

AGENDA
CITY OF KENTWOOD PLANNING COMMISSION
TUESDAY, AUGUST 24, 2021
KENTWOOD COMMISSION CHAMBERS
4900 BRETON AVENUE
7:00 P.M.

- A. Call to Order
- B. Pledge of Allegiance (Mike Pemberton)
- C. Roll Call
- D. Approval of the Minutes of August 10, 2021 and Findings of Fact for: **Case#22-21** – Windy West Two Conditional Rezoning - Request of Bosco Development LLC to conditionally rezone 8.91 and 8.86 acres of land from RPUD-1 High Density Residential Planned Unit Development and R1-A Estate Residential respectively to R1-D Single Family Residential. Located at 3345 – 52nd Street and 3281 Nature View Drive
- E. Approval of the Agenda for August 24, 2021
- F. Acknowledge visitors and those wishing to speak to non- agenda items.
- G. Old Business

Case#20-21 – DMR Transportation – Rezoning of 16.4 acres of land from R1-C Single Family Residential to IPUD Industrial Planned Unit Development Located at 4251,4375 and 4401 36th Street (**applicant has withdrawn their application**)

Case#21-21 DMR Transportation – Special Land Use Review of a Vehicle Repair Establishment Located at 4251,4375 and 4401 36th Street; (**applicant has withdrawn their application**)

- H. Public Hearing

Case#23-21 – Speedway – Special Land Use and Site Plan Review for a Vehicle Fuel Station – Located at 4384 Kalamazoo;

Case#24-21 -West Michigan Auto Glass – Special Land Use Minor Auto Repair and Site Plan Review Located at 5630 Division Ave SE;

Case#25-21 – Cobblestone at the Ravines Phase 3 –Final PUD Site Plan Review Located at 4333 Shaffer Ave SE;

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Case#26-21 – WoodHaven Condominiums – Final PUD Site Plan Review – Located at 4624 Walma Avenue SE

I. Work Session

There are no Work Sessions

J. New Business

Set public hearing date of September 28, 2021, for: **Case#27-21**- Bethany Christian Services – Proposed change to a Conditional Rezoning and Change to a Special Land Use Approval Located at 3225- 52nd Street

K. Other Business

1. Master Plan Implementation
2. Commissioners' Comments
3. Staff's Comments

L. Adjournment

*Public Hearing Format:

1. Staff Presentation – Introduction of project, Staff Report and Recommendation
Introduction of project representative
2. Project Presentation – By project representative
3. Open Public Hearing (please state name, address and speak at podium. Comments are limited to five minutes per speaker; exceptions may be granted by the chair for representative speakers and applicants.)
4. Close Public Hearing
5. Commission Discussion – Requests for clarification to project representative, public or staff
6. Commission decision – Options
 - a. postpone decision – table to date certain
 - b. reject proposal
 - c. accept proposal
 - d. accept proposal with conditions.

PROPOSED MINUTES OF THE REGULAR MEETING
OF THE KENTWOOD PLANNING COMMISSION
AUGUST 10, 2021, 7:00 P.M.
COMMISSION CHAMBERS

- A. Vice-Chair Holtrop called the meeting to order at 7:00 p.m.
- B. The Pledge of Allegiance was led by Commissioner Morgan.
- C. Roll Call:
Members Present: Bill Benoit, Dan Holtrop, Sandra Jones, Clarkston Morgan, Ray Poyner, Mike Pemberton, Darius Quinn (arrived late)
Members Absent: Catherine Brainerd and Ed Kape (with notification)
Others Present: Community Development Director Terry Schweitzer, Economic Development Planner Lisa Golder, Senior Planner Joe Pung, Planning Assistant Monique Collier, the applicants and about 23 residents.

Motion by Benoit, supported by Pemberton, to excuse Brainerd, Quinn and Kape from the meeting.

- Motion Carried (6-0) –
- Brainerd, Kape and Quinn absent -

- D. Approval of the Minutes and Findings of Fact

Motion by Commissioner Pemberton, supported by Commissioner Benoit, to approve the Minutes of July 27, 2021 and the Findings of Fact for: Case#19-21 – 32nd Street Townhomes – Final Site Plan Review Located at 2918 32nd Street

- Motion Carried (6-0) –
- Brainerd, Kape and Quinn absent

- E. Approval of the Agenda

Motion by Commissioner Pemberton, supported by Commissioner Morgan, to approve the agenda for the August 10, 2021 meeting.

- Motion Carried (6-0) –
- Brainerd, Kape and Quinn absent -

- F. Acknowledge visitors wishing to speak to non-agenda items.

There was no public comment.

- G. Old Business

There was no Old Business

Case#20-21 – DMR Transportation – Rezoning of 16.4 acres of land from R1-C Single Family Residential to IPUD Industrial Planned Unit Development Located at 4251,4375 and 4401 36th Street,

Case#21-21 DMR Transportation – Special Land Use Review of a Vehicle Repair Establishment Located at 4251,4375 and 4401 36th Street;

Golder stated the request is for rezoning of 16.4 acres of land from R1-C Single Family Residential to IPUD Industrial Planned Unit Development, Preliminary PUD site plan review and Special Land Use Review of a Vehicle Repair Establishment.

Golder stated the 16.4 acres does not include the portion to the south. The owner is not ready to sell, however they gave the applicant the first right of refusal if they want to purchase and if they want to sell. They need the parcel to the south as another secondary access to develop the future phases of the PUD.

The Master Plan designation for this site is for industrial use; however, the Master Plan also states that the area north of 36th should be restricted to ensure that impact on adjacent residential properties can be minimized. Motor freight terminals and fuel depots are listed as examples of uses that could be restricted to improve compatibility with adjacent uses.

Golder stated with the recent Master Plan we recommended industrial but there are a lot of conditions that went along with that industrial recommendation. Golder stated it would have to be a PUD because of the residential uses there. She stated in the Master Plan we also stated there are inappropriate uses that we would rather not see and one was a motor freight terminal and the other is a fuel depot. She stated we also want to apply the performance standards of the industrial section of the zoning ordinance to any use that is proposed there.

Golder stated what is being proposed is a motor freight terminal which is one of the uses we said could be potentially inappropriate. She stated it is a major vehicle repair establishment and future phase (2) – 50,700 industrial buildings that we don't know what they will be used for.

The applicant stated for this motor freight terminal there will be 10-15 trucks entering and exiting per day, 25 employees and then 15 trucks and 20 trailers parked at any given time. Golder stated one of the concerns identified at the work session is if there is only that number of trucks parked at any given time why are there 118 parking spots.

Golder stated there was also a concern of the coming and going of trucks. The applicant indicated that 20% of those trips could be after 10pm at night and that would be disruptive for the residents in the area.

Golde stated there was concern about the idling of vehicles on the site and they mentioned that it is possible that trucks can stay on the site overnight and that was a concern we had and site lighting.

Golder stated there was also concern with phase 1 only being a parking lot. There would be no oversight of who is coming and going on the site.

She stated for the special land use, the vehicle repair is a special land use and we need more information such as: hours of operation, type of work, will the service doors be opened or closed and when that occurs number of days and what the residents have to say.

Jones opened the public hearing.

Laura Szotko, submitted a letter in opposition of the request.

Charles Sinke, 5978 Ada Point, Ada MI. He stated he grew up at 4511 - 36th Street where his mother still resides. He stated there was a trucking company that was built across from his parent and for a number of years it was a miserable situation with lights, truck idling all night, hilos going in and out all hours of the night. They had constant dialogue back and forth trying to improve the situation and nothing happened until the trucking company went bankrupt and moved out. He stated he thinks this is an inappropriate use for this area.

Motion by Benoit, supported by Pemberton, to table the public hearing to August 24, 2021.

- Motion Carried (7-0) –
- Brainerd and Kape absent -

Case#22-21 – Windy West Two Conditional Rezoning - Request of Bosco Development LLC to conditionally rezone 8.91 and 8.86 acres of land from RPUD-1 High Density Residential Planned Unit Development and R1-A Estate Residential respectively to R1-D Single Family Residential. Located at 3345 – 52nd Street and 3281 Nature View Drive

Pung stated the request is to conditionally rezone 17.77 acres at 3281 Nature View Drive and 3345 – 52nd Street from R1-A Estate Residential & RPUD-1 High Density Residential Planned Unit Development to R1-D Single Family Residential. He stated (3281 Nature View Drive) has been zoned R1-A Estate Residential since at least 1980. The east property (3345 – 52nd Street) was part of the 50.66-acre Quail Meadows Planned Unit Development; the city approved the rezoning and preliminary site plan for the Quail Meadows Planned Unit Development in 2005

Pung stated the development is intended to be served by a public road which would connect Nature View and 52nd Street.

Pung stated this is just the rezoning therefore there are no plans for review of consideration. If the property is rezoned the applicant would come back as a plat.

As part of the conditional rezoning the applicant has offered the following conditions:

1. Minimum lot width of 60 feet.
2. 7,000 square feet minimum lot area
3. Minimum of 1,100 sq. feet on the main floor.
4. Brick or stone on front facades.
5. Roof pitch of 5/12 or greater.
6. Minimum side/rake overhang of 8".
7. Front windows to have grills and shutters where they permit.
8. Front porches (stoop) to be covered with a roof, to have a porch entablature, and decorative cedar post.
9. Plat to have a minimum of 3 home designs and 5 different facades.

Pung stated based on comments at the work session the applicant added another condition that the homes would have a minimum side yard setback of 7 feet.

Pung stated the recommendation to the City Commission is for conditional approval of the rezoning as described in his memo

Chris VanderHoff, Bosco Construction was present. He stated he received some letters regarding neighbors concern. He stated he was able to speak to them and email them and the concerns they had in common, they do not wish to have the connectivity of the stubbed road through to 52nd Street. He stated that is a decision that starts with the City of Grand Rapids and the utilities that require that looping with easements. Some of Kentwood's departments require connectivity with roads Fire Departments for safety, Police, Engineering, Public Works for the snowplowing. The development was set up originally to have continuity throughout that is why they are stubbed.

VanderHoff stated there was also a great concern of safety. He stated in his opinion he thinks with the connections and more entrances, this should help with Police and Fire to get there quickly if needed. VanderHoff stated another concern of the residents they would like to keep it natural. He stated he tried to address some of the neighbors and tell them the plan.

He stated the other concern was the residents thought the development would decrease their property values. VanderHoff stated he doesn't think that is relevant. The Jefferson Farm development his guess would be is that they comp out at real estate values of \$280-\$290,000. Going to the east at Windy Ridge those are \$250-\$270,000. He stated his prices of their homes will be \$330,000 plus or minus. He stated the square footage on the main floors of the Jefferson Farm development is around 1,100 square feet on the main floor and his are closer to 1,200sf on the main floor and Windy Ridge is 950-1,000 sf on the main floors. He stated he thinks his homes will boost their values.

He stated the residents also thought the density was a lot and too many lots. He stated he just put a concept layout together. He stated he doesn't know if he will have that many lots. He stated he could lose lots due to a Consumers Power easement he has to work with. He stated the density at Jefferson Farms and their density is pretty close and Windy West to the east the density is quite a bit higher per acre. He stated he thinks this is a very fitting similar development with nice homes.

He stated there were also some environmental issues in one of the letters but they have to follow quite a few rules. There was concern they were going to fill in the watersheds and the floodplains they have to comply and they may lose lots to that.

Jones opened the public hearing.

Faye Richardson-Green, 3181 Nature View Dr. was present. She stated when they moved into the development it was quiet, it was pastoral and there was a nice environmental element. She stated they are concerned about the environment, and the road that goes from Jefferson Farms into that property next door. The people who are there now have not been the best neighbors. She stated it makes them concerned who might move in. She stated the far east end of the Jefferson Farms has what they call a park and many of the young people in the area gather there. They are concerned about safety, traffic, and noise.

Brian Steinburg, 5114 Taylor Ridge was present. He stated he has lived there 17 years and his property backs up to the proposed development. He stated it has been great living there and the people who are renting the home have a history of being a little less than civilized. He stated he would like to see an extension of the east/west trail, there has been discussion of a park in that area. He stated if this development goes forward he would like to see some kind of corridor between some of the parcels to allow access whenever the extension goes in.

VanderHoff stated Bosco owns the house that is on the existing parcel. He stated it is part of the 9 acres that will be platted and split. They put a lot of money in that house improving it and they have had trouble with the tenant. He stated he spoke to a resident and they told him all of the things going on with that tenant, fireworks, police calls and he was fed up with the hoarding. His brother runs the rentals. This particular resident is on a month to month and he received his 30 day eviction today. He stated he had no idea all of the things going on with the tenant.

Motion by Benoit, supported by Pemberton, to close the public hearing.

- Motion Carried (7-0) –
- Brainerd and Kape absent -

Morgan stated he doesn't have any concerns Bosco Construction has been trying to identify all of the ways to honor things between the zoning and the wetlands and how to make this work.

Poyner stated this is consistent with the Master Plan he would be in support of the project.

Holtrop stated he looks at the rezoning and this is high density but the proposed is less than high density. He stated the street has to go in. He thinks this is a good project.

Quinn stated he is in support Bosco has had nice developments.

Pemberton echoed the commissioners.

Benoit questioned the letter that was received and it said Jefferson Farms homeowners association takes care of the roads that would include Nature View, is that a public road. Pung stated it is a public road but within Jefferson Farms there are a few lots that are common open space and the homeowners association are responsible for maintain that, plowing the sidewalk, mowing the lawn etc., there is some responsibility from the homeowners association for some of the adjacent property, however, the street itself is a public street and is plowed by the Department of Public Works.

Pung clarified that this property is zoned RPUD1 high density residential but it doesn't mean it is for high density. He stated the Master Plan will set the density at low density residential. He stated that is why we have discussed and one of the reasons why we are looking at modifying the description and calling it attached residential. He stated just because it says high density doesn't mean that you get high density out of it.

Green-Richardson stated the east and the west end doesn't get plowed because the City trucks are too large. She stated we are responsible for the sidewalks and maintain the lawns on 7 pieces of property that they call parks in that development.

Jones stated she echoes the commissioners and added that Bosco Development has been a good neighbor and has built some quality developments in our community. She stated they take very seriously their responsibility to be collaborative with neighbors and the neighborhoods that are impacted by their developments. She stated she is in support.

Motion by Benoit, supported by Quinn, to recommend to the City Commission conditional approval of the request to rezone 17.77 acres from R1-A Estate Residential & RPUD-1 High Density Residential Planned Unit Development to R1-D Single Family Residential. Approval is conditioned on conditions 1-2 and basis points 1-8 as described in Pung's memo dated August 3, 2021.

