



AGENDA
CITY OF KENTWOOD PLANNING COMMISSION
TUESDAY JUNE 27, 2023
KENTWOOD COMMISSION CHAMBERS
4900 BRETON AVENUE, SE
7:00 P.M.

- A. Call to Order
- B. Pledge of Allegiance (Porter)
- C. Roll Call
- D. Declaration of Conflict of Interest.
- E. Approval of the Minutes of June 13, 2023.
- F. Approval of the Agenda for June 27, 2023.
- G. Acknowledge visitors and those wishing to speak to non- agenda items.
- H. Old Business

There is no Old Business

- I. Public Hearing

Case#13-23 – Request of Bigg Architecture on behalf of Huntington Bank for a Special Land Use Freestanding Drive Through ATM at 2956 – 28th Street SE (Zoned C-2 Community Commercial)

- J. Work Session

Case#14-23 – Storage Five Kentwood - Change in the Master Planned Land Use Designation from Commercial to Industrial for an 8.6 acre area of the property located at 1800-1900 44th Street SE;

Case#15-23 – EquipmentShare- Zoning Ordinance Text Amendment(Consideration of Special Land Use Open Air Heavy and Industrial Equipment Sales, Rental and Service) Located at 4250 – 52nd Street SE

K. New Business

Set public hearing date of July 25, 2023, for: **Case#16-23** – Kum & Go – Special Land Use and Site Plan Review for a Vehicle Fuel Station located at 2975 and 2995 28th Street SE

L. Other Business

1. Commissioners' Comments
2. Staff's Comments

M. 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
JUNE 13, 2023, 7:00 P.M.
COMMISSION CHAMBERS

- A. Chair Jones called the meeting to order at 7:00 p.m.
- B. The Pledge of Allegiance was led by Commissioner VanderMeer.
- C. Roll Call:
Members Present: Bill Benoit, Dan Holtrop, Sandra Jones, Ed Kape, Alex Porter, Darius Quinn, Doug VanderMeer, Sarah Weir
Members Absent: Ray Poyner (with notification)
Others Present: Community Development Director Terry Schweitzer, Economic Development Planner Lisa Golder, Senior Planner Joe Pung, Planning Assistant Monique Collier, Planning Intern Aaron Sutter and the applicants.

Motion by Kape, supported by Quinn, to excuse Poyner from the meeting.

- Motion Carried (8-0) –
- Poyner absent -

- D. Approval of the Minutes and Findings of Fact

Motion by Commissioner Holtrop, supported by Commissioner Quinn, to approve the Minutes of May 23, 2023 and the Findings of Fact for: Case#11-23 Request by the City of Kentwood to amend the Animal Control and Form Based Code provisions of the Zoning Ordinance pertaining to building type size and massing, sign display, building type floor height, building type façade composition, building material and construction, and use allowances.

- Motion Carried (8-0) –
- Poyner absent -

- E. Approval of the Agenda

Motion by Commissioner Quinn, supported by Commissioner Porter, to approve the agenda for the June 13, 2023, meeting.

- Motion Carried (8-0) –
- Poyner absent -

- F. Declaration of Conflict of Interest

There was no conflict of interest statement expressed.

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

There was no public comment.

H. Old Business

There was no Old Business

I. Public Hearing

There were no public hearings.

J. Work Session

Case#13-23 – Request of Bigg Architecture on behalf of Huntington Bank for a Special Land Use Freestanding Drive Through ATM at 2956 – 28th Street SE (Zoned C-2 Community Commercial)

Schweitzer introduced the request. He stated the applicant, Optiva LLC, a bank equipment service representing Huntington Bank, is requesting approval of a freestanding ATM at 2956 28th Street, SE. He stated the proposed use requires Special Land Use and site plan review and approval by the Planning Commission.

Schweitzer stated that the site is located on the south side of 28th Street, one-tenth of a mile west of Radcliff Avenue and the main entrance into Woodland Mall. He stated that 28th Street is a five-lane arterial roadway with two through lanes in each direction and a center turn lane. He stated the posted speed limit along 28th Street is 45 miles per hour. The 2018 traffic count was 32,147. He stated there is a deceleration lane as eastbound motorists approach the boulevard access into the property.

Schweitzer stated the applicant wishes to install a freestanding bank ATM in a parking lot that supports a 31,000 square foot multi-tenant building. He stated staff's concern is the proximity of the ATM to the driveway. He stated the Zoning Ordinance requires a minimum of 4 standing spaces per outside teller or other outside service window.

Schweitzer stated that the locations proposed by the applicant appear to provide insufficient stacking for a queue waiting to utilize the ATM, resulting in a back-up obstructing the driveway. He stated staff has requested that the applicant provide the city with a time-of-day distribution of the projected ATM traffic to assist in gauging how far away from the driveway the ATM should be placed.

Schweitzer stated another staff concern relates to the sufficiency of the front parking field to serve the patrons of the shopping center. He stated the existing shopping center building is 31,000 square feet in area. There are currently 79 parking spaces in front of the building. He stated according to Kentwood parking standards, a total of 120 parking spaces are required. He stated that roughly two-thirds of the required parking is in front

of the building. He stated that given the proposed ATM design, at least 10 existing front parking spaces would be lost. Schweitzer stated there are 39 striped parking spaces on the paved parking area behind the building and sufficient room for additional pavement striping just outside the rear access door of the restaurant tenant space to accommodate at least another 26 parking spaces. He stated that it appears employees are already parking behind the building given the number of cars parked there during the day.

Schweitzer stated that the rear yard parking area interconnects with the adjacent Burger King site to the west allowing alternate access out to both 28th Street and 29th Street. In addition, the parking area in the southeast portion of the overall 2956 28th Street site interconnects with the New 2 You secondhand retail store located at 2929-29th Street.

Schweitzer stated that the staff's other concern is how the proposed ATM traffic will mesh with the other parking lot circulation. He stated that they are proposing that motorists approach the ATM from the east in the same manner that a car coming into the parking field may travel. He stated if the distance from the driveway is sufficient to queue the ATM traffic this may work if motorists exiting the ATM continue westward and then circulate south around the double tiered parking area and exit south to 29th Street or turn back to the east to leave via the 28th Street driveway.

Schweitzer stated given the relative grade of the shopping center to the east, it would be desirable to also establish a new interconnection from the parking area south of the existing shopping center building at 2956 28th Street, SE over to the shopping center parking area at 2978 28th Street, SE.

Schweitzer stated the lighting for the site consists of four light poles in the front parking lot and downlighting above the awning of each of the tenant spaces in front of the building. In addition, the applicant is proposing a light pole over the ATM. This may be sufficient lighting in the front. However, alongside the west building elevation there are two wall pack lights and along the rear of the building there are several wall pack lights, a light pole and two spotlights. This lighting may need to be re-evaluated and upgraded to the extent that shopping center patrons may choose to park behind the building.

Schweitzer stated the projects possible shortcoming is when you look at the standard how does it fit with the surrounding area. The proximity to the drive access off of 28th Street the closer it is to that the less it would appear to meet our regulations. Schweitzer stated relative to the sufficiency of parking it is arguable that they might be able to compensate for the loss of 10 spaces with the apparent parking capacity behind the building. He stated he feels from a staff perspective that moving the ATM location to within 50 feet of the west lot line may be far enough away from the driveway and provide for the ATM that they are looking for and allowing for a more seamless introduction of that use on the property.

Schweitzer stated during the staff review with the applicant there was discussion about the frequency they would expect cars to come into the site how long the transactions would take, and how the motorists would maneuver through.

Kathryn Settimo, 39817 Sunderland, Clinton Township was present representing the request. She stated cars typically take 25 seconds to complete a transaction. She stated the transfer of funds takes about 30 seconds, deposits takes about 60 seconds. She stated she was provided by their client the total of how many cars go through the drive-thru and what time of day. She stated most of the time the drive thru has the most people from 12pm-6pm. The highest number is at 6pm with 8 cars that go through. She stated the morning hours there are zero cars, then it starts to get busy around 6am with one car and then moving to 11am with about 6 cars per hour. After 6pm it also decreases to 1-2 cars per hour.

VanderMeer stated he doesn't like giving up greenspace and questioned how much will be given up. Schweitzer stated the applicant is providing the required 35-foot landscape setback. Settimo stated they are not proposing to touch any greenspace. VanderMeer stated he is struggling with losing the 10 parking spaces. Settimo stated it is possible that they can try to get it down to 8 lost parking spaces.

Benoit stated he had the same concerns regarding the parking. He stated but with his experience driving by he hasn't really seen the parking lot full. He questioned if she can show that we can get more organized parking in the back. Settimo displayed a diagram that shows the relocated parking. She stated after she met with staff it was suggested that they could put the spaces in a different location.

Weir stated she agrees if that if the parking was defined more that it would make a huge difference for her.

Holtrop questioned if there will be any signage. Settimo stated it will just be on the ATM. Holtrop stated there have been some suggestions for some changes to be made like a cross access going to the east behind the building. Settimo stated she isn't sure about this her work is with the ATM client and not the building owner. She stated she would have to present this to the building owner. Schweitzer stated there is a licensed agreement between the owner of the property and Octiva who provides the equipment for the ATM to use a certain area of the site. Schweitzer stated to relocate this, she would have to clear that with them and then they would have to clear it with the landlord.

Holtrop stated the drive lane and the ATM unit itself is wider than the current spaces are deep. Settimo stated they would like to keep them the same. Holtrop questioned why this location. Settimo stated she isn't sure, but they do a lot of research prior to picking locations. Chris Figures was also present. He stated they do a lot of research in large

areas and seem to know; they have to provide a service for their customers. Discussion ensued.

Porter questioned if anyone has asked the tenants of the mall what their thoughts are on the parking and the need for the ATM. Settimo stated she doesn't work with the tenant she works with the ATM. She stated she can reach out and ask. Porter stated he would be very interested if he were a tenant within that building.

Quinn stated the defined striping in the back will be helpful. Jones agreed.

Jones stated her only concern would be losing parking spaces.

K. New Business

Motion by Holtrop, supported by Benoit, to set public hearing date of July 11,2023, for: Case#14-23 – Storage Five Kentwood - Change in the Master Planned Land Use Designation from Commercial to Industrial for an 8.6 acre area of the property located at 1800-1900 44th Street SE; Case#15-23 – EquipmentShare)- Zoning Ordinance Text Amendment Located at 4250 – 52nd Street SE

- Motion Carried (8-0) –
- Poyner absent -

L. Other Business

1. Form Based Code PowerPoint

Golder present a PowerPoint on the Form Based Code on Division Avenue.

2. Updated Draft of Architectural Standards for the Zoning Ordinance

Golder presented a PowerPoint of the Zoning Ordinance Amendments related to housing.

Transparency

For all residential dwellings at least ten percent 10% of the area of the front façade shall consist of clear glass windows and my include the primary entrance door which permit a view from the dwelling to the street.

