform to the requirements of Table 90-420C(2).
- (E) Housing Variety. A residential PUD shall contain a variety of housing types and/or lot sizes and/or contribute to housing needs identified in current housing needs assessments to provide for varying lifestyles, diversity, and affordability.
- (F) Utilities. The PUD shall be served by public water and sanitary sewer facilities.

<b>1.</b> Purpose, Validity, and Scope	<b>2.</b> Definitions	<b>3.</b> General Requirements	<b>4.</b> Zoning Districts	<b>5.</b> Development Review <ul style="list-style-type: none"> <li>• Site Plans</li> <li>• Special Land Uses</li> <li>• Condominiums</li> <li>• PUDs</li> </ul>	
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Use Table	Zoning Map				

**Article 4C – PUD-4 Zoning District**  
**CITY OF WYOMING ZONING ORDINANCE**

- (G) **Ownership and Control.** The tract(s) of land for which a PUD application is submitted must be either in single ownership or the subject of an application filed collectively by all owners of the property. A PUD applicant shall submit written documentation that the owners of all property included within the PUD have consented to the PUD application. Where property is jointly owned, the consent must be from all owners. Written documentation must include the signatures of all individuals with an ownership interest and the signature of an officer, member, general partner or other individual authorized to sign on behalf of any entity with an ownership interest. Consent may be demonstrated by signatures on the PUD application or may be in the form of a letter or other signed written documentation consenting to the application or authorizing the applicant to file it.
- (H) **Recognizable Public Benefit.** The PUD shall achieve recognizable and substantial benefits that may not be possible under the existing zoning classification(s). At least two (2) of the following benefits shall be accrued to the community as a result of the proposed PUD:
- (1) Preservation of significant natural features that would not be preserved under a conventional development,
  - (2) A complementary mix of land uses or housing types within the PUD,
  - (3) Preservation of common open space beyond the minimum required,
  - (4) Connectivity of preserved open space with adjacent open space, greenways or public trails,
  - (5) Connectivity of residential uses with adjacent dedicated public transit options,
  - (6) Coordinated redevelopment of multiple lots or parcels, and/or
  - (7) Removal or renovation of deteriorating and/or obsolete buildings, sites or contamination clean-up.

**Sec. 90-418C Permitted Uses**

Any land use, except as noted in this section, or combination of land uses may be considered for inclusion within a PUD; provided, the development standards of Section 90-419C are met. Public/quasi-public uses such as, but not limited to, churches, schools, colleges and universities, municipal buildings, and parks shall only be permitted within a PUD under the following conditions:

- (1) when developed as the principal use with other related and/or accessory uses within a contiguous, integrated, and walkable campus setting or
- (2) when included as an amenity or supplementary service to a residential or mixed-use PUD.

**Sec. 90-419C Development Standards**

(A) **Minimum Lot Size and Zoning Requirements.** Lot area, width, setbacks, height, lot coverage, minimum floor area, parking, landscaping, lighting and other requirements for the district specified in the following table for the proposed use shall apply to all such uses within a PUD, unless modified in accordance with the provisions of Section 90-419C(C). Within a PUD, minimum buffer requirements between uses otherwise specified in this ordinance shall not apply; provided, the Planning Commission or City Council may require separation or buffering of uses as a condition of concept plan approval.

<b>1.</b> Purpose, Validity, and Scope	<b>2.</b> Definitions	<b>3.</b> General Requirements	<b>4.</b> Zoning Districts	<b>5.</b> Development Review <ul style="list-style-type: none"> <li>• Site Plans</li> <li>• Special Land Uses</li> <li>• Condominiums</li> <li>• PUDs</li> </ul>	
<b>6.</b> Off-street Parking	<b>7.</b> Signs	<b>8.</b> Alternative & Renewable Energies	<b>9.</b> Nonconformities	<b>10.</b> Appeals and Administration	<b>11.</b> Form Based Code
Use Table	Zoning Map				

**Article 4C – PUD-4 Zoning District**  
**CITY OF WYOMING ZONING ORDINANCE**

Land Use Type	Applicable Development Standards
Detached single family residential	R-2
Two family residential	R-3
Attached single family residential	R-4
Multiple family	
Commercial	B-2
Industry	I-1
Public/Quasi-public	ER

(B) Project Scale. Based on the total area of the PUD site, the following shall be permitted:

PUD Size	Permitted Density	
	Maximum Density	Maximum w/ Density Bonus
< 5 Acres	20 du/ac*	30 du/ac^
5.1 – 35 Acres	18 du/ac*	25 du/ac^
35.1 – 100 Acres	15 du/ac*	20 du/ac^

\*Max density permitted within that portion of the PUD to be occupied by residential uses, including streets, parking, and required yards; provided, a traffic study demonstrates that the adjacent City street network will continue to function at an acceptable level of service and a sewer study demonstrates the ability of city sewer and water systems to accommodate proposed density

^ Max density permitted within that portion of the PUD to be occupied by residential uses, including streets, parking, and required yards; provided, a traffic study demonstrates that the adjacent City street network will continue to function at an acceptable level of service and a sewer study demonstrates the ability of city sewer and water systems to accommodate proposed density and developer receives a density bonus from Planning Commission and City Council

(C) Modification of Minimum Requirements. Regulations applicable to a land use in the PUD District may be altered from the requirements specified in Table 90-420C(1), including the following: modification from the lot area and width, building setbacks, height, lot coverage, signs and parking. However, for any residential use, a reduction in lot size shall not result in an increase in the number of dwellings otherwise permitted by the applicable zoning district, unless the PUD is under the maximum permitted density outlined in Table 90-420C(2) or a density bonus is also granted in accordance with Subsection D below. In the absence of a density bonus, land gained by the reduction in lot sizes shall be added to the open space required within the PUD. The applicant for a PUD shall identify, in writing, all proposed deviations from the zoning district requirements. Modifications may be approved by the City Council during the preliminary development plan

<b>1.</b> Purpose, Validity, and Scope	<b>2.</b> Definitions	<b>3.</b> General Requirements	<b>4.</b> Zoning Districts	<b>5.</b> Development Review	<b>6.</b> Site Plans • Special Land Uses • Condominiums • PUDs
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Use Table	Zoning Map				

**Article 4C – PUD-4 Zoning District**  
**CITY OF WYOMING ZONING ORDINANCE**

review stage, after Planning Commission recommendation. Adjustments to the minimum requirements may be permitted only if they will result in a higher quality and more sustainable development, consistent with the purpose of the PUD District, as expressed in Section 90-416C.