- Motion Carried (7-0) –
- Brainerd and Kape absent -

Case#23-21 – Speedway – Special Land Use and Site Plan Review for a Vehicle Fuel Station – Located at 4384 Kalamazoo;

Golder stated Speedway is currently located on three parcels of land two in the City of Kentwood and one in the City of Grand Rapids. Each municipality has retained jurisdiction of the property and buildings within its municipal boundaries. The building in which Speedway is located also houses a Tuffy Auto Center. In order to expand the facility, Speedway would purchase the .49 acre property to the north of the existing location, which is also located in the city of Grand Rapids. A new, larger gas station and convenience store is intended to be constructed. Due to concerns regarding the jurisdiction for planning, inspections, assessing, income tax and other services, Kentwood and Grand Rapids have entered into a Conditional Land Transfer under the provisions of Public Act 425 of 1984 (PA 425). Golder stated the City approved the 425 agreement. That is to be incorporated into the City of Kentwood for the purpose of zoning and accessing and building inspections and all the municipal services. Kentwood will also assess property tax and Grand Rapids will assess an income tax.

Golder stated the current Speedway site is located at the northeast corner of 44th Street and Kalamazoo Avenue. Kalamazoo Avenue includes two northbound and two southbound lanes, a lane for indirect left turns, and a right turn lane for southbound-to-westbound traffic. A concrete median prohibits left turns into and out of the proposed Speedway development. Forty-fourth Street right of way includes two eastbound and two westbound lanes, an indirect left turn lane, and a dedicated right turn lane for westbound-to-northbound traffic. There are two access drives that serve the development; one on Kalamazoo and one on 44th Street. With the addition of the .49 acre site, the location of the driveways will generally not change. The 44th Street driveway width has been reduced from 48 feet to 35' in the proposed plan. The Kalamazoo driveway remains 40' in width. The shared driveway located on the north side of the proposed gas station will also remain.

Golder stated access to the site for fuel trucks will be from 44th Street. Since Kalamazoo Avenue north of the gas station is not a truck route, and the Kalamazoo Avenue indirect left turn crossover was not designed to accommodate trucks, fueling trucks will also have to exit the site on 44th Street.

The new convenience store building will be 4,608 square feet in area. The use will require 24 parking spaces, provided as per the proposed plan.

The site meets the lot coverage requirements of the C-2 district.

The driveway width on Kalamazoo Avenue seems excessively wide.

The proposed site plan will significantly increase the green space along the 44th Street and Kalamazoo Avenue frontages. The landscape area along Kalamazoo Avenue will be increased from 10' (including the 5' concrete sidewalk) along the 44th Street frontage to 35' (including the 5' concrete sidewalk). Similarly, the green space on Kalamazoo Avenue has been increased from 15' to 30' (including 5' concrete sidewalk). There is currently no landscaping along Kalamazoo and 44th Streets; the proposed landscaping plan provides street trees and shrubs outside of the right of way.

The applicant should relocate the trees and shrubs near driveways on Kalamazoo Avenue that may obstruct a driver's vision of oncoming traffic. These should be relocated elsewhere on the site.

The site lighting does not meet Kentwood's allowances for average-to-minimum illumination.

Grand Rapids requirements:

As per the 425 Conditional Land Transfer. Agreement, the following have been identified as issues that Grand Rapids requires to be addressed in the design of the Speedway station:

- Fuel pumps, pumps islands detached canopies, compressed air dispensers, etc. shall be located at least 15 feet from the street right of way and 20 feet from all lot lines adjacent to a residential district.
- The convenience store cash register shall be clearly visible from the street. The viewing window shall have a contiguous area of at least 15 square feet of clear glass and maintain an unobstructed view into the building.
- Height: a canopy shall have a minimum clearance of 8 feet over public sidewalks and a minimum ground clearance of 14 feet over any vehicular driveway or parking area. A canopy shall not exceed the height of the main building.
- Lighting: Lighting on canopy shall be fully recessed, no external illumination of canopy; 25% maximum of canopy visible from the public street can be illuminated; regulations regarding the intensity of lighting.
- Building transparency: 30% of wall (measured at a height of 2-8 feet) facing Kalamazoo Avenue
- Parking lot landscaping requirements: requirements for landscape buffers, materials, and height for visual screen; opacity of buffer; intermittent landscape buffer between the right of way and parking areas; streetscape trees
- Provide a Crime Prevention Through Environmental Design plan
- Limitation of floor area dedicated to alcohol sales.

These requirements will be reviewed by the Grand Rapids Planning Department and Police Department, and, as per the 425 Agreement, no formal approval can occur until

such time that a recommendation has been received from Grand Rapids and incorporated into the Special Land Use and site plan review and approval.

Golder stated we have a traffic study completed with and without the Speedway expansion and what they found there is 1522 additional daily trips when Speedway is expanded and in the AM peak there is 91 additional trips and in the PM peaks there is 97 additional trips. They also reviewed the level of service at all the intersections and they found that it was level C or better at all the locations during the AM and PM peak. According to the study the only improvement that was warranted was a north bound right turn taper. But because of the utilities, signs, bus stops and other things the study recommends not adding that taper.

Golder stated there are only a couple of things that have come up as an issue with the Special Land Use standards.

Several variances will be required for the property in order to meet Kentwood Zoning requirements. First, the Special Land Use standards of the Zoning Ordinance requires that vehicle fuel station buildings are located not less than 50 feet from any right of way line or from any side or rear lot line abutting a residential district. The east side of the development abuts an R-4 district (Greentree Apartments) and is only 23 feet from the common lot line.

The Special Land Use standards also limit the use to no more than one (1) driveway for each street on which it has frontage. Speedway is retaining the existing driveway onto Kalamazoo Avenue. However, the development also includes a shared drive with the business located to the north of the proposed Speedway. Other variances are also being requested relating to the freestanding and wall signage.

Golder stated - Additional land acquired for site

- Meets parking requirements; truck access from 44th Street can be achieved.
- Meets lot coverage requirements; greenspace is increased significantly
- Eliminates issue with current building/site split between two municipalities

Golder stated Grand Rapids requirements are:

As per the 425 Conditional Land Transfer Agreement, the following have been identified as issues that Grand Rapids requires to be addressed in the design of the Speedway station:

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- Height: a canopy shall have a minimum clearance of 8 feet over public sidewalks and a minimum ground clearance of 14 feet over any vehicular driveway or parking area. A canopy shall not exceed the height of the main building.
- Lighting: Lighting on canopy shall be fully recessed, no external illumination of canopy; 25% maximum of canopy visible from the public street can be illuminated; regulations regarding the intensity of lighting.
- Building transparency: 30% of wall (measured at a height of 2-8 feet) facing Kalamazoo Avenue
- Parking lot landscaping requirements: requirements for landscape buffers, materials, and height for visual screen; opacity of buffer; intermittent landscape buffer between the right of way and parking areas; streetscape trees
- Provide a Crime Prevention Through Environmental Design plan
- Limitation of floor area dedicated to alcohol sales.

These requirements will be reviewed by the Grand Rapids Planning Department and Police Department, and, as per the 425 Agreement, no formal approval can occur until such time that a recommendation has been received from Grand Rapids and incorporated into the Special Land Use and site plan review and approval.

Mandy Gauss, CESO Engineer 13060 South US Highway 27 Dewitt MI. was present. She presented a slideshow of the project. She stated it is a difficult site as they are dealing with both jurisdictions. They have been thankful for both the City of Kentwood and the City of Grand Rapids to come up with a 425 agreement so they can move forward.

Gauss stated they have no problem with reducing the driveway on Kalamazoo the reason they left it at that width because that is what is there currently. They can take care of that prior to the public hearing.

Gauss stated the building is 4,008 square foot building. It will be your standard convenience store. It is more the grab and go type food, not a restaurant inside the facility. She stated it has the bathrooms with multiple stalls. It meets the parking code at 24 parking spaces. She stated there are currently 4 dispensers, this will have 8. She stated this is the drive in canopy style it allows cars to get in and out without having stacking issues trying to get around the dispensers if someone is in front of you. She stated the intent is for cars to be able to circulate. Cars will come in off of Kalamazoo pull in, fuel and then be able to pull out any of the access drives.

Gauss stated the need for the two drives on Kalamazoo Avenue is because currently in a no build condition the que for the turnaround backs up 142 feet with the build it will be 144. They aren't adding a lot to the stacking however, it already does stack beyond the shared driveway. The need for the drive is very important.

Gsuss stated the other variance request is on the setback variance. She stated because this is a fueling station the 50 feet is required to residential. She stated City of Grand Rapids only requires 15 feet setback. She stated with the 425 all of the zoning goes through the City of Kentwood that is why they are requesting the variance in order to allow 23.3 foot in lieu of the 50 foot setback.

She stated the importance of putting the building where they are showing it is for circulation. The fueling truck is only allowed to enter and exit on to 44th Street. With that, they need to be able to circle all the way around the canopy and exit. She stated another option that was discussed was shift the building further to the south but with the loop around they can't shift enough to get out of that 50 foot setback requirement.

She stated everything on site will come out; all the underground storage tanks, infrastructure completely is going to be removed and everything brand new is going to go back in. She stated overall environmentally it is a lot better. She stated they have a sanitary main that runs from the existing parcel to the adjacent purchased parcel that will be relocated.

She displayed the elevations and one of the requirements from the City of Grand Rapids they had to have 30% transparency on the face of the building facing Kalamazoo. She stated the 248 square feet when only 172 would be required so they are meeting that requirement. She stated another item is security you can see in and see out and the windows won't be blocked with merchandise.

Dumpster enclosure will match the building it also has the storage shed behind it for all the recycling items they will be kept outside and in a stored area where it will be clean and kept up nicely. She stated there is an area that is enclosed outside for the ice and the propane area, it will not be on the front of the building to clutter up the sidewalk and the visibility.

She displayed a video to show what Speedway would look like when it is complete. Video showed their landscaping plan. She stated they will take a look at the site lines and a couple of the trees where there was concern. She stated they can take a look and shift them to make sure they have sight visibility from the site driveways as you are entering and exiting.

She stated all the mechanical equipment is in the roof therefore it will not be visible from the ground level. It will make the site cleaner, allow more parking, more access and more visibility. It will open it up quite a bit.

Benoit stated other than the couple of concerns staff has, he likes it and is good with it.

Pemberton stated what an improvement to that corner it will make. It has been an eyesore for quite some time. He stated if we don't have a north bound Kalamazoo deceleration lane to enter that driveway, narrowing it would hinder people's ability to turn in. He

could see a stacking problem with people trying to turn in waiting for people to turn out if there is not enough room or it's too tight. He stated it should probably stay wider to improve the ingress and egress of both sides of that driveway.

Quinn stated he was concerned about the traffic and wanted to know more about the traffic study. Golder stated she would like some assurance from a traffic engineer. She stated we will try to get answers from Grand Rapids.

Holtrop stated he sees traffic flow, it didn't strike him as strange with the wide driveways. He stated he is ok with that from a width standpoint. He questioned if 24 parking spaces is enough or is it too few from a business standpoint. Gauss stated that it is not too few. She stated a lot of people will stay at the pump and enter so it adds those additional counts of parking. She stated less than 24 parking spots we would be concerned but they are right at where they would like to be. Holtrop questioned if this will be open 24 hours. Gauss stated that it is open 24 hours. Holtrop stated one plan had a single driveway on Kalamazoo, but it had the cross access to the other office building he stated is fine with that. Holtrop suggested to make sure they have plenty of screening since they will be closer to the residential.

Poyner questioned if it is open 24 hours will it generate more traffic volume. He stated it would be good to know more about the traffic and having someone at the public hearing would be helpful.

Poyner questioned when the fuel trucks go westbound on 44th Street is the turn sufficient for them to turn and head back east on 44th Street to go south on Kalamazoo. Gauss stated correct it does make the turn they just have to wait for traffic to clear. Poyner stated he would hope Tuffy could stay in the City somewhere.

Poyner questioned the lighting. He stated there won't be any external lights on the property but it looks like they can have 25% visible from the street and illuminated. He stated it is good to make sure the community is safe and wanted to know more about the lighting at night. Gauss stated heir lighting is all LED, downward directing, shielded at the property lines. She stated the City of Kentwood codes call for very strict lighting for canopy's compared to most codes. She stated it won't be as bright as you see at other Speedways. Discussion ensued regarding lighting.

Morgan stated he is excited to see this. He stated he agrees with Pemberton regarding the driveway if it is smaller it will jam.

Jones stated she likes it and questioned where there are some comparable Speedways. Gauss stated she could come up with some and send them.

Case#24-21 -West Michigan Auto Glass – Special Land Use Minor Auto Repair and Site Plan Review Located at 5630 Division Ave SE;

Pung stated the request is for a site plan review for a minor vehicle repair. The applicants business is an auto glass repair and replacement operation which is classified as a minor vehicle repair in our ordinance. He stated over 95% of their work is done offsite. So specific procedures would have to be done in the building.

Pung stated the site is .44 acres in area. There is an existing 2,880 square building on the site that would be utilized by the applicant. He stated they are not proposing any changes to the site or the building therefore it is just a use change. Under the FBC they will need to comply with the general landscaping requirements which in this case adding some street trees. The use requirements they are complying with and the amount of parking they are also meeting the minimum requirements.

Pung stated the only issues that were identified is a signed narrative and they also need to provide detail on the number of company vehicles that may be parked/stored on-site.

Neal Vandenburg 177 Collingdale Walker MI was present. He stated he is part owner of West MI Auto Glass and the landlord. He stated there are 4 company owned vehicles 3 are used daily and 1 is their backup plan. He stated on a regular basis you may see up to 5 vehicles between the hours of 6am-9am once they are off and installing you will see the backup vehicle plus their two office workers on location. He stated there is a 6foot chainlink fence already on the property they would like to separate them from the residential area so they are going to add those slats to give them a little separation.

Morgan, Holtrop, Quinn were ok with the request.

Poyner questioned how many parking spaces. Vandenburg stated generally during business hours maybe 3 people and one technician he stated they rarely have anyone in the office other than the employees. Patrick Nesbit stated he thinks there are 10 spots they are going to redo the parking lot and the lines to make them more visible than they are now.

Pemberton questioned if there will ever be inside repair going on. Vandenburg stated only time when they will have a cars there is when they are installing the new camera calibration in the windshield and when they do windows.

Case#25-21 – Cobblestone at the Ravines Phase 3 –Final PUD Site Plan Review Located at 4333 Shaffer Ave SE;

Golder stated the commissioners went through the preliminary approval and the city commission adopted the conditions of approval and added one which was to remove one of the buildings from the development. She stated there were residents that came to the meeting stating that when they purchased, they thought it was going to be open space therefore they thought it shouldn't be there and the City Commission agreed and added that as a condition of approval.

Golder stated we had a resident come into the office wondering if they can add some additional landscaping. She thought it would be helpful to add some arborvitaes along the edge where the houses are so close to the park space.

