



**AGENDA**  
**CITY OF KENTWOOD PLANNING COMMISSION**  
**TUESDAY, NOVEMBER 14, 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 October 24, 2023 and Findings of Fact for: **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; **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
- F. Approval of the Agenda for November 14, 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# 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
- J. Public Meeting  
  
**Case#25-23** – Master Plan Amendment 52<sup>nd</sup> and Broadmoor Ave – Change in the Master Planned Land Use Designation from Industrial to Commercial located at the northeast corner of 52<sup>nd</sup> Street and Broadmoor Avenue

K. Work Session

**Case#29-23** – GRR Ancillary – Rezoning of 10.57 acres of land from I-1 Industrial to C-PUD Commercial Planned Unit Development and Preliminary Site Plan Review located at the NW corner of 36<sup>th</sup> Street and Patterson Avenue

L. New Business

Set public hearing date of , for:

M. Other Business

1. Commissioners' Comments
2. Staff's Comments

N. 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.