

**CITY OF WAYLAND
PLANNING COMMISSION
JANUARY 8, 2008**

Chairman Gonzales called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE:

Chairman Gonzales led the Pledge of Allegiance.

ROLL CALL:

Members Present: Chairman Gonzales, Dorothy DeWeerd, Mary Reno, John Frigmanski, Jeff Hudson, Ron Kobish, Jim Ramey, Kelle Tobolic.
Members Absent: Joel Frederickson and Mark Holloway (ex-officio).
Staff Present: City Planner Mark Sisson, Deputy City Manager Heath Kaplan.

Chairman Gonzales moved item 8, Communications, to item 3 on the Agenda before the Public Hearing. Chairman Gonzales recognized Shawn McKinney from the Allegan Conservation District, who wished to address the Commission.

COMMUNICATIONS:

Mr. McKinney wanted to take the opportunity to inform the Commission of the information available through the Allegan Conservation District. Information on Low Impact Development is available to assist the City in protecting the existing overlay protection zone near the Rabbit River Water Shed Area. The Conservation District emphasizes the importance of reviewing the potential impact of all developments; especially if the area is fully developed, can the surrounding environment sustain the runoff from precipitation. The Gun and Rabbit River watershed areas are located within the City's jurisdiction. The Conservation District provides hydrologic analysis of watershed areas in the event of development near these sensitive areas. This analysis reviews rain impact, excess water from new development and emphasizes a low impact approach. On March 5, 2008, a Low Impact Development Seminar will be presented by the Conservation District, and Mr. McKinney invited everyone on the Planning Commission. McKinney closed by also informing the Commission that a model ordinance is available at the Conservation District, if the City needs assistance.

PUBLIC HEARING:

Re: Bruinsma Farms, Inc. – Re-zoning Request

Chairman Gonzales opened the Public Hearing at 7:05 p.m.

Summary by Developer:

William Cochran of ID&A (Insightful Design & Architecture) PLLC informed the Commission of the interest of Metro Health to expand operations in the City limits. Metro Health needs considerably more room to accommodate the expansion and would like Dr. DeWeerd to relocate his practice to the next parcel and Metro Health will take

**CITY OF WAYLAND
PLANNING COMMISSION
JANUARY 8, 2008
PAGE TWO—**

over operations in the existing DeWeerd Medical building. Metro Health would like to add mammography, ultrasound, x-ray, etc. The re-zone request is needed to allow a division of a 2.1-acre parcel off the parent 50-acre parcel for future development with a use compatible with the adjacent R-O District.

Comments and Discussion:

Dr. DeWeerd indicated to the Commission that he was approached by Metro Health about a year and a half ago about the need for more space to expand. Dr. DeWeerd indicated Metro Health would like to add an Internal Medicine Physician and a Physician Assistant to the current operation. Currently the operation occupies the upper floor of the building and Metro Health would like to expand because the location is favorable to market conditions and demands.

Commissioner Frigmanski inquired how much square footage was available in the current building.

Dr. DeWeerd indicated approximately 7100 square feet.

Commissioner Reno inquired what section of the parcel on the drawing was part of the re-zoning request.

Mr. Cochran indicated the re-zone request area is shaded in light grey on the drawing provided to the Commission.

Commissioner Ramey inquired if the re-zone request encompassed the parent 50-acre parcel as well.

Mr. Cochran indicated no, the 2.1-acre parcel was the only parcel in the re-zone request.

No public comment was received.

Chairman Gonzales closed the Public Hearing at 7:12 p.m.

Motion by Commissioner Reno, supported by Commissioner Kobish, to recommend to the City Council the approval of the Re-Zoning application submitted by Bruinsma Farms, Inc. from R-A to R-O.

Seven Commissioners voted yes. Commissioner DeWeerd abstained due to relation to Dr. DeWeerd. Motion passed.

**CITY OF WAYLAND
PLANNING COMMISSION
JANUARY 8, 2008
PAGE THREE—**

The following findings of facts are summarized and offered in support of the recommendation, (subject to review and approval of the minutes by the Planning Commission).