(D) Density Bonus. In addition to the modification of minimum requirements permitted in Section 90-419C (C), the City Council, after Planning Commission recommendation, may permit an increase in the total number of residential units otherwise allowed within a PUD, according to the requirements in Table 90-420C(2), where it is demonstrated that:

- (1) The appearance and construction will result in a development of high quality, as evidenced by:
  - (a) varied roof and wall lines, unique architectural features, innovative transportation amenities, extraordinary energy efficiency, etc.;
  - (b) use of more durable and aesthetically pleasing building materials and finishes (e.g., stone, masonry, wood, hardi-plank, and glass rather than vinyl or aluminum siding on exterior walls; slate, copper, steel, tile or other higher grade roofing materials rather than standard asphalt, vinyl or membranes; and using composite, concrete and steel decking materials rather than treated wood); and/or
  - (c) unique transportation-related improvements (e.g., artful bicycle and other 2-wheeled transportation racks, bicycle maintenance or storage facilities; parking areas that are integrated into a pathway system and landscaping).
- (2) The PUD site is within one-quarter mile of a dedicated transit route and includes a fixed transit shelter.
- (3) Amenities, beyond the minimum required open space, will be provided to create a more desirable and enjoyable living environment (e.g., universally accessible playground structures, made of the durable, high quality materials that offer unique play experiences); and
- (4) At least three (3) of the following will be included within the development:
  - (a) Dedicated common open space is provided in excess of the minimum required, per Section 90-419C (E)(1).
  - (b) The PUD site is within one-quarter mile of a full-line grocery store and is accessible via sidewalks.
  - (c) One (1) or more parking structures are proposed within a mixed-use or nonresidential PUD to meet the minimum parking requirements of this ordinance.
  - (d) One (1) or more LEED-certified buildings will be constructed.
  - (e) Significant natural features will be preserved and/or substantial landscaping beyond the minimum requirements will be incorporated into the development.
  - (f) Decorative pavers, public plazas, fountains, or similar aesthetic enhancements will be incorporated into the vehicular and pedestrian circulation system.
  - (g) Sustainability enhancements such as rain gardens, electric vehicle charging stations, wind energy systems, or green infrastructure are incorporated into the PUD.
  - (h) A commercial and/or office component is proposed within the PUD.

<b>1.</b> Purpose, Validity, and Scope	<b>2.</b> Definitions	<b>3.</b> General Requirements	<b>4.</b> Zoning Districts	<b>5.</b> Development Review	<ul style="list-style-type: none"> <li>• Site Plans</li> <li>• Special Land Uses</li> <li>• Condominiums</li> <li>• PUDs</li> </ul>
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Use Table	Zoning Map				

**Article 4C – PUD-4 Zoning District**  
**CITY OF WYOMING ZONING ORDINANCE**

- (i) Affordable or missing middle housing<sup>1</sup> will be incorporated into the residential design.
  - (j) Three (3) or more public benefits, as identified in Section 90-417C(H), will be achieved.
- (E) Common Open Space. For purposes of the PUD requirements, "common open space" is defined as an area of land or water, or a combination of land and water, designed and intended for the perpetual use and enjoyment of the users of the development and/or the general public. Common open space may contain accessory structures and improvements necessary or desirable for noncommercial educational, recreational or cultural uses. A variety of open space and recreational areas is encouraged such as: children's informal play areas in close proximity to neighborhoods or dwelling unit clusters; formal parks, picnic areas and playgrounds; pathways and trails; scenic open areas and communal, noncommercial recreation facilities; and natural conservation areas. At a minimum, the following regulations shall apply to all common open space within a PUD:
- (1) The area of common open space shall not be less than 20 percent of the total land area of a PUD containing any residential units and not less than 10 percent of the total land area in non-residential developments. Land dedicated for recreation, in accordance with Section 90-419C(E)(3), shall count toward the common open space requirement.
  - (2) The Planning Commission may reduce or waive open space requirements for PUD's on sites less than 5 acres in size upon an agreement with the City to provide funding for improving or sustaining public park amenities located within one-quarter mile of the development site. Such fees paid in lieu of land dedication shall satisfy the open space requirement.
  - (3) All common open space shown on the final development plan must be reserved or dedicated by conveyance of title to a corporation, association or other legal entity, by means of a restrictive covenant, easement or through other legal instrument. The terms of such legal instrument must include provisions guaranteeing the continued use in perpetuity of such open space for the purposes intended and for continuity of proper maintenance of those portions of the open space requiring maintenance.
  - (4) The open space shall meet the following minimum dimensions, contiguity and connectivity requirements:
    - (a) The required open space shall be centrally located: along the street frontage of the PUD to protect or enhance views; located to preserve significant natural features; adjacent to dwellings; and/or located to interconnect other open spaces throughout the development or on contiguous properties.
    - (b) Required open space areas shall be of sufficient size and dimension and located, configured, or designed in such a way as to achieve the applicable purposes of these

<sup>1</sup> Missing Middle is a range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable urban living. These types provide diverse housing options along a spectrum of affordability, including duplexes, fourplexes, and bungalow courts, to support walkable communities, locally-serving retail, and public transportation options. Missing Middle Housing provides a solution to the mismatch between the available U.S. housing stock and shifting demographics combined with the growing demand for walkability.

