

APPROVED MINUTES OF THE REGULAR MEETING  
OF THE KENTWOOD PLANNING COMMISSION  
JANUARY 23, 2024, 7:00 P.M.  
COMMISSION CHAMBERS

- A. Chair Jones called the meeting to order at 7:00 p.m.
- B. The Pledge of Allegiance was led by Commissioner VanderMeer.
- C. Roll Call:  
Members Present: Sandra Jones, Ray Poyner, Darius Quinn, Doug VanderMeer, Sarah Weir  
Members Absent: Bill Benoit, Dan Holtrop, Ed Kape, Alex Porter (with notification)  
Others Present: Community Development Director Terry Schweitzer, Economic Development Planner Lisa Golder, Senior Planner Joe Pung, Planning and the applicants.

**Motion By Quinn, supported by Poyner to excuse Benoit, Holtrop, Kape and Porter from the meeting.**

- Motion Carried (5-0) –
- Benoit, Holtrop, Kape, Porter absent -

- D. Declaration of Conflict of Interest

There was no conflict of interest statement expressed.

- E. Approval of the Minutes and Findings of Fact

**Motion by Commissioner Quinn, supported by Commissioner Poyner, to approve the Minutes of January 9, 2023 and the Findings of Fact for: Case#29-23 – GRR Ancillary – Rezoning of 10.5 acres of land from IPUD Industrial and R1-C Residential 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; 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**

- Motion Carried (5-0) –
- Benoit, Holtrop, Kape, Porter absent -

- F. Approval of the Agenda

**Motion by Commissioner Poyner, supported by Commissioner Weir, to approve the agenda for the January 23, 2024 meeting.**

- Motion Carried (5-0) –
- Benoit, Holtrop, Kape, Porter absent -

- G. Acknowledge visitors wishing to speak to non-agenda items.

There was no public comment.

H. Old Business

There was no Old Business

I. Public Hearing

**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

Golder stated the request is to rezone 5.87 acres of land from C-2 Commercial to Conditional I-1.

Golder reviewed the voluntarily restrictions offered by they applicant:

- \*only self-storage use;
- \*only permitted within the existing building footprint;
- \*all other property that is not building would only be for parking and ingress and egress;
- \*all the storage units fully enclosed within the building;
- \*no additional building and structures would be allowed;
- \*there will not be any additional height (24 feet);
- \*they would improve the façade of the existing self storge facility;
- \*the applicant will apply for a variance regarding the setback between the residential use and the proposed industrial use self storage

Golder stated the applicant has also said that they would divide the frontage property up into parcels of land that could be sold off for commercial purposes and then the commercial piece would also remain in the back still zoned C2 Commercial.

Golder stated the recommendation is for approval of the request to conditionally rezone 5.87 acres of land from C-2 Commercial to I-1 Light Industrial with the restrictions as submitted in the Applicant’s statement dated November 20, 2023 as well as the applicant’s letter dated January 16, 2023 as described in Golder’s memo dated January 17, 2024.

Chris Catania applicant, Dave Caldon, from Varnum, Rob Lamar, from Excel Engineering and Doug Taatjes from NAI Wisniski were present.

Dave Caldon, Varnum LLP counsel for the applicant stated they are pleased to see the staff’s recommendation in favor of proposed conditional rezoning. He stated they believe the conditional rezoning is consistent with the Master Plan to the extent that the future land use map seeks a conditional commercial use of the site. He stated the conditional rezoning encourages a vibrant commercial development on the key areas of the site that are suitable for the commercial development. He stated it eliminates the need for

hundreds of parking spaces that are unused and unlocks the use of the front of the site especially for commercial outlots.

Caldon stated one of the key goals in the Master Plan is sustainability. He stated the Master Plan notes that building re-use is a key aspect of sustainability and that the redevelopment of vacant buildings and underdeveloped sites should be pursued before undertaking the development of greenfields. He stated the Master Plan also notes that good sustainability practices will minimize waste. It points out that it occurs both in eliminating the construction debris associated with demolition and the use of raw material associated with the construction of a new building.

Caldon stated permitting the adaptive reuse of the existing structure serves to strategically allocate and preserve the I-1 zoned areas for more conventional light industrial uses as discussed at the work session meeting. He stated that preservation of industrially zoned areas for traditional industrial purposes is important to the City. Alternative energy, advanced manufacturing, medical devices, information technology, agri business and food processing are sectors that are deemed pivotal by the City for long term sustainability and job growth in the City. He stated while those uses may not be suitable on this site, the proposed self-storage use is. It would preserve and allocate the existing I-1 zoned areas of the City for those job-creating uses.