Pemberton stated he is happy with this. He likes the greenspace and the trail system. He stated he knows there is concern about elevations and design which we will be paying attention to. He stated it meets today's needs better than the original plan.

Morgan questioned if there is a reason why this location at this spot as opposed to somewhere else. Golder stated they were not the original developers. Redstone has picked up the property. David Stebbins with Redstone homes stated Bosgraff development they got part way through phase one then went bankrupt. Redstone took it over and finished phase 1. They are in the process now of completing phase 2 phase 3, that was part of the development that came with the whole package so they are moving into the last phase of the development.

Morgan questioned how he felt about the 3 unit buildings being removed. Stebbins stated as much as they don't like it and taking a big financial hit when it came up at the City Commission he wasn't aware that the sale person that is selling in the development is not an employee of theirs but a contracted worker. He stated one of the residents told them that was to remain greenspace and that was the first he heard of that. As phase 2 got developed it came to light that was a buildable area that was there intent to do something there. Discussion ensued. Stebbins stated when the City Commission started considering tabling the project and bringing it back to the Planning Commissioners their intent was to keep moving the project forward and if it meant they had to give up the 3 unit buildings so they can continue with their timeline it was worth it to them. Discussion ensued.

Golder asked the commissioners if they want to see more building elevations. They said they don't want to see more but just be refreshed.

Case#26-21 – WoodHaven Condominiums – Final PUD Site Plan Review – Located at 4624 Walma Avenue SE

Pung stated the request is a final site plan review for a PUD phase. He stated this is a 41 unit attached condominium development on just over 11 acres. He stated the Planning Commission recommended conditional approval to the City Commission in April. On May 10 City Commission approved the major change and preliminary PUD plan. There were some changes from what was originally recommended. He stated the number of units was reduced from 42 to 41 and they also added more units with two stall garages and reduced the number of the on-street parking in order to add more attached garage space. Pung stated the plan is consistent with the approved preliminary plan and there aren't any issues.

Morgan questioned what was the approval for the amount of units for lease/rental. Pung stated City Commission approved at the 15% that was recommended by the Planning Commission.

The commissioner were ok with the final PUD review.

J. New Business

Motion by Holtrop, supported by, Benoit, to affirm the public hearing date of August 24, 2021 for: Case#23-21 – Speedway – Special Land Use and Site Plan Review for a Vehicle Fuel Station – Located at 4384 Kalamazoo

- Motion Carried (7-0) –
- Brainerd and Kape absent -

K. Other Business

1. Commissioners' Comments

Poyner stated he hopes we will be able to continue to meet in person with the Delta Variant.

Jones stated they are wearing masks again at Kent County.

Quinn stated Kent County may say they strongly recommend wearing a masks or make it a County requirement. It is still up in the air.

Jones added that Thompsons Auto is messy again.

2. Staff's Comments

Schweitzer stated at the last meeting there was discussion on committee appointments. Schweitzer stated he will send a notice out on the vacancies

L. Adjournment

Motion by Commissioner Benoit, supported by Commissioner Pemberton, to adjourn the meeting.

- Motion Carried (7-0) –
- Brainerd and Kape absent -

Meeting adjourned at 8:50pm

Respectfully submitted,

Proposed Minutes
Planning Commission
August 10, 2021
Page 16

Ed Kape, Secretary

**CITY OF KENTWOOD
PLANNING COMMISSION
PROPOSED
FINDINGS OF FACT
AUGUST 24, 2021**

Pung 08/03/21

PROJECT: Windy West Two

APPLICATION: 22-21

LOCATION: 3281 Nature View Drive & 3345 – 52nd Street

HEARING DATE: August 10, 2021

REVIEW TYPE: Conditional rezoning of 17.77 acres from R1-A Estate Residential & RPUD-1 High Density Residential Planned Unit Development to R1-D Single Family Residential

MOTION: **Motion by Benoit, supported by Quinn, to recommend to the City Commission conditional approval of the request to rezone 17.77 acres from R1-A Estate Residential & RPUD-1 High Density Residential Planned Unit Development to R1-D Single Family Residential. Approval is conditioned on conditions 1-2 and basis points 1-8 as described in Pung's memo dated August 3, 2021.**

- Motion Carried (7-0) –
- Brainerd and Kape absent

CONDITION: 1. As offered by the applicant in the letter dated August 2, 2021; the following restrictions/conditions shall apply to the property:

- 1) Minimum lot widths of sixty (60) feet.
- 2) Minimum 7,000 square feet of lot area.
- 3) Minimum of 1,100 square feet on the main floor.
- 4) Brick or stone on front facades.
- 5) Roof pitch of 5/12 or greater.
- 6) Minimum side/rake overhang of eight (8) inches.
- 7) Front windows to have grills and shutters where they permit.
- 8) Front porches (stoop) to be covered with a roof, to have a porch entablature, and decorative cedar post.
- 9) Plat to have a minimum of three (3) home designs and five (5) different facades.
- 10) Homes to have a minimum seven (7) foot side lot.

2. Execution of a formal written Conditional Rezoning Agreement acceptable to the owner and the City and conforming to Section 3.29.C.2 of the Kentwood Zoning Ordinance.

BASIS:

1. In 2004 the State of Michigan passed Public Act 579 which makes allowance for the conditional rezoning of property. In a conditional rezoning an owner of land voluntarily offers in writing, and a city may approve, certain use and development restrictions of the land as a condition of the rezoning.
2. The Master Plan recommends low density residential development for this site. Due to limitations created by existing wetlands and floodplain on the site, the development will be low density.
3. The City's infrastructure and services are sufficient to accommodate development of the property under the R1-D Single Family Residential district.
4. The rezoning is not anticipated to have a substantial and permanent adverse impact on neighboring property; especially when the restrictions are taken into consideration.
5. The rezoning would not tend to create any type of blight within the area and would allow for reasonable use of the property.
6. The proposed single-family use is compatible with the surrounding uses
7. Applicant's presentation at the Planning Commission work session and public hearing.
8. Discussion at the Planning Commission work session and public hearing.



August 12, 2021

Ms. Lisa Golder
City of Kentwood
4900 Breton Avenue SE
PO Box 8848
Kentwood, MI 49518

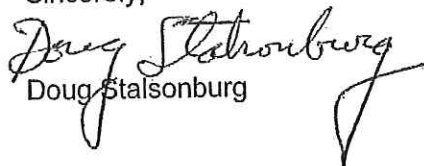
Re: DMR

Dear Lisa,

As the applicant's representative, I am requesting you withdraw this project from consideration by the Planning Commission. Please refund the \$1,500 escrow fee to the applicant.

Thank you.

Sincerely,


Doug Stalsonburg

cc: Craig Baker
Matt Abraham

P:/projects/2020/202113/documents/letters/L202113



PLANNING STAFF RECOMMENDATION

Golder 8-12-21

PROJECT: Speedway Special Land Use

APPLICATION: 23-21

REQUEST: Special Land Use for a Vehicle Fuel Station

LOCATION: 4384 Kalamazoo Avenue SE

HEARING DATE: August 24, 2021

RECOMMENDATION: Recommend Conditional Approval of the request for Special Land Use Vehicle Fuel Station for Speedway as described in Case No. 23-21. Approval is conditioned on the following:

CONDITIONS:

1. Compliance with the August 12, 2021 Special Land Use Narrative for the proposed Speedway expansion.
2. Final execution of the PA 425 Conditional Land Transfer by the City of Grand Rapids, the City of Kentwood, and Speedway.
3. Final review and approval of the Planning and Zoning elements identified by the City of Grand Rapids as a condition of the PA 425 Conditional Land Transfer.
4. Review and approval by the Kentwood City Engineer and Fire Marshal.
5. Kentwood Engineering Department approval of the width and design of the Speedway Kalamazoo Avenue driveway.
6. Staff approval of the landscaping and lighting plans.

BASIS:

1. The proposed Speedway is located on property that is partially located in the City of Kentwood and partially in the City of Grand Rapids. Both communities have approved the execution of a PA 425 Conditional Land Transfer Agreement,

allowing the entire site to be subject primarily to the ordinances of the City of Kentwood. This action will allow Kentwood to review the plan considering Kentwood regulations and standards. The 425 Conditional Land Transfer Agreement must be signed by representatives of Grand Rapids, Kentwood, and Speedway.

2. The traffic study submitted by the applicant calls for a right turn taper at the Speedway driveway on Kalamazoo Avenue. The applicant has indicated that due to physical limitations and acceptable levels of service, the right turn taper is not recommended.

The traffic engineer of the City Grand Rapids recommends that the Kalamazoo drive curb cuts widths be reduced to something less than what is proposed to improve pedestrian safety and comfort. However, reducing the curb cut may cause traffic to back up into the Kalamazoo Avenue/44th Street intersection. After consultation with a traffic engineer, the City Engineer will consider these issues when deciding as to the width of the curb cut.

3. The use otherwise meets the Special Land Use Standards of Section 15.04 D and 15.02 of the Kentwood Zoning Ordinance.
4. Discussion at the work session and public hearing.



PLANNING STAFF RECOMMENDATION

Golder 8-12-21

PROJECT: Speedway Site Plan

APPLICATION: 23-21

REQUEST: Site Plan Review of a Vehicle Fuel Station

LOCATION: 4384 Kalamazoo Avenue SE

HEARING DATE: August 24, 2021

RECOMMENDATION: Recommend Conditional Approval of the site plan dated July 1, 2021, for a Special Land Use Vehicle Fuel Station for Speedway as described in Case No. 23-21. Approval is conditioned on the following:

CONDITIONS:

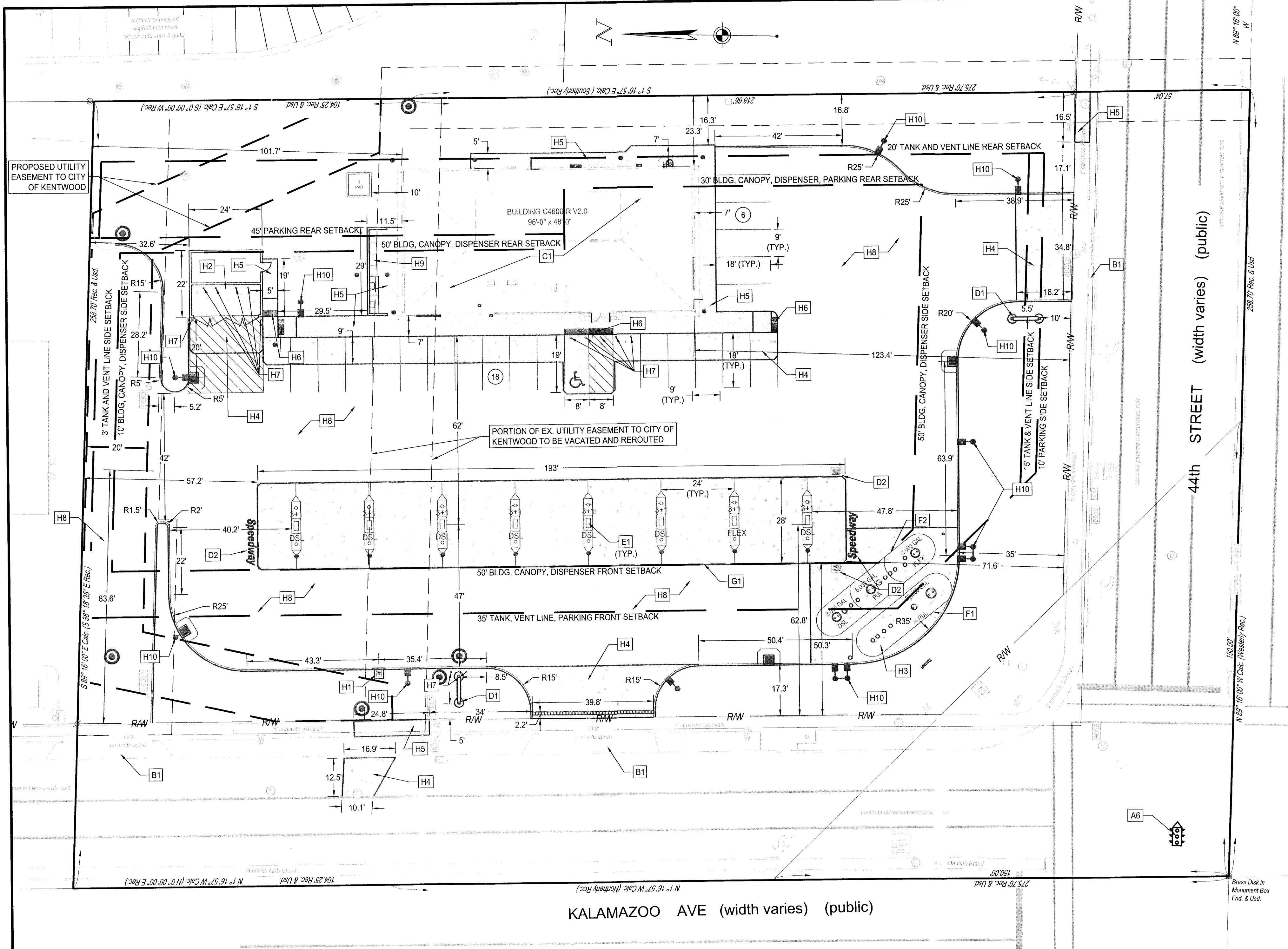
1. Compliance with the August 12, 2021, Special Land Use Narrative for the proposed Speedway expansion.
2. Final execution of the PA 425 Conditional Land Transfer by the City of Grand Rapids, the City of Kentwood, and Speedway.
3. Review and approval of the Planning and Zoning elements identified by the City of Grand Rapids as a condition of the PA 425 Conditional Land Transfer.
4. Review and approval by the Kentwood City Engineer and Fire Marshal.
5. Kentwood Engineering Department approval of the width and design of the Speedway Kalamazoo Avenue driveway.
6. Staff approval of the landscaping and lighting plans
7. Approval of the Special Land Use Vehicle Fuel Station.

BASIS:

1. The proposed Speedway is located on property that is partially located in the City of Kentwood and partially in the City of Grand Rapids. Both communities have approved the execution of a PA 425 Conditional Land Transfer Agreement, allowing the entire site to be subject primarily to the ordinances of the City of Kentwood. This action will allow Kentwood to review the plan considering Kentwood regulations and standards. The 425 Conditional Land Transfer Agreement must be signed by representatives of Grand Rapids, Kentwood, and Speedway.
2. The traffic study submitted by the applicant calls for a right turn taper at the Speedway driveway on Kalamazoo Avenue. The applicant has indicated that due to physical limitations and acceptable levels of service, the right turn taper is not recommended.