<b>1.</b> Purpose, Validity, and Scope	<b>2.</b> Definitions	<b>3.</b> General Requirements	<b>4.</b> Zoning Districts	<b>5.</b> Development Review	<small>• Site Plans • Special Land Uses • Condominiums • PUDs</small>
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Use Table	Zoning Map				

**Article 4C – PUD-4 Zoning District**  
**CITY OF WYOMING ZONING ORDINANCE**

regulations and enhance the quality of the development. The open space shall neither be perceived nor function simply as an extension of the adjacent yard of those lots abutting it.

- (c) If the site contains a lake, stream or other body of water, the city may require that a portion of the required open space abuts the body of water.
- (d) All required open space areas shall be configured so the open space is reasonably accessible to and usable by residents, visitors, and other users of the development. The minimum size of a required open space area shall be 15,000 square feet; provided, however, that the required open space abutting a public street may be less than 15,000 square feet; and, further provided, that the City Council, upon recommendation of the Planning Commission, may approve other open space areas of less than 15,000 square feet if these areas are designed and established as pedestrian or bicycle paths or are otherwise determined to be open space reasonably usable by residents, visitors, and other users of the development. The minimum average dimension of a required open space area shall be 100 feet.
- (e) Open space areas shall be linked with any adjacent open spaces, public parks, bicycle paths or pedestrian paths.
- (f) Grading in the open space shall be minimal, with the intent to preserve existing topography, trees and other natural features, where practical.
- (g) A sign, structure, or building may be erected within the required open space if it is determined to be accessory to a recreation or conservation use or an entryway. These accessory structure(s) or building(s), shall not exceed, in the aggregate, one (1) percent of the open space area. Accessory structures or uses shall not be located near the boundary of the development if they are determined by the Planning Commission to be inconsistent with the use, scale, or character of adjacent residential development. Pathways or sidewalks shall be exempt from this limitation.
- (h) The following areas shall not qualify as required common open space for the purposes of this section.
  - (i). The area within any public street right-of-way.
  - (ii). The area within private road easements.
  - (iii). The area within a subdivision lot.
  - (iv). Land within any required yard or setback area.
  - (v). Parking and loading areas.
  - (vi). Fifty percent of any easement for overhead utility lines.
  - (vii). Fifty percent of any steep slopes (12 percent or over).
  - (viii). Fifty percent of any lakes, streams, detention ponds, wetlands or floodplains that are not generally accessible within the development. Accessible shall mean that the feature is bordered by a substantial open space area, park, playground, pathway or reasonable means of access for enjoyment of all owners, visitors or others, in which case the total area may qualify as required common open space.

<b>1.</b> Purpose, Validity, and Scope	<b>2.</b> Definitions	<b>3.</b> General Requirements	<b>4.</b> Zoning Districts	<b>5.</b> Development Review	<ul style="list-style-type: none"> <li>• Site Plans</li> <li>• Special Land Uses</li> <li>• Condominiums</li> <li>• PUDs</li> </ul>
<b>6.</b> Off-street Parking	<b>7.</b> Signs	<b>8.</b> Alternative & Renewable Energies	<b>9.</b> Nonconformities	<b>10.</b> Appeals and Administration	<b>11.</b> Form Based Code
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**Article 4C – PUD-4 Zoning District**  
**CITY OF WYOMING ZONING ORDINANCE**

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(ix). Seventy percent of the area of any golf course<sup>2</sup>.

- (F) Connectivity. Pathways for bicycles and pedestrians shall be incorporated throughout the PUD and along all perimeter streets to ensure connectivity between uses and with adjacent properties. Pathways and sidewalks shall be constructed in accordance with the city design standards.
- (G) Parking. Minimum required parking ratio per residential unit is 1.3 spaces. This ratio may be decreased if the PUD has a dedicated transit line within one-quarter mile of the site and the developer provides transit supportive facilities e.g. bicycle facilities or covered bus stop. The maximum parking ratio per residential unit allowed in a PUD is 1.5 spaces. Requirements for minimum number of spaces for all non-residential uses shall be in accordance with Section 90-600(7). Modifications to the required parking minimums and maximums may be granted by Planning Commission with sufficient justification provided to support any amendments.

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<sup>2</sup> Any future development of the golf course will be limited to the area not included in the required common open space.

<b>1.</b> Purpose, Validity, and Scope	<b>2.</b> Definitions	<b>3.</b> General Requirements	<b>4.</b> Zoning Districts	<b>5.</b> Development Review <ul style="list-style-type: none"> <li>• Site Plans</li> <li>• Special Land Uses</li> <li>• Condominiums</li> <li>• PUDs</li> </ul>	
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**ARTICLE 5  
DEVELOPMENT REVIEW**

- **Sec. 90-500 - Site Plan Requirements and Procedures**
- **Sec. 90-501 - Statement of purpose**
- **Sec. 90-502 - Uses requiring site plan/sketch plan review**
- **Sec. 90-503 – Sketch plan/full site plan procedures and requirements**
- **Sec. 90-504 - Submittal requirements**
- **Sec. 90-505 - Site plan review standards**
- **Sec. 90-506 - Amended plans**
- **Sec. 90-507 - Procedures for Special Land Uses**
- **Sec. 90-508 - Requirements for permitted uses after special approval**
- **Sec. 90-509 - Procedures for Condominium Projects**
- **Sec. 90-510 - Procedures for Planned Unit Developments**

