



AGENDA
CITY OF KENTWOOD PLANNING COMMISSION
TUESDAY, JULY 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 June 25, 2024 and Findings of Fact for: **Case#14-24** – 3119 – 52nd Street – Rezoning of 15.96 acres of land from R1-A Estate Residential and R1-C Single family Residential to R1-D Single Family Residential located at 3119 52nd Street SE; **Case#16- 24** – Bethel Hispanic 7th Day Adventist Church – Special Land Use and Site Plan Review for a Place of Worship located at 4430 Potter Ave SE; **Case#17-24** – Zoning Ordinance Text Amendments – Residential Architectural Requirements and Short Term Rental Fines
- F. Approval of the Agenda for July 9, 2024
- G. Acknowledge visitors and those wishing to speak to non- agenda items.
- H. Old Business

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 (**Applicant has requested tabling to the August 13, 2024**)

- I. Public Hearing

Case#15-24 – Third Coast 4301 60th Street – Site Plan Review and Major Change to a PUD located at 4175 -60th Street SE; (**Tabled from the July 9, 2024**)

- J. Work Session

Case#18-24 – Steelcase 60th Street Entrance – Site Plan Review and Major Change to a PUD located at 4301 60TH Street

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K. New Business

Set public hearing date of , for:

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.