Cauldon stated at the last meeting the commissioners were given a letter from Trinity Health explaining that even if the rezoning was contrary of the Future Land Use Plan, rezoning is appropriate under Michigan law when property can not be reasonably used for the existing zoning for the purposes to which it is adapted. He stated the real estate broker was also present to explain the attempts that have been made (to date), to sell the entire property for a commercial use and some of his thoughts on the impacts of the proposed conditional rezoning on the site and how it could unlock value and vibrant use of the site.

Doug Taatjes, NAI Winsinki commercial real estate broker was present. He stated he has had this property listed since April of 2022. He stated they have worked on this diligently during that stretch of time and they have not had any tours in the building from any user that was interested other than the self-storage. He stated they have not had any reuse of call centers. He stated they have had some interest from small churches and nonprofits that would like to use parts of it, but by in large their pool of interest has been very simple. He stated that they have had three good suitors for the self-storage use that Mr. Catania now has under contract. He stated he likes the way the plan is put together which allows them to develop commercially on the frontage, now and he thinks it will get built out if this use were to be approved.

Jones opened the public hearing.

There was no public comment.

**Moton by Poyner, supported but Quinn to close the public hearing.**

-Motion Carried (5-0) –  
- Benoit, Hotrop, Kape, Porter absent -

Quinn commended that applicant for the great job he has done over the last several months. He stated he is glad to hear that the frontage is still commercial development because he thinks we will need that along 44<sup>th</sup> Street. He thinks that it will enhance the property. Quinn questioned what would happen if something went wrong and self-storage is no longer there. Golder stated it would revert back to the current zoning if it doesn't happen.

Quinn stated there were questions about parking trucks and vehicles on the site, how does he plan to address this. Catania stated normal business hours will be 9:30am-6pm. There will be no long term parking of trucks. They don't get that many commercial moving companies. Most people come and go in their own vehicles. Catania stated the back piece will remain commercial and will be marketed and sold off or redeveloped. Catania stated there will be no truck parking in the back and they will post signs.

Quinn questioned the number of jobs he anticipates. Catania stated he looks at the number of jobs created for the redevelopment process, and it is hundreds of jobs created for the construction side of it, the construction of the outlot, back lots, the management company they will have, employees people locally from the community to actually work at the facility. Discussion ensued regarding employment. Quinn stated he thinks they will be a good neighbor to those who reside in the apartments; that was his biggest issue. He wants to make sure the people living in the apartments would not be impacted by the redevelopment. He believes it is low impact.

Poyner questioned if there is any need to mention the cross-access easement in the basis. Golder stated that is included in the letter that is part of the conditional rezoning. Catania stated after the work session, they decided to add that guaranteeing the City that there will always be cross access. Golder stated this is important because as those commercial pieces develop on 44<sup>th</sup> Street, we don't want them to have their own driveways onto 44th want shared driveway through the cross access.

Poyner stated ideally, he would have hoped there was a use that might have been more applicable for a facility like this. But at the same time it has been empty for quite a while.

VanderMeer stated the back parking lot he sees to be ideal for RV's, boats recreational vehicle storage etc. Catania stated that storage of recreational is not allowed in C-2 zoning. VanderMeer stated he wants to make sure they don't deviate from where the front is going to be all glass and you will be able to see the storage doors through the glass. Catania stated Commissioner Holtrop said at the work session that he definitely doesn't want to see doors. Everything will be inside.

Jones questioned if they would come back to the planning commission for the façade. Golder stated they will not have to come back before the commission, it is a use permitted by right. Jones stated she didn't care for the white and red building and she hopes that Catania has different designs. Catania stated yes, neutral colors.

Jones stated she understand the need to develop this parcel and agrees with Poyner and wishes it were something else only because it is such a large building in a prominent place that it would be nice to have some retail there. But, she understands that it hasn't been developed.

Jones questioned how will he ensure that employees don't go into other peoples storage units. Catania stated that goes through the management, their facilities are all managed by third party entities. Catania stated they have tons of checks and balances in place and are fully insured. He stated they screen all of their employees and have multiple levels of management oversight. Discussion ensued.

Jones questioned what items are permitted to be stored and how is it regulated. Catania stated no hazardous material, ammunition, drugs, etc. He stated there is a link to Cubesmart of all of the items that are not allowed. It is very detailed and it is in the contract and managers are trained to look for that.

**Motion by Poyner, supported by Quinn, to recommend to the City Commission approval of the request to conditionally rezone 5.87 acres of land from C-2 Commercial to I-1 Light Industrial with restrictions as submitted in the Applicant's statement dated November 20, 2023 as well as the applicant's letter dated January 16, 2023. Approval is conditioned upon basis points 1- 8 as described in Golder's memo dated January 17, 2024.**

- Motion Carried (5-0) –
- Benoit, Kape, Holtrop and Porter absent -

**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

Schweitzer stated the request is for 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. He stated there are two properties that are not part of this rezoning request.

