

APPROVED MINUTES OF THE REGULAR MEETING  
OF THE KENTWOOD PLANNING COMMISSION  
JULY 25, 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 Kape.
- C. Roll Call:  
Members Present: Bill Benoit, Dan Holtrop (arrived late), Sandra Jones, Ed Kape, Alex Porter, Doug VanderMeer, Sarah Weir(arrived late)  
Members Absent: Ray Poyner, Darius Quinn (absent with notification)  
Others Present: Economic Development Planner Lisa Golder, Senior Planner Joe Pung, Planning Assistant Monique Collier, the applicants and about 40 citizens.
- Motion by Kape, supported by Benoit, to excuse Holtrop, Quinn, Weir, and Poyner from the meeting.**
- Motion Carried (5-0) –
  - Holtrop, Quinn, Poyner and Weir absent –
- D. Declaration of Conflict of Interest
- There was no conflict of interest statement expressed.
- E. Approval of the Minutes and Findings of Fact
- Motion by Commissioner Benoit, supported by Commissioner Kape, to approve the Minutes of July 11, 2023.**
- Motion Carried (5-0) –
  - Holtrop, Quinn Poyner and Weir absent -
- F. Approval of the Agenda
- Motion by Commissioner Kape, supported by Commissioner Porter, to approve the agenda for the July 25, 2023 meeting.**
- Motion Carried (6-0) –
  - Quinn, Poyner and Weir absent -
- G. Acknowledge visitors wishing to speak to non-agenda items.
- There was no public comment.

**Case#15-23** – EquipmentShare- Zoning Ordinance Text Amendment(Consideration of Special Land Use Open Air Heavy and Industrial Equipment Sales, Rental and Service)

Pung stated the request was tabled to have further discussion on screening and the allowance for different height for the equipment. He stated based on that, there were changes made to the recommendation. He stated the recommendation is to recommend to the City Commission to amend the Kentwood Zoning Ordinance as follows:

**Amend Section 10.2.A Table of Use to add:**

*Open Air Construction and Industrial Equipment Sales and Rental* as a special land use in the I1 Light Industrial and I2 Heavy Industrial districts.

**Amend Section 15.03 Special Land Use Specific Approval Standards to add the following:**

KK: Open Air Construction and Industrial Equipment Sales and Rental

**Amend Section 15.04 Site Design Standards to add the following:**

KK: Open Air Construction and Industrial Equipment Sales and Rental

1. There shall be a minimum front yard landscaped setback of thirty-five (35) feet. No parking, storage, or display is permitted within the landscaped setback.
2. The maximum height of equipment stored or displayed in the front yard shall be no more than ten (10) feet.
3. A landscaped berm or solid wall at least three (3) feet in height may be required in the front yard.
4. The maximum height of equipment stored or displayed in a rear or side yard shall be no higher than thirty (30) feet or the height of the building, whichever is less; although, when the height of the equipment will exceed fifteen (15) feet additional screening, landscaping, or setbacks may be required.
5. Additional screening and setbacks may be required for lots with frontage on more than one street.
6. A six-foot high vertical screen and/or a buffer zone may be required along the side and rear lot lines to enclose and screen the open air sales and/or storage area.
7. The lot areas used for parking, display, or storage shall be provided with a bituminous or Portland cement binder so as to provide a permanent, durable, and dustless surface and shall be graded and drained so as to dispose of all surface water.
8. The equipment shall be in good working order and shall be fit for the purpose for which it is to be used.

**Amend Section 12.08.E.4 to read as follows:**

**Outdoor Storage:** All business, services, or processing shall be conducted wholly within enclosed buildings with the exception of outdoor contractor's storage yards and open air construction and industrial equipment sales and rental which must be screened from view from any public street.

**Basis:**

- 1) The proposed amendments would make allowance for Open Air Construction and Industrial Equipment Sales and Rental in industrial districts.
- 2) The proposed use is an appropriate use for industrial districts as a special land use.
- 3) Ability to require additional landscaping, screening, and setbacks provides flexibility to address visibility and other issues.
- 4) Ensure inoperable and/or junked equipment is not stored on the property.

The Commissioners were in support of the language added and offered no additional comments.

