



**AGENDA**  
**CITY OF KENTWOOD PLANNING COMMISSION**  
**TUESDAY, JANUARY 9, 2024**  
**KENTWOOD COMMISSION CHAMBERS**  
**4900 BRETON AVENUE, SE**  
**7:00 P.M.**

- A. Call to Order
- B. Pledge of Allegiance (Sarah Weir)
- C. Roll Call
- D. Declaration of Conflict of Interest
- E. Approval of the Minutes of December 12, 2023.
- F. Approval of the Agenda for January 9, 2024
- G. Acknowledge visitors and those wishing to speak to non- agenda items.
- H. Old Business

**Case#29-23** – GRR Ancillary – Rezoning of 10.57 acres of land from I-1 Industrial to C-PUD Commercial Planned Unit Development and Preliminary Site Plan Review located at the NW corner of 36<sup>th</sup> Street and Patterson Avenue

- I. Public Hearing

**Case#25-23** – Master Plan Amendment 52<sup>nd</sup> and Broadmoor Ave – Change in the Master Planned Land Use Designation from Industrial to Commercial located in the northeast quadrant of 52<sup>nd</sup> Street and Broadmoor Avenue

- J. Work Session

**Case#1-24** – Storage Five Kentwood LLC – Rezoning of 5.87 acres of land from C-2 Commercial to Conditional I-1 located at 1800-1900 44<sup>th</sup> Street SE

**Case#2-24** – Rezoning of 6.11 acres of land from I-1 Industrial to Conditional C-2 Commercial Located at 5080, 5090, 5140 Broadmoor Ave SE and 4581 – 52<sup>nd</sup> Street SE

- K. New Business

**Set public hearing date of January 23, 2024**, for: **Case#2-24** – Rezoning of 6.11 acres of land from I-1 Industrial to Conditional C-2 Commercial Located at 5080, 5090, 5140 Broadmoor Ave SE and 4581 – 52<sup>nd</sup> Street SE

**Set public hearing date of February 13, 2024**, for: **Case#3-24** – Breton Ravines RPUD – Rezoning and Preliminary PUD Approval for a Residential Planned Unit Development Located at 2720 52<sup>nd</sup> Street, 2854 52<sup>nd</sup> Street and 5491 Wing Avenue SE; **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 – 36<sup>th</sup> Street

L. Other Business

1. Election of Officers - (Chair, Vice Chair, Secretary)
2. Commissioners' Comments
3. 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.