Design Elements

Landscaping

Planted landscape area/s of a minimum of one hundred fifty (150) square feet in the front yard

A sod grass lawn provided in the front, back, and side lawn

Front Porch

Not including steps that is at least five (5) feet in depth to provide for usable seating

Windows and Window Detailing

Increased transparency of fifteen percent (15%)

Roofing Detailing

Minimum 12 inch overhang on all eaves

Minimum 8 inch overhang on all gable ends

Eavestroughs with downspouts

Materials

A change in exterior building materials used as an accent on the façade of the building

Columns

Porch columns of 8 inches or more with a substantial base and capital

Garages

Attached garages compromising 35% to 50% of the total width of the front façade may project up to 8 feet forward of the front of the dwelling unit or up to 10 feet forward of the front of the dwelling unit if a front porch is provided in compliance with Section 3.22.b.3.b

A third single garage stall set back more than 5' shall not count toward the width of garage for the purposes of determining compliance with Section 3.22.c.1.d

The commissioners were ok with the updates.

Schwieters stated we are looking at having a joint meeting with City and Planning Commissioners or set up a Committee of the Whole meeting.

Benoit stated he would like to see the City Commission look at the changes first and then bring them together and review as a group.

3. Commissioners' Comments

Quinn stated this year Kent County will celebrate and recognize Juneteenth as an official Kent County Holiday.

Kape stated the Food Truck Rally was nice and the proceeds haven't been counted yet.

Porter suggested moving the Conflict of Interest up ahead of the first vote, which is item D.

Porter stated we should come up with a mechanism to notify tenants of what is going on when a project has something to do with them because they would be the most impacted.

Porter stated he will not be at the July 11 meeting.

Holtrop stated there was a Master Plan meeting that preceded the regular meeting. There are 5 acres at 44th Street and Walmas that had been master planned office for years. Two years ago the land use designation changed to low density residential. The developer backed out of the project. We now have someone interested, however they want medium density residential. The feedback was that it's ok, however their medium density was at 8 units per acre. We suggested that it will look cramped and make it closer to 6 units per acre.

Benoit stated there was also a LUZ meeting preceding the regular meeting. A woman came in and proposed an outdoor flea market at 4860 Division. Her thoughts were maybe once or twice a week to set up, put tables up and to be able to sell their items. He stated she is going to try a short term open air business to see if that works first and see how that goes and if it works then she will go through the special land use process.

Jones stated there is a home on 48th Street that had a fire and it now has graffiti written on it and looks really bad and questioned how long can it sit like that before it has to be torn down. Schweitzer stated it could take longer, the timing will depend upon the investigation and insurance process. However, staff has met with the new owner who has plans to build homes on the site.

Jones stated there is RV Storage on Eastern and 52nd behind a house. She stated when she bought it up before and questioned whether they were grandfathered. Now there is a sign that says under new ownership. Do they have to get the RV's out. Schweitzer stated as long as the RVs are still there it is still a non-conforming use.

4. Staff's Comments

Aaron Sutter, Intern for the Planning Department from Grand Valley State University introduced himself.

Golder stated that Vince Rostov the owner of 2180-2186 44th Street withdrew his Master Plan Amendment request.

M. Adjournment

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

- Motion Carried (8-0) –
- Poyner absent -

Meeting adjourned at 8:40pm.

Respectfully submitted,

Ed Kape, Secretary



PLANNING STAFF RECOMMENDATION

Schweitzer 6-22-2023

PROJECT: Huntington Bank ATM

APPLICATION: 13-23

LOCATION: 2956 28th Street, SE

HEARING DATE: June 27, 2023

REVIEW TYPE: Special Land Use Review

RECOMMENDATION: Conditional approval of the request of Bigg Architecture on behalf of Huntington Bank for a Special Land Use Freestanding Drive Through ATM at 2956 – 28th Street SE (Zoned C-2 Community Commercial) as described in Case # 13-23. Approval is conditioned on the following:

CONDITION: 1. Conditional approval of the revised site plan dated 6-15-2023.

BASIS: 1. The conditional approval of the revised site plan is intended to address parking and traffic circulation issues associated with the ATM as it impacts the existing multi-tenant retail development.
2. Applicant's presentation and discussion at the Planning Commission work session and public hearing.



PLANNING STAFF RECOMMENDATION

Schweitzer 6-22-2023

PROJECT: Huntington Bank ATM

APPLICATION: 13-23

LOCATION: 2956 28th Street, SE

HEARING DATE: June 27, 2023

REVIEW TYPE: Site Plan Review

RECOMMENDATION: Conditional approval of the revised site plan dated 06-15-23, for the Huntington Bank ATM at 2956 28th Street, SE as described in Case # 13-23. Approval is conditioned on the following:

CONDITIONS:

1. Re-stripe parking spaces in the rear as depicted on the revised site plan, as well as provide two carry out only spaces for the Mexican restaurant on the southwest corner of the multi-tenant building.
2. Provide a cross-access easement to the property to the east as depicted on the revised site plan.

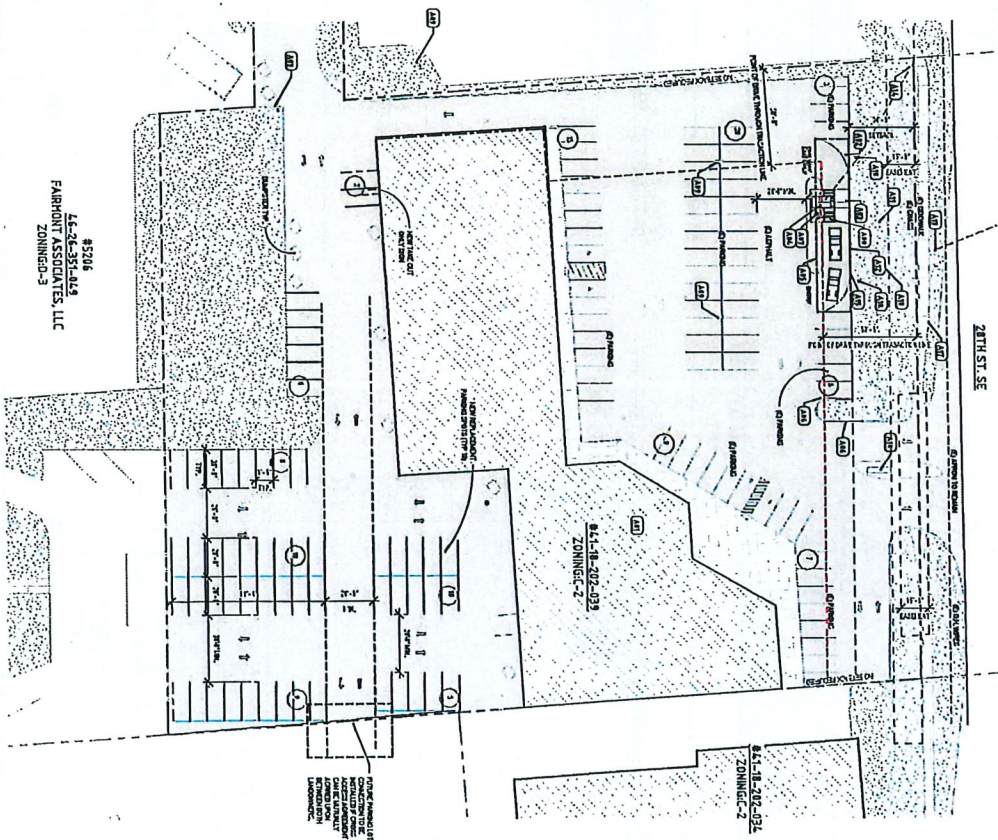
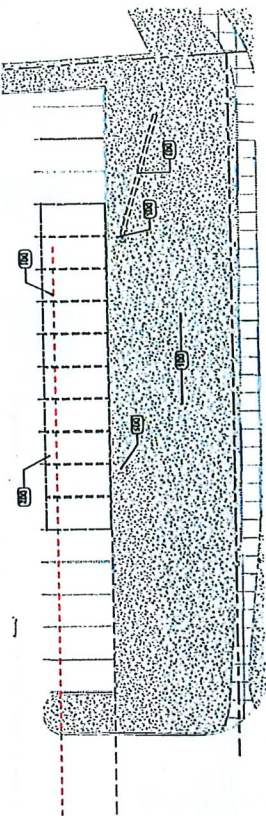
BASIS:

1. The additional re-striping of the parking spaces and take-out only spaces south of the building should help compensate for the loss of parking in front of the building and provide more definition of parking and circulation.
2. Given the relative grade of the shopping center to the east, it would be desirable to also establish a new interconnection from the parking area south of the existing shopping center building at 2956 28th Street, SE over to the shopping center parking area at 2978 28th Street, SE.
3. The proposed location of the ATM has been adjusted further to the west to provide greater queuing space away from the 28th Street access drive and more desirable traffic circulation.
4. The revised plans otherwise comply with the Site Plan review standards Section 14.05 of the Zoning Ordinance.
5. Applicant's presentation and discussion at the Planning Commission work session and public hearing.

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DEMOLITION NOTES

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ARCHITECT



• BUILDING • CONSTRUCTION

BIGGEDSIGN, LLC
WWW.BIGGEDSIGNARCHITECTURE.COM
131 E COMMERCE ST.
MILFORD, IN 46061
219.852.4400

ARCHITECT: CHRISTOPHER BIGGER
LICENSE: 191695316
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PREPARED FOR

OptiVis
Bank Equipment Service
OPTIVA LLC
JAY REDWARD
3574 EAST KELLER RD
CINCINNATI, OH 45241

PROJECT



23122
HUNTINGTON ATM
FOOD MARKET

KENTWOOD, MI 49512



CONSENT:
THE USER/AGREEE IS THE PROPRIETOR OF OTHER
SOFTWARE, YOU KNOW ABOUT AND UNDERSTAND
THE VALUE IN ANY AND ALL UNLTD. COPY, REPRODUCE, &
THE KNOWLEDGE OF THE DISK/CD, OR ANY PART
THEREOF TO BE A BARTON/CD, SHOULD A
CONTRIBUTION OCCUR, THE CD/CD WILL BE ON
TO PROVE THAT YOU HAVE NOT BEEN IN ERROR.