Schweitzer stated on January 9, 2024, the Master Plan designation for the properties addressed 5080, 5090, 5140 Broadmoor Avenue, and 4581 52<sup>nd</sup> Street was conditionally changed from Industrial to Commercial by the Planning Commission and approved by the City Commission on January 16, 2024.

Schweitzer stated this site has a state truckline four lane boulevard running on an angle and then you have a major arterial street. He stated this is a heavily traveled area with a posted speed limit on Broadmoor of 55 miles per hour and the posted speed limit on 52<sup>nd</sup> Street is 50 miles per hour. The daily traffic volume for Broadmoor Avenue is over 20,000 trips per day and for 52<sup>nd</sup> Street it is 10,000 trips per day. He stated this comes into play in terms of the conditional approval of the Master Plan Amendment. He stated in this case, because of the location, the traffic volumes and the traffic speeds it is, really important to have a safe progression of traffic through that area. He stated part of that is involved in terms of the conditions that were assigned to the Master Plan change.

Schweitzer stated the applicant came in with a concept plan as far as portraying what they want to do on the property and the merits of the site layout as it is proposed right now, it would not require special land use action by the Planning Commission. It would be permitted use that would go through an administrative review process. He stated they have a concept plan that shows a single access drive onto Broadmoor and a single access drive onto 52<sup>nd</sup> Street. It is intended to share access not only with the 4 properties aggregated for this development, but it also would provide cross access and shared access onto the street for the two properties on the corner.

Schweitzer stated the Master Plan approval was that it goes from industrial to commercial and that there would be integration in terms of the access and circulation within the property; because of this location it is very important to have that integration. Even though there is a condition on the Master Plan change to develop it as a commercial planned unit development, there is also recognition that if there is a comparable commercial zoning configuration that could accomplish the same end that would also be taken into consideration.

Schweitzer stated Mr. Anderson put together a letter dated December 22, 2023, that outlines his pledge to develop the property with shared access along both frontages and that there would be allowance for circulation within the site between all those properties without having to come back out onto the street. He stated from a staff perspective we felt that this was consistent with the Master Plan condition therefore the basis for the recommendation is as follows: Recommend to the City Commission to find acceptable the voluntary offer from Andrew Anderson dated 12/22/2023, to conditionally rezone 6 acres of property at 5080, 5090, 5140 Broadmoor Avenue, and 4581 52<sup>nd</sup> Street from I-1 Light Industrial to C-2 Community Commercial and to incorporate the offered conditions into a formal written Conditional Zoning Agreement acceptable to the owner and conforming in form to the provisions of Section 3.29 of the Kentwood Zoning Ordinance.

Schweitzer stated as we go through a change of zoning there are some guidelines found within the zoning ordinance used to review and evaluate the application:

**The use is Consistent with Master Plan as noted .**

- Compatibility of the site's physical, geological, hydrological and other environmental features with the uses permitted in the proposed zoning district.

**The proposed rezoning is compatible with the site's physical, geological, hydrological, and other environmental features.**

- The applicant's ability to develop the property with at least one of the uses permitted under the current zoning.

**Restaurants are allowed subject to Special Land Use and Stie Plan Review under the current I-1 Light Industrial zoning. The retail and indoor/outdoor recreational uses are not allowed in the current I-1 Light Industrial zoning.**

- The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.

**There are a range of permissible commercial uses that would be compatible with the surrounding uses and zoning. In addition, there is commercial zoning in the northwest quadrant of Broadmoor Avenue and 52<sup>nd</sup> Street that already supports the surrounding industrial uses.**

- Whether the city's infrastructure and services are sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety and welfare" of the city.

**Existing city infrastructure is sufficient to accommodate the commercial use of the subject site including a Master Pond site west of Broadmoor that eliminates the need for stormwater detention on the subject site.**

- Where a rezoning is reasonable given the above guidelines, a determination that the requested zoning district is more appropriate than another district or amending the list of permitted or special land uses within a district.

**The requested conditional rezoning to C-2 is as appropriate as a Commercial Planned Unit Development (CPUD) zoning classification.**

Andy Anderson was present. He stated he met with staff and the engineering and they are working with MDOT therefore the driveways will be up to par with MDOT and the City of Kentwood.

Jones opened the public hearing.

There was no public comment.

**Motion by Poyner, supported by Quinn to close the public hearing.**

- Motion Carried (5-0) –
- Benoit, Kape, Holtrop Porter absent –

Weir questioned the corner lots that he is not purchasing what is going to do with them. Anderson stated if he had the money, he would definitely buy them especially if they are still vacant in 2 years and profitable. Discussion ensued.

VanderMeer thanked him for moving the access points. VanderMeer questioned if everything was addressed in the basis points when they went in front of the City Commission. Schweitzer stated through the Master Planning process. The City Commission reserved the right to review the action by the Planning Commission. They reviewed it and were fully in support of the action taken by the Planning Commission; not only the change from industrial to commercial, but also the associated conditions. Schweitzer stated they had similar questions regarding industrial versus commercial and in the end, there were two board members that had the concern and they seemed satisfied with the information provided by Paul Isley from GVSU and then confirmed they were in support.

