

**CITY OF WAYLAND  
PLANNING COMMISSION  
MINUTES**

**Tuesday, April 13, 2010  
City Hall - City Council Chambers**

Chair J.D. Gonzales called the meeting to order at 7:02 PM.

**PLEDGE OF ALLEGIANCE**

Chair Gonzales led the Pledge of Allegiance to the American Flag.

**ROLL CALL**

Members Present: Chair Gonzales, Commissioners Sam Dykstra, John Frigmanski, Ann Kilmartin & Kelle Tobolic and Ex-Officio Commissioner Ron Kobish

Members Absent: Commissioners Ryan Martin, Jim Ramey & Arny Rodriguez

Others Present: City Manager Chris Yonker & Mayor Tim Bala

Commissioner Frigmanski **moved, seconded** by Commissioner Kilmartin to excuse Commissioners Martin, Ramey & Rodriguez who had notified staff of their planned absences. **All Yes; motion carried.**

**APPROVAL OF MINUTES**

Commissioner Dykstra **moved, seconded** by Commissioner Kilmartin to approve the Minutes of the Regular Meeting held March 9, 2010 as distributed with the meeting packet. **All Yes; motion carried.**

**OTHER MINUTES FOR REVIEW**

Chair Gonzales acknowledged for the file the following Minutes of the Regular Meetings of the:

- City Council held March 1 & 15, 2010
- Downtown Development Authority (DDA) Minutes of March 18, 2010

**CITIZENS APPEARING BEFORE THE COMMISSION:** None

**COMMUNICATIONS**

Ex-Officio Commissioner Ron Kobish reported on his attendance at a MI Municipal League (MML) training workshop on the new Medical Marihuana Act of 2008. He reviewed the following materials that were included in the packet:

- MI Medical Marihuana Act (Initiated Law #1 of 2008)
- MML Website Summary- Medical Marihuana Act
- MI Dept. of Community Health Administrative Rules (Effective 4/4/09)
- City of Grand Rapids FAQ's about Medical Marihuana
- City of Grand Rapids Proposed Amendments to Zoning Code (Sec. on Home Occupations)
- City of Livonia Amendments to Zoning Code (District Use Regulations)
- City of Auburn Hills Amendments to Zoning Code (Special Land Uses)

Discussion ensued regarding the differing approaches taken by communities to address the implementation of this Act. By consensus, the Commissioners recommended that the City Council consider the City of Livonia's zoning ordinance amendments that would at least eliminate the possibility of any "grandfathering" of a prohibited use within any zoning district. Chair Gonzales acknowledged receipt of the above communications for the file.

**OLD BUSINESS:** None

**NEW BUSINESS: FIVE-YEAR REVIEW OF CITY MASTER PLAN**

City Planner Mark Sisson summarized his memo to the Commission regarding the review of the City Master Plan as required by State statute every five years. He reviewed the following the following materials that were included in the meeting packet:

- City Planner Summary Memo
- 2005 Master Plan Excerpts- Goals w/ Draft Changes
- 2005 Master Plan- Future Land Use Plan Map w/ Draft Changes
- 2009 Parks & Recreation Plan Excerpts- Goals & Objectives & Action Plan
- 2005 Downtown Blueprint Plan Excerpts- Guidelines for Course of Action
- MDOT Bureau of Aeronautics (AERO) Zoning Overview- Airport Approach Plans
- AERO Minimum Standards- Basic Utility Airports w/ Unpaved Runway (at non-Federally funded airports)
- AERO 2010 MI Aeronautical Chart & Airport Directory Excerpt- Wayland- Calkins Field Airport

Mr. Sisson noted that if the City intends to make any changes to the Plan, we would need to notify surrounding municipal governments (four townships) and Allegan County. He highlighted the changes that have occurred, both in terms of actual land uses and adopted land use maps, with the four surrounding townships. He made the following observations:

Hopkins Township:

- Updates to its Master Plan have been made since the City last adopted its Master Plan
- Much of the more intense land uses, especially along US-131 are “utility dependent” (will require public water & sewer)
- Remainder of township land is preserved as much as possible for agricultural uses

Wayland Township:

- Township Plan is consistent w/ City Plan re: extension of Reno Drive to south
- Intense land uses (mixed use, commercial & industrial) are primarily shown in the Reno Dr. area adjacent to the City’s south corporate limits
- Higher-density residential uses were moved from the east edge of the City to the south-central border and replaced with medium-density residential
- The Township Plan does show the expansion of the mobile home park east of town

Leighton Township:

- The overall scale of commercial uses was decreased; much was replaced with low-density residential uses
- Rabbit River segment has same type of “stream overlay” as used in City Plan
- Township did not apply stream overlay along County drain
- The Calkins Field airport does not have a State-approved Airport Protection Plan (APP) and the north/south runway 01/19 is considered a “local use only” runway by the MI Aeronautics Commission. Therefore, the concern about addressing runway 01/19 in the City Plan is negated; however, the Plan should at least recognize the existence of the airport and show the centerline locations of its two runways.

Dorr Township:

- There have been no sustentative changes to the Township’s Plans for proposed land uses adjacent to the City

The Commissioners next discussed the planned development of the new Rabbit River Park and its impact on the future land uses adjacent to the new park. The future street connectors shown in the current Master Plan would not be feasible within the Park property. These included connectors with Oak, Elm & Geneva Streets. There might be the possibility of connecting Geneva with E. Superior St. depending on the ultimate design for the development of the large parcels of land south & east of the Park and along E. Superior St. It was noted that the Parks Committee may be considering the acquisition of additional land along the Rabbit River to extend the new Park to the east toward Geneva. Mr. Sisson suggested the

Commission consider developing three different scenarios for the development of the large parcel behind the DeWeerd developments & the property owned by St. Therese Church along E. Superior. One could be based on the creation of a private development (likely low-density residential or mixed use) and another could be based on the creation of additional public park land. A third option could consider a hybrid plan including both the first two scenarios.

Mr. Sisson stated that the Commission should review the goals & objectives included in the current Master Plan. The revisions to the Plan should incorporate and reference other planning efforts, such as the Downtown Blueprint Study and the updated Parks & Recreation Plan. It should encompass the City's desire to consider the use of newer planning & sustainability techniques & polices, such as the use of form-based zoning codes for the central business district and connectivity of parks & open space to residential & other areas.

The Commission's consensus was to not undertake a protracted wholesale re-write of the Plan and the goals & objectives, but to review it with minor changes/revisions to the goals & objectives. Based on the new State planning statutes, it will take approximately six months to proceed through the revision process & conduct the necessary notification/review periods with adjoining townships and Allegan County.

#### **PUBLIC COMMUNICATIONS AND COMMENTS**

The City Manager updated the Commission on the status of the reconstruction of Wastewater Pump Station #5 (Railroad St.); bids are due April 14<sup>th</sup> with construction to be completed by August. The Parks Committee had issued a Request for Qualifications/Proposals for design engineering services for the new Rabbit River Park, which are also due April 14<sup>th</sup>. The Planning Commission will be consulted on the park development plans as they are refined by the engineering firm, City staff & the Parks Committee.

There were no additional public communications or comments.

#### **ADJOURNMENT**

Being no further business before the Commission, Chair Gonzales adjourned the meeting at 8:50 PM.

Respectfully Submitted,

Chris A. Yonker  
City Manager

J.D. Gonzales  
PC Chair