

APPROVED MINUTES OF THE REGULAR MEETING
OF THE KENTWOOD PLANNING COMMISSION
MARCH 28, 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 Poyner.
- C. Roll Call:
Members Present: Bill Benoit, Dan Holtrop, Sandra Jones, Ed Kape, Alex Porter, Ray Poyner, Darius Quinn, Doug VanderMeer, Sarah Weir
Members Absent: None
Others Present: Community Development Director Terry Schweitzer, Economic Development Planner Lisa Golder, Senior Planner Joe Pung, Planning Assistant Monique Collier and the applicants.
- D. Approval of the Minutes and Findings of Fact

Motion by Commissioner Kape, supported by Commissioner Quinn, to approve the Minutes of March 14, 2023 and the Findings of Fact for: Case#6-23 – Dykstra Auto – Major Change to an Approved Site Plan located at 4782 – 44th Street SE; Case#8-23 – SIP– Structures and Improvements Plan 2023-2029

- Motion Carried (9-0) –
- E. Approval of the Agenda

Motion by Commissioner Quinn, supported by Commissioner Poyner, to approve the agenda for the March 28, 2023 meeting.

- Motion Carried (9-0) –
- F. Acknowledge visitors wishing to speak to non-agenda items.

There was no public comment.
- G. Old Business

There was no Old Business
- H. Public Hearing

There were no public hearings.
- I. Work Session

Case#9-23 – Self Storage- Rezoning of 3.46 acres of land from C-2 Commercial to I-1 Light Industrial located at 3119 Broadmoor Ave SE

Pung introduced the request. He stated the parcel is vacant and located on the west side of Broadmoor Avenue north of the CSX railroad ROW. He stated the Master Plan recommendation for this site is for industrial development and has been since the 2012 Master Plan update, the site was previously master planned for commercial development. The proposed rezoning is consistent with the Master Plan recommendation.

Pung stated the site contains floodplain, wetlands and quite a bit of a grade change on the site. He stated the property owners intent is to develop it as a multi-story self-storage facility which would be a permitted use under the I1 Light Industrial zoning.

Pung stated MDOT is looking at this property to be a right in and right out access. They anticipate this will be a low traffic use. MDOT doesn't want high traffic on this property based on its location. He stated there are a lot of restrictions getting in and out of Broadmoor Avenue at this location.

Lauren Breslin with Boehler Engineering, 1 Allegan East Square, Suite 402 Pittsburg PA 15212 was present. She stated they have site constraints with the environmental, the steep slopes etc. She stated they will address these constraints in the land development and site plan approval process. She stated they are still tweaking the plan; however they have started correspondence with MDOT to get the right in right out agreed upon. She stated they will move forward with environmental once they get the rezoning approval.

The commissioners were ok with the rezoning request and offered no additional comments.

Case#10-23 – City of Kentwood - Rezoning of 18.66 acres at 4775 Walma Avenue from C-4 Office to OS Open Space

Golder introduced the request. She stated this is a rezoning for a piece of property that is going to eventually be the City's community center that was part of the millage campaign. She stated the Master Plan recommends Institutional Use for Fire Station 1 and open space for the northern piece. She stated since the City has rezoned other city owned institutional uses to Open Space zoning, the proposed zoning is considered to be consistent with the Master Plan recommendation.

The commissioners were ok with the request and offered no additional comments.

J. New Business

There was no New Business.

K. Other Business

1. Commissioners' Comments

VanderMeer stated the Michigan Association of Planning (MAP) training session that he attended gave a really nice framework to the process of planning and better understanding and clarity. He would recommend for any new commissioner to attend.

Porter stated 4650 Broadmoor has a bunch of old vehicles stored outside.

Jones questioned what our signage enforcement policy is Horrocks has a lot of signs. Schweitzer stated we had a moratorium during Covid and enforcement and it has since expired. We are resuming notification and enforcement. He stated Golder has been in contact with Scooter's and Horrocks.

2. Staff's Comments

Schweitzer stated staff would like to bring forth amendments to the ordinance for the Form Based Code (FBC) drawing upon the issue that have arisen since the institution of the zoning amendments in September of 2020.

L. Adjournment

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

- Motion Carried (9-0) -

Meeting adjourned at 7:25pm

Respectfully submitted,

Ed Kape, Secretary