Poyner stated we discussed whether the two lots that the applicant isn't going to purchase were to be rezoned as well. He questioned would it be better procedurally or legally to consider those two properties being rezoned to commercial. Schweitzer stated going through the Master Plan change the notifications were provided to the property owners on the corner. As we got towards the end of the Master Plan change process we reached out directly to the two property owners rather than just sending them a notice. He stated we informed them that if they want their properties be changed to commercial use consistent with the Master Plan change that they would have that opportunity, but it is their decision when or whether to do that. Discussion ensued.

**Motion by Quinn, supported by Poyner, to recommend to the City Commission to find acceptable the voluntary offer from Andrew Anderson dated 12/22/2023, to conditionally rezone 6 acres of property at 5080, 5090, 5140 Broadmoor Avenue, and 4581 52<sup>nd</sup> Street from I-1 Light Industrial to C-2 Community Commercial and to incorporate the offered conditions into a formal written Conditional Zoning Agreement acceptable to the owner and conforming in form to the provisions of Section 3.29 of the Kentwood Zoning Ordinance. Approval is conditioned on basis points 1-7 described in Schwetzer's memo date January 18, 2024.**

- Motion Carried (5-0) –
- Benoit, Kape, Porter, Holtrop absent -

J. Work Session



**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;

Golder stated the proposed development is location on an overall 66.64 acre property located west of Wing Avenue and south of 52<sup>nd</sup> Street. The proposed 2020 Master Plan recommends low density residential use for 26 acres of the proposed development that is east of Breton Avenue extended. The 35 acres of the development that is west of Breton Avenue extended is planned for medium density residential, and the approximately 7 acres of land at the intersection of Breton Avenue extended and 52<sup>nd</sup> Street is recommended for high density residential. She stated if the maximum density were permitted in each master plan designation, approximately 300-469 housing units would be permitted. The applicant is proposing a total of 256 housing units, or 3.84 units per acre (gross density). In terms of unit types, 24 site condos, 11 single free-standing condominiums, 82 duplex condo units, (41 building) 51 -triplex townhouse condominiums (17 buildings) 88 fourplex townhouse condominiums buildings.

Golder stated the Master Plan was amended to recommend high density residential when we were going to have an apartment complex, but that didn't happen. Medium density was recommended on the west side Breton and low density on the east side of Breton. She stated high density residential means it is 8-12 units per acre, medium 4-8 units per acre and low is 0-4 units per acre. Averaged out the maximum would be between 300 and 469 units that are possible if they want to be consistent with our Master Plan. That would equal 6.82 units per acre. She stated what is being proposed is 256 units and that is 3.84 units per acre. She stated when you look at the net density you have to take out the right-of-way They have done that to some extent and that is 4.93 units per acre. She stated what the applicant didn't add was a utility easement that goes out to the east to Wing Avenue. Once they add that in to calculate net density it should still fall within the maximum 6.82 units per acre.

Golder stated the project involves the extension of Breton Avenue. She stated Breton extended would go through and connect eventually with Breton Avenue coming from 60<sup>th</sup> Street. The City did a couple iterations of the precise plat of Breton Avenue over time. The precise plat had to be amended for Bretonfield and with this new proposed development by Allen Edwin it will have to be amended again because there is a bit of a curve in the proposed road.

Breton Avenue is proposed with 80 feet of ROW with one lane in each direction , a center turn lane and a requirement for medians. The west side would have a non-motorized trail, the east side would have a sidewalk.. She stated staff is going to require a traffic study of the applicant. That will help us determine what the intersection of Breton at 52<sup>nd</sup> Street looks like. She stated they will also look at traffic light timing and where the medians should be located so there is adequate space for turning. There will be a new light at Breton and the developer will participate in the cost of that new light/intersection improvements.

Golder stated regarding the site characteristics, there are a lot of wetlands that go through the site. The applicant is showing 6 detention ponds. The City Engineer is asking for those to be combined. But because of the wetlands, 31 acres will remain as open space on the site. The applicant in their statement said that they would make all reasonable efforts to preserve the mature trees and the associated open space after all the construction takes place. She stated we know from our PUD requirements that there is an emphasis on preservation of natural features, preservation on woodlands and trees. One of the submittal requirements is to assure that trees and woodlands are shown on the site plan. There is a tree survey that you have to locate trees that are over 6 inches in caliper or greater. If these trees are taken out, they can be replaced on a caliper by caliper basis. The preliminary submittal requirements also ask for a narrative description of those open space features. We will want to know how the developer intends to preserve the open space and what measures they are going to take so that they can be very intentional about making sure that nothing is inadvertently taken out.

