

AGENDA
CITY OF KENTWOOD PLANNING COMMISSION
TUESDAY, SEPTEMBER 12, 2023
KENTWOOD COMMISSION CHAMBERS
4900 BRETON AVENUE, SE
7:00 P.M.

6:00pm - LUZ Committee Meeting Conf. Rm. #119 – (Benoit, Holtrop, Jones, Kape)

- A. Call to Order
- B. Pledge of Allegiance (Ed Kape)
- C. Roll Call
- D. Declaration of Conflict of Interest
- E. Approval of the Minutes of August 22, 2023, and Findings of Fact for:
- F. Approval of the Agenda for September 12, 2023
- G. Acknowledge visitors and those wishing to speak to non- agenda items.
- H. Old Business

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2975 and 2995 28th Street SE (**Tabled from the June 25, 2023, August 9, 2023 and August 22, 2023**) (**APPLICANT HAS WITHDRAWN THEIR REQUEST**)

- I. Public Hearing

Case#21-23 – Fox Ford Commercial Vehicle Service Facility – Special Land Use and Site Plan Review for Vehicle Repair Located at 3560 – 28th Street SE

- J. Work Session

Case#22-23 – Storage Five Kentwood LLC – Rezoning of 8.2 acres of land from C-2 Commercial to Conditional I-1 located at 1800-1900 44th Street SE

Case#23-23 -Body Shop Boss – Special Land Use and Site Plan Review for a Major Vehicle Repair located at 3851 Model Ct. SE

- K. New Business

Set Public Hearing date of October 10, 2023, for: **Case#17-23** – Bosgraff Walma 44th - Change in the Master Planned Land Use Designation from Low Density Residential to Medium Density Residential located at 2802 – 44th Street - **Case#24-22** – Hotel Conversion – Special and Use and Site Plan Review to convert an existing office Building into a Hotel Located at 2180-44th Street SE

Set a Public Meeting date of October 24, 2023 for: **Case#25-23** – Master Plan Amendment 52nd and Broadmoor Ave – Change in the Master Planned Land Use Designation from Industrial to Commercial located at the northeast corner of 52nd Street and Broadmoor Avenue

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.