

APPROVED MINUTES OF THE REGULAR MEETING
OF THE KENTWOOD PLANNING COMMISSION
MAY 14, 2024, 7:00 P.M.
COMMISSION CHAMBERS

- A. Vice-Chair Holtrop 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: Dan Holtrop, Ed Kape, Ray Poyner, Darius Quinn, Doug VanderMeer,
Members Absent: Sandra Jones, Alex Porter, Sarah Weir (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 25 citizens.

Motion by Kape, supported by Quinn, to excuse Jones, Porter and Weir from the meeting.

- Motion Carried (5-0)
- Jones, Porter and Weir 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 Poyner, supported by Commissioner Quinn, to approve the Minutes of April 23, 2024 and the Findings of Fact for: Case#8-24 – Hope Haven – Rezoning of 28.93 acres of land from R1-B Residential to RPUD-2 Detached Residential Planned Unit Development and Site Plan Review Located at 5578 Wing Avenue, 5606 Wing Avenue, 5632 Wing Avenue, 5600 Wing

- Motion Carried (5-0) –
- Jones, Porter and Weir absent -

- F. Approval of the Agenda

Add Case#13-24 – Weiss Technik under new business set a public hearing date of June 11.

Motion by Commissioner Quinn, supported by Commissioner Kape, to approve the agenda for the May 14, 2024 meeting with change noted.

- Motion Carried (5-0) –
- Joes, Porter and Weir absent -

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

There was no public comment.

H. Old Business

Case#3-24 – Breton Ravines RPUD – Rezoning and Preliminary PUD Approval for a Residential Planned Unit Development Located at 2720 52nd Street, 2854 52nd Street and 5491 Wing Avenue SE (**Applicant has requested tabling to the May 28, 2024**)

Holtrop opened the public hearing.

There was no public comment.

Motion by Kape, supported by Poyner, to table Case#3-24 - Breton Ravines to May 28, 2024.

- Motion Carried (5-0) –
- Jones, Porter and Weir absent -

Case#9-24 – 44th Street and Walma Avenue Condominium Project - Rezoning of 4.72 acres of land from C4 Commercial to RPUD-1 Attached Residential Planned Unit Development and Site Plan Review located at the SE corner of 44th Street and Walma Avenue (**Tabled from the April 23, 2024 meeting**)

Golder stated the request is to rezone 4.72 acres of land, it originally stated 4.95 acres, but that included the ROW. She stated the applicant is looking for a rezoning from C4 to RPUD-1 and Preliminary and Final PUD site plan approval.

Golder stated they are looking at 33 condominium units. She stated we amended the Master Plan in 2022 from office to medium density residential for the site. She stated medium density is 4-8 units per acre. She stated the commissioners felt more comfortable about limiting the density to 6 units per acre; but were willing to look at the design to determine if it could go to the higher end of the 4 to 8 units per acre.

Golder stated some of the concerns were: the commission did not want the condominiums to be rentals; that there would be adequate buffer on 44th Street; the appearance of the buildings facing 44th Street; and to make sure that the sidewalks were continued out to Walma and to 44th Street; not having enough visitor parking and amenities.

Golder stated there will be 33 attached condominiums with 3-5 units attached and two different styles. There will be 2-3 bedroom units; 12 of them have 2 stall garages and 21 will have 1 stall garages. She stated with the garages for the 1 stall we require 2 parking spaces per condominium. One parking place would be in the garage and one would be on the driveway. The concern was the length of the parking spaces. She stated the roadway is narrow, only 22 feet. She stated staff

has asked the applicant to try to move them back and make it 23 feet. They said they could possibly do that.

Golder stated the other concern was the clear vision corner. She stated she has asked the applicant to see if they can shift the units into the perimeter setback in order to allow a better clear vision corner. The applicant has been able to do that. She stated now that makes the perimeter one of the waivers that the commissioners have to look at for this plan. She stated the only waivers that they have is the overall acreage which is 4.72 acres and the perimeter setback.

Goder stated building elevations are still a work in progress. Golder stated we have two different types of building elevations. Building type 2 the material is proposed to be just vinyl. She stated she doesn't think that will be an attractive to just have white vinyl and brown vinyl. She asked if the developer could use a wood tone on the front part of the units and the applicant said they could. She stated on the back side they are looking to have it white board and batten instead of the wood tone. She stated the type two units are on the west side of the development. She stated the other units on the east side and throughout the applicant had shown a unit that was built in Standale that had stone on the back side of the porch. At this point the applicant is saying they do not want to put the stone on the units. However, it is a condition of approval that she put into the staff recommendation.