1. The property should not reasonably be expected to be used for single family under its present zoning classification, given its relationship to high volume street traffic and environmental limitations.
2. The proposed uses allowed in the RO District would be compatible with other zoning and land uses in the area, particularly the adjacent medical building and school facilities.
3. The location proposed is appropriate for the range of uses permitted in the zone requested. The site has good access nearby patrons but offices do not need high visibility and traffic volumes that retail uses do.
4. It is consistent with development trends in the area and is a good transition from the school campus and traffic of East Superior to future residential of property to the north. While the Future Land Use Plan does not make specific mention of the RO district as a transitional district or of office types of uses as desirable transitional uses in this specific area, the concept of using office uses as transitional uses, as described in the preamble of the RO District, is sound and considered as a valid rationale for rezoning the property. This rationale was used in granting the RO District zoning to the existing DeWeerd medical building site adjacent to the west.
5. The development be adequately served by public utilities and services and the effect on municipal costs will be minimal given the existence of utilities.
6. Relatively few RO areas are presently zoned. The supply of vacant land of the proposed classification in other parts of the community is very low.
7. The direct effect of rezoning on surrounding neighborhood due to traffic and aesthetics is minimal and can be controlled through proper site planning.

PUBLIC HEARING:

Re: Bruinsma Farms, Inc. – Special Use Permit Request

Chairman Gonzales opened the Public Hearing at 7:14 p.m.

Summary by Developer:

William Cochran of ID&A Insightful Design & Architecture, PLLC, informed the Commission the main purpose of the Special Use permit was to allow ingress and egress movement of traffic. The proposed use will be consistent with a typical medical/dental office setting. The proposed Special Use area is shaded in dark grey on the drawing provided to the Commission.

**CITY OF WAYLAND
PLANNING COMMISSION
JANUARY 8, 2008
PAGE FOUR—**

Comments and Discussion:

Commissioner Hudson inquired about a separate legal description for the special land use area. It was explained by Cochran and Sisson that the Special Use permit was intended to apply only to the DeWeerd office parcel (0.7 acres).

Commissioner Ramey indicated the application seems to point to the entire 2.1-acre parcel, the same as in the re-zone request. Discussion ensued and it was noted by Chairman Gonzales that this could be clarified as a condition of approval.

No public comment was received.

Chairman Gonzales closed the Public Hearing at 7:19 p.m.

Motion by Commissioner Hudson, supported by Commissioner Frigmanski, to recommend approval of the Special Use Permit application submitted by Bruinsma Farms, Inc. and Dr. DeWeerd, conditional on receipt of the separate legal description matching the shaded Special Use parcel depicted on the site plan dated 12-12-07; and on the parcel in question, on the basis of the project being capable of meeting the standards of Section 20-128 which require it to:

- (1) Be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the area in which the special use is proposed.
- (2) Be adequately served by essential facilities and services such as highways, streets, police and fire protection, drainage, refuse disposal, water and sewer facilities and schools.
- (3) Not create excessive additional requirements at public cost for public facilities and services.
- (4) Not cause traffic congestion, conflict, or movement in greater proportion to that normally prevailing for the uses in the particular zoning district.
- (5) Not be detrimental, hazardous, or unreasonably disturbing to existing or future neighboring uses, persons, property, or the general welfare by reason of noise, smoke, fumes, odor, glare, vibration, traffic, or any other factor.
- (6) Be compatible and in accordance with the goals and policies contained in the city future land use plan.

Discussion ensued and City Planner Mark Sisson indicated to the Commission the approval of the Special Use permit should also be conditioned upon receipt and approval of a final site plan.

**CITY OF WAYLAND
PLANNING COMMISSION
JANUARY 8, 2008
PAGE FIVE—**

Commissioner Ramey inquired about the thin strip of land, which encompasses the shared parking area and trash enclosure in regards to the continuation of traffic and a cross-access agreement with the adjacent parcel owner.

City Planner Mark Sisson explained and indicated that these considerations are being made as a result of the likelihood that the project will ultimately be integrated with a mixed-use office and residential PUD to occur along the remaining East Superior frontage and to the north.

Commissioner Ramey indicated the project assumes participation of the adjacent parcel and indicated the concern regarding the Special Use permit approval assumes the future project will come to fruition (a might happen vs. what is certain scenario).

Mr. Cochran and Mr. Sisson indicated the plan is to accommodate the current needs of Dr. DeWeerd and the future needs of Metro Health as the first priority; and that the RO District and DeWeerd site plan will be self-supporting and not dependant upon any future development actually occurring. It is, however, designed so that the future development will be accommodated by this plan, if it does move forward.

