

APPROVED MINUTES OF THE REGULAR MEETING
OF THE KENTWOOD PLANNING COMMISSION
AUGUST 22, 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 VanderMeer.
- 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, the applicants and about 30 citizens.
- 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 Holtrop, supported by Commissioner Kape, to approve the minutes of August 9, 2023, and the Findings of Fact for: 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 – 52nd Street SE; Case#19-23 – EquipmentShare – Final Site Plan Review of a PUD located at 4250 -52nd Street SE

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

Schweitzer stated under New Business to add setting a public hearing date of September 26, 2023, for Case#23-23 -Body Shop Boss – Special Land Use and Site Plan Review for a Major Vehicle Repair located at 3851 Model Ct. SE

Motion by Commissioner Kape, supported by Commissioner Quinn, to approve the agenda for the August 22, 2023, meeting with change noted.

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

There was no public comment.
- 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 meeting and the August 9, 2023 meeting**)

Golder stated there was a request from the developer to table the request again to the September 12, 2023, meeting because they hadn't had a chance to meet with Dollar General. But, since that time Dollar General has submitted a letter stating they did not support the right in, right out that MDOT was requesting. Golder stated with that information and feedback from the City's traffic consultant we are going to go forward and have a decision on September 12. She stated at that time we can take additional public comment.

Motion by Benoit, supported by Holtrop, to table the public hearing to September 12, 2023.

- Motion Carried (9-0) –

I. Public Hearing

Case#20-23 – Mi Prime Logistics – Special Land Use and Site Plan Review for a Major Vehicle Repair Located at 5120 East Paris SE (**Applicant has withdrawn their request**)

J. Work Session

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

Pung stated that request is for special land use and site plan review for a vehicle repair facility intended for commercial vehicles only. He stated they are looking at constructing a 50,000 square foot freestanding building with 27 service bays. He stated it would be a freestanding building adjacent to the existing Fox Ford dealership. He stated the applicant also owns the property at 2930 Broadmoor Avenue the former Manpower building. He stated that building would be demolished and then converted into a paved parking area.

Pung stated this site has multiple points of access. There are two on 29th Street. Three access drives off 28th Street and then there would also be an access point off of Broadmoor.

Pung stated there were no real issues with the use itself. There is auto repair currently being done within the existing dealership building. He stated their intent for this would be specifically to service commercial vehicles.

Pung stated the discussion that was taken at the staff/applicant review and some of the issues that would need to be addressed are:

- *Looking for a modified and updated operations statement specifically providing some additional information such as the number of employees that would be expected to be on site at any one time.
- *Verifying that all repairs would be indoors.
- *Clarify the type of services provided.
- * Indication of how long they expect vehicles to be on site.
- *Clarify that it is only going to be for commercial vehicles. He stated this is to ensure that in the future if they want to convert it into something other than commercial vehicles, they would have to come back to the Planning Commission as a major change.
- *Currently where the building is located there is vehicle storage. Staff wants to have them address how that would impact losing all the storage. Pung stated we want to make sure that the loss of existing vehicle storage isn't going to clog the site.
- *They need a 35-foot landscape setback along Broadmoor Avenue
- *Pung stated the ordinance prohibits overhead doors facing roadways, however, there are exceptions such as if it is a through lot, the Planning Commission can approve overhead doors facing the street. He stated as proposed, they are going to have overhead doors on all sides of the building. On the north and south side there is only going to be one door, most of the doors are on the east and west sides. He stated an overhead door faces Broadmoor Avenue but, it is a long distance from Broadmoor Avenue. He stated as it is a through lot the Planning Commission can approve overhead doors facing a roadway. Therefore, the applicant would not have to go to the Zoning Board of Appeals if it is approved by the Planning Commission.
- *Pung noted the multiple access drives into the overall site. He stated for vehicle repair operations zoning ordinance states that you only get one driveway per street frontage. The vehicle repair operation would be limited to a total of 3 driveways. They would need a variance.
- *MDOT wanted some traffic generation information regarding Broadmoor Avenue. The applicant would have to get that information and provide it to MDOT. MDOT has concerns with how close it is to the intersection and left turns in and out of the site.
- *Pung stated it was indicated that they currently aren't proposing any outdoor storage. Staff wants to verify that vehicles would not be on site or outdoors for more than 72 hours if the intent is that they would be placed indoors. He stated if vehicles are going to be placed outdoors for more than 72 hours, they would have to create a screened storage area meeting the zoning ordinance requirements. The applicant is going to get some more information on the operations and what the intent would be for vehicles being parked outside that are associated with the vehicle repair operation. Pung stated currently there are a lot of commercial vehicles on the site that is part of their commercial vehicle sales operation that is run out of there.