Golder stated since we are still working on the building elevations, she thought that it would not be a bad idea if the commissioners are inclined to approve the rezoning and the preliminary plan and recommending tabling the final because we are still working out the issues with respect to the elevations.

Golder stated the staff recommendation is to recommend to the City Commission the rezoning of 4.72 acres from C4 office to RPUD-1 as described in her memos dated April 30, 2024.

Mike Corby, with Integrated Architecture, 840 Ottawa, Grand Rapids was present. He stated They have moved building E and G to the north and the primary building is still outside of the 40 foot setback. A portion of the garage area goes into the 40 foot setback, but the primary volume stays out of that. He stated he thinks that is helpful because the garage is only a single story. He stated what they were also able to do by moving those two units was to get some additional guest parking. They are at 14 spaces now versus the 12 spaces that were in the original plan.

Corby stated most of the units have a driveway length of 23 feet or more. They have added at least 3 feet to most of the units some of them are 24-26 feet. He stated buildings F and H there are things they could do either make the units shallower and see if they can move the units to the south so that basically all of the units would have at least 23 feet.

Corby stated the 20 foot buffer on the east side of the development they had a survey done and there are more than 34 trees with an 8 inch caliper or larger in that 20 feet which would be retained and that is contained in their PUD request.

Corby stated they have been looking at the architectural standards that the City will be adopting and they do exceed the transparency requirements. He stated one of the comments that staff had early on was on the type 2 units; the front porch area was recessed. They have since have added a porch which is one of the architectural requirements. Corby stated they are looking at using a wood pattern siding instead of just a color vinyl on the front. He stated and in the back they didn't think it was necessary they changed from going to a color vinyl and contrast to a white siding.

Corby stated they had a rendering done looking from 44th Street showing the berm. He showed the landscaping at its 5 year mark showing their landscaping plan with the 40 foot buffer a 3 foot berm and then the plantings that will be on that berm.

Holtrop opened the public hearing.

There was no public comment.

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

- Motion Carried (5-0) –
- Jones, Porter and Weir absent -

Quinn stated he thinks that all of the things that have come before the commission on this property, this is the best use. He stated at the work session there was a question about putting sidewalks on both sides. This is not a large development traffic is going to be fairly minimal. He stated he went through 9 developments in the City., both newer and existing ones and many do not have sidewalks and some have sidewalks on one side. He stated they feel that they have enough movement for pedestrians that nobody is losing any benefit. They would prefer to have landscaping in that front 20 foot buffer as much as they can versus sidewalks. Quinn stated not having sidewalk is not a deal breaker, but it is something he would like to have. Golder stated the site is very tight and there is no more room. She stated that we do have a number of developments that do not have sidewalk on both sides.

Kape stated walkability is very important and it is unfortunate that they cant have sidewalk on both sides, but again it is not a deal breaker.

Poyner stated the back of the condos look pretty close to 44th Street. Golder stated the one is 36 feet, but the others are at least 40 feet. Poyner questioned the noise for the condominium owners. Corby stated the berm and the trees will mitigate the sound. Poyner questioned if the fire department has access and can get through the site. Golder stated the fire department approved the plan.

VanderMeer stated this is exciting to see what is going to potentially turn out on this corner. VanderMeer questioned if the street width was adjusted. Golder stated no it is 22 feet.

Holtrop stated he knows the commission wants sidewalks, but in a short development having it on one side might be ok. He stated he doesn't want the cars to extend over the sidewalk. Holtrop stated since the building elevations are going to be delayed, he wanted to know if the back of the units are all vertical lines. Corby stated that it is all vertical. They didn't see any reason to add another siding because they are going to have the wood grain product on the front and wrapping around the garage. Discussion ensued regarding architectural features and the trees, berms landscaping. Ryan Ysseldyke with Holland Engineering was present.

Holtrop questioned if the homes are below the road and if there is a 3 foot berm that water is draining towards the foundation. Ysseldyke stated they have swales running between the berm and the back of the buildings to pull that water around the buildings. There is a significant detention pond in the back corner of the development.

Motion by Quinn, supported by Kape, to recommend to the City Commission conditional approval of the request for rezoning of rezoning 4.72 acres of land located at 2802 44th Street from C-4 to RPUD-1 Attached Planned Unit Development as described in Case No 9-24; and Preliminary Site Plan approval of the site plan dated April 19, 2024 as described in Case No. 9-24. Approval is conditioned on conditions 1 –9, 6 removing condition and basis points 1- 5 as described in Golder's memo dated April 30, 2024.