**Motion by Holtrop, supported by Benoit, to recommend to the City Commission to amend the Kentwood Zoning Ordinance No. 9-02 as described in Pung's memo dated July 19, 2023.**

- Motion Carried (7-0) –
- Quinn and Poyner absent -

I. Public Hearing

**Case#16-23** – Kum & Go – Special Land Use and Site Plan Review for a Vehicle Fuel Station located at 2975 and 2995 28<sup>th</sup> Street SE

Golder stated the proposed Kum and Go development is located on a 1.496 acre property at the northeast corner of Ridgemoor Avenue and 28<sup>th</sup> Street. The station is proposed to be open 24 hours a day. Six gas pumps (12 pumping stations) are proposed. The convenience store is 3,968 square feet in area.

Golder stated the existing businesses (West Marine and a second hand store) are served by a 28<sup>th</sup> Street driveway shared with the adjacent Dollar General store. Ridgemoor Avenue is a 30 foot paved road within an 80 foot right of way. The speed limit on 28<sup>th</sup> Street is 45 mph. Golder stated there is an access easement that runs along the common property line and goes out to Rigdemoor Drive

Golder stated the existing businesses are served by a driveway on 28<sup>th</sup> Street as well as two driveways on Ridgemoor Avenue. The 28<sup>th</sup> Street driveway is divided with a median and shared with the adjacent Dollar General store. The driveway is full service and is

located approximately 292 feet from Woodland Mall Drive. The property to the east of the Dollar General store (Batteries Plus and Sleep Doctor) have two driveways to 28<sup>th</sup> Street. She stated there does not appear to be restrictions of left turn movements out of the property, and cross access is permitted to Ridgemoor Drive.

Golder stated the site's two existing Ridgemoor driveways do not currently align with the driveways on the west side of Ridgemoor. The proposed Kum and Go development proposes the alignment of the southern driveway with an existing driveway that serves the alterations shop on the west side of Ridgemoor, 154' north of 28<sup>th</sup> Street. The proposed new curb cut is 46' wide at the Ridgemoor right of way; 30' is the maximum permitted as per Section 54-194 of the Kentwood Code of Ordinances. The proposed curb cut onto 28<sup>th</sup> Street is also approximately 46'; the width of this driveway is being reviewed by MDOT.

Golder stated the existing northernmost driveway on Ridgemoor Avenue also does not align with the driveway on the west side of Ridgemoor Avenue. An access easement exists on the property that serves Dollar General. The easement extends from Ridgemoor Avenue to the east, then turns south along the common property line between the site and Dollar General. The joint easement would be used for deliveries to the respective sites, with the exception of fuel delivery for the proposed Kum and Go.

Golder stated staff is looking to table the proposal. MDOT has jurisdiction over 28<sup>th</sup> Street. They sent a letter indicating a preference for right-in right-out driveway for the shared Dollar General/ Kum & Go driveway. Because it is an easement, they can't require Dollar General to accept that. She stated MDOT would like to meet with Dollar General to talk to discuss allowing for the right-in right out driveway.

Golder stated there was discussion at the work session regarding the level of service of the various driveways on 28<sup>th</sup> Street. The traffic study provided by Kum & Go says even with the addition of Kum & Go, the level of service will not degrade significantly or at all. However, MDOT points out that over the past 5 years between Ridgemoor and Woodland Drive there has been 93 accidents. She asked the Kentwood Police Department, and they said there were 153 accidents. Kum & Go has provided data regarding some of the accidents but those were just with the shared driveway. Golder stated the concern that MDOT has is that the center turn lane to the mall backs up and therefore left turns will be difficult out of the Kum & Go driveway and there might be more accidents as a result. This is why MDOT wants the right in right out driveway. Golder stated we will table the request to the August 9 meeting and hopefully MDOT will have a chance to meet with Dollar General.

Michael McPhearson, Atwell was present. He stated they acknowledge that MDOT has requested to meet with Dollar General and understand the desire to table the meeting. He stated there are existing easements and they need the cooperation of the neighbors in order to modify anything.

Jones opened the public hearing.