The traffic engineer of the City Grand Rapids recommends that the Kalamazoo drive curb cuts be reduced to something smaller than what is proposed to improve pedestrian safety and comfort. However, reducing the curb cut cause traffic to back up into the Kalamazoo/44th Street intersection. After consultation with a traffic engineer, the City Engineer will consider these issues when deciding as to the width of the curb cut.

3. The use otherwise meets the Special Land Use Standards of Section 15.04 D and 15.02 of the Kentwood Zoning Ordinance.
4. Discussion at the work session and public hearing.



- A. GENERAL NOTES**
- GENERAL SCOPE OF WORK INCLUDES: BUILDING, CANOPY, FUEL TANKS, PIPING AND DISPENSERS AND PARKING.
 - TRUCK TURNS HAVE BEEN PERFORMED ON THIS SITE TO CONFIRM LOCATION OF UT'S.
 - FINAL DESIGN OF SITE SUBJECT TO LOCAL AND STATE REGULATIONS.
 - EXISTING PROPERTY SIZE: ±71,279 SQ. FT. / ±1.6363 AC. (±1.0094 AC. OUTSIDE RW) PROPOSED PROPERTY SIZE: ±98,232 SQ. FT. / ±2.2551 AC. (±1.4969 AC. OUTSIDE RW)
 - REQUIRED PARKING:
CONVENIENCE STORE: 1 SPACE PER EVERY 250 SF OF GFA = 18 SPACES
FUEL STATION: 1 SPACE PER EACH EMPLOYEE = 6 SPACES
TOTAL REQUIRED = 24 SPACES
PROVIDED PARKING: (1) ADA PARKING SPACE AND (23) STANDARD PARKING SPACES.
 - THE ADJACENT INTERSECTION IS SIGNALIZED.
- B. SITE WORK**
- EXISTING DRIVE APPROACH.
- C. BUILDING**
- STANDARD #4600-R V2.0 BUILDING.
- D. EXTERIOR APPEARANCE & SIGNAGE**
- GOAL POST SIGN.
 - CANOPY SIGNAGE.
- E. DISPENSERS**
- (8) 3+1 DISPENSERS, SUMP AND ISLANDS.
- F. UNDERGROUND STORAGE TANKS**
- (1) 20,000 GALLON FOR UNLEADED FUEL.
 - (1) 24,000 GALLON FOR PREMIUM, ETHANOL FLEX FUEL, AND AUTO DIESEL FUEL.
- G. CANOPY**
- (1) 19'3" x 28' (8) ISLAND AUTO CANOPY PER CURRENT STANDARDS.
- H. YARD**
- AIR ISLAND.
 - TRASH ENCLOSURE.
 - CONCRETE TANK SLAB.
 - CONCRETE PAVEMENT.
 - CONCRETE SIDEWALK.
 - ADA RAMP AND DETECTABLE WARNING STRIPS.
 - BOLLARDS.
 - ASPHALT PAVEMENT.
 - OUTDOOR SALES AREA.
 - LIGHT POLE.
- I. ZONING, VARIANCE, SETBACKS, & PERMITS**
- ZONING: C2 COMMERCIAL
- NORTH PROPERTY: CITY OF GRAND RAPIDS - MODERN EAR NEIGHBORHOODS - COMMERCIAL
EAST PROPERTY: CITY OF KENTWOOD - R4 HIGH DENSITY RESIDENTIAL & C2 COMMERCIAL
SOUTH PROPERTY: CITY OF KENTWOOD - C2 COMMERCIAL
WEST PROPERTY: CITY OF GRAND RAPIDS - MODERN EAR NEIGHBORHOODS - COMMERCIAL

SETBACK REQUIREMENTS							
	REQUIRED				PROVIDED		
	FRONT (44TH)	SIDE (KZOO)	SIDE (NORTH)	REAR (EAST)	FRONT	SIDE	REAR
BUILDING	50'	50'	10'	30' (C2) 50' (R4)	123.4'	101.7'	23.3'
CANOPY	50'	50'	10'	30' (C2) 50' (R4)	71.6'	50.3'	126.3'
DUMPSTER ENCLOSURE	-	-	-	-	-	-	-
SIGNS	0'	0'	0'	0'	5'	124.4'	73.9'
TANKS	35'	15'	3'	20'	36.6'	19.2'	145.1'
DISPENSERS	50'	50'	10'	30' (C2) 50' (R4)	83.8'	62.8'	138.8'
VENT LINES	35'	15'	3'	20'	42.7'	15'	186'
PARKING	35'	10'	-	30' (C2) 45' (R4)	35'	-	16.8'

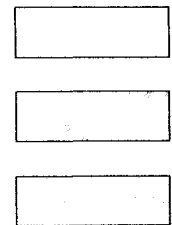
NOTES:

- VARIANCE REQUIRED TO REDUCE REAR BUILDING SETBACK FROM 30'/50' TO 23.3'.
- VARIANCE REQUIRED TO REDUCE REAR PARKING SETBACK FROM 30' TO 16.8'.
- VARIANCE REQUIRED TO ALLOW ONE (1) GOAL POST SIGN PER FRONTAGE, TO REDUCE THE CLEARANCE FROM 10' TO 5' - 4", AND TO INCREASE THE MAXIMUM SQUARE FOOTAGE PER FRONTAGE.

EXISTING LEGEND

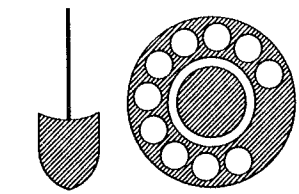
- CURBING TO REMAIN
- FENCE

PROPOSED LEGEND



- PROPOSED CURB
- NORMAL STRENGTH ASPHALT PAVEMENT PER SPEEDWAY STANDARDS
- NORMAL STRENGTH CONCRETE PAVEMENT PER SPEEDWAY STANDARDS
- CONCRETE SIDEWALK PER SPEEDWAY STANDARDS

NOTE: AS AN AID TO THE CONTRACTOR VARIOUS UTILITIES AND UNDERGROUND STRUCTURES ARE SHOWN ON THESE PLANS AND PROFILES. ALL INFORMATION CONCERNING ALL UTILITIES SHOWN ON THE PLANS AND PROFILES IS TAKEN FROM FIELD TOPO AND/OR AVAILABLE RECORDS, BUT THE OWNER AND ENGINEER DOES NOT GUARANTEE THEIR LOCATION/ELEVATION, OR THAT ADDITIONAL UNDERGROUND STRUCTURES OR UTILITIES MAY NOT BE ENCOUNTERED. IF THE CONTRACTOR DOES ENCOUNTER A PREVIOUSLY UNIDENTIFIED UTILITY AND/OR STRUCTURE, OR DETERMINES THAT ONE OF THE UTILITIES/STRUCTURES SHOWN ON THESE PLANS IS INCORRECTLY LOCATED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER FOR DIRECTION ON HOW TO PROCEED. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES. NOTIFY "MISS DIG" AT 1-800-482-7171, 72 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.

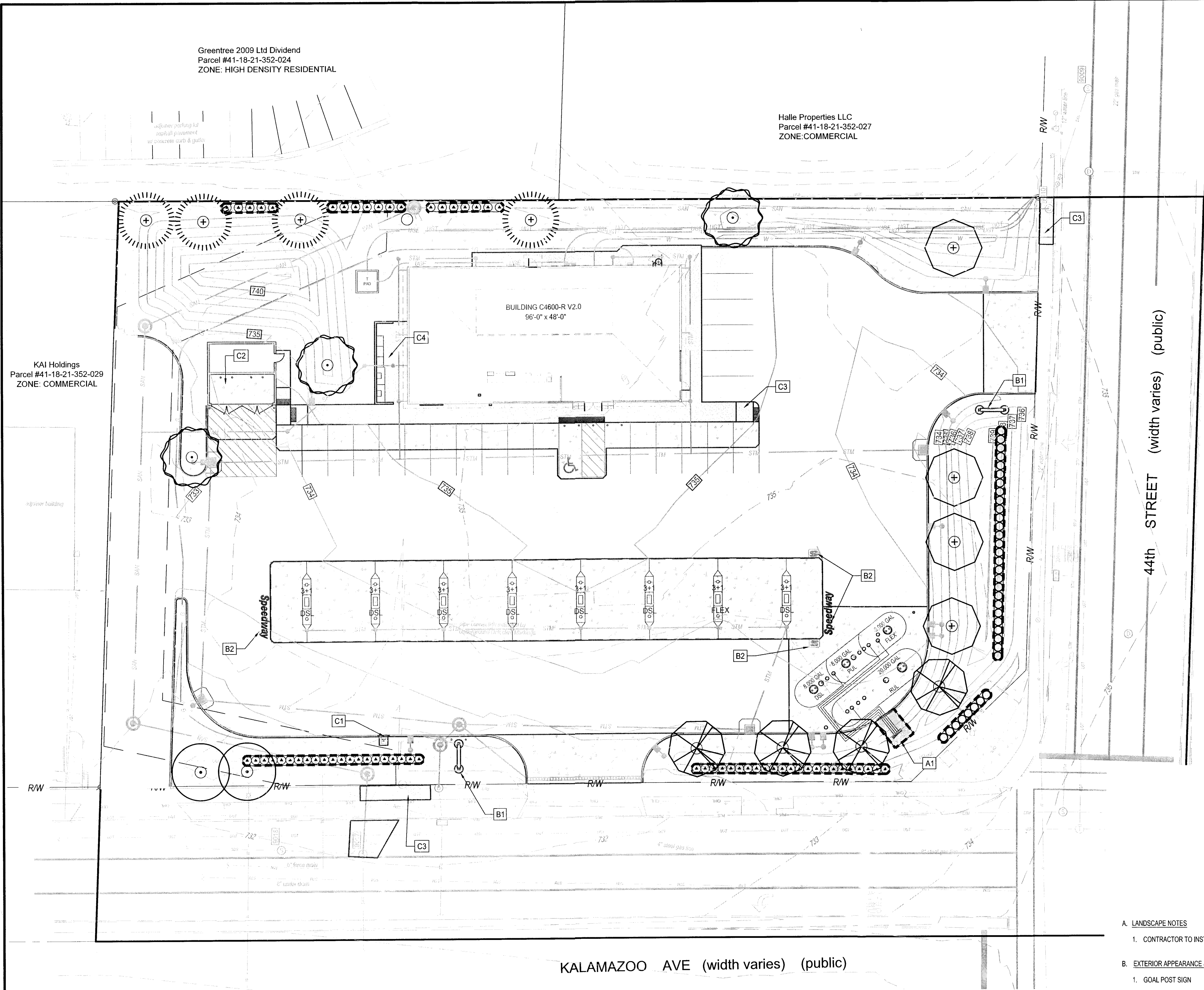


BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171

NO.	REVISIONS	DATE	BY	CHKD.
1	CEP/REVIEWED PER CANOPY AND FENCE	07/01/2022		
2	INITIAL PER PLAN SUBMITTAL	07/01/2022		

PLOT PLAN
REBUILD #8782
4384 KALAMAZOO AVENUE
KENT COUNTY
KENTWOOD, MI

STORE OR BLDG NO.	8782
VERSION OR ID NO.	142024
SCALE	0 10 20 GRAPHIC SCALE IN FEET
DESIGN TEAM	DATE
DGNR. S. GARNER	07/01/2022
P.MGR. J. HIGH	07/01/2022
RWR. B. PAPOTTO	07/01/2022
DRWG. NO.	CS



Greentree 2009 Ltd Dividend
Parcel #41-18-21-352-024
ZONE: HIGH DENSITY RESIDENTIAL

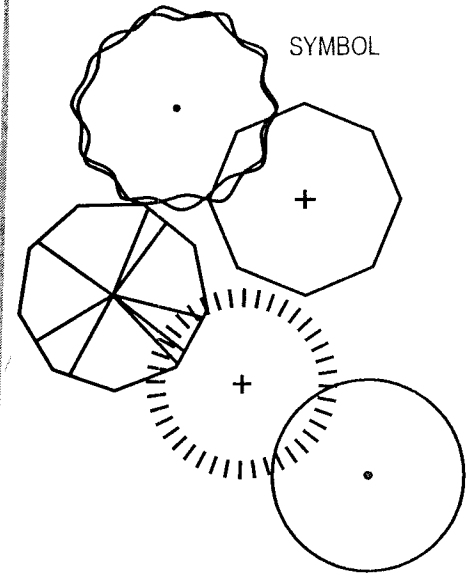
Halle Properties LLC
Parcel #41-18-21-352-027
ZONE: COMMERCIAL

KAI Holdings
Parcel #41-18-21-352-029
ZONE: COMMERCIAL

BUILDING C4600-R V2.0
96'-0" x 48'-0"

44th STREET (width varies) (public)

KALAMAZOO AVE (width varies) (public)



LANDSCAPE PLANT MATERIAL SCHEDULE

TREES ITEM	SIZE	SPACING	QTY
QUERCUS RUBRA NORTHERN RED OAK	2.5" CAL	AS SHOWN	3
GLEDTISIA TRIACANTHOS INERMIS THORNLESS HONEYLOCUST	2.5" CAL	AS SHOWN	4
ACER SACCHARUM 'LEGACY' LEGACY SUGAR MAPLE	2.5" CAL	AS SHOWN	5
PINUS STROBUS WHITE PINE	2.5" CAL	AS SHOWN	4
QUERCUS ALBA WHITE OAK	2.5" CAL	AS SHOWN	2

SHRUBS & ACCENTS ITEM	SIZE	SPACING	QTY
BUXUS MICROPHYLLA 'JAPONICA' 'WINTERGREEN' WINTERGREEN BOXWOOD	18" HT.	3'-0" O.C.	36
CORNUS STOLONIFERA RED OSIER DOGWOOD	18" HT.	3'-0" O.C.	58

- MULCH
- ALL PLANT BEDS SHALL CONTAIN A 3" LAYER OF SHREDDED HARDWOOD MULCH
 - CONTRACTOR TO PLACE 4" DIAMETER MULCH RING AROUND ALL TREES IN LAWN

LANDSCAPE REQUIREMENTS

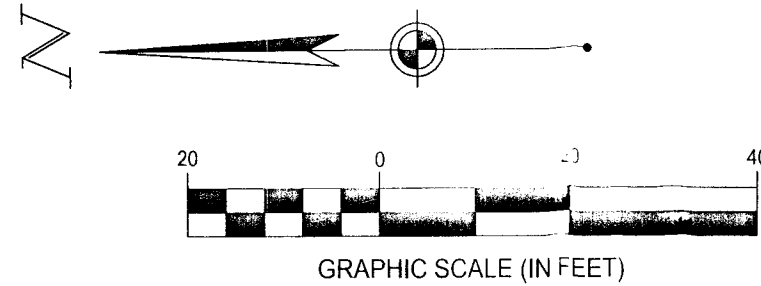
STREET RIGHT OF WAY GREENBELT

KALAMAZOO AVE (250LF)	
REQUIRED WIDTH:	10 FT
PROPOSED WIDTH:	10 FT
REQUIRED CANOPY TREES:	6 (1 PER 40 LF)
PROPOSED CANOPY TREES:	6
REQUIRED SHRUBS:	43 (7 PER 40 LF)
PROPOSED SHRUBS:	43

44th (202 LF)	
REQUIRED WIDTH:	10 FT
PROPOSED WIDTH:	10 FT
REQUIRED CANOPY TREES:	5 (1 PER 40 LF)
PROPOSED CANOPY TREES:	5
REQUIRED SHRUBS:	35 (7 PER 40 LF)
PROPOSED SHRUBS:	35

PARKING LOT (24 SPACES)	
REQUIRED LANDSCAPED AREA:	200 SF (100 SF PER 10 SPACES)
PROPOSED LANDSCAPED AREA:	624 SF
REQUIRED CANOPY TREE:	3 (1 PER 10 SPACES-OR FRACTION)
PROPOSED CANOPY TREE:	3

RESIDENTIAL BUFFER (155 LF)	
REQUIRED WIDTH:	10 FT
REQUIRED CANOPY TREE:	4 (1 PER 40 LF)
PROPOSED CANOPY TREE:	4
REQUIRED SHRUBS:	19 (5 PER 40 LF)
PROPOSED SHRUBS:	19



A. LANDSCAPE NOTES

- CONTRACTOR TO INSTALL MULCH AROUND TANK VENTS AS SHOWN

B. EXTERIOR APPEARANCE & SIGNAGE

- GOAL POST SIGN
- CANOPY SIGNAGE

C. YARD

- AIR ISLAND.
- TRASH ENCLOSURE.
- CONCRETE SIDEWALK.
- OUTDOOR SALES AREA.