Golder stated that development phasing will start from the north at 52<sup>nd</sup> Street and go south eventually going over the Paul Henry Trail. Our private road regulations say that you can't have more than 1,320 feet which is a ¼ mile without a secondary access. After that the developer will have to find another way to get secondary access for the Fire Department. In the Bretonfield development they built a separate access drive that served as a fire lane in the interim and a construction road. She stated that overall the roads appear to meet our private road standards. We amended our private road standards to require more sidewalk. If private road serves more than 16 units you must have two sides of sidewalk. Some of the streets do and some don't have adequate sidewalk. Therefore, the developer will have to extend those sidewalks so there is two sides of sidewalks on any street that have more than 16 homes.

Golder stated Fire Department also needs to look at the turn arounds and make sure that they can access all the streets. She stated she has asked the developer to look at all the setbacks because it is hard to tell at this scale whether the homes meet all the setback requirements of the zoning ordinance.

Golder stated in Phase 1 there are 24 site condominium lots. The zoning ordinance states if you have lots in RPUD-1 they have to be 6,500 square feet. These are proposed to be 3,264 square feet. The homes are accessed by the private road, that is their main point of access. It is different concept. Golder displayed images of what these might look like.

Golder stated we have draft architectural regulations that the city had been working through. She thought it was a good opportunity to look at how our proposed standards would affect this new development. With the single family homes in Phase 1 it looks like they meet the transparency requirement. It is not clear whether they meet the corner lot transparency requirement. She stated a lot of them don't seem to have windows on the side. It appears that they could meet at least 4 of the architectural design elements for the façade. We will be looking for variation in color and design elements.

Golder stated the duplex condominiums does not appear to meet the transparency requirement. She stated one of the standards for duplexes is you can't have those two garages adjacent to each other because you create the excessive concrete out front. She stated we would want the garages on either side of the duplexes. They might have issues meeting the architectural standards, but it gives them something to work on.

Golder stated also in the site plan she thought that the single family buildings look like duplexes that have been cut in half. She stated they have done a good job in sitting the garage back. If the garage is back 15 feet, it doesn't count towards the façade requirements but when they are separate single family units our new regulations say those garages have to be back 35 feet in order to meet the new standards. There are 11 of these single family units.

Golder stated for the rest of the development there are two types of houses. There are townhouses that load in the front and then there are rear loading townhouses. She stated the rear loading townhouse appear to meet the transparency requirements because the garage is in the back. She stated with the rest of the townhouses, the middle units may meet the transparency requirement but the outer units may not. She stated for the homes with the garages behind, may meet the standards that we have. She stated there are a lot of standards that don't have anything to do with architecture. Therefore, we will have to see if the developer can meet those standards. We haven't adopted the new standards yet, but we are heading that way therefore we would like them to meet the standards as much as possible.

Dan Larabel, with Allen Edwin Homes was present. He stated they have been working on this project for a while and it is a very challenging site. The Breton Avenue connection is common. He stated what it not common is the amount of wetlands. He stated this is a real challenge. He stated the State is very keen on avoidance and any impact on wetlands. He stated with respect to the streets crossing wetlands the State sees as pretty reasonable impacts. Houses, buildings, driveways, they do not see as reasonable impacts and the State wants avoidance of wetland impact at all cost. He stated they have a lot of street crossings, building impacts. They will have to work through those. He stated but they are trying to balance the high density Master Plan designation and the economics of the site.

Larabel stated another element of the site that is hard to see on any plan is the topography. There are a few different ravines on this site starting in phase 1 and 2 running in east/west fashion. Phase 2 and 3 ravines also run into east/west fashion and then there is another one in Phase 4. He stated the ravines pose more of a challenge from how do you fit a building, a road, the utilities, the grading, etc. That is where the challenges comes.

Larabel stated when they look at the site one of the things they do is find out where is all the storm water is going and where are they going to detain it and where is it going after that. He displayed pictures from the engineer for the basins. He stated the engineer wanted to minimize the disruption to the current existing flowing paths. The engineer

also kept in mind that EGLE doesn't really want detention basins out into the regulated wetlands; they don't look at that favorably. He stated but it is not to say there is nothing they can do about that; they will look at the storm water design.

Larabel stated all of these conditions create unique opportunities and unique challenges but mostly they create constrained building areas and a narrow category of product that can work. He stated with design priorities, they want to focus on aesthetics of Breton Avenue and 52<sup>nd</sup> Street. They want front facades on 52<sup>nd</sup> Street, minimize rear buildings facing those corridors and they wanted to enhance the natural preservation as much as possible, particularly along Breton Avenue. He stated they will try to get as much preservation there because that always adds a lot of value.