Patrick Cooke, 2708 Ridgemoor was present. He stated he is the second residence behind the proposed Kum & Go. He stated the land slopes and has a 15 foot drop before it moves up Ridgemoor which means he will have a direct line of sight in that area. He stated traffic is a problem, he sees the accidents. He stated right now it may appear that traffic isn't a problem but that is because school is not in session. The neighborhood and Ridgemoor is full of rentals that are often rented to college students. When school starts there is a school bus stop on Ridgemoor.

Mary Buchard, 2759 Mulford Dr. stated she is also on the board for the Mulford Place Condo Association was present. Her concerns were traffic and the amount of other gas stations in the area.

Marcial Benavidez, 2716 Ridgemoor behind the proposed project was present. He was also concerned about the traffic, safety, health and peace.

Unice Benavidez, 2716 Ridgemoor was present. She stated she is concerned about traffic, accidents, crime, foot traffic and contamination.

Selimi Muharrem, 2658 Ridgemoor was present. He stated his concern is traffic, accidents and too many convenience stores in the area.

Pearlean Green, 2726 Ridgemoor was present. She stated her concerns are the traffic, accidents, drag racing, noise. She added when the comic store was there they got robbed and the owner got shot. She stated the people jump their fence to go to 28<sup>th</sup> Street, no privacy.

Nicole Nicoloff 2724 Ridgemoor was present. Her concern was traffic, drag racing, noise concerns about being open for 24 hours and accidents.

Matt Scollen, 2619 Ridgemoor was present. His concerns was the neighborhood being residential. The two points of ingress and egress on residential street, stacking, would like to see speed bumps. He stated Dollar General isn't cooperating with the right in right out it will cause problems for Kum & Go. He stated left turns on Ridgemoor is very hard

Andrew Vermeer, 2619 Ridgemoor was present. His concerns were Ridgemoor dead ends to Grand Rapids and there are hundreds of duplexes and apartments. He stated they need to redo the traffic study when the schools are back in session. There are 8-10 cars per duplex. He recommends a traffic study not only on 28<sup>th</sup> Street but also Ridgemoor Drive during school. Other concerns are lights and sound pollution, how are first responder getting down the street. He also noted that the other gas stations in the area are built at stop lights.

**Motion by Benoit, supported by Porter to table the public hearing to August 9, 2023.**

- Moton Carried (7-0)
- Quinn and Poyner absent

Benoit stated he wants to wait for the traffic report. He stated we need more information.

Porter stated a lot of the residents raised question about foot traffic and people cutting through yards and questioned if there any way to get data regarding this. Golder stated this is the first she has heard and will look into it.

VanderMeer stated he would like to see the traffic study done when school is in session. Golder stated the traffic study that Kum & Go has submitted is from December 15, 2022.

Kape questioned the traffic study. Golder stated they submitted a traffic study and asked if they can also give accidents. She stated they provided accidents around the shared driveway. The accidents that MDOT showed are related to that left turn into Woodland Dr. Kape questioned if MDOT has done their own traffic study. Golder stated they reviewed Kum & Go's traffic study and found no fault with their studies. They agree with the findings of the study.

Golder stated she will email the full traffic study to the commissioners.

**Motion by Holtrop, supported by Kape, to table Case#16-23 – Kum & Go – Special Land Use and Site Plan Review for a Vehicle Fuel Station located at 2975 and 2995 28<sup>th</sup> Street SE to August 9, 2023.**

- **Motion Carried (7-0) -**
- **Quinn and Poyner absent -**

J. Work Session

**Case#17-23** – Bosgraff Walma 44<sup>th</sup> - Change in the Master Planned Land Use Designation from Low Density Residential to Medium Density Residential located at 2802 – 44<sup>th</sup> Street SE;

Golder stated the request is for a 4.72 acre parcel of land at the southeast corner of Walma and 44<sup>th</sup> Street. She stated it is currently zoned office and master planned for office up until 2021. Staff received a request to go to low density residential. Golder stated the commissioners approved the amendment to the Master Plan and then the developer walked away. She stated now a developer is interested in changing the Master Plan again to medium density residential from the low density residential.

Golder stated to the north is the Cobblestone development, medium apartments to the west, single family development to the east and the Bosgraff development is now under construction.