EXISTING LEGEND

- CURBING TO REMAIN
- FENCE

PROPOSED LEGEND

- PROPOSED CURB
- FENCE
- NORMAL STRENGTH ASPHALT PAVEMENT PER SPEEDWAY STANDARDS
- NORMAL STRENGTH CONCRETE PAVEMENT PER SPEEDWAY STANDARDS
- CONCRETE SIDEWALK PER SPEEDWAY STANDARDS
- SPADE EDGE

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WWW.CESOINC.COM

Prepared By: **Speedway**
Engineering and Construction Dept
Evanston, OH 43023

NO.	REVISIONS	DATE
1	OF PLANS REVIEWED PER CANOPY AND TANK SIGHT	07/01/2021
2	INITIAL FEASIBILITY SUBMITTAL	07/01/2021

This drawing is the property of Speedway and is not to be used or reproduced without expressed written consent of Speedway.

LANDSCAPING PLAN

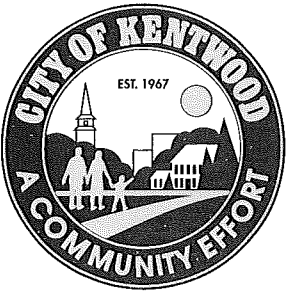
REBUILD #8782

4384 KALAMAZOO AVENUE

KENT COUNTY

KENTWOOD, MI

STORE OR BLDG NO.	8782
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SCALE	0 10 20 GRAPHIC SCALE IN FEET
DESIGN TEAM	DATE
DGNR. ENW	07/01/21
P.MGR. CJC	07/01/21
RWR. CJC	07/01/21
DRWG. NO.	LP



PLANNING STAFF RECOMMENDATION

Pung 08/16/21

PROJECT: West Michigan Autoglass

APPLICATION: 24-21

LOCATION: 5624 & 5630 Division Avenue, SE

HEARING DATE: August 24, 2021

REVIEW TYPE: Special Land Use for Minor Vehicle Repair

RECOMMENDATION: Conditional approval of minor vehicle repair as described in Case 24-21. The approval is conditioned on the following:

CONDITION:

1. Planning Commission approval of the site plan received July 19, 2021
2. Use to be operated consistent with the *Letter of Intent* dated July 19, 2021.
3. All on-site repair work shall be done within the building.
4. No outdoor storage of material, merchandise, equipment, or other materials incidental to the operation.
5. Compliance with all applicable standards and requirements of the Kentwood Engineering Department.
6. Compliance with all applicable standards and requirements of the Kentwood Fire Department.

BASIS:

1. The use is a special land use within an FBC Form Based Code district and as such is compatible with the current zoning of the property and the Master Plan recommendation for mixed use development of the site.
2. The use is not anticipated to have a substantial and adverse impact on neighboring property nor create any type of blight within the area.

3. Representations by the applicant at the work session and public hearing.
4. Discussion at the work session and public hearing



West Michigan Auto Glass
(616) 777-0331
PO Box 8424
Kentwood, MI 49518

Jul 19, 2021

LETTER OF INTENT FOR
5630 DIVISION AVE S, MI 49548
ZONING: FBC || PARCEL #: 41-18-31-301-008

Dear Planning & Zoning Members,

Auto Glass Experts, DBA West Michigan Auto Glass (WMAG) is a mobile auto glass repair company that has served West Michigan since 2009. Our services are strictly limited to auto glass repair, replacements, and recalibration of the ADAS (Advanced Driver-Assistance Systems) sensors that most newer vehicles have installed for safety. WMAG is the primary service provider for auto-dealers throughout Grand Rapids, accounting for the vast majority of our revenues. We selected the property on Division because it is centrally located, close to our suppliers and a significant portion of the dealerships and businesses that we serve are within 15 miles of this location. We pride ourselves in being able to go to the customers house/work/shop to get the work done and are looking to move into 5630 Division Ave S.

When we heard of the revitalization project that is going on within the Kentwood/Wyoming area we knew we wanted to be a part of it and don't have an issue with keeping our area clean, quiet, and presentable. We notice that there is also heavier traffic in that area and believe that it will be good not only for us but also for the city to have us as occupants at this location which has been vacant and unmaintained over the recent times.

Our intent for this location is to have a space for our office staff of two individuals to work out of, and have suppliers deliver. While over 95% of our work is performed through the mobile service, there are certain circumstances/times when we will need to perform work inside an enclosed garage itself. For instance, some of the higher-end vehicles have ADAS sensors which require a recalibration inside an enclosed space using equipment. It would be infeasible for us to transport this very-delicate equipment to the customer location for these installs as joggling/bumping the equipment could impact the accuracy and have a potentially detrimental impact on customer safety. However, the frequency of these services is quite limited as most vehicles that require calibration of these sensors can use our mobile calibration equipment. To be exact, during the first half of 2021, only 116 out of 2,452 jobs have been done in-shop;

meaning that only 4.73% of our work has been done on site at our current location. This is a trend that is expected to continue as our operations cater to the mobile service, where we bring the replacement glass to the customer location.

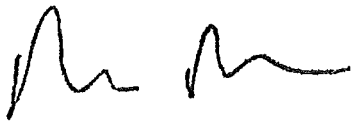
The back-side (East) of the building has a garage door and sufficient garage space for us to perform these services. We intend to clean-up the north property line and have a 6-foot privacy fence installed along that property line, to separate our facility from the neighboring residential area.

The property at 5630 Division S. is a retail building type, located within the Form Based Code (FBC) area adopted in 2017 and is located within Corridor Edge Context Area. Per the FBC, repair services are explicitly allowed in this location, but when the repair involves a vehicle, a Special Land Use permit . As such, we issue this letter as our request for this land use permit.

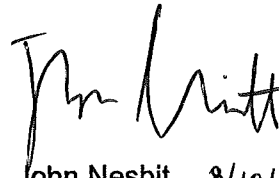
Our office hours and standard hours of mobile operation are Monday through Friday 8am-5pm. We occasionally perform services Saturday by mobile appointment only. During our usual business hours there are technicians on site in the morning to prepare for their day and then they are off to do their schedule.

We look forward to your response in regards to us being at and working from this property and thank you for giving us the chance to be part of the Kentwood revitalization.

Sincerely,

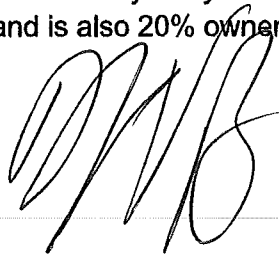


Patrick Nesbit 8/10/21



John Nesbit 8/10/21

The property is owned by Envy Holdings, LLC. This is a single-member LLC owned by Neal Vandenberg, and is also 20% owner of Auto Glass Experts LLC.



8-10-21



PLANNING STAFF RECOMMENDATION

Pung 08/16/21

PROJECT: West Michigan Autoglass

APPLICATION: 24-21

LOCATION: 5624 & 5630 Division Avenue, SE

HEARING DATE: August 24, 2021

REVIEW TYPE: Site plan review for Minor Vehicle Repair

RECOMMENDATION: Recommend conditional approval of the site plan dated received July 19, 2021, as described in Case 24-21. Approval is conditioned on the following:

CONDITION:

1. Planning Commission approval of the special land use minor vehicle repair.
2. All on-site repair work shall be done within the building.
3. No outdoor storage of material, merchandise, equipment, or other materials incidental to the operation.
4. Compliance with all applicable standards and requirements of the Kentwood Engineering Department.
5. Compliance with all applicable standards and requirements of the Kentwood Fire Department.

BASIS:

1. The use is a special land use within an FBC Form Based Code district and as such is compatible with the current zoning of the property and the Master Plan recommendation for mixed use development of the site.
2. The proposed use is not anticipated to have a substantial and adverse impact on neighboring property nor create any type of blight within the area.
3. The site plan otherwise meets the requirements of the Kentwood Zoning Ordinance.

Staff Recommendation

Case 24-21

Page 2

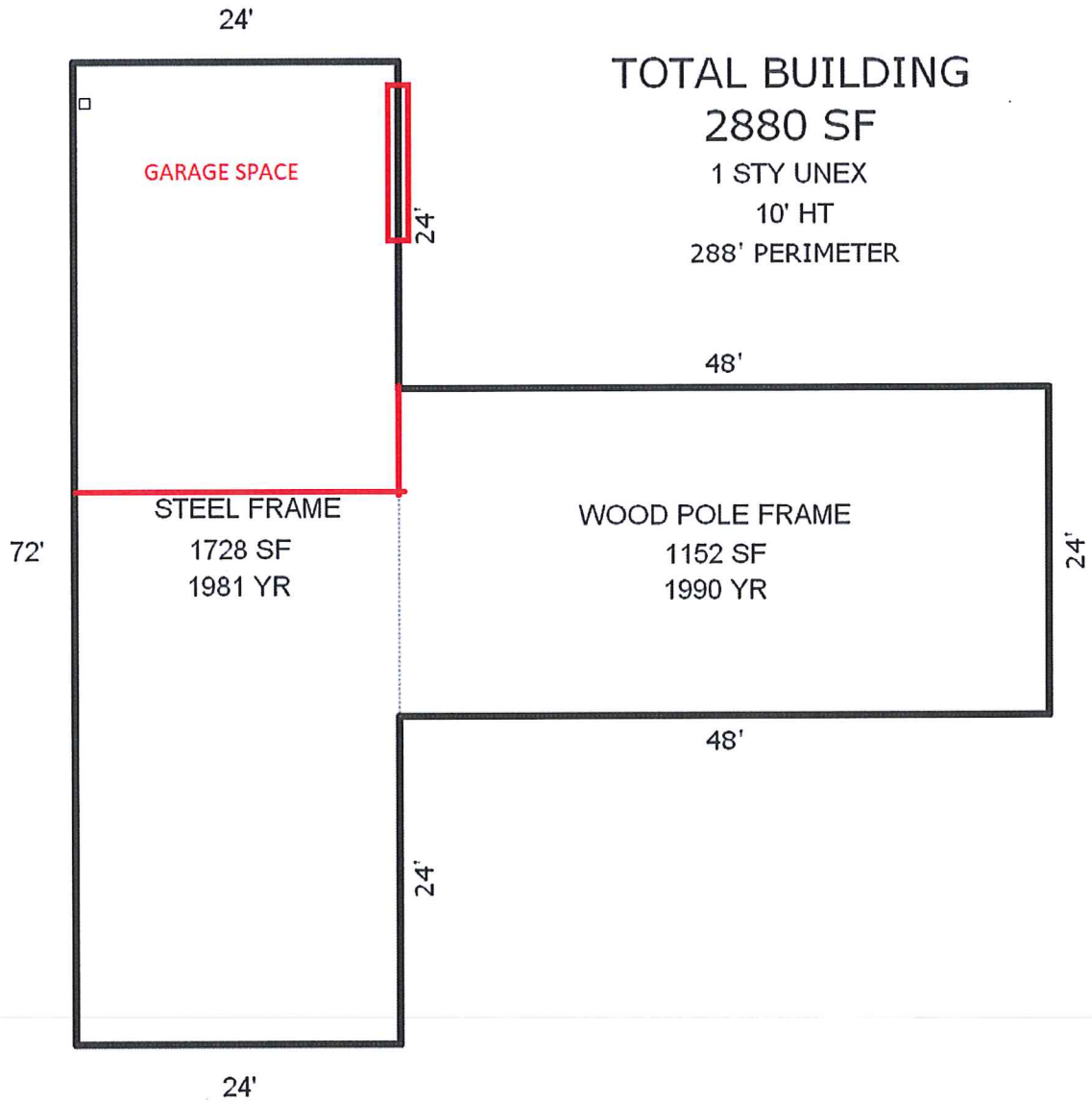
4. Representations by the applicant at the work session and public hearing.
5. Discussion at the work session and public hearing.

JUL 19 2021



RECEIVED

JUL 19 2021



PLANNING STAFF RECOMMENDATION

Golder 8/11/21

PROJECT: Cobblestone 3

APPLICATION: 25-21

REQUEST: Final Review of a PUD Phase

LOCATION: North of 44th Street, Stratton Boulevard extended

HEARING DATE: August 24, 2021

RECOMMENDATION: Recommend conditional approval of the final PUD site plan dated August 12, 2021 as described in Case No. 25-21. Approval is conditioned on the following:

CONDITIONS:

1. Review and approval of the site plan by the Kentwood City Engineer and Fire Marshal.
2. The Master Deed and Bylaws for the development and condominium association must be approved by the Kentwood City Attorney and City staff.
3. Applicant shall provide a grading and access easement, in a form to be approved by the City Attorney, to allow for the future construction of Stratton Boulevard to serve the property north of Cobblestone 3.
4. Staff review and approval of building elevations.
5. Staff approval of the landscaping and lighting plan for the site.

BASIS:

1. The PUD is part of the overall Ravines development and subject to any applicable conditions of the original approval and conditions.
2. Stratton Boulevard was approved to extend north into the B-2 Neighborhood of the Ravines development. The road stops short of the common property line, since grading easements on the B-2 property would

be required to continue the road to the north property line. The requirement for grading and access easements will allow a future developer to construct the connection to Stratton Boulevard, as required by the Preliminary PUD Plan.