Additional discussion ensued and it was noted that the legal description for the Special Use permit and site plan for the new office building should technically include the additional 15 feet east of the DeWeerd parcel (e.g. go to the east line of the proposed new RO district). This will then encompass the proposed dumpster location and all of the parking area indicated on the site plan. As a result, there will be no question as to whether those improvements are being correctly permitted.

Mark Sisson indicated that this clarification could be made a condition of the approval.

Chairman Gonzales noted further that the application for a Special Use permit can meet the requirements of Wayland Zoning Code, Section 20-128. Because the proposed development is compatible with the surrounding area, he found that the Zoning and Special Use would not be spot zoning and there would be minimal effect on the City's utilities. He pointed out that there is a limited amount of RO-zoned parcels in the City limits. Commissioner Ramey added that the use is consistent with a low-density area and offers a good transition to residences, considering the high traffic area.

Commissioner Hudson moved to amend his motion to include the additional conditions that the legal description for the Special Use is expanded to include the additional 15 feet to the east and that approval be further conditioned upon the receipt and approval of a final site plan by the Planning Commission. Commissioner Frigmanski supported the amendment. Seven members voted yes to approve the motion, as amended. Commissioner DeWeerd abstained due to relation to Dr. DeWeerd. Motion passed.

APPROVAL OF MINUTES:

Motion by Commissioner DeWeerd, supported by Commissioner Hudson, to approve the minutes of the regular meeting of the November 13, 2007, Planning Commission meeting. All Commissioners voted yes. Motion passed.

OTHER MINUTES FOR REVIEW:

Minutes of the City Council meetings for November 5 and 19, 2007, and December 3, 2007, were acknowledged for file.

CITIZENS APPEARING BEFORE THE COMMISSION:

None.

NEW BUSINESS:

a) Sawmill Estates – Site Plan Review – Storage Building Amendment.

Garret Seybert, representing the developers for the project, indicated they have made the recommended changes from the October 9, 2007, meeting including:

1. Drainage and grading plan.
2. 5' setbacks be shown.
3. Elevations be provided for the structure(s) with appropriate lighting.
4. Fencing be provided- the storage unit adjacent to the railroad tracks should be incorporated into the fencing, such that the fencing meets at the building.
5. Emergency access is acceptable to the Wayland Fire Chief – No confirmation yet.

City Planner Mark Sisson indicated the Commission could approve, pending the approval of the Fire Chief. Mr. Sisson inquired about the landscape plan and if the trees would be planted before or after the primary building is constructed.

Garret Seybert indicated the structure may not be built immediately; and, that if it were never built, the trees would not be planted.

**CITY OF WAYLAND
PLANNING COMMISSION
JANUARY 8, 2008
PAGE SEVEN—**

Additional discussion ensued and it was clarified that the number of trees to be planted on the south end is ten, as graphically shown, and not the number 9, as indicated in the tree on the plan.

Mr. Seybert indicated the drainage issue on the east side of the main storage structure along the railroad would be rectified, as suggested by the City Engineer, with the installation of crushed stone; and, if necessary, with the installation of a buried tile connecting to the catch basins.

Mr. Seybert further explained the developer would construct a swail west of the north-west structure for run off protection. This is on the original drain plan, but the new buildings have not been added to that plan. Planner Mark Sisson indicated that that needed to be done and submitted to the City Engineer. Seybert also indicated to the Commission that the lighting plan was the same as the original.

Planner Mark Sisson indicated lights would be needed at the storage unit sites for safety reasons and indicated wall packs may not be appropriate for a residential area. He indicated details of the lighting plan were needed for review. He suggested that the pole lights in front of the east storage building should be shifted to the south to prevent light trespass on property to the north.

Commissioner Jim Ramey indicated details would be needed or the Commission could approve as submitted on the plan. Review was needed to determine photometric calculations, as it relates to the project

Commissioner Ron Kobish inquired if the drainage issue near the hardware store had been resolved.

Mr. Seybert indicated yes and Mark Sisson indicated that it was his understanding that they had been. City Manager Deborah Nier was not in attendance to confirm this.

Commissioner Kobish indicated he was not comfortable approving a request with incomplete plans.