<b>1.</b> Purpose, Validity, and Scope	<b>2.</b> Definitions	<b>3.</b> General Requirements	<b>4.</b> Zoning Districts	<b>5.</b> Development Review <ul style="list-style-type: none"><li>• Site Plans</li><li>• Special Land Uses</li><li>• Condominiums</li><li>• PUDs</li></ul>	
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Use Table	Zoning Map				

**Sec. 90-510 PROCEDURES FOR PLANNED UNIT DEVELOPMENTS (PUD-1, PUD-2, PUD-3)**

The city has established provisions for creating planned unit developments (PUD's) in order to permit flexibility in the regulation of land development; encourage innovation in land use and variety in design, layout, and type of structures constructed; achieve economy and efficiency in the use of land, natural resources, energy and the providing of public services and utilities; encourage useful open space; and provide better housing, employment and shopping opportunities particularly suited to the needs of the residents of the city.

- (1) Objectives. The objectives of PUD's are to:
  - (a) Provide opportunities for development where potential land use conflicts make traditional zoning techniques inadequate for protection from adverse impacts;
  - (b) Preserve existing on-site natural features while allowing development at the maximum permissible density;
  - (c) Encourage the use of creative, imaginative and innovative approaches to land development; and
  - (d) Require the developer to utilize architectural standards, quality building materials and site amenities when deemed appropriate.
  
- (2) Administration. Administrative procedures are as follows:
  - (a) Preapplication consultation. Communication between the developer and city staff prior to PUD application is encouraged. The meeting is intended to ensure that the developer is aware of the community's standards and posture on PUD's. Such consultation should occur prior to any extensive outlay of funds on the part of the developer, since the meeting is intended to encourage cooperation and mutual understanding between the applicant and the city. The developer should submit a preliminary sketch plan outlining general existing site characteristics, external and proposed internal land uses, and special relationships between plan features. To obtain information, the developer shall confer with planning department staff and other appropriate department heads in connection with the application for the PUD. The planning staff will offer advice to the applicant regarding his proposal and aid in his understanding of these requirements.
  - (b) Application for PUD zoning. Following a preliminary consultation, the developer may apply for PUD rezoning. Such application must be made at least 30 days before the planning commission meeting, to allow for sufficient review and notice of affected

<b>1.</b> Purpose, Validity, and Scope	<b>2.</b> Definitions	<b>3.</b> General Requirements	<b>4.</b> Zoning Districts	<b>5.</b> Development Review • Site Plans • Special Land Uses • Condominiums • PUDs	
<b>6.</b> Off-street Parking	<b>7.</b> Signs	<b>8.</b> Alternative & Renewable Energies	<b>9.</b> Nonconformities	<b>10.</b> Appeals and Administration	<b>11.</b> Form Based Code
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property owners. As part of the rezoning request, the applicant shall submit 16 copies of the following:

1. A drawing at a scale of at least one inch equals 100 feet, including the following:
  - a. A recent map of the site, reflecting area size and boundary line dimensions.
  - b. Existing and proposed topography of the site.
  - c. Existing floodplains, bodies of water and other unbuildable areas.
  - d. Existing and proposed land uses and their approximate locations (general physical design plan).
  - e. Any proposed public use areas, including schools, parks, recreational facilities, etc.
  - f. Calculations showing the net residential density, area distribution of land uses and expected final population of the proposed PUD.
  
2. A written narrative containing the following:
  - a. An explanation of the general character of the proposed PUD and how it relates to general requirements of this article.
  - b. A statement indicating the need of the proposed project, along with a general schedule of development and marketing strategy, including size of housing units, estimated selling prices and rents.
  - c. An outline stating the form of ownership of designated open spaces, establishment and role of a homeowners association, and any proposed restrictive covenants, including architectural controls, if any.
  
3. Photographs, architectural renderings or elevations of all proposed buildings other than single-family or two-family dwellings showing the general character of such development.

(c) Approval procedure. The approval procedure is as follows:

1. The planning commission shall conduct a public hearing prior to consideration for rezoning to PUD. It shall consider all aspects of the proposed development as required with the PUD application. It may approve, approve with modifications, deny or defer for additional information the PUD application. Each subdivision

<b>1.</b> Purpose, Validity, and Scope	<b>2.</b> Definitions	<b>3.</b> General Requirements	<b>4.</b> Zoning Districts	<b>5.</b> Development Review • Site Plans • Special Land Uses • Condominiums • PUDs	
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or development in the PUD area must receive separate planning commission approval as per the applicable city site plan approval and subdivision control requirements.

2. The city council shall act upon the PUD rezoning request in the same manner as a conventional rezoning.
  3. The planning commission-approved general physical design plan, written narrative and illustrations required by subsection (2)b of this section shall be filed in the planning and inspections departments to ensure that the requirements prescribed by approval of the PUD request are fulfilled.
- (d) Changes or amendments. Minor changes or amendments to a particular PUD may be acted upon by the director of planning/community development. Changes deemed major by the director shall be referred to the planning commission.

**Sec. 90-511 Application Procedures for PUD-4**

(A) Pre-Application Conference. Prior to submitting a formal application, the applicant shall schedule a meeting with the city planner to discuss the zoning classification of the site, the applicable requirements and materials, the qualifying conditions, the review procedures and the proposed development concept. The city planner shall notify other appropriate staff. The purpose of this meeting is to discuss the proposed project and provide relevant information to the applicant. However, no statements or representations made at this meeting shall be construed to be a commitment or an assurance of approval on the part of the city.

(B) Preliminary PUD Review and Rezoning. The following procedures shall be followed for the consideration of any PUD request.