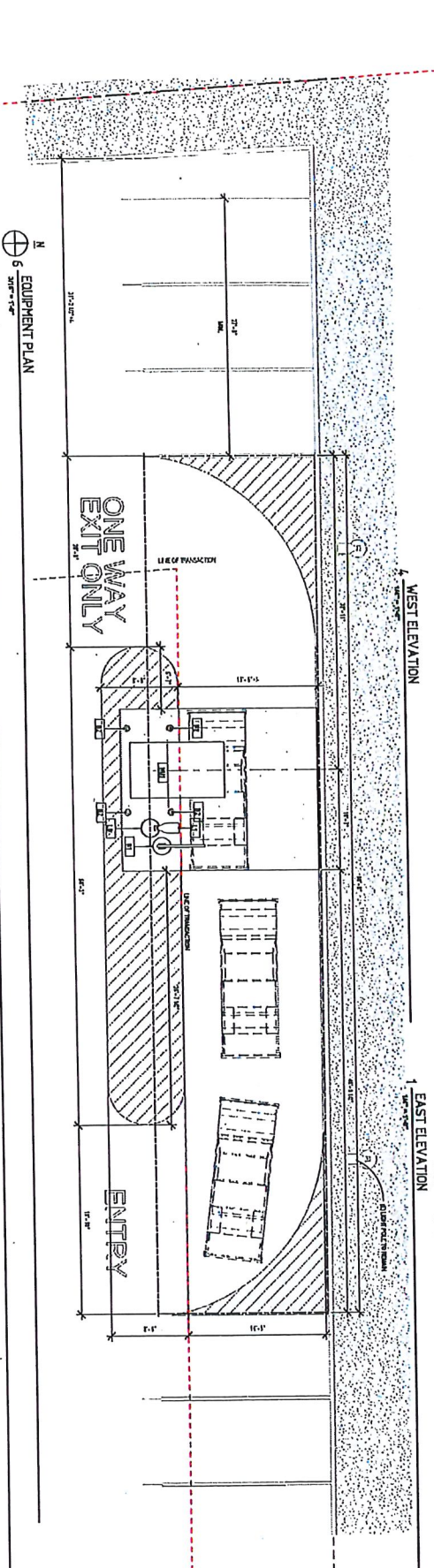
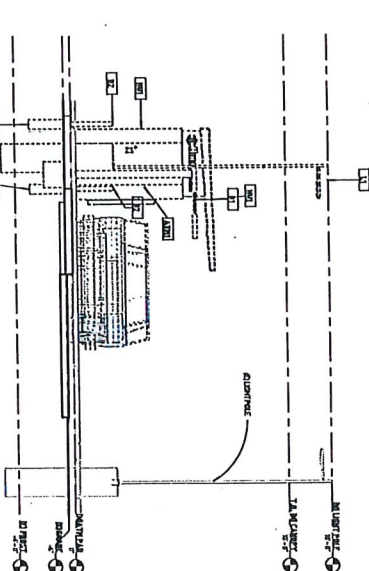
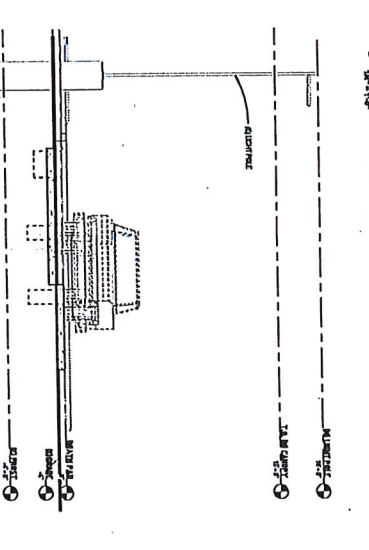
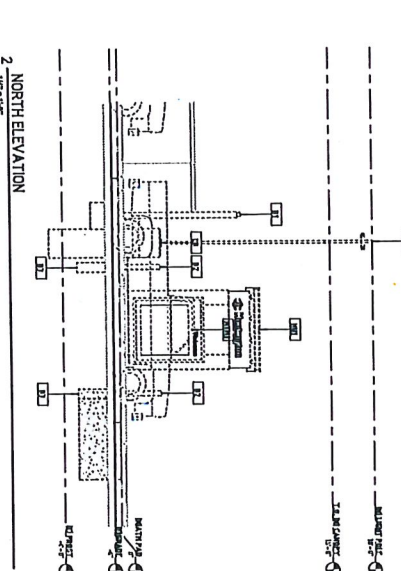
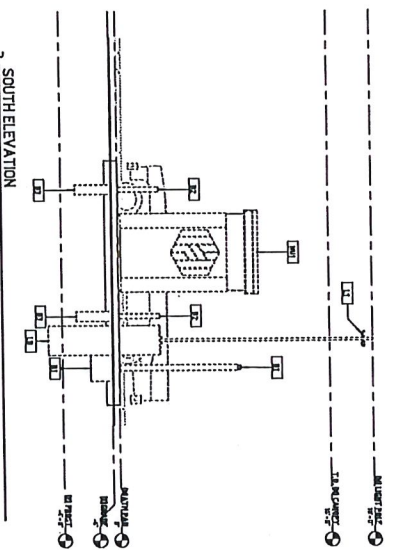
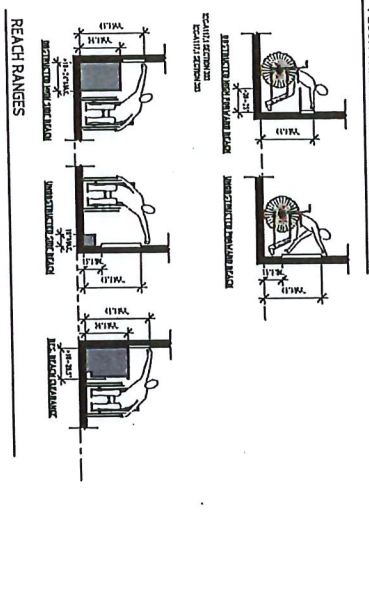
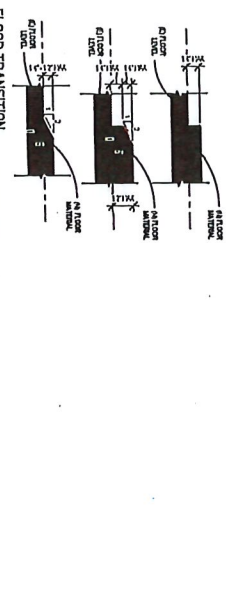
<u>SPA</u>		
SITE PLAN		
06.10.2072		
REV		
ISS DATE		DATE

A02

3 ARCHITECTURAL ENLARGED SITE PLAN
1"=20'-0"

2 ENLARGED SITE PLAN (DEMO)
1/18" = 1'-0"

ITEM	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	ARCHITECT'S FEE	1	PERCENT	10.00	10.00
2	ENGINEER'S FEE	1	PERCENT	10.00	10.00
3	PLUMBING FEE	1	PERCENT	10.00	10.00
4	ELECTRICAL FEE	1	PERCENT	10.00	10.00
5	MECHANICAL FEE	1	PERCENT	10.00	10.00
6	LANDSCAPE ARCHITECT FEE	1	PERCENT	10.00	10.00
7	INTERIOR DESIGNER FEE	1	PERCENT	10.00	10.00
8	PAINTING FEE	1	PERCENT	10.00	10.00
9	CONSTRUCTION MANAGEMENT FEE	1	PERCENT	10.00	10.00
10	PERMITTING FEE	1	PERCENT	10.00	10.00
11	UTILITY FEE	1	PERCENT	10.00	10.00
12	INSURANCE FEE	1	PERCENT	10.00	10.00
13	TRAVEL FEE	1	PERCENT	10.00	10.00
14	MEALS FEE	1	PERCENT	10.00	10.00
15	PHONE FEE	1	PERCENT	10.00	10.00
16	POSTAGE FEE	1	PERCENT	10.00	10.00
17	REPRODUCTION FEE	1	PERCENT	10.00	10.00
18	OTHER FEE	1	PERCENT	10.00	10.00
19	TOTAL				180.00



ARCHITECT

Biggs

ARCHITECTURE

ARCHITECT • INTERIOR DESIGN

BIGGS DESIGNS, LLC

131 E. COMMERCE ST.

INDIANAPOLIS, IN 46201

ARCHITECT: 2488070000

INTERIOR DESIGNER: 2488070000

EXPERIENCE: 2488070000

OptiVie

Bank Equipment Store

OPTIMA LLC

131 E. COMMERCE ST.

INDIANAPOLIS, IN 46201

ARCHITECT: 2488070000

INTERIOR DESIGNER: 2488070000

EXPERIENCE: 2488070000

Huntingtor

23222

HUNTINGTON AVE

FOOD MARKET

23222 HUNTINGTON AVE

INDIANAPOLIS, IN 46201

STATUS

SPR

EQUIPMENT PLAN AND ELEVATIONS

REV

DATE

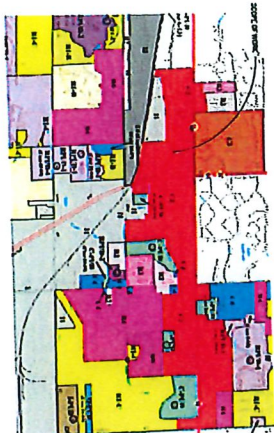
A03

2. DIRECT EVIDENCE: A FIREARM INSTALLED ON DIRECTOR AGNEW'S FURNACE LO

14-00000 (4-15-2007)
 TITLE: COUNCILMAN, 11TH DISTRICT, IN CONVICTION FOR THE SAME TYPE OF VIOLATION OF THE LAW TO BE ELIGIBLE FOR RE-ELECTION TO THE SAME POSITION.
 DATE: 4-15-2007
 TIME: 10:00 AM
 LOCATION: 11TH DISTRICT, IN CONVICTION FOR THE SAME TYPE OF VIOLATION OF THE LAW TO BE ELIGIBLE FOR RE-ELECTION TO THE SAME POSITION.
 NAME: COUNCILMAN, 11TH DISTRICT, IN CONVICTION FOR THE SAME TYPE OF VIOLATION OF THE LAW TO BE ELIGIBLE FOR RE-ELECTION TO THE SAME POSITION.
 ADDRESS: 11TH DISTRICT, IN CONVICTION FOR THE SAME TYPE OF VIOLATION OF THE LAW TO BE ELIGIBLE FOR RE-ELECTION TO THE SAME POSITION.
 CITY: 11TH DISTRICT, IN CONVICTION FOR THE SAME TYPE OF VIOLATION OF THE LAW TO BE ELIGIBLE FOR RE-ELECTION TO THE SAME POSITION.
 STATE: 11TH DISTRICT, IN CONVICTION FOR THE SAME TYPE OF VIOLATION OF THE LAW TO BE ELIGIBLE FOR RE-ELECTION TO THE SAME POSITION.
 ZIP: 11TH DISTRICT, IN CONVICTION FOR THE SAME TYPE OF VIOLATION OF THE LAW TO BE ELIGIBLE FOR RE-ELECTION TO THE SAME POSITION.
 PHONE: 11TH DISTRICT, IN CONVICTION FOR THE SAME TYPE OF VIOLATION OF THE LAW TO BE ELIGIBLE FOR RE-ELECTION TO THE SAME POSITION.