Additional discussion took place over grading, lighting adequacy of the site plans, and the pros and cons of approving with conditions Also, allowing staff to decide compliance or requiring direct Planning Commission review and approval of final plans.

After further review and discussion, motion by Commissioner Ramey, supported by Commissioner DeWeerd, to approve the amended site plan request from Sawmill estates under the following conditions:

- 1. Receipt of written comments from Fire Chief.**
- 2. Final engineering review and written approval of drainage and grading.**
- 3. Update Site Plan.**
 - a. Lighting Plan (includes proposed poles and illumination levels).**
 - b. Trees – 10 to be planted on the south portion of the storage unit construction area – 5 trees deferred along the west side of the easterly storage units until future Phase Two 8-unit apartment building is constructed. The five Douglas firs shown clustered at the north of the storage unit are required at this time, as are all other plantings shown on the Nov. 29, 2007 Landscape Plan.**
 - c. Fencing – The fencing is to connect with the east side of the storage building and refuse area. All gaps (such as now indicated at the southeast end of the building) are to be eliminated.**
 - d. Drainage in back of the east unit is to be addressed with installation of gravel and tile around the proposed storage units, as approved by the engineer.**
- 4. Staff is to report compliance of all outstanding issues to all Planning Commission members.**

Seven Commissioners voted yes. Commissioner Kobish voted no. Motion passed.

OLD BUSINESS:

None.

COMMUNICATIONS:

Planner Mark Sisson summarized Draft #2 to the Landscaping, Screening & Buffer Zoning Ordinance – Article XVII.

Discussion ensued Commissioners Frigmanski and Ramey questioning the applicability of the provisions, and Ramey asking for clarification of how existing trees are credited. Mr. Sisson noted the property owner would only receive credit for approved or recommended plantings, not those listed as undesirable, The Planning Commission would determine if existing "undesirable" trees would be counted.

**CITY OF WAYLAND
PLANNING COMMISSION
JANUARY 8, 2008
PAGE NINE—**

Mr. Sisson emphasized the amendment would amend the site plan approval process and eliminate the previous screening provisions. He also indicated that the provisions apply to all development projects; but if there is an abutting residential district, the requirements are greater.

Commissioner Frigmanski stated opposition to requiring industry to plant unneeded trees and use up valuable and otherwise usable site area.

Mr. Sisson further stated the new standards should be an expression of the community's philosophy regarding aesthetics and property values. He expressed that landscaping has practical benefits (drainage, noise and air pollution control), as well as aesthetic value. Mr. Sisson felt the new standards were reasonable and comparable to other nearby communities.

Chairman Gonzales inquired what the next step was in the process.

Mr. Sisson indicated that if the consensus is to move forward, a public hearing is in order.

Chairman Gonzales directed staff to set a public hearing regarding an amendment to Article XVII - Landscaping, Screening & Buffers for the next Planning Commission meeting on February 12, 2008.

Motion by Commissioner DeWeerd, supported by Commissioner Ramey, to excuse Commissioner Frederickson from the meeting. All Commissioners voted yes. Motion passed.

Discussion ensued regarding the Master Plan and the need for periodic updates. City Planner Sisson noted that the Plan was last updated in 2005; and reviews are required every five years and annual reviews are recommended. Commissioner Ramey expressed a desire to review 2008 Goals and Planning Commission work tasks. He suggested reviewing them at next month's meeting. Planner Sisson is to forward the list from last year as a starting point of discussion.

Chairman Gonzales recognized Commissioner Tobolic for receiving her Master Planner/Citizen Planner Certificate.

Chairman Gonzales opened for discussion the expectations from Administration in regards to communication.

**CITY OF WAYLAND
PLANNING COMMISSION
JANUARY 8, 2008
PAGE TEN—**

After discussion, the consensus of the Commission is to receive monthly status reports of all outstanding planning issues, including copies of relevant communications received by staff from consultants.

Chairman Gonzales informed the commission that Commissioner Black is retiring from the Allegan County Planning Commission and is soliciting a replacement from the Commission. All interested Commissioners should contact Don Black directly.

ADJOURNMENT:

Chairman Gonzales adjourned the meeting at 8:48 p.m.

Respectfully submitted,

Heath Kaplan, Deputy City Manager

J.D. Gonzales, Chairman