(1) Application. An application for rezoning to the PUD District shall be submitted to the city planner by the owner, owner’s authorized representative or option holder of the property that is the subject of the application. The application shall be filed on a form provided for that purpose, along with a fee established by the City Council, and a concept plan and narrative containing the information specified in the following subsections. Incomplete applications will not be accepted and will not be processed or forwarded to the Planning Commission. The applicant may, at his/her sole discretion, submit a final development plan, as specified in Section 90-511(C)(3), in lieu of the concept plan; provided, all other review procedures of Section 90-511(B) shall be applicable.

(a) Concept Plan. A preliminary concept plan shall be submitted and include the following:

- (i) Name, address, phone number and email address of the applicant
- (ii) Name, address, phone number and email address of the professional or firm that prepared the plan
- (iii) Legal description of the property
- (iv) North arrow, scale and title block
- (v) General location map

<b>1.</b> Purpose, Validity, and Scope	<b>2.</b> Definitions	<b>3.</b> General Requirements	<b>4.</b> Zoning Districts	<b>5.</b> Development Review	<ul style="list-style-type: none"> <li>• Site Plans</li> <li>• Special Land Uses</li> <li>• Condominiums</li> <li>• PUDs</li> </ul>
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- (vi) Existing zoning on the subject property and all abutting properties
  - (vii) Property boundary survey
  - (viii) Adjacent buildings and structures within 100 feet of the property boundaries
  - (ix) All perimeter streets abutting the property, including right-of-way width
  - (x) Existing topographic conditions (two (2) foot intervals)
  - (xi) Existing natural features (woods, ponds, streams, wetlands, slopes greater than 12 percent)
  - (xii) Approximate location of existing and proposed utilities, including a preliminary utility and drainage concept plan
  - (xiii) Proposed uses within the PUD
  - (xiv) Conceptual layout of the development illustrating the general location of interior streets, access points to abutting streets, common open spaces, areas to be developed by type of use, parking areas and easements
  - (xv) Perspective sketches or photographs of representative building types, illustrating the proposed architectural style and building materials
- (b) Project Narrative. A written statement shall also be submitted with the application, providing the following information:
- (i) Statement of how the PUD meets each of the Qualifying Conditions specified in Section 90-417C.
  - (ii) Identification of the present owners of all land within the proposed project.
  - (iii) Explanation of the proposed character of the PUD, including a summary of acreage by use, number and type of dwelling units, gross residential density, area and percent of the project to be preserved as common open space, minimum lot sizes by type of use.
  - (iv) A complete description of any requested deviations from the minimum spatial or other requirements applying to the property, in accordance with Section 90-419C(C).
  - (v) An explanation of why the proposed development should be given a density bonus, if applicable, in accordance with Section 90-419C(D).
  - (vi) A general description of the proposed development schedule and anticipated phases.
  - (vii) Intended agreements, provisions and covenants to govern the use of the development, approval of building materials/architectural styles, and open space areas to be preserved.
  - (viii) A traffic impact analysis, per Section 90-504 (3), may be required, at the sole discretion of the review authority, as part of the conceptual plan submittal. Otherwise, it shall be required as part of the final site plan application.
  - (ix) A sewer impact study may be required, at the sole discretion of the review authority, as part of the conceptual plan submittal.

(2) Planning Commission Review. Following receipt of a complete application package, the city planner will cause the application materials to be forwarded to the Planning Commission for review. After submission of a complete application and all required plans and information, the Planning Commission shall schedule and conduct a public hearing and make a

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recommendation to the City Council regarding the rezoning to PUD and the concept plan, as follows:

- (a) Notice of hearing. Public notice of the time, date, location and purpose of the hearing shall be provided, in accordance with the requirements of the Michigan Zoning Enabling Act.
  - (b) Public hearing. The Planning Commission shall conduct a public hearing in accordance with its rules of procedure.
  - (c) Recommendation. Following the public hearing, the commission shall recommend to council that the preliminary concept plan and PUD zoning be approved as presented, approved with supplementary conditions, or denied. The recommendation shall be based on the standards of Section 90-512.
  - (d) Project representation. The applicant or authorized representative shall be present at all meetings at which the request is to be considered. If the applicant or authorized representative is not present, the matter may be tabled.
- (3) City Council Action. Upon receiving the recommendation from the Planning Commission, council shall take final action on the request in accordance with the following:
- (a) Public hearing. Council shall conduct a public hearing, notice of which shall be provided in accordance with the requirements of the Michigan Zoning Enabling Act.
  - (b) Action. Following the public hearing, review of the PUD application and concept plan, and consideration of the Planning Commission recommendation, Council shall approve, approve with supplementary conditions, or deny the preliminary concept plan, or final plan if the applicant chooses that option, and zoning change, based on the standards of Section 90-512. In any case, council may table the matter at its discretion for further study.
  - (c) Conditions. Failure of the applicant to comply with any conditions of approval shall be considered a violation of this ordinance and subject to all applicable enforcement, remedies and penalties provided for in this ordinance.
  - (d) Project representation. The applicant or authorized representative shall be present at all meetings at which the request is to be considered. If the applicant or authorized representative is not present, the matter may be tabled.
- (C) Final PUD Review. The following procedures shall be followed for the review of the final development plan.
- (1) Timing. An application for final development plan approval shall be filed not later than 24 months after the date of approval of the concept plan and zoning change, otherwise the concept plan approval shall be considered expired. One (1) extension of up to twelve (12) months may be authorized by the city planner for reason/cause. The applicant shall submit the request for extension in writing, prior to the expiration of the original approval period, to the city planner who shall make a written determination regarding the decision to extend or deny the extension. Both the request and the determination shall be made part of the record.
  - (2) Pre-application Conference. Prior to submitting a formal application, the applicant shall schedule a meeting with the city planner to discuss the applicable requirements and materials, compliance with conditions that may have been imposed as part of the concept plan approval, review procedures, and conformance of the final development plan with the approved concept