Benoit stated it will be interesting to see what MDOT comes up with especially coming out onto Broadmoor.

Porter questioned what will happen to the vehicles that are parked on this part of the overall site now. He stated he is curious about the storage situation which is one of the issues raised.

Colin Schfler, Director of Real Estate with DP Fox Ventures 200 Ottawa Ave NW Suite 800 Grand Rapids, MI 49503 was present. He stated essentially this facility sits on a current parking lot filled with a lot of inventory vehicles. They are going through a flux right now but essentially; they don't envision they are ever going to have the inventory like they used to have pre-pandemic.

Schfler stated as far as the number of new vehicles that are out there that is both the commercial vehicles that are for sale that are half finished or have the exposed chassis and the general passenger vehicles that just sit out front.

Schfler stated they own the real estate to the south. They own Fox Mazda and the adjacent parking lot between that and Fox Honda. He stated they are looking at potentially repositioning some of those vehicles that are for sale. The commercial vehicle display is currently centered along the 29th Street frontage. The existing commercial service department has 3 hoists. It is in a much smaller space; therefore, they can only fit 2 vehicles in there with the way that it is positioned. With the former Manpower building on 29th Street coming down it gives them the opportunity to have more storage space available there. He stated a lot of the other concerns they will have answers for those and be prepared for the public hearing.

Holtrop questioned if they can get rid of the Broadmoor Drive. Schfler stated it would be hard with the position of the building with all the overhead doors and access into that parking lot. Schfler stated he thinks it is important to note that all of these drives are existing, none are newly proposed drives. He stated they have the existing access through the Quick Lane building that they own too, but it gets really tight trying to get some of the larger vehicles through. It would be nice to have the straight shot into the service bays.

Holtrop questioned if storage can only be in lined or striped designated areas. Pung stated for parking they have the lined spaces. Vehicles that are going to be onsite for more than 72 hours are considered storage and all storage must be within an enclosed screened area. If they are going to have any vehicles under repair associated with this specific use more than 2 hours, they are going to have to be placed within an enclosed screen enclosure. Less than 72 hours, then they can be in parking space.

Holtrop questioned if there is any adverse reaction to screened storage. Schfler stated they haven't put energy into that. They will probably lose some spaces and lose some access to get in. He stated they can provide more detail for the next meeting that is relatively screened. He said currently they have tires and some of the plows they can easily relocate that and create some more spaces there. He stated as far as getting another fenced in area, he struggles with it. On the proposed site plan, the fence would be 6 feet and the vehicles are going to be taller than that. Schfler stated there is a little bit to be said about the nature of the business and what they are trying to hide when you are just going to be able to see it from the other side.

Poyner requested when they come back for the public hearing they have more information on the screening. He stated his questions are what are the expectations for the number of vehicles. Poyner stated some of the vehicles will fall into that 72 hour category. How many vehicles will they be anticipating, what size of screening will they need, where does it fit in the overall plan. Poyner stated he thinks this will be good to see at that next meeting .

Poyner questioned if they are going to have any landscaping in the buffer zones along 28th Street or on Broadmoor in front of the overhead doors so they won't be visible to those in the street. Schfler stated he would be happy to show the elevations, they don't have the landscape plan finalized yet. Schfler stated the front facing 28th Street is the store front and the office component up front. In the back, there is some curb there and some opportunity to do some landscaping but there is the transformer and a lot of other equipment that is going to be there.

VanderMeer questioned if there is a current service drive between their dealership and the vacant building. Schfler stated the current dealership has the express lanes on the far west end and a carwash bay and then the vacant lot and then the manpower building. He stated it would be a through parking lot behind the Quick Lane on the corner.

K. New Business

Motion by Holtrop, supported by Benoit, to set public hearing date of September 26, 2023, for: Case#22-23 – Storage Five Kentwood LLC – Rezoning of 8.2 acres of land from C2 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

- Motion Carried (9-0) –

L. Other Business

1. Commissioners' Comments

Quinn mentioned that his cousin Dwight Quinn Jr. was hired as the new principal at Challenger Elementary. Quinn posed questions regarding the road construction on 52nd Street. Schweitzer stated from his understanding there was a recent progress meeting with the schools to give them an update as far as progression of the street reconstruction process. As he understands the contract with the contractor is through October 4, however, if the weather continues to go well it could be completed sooner.

Porter stated In the Image just finished their shoe drive 3,000 pair of shoes were given away to students in Kent County. It will also be going through until tomorrow they are shooting for 4,100 pair of shoes

2. Staff's Comments

No Comments offered.

M. Adjournment

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

- Motion Carried (9-0) –

Meeting adjourned at 7:40pm

Respectfully submitted,

Ed Kape, Secretary