Golder stated the proposed development is medium density residential which means 4-8 units per acre. They are looking at attached condominiums and have discussed a PUD as well.

Golder stated when the applicant went before the LUZ Committee the committee wanted to make sure they are condominiums and not rental units, medium density 4-8 units per acre. The committee members were more comfortable with closer to 6 units per acre but could possibly go higher depending on what design they come up with within the PUD.

Golder stated there was concern about having an adequate buffer on 44<sup>th</sup> Street and the appearance of the buildings along 44<sup>h</sup> Street. She stated there is also concern about having sidewalk leading out to the public street as well as sidewalk internal to the community and visitor parking.

Golder stated even though many of the commissioners have seen a plan, this is just a Master Plan amendment for medium density residential.

Mike Corby, with Integrated Architecture, 840 Ottawa Grand Rapids, MI was present. He stated Bosgraff would like to have attached single family or a townhouse type development. They will have garages. He stated that the PUD process that they will be going through will allow them to show the commissioners something that fits and not get hung up on a specific number. He stated they understand the design is going to be important and the PUD gives them the ability to collaborate with the commissioners on the design so that it can be done together. He stated they have started to look at plans and how the site might develop, addressing some of the concerns that they had in both the committee and the staff session.

Kape questioned when we will see the site plan. Golder stated that they wont, but it will be fair to share the general concept of what they are looking at but we are not talking about site plan details. We are looking at whether this should be medium density residential or low density residential.

Holtrop stated that the parcel has been vacant a long time, zoned as office and low density. Changing the zoning to medium might work; he is willing to let them try.

Porter stated if the wetlands is addressed when the plan comes through he doesn't see an issue with this.

Benoit stated he has no problems he thinks it is a good idea and would like to see that lot develop.

Jones stated she likes where we are headed with this.

Golder stated the next meeting will be a public meeting, then there is a waiting period and then there will be the public hearing.

**Case#18-23** - EquipmentShare – Special Land Use and Site Plan Review for an Open Air Construction and Industrial Equipment Sales and Rental located at 4250 – 52<sup>nd</sup> Street SE;

**Case#19-23** – EquipmentShare – Final Site Plan Review of a PUD located at 4250 -52<sup>nd</sup> Street SE

Golder stated the property was zoned for agriculture and low density residential prior to 1980. In 1980 358.9 acres of land was rezoned from Agricultural and R1-B Low Density Residential to I-1 Light Industrial. At the same time, Steelcase sought an extension of the Grand Rapids Sewer Service District to serve this section. In 1982 the Light Industrial zoning was amended to an Industrial Planned Unit Development (IPUD) of 408 acres, and a development plan was adopted at that time. In 1987 four parcels totaling 99 acres were added to the IPUD to create the 507 acre development. At that time, it was envisioned that Steelcase would someday build and occupy approximately 6 million square feet of manufacturing, shipping, distribution and other operations within the campus.

A series of changes to the Steelcase PUD have been approved since 2014 to allow other businesses to utilize some of the former Steelcase buildings and property. Earlier in 2023, Steelcase requested a major change to the site plan for approximately 30 acres of land that exists west of the 52<sup>nd</sup> Street Steelcase entrance. This parcel included a former truck maintenance facility and a vehicle wash facility. The original PUD plan also allowed for an 80,000 square foot manufacturing facility on the site. It was the intention of Steelcase to sell the 30 acre parcel, potentially for use as a motor freight terminal.

The PUD amendment allowed for the removal of a planned 80,000 square foot building as well as the potential of additional driveways onto 52<sup>nd</sup> Street. The Findings of Fact from the PUD Amendment are attached.

The 2023 Major Change application examined the traffic generated by the three potential uses (motor freight, contractors yard, commercial vehicle repair), but did not review traffic generated by an Open Air Construction and Industrial Equipment Sales operation. An update of the traffic analysis will be needed to ensure that the traffic is consistent with the proposed use. The proposed Open Air Construction and Industrial Equipment Sales is proposing a single driveway, aligned with the Lacks Industries driveway on the north side of 52<sup>nd</sup> Street. The traffic analysis should also take into account gated driveway entrance to the development, as they may create traffic backups on 52<sup>nd</sup> Street. In addition, since the application will be removing a portion of the berm to allow for the new curb cut onto 52<sup>nd</sup> Street, detail of the new landscaping adjacent to the curb cut must be approved by staff.