4. Discussion during the work session and public hearing.

ELEVATION - 744.07
NW CORNER OF 1'x4' BOTTOM CONCRETE
STEP, LOCATED AT #4302 AUGUSTA HILLS,
WEST SIDE OF HOUSE. (0.6' ABOVE WALK)

ELEVATION - 746.35
NW CORNER OF 1'x5.5' BOTTOM CONCRETE
STEP, LOCATED AT #2906 VANOVER
STREET. (0.6' ABOVE WALK)

CP#12	CP#13	CP#14	CP#15	CP#16
M+B RED CAP	M+B RED CAP	M+B RED CAP	M+B RED CAP	M+B RED CAP
N 51207.0345	N 51250.5893	N 51200.3744	N 50937.2329	N 50879.9040
E 50677.5111	E 51022.3264	E 50337.5108	E 50298.8483	E 51228.6918
ELEV 765.00	ELEV 762.89	ELEV 751.59	ELEV 757.37	ELEV 747.42

CP#25	CP#26	CP#27	CP#28	CP#29
M+B RED CAP	M+B RED CAP	M+B RED CAP	M+B RED CAP	M+B RED CAP
N 51462.6730	N 51129.9042	N 51101.8571	N 51168.6718	N 50884.2378
E 50356.4270	E 50897.1183	E 51410.3957	E 51208.2300	E 51678.2825
ELEV 742.54	ELEV 769.50	ELEV 710.98	ELEV 735.81	ELEV 736.30

CP#33	CP#34	CP#35
M+B RED CAP	M+B RED CAP	M+B RED CAP
N 50715.1479	N 50718.6289	N 50752.1318
E 51144.8322	E 50933.3670	E 50512.7240
ELEV 742.60	ELEV 743.75	ELEV 745.74

C/O STREAM 12" TREES

**PROPOSED LANDSCAPE
BERMS**

PROPOSED 24" ROLLED
CONCRETE CURB (TYP)

PROPOSED 52' WIDE EASEMENT FOR
INGRESS-EGRESS & UTILITIES

STORM CB#1	STORM CB#5
RIM 740.76	RIM 742.99
2'x2" SQ RIM	2'x2" SQ RIM
SILTSACK ON RIM	SILTSACK ON RIM
STORM CB#2	STORM MH#6
RIM 735.98	RIM 743.39
2'x2" SQ RIM	12" CPP INV WNW 738.54
SILTSACK ON RIM	18" CPP INV NW 735.19
STORM CB#3	18" CPP INV SW 735.19
RIM 732.58	BOTTOM STRUCTURE 735.09
2'x2" SQ RIM	2' DIA RIM
SILTSACK ON RIM	4' DIA PRECAST STRUCTURE
STORM MH#4	NOT SURE ABOUT 18" NW,
RIM 717.52	DON'T SEE ANYTHING IN
18" CPP INV N 708.02	AS-BUILT
18" CPP INV S 708.02	SANITARY MH#7
2' DIA RIM	RIM 743.29
4' DIA PRECAST STRUCTURE	8" CLAY INV NW 732.64
	8" CLAY INV SW 732.59
	2' DIA RIM

STORM CB#5	STORM CB#8
RM 742.99	RM 741.90
2'x2' SQ RIM	2'x3' REC RIM
SILTSACK ON RIM	SILTSACK ON RIM
STORM MH#6	SANITARY MH#9
RM 743.39	RM 742.32
12" GPC INV NW 738.54	8" PVC INV NW 732.02
18" GPC INV NW 735.19	8" PVC INV NW 732.01
18" GPC INV SW 735.19	8" PVC INV SW 731.97
BOTTOM STRUCTURE 735.09	2" DIA RIM
2" DIA RIM	4" DIA PRECAST STRUCTURE
4" DIA PRECAST STRUCTURE	
NOT SURE ABOUT 18" NW,	STORM MH#10
DONT SEE ANYTHING IN	RM 742.31
AS-BUILT	12" GPC INV SE 737.11
	12" GPC INV SW 737.11
STORM MH#7	12" GPC INV SW 737.11
RM 743.29	18" GPC INV NW 734.66
8" CLAY INV NW 732.64	36" CONC INV NW 734.57
8" CLAY INV SW 732.59	36" CONC INV SW 734.61
2" DIA RIM	2" DIA RIM
4" DIA PRECAST STRUCTURE	4" DIA PRECAST STRUCTURE

STORM CB#11
RIM 741.66
SILTSACK ON RIM

STORM CB#12
RIM 742.11
6" CONC INV NE 737.71
12" CPP INV N 735.01
36" CPP INV W 735.01
36" CPP INV SE 735.01
BOTTOM STRUCTURE 733.61
2'x2' SQ RIM
4' DIA PRECAST STRUCTURE

SANITARY MH#13
RIM 742.44
8" PVC INV W 732.64
8" PVC INV SE 732.54
2' DIA RIM
4' DIA PRECAST STRUCTURE

STORM MH#14
RIM 741.13
12" CPP INV NNW 735.83
12" CPP INV SE 731.73
12" CPP INV SE 731.73
2" DIA RIM
4' DIA PRECAST STRUCTURE

SANITARY MH#15
RIM 743.75
8" PVC INV W 734.00
8" PVC INV S 734.00
8" PVC INV E 734.00
2" DIA RIM
4' DIA PRECAST STRUCTURE

STORM CB#16
RIM 743.26
12" CONC INV SSW 738.76
36" CONC INV E 736.51
36" CPP INV W 736.16
BOTTOM STRUCTURE 735.61
2'x2' SQ RIM
4' DIA PRECAST STRUCTURE

STORM MH#17
RIM 745.46
12" CPP INV W 740.26
15" CONC INV S 740.76
24" CONC INV N 737.71
24" CONC INV W 737.71
36" CPP INV E 737.71
BOTTOM STRUCTURE 737.36
2' DIA RIM
4' DIA PRECAST STRUCTURE

STORM CB#18
RIM 745.35
12" CPP INV ESE 740.40
BOTTOM STRUCTURE 740.15

1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
2. THE CONTRACTOR SHALL CALL MISS DIG 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
3. ALL STORM SEWER PIPE SHALL BE ADS N-12 PLASTIC PIPE UNLESS OTHERWISE SPECIFIED.
4. ALL CATCH BASINS AND MANHOLES SHALL BE MINIMUM 4' DIAMETER PRECAST CONCRETE, UNLESS NOTED OTHERWISE.
5. PAVED AREAS SHALL BE CONSTRUCTED WITH:
 - 12" MDOT CL-2 SAND SUBBASE (C.I.P)
 - 6" 21-AA GRAVEL BASE (C.I.P)
 - 2" 3C HMA LEVELING COURSE
 - 1 1/2" 5E3 HMA WEARING COURSE
6. THE CONTRACTOR SHALL BED AND BACKFILL ALL UNDERGROUND PIPING WITH MDOT CL-2 SAND TO A MINIMUM OF 95% MAXIMUM DRY DENSITY PER ASTM- 1557.
7. THIS SITE PLAN SHALL NOT BE USED TO STAKE THE LOCATION OF PROPOSED BUILDING COLUMN LINES. THE SURVEYORS ARE TO USE THE BUILDING FOUNDATION PLANS.
8. THE CONTRACTOR SHALL PLACE AND COMPACT FILL UNDER THE PROPOSED BUILDING AREA TO A MINIMUM OF 95% MAXIMUM DRY DENSITY PER ASTM-1557. ALL OTHER AREAS SHALL BE COMPACTED TO A MINIMUM OF 90% MAXIMUM DRY DENSITY.
9. THE CONTRACTOR SHALL PIPE ALL BUILDING ROOF WATER TO THE STORM WATER COLLECTION SYSTEM.
10. THE CONTRACTOR SHALL REQUEST CONSTRUCTION STAKING BY EMAIL USING THE MOORE & BRUGNCK, INC. CONTRACTORS CONSTRUCTION STAKING REQUEST FORM. ONLY COMPLETED REQUESTS WILL BE SCHEDULED. NOTE THE PROJECT OWNER WILL PAY THE SURVEYOR TO PLACE STAKES ONLY ONCE. ALL LOST AND DAMAGED STAKES ARE THE CONTRACTORS RESPONSIBILITY.

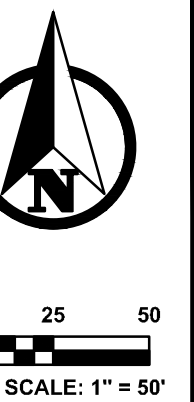
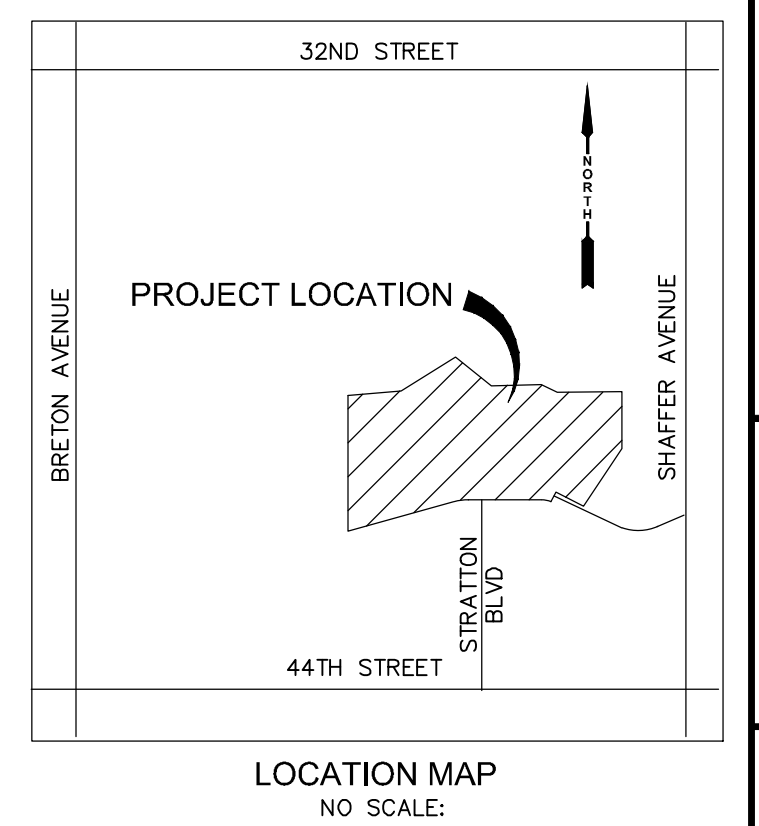
BLDG NO.	UNITS PER BLDG	BEDROOMS PER UNIT	BEDROOMS PER BLDG
1	6	3	18
2	6	3	18
3	1	2	2
4	1	2	2
5	1	2	2
6	1	2	2
7	1	2	2
8	1	2	2
9	1	2	2
10	1	2	2
11	1	2	2
12	4	2	8
13	4	2	8
14	4	2	8
15	4	2	8
16	4	2	8
17	6	3	18
18	6	3	18
19	6	3	18
20	4	2	8
21	4	2	8
22	4	2	8
23	2	2	4
24	3	2	6
25	6	3	18
26	6	3	18

EXISTING ZONING: P.U.D.
MIN FRONT SETBACK: 8.8' (MEASURED FROM EASEMENT)
MIN SIDE SETBACK: 20'
MIN REAR SETBACK: 30'

PARKING SPACES PROVIDED: 350
RESIDENCE PARKING: 334
VISITOR PARKING: 16

1 SURVEY PLAN
2 OVERALL SITE PLAN
3 OVERALL GRADING PLAN
4 UTILITY PLAN
5 OVERALL LANDSCAPE PLAN
6-10 ENLARGED LANDSCAPE PLAN

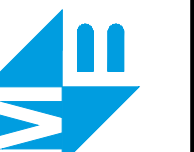
PREPARED FOR:
REDSTONE HOMES
3330 GRAND RIDGE DRIVE, NE
GRAND RAPIDS, MI 49525
(616) 403-6106
ATTN: MR. DAVID STEBBINS



what's below.
all before you dig.

REV PER CITY REVIEW 07-02-21

Moore+Bruggink
Consulting Engineers
2020 Monroe Ave.
Grand Rapids, MI 49505
(616) 363-9801
mailto:mailbox@mbce.com

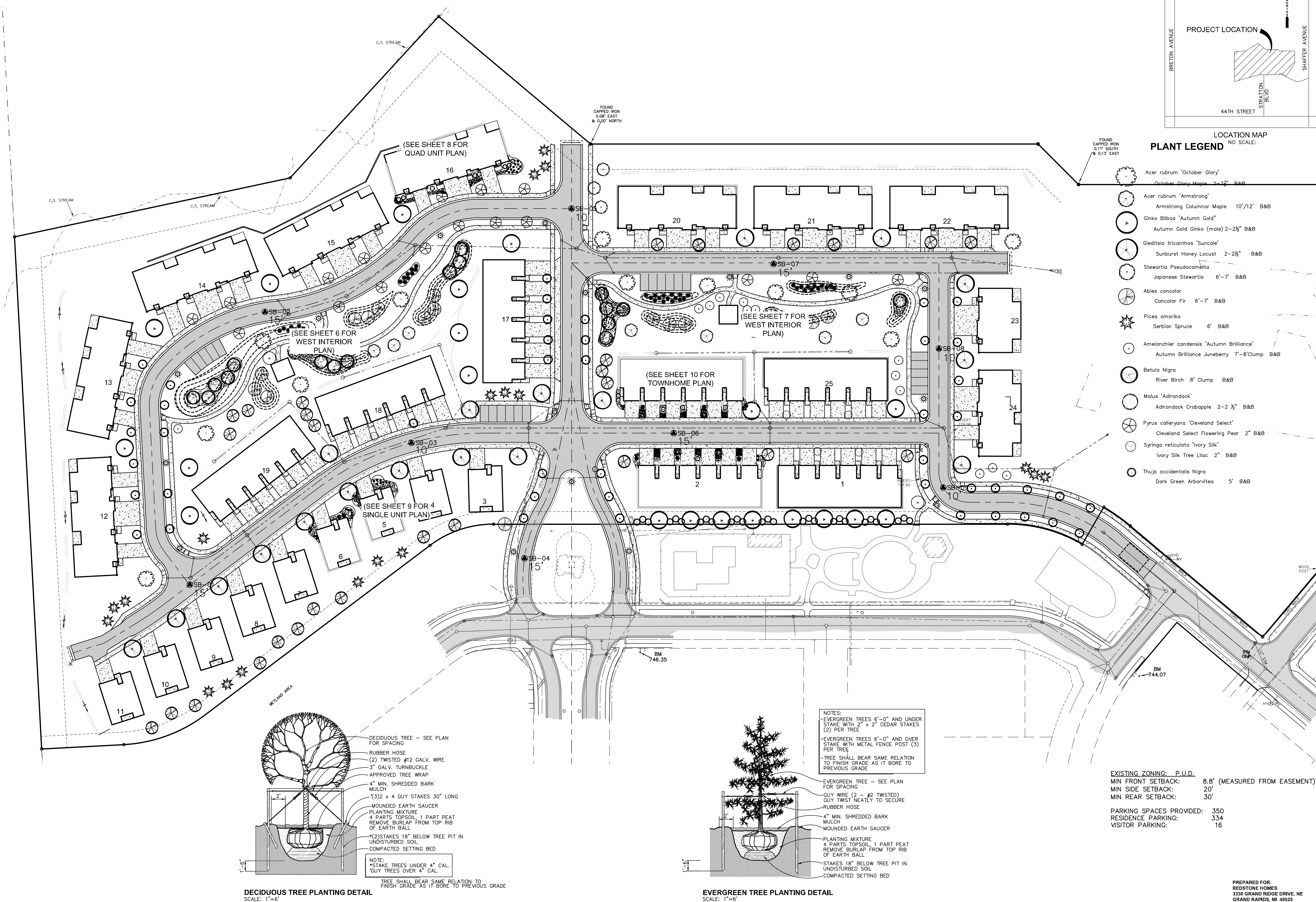


OVERALL SITE PLAN
FOR
COBBLESTONE PHASE III
CITY OF KENTWOOD, KENT COUNTY, MI

FIELD SURVEY / DATE	M&B-MARCH 2021
PROJECT NO.:	210166.01
DESIGN DRAWN BY:	FEF
DESIGNED BY:	JFL
CHECKED BY:	JFL
PLAN DATE:	

