

APPROVED MINUTES OF THE REGULAR MEETING
OF THE KENTWOOD PLANNING COMMISSION
WEDNESDAY FEBRUARY 28, 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 Holtrop.
- C. Roll Call:
Members Present: Bill Benoit, Dan Holtrop, Sandra Jones, Ed Kape, Alex Porter, Ray Poyner, Darius Quinn, Doug VanderMeer, Sarah Weir
Members Absent: None
Others Present: Community Development Director Terry Schweitzer, Economic Development Planner Lisa Golder, Senior Planner Joe Pung, the applicants and

- 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 Benoit, supported by Commissioner Kape, to approve the Minutes of February 13, 2024 and the Findings of Fact for: 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 – 36th Street

- Motion Carried (9-0) –

- F. Approval of the Agenda

Motion by Commissioner Holtrop, supported by Commissioner Quinn, to approve the agenda for the February 28, 2024 meeting.

- Motion Carried (9-0) –

- 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#5-24 – Vanderwall Brothers- Special Land Use and Site Plan Review for a Building Supply Company Located at 3652 29th Street St

Pung stated the request is for special land use and preliminary site plan review for a building supply company. He stated the applicant will need to come back for a final site plan review with engineering details

Pung stated the company sells concrete products, stone, brick, hardscape and other related products that are used outdoors for landscaping. The materials are going to be stored in an enclosed and screened outdoor storage area to the rear of the building that will only be accessible by employees. They will also have several landscaped areas that are identified as display areas that are going to display and highlight their products and how their products can be used.

Pung stated there were issues raised at the work session and the applicant has since addressed all of them. He stated with regards to the front yard parking they have flipped that back to where it was originally approved and it is in compliance with the zoning ordinance. He stated they have removed the front yard product display that had been proposed. They identified what their lot coverage was. They did have a fire pit and display at the southwest corner that has been removed from the site plan. He stated they have also submitted a revised operations statements to cover some of the things that we wanted with regards to hours of operation and what kind of products they sold.

Pung stated he is recommending conditional approval and the special land use and site plan review as described in his memos dated February 21, 2024.

Curt, with Vanderwall Brothers was present.

Jones opened the public hearing.

There was no public comment.

Motion by Kape, supported by Poyner to close the public hearing.

- Motion Carried (9-0) –

Holtrop questioned where the fence would be.

VanderMeer stated there was question regarding pick up of product and wanted to know where the in and out would be. Curt stated it would be accessing the product through the gate.

Porter questioned when they are bringing product in to be stored will it be a semi. Curt stated no they will not bring a semi, it will be a 10 cube straight truck. Porter questioned

if they were going to have the hot tub on 29th Street. Pung stated the commissioners can require that they don't have that if it is a concern.

Jones questioned if the hot tub that is displayed won't be fenced and does it need to be for safety. Pung stated not if they are going to have a locked cover on it just for display purposes.

Motion by Holtrop, supported by Benoit, to grant conditional approval of the special land use building supply establishment as described in Case 05-24 VanderWall Brothers. The approval is conditioned on conditions 1 -9 and basis points 1 – 4 as described in Pung's memo dated February 21, 2024.

- Motion Carried (9-0)-

Motion by Holtrop, supported by Poyner, to grant conditional approval of the preliminary plan dated February 15, 2024, as described in Case 05-24 VanderWall Brothers. Approval is conditioned on conditions 1-9 and basis points 1 -5 as described in Pung's memo dated February 21, 2024.

- Motion Carried (9-0) -

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;

Golder stated the proposed development is located on an overall 66.64 acre property located west of Wing Avenue and south of 52nd Street. 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 buildings) 51 -triplex townhouse condominiums (17 buildings) 88 fourplex townhouse condominiums are proposed (22 buildings).

Golder stated the Master Plan was amended to recommend high density residential east of Breton near 52nd Street. 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 density would be between 300 and 469 units that would be 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 and the density is 5.01 units per acre that is consistent with our Master Plan..

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

60th 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. The road will connect to the Bretonfield development to the south near the Paul Henry Trail.

Golder stated 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 will have a non-motorized trail, the east side will have sidewalk. She stated staff is going to require a traffic study of the applicant. That will help the City determine what the intersection of Breton at 52nd 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 the new light/intersection improvements.

Golder stated there has been a desire expressed by the City that Breton goes all the through at the first phase of this development rather than have it incrementally extended. She stated staff will meet to figure out how that will be accomplished.

Golder stated that there are a lot of wetlands that go through the site. The applicant is showing 6 detention ponds. Golder stated 31 acres of this site would be open space. Golder stated there was discussion regarding how to preserve open space on the site. Staff is going to put some statements, polices and requirements to make sure that open space is preserved in the development.