<b>1.</b> Purpose, Validity, and Scope	<b>2.</b> Definitions	<b>3.</b> General Requirements	<b>4.</b> Zoning Districts	<b>5.</b> Development Review	<ul style="list-style-type: none"> <li>• Site Plans</li> <li>• Special Land Uses</li> <li>• Condominiums</li> <li>• PUDs</li> </ul>
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plan. The city planner shall notify other staff, as applicable. The purpose of this meeting is to discuss the proposed project and provide relevant information to the applicant. However, no statements or representations made at this meeting shall be construed to be a commitment or an assurance of approval on the part of the city.

- (3) Application. An application for approval of the final development plan shall be submitted to the city planner by the property owner or owner’s authorized representative. The application shall be filed on a form provided for that purpose, along with a fee established by the City Council, including a final development plan and narrative containing the information specified in the following subsections. Incomplete applications will not be accepted and will not be processed or forwarded to the Planning Commission.
  - (a) Final Plan. A final development plan, substantially consistent with the approved preliminary concept plan and containing all information required in Section 90-504 (site plan), shall be submitted with the required application form. If required, a plat may be submitted concurrently in accordance with the subdivision requirements of this ordinance.
  - (b) Project Narrative. A project narrative shall also accompany the application and final development plan and provide the following:
    - (i). Proposed covenants and/or deed restrictions governing the use, design, maintenance, ownership, and control of development and common areas;
    - (ii). Identification of the entity responsible for maintenance of common areas;
    - (iii). Description of all deviations from the otherwise applicable zoning requirements;
    - (iv). Net and gross density of any residential component of the project;
    - (v). Open space calculations, identifying the gross acreage and percent of lands to be preserved as common open space, including calculations by phase of the development, if applicable.
    - (vi). Restrictions or requirements regarding architectural style and/or building materials;
    - (vii). Improvements that would be the responsibility of the developer such as construction of roads, parks, utilities, pathways, sidewalks and similar elements; and
    - (viii). An anticipated development schedule by phase, if applicable.
- (4) Private Covenants and Restrictions.
  - (a) Covenants and restrictions for the property within any PUD district are required and must be recorded with the Kent County Register of Deeds prior to the approval of a plat or issuance of a building permit. These restrictions shall run with the land to ensure that, if subdivided or developed in phases, the covenants and restrictions shall still be enforced.
  - (b) Covenants and restrictions shall:
    - (i). Be based on the conditions attached to the approved PUD application;
    - (ii). Subject each owner or person taking title to land located within the development to the terms and conditions of the covenants and restrictions as well as any other applicable regulations;

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- (iii). Provide for the ownership, development, management, and maintenance of any private open space, private community parking facilities, private community meeting spaces, or other common areas, as required by Section 90-419C(E); and
  - (iv). Establish a condominium association, homeowner’s association, or other entity that can ensure sufficient funding is provided by owners or occupants of the property in the PUD to maintain all private roads and other private infrastructure, signage, sidewalks, pathways, parking areas, green spaces, recreational facilities, community buildings, pools and other amenities within the development. The documentation shall be in a form acceptable to the City Planner, City Manager and City Attorney.
- (5) Phased Projects. If a proposed PUD is to be constructed in two (2) or more phases, final site plan approval may be granted for individual phases; provided, a complete plan for the entire development was first given concept plan approval and that each subsequent phase shall be submitted for final site plan approval and is consistent with the approved concept plan. The Planning Commission may require additional information beyond what is otherwise required if, in its judgment, more detailed information is necessary due to the size of the development; number of phases proposed; or the interrelationship of roads, utilities or drainage systems within the total site.
- (6) Planning Commission Action. Following receipt of a complete application package, the city planner shall cause the application materials to be forwarded to the Planning Commission for review. Following submission of a complete application and all required plans and information, the Planning Commission shall consider the application and take action to approve, approve with conditions, disapprove or table the final site plan, based on the review standards of Section 90-512 and the site plan standards of Section 90-505. The applicant or authorized representative shall be present at all meetings at which the request is to be considered. If the applicant or authorized representative is not present, the matter may be tabled.
- (7) Performance Guarantee. In conjunction with the approval of a final development plan, the petitioner may be required to provide a performance guarantee for all public and common improvements, in accordance with Section 90-504(2). The City Council may require such financial assurance or the requirement to provide such financial assurance as a condition of approval of the rezoning or overall development plan for the subject site.
- (a) The performance guarantee shall address (i) the time(s) for starting and completing the construction and installation of public and common improvements, especially in relationship to issuance of construction and occupancy permits for dwelling, commercial and other units within the PUD; (ii) provide one or more assurances for funding the costs of constructing and installing those public and common improvements; and (iii) provide funding for the costs of operating, maintaining, repairing, and, as may be needed to comply with applicable legal requirements, replacing or improving those public and common improvements.
  - (b) The performance guarantee may include one or more of a variety of instruments, documents and methods which shall be in a form and substance acceptable to the

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City Engineer, City Planner, City Attorney and City Manager. The performance guarantee may include one or a combination of such approaches as, for example and not for limitation, the following, provided that together result in meeting the requirements in subsection A.