- Motion Carried (5-0) –
- Jones. Porter and Weir absent –

Motion by Quinn supported by Kape, to table the Final site plan approval for Case#9-24 Walma and 44th Street Condominiums to May 28, 2024.

- Motion Carried (5-0) –
- Jones, Porter and Weir absent -

I. Public Hearing

Case#10-24 – Grand Rapids Temple -The Church of Jesus Christ of Latter Day Saints – Final Site Plan Review for a PUD Phase located at 2400 Forest Hill Avenue SE

Golder stated the request was part of a 79 acre PUD that was reviewed and approved in 1992 called Embassy Park PUD. This phase was originally going to be condominiums. Then Christ Community Church came and was constructed. They were originally asking for a 90,000 total square footage, a 1,000 person sanctuary for future use. The future expansion was never built. She stated what is built today is about 19,000 square feet.

Golder stated the LDS church is looking at a little over 20,000 square foot building. The temple is not used for Sunday worship only for special ceremonies called ordinances which would be for small groups. The hours they are open are from 6am-10pm Monday – Saturday and closed on Sunday. They would have 4-5 employees and then there would be volunteers going in and out as needed. They said in their description that it could be as many as 30-40 people at the most there at one time

Golder stated once constructed, it is open briefly to the public. Once the church is dedicated then it will be closed to the public except for the grounds which will remain open during their operating hours, so people can walk around. She stated the landscape plan is very nice. There is a 4 foot high wrought iron fence that goes around the church mostly in the front and along Forest Hill. Golder stated they are proposing a 4,000 square foot accessory building. The PUD allows the commission to vary from the standards of accessory uses in PUDs.

Golders stated the temple received a height variance from the Zoning Board of Appeals. They approved a 95 foot height for the steeple. They agreed that the spire would not be lit during the hours of 11pm-5am. They also lowered the grade of the site by 2 feet so that the appearance would be lower on the site for the neighbors.

Golder stated there was discussion regarding additional information for parking lot lighting, screening for headlights and to ensure that the lights don't shine into the neighbor's homes. She stated they have been working with the neighbors.

Golder stated she recommending conditional approval as described in her memo.

Rob LaPlaca, Civil Engineer with Progressive, 2250 Camden Avenue was present representing the request. He highlighted what they have heard from community members and how they are going to address their concerns. He stated they received concerns regarding the landscaping and lighting and received feedback from the condominium owners. They are going to increase the number of trees. Most of the drive aisle headlights if they are coming south aren't going to be pointed in their direction. They are going to increase the number of trees with 6 foot high evergreen trees. LaPlaca stated they have exchanged communication with the homeowners regarding the types of lights.

LaPlaca stated the only other questions were from staff regarding what the fence on the east side of the property and screening for the generator pad. He stated there is a small generator that will go on the back side of the maintenance building, and they are willing to add more screening. The reason there isn't a lot of screening is because they are doing their best to protect the wooded nature that is back there. He stated there is a tree line that is pretty thick that they believe will do a good job of screening, but if it doesn't, they will add more trees.

LaPlaca stated the other question was regarding the fence line. He stated it is just a property line fence. They went with something upscale something that would disappear into the woods behind a 4ft welded wire fence.

Holtrop opened the public hearing.

Marc Daneman was present. He stated they welcome the church and think they will be good neighbors, however there are some concerns regarding landscaping and lighting. They asked for a berm, but were concerned that it would cause drainage problems. He

stated their units are 2nd story units. He stated regarding the maintenance building he would suggest a berm. He stated the light timing is a concern, they would like the lighting to be turned off a ½ hour after the operations have ended. He stated to light the spire until 11pm will shine the whole area. It will be very visible.

Jared Danbert, 4433 Burton, lives on the north side of Burton. He stated he likes the extra trees to the south but would like the same to the north; that would help him at his house. As far as lighting it would be nice to get 8 hours of no lights.

Julie Dunakin, 2497 Bluff Meadows Drive was present. She stated she isn't sure why there is a 4ft wide welded fence. They have a slope behind their house, they own about 1/3 of the hill they are going to be putting a fence in the middle of their natural hill behind their home and she isn't happy about that. She stated she doesn't know why it's necessary if they have a fence around the church itself. She stated she is also concerned about grading. She stated she is concerned regarding the parking lot lights, their bedroom windows are level and will see the lights. She would like a screening where the generators and other maintenance equipment will be.

