



AGENDA
CITY OF KENTWOOD PLANNING COMMISSION
TUESDAY, JUNE 11, 2024
KENTWOOD COMMISSION CHAMBERS
4900 BRETON AVENUE, SE
7:00 P.M.

6:30pm LUZ Conf. Rm.#119 – Jones, Holtrop, Weir, Porter

- A. Call to Order
- B. Pledge of Allegiance (Alex Porter)
- C. Roll Call
- D. Declaration of Conflict of Interest
- E. Approval of the Minutes of May 28, 2024 and Findings of Fact for: **Case#9-24** – 44th Street and Walma Avenue Condominium Project - Final Site Plan Approval of a PUD Development located at the SE corner of 44th Street and Walma Avenue; **Case#11-24** – Lakewood West Wing – Preliminary and Final Site Plan Review of a PUD located at 2920 – 52nd Street, 2854 52nd Street, 5253 Wing Avenue, 5491 Wing Avenue; **Case#12-24** – Kentwood Community Center – Site Plan Review for a building in Open Space Zone District located at 4755 Walma Ave SE
- F. Approval of the Agenda for June 11, 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 June 25, 2024**)

- I. Public Hearing

Case#13-24 – Weiss Technik – Rezone 9.8 acres of land from R1-C Single family Residential to IPUD Industrial Planned unit Development and Preliminary Site Plan Approval located at 4375 and 4401 36th Street SE

- J. Work Session

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#15-24 – Third Coast Development LLC– Site Plan Review and Major Change to a PUD located at 4175 -60th 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 Violations and Penalties

K. New Business

Set public hearing date of July 9, 2024, for Garden Brothers Circus-Site Plan Review of an Indoor/Outdoor Recreational Facility at Woodland Mall located at 3195 28th Street, SE:

L. Other Business

1. Planning Commission Review of Request by Redstone (Cobblestone at the Ravines) to Change conditions relating to Building façade design and color scheme
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