Golder stated there are 7 phases to the development. The roads appear to meet our private road standards with the exception of when there are over 16 units, two sides of sidewalk are required. She stated one of the changes to this plan from the last one is that they didn't have two full sides of sidewalk on some of these streets and that has been added. There is one place that two sides of sidewalk is not provided and the reason is there are some really steep slopes and it will be difficult to have the sidewalk go through.

Golder stated staff has also asked the applicant to take a look at setbacks because they are going to have to ask for waivers where they can't meet the setback requirements in the ordinance. Golder displayed where they don't meet the setback. Golder stated in our proposed architectural standards that we are working on we asked for 35 feet garage setback for a single family detached building. It is not a requirement right now but if it becomes a requirement it is possible that it will have to go to the zoning board of appeals to get relief.

Golder stated there was been a lot of discussion about the unit types. The applicant has made some amendments site condominium units, duplexes, single homes, rear loading townhouse and front loading townhouses.

Golder stated phase 1 is 24 site condominiums are on small lots. They are proposed on 3, 264 square foot lots. There was concern about whether they met the setbacks and the applicant has confirmed that the building meet the 6 feet setback requirements therefore there is 12 feet in between buildings. They would need a waiver for the square footage required of the 3264 square foot lot. It meets transparency requirements but not on the corner lot the applicant will address that. It is possible that it meets our architectural requirements. She stated we had a concern about the architectural variety of homes.

Dan Larabel, Allen Edwin homes was present. He stated they submitted update plans and updated elevations. He submitted three elevations that he intended for Breton avenue the site condominium units. He also submitted some side elevations to address the transparency concerns. He stated he added windows and trim around the each window to break up the façade. He also submitted some self-imposed minimum enhancements. He stated on Breton Avenue there are seven houses a minimum of 3 would have the full front porches. Three of the homes to have the masonry wainscoting and one of the base elevation houses. He stated on 52nd Street some self-imposed criteria are 4 units with full front porches, 4 units with the masonry wainscoting and 4 of the base elevation.

Holtrop stated he looks at the shape of the building and sees two units that look the same and are mirrored and one looks the same next to that. He stated he would like to see some sort of slanted porch roof or a feature like that, more of an architectural feature. Larabel stated he can look into that.

Poyner questioned the one end unit and stated that the transparency is just on the 1st floor is there a reason why he didn't add any windows to the 2nd floor. Larabel stated he did not look at the bedrooms but he can add them. He stated if that is something the commissioners are intent on having he can look into that. Discussion ensued regarding windows.

Larabel reviewed the upgrades he is proposing for the duplexes. The garages are separated. He stated D4, D6 and D1 he upgraded and enhanced them they added the trim on the windows, and add in some horizontal trim because these are the most prominent elevations on Breton Avenue. He stated to hit the transparency on the front load townhouses he added two windows on the side and add the trim on all the windows and then a horizontal trim band. On the rear load townhouses he did not change anything. The commissioners questioned why he wouldn't do trim on all the windows. Larabel stated he didn't look up the price before he came. They wanted to have trim around all the windows.

Larabel stated he incorporated some enhanced siding colors. Larabel stated he is trying to highlight the bold colors and so not have everything beige. He wants to include white and gray and varying the building the colors no two buildings next to each other will be identical. He stated he included a 4panel window on all front doors and then windows on any front -facing garage.

Holtrop said that the eastern property line has the units and detention ponds. Is there a grade differential towards the east, how much distance how much vegetation might stay. Larabel stated most likely what happens is a lot of grading that needs to happen along the sides of the berms to get that detention storage built. He stated they try to preserve trees it is going to be close to the property line. Discussion ensued.

Jones opened the public hearing.

Betsy Artz, City Commissioner, 3776 Old Elm Dr SE was present. She commended the Planning Commissioners for asking all the right questions. She stated it is about the total quality of this project. It pains her to see only prominent elevations have the higher quality and not other elevations. She stated the townhouse elevations are the exact same ones that are by the police station but it doesn't look like that. They are all the same color many have single garages it is not total quality. She stated we have been working at this for a long time. She stated she doesn't want to miss the boat on this project, this location is too important to our City. She stated she worries about the siding. She sees siding melting off the houses that Allen Edwin has built. It would be nice if they could use what the other builders are using in the area. She said she sees that they are willing to upgrade the colors of siding but we also need to make sure that where the dryer vents are on the houses on the upper level the siding isn't disintegrating beneath it; it looks terrible. She stated what quality are the windows that they are putting in. She is glad to see the trim on the windows and she's glad to see that they are willing to do it on the prominent elevations but it should be on every house in the neighborhood.

Jones acknowledged that they have received a brief note regarding the project from several neighbors along Wing Avenue.