1. The proposed Open Air Construction and Industrial Equipment Sales is a permitted with Special Land Use approval (Case No. 18-23). Final PUD approval is also required for



the 17 acre development. Final PUD approval will also be required when a use for the remaining 10.4 acre site to the west is identified.

2. The Equipment Share Intended Use memo indicates that the site will serve as a rental service yard for construction equipment. The company will employ 30-40 people at the site (although 10 are in sales and are not on-site).
3. The applicant has indicated that equipment will be screened by the 4-8' landscaped berm along 52<sup>nd</sup> Street. In addition, the taller equipment will not exceed 30' in height and will be located behind the existing buildings, or 580 feet behind the by building. The applicant shows an 8' chain link fence enclosing the entire site. Chain link is not permitted in the front yard; the applicant will need to seek a variance from the Zoning Board of Appeals or change the fence. A gated entry will allow access into the facility. The applicant should indicate how customers will access the site.

Golder stated EquipmentShare submitted an intended use memo in which they discussed their primarily rental and service yard. Their hours of operation are from 7am-5pm Monday-Friday, they will close their entrance after hours. This is a gated entrance proposed onto 52<sup>nd</sup> Street but during their business hours they will be open. One of the things staff was concerned about is if you have a gate how long are people waiting until the gate rises up and does it back up onto 52<sup>nd</sup> Street. The gate will be open; therefore we do not anticipate that will be a problem. She stated they have 30-40 employee, 5-10 are on the sales team and will not be on site.

Golder stated because the traffic study was based on the motor freight terminal, the contractors yard and the vehicle repair. We are looking for an update to the traffic study to show us that the site will have the same general traffic patterns as the other uses studied, or less. The City will need to ensure that it is not going to have a negative impact on 52<sup>nd</sup> Street.

Golder stated with respect to the special land use standards

- 1. There shall be a minimum front yard landscaped setback of thirty-five (35) feet. No parking, storage, or display is permitted within the landscaped setback.*

**There is an 85' setback existing on the site, including a 4-8' heavily landscaped berm along 52<sup>nd</sup> Street. The applicant shall indicate how the landscaping and berm will be impacted by the installation of the curb cut to serve the proposed EquipmentShare**

- 2. The maximum height of equipment stored or displayed in the front yard shall be no more than ten (10) feet.*

**The applicant has indicated on their site plan that the maximum height of equipment in the front yard is 15 feet. This is inconsistent with the applicant's Intended Use Memo. On their statement they said 10 feet and willing to go with the 10 feet**

- 3. A landscaped berm or solid wall at least three (3) feet in height may be required in the front yard.*

**A 4-8 foot landscape berm exists along the 52<sup>nd</sup> Street frontage.**

- 4. The maximum height of equipment stored or displayed in a rear or side yard shall be no higher than thirty (30) feet or the height of the building, whichever is less; although, when the height of the equipment will exceed fifteen (15) feet, additional screening, landscaping or setbacks may be required.*

**The applicant shall confirm that the maximum height of the equipment stored in the rear and side yard of the site will not exceed 30'.**

*Additional screening and setbacks may be required for lots with frontage on more than one street.*

**Not applicable.**

- 5. A six-foot high vertical screen and/or a buffer zone may be required along the side and rear lot lines to enclose and screen the open air sales and/or storage area.*

**The applicant is providing an 8' high chain link fence to enclose the site. The rear yard of the proposed equipment rental is adjacent to the existing Steelcase property. The 6' high vertical screen will do little to screen the 30' high equipment that will be stored along the required lot line.**

- 6. The lot areas used for parking, display, or storage shall be provided with a bituminous or Portland cement binder so as to provide a permanent, durable, and dustless surface and shall be graded and drained so as to dispose of all surface water.*

**The areas proposed for parking and display are already paved.**

- 7. The equipment shall be in good working order and shall be fit for the purpose for which it is to be used.*

Golder stated regarding the general special use standards EquipmeShare meets all those standards. Only comment is traffic similar to the uses that we studied the traffic before.

