

APPROVED MINUTES OF THE REGULAR MEETING
OF THE KENTWOOD PLANNING COMMISSION
MARCH 26, 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 , Ray Poyner, Darius Quinn, Doug VanderMeer, Sarah Weir
Members Absent: Alex Porter (with notification)
Others Present: Community Development Director Terry Schweitzer, Economic Development Planner Lisa Golder, Senior Planner Joe Pung, Planning Assistant Monique Collier, the applicants and about 20 citizens.

Motion by Kape, supported by Poyner, to excuse Porter from the meeting.

- Motion Carried (8-0)
- 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 Holtrop, supported by Commissioner Quinn, to approve the Minutes of March 12, 2024 and the Findings of Fact for: Case#6-24 – Structures and Improvements Plan (SIP) 2024-2030

- Motion Carried (8-0) –
- Porter absent -

- F. Approval of the Agenda

Motion by Commissioner Benoit, supported by Commissioner Quinn, to approve the agenda for the March 26, 2024 meeting.

- Motion Carried (8-0) –
- Porter absent -

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

There was no public comment.

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**)

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 at the last meeting there was a lot of discussion with respect to building elevations. She stated the applicant has submitted more information regarding the building elevations.

Golder stated there has been discussions regarding enhancements such as trim on the windows and on the back of the buildings. The information that the commissioners have describes where the trim is going to occur. She stated phases 1 and 2 by 52nd Street the trim wouldn't be on all sides only on some sides of the homes. She stated she thinks it might look odd to have the trim wrap around one corner but not go around the third corner.

Golder stated regarding the types of units that are being proposed(site condominiums) the commissioners have received some plans of what it might look like from 52nd Street. She stated in her opinion it looks good and it also looks good where the windows are being proposed on the end units. Golder stated the commissioners need to let the developer know what it is they want to see. Golder stated it is same thing throughout the development with the duplexes and the single family homes. There are some that have trim; which is the trim around the windows and the horizontal trim and then the rest would not have it.

Golder stated we also received new images of what the duplexes would look like. She stated the garages have been separated and thinks this is a good look.

Dan Larabel, with Allen Edwin Homes was present. He stated he submitted an updated project narrative, updated elevation portfolios, and updated site plans.

Larabel stated on the updated site plans they made some minor changes and added some dimensionality onto the site plans. He stated they added a lot of dimensions between buildings and setbacks. He stated he flipped some of the buildings so that the garages weren't oriented towards Breton Avenue.

Larabel discussed site condominium elevations and renderings on 52nd Street and Breton Avenue. He stated on the streetscapes he added 2 windows on the second floor. He stated there was also discussion regarding roofline variation. He stated he added that and incorporated that into the submittal. He stated it is a single gable and a dormer and also has a full front porch. Larabel stated the product that he also incorporated onto 52nd Street has the single gable throughout. He stated the units are 20 foot wide and stated that he doesn't have a lot of room to get creative.

Golder stated the applicant submitted some anti redundancy requirements. Larabel stated what they are showing is cut and dry on 52nd Street and Breton Avenue. He stated there are 19 homes, therefore, he was getting prescriptive on how many elevations of each one. He stated whereas many of the rest of the site there are buildings that he can't be very prescriptive on. He stated he does want to put some minimum anti-redundancy so there is masonry elements, porch elements, vinyl railing on the front etc. He stated the porch on the units are 8 foot wide and 6 foot deep.

Larabel stated on the front load townhouses one of the things discussed was the upgraded elevation. He stated he got prescriptive in the narrative on which specific elevations would be required to incorporate; the trim around the windows and the horizontal trim. He stated his intent is to be practical. If the unit backs up to a woods he doesn't want to spend \$300 dollars per unit to add the trim and would prefer to be economical.

Larabel stated on the veranda type homes, they can do a 10x10ft column on those and he incorporated that into the narrative. He stated he can't do it on the front load townhouses, they have a railing in the front. He stated some of the homes are built close together, but you can't connect them because you would have to put a firewall in between them. He stated they are proposed at 6x6ft and have to stay at that so there is enough room in between them. He stated the product where they can incorporate the columns are the site condos, the two units attached and the single units.

Larabel stated they have been working on the construction and financing of Breton Avenue on their end and putting some finishing touches on how to move that to the next step and discussions with the City. He stated they hope to have this information to the City, but there is still conversation to be had on Breton Avenue. He stated they will get Breton Avenue in there, there is no fear that they can't build Breton Avenue. He stated if there is any feedback he could be given that would be great.