- (i). An enforceable agreement or enforceable covenants and restrictions recorded with the Kent County Register of Deeds, that no construction or occupancy permit(s) will be issued for certain components of the development until certain public or common improvements are completed.
- (ii). Performance or surety bonds, payment bonds, letters of credit, escrowed funds, or other financial assurances that the City or PUD residents or property owners can access to ensure completion of the public or common improvements.
- (iii). Provisions for condominium, homeowners', unit owners' or other association with the ability to levy and collect dues, assessments or other fees sufficient to fund the costs of operating, maintaining, repairing, and, as may be needed to comply with applicable legal requirements, replacing or improving those public and common improvements.

- (c) It is the intent of this requirement to ensure the public and common area improvements are (i) properly constructed and installed, and (ii) properly operated, maintained, repaired, and, as may be needed to comply with applicable legal requirements, replaced or improved without costs to the City or other governmental entities and without inappropriate or unfairly apportioned costs among the owners and occupants of property within the PUD.
- (d) Whether or not the performance guarantee proposed by the PUD applicant (a) meets the requirements of this section and (b) results in the appropriate and fair apportioning of costs will be determined by City Council based on the recommendation of the Planning Commission, City Engineer, City Planner, City Attorney and City Manager.

(8) Expiration. Approval of the final site plan by the Planning Commission shall expire 12 months after the date of that approval, unless substantial construction has been commenced and is continuing. An extension of up to 12 additional months may be granted, in accordance with the requirements of Section 90-503 (7).

**Sec. 90-512 Review Standards**

In considering a PUD request, the Planning Commission and/or City Council, as applicable, shall find that the proposed development meets all applicable requirements, as well as the following general standards:

- (A). PUD Purpose. The proposed development shall be consistent with the stated Purpose of this district, as found in Section 90-416C.
- (B). Qualifying Conditions. The proposed development shall satisfy each of the Qualifying Conditions, as stated in Section 90-417C.
- (C). Master Plan. The PUD shall be consistent with the recommended future land use patterns, goals, and relevant recommendations contained in the City of Wyoming Master Plan.

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- (D). Surrounding Uses. The development shall be compatible with the existing and intended uses surrounding the subject property.
- (E). Natural Environment. The design and layout of the PUD shall be harmonious with the natural character of the site and surrounding area and shall employ best management practices to ensure their conservation.
- (F). Public Facilities and Services. The proposed development shall not place undue burden on the capacity of public facilities and services such as, but not limited to, roads, fire and police protection, water, sanitary sewer service and drainage.
- (G). Health, Safety, and Welfare. The PUD shall not contain uses or conditions of use that may be unduly injurious to the public health, safety or welfare.
- (H). Consistent with All Standards and Requirements. The proposed development shall conform to all applicable requirements of this ordinance, unless specifically modified and approved, as authorized by Section 90-419C(C).
- (I). Final Site Plan. The final site plan is substantially consistent with the representations made and plans shown during the prior preliminary concept plan stage of approval.
- (J). Recognizable and Substantial Benefits. Approval of the PUD will result in a recognizable and substantial benefit to the users of the project and to the community which would not otherwise be feasible or achievable under conventional zoning districts. The development shall provide two (2) or more of the benefits specified in Section 90-417C(H).

**Sec. 90-513 Changes to an Approved PUD**

Changes to an approved final development plan shall be permitted only under the following circumstances:

- (A). The holder of an approved final development plan shall notify the city planner of any proposed change to the approved plan.
- (B). Minor changes may be approved by the city planner upon determining that the proposed revision(s) will not alter the basic design, nor any specified conditions or commitments imposed as part of the original approval. Minor changes shall include the following:
  - (1) Reduction in building size or increase in building size up to five (5) percent of the total approved floor area;
  - (2) Movement of a building or other structure by no more than 10 feet;
  - (3) Replacement of plant material specified in the landscape plan with comparable materials of an equal or greater size;
  - (4) Changes in building materials to a comparable or higher quality;
  - (5) Internal changes in floor plans which do not alter the character or intensity of the use;
  - (6) Changes in parking layout that do not alter the number of spaces by more than five (5) percent of the total spaces within the parking area and do not change the location of driveways or roads providing access to the parking area; and
  - (7) Changes required or requested by a county, state or federal regulatory agency in order to conform to other laws or regulations.
- (C). A proposed change to an approved final development plan that is determined by the city planner to not be a minor change shall be considered a major change and amendment to the approved final development plan and shall be submitted and reviewed in accordance with the procedures

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established for the final development plan. When, in the judgment of the City Planner, City Engineer, and the City Attorney, the proposed change is a substantial deviation from the approved preliminary concept plan, the change shall be reviewed as a new application, in accordance with the provisions of Sections 90-511(B) and 90-511(C); provided, public hearings shall not be required, but may be conducted at the discretion of the Planning Commission and/or the City Council.

**Sec. 90-514 Existing PUDs**

Within the city, there are existing PUD’s identified on the zoning map as “PUD-1, -2, and -3”. These developments shall be exempt from the requirements of this article to the extent that they conform to the prior approved development plans for each respective project. However, any expansion, alteration or modification of the existing approved developments that constitutes a major change, as defined in Section 90-513, shall be subject to the procedural requirements of Section 90-513(C).

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City of Wyoming

2018  
FOUNDATIONAL CONCEPTS

**MISSION:** Community, safety, stewardship.

**VISION:** A diverse, strong and authentic community where all individuals have the opportunity to thrive.

**People First.** Our City is a community of people. People always come first.

**Be Prepared.** We are on time and prepared.

**Respect Roles, Process and Staff.** We understand our roles as elected officials. We understand that process is necessary and we respect it. And we respect the role of City staff and honor its structure.

**Assume Positive Intent.** We begin with the belief that other council members come at issues with a positive intent. We can believe this because we are all committed to having **No Hidden Agendas**. We know that there can be good faith disagreements. And that is why we will hold **No Grudges**.

