



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

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

- A. Call to Order
- B. Pledge of Allegiance (Ed Kape)
- C. Roll Call
- D. Declaration of Conflict of Interest
- E. Approval of the Minutes of May 14, 2024 of and Findings Fact for: **Case#10-24** – Grand Rapids Temple -The Church of Jesus Christ of Latter Day Saints – Final Site Plan Review for a PUD Phase located at 2400 Forest Hill Avenue SE; **Case#9-24** – 44th Street and Walma Avenue Condominium Project - Rezoning of 4.72 acres of land from C4 Commercial to RPUD-1 Attached Residential Planned Unit Development and Site Plan Review located at the SE corner of 44th Street and Walma Avenue
- F. Approval of the Agenda for May 28, 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**)

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 (**Tabled from the May 14, 2024 meeting**)

- I. Public Hearing

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

J. Work Session

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

K. New Business

Set public hearing date of June 25, 2024, for: **Case#14-24** – 3119 – 52nd Street – Rezoning of 15.96 acres of land from R1-A Estate Residential to R1-D Single Family Residential located at 3119 52nd Street SE

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.