Larabel stated one of the varieties of housing types is going back to front porches, front façade architectural upgrades, garage placements for value and quality. He stated customers value two stall garages, three bedrooms preferably four; quartz counter tops, backsplashes, name brand fixtures, vinyl plank flooring, etc.

Larabel stated 256 units planned for this site is low for this site but that is what they thought is a cross between what the City would like to see and what would work well for the site. He stated they have site condominiums and condominium units. Breton Avenue is the public street extension. The remaining streets on the site would be private. He stated 30.9 acres of open space equating to about 50 % of the site will be for open space preservation, recreation etc.

Larabel stated there are 4 different types of product.

Larabel displayed renderings of a site condominium unit. He stated this is a high density area. The lot is 32 feet wide, the home has 6 foot side setbacks. It is a 20 foot wide house, 1,600 square foot, slab on grade. The main floor has a kitchen, great room, bathroom. Upstairs are 3 bedrooms and laundry. In the back a detached garage (20 foot wide by 24 foot deep). He stated they call these condominiums the terrace homes because there is a patio in between the house and the garage.

Jones questioned if there are any side windows. Larabel stated they did not put side windows on these homes, they are 12 feet apart. He stated they focus the windows on the front and the back.

Larabel stated the next product is the 1640 duplex. It is a prominent front porch. front load garage, 1,600 square foot home that can be a slab on grade or it can be a full basement. He stated these can be attached or detached. They can have 3 bedrooms and have a 4<sup>th</sup> bedroom option that would bump out over the garage.

Larabel stated the next product is the 1450 townhouse. He stated this has a prominent front porch, similar architectural elements with the brackets, and the dormers over the windows and the different materials. They are strategically oriented to front on Breton

Avenue to break up the street scape. He stated the downside of this product is that it is very resource intensive. It is not compact and it takes up a lot of space. He stated the thing that jumps out to him is that you have driveways and wetlands. The first clash with the State is that first building on Breton Avenue. He stated he is balancing the local desires and the State requirements. He stated these townhomes are going to be your most expensive units. They are on the smaller side but the most expensive. He stated you will drive in the back and it is a 20x20 garage, walk into a kitchen and a great room, second floor has three bedrooms.

Larabel stated the fourth product is the front load townhouse. She stated this is the least intensive, the most bang for your bucks, the smartest dwelling unit per square foot. He stated this a product that they build down the street on Walma. It is 1,450 square feet, it has a kitchen, garage, great room on the main floor, three bedrooms upstairs. They are listing them for 280k-310k.

Larabel stated they see walkability as the highest utilized amenity. He stated they incorporated a lot of walkable elements along Breton Avenue, 10 foot wide path, sidewalks on every street, connectivity to every street, connectivity between cul-de-sacs. In Phase 3 and 4 on the west side of the site, there is a hard surface path connecting the two cul-de-sacs. They have some natural pathways, hard surface pathways, playgrounds throughout, (they tried to spread them through the site), Phase 2 has a tot lot and a pavilion. In Phase 4, a playground and a recreation field is proposed. Phase 6 has a playground. Phase 7 has connection to the Paul Henry Trail a five-foot hard surface trail. Then eventually with the connectivity of Breton Avenue you would have the full 10 foot wide connection down to the Paul Henry Trail.

Larabel addressed the staffs comments about sidewalks. They did want to have some flexibility on the sidewalks based on the constraints of the site. He stated that they will look at where they can maximize the sidewalks as much as possible.

Larabel stated the 52<sup>nd</sup> Street non-motorized trail was on the staff report. He stated on 52<sup>nd</sup> Street, there is an existing 10 foot wide trail that was built west of Breton and on the north side of 52<sup>nd</sup> Street. He stated there are only a few developments, on the south side of 52<sup>nd</sup> Street (which is where the 10 foot wide pathway is being recommended. The 10 foot wide pathways should be required on the north side of 52<sup>nd</sup> Street.

Larabel stated there is a 1,320 linear foot ordinance for dead end cul-de-sacs. He stated it is not uncommon, but he typically sees that applied to a permanent street. He stated it is being applied to Breton Avenue which is proposed to being built in phases. He stated he is asking for relief on that 13:20 feet gets you through about Phase 3 and you still have 4 more phases of Breton Avenue to go. He stated if he were to tell the investors that they have to go and build all of Breton Avenue it is not going to go over well. It is going to be a big challenge. From fire perspective. Breton Avenue is a wide street, a three-lane street, therefore he hopes that would weigh into that equation.

Quinn stated he thinks the land preservation subcommittee should meet as we begin to look at filling some of these larger spaces in Kentwood. Quinn suggested maybe the standards would be provided to the developer in advance so renderings could be drafted to meet those standards. Larabel stated they are aware of the standards and there has been a lot of work going on with them and they didn't brush them off, but he did not use them as a firm ordinance requirement. Quinn stated over the last year the City and Planning Commissioner have come up with standards. Golder stated that information has been shared with Allen Edwin. Discussion ensued. Quinn stated visitor parking should be something the developer should look into as well.

