

APPROVED MINUTES OF THE REGULAR MEETING
OF THE KENTWOOD PLANNING COMMISSION
APRIL 11, 2023, 7:00 P.M.
COMMISSION CHAMBERS

A. Vice-Chair Holtrop called the meeting to order at 7:00 p.m.

B. The Pledge of Allegiance was led by Commissioner Weir.

C. Roll Call:

Members Present: Bill Benoit, Dan Holtrop, Ed Kape, Alex Porter, Ray Poyner, Darius Quinn, Doug VanderMeer, Sarah Weir

Members Absent: Sandra Jones (with notification)

Others Present: Community Development Director Terry Schweitzer, Economic Development Planner Lisa Golder, Senior Planner Joe Pung, Planning Assistant Monique Collier, the applicant and one citizen.

Motion by Kape, supported by Weir, to excuse Jones from the meeting.

- Motion Carried (8-0) –
- Jones absent -

D. Approval of the Minutes and Findings of Fact

Motion by Commissioner Quinn, supported by Commissioner Poyner, to approve the Minutes of March 28, 2023.

- Motion Carried (8-0) –
- Jones absent -

E. Approval of the Agenda

Schweitzer stated he would like to add under other business architectural requirements update.

Motion by Commissioner Benoit, supported by Commissioner Poyner, to approve the agenda for the April 11, 2023, meeting with change noted.

- Motion Carried (8-0) –
- Jones absent -

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

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 request is to rezone 3.46 acres of land from C-2 Commercial to I-1 Light Industrial. 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 owner's 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 off Broadmoor Avenue. He stated there were no issues from the work session therefore he is recommending to the city commission approval of the request as described in his memo.

The Commissioners were okay with the request and offered no additional comments.

Motion by Benoit, supported by Quinn, to recommend to the City Commission approval of the request to rezone 3.62 acres from C2 Community Commercial to I1 Light Industrial as described in Case 09-23. Approval is based on basis points 1-5 as described in Pung's memo dated March 31, 2023.

- Motion Carried (8-0) –
- Jones absent -

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 the request is to rezone 18.66 acres at 4775 Walma Avenue from C-4 Office to OS Open Space 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.

Golder stated she is recommending to the City Commission approval of the request to rezone 18.66 acres from C-4 Office to OS Open Space as described in her memo dated April 4, 2023.

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

Motion by Poyner, supported by Benoit, to recommend to the City Commission approval of the rezoning of 18.66 acres of land from C-4 Office to OS Open Space. Approval is based on the basis points 1 -5 as described in Golder's memo dated April 4, 2023.

- Motion Carried (8-0) –
- Jones absent -

Work Session

There was no work sessions

I. New Business

Motion by Poyner, supported by Benoit, to set a public hearing date of May 23, 2023 for: Case#11-23 Request by the City of Kentwood to amend the Form Based Code provisions of the Zoning Ordinance pertaining to building type size and massing, sign display, building type floor height, building type façade composition, building material and construction, and use allowances.

- Motion Carried (8-0) –
- Jones absent -

J. Other Business

1. Architectural Changes

Golder stated staff has met with developers to try to understand what their objections to the proposed architectural changes. She stated staff is looking at different ways to calculate the transparency requirements.

Also staff is considering the addition of different design elements to be included in Section 3.22.B.3 including: reduce porch depth to 5', add gutters, add change in materials as a design element, substantial porch columns, allow for a garage to be forward 8' (rather than 5' in current regulations).

The commissioners were ok with staff's recommendation.

2. Pedestrian Safety Action Plan

Schweitzer stated in the past year Spalding DeDecker, a local traffic engineering firm was commissioned to assess a representative sample of existing Kentwood intersection

crosswalks for compliance with Michigan laws and Kentwood standards. He stated they physically inventoried 15 crosswalk locations, conducted a safety review and collected data for average daily traffic volume and crash data. The assessment included public and key stakeholder input and provided a prioritized list of recommendations for future facility design. They also developed a methodology that will allow the city to self-evaluate pedestrian facilities in the future.

3. Commissioners' Comments

VanderMeer questioned if there are any measures to the goals. Schweitzer stated the commissioners will have an opportunity within the next 1 - 2 years for an update o the Master Plan but in the meantime staff will look at it but the next time staff will do a better job.

Porter stated there are 3 cars at Bargain Books. Schweitzer stated Code Enforcement spoke with them and it is associated with GR Auto Gallery on 50th Street.

4. Staff's Comments

Staff offered no additional comment.

K. Adjournment

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

- Motion Carried (8-0) –
- Jones absent -

Meeting adjourned at 8:10pm

Respectfully submitted,

Ed Kape, Secretary