VanderMeer stated regarding the trim aesthetically it looks like they ran out of money and cheapened it by not completing the trim around the units. He stated he would just ask that they finish the house or condos. He suggested adding more windows, he doesn't want to look at blank walls. Larabel stated the homes are 12 feet apart and you're not seeing in between the houses if you are driving by, walking you probably will see in between them. Larabel stated he can look into it, but he is not going to dress them up with 6 windows on each side.

VanderMeer questioned the waivers that are being asked. Golder stated she doesn't have a clear account on all the waivers that are needed. However, if the commissioners have an opinion on any of those that are listed let her know she will have that information at the next meeting.

Poyner stated his only comment is just looking for more transparency on the side units. He stated he recognizes that they are 12 feet apart he's just looking for more.

Kape stated he agrees with the commissioners regarding the trim.

Holtrop agreed adding more trim and the windows if he can. Holtrop stated he thought he would see a real life view from 52nd Street because the houses fronting 52nd Street are going to be lower. Larabel stated there are details that he can't get unless he spends a lot of time and money, his intent is to show the architectural elevations and features. Holtrop thanked him for all of his work and stated it is good to see the progression.

Quinn stated he agrees with the commissioner regarding the trim. He stated he thinks it would be better to wrap at least 3 sides with trim. Quinn questioned the price to add more trim. Larabel stated the windows are about \$600 dollars, the trim \$300 dollars, horizontal trim 6 dollars a linear foot installed. Larabel stated about \$2,500 dollar upgrades on one wall, this is the reason he would like to go a little lighter on these. Quinn stated the commissioners have been stressing quality and to help him pass the hurdle with the Planning Commission and also the City Commission it is up to him and his team to figure it out.

Weir stated she echoes the commissioner stated that the trim looks unfinished. She stated she appreciates everything he has been doing.

Benoit stated he isn't so stuck on adding more windows, but the trim he would like to see it wrapped around and make the building look right. He stated the outside of the building everybody is going to be stuck looking at. He reiterated that they are going to have to get past the City Commission and that will be a lot tougher.

Jones echoed Benoit. She stated she isn't as hung up on the windows and would like to see the trim extended. Jones questioned if the duplexes will be sold to a single owner or is it possible for them to be sold separately. Larabel stated each unit becomes its own, it is possible for somebody to buy two units, however that is not the intent.

Motion by Holtrop, supported by Kape to table Case#3-24 Breton Ravines to the April 9, 2024, meeting.

- Motion Carried (8-0) –
- Porter absent -

Public Hearing

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

Golder stated the request is for Preliminary Plat and Final Site Plan Review. She stated Phase 1 was approved which was 17 lots. The City rezoned an 82.8 acre property in 2022. She stated phase 2 is 42 lots on 17.75 acres.

Golder stated a copy of the deed restrictions that the applicant has placed on phase 1 has been provided. They would have to be updated for phase 2. She stated in the deed it talks about the maintenance of the detention pond. She stated the the City ordinances it states that the person whose property and easement that the detention pond is on shall be responsible for turf maintenance. She stated in the end, the functioning of the storm water detention rests with the City. If it doesn't function, the City would have to come out and fix the detention pond. She stated she will let the City Engineer determine what exactly turf maintenance means. She stated she hopes by the time it goes to City Commission, she will have this worked out but in the meantime she feels she can make a recommendation for approval for preliminary plat and final site plan review for the 42 lots.

Golder stated she is recommending to the City Commissioner approval as described in her recommendation dated March 19, 2024.

Justin Brink with Exxel Engineering was present representing the request. He stated with The exception of the cul-de-sac length, it is exactly the same layout that was presented as part of the full plat previously. He stated the stormwater was discussed and they have a stub street out continuing to future phases.

Jones opened the public hearing.

There was no public comment.

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

- Motion Carried (8-0) –
- Porter absent -

Benoit stated he wants to make sure that whoever is going to be responsible for the detention basins they know up front they are responsible of maintaining. Golder stated it would be in the deed and that would be the only way to communicate that. Benoit stated the problem is nobody reads the deed. Golder suggested maybe a letter could be put in the deed restrictions that calls it out more than what it is.

Holtrop questioned if we allow side yard and back yard for trailers Golder stated we do but these are private deed restrictions, they are going above and beyond our standards and the City wouldn't enforce.

VanderMeer questioned if their intent is to have a homeowners association. Mark Devries, 3926 60th Street Holland MI was present. He stated he is president of Heyboer Acres LLC, and his wife is one of the 7 granddaughters whose grandfather owned the farm. He stated they plan to maintain the north part of the property and develop everything to the south. Devries stated there is not going to be a homeowner's association. They have been talking to a group of 6-8 builders and that is where the deed restrictions came from. Discussion ensued.

