



AGENDA
CITY OF KENTWOOD PLANNING COMMISSION
TUESDAY, MARCH 26, 2024
KENTWOOD COMMISSION CHAMBERS
4900 BRETON AVENUE, SE
7:00 P.M.

- 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 March 12, 2024 and Findings of Fact for: **Case#6-24** – Structures and Improvements Plan (SIP) 2024-2030
- F. Approval of the Agenda for March 26, 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 April 9, 2024, meeting**)

- I. Public Hearing

Case#7-24 – Heyboer Acres Phase 2 – Preliminary Plat and Final Site Plan Review Located at 2500 52nd Street SE;

- J. Work Session

Case#8-24 – Hope Haven – Rezoning of 28.93 acres of land from R1-B Residential to RPUD-2 Low Density Residential Planned Unit Development and Site Plan Review Located at 5578 Wing Avenue, 5606 Wing Avenue, 5632 Wing Avenue, 5600 Wing (**Applicant has requested tabling action on the request to April 9, 2024**)

Agenda - Planning Commission

March 26, 2024

Page 2

K. New Business

Set public hearing date of April 23, 2024, for: **Case#9-24** – 44th Street and Walma Avenue Condominium Project - Rezoning of 4.95 acres of land from R3 Medium Density Residential to RPUD-1 High Density Residential Planned Unit Development and Site Plan Review located at the SE corner of 44th Street and Walma 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.