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

- Motion Carried (5-0) –
- Jones, Porter and Weir absent –

VanderMeer stated it appears that a lot of the residents' concerns have been overlooked by the applicant seeing that they still have so many questions. LaPlaca stated they have done a lot of communication and there was a meeting with the church. LaPlaca stated there are so many trees adding more is something they can look at. He stated their current plan provides significant screening.

VanderMeer stated he is concerned with the air conditioning noise on the grounds building. LaPlaca stated they are in an enclosure. Tom Frye with Progressive AE was present. He stated the mechanical enclosures will have panels on the walls that will be knocking that sound down. He stated the chiller can't have a cover over it because it has to get the heat out of it. The generator is a 50k generator--not big-- and it does not run the entire facility, it is there for life safety purposes only if power goes out. It is not meant to power anything. He stated they asked Consumers Energy the amount of outages and they have had 1 in the last 3 years. Frye stated they don't want to cause drainage issues, they don't want to cause erosion control issues and working to make sure they keep the swale on the property and able to get all the water to the storm drainage or to the swale to get to the catch basins in the yards. They can plant a lot of trees. They looked at the sight lines for cars coming to and from the trees were intentionally placed there to make sure that it was blocking some of the traffic lights that would be coming from both directions. They are willing to add more trees and will work with staff. There won't be any lighting on the back side of the ground building.

VanderMeer questioned what time the lighting would be turned off. Frye stated once they can leave the site, they want to make sure that their patrons, staff and volunteers are able to leave in a safe manner that is their number one goal. The time the lighting will end is based on scheduling.

VanderMeer questioned if anything can be done with the spire. Frye stated they relocated the spire from the center of the building to the front of the building. That takes it further away from the view from the north and the southeast. They dropped the footprint elevation of the building 2 feet lower. The façade will be bethel light granite and they have studied and done light reflectance testing on it, and it fails in the medium range of reflectivity and the zoning ordinance. It is not a high light reflective element. Discussion ensued.

VanderMeer questioned if there was a reason there is a 4-foot fence in the middle of the hill. Frye stated the church will typically fence their entire property from a loss prevention standpoint. One of the concerns is that they want to make sure that people know where their property lines are.

Poyner stated he agrees with VanderMeer. For the resident on the north side that mentioned trees there are a number of trees on the north side. Golder stated the corner is all woods. Poyner stated he appreciates that he has been engaged with the community.

Kape stated on the maintenance building they said they are going to have the small distribution center. LaPlaca stated most of the maintenance space is for things for upkeep and some storage and a small part is the store.

Quinn questioned the doubling fencing. LaPlaca stated it is there to protect that side of the property line that you can't see regularly.

Holtrop questioned if most of the perimeter trees will be year round screening deciduous trees. LaPlaca stated yes they will. Holtrop questioned if we had any idea of the hours of operations. LaPlaca stated it varies on the ordinances. The traffic is relatively calm. Frye stated it will be less during the day, the weddings are later afternoons early evenings. Discussion ensued. Stan Brown, member of LDS and volunteer at the Temple in Detroit was present. He stated the schedule of when the Temple is staffed when they can come and driven by demand. Discussion ensued. Brown stated the lighting will be directional and not shining into the neighborhood.

Motion by Kape, supported by Quinn, to grant Conditional Approval of the Final Site Plan dated April 1, 2024 for the Church of Jesus Christ of Latter Day Saints project as described in Case No. 10-24. Approval is conditioned upon conditions 1-5 and basis points 1-4 as described in Golder's memo dated April 29, 2024.

- Motion Carried (5-0) –
- Jones, Porter and Weir absent -

Case#11-24 – Lakewood West Wing – Preliminary and Final Site Plan Review of a PUD located at 2920 – 52nd Street, 2854 52nd Street, 5253 Wing Avenue, 5491 Wing Avenue;

Golder stated this development was reviewed and approved as a PUD in 2021. She stated the plan is the same and has the same building elevations. She stated we approved a rezoning, but the site plan has expired. She stated this is a 6.8 acres site with 15 site condominiums being proposed. There are 2.2 units per acre consistent with the Master Plan for the location at Wing Avenue and 52nd Street.

Golder stated like Breton Ravines (the Allen Edwin development) we are asking the development to be consistent with our non-motorized plan--that they double up on the sidewalks. They will have to build 5 more feet of sidewalk than what is there already. She stated the development is to be served by a 24-foot width driveway and a 50-foot easement, one side of sidewalk all of that has been provided. The elevations are the same as last time. She can't tell if they meet City proposed standards. She has asked them for better copies, and she is waiting on them.