Golder stated the only other issue is fencing. The applicant is proposing an 8 foot fence around the whole property. She stated industrial and commercial properties allow for 8 foot fences, however in the front yard there is always a landscaped area. The landscape width varies based on the width of the building and whether there is parking there. She stated a decorative open fence is allowed in the landscape area. She stated we are going to allow a chainlink fence in the landscaped area. Behind that, the applicant could have a chainlink fence, but, that is also limited to 4 feet. She stated it is only when you get behind the front of the buildings that you can put an 8 foot fence up. The applicant will have to go to the Zoning Board of Appeals to get relief if they want to put an 8 foot fence up in front of the buildings or comply with the allowance.

Golder stated the Final Sit Plan Review is similar to the special use.

Brian Sikkema, Highpoint Real Estate was present. He stated EquipmeShare is going to own and operate the site. He stated as far as the vacant land, they realize they will have to come back. They don't have a plan for it. He stated the 4 foot high fence in the front yard works, however, they are concerned about it from an insurance standpoint. He stated they will make the plan revision if the 4-foot fence doesn't work for some reason then they will go to Zoning Board of Appeals.

Porter questioned the grade difference between the street and where the cut comes through. Have they looked at how bad that is going to be for large equipment to go through. Sikkema stated he doesn't think it is going to be a problem it will be a slope, but it is not going to be of anything of concern.

Holtrop questioned the plan for the western piece of the site. Sikkema stated right now they have no plans for it, if they wanted to in the future expand and have more equipment there. He stated their idea is that this is going to be their Midwest hub for training. Holtrop questioned if there will be 2 driveways. Sikkema stated they are only asking for one. Holtrop questioned if anything needed to be done with the view from the sideyard from the Steelcase driveway entrance, does it need to be bermed or shielded. Brian stated there is a berm all along the site. He stated you would have to drive into the site to see it from the driveway. Their plan is to leave the Steelcase guardshack there for security. Holtrop questioned the setbacks against the neighbors and the 30 foot height restriction does Steelcase mind and do we know that for sure that they don't. Brian stated that Steelcase is fine with the chainlink fence, no berming.

Porter questioned if drainage is shared with Steelcase. Sikkema stated on the southwest corner of this site on Steelcases property, there is a storm retention drain. They are going to have easements for storm retention. There will be a maintenance agreement for that as

well as electrical easements. They have identified which easements they need, but they haven't created them yet.

Vandermeer questioned if we need to change the language on the curbcuts. Golder stated we said up to 3 and made it very clear. Vandermeer stated that as it relates to entrances and exits coming out of there is there any concern. We want to make sure it is appropriately constructed. Sikkema stated Excel Engineering is going to be drawing the access points. He stated he knows there is concern with staff with what the berm is going to do there and what it is going to look like. He stated his request is that they can work with staff and design that entrance. Golder stated staff will review that as part of the final plan. Vandermeer questioned if the fence will be barbed wire. Golder stated there is allowance for barbed wire for storage areas in our ordinance.

K. New Business

**Motion by Holtrop, supported by Benoit, to set public hearing date of August 22, 2023, for: Case#20-23 – Mi Prime Logistics – Special Land Use and Site Plan Review for a Major Vehicle Repair Located at 5120 East Paris SE**

- Motion Carried (7-0) –
- Quinn and Poyner absent -

L. Other Business

1. The Annex Group Union @ Silver Station located at 5844 Division Ave One-Year Extension Approval.

**Motion by Benoit, supported by Holtrop, to approve the Annex Group Union @ Silver Station located at 5844 Division Ave One-Year Extension**

- Motion Carried (7-0) –
- Quinn and Poyner absent –

2. Commissioners' Comments

Commissioners were wondering if the lights in the commission chambers can get fixed, they keep flickering.

3. Staff's Comments

Godler stated if there is something else the commissioners want to see with Kum and Go to please let her know.

M. Adjournment

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

Approved Minutes  
Planning Commission  
June 25, 2023  
Page 13

- Motion Carried (7-0) –
- Quinn and Poyner -

Meeting adjourned at 8:40pm

Respectfully submitted,

Ed Kape, Secretary