THEORY

[illegible]
$$\frac{427.01}{3}$$

$$\mu_{\text{H}_2\text{O}} = 22.9$$


ARCHITECTURE
• ESTABLISH • DIGITIZATION
BIGCODESIGN, LLC
WWW.BIGCODESIGN.COM
131 E COMMERCE ST.
MILFORD, IN 46361
248.368.460
ARCHITECT: CHRISTOPHER BIGGE
LICENSE: 1301055316
EXPIRATION: 3/4/21/2025

OptiVis
Bank Equipment Service

OPTIMA LLC
JAY BERNUARD
2574 EAST KEMPER RD
CINCINNATI, OH 45241



Huntington

23122
HUNTINGTON ATM
FOOD MARKET

2956 28TH STREET
KENTWOOD, MI 49512



STATUS

SPA
EXISTING CONDITIONS PLAN

REV	DATE	DATE
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A01

STAFF REPORT: June 19, 2023

PREPARED FOR: Kentwood Planning Commission

PREPARED BY: Lisa Golder

CASE NO.: 14-23 1800-1900 44th Street Master Plan Amendment

GENERAL INFORMATION

APPLICANT: Chris Catania
Storage Five Development
PO Box 1942
Seabrook, TX 77586

STATUS OF
APPLICANT: Option holder

REQUESTED ACTION: Change in the Master Plan Land Use Designation from
Commercial to Industrial

EXISTING ZONING OF
SUBJECT PARCEL: C-2 Commercial

GENERAL LOCATION: 1800-1900 44th Street SE

PARCEL SIZE: 8.2 Acres

EXISTING LAND USE
ON THE PARCEL: Existing office space/call center

ADJACENT AREA LAND USES:

N: 44th Street ROW
S: Residential—Tamarisk Apartments, multifamily
E: Commercial (gas station, daycare)
W: Restaurant, office

ZONING ON ADJOINING PARCELS:

N-NOS Neighborhood Office Service and LDR Low Density
Residential--City of Grand Rapids
S: C-2 Commercial, R-3 Medium Density Residential, R-4 High
Density Residential
E: C-2 Commercial

W:C-2 Commercial

Compatibility with Master Plan:

The Kentwood 2020 Master Plan recommends Commercial use of this site.

Zoning and Land Use History:

The site has been zoned for commercial use since at least 1976. The property has been used as a grocery store, bowling alley, and mall before being used as a call center.

Project Overview:

In November of 2022, the applicant appeared before the Land Use and Zoning (LUZ) Subcommittee seeking feedback on the potential for rezoning of 8.2 acres of property located at 1800-1900 44th Street from Commercial to Industrial. The building located on the property is 116,057 square feet in area and has been most recently used as a medical call center. The applicant would like to use the building for climate controlled self-storage, requiring industrial zoning.

The applicant has indicated that the call center was refurbished prior to the pandemic and then was never fully re-occupied since due to the popularity of work from home. The building has been largely vacant for three years; there has been little or no interest in leasing the building.

In order to accommodate the change in use/rezoning, the Kentwood Master Plan must be amended to allow for the proposed industrial use. The change in use would only affect the 8.2 acres that includes the existing building; four retail pads would remain along 44th Street. Another 1.77 acres on Bowen Boulevard would remain for commercial use.

The applicant approached the Master Plan Committee in 2023 to seek feedback on the amendment to the Master Plan. While the proposed self-storage use would generate very little traffic, concern was raised regarding rezoning to an industrial district, and whether permitted industrial uses (other than the storage) would be allowed. The Committee was concerned that variances would be needed to address the required separation of industrial uses from adjacent residential uses. Finally, concern was raised as to whether more self-storage is needed in the community, and whether the proposed use will be a detriment to the vitality of the area.

Staff Analysis:

1. The applicant has requested an amendment to the Master Plan to allow the existing 116,057 square foot building to be used as a self-storage facility. Self-storage facilities are considered industrial warehouses in the City of Kentwood, and therefore a use permitted by right in the I-1 and I-2 zones.
2. The applicant wishes to use 8.2 acres of the overall 13.30 acre property as industrial. The applicant intends to divide 3.32 acres along the 44th Street frontage into four new commercial outlots. A fifth outlot is proposed on the southeast corner of the site, also

intended to remain as a commercial parcel. Since the subject parcel is a platted lot, additional approvals for the land divisions will be required.

3. If the property is rezoned for industrial use, 77 parking spaces would be required to be retained; alternatively, the applicant could provide deferred parking. The 8.2 acre parcel proposed for industrial use includes 391 parking spaces. Since most of these spaces will not be needed, the applicant may wish to propose some alternate use that may be of some benefit to the neighborhood.
4. In accordance with Section 10.3 C 4 of the Zoning Ordinance, no industrial building or storage can be located closer than 100 feet to a residential district or boundary. A building may be permitted as close as 50 feet if that area between the building and the boundary is an unlighted landscaped buffer used for no other purpose. Further, no entrance other than a require emergency door shall enter upon the area. In addition, an industrial rear yard adjoining a residential district must comply with Chapter 19 setback and screening provisions. Chapter 19 requires a 50 minimum width buffer zone, with a 6-foot vertical screen with specific required planting materials within the screening area.

The southwest corner of the existing Trinity Health call center is 34 feet from the common property line for Tamarisk Apartments. Therefore, in order to rezone the property for industrial use, the applicant will have to receive Zoning Board variances to resolve these issues, or otherwise find some way to comply with the zoning regulations.

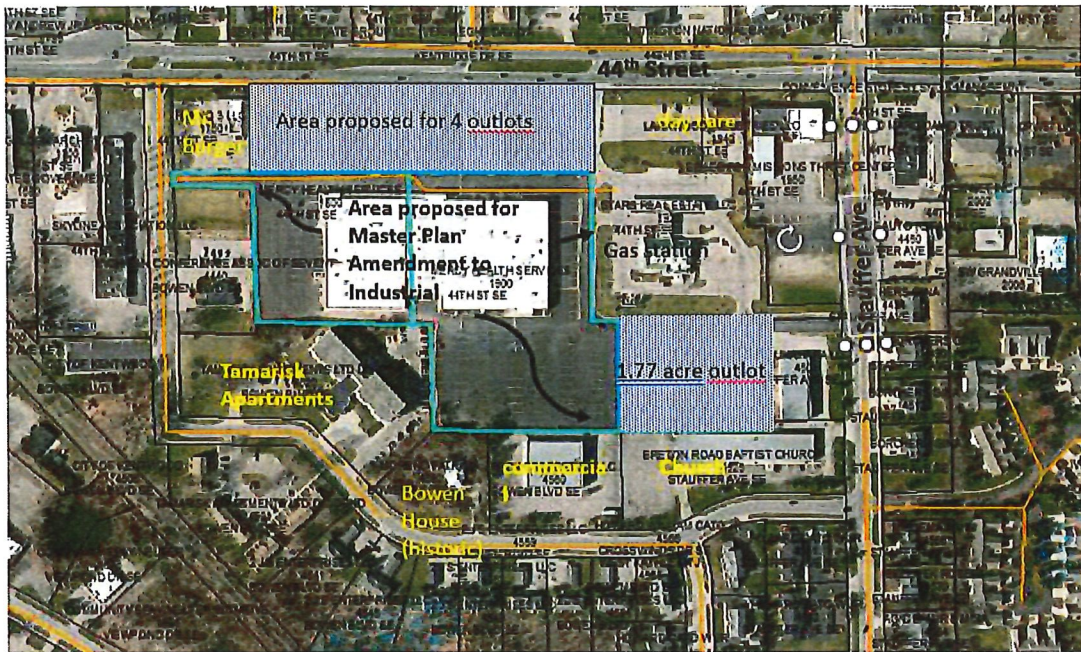
5. The conversion of commercial space to industrial space may be a concern due to the future uses of industrial property. Self storage and manufacturing are uses permitted by right. If the storage use is not successful there may be pressure to convert the building into an industrial use that is inappropriate when adjacent to residences.
6. According to the Institute of Traffic Engineers report Trip Generation, 11th Edition, a mini warehouse can generate 168 trips per day. The use can generate 10.41 trips in the AM peak hour, and 17.4 trips in the PM peak hour.
7. The City Engineer will determine how storm water management will be accommodated on the site. This may affect the developable area of the industrial use or the outlots.

Attributes:

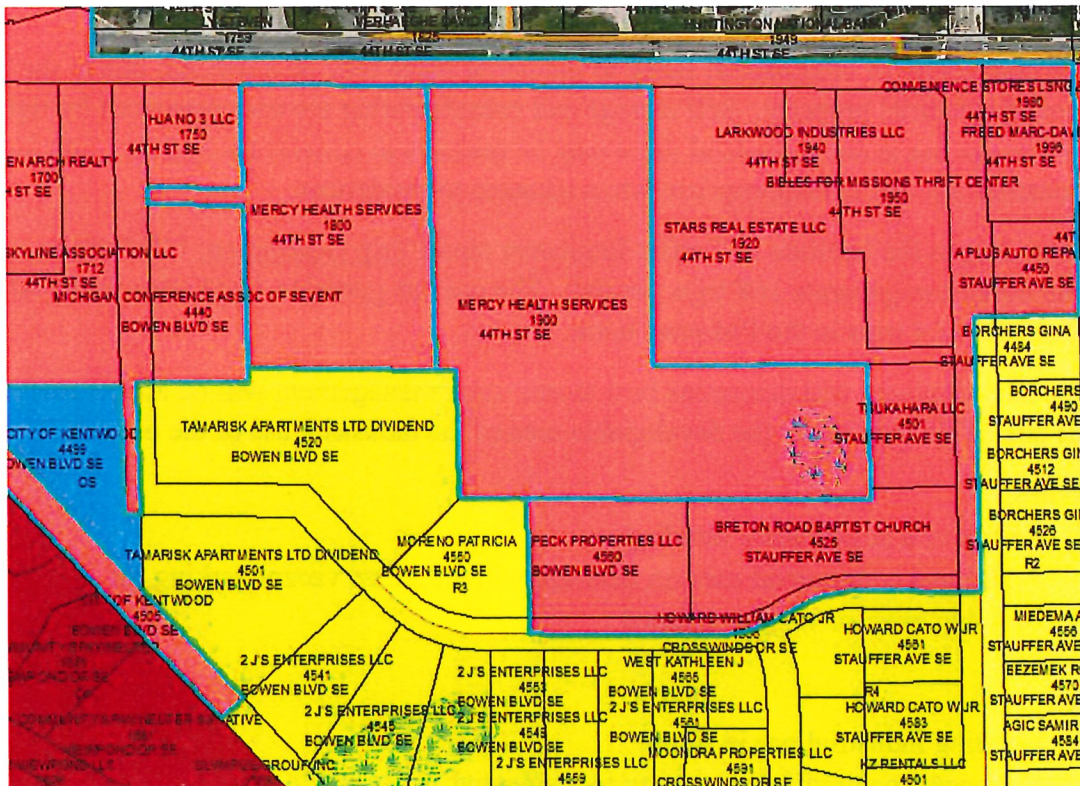
- Re-use of a large vacant building
- Additional commercial uses on frontage will minimize vacant parking lot
- Building exterior will be updated

Issues:

- Limiting industrial use in future
- Variances required for proximity to residential
- Self storage adds no vitality to area; only benefit to those who need storage, otherwise limited benefit to businesses or residences



1800-1900 44th Street SE



Zoning: 1800-1900 44th Street and vicinity
Property is zoned C-2 Commercial

May 31st 2023

Master Plan Amendment- Kentwood, MI

Project: Storage Five Kentwood

Master Plan Amendment and Partial Rezone: 1800-1900 44th St SE, Kentwood MI 49508

Subject property is located at 1800-1900 44th St SE Kentwood, MI 49508

PPNs: 41-18-28-125-006 and 41-18-28-125-010

Total Acres: 8.2 of 13.139

Current zoning is: C-2

Proposed Use: Self Storage- Conversion of an existing building

Additional Use: 4+1 Retail Pad Sites C-2

Storage Five Development (the developer) proposes an adaptive reuse of the existing 116,057 SF building to be converted to a Class A climate controlled self-storage facility. A new and updated exterior facade "look" will be part of the conversion. The building was originally built in 1957 and was most recently used as a call center. To allow for self-storage, the developer is proposing a property division and rezone. To allow for self-storage use, the main parcel containing the existing building plus the West and South parking will need to be rezoned from C-2 to I-1. The developer proposes creating 4 retail pads fronting 44th St SE (roughly 0.83 acres each) and keeping the Southeast portion of the property as C-2 (roughly 1.77 acres).