SHEET NUMBER
2 OF 10

P:\210166.01 Cobblestone Phase III- Kentwood\CAD\DWG\210166 Cobblestone Phase 3 DESIGN-SHEETS.dwg 8/12/2021 12:47:13 PM LISA FRIZZELL



PLANNING STAFF RECOMMENDATION

Pung 08/17/21

PROJECT: Woodhaven Condominiums Final PUD Site Plan

APPLICATION: 26-21

LOCATION: 4624 Walma Avenue, SE

HEARING DATE: August 24, 2021

REVIEW TYPE: Final PUD site plan.

RECOMMENDATION: Recommend conditional approval of the final PUD site plan dated July 12, 2021, for Woodhaven Condominiums as described in Case 26-21. Approval is conditioned on the following:

CONDITION:

1. Review and approval a final PUD Agreement by staff and the City Attorney. Approved PUD Agreement shall be signed and recorded.
2. Review and approval by city staff and the City Attorney of the Condominium Master Deed and By-laws.
3. City staff review and approval of a final landscape plan.
4. Compliance with all applicable City of Kentwood Engineering Department regulations and requirements.
5. Compliance with all applicable City of Kentwood Fire Department regulations and requirements.

BASIS:

1. To ensure appropriate landscaping and installation of required street trees.
2. The site plan is consistent with the major change and preliminary plan approved by the City Commission on May 10, 2021.
3. To assure adherence to all the conditions and clauses agreed upon in the Planned Unit Development Agreement.
4. To ensure compliance with Engineering and Fire Department regulations and requirements.

5. The development otherwise meets the requirements of the Kentwood Zoning Ordinance.
6. Applicant's representation at the work session and public hearing.
7. Discussion at the work session and public hearing.



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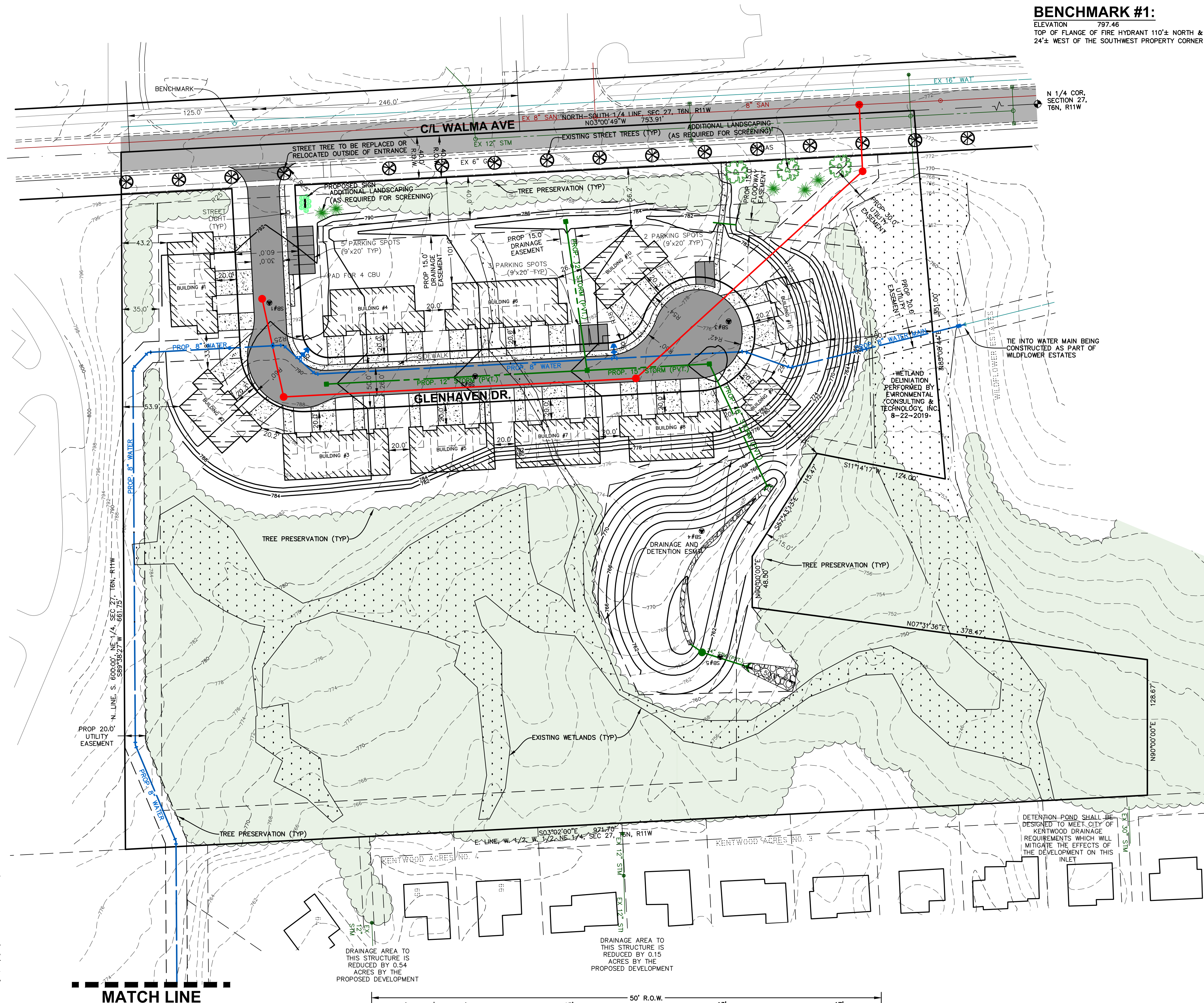


FINISH FLOOR ELEVATIONS

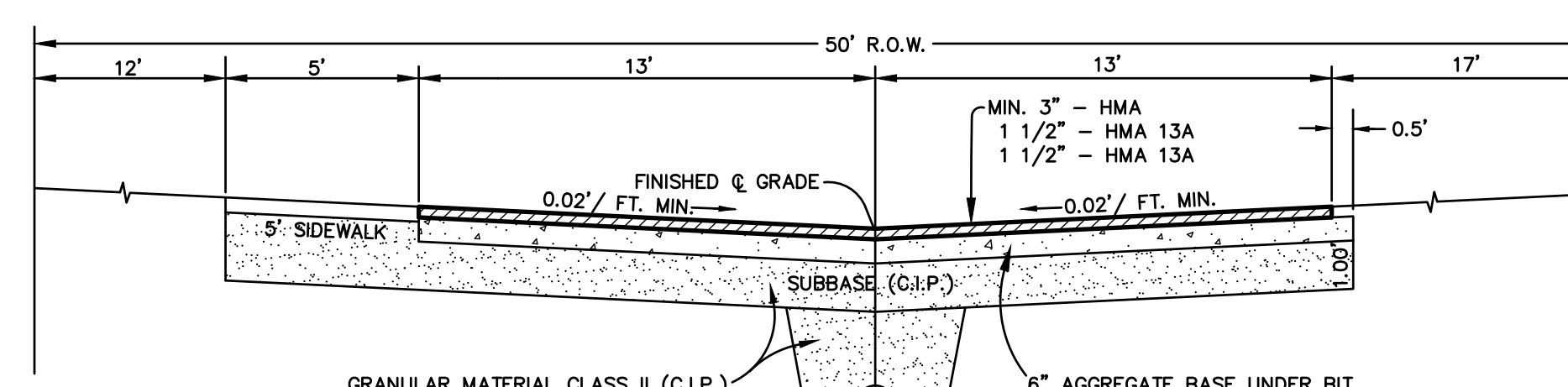
BLDG. #	F.F.
1	791.5
2	790.75
3	789.7
4	787.5
5	785.6
6	783.75
7	782.75
8	783.5
9	784.0
10	786.7
11	788.8

NOTE: BUILDINGS ARE PROP.
AS SLAB ON GRADE.
F.F. = M.O.E.

MATCH LINE



MATCH LINE



STORM SEWER
USE SLOPP FOR ALL PROPOSED STORM SEWER.
FLOWLINE TO BE A MIN. OF 4" BELOW FINISH
GRADE. PLACE 6" SUBBASE UNDERDRAIN AS
REQUIRED FOR SOIL CONDITIONS.

PRIVEE ROAD 26' BITUMINOUS INVERTED CROWN

NOT TO SCALE

BENCHMARK #1:

ELEVATION 797.46
TOP OF FLANGE OF FIRE HYDRANT 110'± NORTH &
24'± WEST OF THE SOUTHWEST PROPERTY CORNER

PROPERTY DESCRIPTION:

PPN# 41-18-27-201-014
4624 Walma Ave SE

NORTH

SCALE: 1" = 50'

Part of the Northeast 1/4 of Section 27, T6N, R11W, described as: Commencing at the North 1/4 Corner of said Section 27 thence S03°00'49"E 1303.64 feet along the North-South 1/4 line of said Section to the Point of Beginning; thence N85°08'44"E 351.00 feet; thence S11°14'17"W 124.00 feet; thence S57°43'13"E 115.47 feet; thence N90°00'E 48.50 feet; thence N07°31'36"E 378.47 feet (recorded as N08°57'52"E 358.67 feet); thence N90°00'E 128.67 feet to a point which is S03°02'02"E 1081.74 (recorded at 1081.09 feet) from the North line of said Section; thence S03°02'00"E (recorded as S03°02'02"E) 971.70 feet along the East line of the West 1/2 of said Northeast 1/4 (also the West line of Kentwood Acres No. 3 & Kentwood Acres No. 4); thence S89°38'27"W 661.75 feet along the North line of the South 600.00 feet of said Northeast 1/4; thence N03°00'49"W 753.91 feet (recorded as 753.43 feet) along the North-South 1/4 line of said Section to the Point of Beginning, Except the West 40 feet thereof for Walma Avenue.

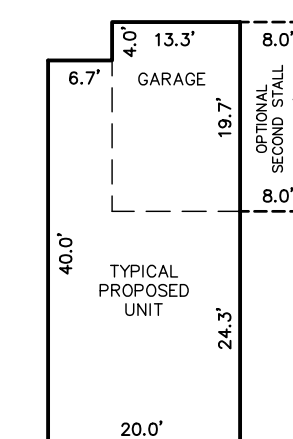
Contains 514,907 SF or 11.82 Acres

REQUIREMENTS:

- PROJECT DESCRIPTION: CONSTRUCT 41 SINGLE FAMILY ATTACHED DWELLINGS. ALL UNITS SHALL BE THREE BEDROOM WITH APPROX. 1,450 SF OF LIVING SPACE. CONSTRUCT 600 FEET OF PRIVATE STREET AND ASSOCIATED IMPROVEMENTS.
- ZONING: R-PUD -1 ZONING
- PERIMETER SETBACKS
WALMA: 40 FEET
SIDE YARD: 15 FEET
REAR YARD: 35 FEET
- DENSITY CALCULATIONS
TOTAL ACREAGE = 11.82 ACRES
PVT. STREET ROW = 0.88 ACRES
NET ACREAGE = 10.94 ACRES
TOTAL UNITS = 41 UNITS
DENSITY = 3.75 UNITS PER ACRE
- PARKING CALCULATIONS
REQUIRED:
ATTACHED SINGLE FAMILY RESIDENTIAL - 2 PARKING SPOTS PER UNIT
41 UNITS x 2 PER UNITS = 82 SPACES
PROPOSED:
54 GARAGE SPACES (MINIMUM 1 PER UNIT)
54 DRIVEWAY SPACES
10 PARKING LOT SPACES
118 TOTAL SPACES (2.9 PER UNIT)
- OPEN SPACE PRESERVATION
6.7 ACRES OF OPEN SPACE (56.7%) IS PLANNED. THIS INCLUDES
0.9 ACRES OF PONDING AREA
1.6 ACRES OF WETLANDS TO BE PRESERVED
4.2 ACRES OF FOREST TO BE PRESERVED

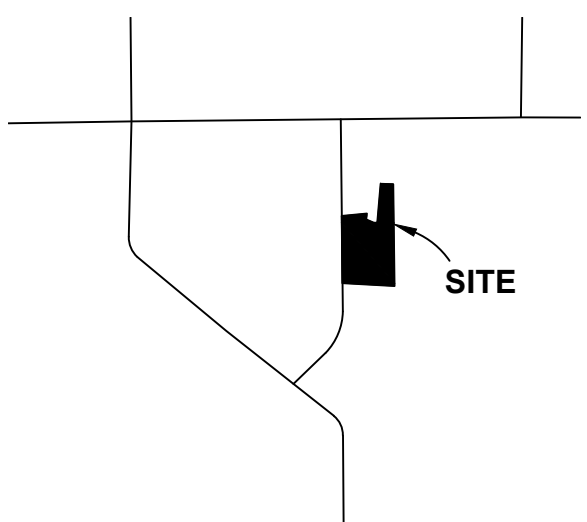
GENERAL NOTES:

- All utilities shown are approximate locations derived from actual measurements and available records. They should not be interpreted to be the exact locations nor should it be assumed that they are the only utilities in the area.
- All work shall comply with applicable requirements or the local code, ordinances and accident/fire prevention regulations.
- Remove all demolition materials and debris from the site and dispose of properly offsite.
- Do not bury any debris, roots, topsoil or other materials.
- Adequately protect the site, adjoining property, and utility services.
- Contractor shall field verify all utilities prior to commencing work on new utility connections.
- Install all utilities in accordance with local specifications and requirements. Contractor shall be responsible for obtaining necessary permits for work in right-of-way and on any utility connections or abandonments.
- Damage to existing utilities by the contractor shall be repaired at the contractor's expense.
- Cluster mailboxes shall be provided in the location shown on the plan.
- Street lighting shall be provided in the approximate locations shown on the plan.
- Existing vegetation along Walma Ave. shall be preserved as much as possible. Gaps in the vegetation shall be filled with new plantings to provide screening.
- Refuse collection shall be by residential carts for each unit.
- The site is above the 100 year flood plane.