Poyner questioned if we should have another work session since so many commissioners are out. Golder stated she thinks it would be a good idea. Golder stated she doesn't think it would be a good idea to make a recommendation to the City Commission in just two weeks. Poyner questioned if there was a requirement of how many single family homes would be in this development. Golder stated no she thinks the only thing the Master Plan recommends is density. Poyner stated regarding the sidewalks, if there are more than 16 units then there has to be sidewalks on both sides. Golder stated that is what the ordinance requires, however PUD's can be flexible on those standards, but we want it to be walkable as well. Poyner questioned the speed on Breton Avenue. Larabel stated they have it designed at 45 miles an hour. Schweitzer stated we would probably post it at 35-40 we are trying to balance it out in terms of keeping the speeds down and a safer environment.

Poyner asked regarding the elevations if they haven't been adopted can we have it as a firm requirement that the applicant needs to meet those standards. Golder stated it was up to the commissions, there were some disagreements between Planning and City Commissions as to what was acceptable from an architectural standpoint. She stated having something to at least start with is a good idea, but always in a PUD you have the ability to ask for additional standards. Poyner questioned how the elevations are going to look along 52<sup>nd</sup> Street Poyner pointed out the houses on 60<sup>th</sup> Street and how you look at the back of them. There was some concern about how that was done. Larabel stated on the west side of Breton Avenue you have the rear load townhouse, but the goal there would be more plantings and a preservation buffer. Larabel stated he doesn't want to over state preservation of the existing are because the current property owner mowed that area down. They can plant trees and enhance it and keep those houses on the cul-de-sac away from the street, but the goal was to minimize the rear buildings that back up onto 52<sup>nd</sup> Street.

Poyner questioned if there is anything we can do to minimize the owners amount of units they will be able to rent. Larabel stated they do build rental houses, but he can tell him that the product, the tenants, the residents aren't any worse. Larabel stated in a condominium you have less ownership of the exterior compared to a site condominium or a plat. Golder questioned if he has a percent that he is looking at for rentals. Larabel stated he doesn't have a percent to offer right now, it wouldn't be their first development with a percentage of buildings that would be rented.

Larabel stated regarding the sidewalk comment on the City owned property there is a 5 foot concrete walk proposed. He stated there hasn't been any conversations with the City about crossing that, this is concept at this point but he would think that it would be a developer installed improvement.

VanderMeer stated on Phase one he doesn't like the single units. He stated he appreciated the front of the house facing 52<sup>nd</sup> Street. He stated he cringes every time he drives down 52<sup>nd</sup> and looks at the north side across from Bailey's Grove entrance because he is looking at the back sides of those units. He stated he would ask on the outer units that he would definitely try to put some windows there. Vandermeer stated the detached garages he also doesn't like. VanderMeer stated he disagrees with the applicant as it relates to the non-motorized trail on the north side of 52<sup>nd</sup> Street only. He stated he would highly recommend one on the south side. VanderMeer asked about the snow removal in the cul-de-sacs. Because of the wetlands, will they be able to accommodate the snow. Larabel stated he would hope so, on a cul-de-sac it is a common question, that is part of having a cul-de-sac, you push the snow where you can.

VanderMeer stated as it relates to renting, he is not in favor of having additional rentals in the Kentwood area. VanderMeer questioned if our school system is ready to handle another 250 homes. Jones stated that from her understanding the school district is kept aware of development. Part of the reason they have Hamilton being converted back to an elementary school from the preschool program, is because of all the developments and housing. VanderMeer stated he would like to see the percentage of renters proposed.

Weir stated she is excited about the possibility of having renters, because she is the homeless coordinator for the school district. She stated she is very aware that there is not enough space for families.

Jones stated she would like to see a variety of homes and not have the same houses duplicated close together. She said the Allen Edwin homes on 60<sup>th</sup> Street is what we don't want, and this development was the catalyst for the guidelines that we are working to develop. Jones let the applicant know that there may be things that the commissioners are going to require of them. She stated just know that we are not going to give them a lot of wiggle room just because of history. She stated we will be a lot more prepared. Jones stated that she would like to see a variety of homes to make sure that they are not all the same. She is concerned about the number of windows, the transparency on the front facing facades and we want to make sure there are windows facing the street on the homes on a corner or the back facing the street.

Jones stated related to the duplexes, the renderings that they have she understands this is conceptual, however, the duplexes with the garages side by side is going to be a no go because it has such a wide expanse of concrete. She stated we would like to move away from that sort of look. She stated we will have another work session because she does agree that the commissioners who aren't able to be there need to have an opportunity to share their thoughts. She stated she thinks we can get to where they need to get, but, she

doesn't think there is going to be as much flexibility in the process that the developer might have hoped for. She stated the commissioners are going to be very up front with them.