Motion by Benoit, supported by Kape to postpone the public hearing to March 13.

- Motion Carried (9-0) -

Kape asked if there was going to be a berm on 52nd Street. Larabel stated that the grade drops off, so 52nd Street is at a higher elevation than the existing grade. If you are up at 52nd Street and you are looking down it is going to be harder to see that ground floor elevation. The 2 story home will be the more prominent ones as you are driving down 52nd Street.

Benoit addressed commissioner Artz comments. He stated the vents that she is seeing on the side of home here is a requirement for air in the buildings now. One of the ways they do that is use the bathroom exhaust fans and they run continuously, so that is what she is seeing on those vents. Larabel stated the new standard is a continuous circulating fan in the furnace. In the winter they get the hot air and condensation that turns into mold.

Benoit stated as far as the rental units is the new business plan. They hold on to the units as rentals as they can, then sell them.

Holtrop stated a 10-foot wide pathway on the south side of 52nd Street intended to be constructed from Breton to east boundary, what about the west boundary. Larabel stated he has it showing across the entire frontage.

Poyner stated he likes the elevation and the transparency he showed for the duplexes. Why can't we do that for all the duplexes he thinks that is important. He stated he likes the colors.

VanderMeer stated the only thing that has been missed is the material and the quality. He stated regarding the rental how does the association play into that especially the homes that are responsible for their own maintenance. Larabel stated the HOA will be there to oversee the property they HOA can go in and mow the lawn and charge the owner. He stated you have to be careful but there are processes in place. Larabel stated not everybody wants to own a house. Discussion ensued.

Quinn stated he thinks there is a need for rental. He thanked him for the improvements that he bought back but he can't stress enough the importance of a quality product.

Weir stated regarding rentals she understand that things are changing and there is a need for rental in some of the developments.

Porter stated he appreciates the work that he has done, and he understands the applicant is listening to what the commissioners are asking for. Porter questioned if the traffic study is going to account for what is going through all phases. Larabel stated what they do with the traffic study they will look at today, the initial build out and then a 10 year build out.

Porter stated we are going to have a lot of people driving by and seeing this he can't visualize what it is going to look like. He stated it will be very helpful for them if they had an elevation of what it going to look like and it he is sitting at the stop light at 52nd and Breton he want to know what it is going to look like. Larabel stated he will get some more elevations. Porter stated he is more concerned about the east side and want an idea what it is going to look like.

Porter stated rental is important but he would be very interested in what they do with the actual words in the HOA association rules for dealing with rentals.

Porter stated he wants to see consistent quality and that the build looks good. Porter questioned in the event they build a home that doesn't look good is there anything we can do about it because we wont know what the build quality is until it is done. Schweitzer stated that would probably be a matter of how it is structured I the development agreement between the city and the developer.

Jones stated she appreciates that he has gone back to the drawing board to make some changes and incorporate the concerns that were identified to him.

J. Work Session

Case#6-24 – Structures and Improvements Plan (SIP) 2024-2030

Schweitzer stated the SIP Plan is broken down into a variety of project types. The SIP is an overview of the City's Annual Capital Improvements Program that sets forth improvements over the next 6-year period and in this case years 2024-2030. He stated this plan covers Building and Site Improvements; Parks; Streets, Sidewalks and Non-Motorized Trails, Water, Sanitary Sewer and Storm Sewer Management Systems.

Schweitzer stated the commissioners mentioned that there wasn't anything to compare the SIP to and stated he will have a contrast put together and redistribute at the next meeting.

Schweitzer stated Brad Boomstra City Engineer, Chad Griffin, DPW Director, Bhama Cairns, Deputy Finance Director and Jim Kirkwood, Director of Engineering and Inspection will be present at the public hearing.

Jones stated she notices that park acquisition for a ½ million dollars if we are prioritizing to make improvements to parks we have why would we be looking to expand our park system if we are struggling keeping up with what we already have. Quinn stated the park and recreation millage fund and State grant funds may be considered to finance the projects.

K. New Business

Motion by Holtrop, supported by Benoit, to set a public hearing date of March 26, 2024, for: Case#7-24 – Heyboer Acres Phase 2 – Preliminary Plat and Final Site Plan Review Located at 2500 52nd Street SE; 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 Avenue

- Motion Carried (9-0) –

L. Other Business

1. Commissioners' Comments

Holtrop stated Big Lots has had bales of cardboard out for a long time and pallets. Schweitzer stated he went out there they have a service that comes out there and pick them up.

2. Staff's Comments

M. Adjournment

Motion by Commissioner Benoit, supported by Commissioner Kape, to adjourn the meeting.

- Motion Carried (9-0) –

Meeting adjourned at 9:00pm

Respectfully submitted,

Ed Kape, Secretary