



**AGENDA**  
**CITY OF KENTWOOD PLANNING COMMISSION**  
**TUESDAY, OCTOBER 24, 2023**  
**KENTWOOD COMMISSION CHAMBERS**  
**4900 BRETON AVENUE, SE**  
**7:00 P.M.**

- A. Call to Order
- B. Pledge of Allegiance (Dan Holtrop)
- C. Roll Call
- D. Declaration of Conflict of Interest
- E. Approval of the Minutes of October 10, 2023 and Findings of Fact for: **Case#17-23** – Bosgraff Walma 44<sup>th</sup> - Change in the Master Planned Land Use Designation from Low Density Residential to Medium Density Residential located at 2802 – 44<sup>th</sup> Street -
- F. Approval of the Agenda for October 24, 2023
- G. Acknowledge visitors and those wishing to speak to non- agenda items.
- H. Old Business

**Case#24-23** – Hotel Conversion – Special Land Use and Site Plan Review to convert an existing office Building into a Hotel Located at 2180-44<sup>th</sup> Street SE (**Tabled from the October 10 public hearing meeting**)

- I. Public Hearing

**Case#26-23** – Biggby Coffee – Special Land Use and Site Plan Review for a Drive Through Restaurant – Located at 2300 44<sup>th</sup> Street SE;

**Case#27-23** – Kentwood Drive and Shine – Special Land Use and Site Plan Review for a Vehicle Wash Establishment – Located at 3311 Woodland Drive SE

- J. Work Session

**Case# 28-23** - DAMA Ventures LLC – Special Land Use Indoor Vehicle Sales and Site Plan Review – Located within Phase A of 3350 Broadmoor Avenue, zoned I-1 Light Industrial

- K. New Business

Set public hearing date of , for:

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.