



AGENDA
CITY OF KENTWOOD PLANNING COMMISSION
WEDNESDAY, FEBRUARY 28, 2024
KENTWOOD COMMISSION CHAMBERS
4900 BRETON AVENUE, SE
7:00 P.M.

Conf. Rm#119 - 6:00pm Structures and Improvements Plan (SIP) Sub-Committee Meeting - (Holtrop, Kape, VanderMeer, Porter)

- 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 February 13, 2024, and Findings of Fact for: **Case#4-24** Midwest United FC Practice Facility – Special Land Use and Site Plan Review for a Small Group Fitness and Rehabilitation Training Facility Located at 3445 – 36th Street
- F. Approval of the Agenda for February 28, 2024
- G. Acknowledge visitors and those wishing to speak to non- agenda items.
- H. Old Business

There is no Old Business
- I. Public Hearing

Case#5-24 – Vanderwall Brothers- Special Land Use and Site Plan Review for a Building Supply Company Located at 3652 29th Street St

Case#3-24 – Breton Ravines RPUD – Rezoning and Preliminary PUD Approval for a Residential Planned Unit Development Located at 2720 52nd Street, 2854 52nd Street and 5491 Wing Avenue SE;

- J. Work Session

Case#6-24 – Structures and Improvements Plan (SIP) 2024-2030

K. New Business

Set public hearing date of March 26, 2024, for: **Case#7-24** – Heyboer Acres Phase 2 – Preliminary Plat Located at 2500 52nd Street SE; **Case#8-24** – Hope Haven – Rezoning of 2.37 acres of land from R1-B Residential to RPUD-2 Low Density Residential Planned Unit Development and Site Plan Review Located at Wing Avenue

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.