Golder stated the area to the west will be developed by Allen Edwin. Before both were developed by Jack Workman. An off-site detention pond is being proposed; they are working through those details and need an easement. That will be a condition of approval or will be addressed before it gets approved.

Golder stated when this got approved by the Planning and City Commission, we prepared a PUD agreement sent it to the developer and he never signed it. We have to make sure the development agreement is signed before construction starts.

Poyner stated regarding elevations he wants to make sure they are consistent with our new standards.

Holtrop stated we have already heard how bad the traffic is at that corner and dumping more cars right into stopped traffic that is going to be huge going left. Golder stated they are working on a traffic analysis with Hope Haven.

Case#12-24 – Kentwood Community Center – Site Plan Review for a building in Open Space Zone District located at 4755 Walma Ave SE

Pung stated the request is for site plan review for the new community center. He stated this is a permitted use in the open space zoning. However, the Zoning Enabling Act requires site plan reviews for new buildings for municipalities.

Pung stated the current layout is for a 77,000 square foot community center with a community room, fitness center, basketball courts, offices etc. There will be a variety of

uses. There will also be a 2nd floor for an indoor track. Pung stated there are some wetlands that can't be disturbed.

Pung stated there weren't many issues with the design. One issue was the sound. They are planning a community room with an outdoor area and there are plans for having outdoor amplification. Sound could be an issue to the apartments to the north.

Pung stated we also want to make sure we verify the parking lot screening. There is a requirement when you have a non-residential use adjacent to a residential use, the parking is screened. The existing vegetation and the landscaping he thinks is going to screen the parking lot. He stated that for the apartments to the north we want to make sure there is enough screening.

Val Romeo, Director of Parks and Recreation and Susan Arnold, Project Manager for the City of Kentwood was present.

Romeo stated they are going to have a space for outdoor weddings that can seat 100 people. She stated the compromise with this space is that they will only allow acoustic music not amplified. She stated they will also pay attention to the times that they are outside.

VanderMeer questioned if there will be alcohol. Romeo stated that they are applying for a liquor license. Part of the package they will offer when they do rentals is that they will provide the alcohol packages so that they can control it. She stated this will allow them to do it in house and get the revenue. VanderMeer questioned if there will be pickleball. Romeo stated yes; not outdoor courts Covenant will have them there.

Romeo stated the community center is looking to open in Spring of 2026.

Poyner questioned if there will be sidewalks for those who want to walk to the Community Center or the Library. Pung stated there is sidewalk along both public roads and connections from Walma to the entrance and there is also a trail to Breton. Romeo stated they have also submitted their application for Lamberts Trail which is across the street.

Quinn and Kape stated they are excited that this project is coming.

Holtrop questioned the liability for having a liquor license. Romeo stated it is all being addressed they have been working with legal. Holtrop questioned if there will be any meetings with the neighbors for this project. Romeo stated she hopes to be able to do that.

Holtrop stated the hours of operation are from 5:30am-10pm and feels that is a lot of effect on the area neighbors and wants them to be cognizant.

Holtrop questioned how we have a dedicated power source instead of generators for food trucks. Romeo stated behind the building there will be a post outlet that the food truck can pull up to and plug in and not be allowed to use their generators. Holtrop questioned how many parking spaces will there be. Poyner stated 223.

K. New Business

Motion by Holtrop, supported by Poyner, to set a public hearing date of June 11, 2024 for **Case#13-24** – Weiss Technik – Rezone 9.8 acres of land from R1-C Single family Residential to IPUD Industrial Planned unit Development and Preliminary Site Plan Approval located at 4375 and 4401 36th Street SE

- Motion Carried (5-0) –
- Jones, Porter and Weir absent -

L. Other Business

1. Commissioners' Comments

Holtrop stated his home is up for sale and he plans to eventually leave the Planning Commission. He stated he doesn't have a timeframe yet, however, he spoke to the Mayor and let him know that if he finds someone to replace him in the meantime to go ahead but it may be awhile yet. He stated he has a cottage in Middleville that will be their permanent home at some point.

2. Staff's Comments

Schweitzer introduced planning intern Aaron Bigelow who attends Grand Valley.

M. Adjournment

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

- Motion Carried (5-0) –
- Jones, Porter and Weir absent -

Meeting adjourned at 8:55pm

Respectfully submitted,

Ed Kape, Secretary