

**AGENDA**  
**CITY OF KENTWOOD PLANNING COMMISSION**  
**TUESDAY, SEPTEMBER 26, 2023**  
**KENTWOOD COMMISSION CHAMBERS**  
**4900 BRETON AVENUE, SE**  
**7:00 P.M.**

**6:30pm Conf. Rm #119 Master Plan Subcommittee meeting (Quinn, Holtrop, Poyner)**

- 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 September 12, 2023, and Findings of Fact for: Case#21-23 – Fox Ford Commercial Vehicle Service Facility – Special Land Use and Site Plan Review for Vehicle Repair Located at 3560 – 28<sup>th</sup> Street SE
- F. Approval of the Agenda for September 26, 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#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 44<sup>th</sup> 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
- J. Work Session  
  
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
- K. New Business

Set public hearing date of October 24, 2023, for: **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

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.