TYPICAL UNIT

SCALE 1" = 20'



LOCATION MAP

NOT TO SCALE

REVISIONS
02/02/21 INITIAL SUBMITTAL
03/01/21 PER CITY REVIEW
-OPEN SPACE INFORMATION
-WATER MAIN CHANGES
04/29/21 PER CITY REVIEW
-GARAGES
07/12/21 FINAL PUD

LEGEND

T	TOWN	SECTION CORNER
R	RANGE	SET CAPPED IRON
N	NORTH	FOUND IRON OR NAIL
S	SOUTH	STORM SEWER MANHOLE
E	EAST	SANITARY SEWER MANHOLE
W	WEST	CATCH BASIN
SEC.	SECTION	HYDRANT
POB	POINT OF BEGINNING	VALVE
		UTILITY POLE
		GUY WIRE
		LIGHT POLE
		WALL MOUNTED LIGHT
		PEDESTAL
		TRANSFORMER
		SIGN
	PROPOSED BLACKTOP	
	PROPOSED CONCRETE	
	EXISTING BLACKTOP	
	EXISTING CONCRETE	
	BUILDING	

FINAL PUD PLAN WOODHAVEN

FOR: MIKE WEST
ALLEN EDWIN HOMES
795 CLYDE COURT SW
BYRON CENTER, MI 49315
269-365-8548

PART OF THE NORTHEAST 1/4, SECTION 27, T6N, R11W,
CITY OF KENTWOOD, KENT COUNTY, MICHIGAN

Feenstra
& Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
7482 Main Street
Jenison, MI 49428
Phone: 616.457.7050
www.feenstra.com

C1



CITY OF KENTWOOD MASTER PLAN NEAR TERM IMPLEMENTATION SCHEDULE ASSIGNMENTS

Assignment	Target Date	Task	Status
Housing - 70-30	Q4 2020	Confer with CC re new policy/res to count duplexes toward rental side	Completed
	Q1 2021	Develop new 70/30 resolution to clarify city's position	Upcoming joint meeting
	Q1 2021	Recalculate housing mix and having ongoing method to update	
Economic Development	Ongoing	Continue R & E Program	Ongoing
	Ongoing	Continue to update website with new information/programs	Ongoing
	Q2 2021	Determine how to best utilize the Entrepreneurial Center to promote small business	In EDC Strategic Plan
	Ongoing	Continue loan program--consider micro grant program	Ongoing
	Q1 2021	Work with high schools/businesses for job opportunities	Ongoing
	Q4 2020-Q1 2021	Develop property information for RRC program.	Meeting 7/2021
	Q3 2020	Track retail vacancies	
	Q1 2021	Identify commercial areas in decline--strategy to re-occupy vacancies	
	Q3 2021	Improve ped/transit access to mall/28th street	
	Q4 2021	Contact business regarding the formation of a neighborhood business assns.	Ongoing effort thru KPD Price Program
	Ongoing	KPD	

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Assignment	Target Date	Task	Status
City Sustainability	Q4 2020	Sustainability statement-research what other communities have done	Developing
	Q1 2021	Committee to review and determine benefits-	
	Q1 2021	Committee to propose sustainability policy	
	Q1 2021	List benefits, cost of proposed policy	
	Q1 2022	Replace recycling center that was removed by county	
	Q1 2021	Participate in Michigan Green Communities Challenge	
	Annually to begin in 2021	Set goal for tree planting	
	Ongoing	Set goal for annual maintenance of non-motorized trails	
	Q1 2022	Develop landscaping guidelines for 28th Street that are acceptable to businesses	
	Q4 2021	New buildings built to LEED standards (Policy)	
	Q4 2021	Options for recycling include requirements for waste haulers	
	Q2 2021	Look at low maintenance landscaping for public parks to reduce costs	Developing
	Q1 2021	Encourage community gardens	
Housing Condition	Completed	Review standards for PILOT agreement for maintenance of properties	Completed
	Q1 2021	Review standards for other rental properties-strengthen	
	Q32021	Hire full time rental inspector	Completed
	Q1 2022	Host periodic meetings with rental property owners	
	Q1 2021	Promote property maintenance services for homeowners and rentals	
	Q3 2020	Play role in update of Kent County Area Wide Housing Study	Completed
	Q4 2020	Work w/ mobile home communities to reduce rentals and improve conditions	
Complete Streets	Q2 2021	CC to adopt a Complete Street Policy/Ordinance	
	Q2 2021	List Streets for potential road diet	

	Q2 2021	Prioritize Four Corners recommendations into SCl & non-motorized plan	Partially completed
	Q1 2021	Improve crosswalk demarcation	Crosswalk study, 2021-2022 GR/Kentwood secured safety grant for Eastern Ave – 44 th -52nd

Assignment	Target Date	Task	Status
Complete Streets Continued	Q1 2021	Require sidewalk on all streets	Ordinance adopted
		Review ordinance language--review by Ordinance Committee	Ordinance adopted

<i>PRINCIPLES</i>			
Open Space-Green Infrastructure	Q1 2021	Who is on OS Committee--meeting to establish goals	
		Collect information on map--location, attributes	
	Q1 2021	Require sidewalks on all streets	Ordinance adopted
	Q1 2021	Amend ordinance to require the need for greenspace to connect to trails, bus routes	
	Q1 2021	Take steps to become a Tree City USA	Tree City Status Approved

Add greenspace reqt-plats, PUD	Q4 2020	Review existing greenspace requirement policy in all districts	
	Q4 2020	Review other communities' greenspace requirement	
	Q1 2021	Develop draft ordinance	
	Q1 2021	Review - developer and ordinance committee	

	Q2 2021	PC/CC review	
Add sidewalk reqt to plats, PUDs etc.	Q4 2020	Review proposed language with staff, City Attorney	Completed
	Q4 2020	Review w/ development community to understand costs	Completed
Assignment	Target Date	Task	Status
Replace trees lost to disease	Q3 2021	Finish tree inventory	
	Q3 2021	Grant research and app - identify matching funds	Summer, 2021
	Q3 2021	Identify funding methods	
	Q2 2021	Evaluate feasibility of street tree nursery	
	Q3 2021	Identify locations of street tree placement	
	Q4 2021	Apply for grants; use alternate funding	
			<i>bi-annual Consumers grant request filed</i>
Mobility-Major Arterials	Q1 2021	Formalize and adopt a Complete Streets policy or ordinance	
	Q2 2021	Determine streets eligible for road diets	
	Q4 2020	Adopt Four Corners Transportation Study into Non-Motorized Plan	Completed
Primary Intersections	Q1 2021	Adopt policy for improved crosswalk demarcation	
Non-Motorized	Q4 2020	Adopt Non-Motorized Plan into Master Plan	Completed
	Q4 2020	Research action to become a more bike friendly community	
	Q1 2021	Develop ordinance to require sidewalk on all public streets	Completed
	Q1 2021	Define issue and basis, review w/ developers, PC/CC, adopt	Completed
	Q4 2020	List areas that might be suitable for mid-block crossings	
Transit	Ongoing	Support BRT Transit Study	Completed
	Ongoing	Connect pedestrian, bikes to transit	

Rail, Air, Truck	Ongoing	Incorporate rail & truck projections into GVMC Transportation model			
PLACE STRENGTHENING					
Gateways	Q1 2021	Determine gateway locations and map			Completed
	Q1 2022	Work toward branding and wayfinding concepts			
Assignment	Target Date	Task			Status
Sense of Place	Ongoing	Continue to support events such as farmer markets and concerts			Ongoing
	Ongoing	Work with business associations to establish unique identity			
	Completed	Arts Commission to establish projects to provide public art in city			Completed
	Q3 2022	Project to install art on City Campus			on hold
Partnerships	Ongoing through NM Plan	Coordinate connection of bike trails in adjacent communities			working w/ members Benck Ele. on Safe Routes 2 School
	Q1 2022	Investigate establishment of DDA or CIA as needed to provide public improvements			Ongoing
	Q1 2021	Establish review process for road projects on state and county corridors			Beginning discussions GVMC re-est. E. Beltline Advisory Comm
Sustainability	Q1 2022	Appoint committee to address			Reviewed by staff
	Q2 2021	Participate in Michigan Green Communities Challenge			
	Q3 2021	Plant trees-set a goal per year			
	Ongoing	Set goal for trail development and maintenance per year			
	Q1 2021	Review maintenance policies of city- (environmental issues--efficiency)			Part of Parks, Trails and Recreation Adv. Comm. Rec.
	Q1 2023	Build new buildings to LEED standards			
	Q1 2023	Promote recycling--replace closed county recycling operation			
	Q1 2022	Promote community gardens--locate one new community garden in city			

Commercial Dev./ Redevelopment		Determine whether shopping centers areas have too much retail use	
		Use EDC members as ambassadors for the commercial areas to air any issues they have with the city	Tie-in w Division United/Comm. Connectors
	Ongoing	Identify assistance program for commercial businesses	Ongoing
	Ongoing	Determine interest in business associations for commercial districts	
	Q4 2021	Work w/ MDOT to look for ways to make crossing of 28th St safer	
	Q1 2021	Consider banners, lighting & other public improvements for 28th St. corridor	
	Q1 2023	EDC to meet with commercial businesses along 28th St corridor	
	Q1 2022		

Assignment	Target Date	Task	Status
SUBAREAS			
Division Ave. Sub Area			
	Q4 2020	ID potential Open Space on Division Avenue	Completed
	Q4 2020	Find ways to reduce speed on Division--build a better block example	Completed
	Q2 2021	Apply for landscaping grants for corridor	
	Q2 2021	Improve crosswalk demarcation--use as experiment for city	
	Q2 2022	One new outdoor event/community garden; work w Wyoming to est annual event on Division	Better Block or other event
	Q1 2024	Establish gateway near Kville schools	
	Q4 2020	Host informational meetings for developers, realtors	Completed w/ Division United
	Ongoing	Loan programs targeted to area	
	Q2 2022	LED lighting	
	Q4 2020	Reduce FBC in areas where too much depth exists to reasonably develop	Completed
	Ongoing	Improve interest in business assn on Division	
	Q2 2021	Promote area through the RRC program	Certified RRC

	Q4 2020	Map sites with Phase 1 info from EPA grant	
	Q3 2021	Initiate Master Plan Amendment-Division United recommendations	Ongoing
Kalamazoo Corridor	Q4 2020	Contact owners at developing corners at 52nd/60th re: green space/plaza requirement	Completed
In conjunction w/ road improvements	Q2 2020	Contact owners re: driveway restrictions	
	Q2 2021	Improve sidewalk demarcation at intersections	
	Q4 2020	Investigate interest in business assn with Gaines	Initial contact made to Gaines
	Q2 2021	Provide information on housing improvement programs	Ongoing
	Q4 2020	Host meeting of property owners at NE corner of 60th/Kzoo to discuss lack of development	List of developers identified

Assignment	Target Date	Task	Status
Section 34		Collect wetland data as becomes available	
	Ongoing	Talk to Heyboer family about retention of farm as a historic resource	Completed
	Q4 2021	Discuss potential development of new park in center of section	
	As development occurs	Breton extended listed as a complete street	With future development
	Q4 2020		
	As dev. occurs in area	Request expansion of Route 2 to Breton extended	
As Heyboer family decides direction		Explore possibility of a community garden in Section 34	
Patterson Farm			
	As dev. occurs	Collect data on wetlands and floodplain as it becomes available	
	As dev. occurs	Obtain rights to use Saddleback sewer easement for trail	
	As dev. occurs	Begin discussions with Consumer's Energy re Trail within row	

	Completed	Make direct contact with Pattersons.	Completed
	As dev. occurs	Obtain easement for gateway feature at 28th, 36th and Patterson	
	Q1 2022	Meet w/ MDOT, Cascade, KCRC to discuss ways to make Patterson/28 intersection safer	
With ZO Amendments-Q2 2021		Amend MPUD, IPUD regulations to potentially accommodate uses within the section	
	Q1 2021	Meet w/ owners of Muller PUD to discuss realistic potential use of property	Contact made
28th/29th Street Corridor	Q1 2022	Develop stated policy re 28th/29th St street trees w/ input from city and MDOT	
	Q4 2021	Prioritize missing sidewalk segments on 29th Street	List identified, prioritization ongoing
		Look for potential opportunities for public amenities in 28th Street area	
	Q2 2021	Discuss w/ MDOT possibility of refuge islands on 28th Street in high traffic areas	
W Z.O. Amendments, Q2 2021		Amend Zoning Ord to require cross access between adjacent uses	
	With dev.	Incorporate connectors from 28th St sidewalk to businesses in non-motorized plan	As per master plan guidelines
Assignment	Target Date	Task	Status
28th/29th Street Corridor continued	Q2 2021	Review ordinance relating to access control (incl. MDOT KCRC)	
		I.d. studies re: driveways and crashes and traffic flow efficiency	
		Get model cross access easement document from City Atty	
		Planning/Engineering/city atty to review and evaluate the current access control ordinance and rec. changes	
	Q4 2021	Work w/ MDOT to adopt a complete streets policy for 28th Street	
	Q1 2021	Review transit stops in light of pedestrian movement in the area	
			<i>Initiated contact w/ JTP COO</i>
Campus	Q4 2021	Schedule meeting w/ County and USEPA to discuss options for use of landfill	

	Q4 2021	Provide wayfinding signage to the City Campus	
	Q4 2021	Investigate possibility of using former landfill for renewable energy production	
Eastern and 52nd	Ongoing	Stay in touch with relators re area	Ongoing
	Q4 2020	Provide information on incentives	
	Q4 2020	Support existing businesses already there, meeting/email w/ property owners	In EDC Strategic Plan
	Q1 2021	Continue/restart business association	
	Q1 2021	Periodic clean-up and events	
	Q1 2021	Gauge interest in other events	

Updated 8/13/21