Additional considerations/comments:

- According to the seller, the building has been empty and unoccupied for over 3 years. The current owner had planned on using the building as a call center and improved the building as a call center prior to the Covid-19 pandemic. The call center was never occupied and will never be occupied as a call center. Work at home has changed the business landscape. The seller's agent has indicated that there has been very little interest in the property.
- It is requested that the rezone process run concurrently with the amendment to the master plan.
- Code reads that no self-storage building shall be located closer than 100 feet to a residential district boundary. The existing building is closer than 100 foot from the adjacent Tamarisk Apartment parcel. If a variance is needed, one is requested concurrently with an amendment to the master plan and/or the subsequent rezone.
- Currently, Jiffy Lube has submitted a letter of intent to purchase the East most of the 4 future pad sites fronting 44th St SE should this plan be approved.

Thank You,



Chris Catania

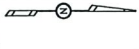
Storage Five Development

email: chris@buonproperties.com

cell: (+1) 713-545-0883



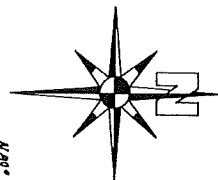
SCALE: 1" = 60'



LAND DIVISION MAP	
RE: 1800--1900 44TH ST	
FOR: STORAGE RITE DEVELOPMENT LLC	
PO BOX 1042 DALLAS TEXAS 75201-0104	
SERABROOK, TX 77358	
PART OF THE N/A SECTION 24, T8N, R10E, CITY OF KENNESAW, HUNT COUNTY, MISSISSIPPI	

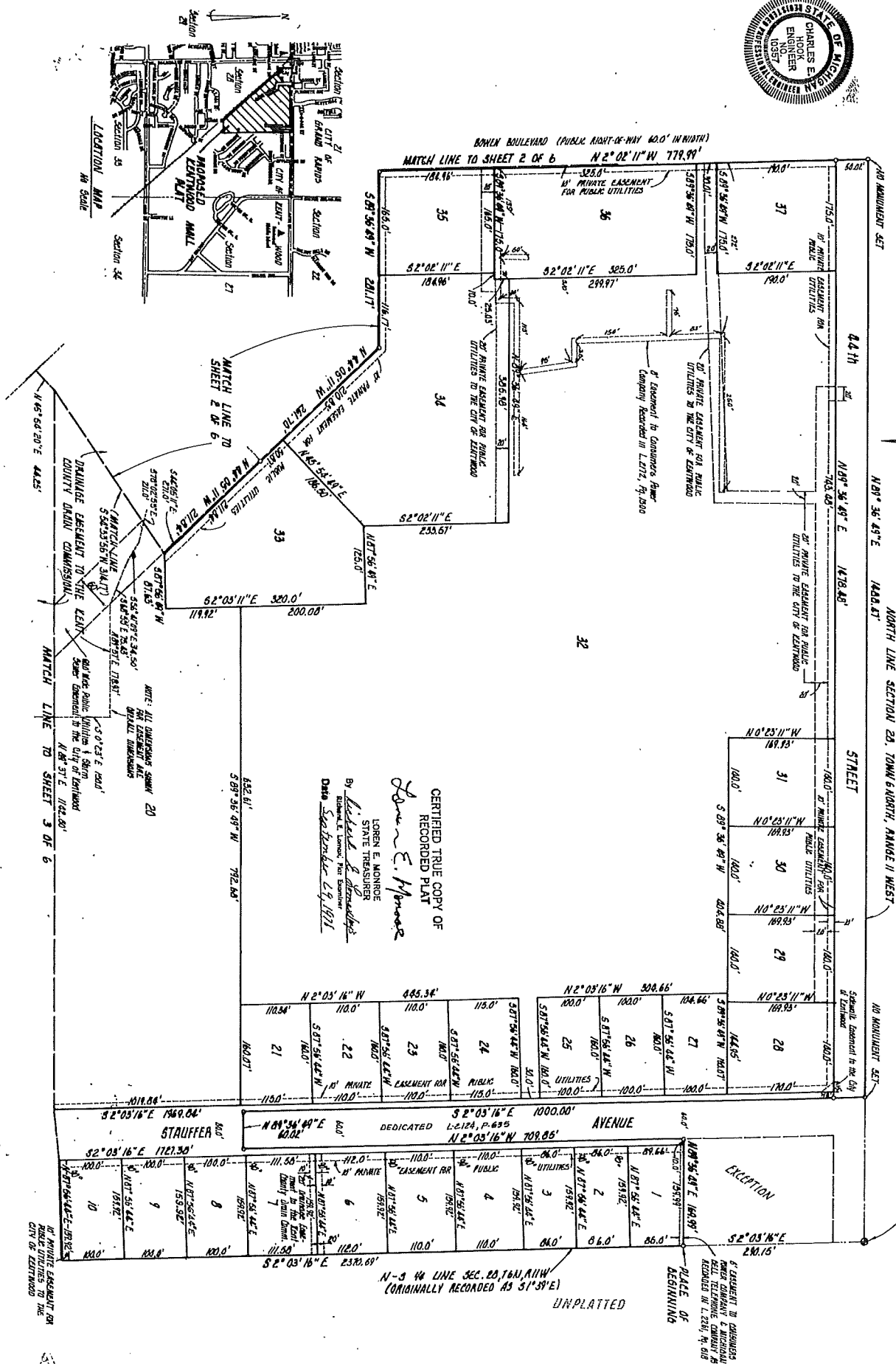
0' 25' 50' 100' 200'

SCALE ~ 1" = 100'



LEGEND

All dimensions are in feet.
All curvilinear measurements are arc length.
Bearings are based on solar observation taken May 28, 1976.
Concrete monuments 36" long and 4 inches in diameter set at all points marked with "op".
All lot corners are marked with iron pipes 1/2 inch or more in diameter by 18 inches or more in length



May 31st 2023

Master Plan Amendment- Kentwood, MI

Project: Storage Five Kentwood

Master Plan Amendment and Partial Rezone: 1800-1900 44th St SE, Kentwood MI 49508

Subject property is located at 1800-1900 44th St SE Kentwood, MI 49508

PPNs: 41-18-28-125-006 and 41-18-28-125-010

Total Acres: 8.2 of 13.139

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Proposed Use: Self Storage- Conversion of an existing building

Additional Use: 4+1 Retail Pad Sites C-2

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Additional considerations/comments:

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Thank You,

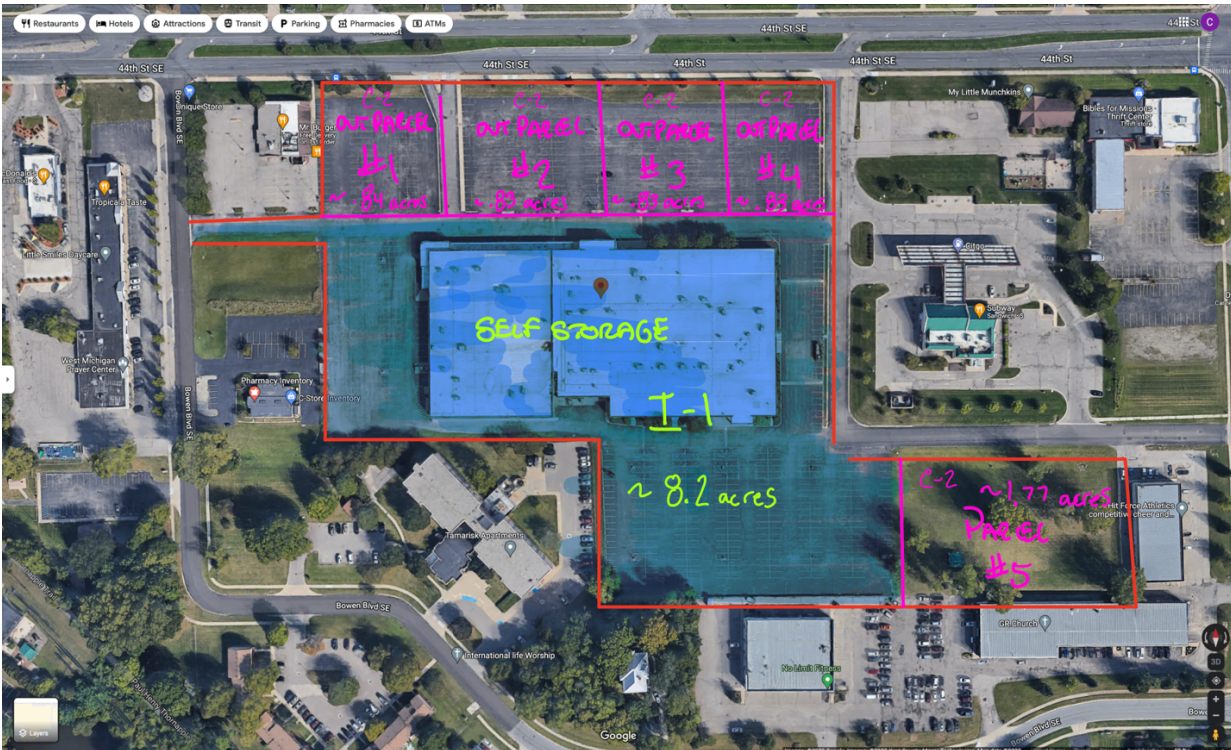


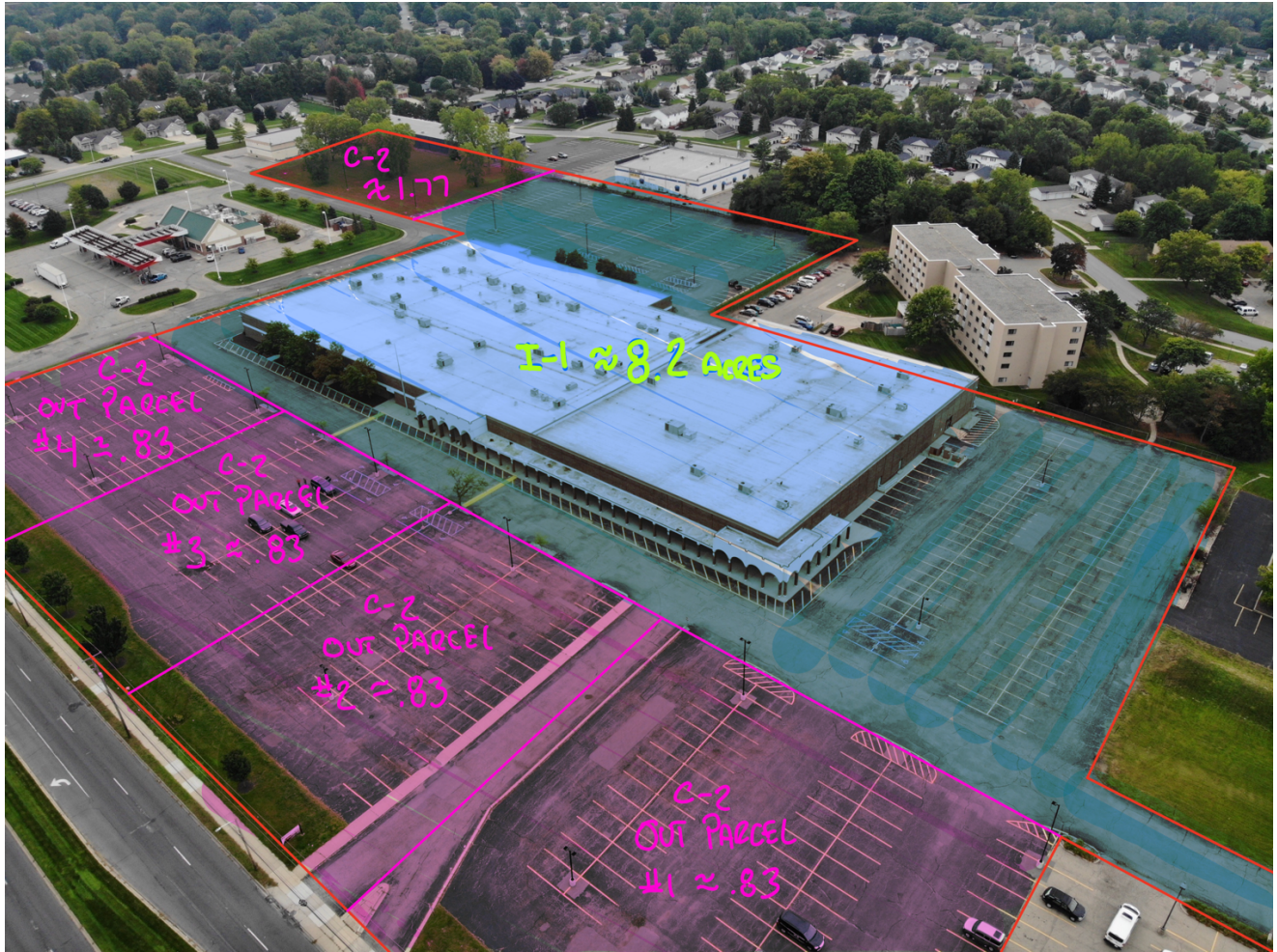
Chris Catania

Storage Five Development

email: chris@buonproperties.com

cell: (+1) 713-545-0883





44TH STREET & N. LINE, NW 1/4, SEC. 28



LAND DIVISION MAP

RE: 1800-1900 44TH ST

FOR: STORAGE FIVE DEVELOPMENT LLC

ATTN: CHRIS CATANIA

PO BOX 1042

SEABROOK, TX 77586

PART OF THE NW 1/4, SECTION 28, T6N, R11W, CITY OF KENTWOOD, KENT COUNTY, MICHIGAN



DRAWN BY:	BAB	PR
APPROVED BY:	.	PR
FILE NO.:	S231301	DA

ROJ. ENG.: .	SHEET 1 of 1
ROJ. SURV.: .	
DATE: 05/05/2023	

HEET
of 1

STAFF REPORT: June 22, 2023
PREPARED FOR: Kentwood Planning Commission
PREPARED BY: Joe Pung
CASE NO.: 15-23 EquipmentShare

GENERAL INFORMATION

APPLICANT:	Steelcase Inc. Attn: Dan White 901 – 44 th Street Grand Rapids, MI 49508	Rep: Highpoint Attn: Brian Sikma 5500 Cascade Road Grand Rapids, MI 49546
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STATUS OF
APPLICANT: Kentwood Property Owner

REQUESTED ACTION: Amend the zoning ordinance to add Construction and Industrial Equipment Sales and Rental as a special land use to industrial districts.

EXISTING ZONING OF
SUBJECT PARCEL: N/A

GENERAL LOCATION: All Industrial Zoned Properties

Relevant Zoning Ordinance Sections

Section 10.01 describes the intent and purpose of industrial districts. Section 10.02 lists the allowable uses in industrial districts. Sections 10.03. list the development requirements and performance standards for industrial districts. Section 13.03 details the zoning ordinance amendment process. Section 13.08 outlines the general review standards.

Staff Comments

- 1) The applicant is requesting a text amendment to the zoning ordinance to make allowance for *Construction and Industrial Equipment Sales and Rental* as a special land use in the I1 Light Industrial and I2 Heavy Industrial districts. The use would include both indoor and open air display/storage of construction and industrial equipment for sale or rent.

- 2) Exhibits 1 through 4 contain images from the EquipmentShare website depicting the types of equipment that the company offers for sale or rent. As proposed, the text amendment would not limit the construction and industrial equipment offered for sale or rent to those items currently offered by EquipmentShare.
- 3) The open air display/storage of construction and industrial equipment for sale or rent is currently classified as an open air business. An open air business is defined as follows:

Open Air Business: Uses operated substantially in the open air including, but not limited to:

1. *Bicycle, utility truck or trailer, motor vehicle, boat, or home equipment sale, repair or rental services.*
2. *Outdoor display and sale of garages, motor homes, manufactured homes, snowmobiles, farm implements, swimming pools and similar activities (either as a principal or accessory use conducted on a lot).*
3. *Retail sale of trees, fruits, vegetables, shrubbery, plants, seeds, top-soil, humus, fertilizer, trellises, lawn furniture, playground equipment and other home garden supplies and equipment.*

Open air businesses are currently limited to the following zoning districts as special land uses:

- C2 Community Commercial
- C3 Regional Commercial
- C-PUD Commercial Planned Unit Development
- M-PUD Mixed Use Planned Unit Development
- FBC Form Based Code

See Staff Comment #6 for a list of the open air business site design standards.

- 4) Based on the type of equipment that is proposed for sale or rent it would be reasonable to locate such a use in an industrial district as opposed to a commercial location.
- 5) The applicant has not offered any specific site design criteria that would apply to *Construction and Industrial Equipment Sales and Rental*. If it is deemed necessary to apply specific standards (limit to height of displayed equipment, screening requirements, limits to front yard display, etc.), they should be identified within Section 15.04 of the Zoning Ordinance.

The following special land use general approval standards found in Section 15.02 of the Zoning Ordinance apply to all special land uses:

- A. Be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that a use will not change the essential character of the area in which it is proposed.

- B. Be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewage facilities or schools.
 - C. Not create excessive additional requirements at public cost for public facilities and services.
 - D. Not involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, electrical or electromagnetic interference or odors.
 - E. Be compatible and in accordance with the goals, objectives and policies of the Master Plan and promote the Intent and Purpose of the zoning district in which it is proposed to locate.
 - F. Be subject to stipulations by the Planning Commission of additional conditions and safeguards deemed necessary for the general welfare, for the protection of individual property rights, and for insuring that the intent and objectives of this Ordinance will be observed. The breach of any condition, safeguard, or requirement shall automatically invalidate the granting of the Special Land Use.
 - G. Comply with applicable licensing ordinances.
6. Open Air Business special land use site design standards:
- 1. Minimum lot area shall be one acre.
 - 2. Minimum lot width shall be 200 feet.
 - 3. A six-foot high vertical screen and/or a buffer zone may be required along the side and rear lot lines to enclose and screen the open air sales and/or storage area.
 - 4. All open air businesses shall comply with all applicable health department regulations regarding sanitation and general health conditions.
 - 5. The Planning Commission may, to insure strict compliance with any regulation contained herein and required as a condition of the issuance of a permit for an open air business use, require the applicant to furnish a performance guarantee satisfactory to and in an amount determined by the Planning Commission to be reasonably necessary to ensure compliance hereunder. In fixing the amount of the performance guarantee, the Planning Commission shall take into account the size and scope of the proposed open air business use, current prevailing cost of rehabilitating the premises upon default of the operator of the use, estimated expenses to compel the operator to comply by court decree and other factors and conditions as might be relevant in determining the sum reasonable in the light of all facts and circumstances surrounding each application.
 - 6. The lot areas used for parking, display or storage shall be provided with a bituminous or Portland cement binder so as to provide a permanent, durable, and dustless surface and shall be graded and drained so as to dispose of all surface water.

7. Ingress and egress shall be provided as far as practicable from two intersecting streets and shall be at least 150 feet from an intersection.
 8. All lighting shall be shielded from adjacent residential areas.
 9. The height of all materials and equipment stored in an outdoor storage area shall not exceed the height of any landscape screening, wall or fence.
 10. The storage and display of materials is not permitted in any required front yard and shall meet all the yard setback requirements applicable to any building in the district. In the FBC context areas the minimum front yard open air display/storage setback is 20 feet and a minimum two foot high screen wall or hedge shall be provided to screen the display and provided separation between the product and the sidewalk.
 11. All loading activities and parking areas shall be provided on the same premises (off street).
 12. The storage of any soil, fertilizer, or similar loosely packaged materials shall be sufficiently contained to prevent any adverse effect upon adjacent properties.
 13. In the C3 zone district the open air business approval is limited to January 1 through November 15 of the calendar year. The open air events are limited to farmers markets, Halloween themed costume and accessories, and the sale of new and late model cars, trucks, motorcycles, snowmobiles, all-terrain vehicles, recreational vehicles, boat, and power water craft. A zoning permit for a period of not more than fourteen consecutive days must be secured from the Zoning Administrator for each individual open air sales event.
 14. Within the FBC context areas, the primary building wall shall be built to a minimum of 25% of the overall width of the primary street property line.
7. Exhibits 5 through 8 are images of similar uses and depict operational practices (unpaved storage areas, front yard display/storage, unscreened display/storage, storage/display of equipment in a manner to increase visibility of the equipment, etc.) that can be an issue/concern. The potential issues/concerns could be addressed through specific special land use site design criteria.