**Two Ears and One Mouth.** We all have something to bring to the discussion. But we also commit to listening to each other with an open mind.

**Don't Just Accept the Status Quo.** Things change. We are open to the need for change. Just because we have always done something a certain way, doesn't mean it should continue that way.

**Discuss-Decide-Move.** We were elected to make decisions. And some of those are hard decisions. We will get the right information, discuss it, make a decision and move on. And when we decide as a Council, we then speak with **One Voice**.

**Enjoy This.** We ran for office because we believe we have something to bring to our community. We enjoy our roles as civic leaders. And we will **Remember Why We Serve**. We will not forget that **We Are Non-Partisan** officials.

## Q1 What do you want Wyoming to be?

Answered: 7 Skipped: 0

#	RESPONSES	DATE
1	A city is respected by its residents and neighboring communities. a City where residents feel that it is a safe, enjoyable place to call home	1/22/2019 8:17 AM
2	I want Wyoming to be a place where people can live safely and prosperously. I want the city to be a place that businesses can thrive and want to do business in.	1/18/2019 12:02 AM
3	The most desirable and attractive community to live and work in the area. Differentiated and unique from surrounding areas.	1/16/2019 5:44 PM
4	A City that stands out for being a safe place to be, Good City services, and a great place to live.	1/16/2019 9:56 AM
5	Safe, Friendly & Easy place to live	1/14/2019 3:00 PM
6	I want Wyoming to be a diverse, vibrant community that brings people in for a variety of reasons. I want to lose the negative aspects of our reputation and start being looked at as a good choice to live, eat, shop - all of the above!	1/14/2019 2:05 PM
7	A vibrant and growth oriented city where business and families can flourish and prosper.	1/14/2019 12:42 PM

## Q2 Why are you on the City Council?

Answered: 7 Skipped: 0

#	RESPONSES	DATE
1	To make decisions that improve the community where I live. I desire to be an individual that Wyoming residents look to and trust that the best interest of the whole city is how I make these decisions. I want to be the voice of the city of Wyoming that shows we are a leader in West Michigan and know how to think things through and do it right.	1/22/2019 8:17 AM
2	I'm on the city council to represent the needs of our residents and businesses.	1/18/2019 12:02 AM
3	To serve the community and offer insight and ideas that may be helpful in city operations and planning. Hopefully as city leaders we are affirming the direction that staff is taking or offering ideas for redirection when needed or seen as desirable. On a more basic level, I am there to represent my neighbors and citizens by listening and communicating their concerns and thoughts when they need or want to be heard. Its usually kind of fun and interesting too.	1/16/2019 5:44 PM
4	To make a difference in the City of Wyoming	1/16/2019 9:56 AM
5	I believe that giving back to your community is important.	1/14/2019 3:00 PM
6	I want to make sure that as the makeup of our city keeps changing, the governing body is sensitive to that and willing to steer the city into the direction of the future.	1/14/2019 2:05 PM
7	I believe that all government is local. I believe that, unless we can get it right at the local level, our state and nation never will. I believe I can make a difference and help Wyoming become all that it can be.	1/14/2019 12:42 PM

## Q3 What would success/high-point(s) look like at the end of your service to the City as a Councilmember?

Answered: 7 Skipped: 0

#	RESPONSES	DATE
1	That I leave the city in a better place than the day I first started. This would include a clear financial path to the future, Infrastructure in a good place with plans for continuation of proper maintenance to stay ahead of the curve. Public safety at a level that makes residents confident in their safety.	1/22/2019 8:17 AM
2	I want our city to be the city in west Michigan that people choose to want to live in. I would love to see business growth combined with great jobs. I want to see the city financially stable and ready for any economic situation.	1/18/2019 12:02 AM
3	General Concepts as a personal attribute: 1. To never have lost an election :- ) 2. To be known to have served with integrity an honesty. 3. To be known to have served with the communities best interest in mind rather than self serving reasons. 4. To have left the city in a better position in all respects (city finances, infrastructure, community desirability, aesthetic, growth) Specific Points to have been a part of: 1. Thriving redevelopment of the Division Corridor leveraging the promises of the Silver Line 2. Redevelopment of Site 36, ideally with significant number of jobs 3. Development in the DDA, including differentiators that make the place special not just more of 28th street. Perhaps this means finding a way to boulevard a small portion in the core. For decades the thought process has been to find big developers to accomplish redeveloping this area. Some thought maybe should be given to finding ways to encourage small developers to invest here. 4. Implementing concepts or ideas that add the tangible and intangible value to communities that attract people. This is part of the whole branding conversation. With such diversity, can we better build the Wyoming brand by creation or enhancement of subsections of the community. What things are uniquely possible only through the city that make a place better, more identifiable and desirable. I don't mind all the school districts, but I would really like it if people from Wyoming didn't say they were from Grandville. That particular school district is a city too and personally that one just bugs me...lets stamp it out ^ 5. Financial stability	1/16/2019 5:44 PM
4	I would like to be able to say that Wyoming was sound financially with great city services.	1/16/2019 9:56 AM
5	Citizens & staff would say that I listened, helped make our community a better and safer place. That I was fiscally responsible to both the citizens and business community.	1/14/2019 3:00 PM
6	I would feel good walking away knowing that the remainder council had their gaze set on the changing tides of the future and not the comfortable status quo. Truly I didn't run with a tangible agenda of things I wanted to check off of my list - I just wanted to make people feel represented who don't necessarily always feel that way. I will feel good if the general public perceives us as a council that truly represents them.	1/14/2019 2:05 PM
7	10 (or more) consecutive years of balanced budgets, a 10% (or greater) growth in population, a 20% (or greater) growth in economic growth and a successful succession to new city leadership (city manager and council).	1/14/2019 12:42 PM