Motion by Holtrop, supported by Poyner, to recommend to the City Commission conditional approval of the preliminary plat and final site plan for Phase 2 of the Heyboer Acres Plat as depicted on the site plan dated 1/17/2024 and as described in Case No. 7-24. Approval is conditioned on conditions 1-3 and basis points 1-3 as described in Golders memo dated March 19, 2024.

- Motion Carried (8-0) –
- Porter absent -

I. 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 Avenue (**Applicant has requested tabling action on the request to April 9, 2024**)

Pung stated the applicant has requested tabling to April 9th meeting, however the notice was issued in the Grand Rapids Press, therefore the public hearing needs to be opened.

Pung stated the request is rezoning of 28.93 acres of land from R1-B Residential to RPUD-2 Low Density Residential Planned Unit Development and Preliminary Site Plan Review

Pung stated since the work session the applicant has made several changes and provided additional information for review. They created a revised layout to address the issue of the street length. He stated they have now come in and created two smaller cul-de-sacs so they can meet the 1,320 foot street length and not need a second means of egress or emergency access.

Pung stated the new plan has 57 lots within the plat or site condo and then 1 outlot. This comes in at 2 units per acre gross.

Pung stated the applicant wanted to mirror this development similar to Pfeiffer Pines. There they have 73 lots (gross density of 2.1 units per acre) about half the lots in Pfeiffer Pines are 62 feet wide and then another 10 that range up to 63-67 feet. Pung stated this is a comparison of the size lots if the commissioners wanted to take a look at something that would be comparable.

Pung stated the applicant submitted a revised PUD agreement. They added additional information that they agree to comply with and the draft architectural standards that staff gave them a copy of.

Pung stated they also submitted several sample building elevations for the Commissioners to review and parallel concept plans of how the site can be developed under the current R1-B zoning and R1-C zoning. The draft plan under the R1-B zone they are showing 49 lots and under the R1-C zone they are showing 60 lots.

Jones opened the public hearing.

Laurie Sheldon, 5965 Wing was present. She stated she has talked to many of her neighbors and many of them had no idea that this was happening. She stated the neighbors have many concerns one being changing the zoning. She stated that the current R1-B zoning fits the neighborhood. She stated Wing Avenue is the only spot in Kentwood where you can feel like you are in the country in the middle of the city. She stated that adding 57 more homes is going to drastically change the landscape of the neighborhood. She stated it is important to preserve Wing Avenue. She stated the vision going up and down Wing is limited, traffic has already increased significantly and to add more cars can be dangerous. She stated they already have people drag racing and passing each other and to add more congestion is very concerning. She stated wildlife is important and to have these homes will displace the wildlife. She stated the wetlands are a part of this property. She stated there are a lot of trees that back up to Paris Park and Paris Park will back up to this property. Taking these trees are going to put those homes at risk for flooding through the wetland. She encouraged the commissioners to look at what changing the zoning could do. She stated she would like to preserve this last area of Kentwood that feels like the country and to make sure that the development fits. She stated she looked at the homes they are proposing, and they are so different than what is there now, they don't fit with the area.

Donna Edoff, 5497 Wing was present. She stated putting the development on Wing Avenue doesn't fit. She stated the City is ruining Wing Avenue. She stated when the street was done they took out a lot of trees, put in sewer and water and moved all of their wildlife out. She stated that there is a lot of traffic and they are speeding. She was concerned that the homes they will be build are starter homes and will be rotting away in 20 years.

Megan Bush, 5365 Wing Avenue was present. She echoed the other residents. She stated she has a 1960's house on this country road. She stated then here comes all these starter homes they don't fit with the neighborhood. She stated she has children and she is afraid of someone getting hit by adding more traffic. She stated the two lanes and no street lights she doesn't think can support the homes.

Jim Johnson, 5396 Wing was present. He stated he is afraid for the safety for the children walking to the bus stop. He has noticed an increase in traffic. He stated changing the

zoning and adding more houses would add more traffic. Keeping it zoned like it is will help maintain the larger lot size and the more open neighborhood that they share.

Motion by Kape, supported by Quinn to table the public hearing to the April 9, 2024 meeting.

- Motion Carried (8-0) –
- Porter absent -

VanderMeer stated there was discussion about opening up Breton Avenue and a chance that some of that traffic would be diverted to Breton once it gets completed. VanderMeer suggested making sure they contact and work with the neighbors before the public hearing.

Poyner stated some of the traffic issues exist without the development. If we don't change the zoning and a developer comes in as it is zoned it will be the same number of homes. Pung stated they were showing they can get 49 lots under R1-B. Poyner questioned if 15-20 more vehicles would change the amount of traffic and thinks this is something we have to consider.