Exhibit 1: Types of Equipment for Sale or Rent

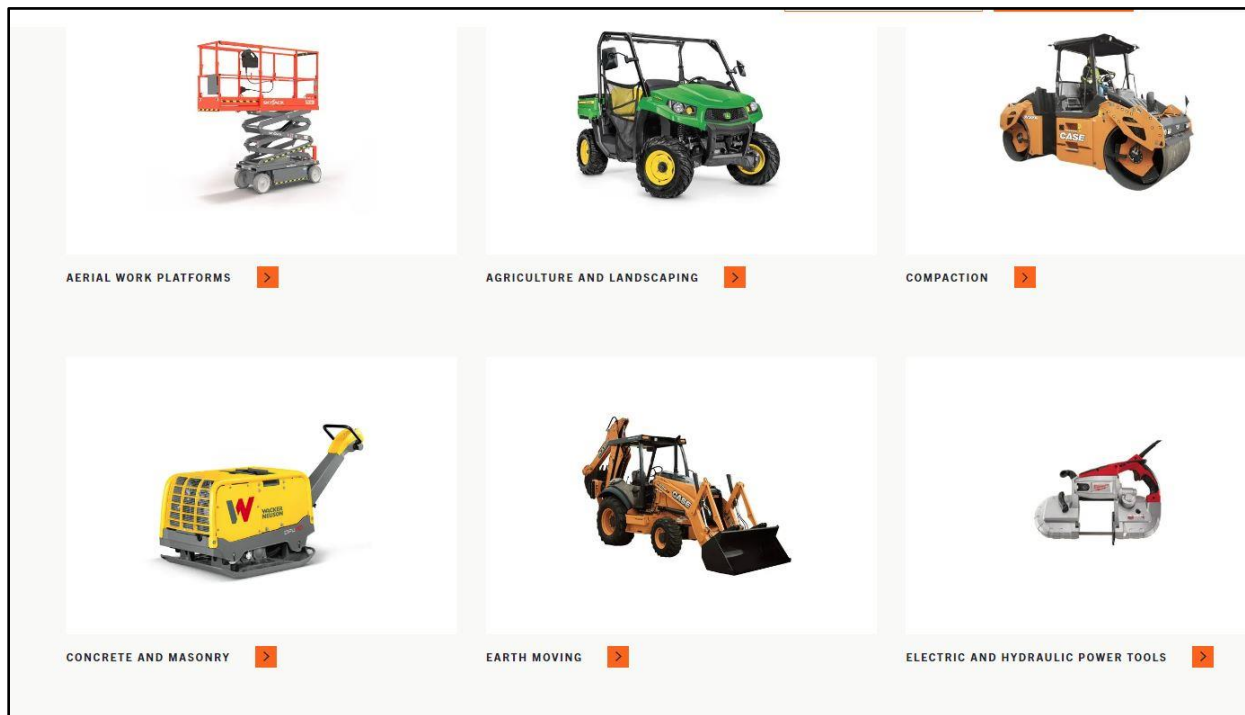


Exhibit 2: Types of Equipment for Sale or Rent

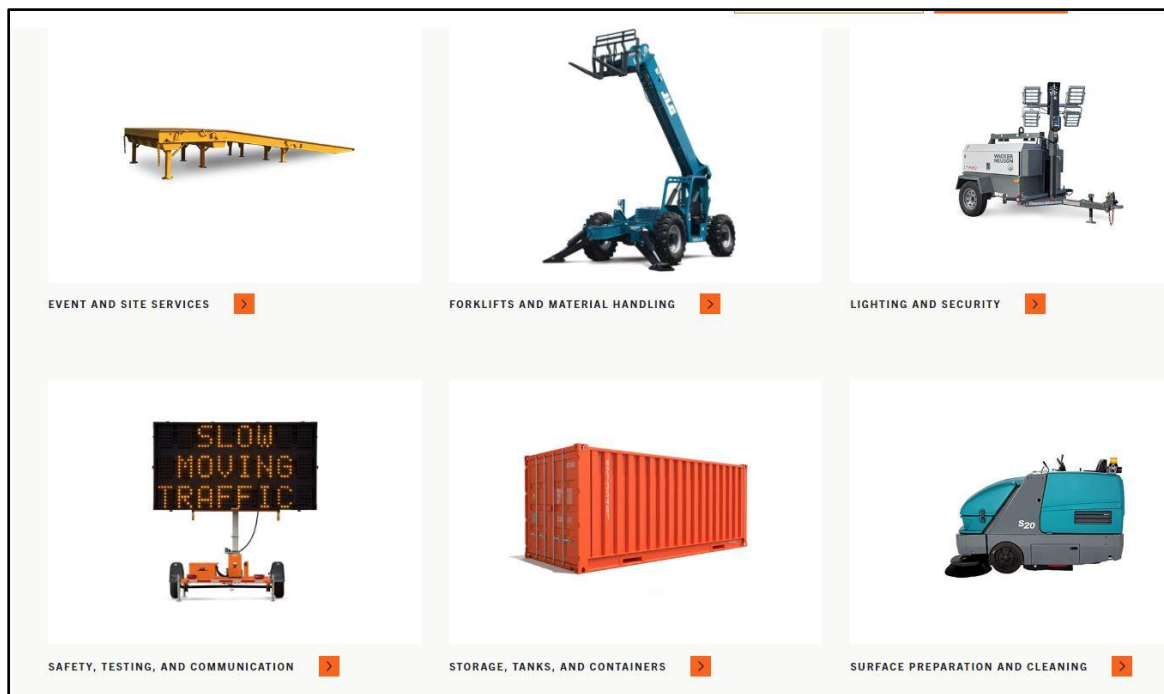


Exhibit 3: Types of Equipment for Sale or Rent

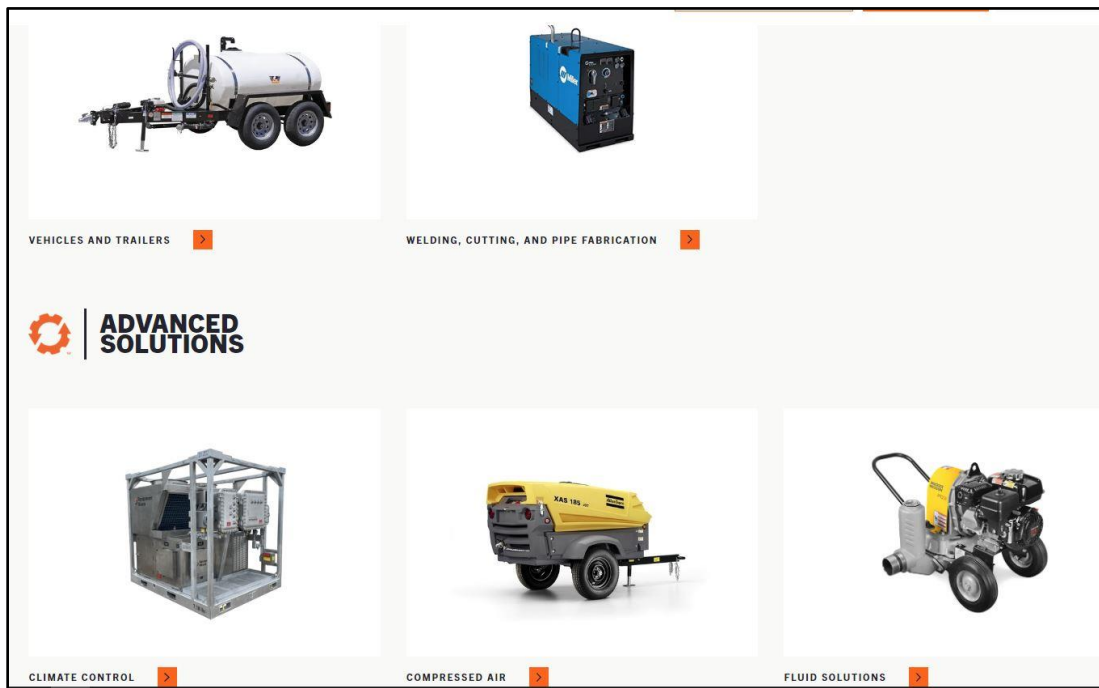


Exhibit 4: Types of Equipment for Sale or Rent

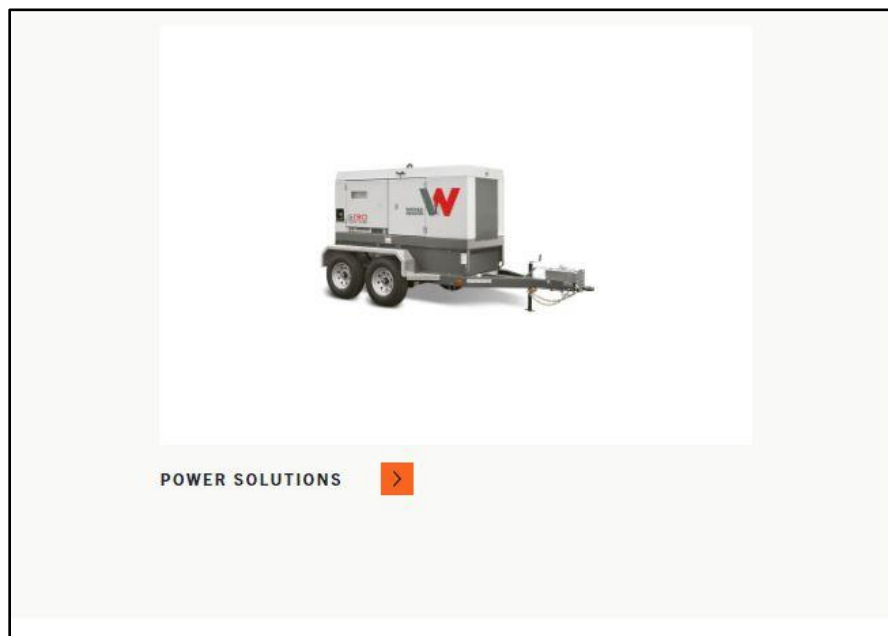


Exhibit 5: Existing Construction Equipment Rental Facility



Exhibit 6: Existing Construction Equipment Rental Facility

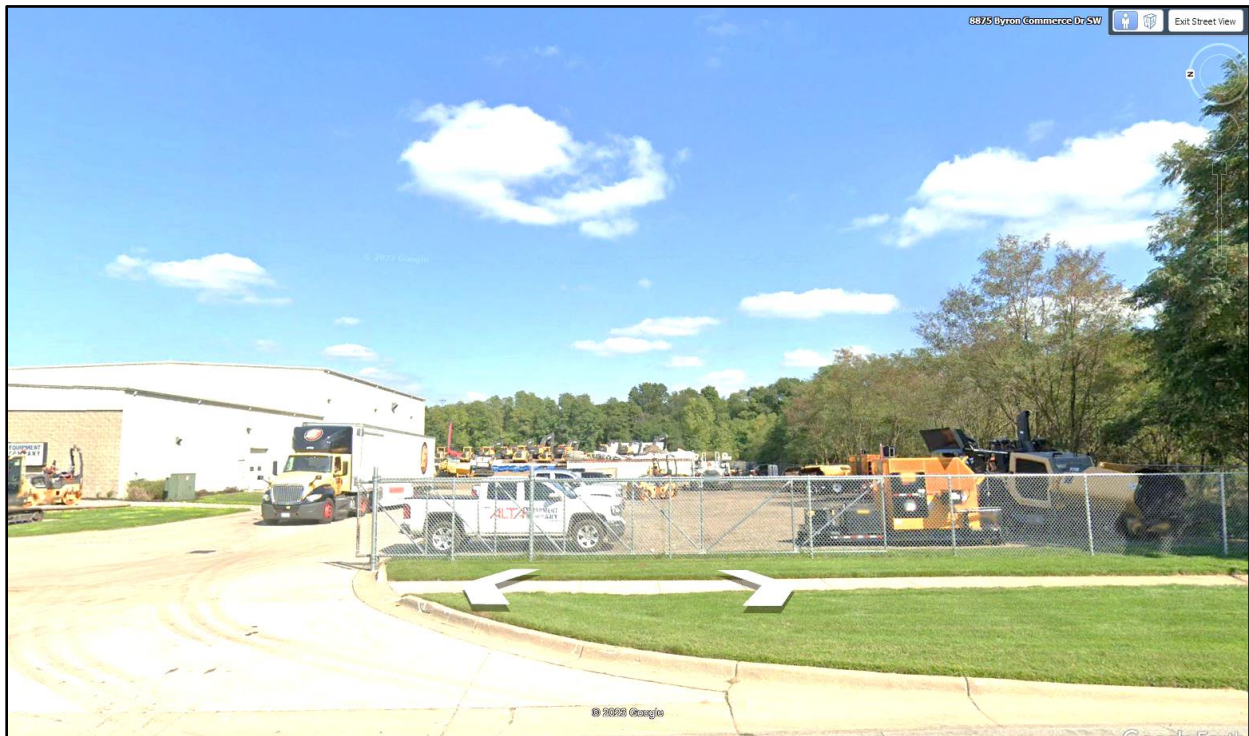


Exhibit 7: Existing Construction Equipment Rental Facility

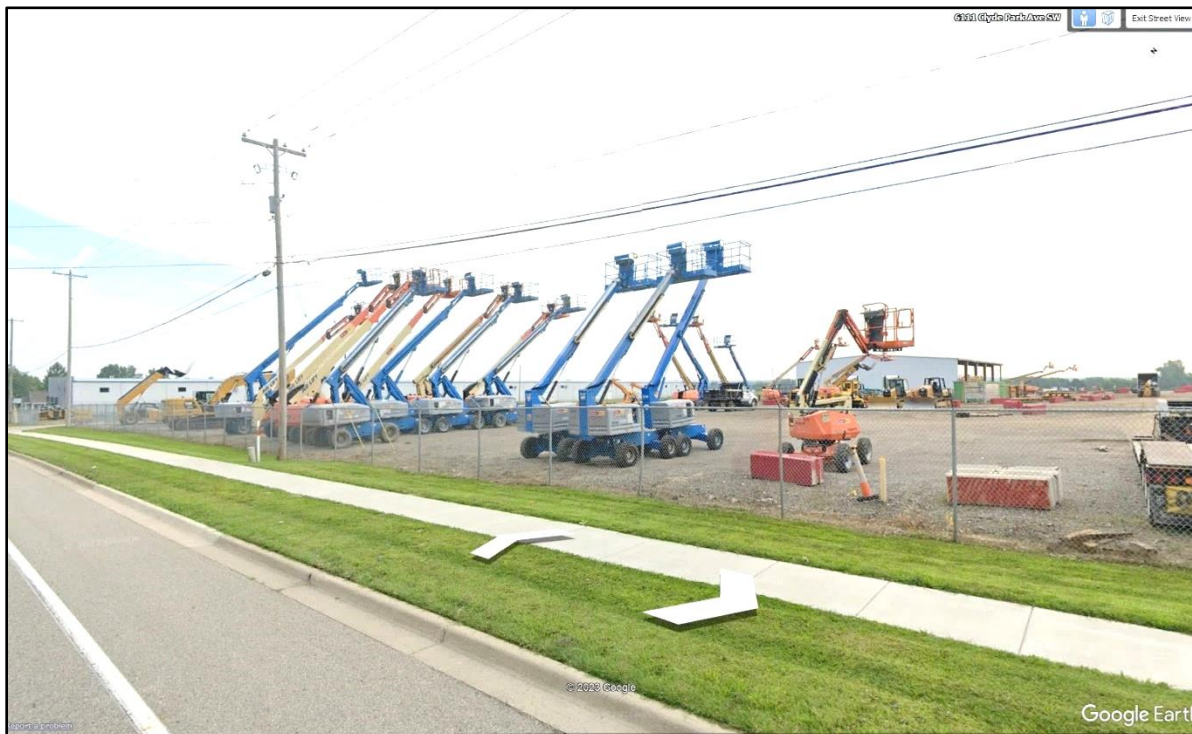


Exhibit 8: Existing Construction Equipment Rental Facility



Memo

To: City of Kentwood Planning Department

From: Brian Sikma, Highpoint Real Estate & Development, on behalf of Steelcase

Date: June 2, 2023

Re: Request for a "Text Change to the Industrial Zoning District"

On behalf of Steelcase, I am respectfully requesting a text change to the Industrial Zoning District to include:

Construction and Industrial Equipment sales and rental under a special land use.

Steelcase is working with EquipmentShare for the purchase of the facility as described in the application. This site is uniquely suited to accommodate the business of EquipmentShare, a national equipment company with the following business description:

EquipmentShare is a nationwide construction technology company dedicated to increasing industry productivity through smart jobsite technology and equipment rental, retail and service centers. EquipmentShare integrates its cloud-connected platform, T3, into its rental experience giving customers unparalleled visibility and control over their machines and jobsite operations. The demand for the company's innovation continues to drive EquipmentShare's growth.

In order to deploy this technology our T3 Program uses telematics and hardware tech to monitor equipment health, software to optimize rental utilization, and mobile applications for team members to clock in and off on the spot – T3 is the only cloud-based operating system that brings together construction workflows and data from constantly moving elements in one place. T3 can integrate with existing software systems to digitize manual processes, giving full visibility over a contractor's work throughout the entire course of the project. From start to finish, T3 helps thousands of contractors of all shapes and sizes digitize, connect and track all three pillars of construction productivity (assets, people and materials) in one single, easy-to-use platform.

We are looking to expand our operations in Grand Rapid and have identified a possible regional hub for EquipmentShare operations at the Steelcase facility located in Kentwood that would service the entire Grand Rapids MSA and surrounding area. This facility would not only facilitate the equipment rental side for three separate divisions of our operations, but serve as a regional training center for both our employees and customers to receive required OSHA certifications.

It is critical that this use is located in an industrial area for the following reasons:

1. Much of the equipment is large and must be transported with semi tractors / trailers. Truck routes are important.

Memo

Page 2

June 2, 2023

2. Because of transportation issues, the locations cannot be located in a congested retail area.
3. Services for this equipment are similar to service on class A trucks and other excavating equipment, which are located in industrial areas.
4. Yard Area is necessary as this equipment is often very large, similar to a contractors storage yard that are currently located in the city.

On behalf of Steelcase, thank you for your consideration. We believe that this is an appropriate use for a unique facility we no longer need. It would be to one user that wants to at this point control access with one new curb cut on 52nd street. As an owner occupant, we believe they will be an excellent neighbor for Steelcase as they continue to operate adjacent to this facility on their Kentwood campus.