Larabel stated they are trying to balance what they believe will deliver a good product to the market and the municipality. Larabel questioned if the commissioners are expecting two garages to be on the exterior and the dwelling unit to be in the middle. Jones stated that is correct. Larabel stated what you are going to run into with that is that you are losing bedrooms and will go to two bedrooms most likely. He stated he will have to look at it because you are adding a giant firewall and losing the opportunity for windows for the bedrooms. Jones stated it could be garage house, garage house. Larabel stated they can look at that. Golder questioned if Larabel has other examples the commissioner can look at. She suggested to go and look at the townhouse units on Walma if they can. Discussion ensued. Larabel stated they wouldn't want to go with more two stall garages. They can do different color schemes. Larabel stated renderings and black line drawings is what he would be able to provide.

**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

Pung stated the request is for special land use and site plan review for a small group fitness and rehab training facility. He stated the applicant will be locating within an existing building off of 36<sup>th</sup> Street. He stated their intent is to use up to 13,500 square feet of the existing almost 20,000 square foot building for an indoor turf training space with an instructor to trainee ratio of up to 1:8. There are no changes proposed to the exterior of the building or the exterior of the site.

Pung stated typically the zoning ordinance under the current definition would restrict the use to no more than 4,976 square feet with an instructor to trainee ratio of 1:4. He stated in November of last year the applicant went to the Zoning Board of Appeals and received variances to allow up to 15,000 square feet for the use with an instructor to trainee ratio of 1:8.

Pung stated in the description that they provided the applicant indicated that the facility would be used for practices and small side drills year round. There will be no league matches games or tournaments played at the facility. He stated staff will be looking for a revised operations description to show expected hours of operations, when the offices will be occupied and by how many people, when will the training side of the facility be used and how does that mesh with parking. Pung stated we are looking at the applicant to provide some detail for the parking demand over the course of the day, their expected instructor to trainee ratio of 1:8, what they got a variance for, but we want to have that written within the operations description. He stated we also want to clarify in the operations statement that there will be no spectator events or any types of games, no league matches, no scrimmages strictly limited to training.



Pung stated it is also zoned industrial to the west and everything there are offices and clinical uses. The uses to the west no longer involve the use of semi tractors and trailers. The proposed use should be a compatible use to what is going on, it will be your standard passenger vehicle traffic.

Lewis Robinson, Executive Director with Midwest United was present.

VanderMeer stated there will be different training sessions and the parents. Pung stated we don't want to have it opened to the public where it turns into a spectator event. The intent is supposed to be a training facility only.

Robinson stated the field is big enough to take a youth soccer group of 8-10 year olds to play a 6 vs 6 scrimmage which could be part of their practice depending on the training philosophy. He stated the field could probably take a maximum of 16 kids. He stated they have chosen not to put space around the edges for bleachers and benches It wouldn't be big enough to hold league games with referees.

Poyner questioned how many parking spaces are available. Pung stated currently as it is designed there are 33 parking spaces. Pung stated they won't be using the overhead doors therefore those areas could be converted into additional parking if they need it.

Jones stated she thinks it is a great use for that space.

K. New Business

**Motion by Quinn, supported by Poyner, to set public hearing date of February 27, 2024, for: Case#5-24 – Vanderwall Brothers- Special Land Use and Site Plan Review for a Building Supply Company Located at 3652 29<sup>th</sup> Street St**

- Motion Carried (5-0) –
- Holtrop, Porter, Kape Benoit absent -

L. Other Business

1. Commissioners' Comments

Quinn suggested putting a meeting together discussing how we got to the 70/30 ratio and the housing need in Kent County. He stated he thinks it is part of our due diligence as a commission and where policy has such an impact on members of our Kentwood community.

Jones stated on any given night in Kent County there are roughly 120 homeless families who are staying in church basements, hotels, and shelters. Discussion ensued. She stated she had strong feelings regarding the number of rentals in Kentwood, but knowing what she knows and being where we are as a community it is time to reevaluate some of those positions because there is a need and everyone deserves a place to stay. Discussion ensued.

Robert Iafrate, resident of Kentwood 5300 Stone Briar Ct was present. He stated he is a real estate agent. He stated it helps to have more housing it allows people to upgrade and then it opens up another space. Discussion ensued.

Commissioners offered no additional comments.

## 2. Staff's Comments

Schweitzer stated if the commissioners know of someone who would like to serve on the Zoning Board of Appeals we have an alternate position open and to please let staff know.

## M. Adjournment

**Motion by Commissioner Weir, supported by Poyner, Commissioner to adjourn the meeting.**

- Motion Carried (5-0) –
- Holtrop, Porter, Kape, Benoit absent -

Meeting adjourned at 9:30pm

Respectfully submitted,

Ed Kape, Secretary