Kape stated he thinks this is going to be a tough one for him.

Holtrop stated he is fine with 49 homes anybody can come in and build 49 houses. He stated anything above that he would not be in favor of because of lot sizes and the surrounding homes. He stated he would like the applicant to maintain the feeling the neighbors have out there already.

Paul Granzotto, 3338 Rivington Dr. Hudsonville, MI was present. He stated he is no longer going to develop the project, someone else is taking over. However, he will still be involved in the process and the listing of the homes.

Holtrop questioned if there are 3 access points. Adam Feenstra, with Feenstra and Associates was present. He stated they have access easements to allow people from any one of the cul-de-sacs to get to the large open space back there. Feenstra stated they have no intention on paving sidewalk or anything back there. If the residents want to take a walk through the nature, they have a way to get there legally.

Holtrop questioned if zero feet to the open space easement is typical. Pung stated we usually measure out setbacks from a property line. A home cannot encroach into the easements since it is supposed to be open to everybody. Holtrop stated he is alright with the concept of the plat, the layout just drop it down to 49 homes.

Quinn stated he would be in favor of the 49 homes to keep the character of the community.

Benoit stated 49 lots is fine with him. He stated when you rezone to a PUD it gives the commissioners a little more room to ask for things. Any developer can come develop 49 lots they don't have to ask for permission. He stated with the PUD the commissioners can get more in depth with the types of homes etc. He stated there is a little give and take with a PUD. Discussion ensued.

Jones stated she echoes Benoit. She stated if they build 49 homes anybody can come in and do it because that is what it is zoned for currently and the houses can be anything. She stated at least with the PUD the commissioners have some control. Jones stated in the memo it states the GVMC has an annual average daily traffic calculation for Wing Avenue north of 60th in 2023 and it was 3,790 vehicles average. She stated that also the City Engineer is calculating that the traffic volume is well below capacity.

Pung suggested the commissioners give the applicant guidelines of what they will be looking for as far as the elevations. Benoit stated some of the ones they are proposing just don't go with the neighborhood but some aren't bad. Benoit suggested going back to the drawing board and get the elevations to match the area more.

Granzotto stated the homes are based on the Pfeiffer Pines development, their lowest priced home was \$450,000 and the highest was \$561,000. He stated he was told that they should have different options. The average price to build a nice house is \$250 dollars a square foot. Discussion ensued. He stated he wanted to make sure that they had some opportunities if there was somebody that wanted to build. If some things are important to the City, this is why they did the PUD so that they would have some ability to control.

Poyner stated it is not about the cost, it is about the style. He encouraged the applicant to follow the standards that the City has, but also try to have a country feel. He stated the homes that he has proposed are dramatically different, a couple of them have a country feel and some do not.

Feenstra stated the intent was for more of an inspiration and guidelines as to what would fit size wise for the lots. He stated they can definitely include above and beyond the City's architectural requirements that they are proposing to adopt. He stated this is to makes sure that the architectural elements are that country feel.

J. New Business

Motion by Benoit, supported by Holtrop, to 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

- Motion Carried (8-0) –
- Porter absent -

1. Commissioners' Comments

Poyner had concerns of the snowplows coming down his street speeding going anywhere from 40-45 miles per hour. He is concerned about safety when a large truck is going through your neighborhood that fast.

Kape stated at Body Builders Collision on 44th Street, there has been a black car sitting in the parking lot for a long time. They now have another car that is missing the rear and the tires. He stated this place has become an eyesore

Holtrop stated it seems like all of our auto places have issues and questioned if anything has happened with the two on Patterson. Pung stated they will be coming in to pave the back area.

Benoit stated that this meeting will be his last meeting. He stated he will eventually be moving back to the east side of the State. He stated he has appreciated all the years he has served on the board with the commissioners and working with staff.

The commissioners thanked Benoit for all of his years of service and said he will truly be missed. It has been a pleasure having him on the commission with all of his expertise.

Jones stated Dykstra's on Stauffer has rv's stored behind the building some are wrapped in tarps. Jones stated also Dystra's on 44th Street we told them that because they are an entryway to our City we had high expectations how they would maintain that property and there are cars parked outside all the time along Patterson and 44th Street.

Jones stated she would like a proactive discussion be held with Lowes about maintaining the fire lane access and not having so much merchandise in the back and along the sides.

2. Staff's Comments

Staff offered no additional comments

L. Adjournment

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

- Motion Carried (8-0) –
- Porter absent -

Meeting adjourned at 8:50pm

Approved Minutes
Planning Commission
March 26, 2024
Page 11

Respectfully submitted,

Ed Kape, Secretary