Finally, this use of heavy equipment leasing and rental in an industrial area is consistent with the use in industrial areas of adjoining municipalities such as Byron Township and the City of Wyoming

Schweitzer, Terry

From: Schweitzer, Terry
Sent: Thursday, June 15, 2023 4:26 PM
To: Nicolas Morano; Golder, Lisa
Cc: Brian Sikma
Subject: RE: [EXTERNAL]Steelcase - Text Amendment Zoning Application


Nic: We appreciate your inquiry. In my conversations with Brian, we talked about the characteristics of our current special land use allowance for contractor's yards as compared to the sales, rental and service associated with construction and industrial equipment. I feel that the rental and sales facet of the latter, especially with open air storage and display, is distinctly different and unlike any other current industrial provision.

We feel that the proposed text amendment is a reasonable request, especially if it termed as "open air" construction and industrial equipment sales and rental" as a special land use in the I-1 Light Industrial zone district. As you correctly pointed out, if the proposed text change is approved, it would allow Steelcase or Equipment Share to seek Special Land Use and site plan approval within the Steelcase IPUD.

Please let us know if you would like to further discuss this explanation. Thank you, Terry

Terry Schweitzer
Community Development Director
Phone: (616) 554-0710
schweizert@kentwood.us

From: Nicolas Morano <nicolas@ggtmlaw.com>
Sent: Wednesday, June 14, 2023 11:44 AM
To: Golder, Lisa <GolderL@kentwood.us>; Schweitzer, Terry <SchweitzerT@kentwood.us>
Cc: Brian Sikma <bsikma@highpointre.com>
Subject: [EXTERNAL]Steelcase - Text Amendment Zoning Application

 **Stop.Think.Read.This is an external email. Please use caution when clicking on any links or opening attachments.**

Hi Lisa and Terry,

Brian Sikma (copied here) has informed me that the attached application for a text amendment to the City of Kentwood's zoning ordinance was recently submitted on Steelcase's behalf. As detailed in the application, this text amendment is being requested in anticipation of a potential sale of the "truck garage" property located within the IPUD south of 52nd Street and north of 60th Street (between East Paris and Broadmoor/Patterson).

When reviewing the application along with the applicable provisions of the City's zoning ordinance, I just wanted to clarify how the City is treating and processing the text change application.

In particular, I noted that within the IPUD zoning classification, one of the special land uses that can be obtained would be any special land use within the I-1 Light Industrial district. The application that was submitted does request that the text of the "Industrial" zoning be amended so that "construction and industrial equipment sales and rental" is a special land use. The intent was to amend the text of special land

uses under the I-1 Light Industrial district (which would then allow Steelcase's prospective purchaser to apply for a special land use within the IPUD zoning classification for its intended use).

With that background, I wanted to confirm that you were treating and processing Steelcase's application as a proposed text change to the I-1 Light Industrial district to include "construction and industrial equipment sales and rental" as a special land use. Can you please confirm the same?

Also, if I have misunderstood what can be applied for as a special land use under the IPUD zoning classification, please let me know that as well.

Thank you very much for your consideration and anticipated response to this e-mail.

Nic Morano

Nicolas M. Morano, [Attorney at Law](#)

Gielow Groom
Terpstra & McEvoy

Direct: 231.291.0109 | **Office:** 231.747.7160

Assistant: Cassie Bates | 231.291.0101 | cassie@ggtmlaw.com

281 Seminole - 2nd Floor, Norton Shores, MI 49444

ggtmlaw.com

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