

APPROVED MINUTES OF THE REGULAR MEETING
OF THE KENTWOOD PLANNING COMMISSION
TUESDAY, MAY 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 Kape.
- C. Roll Call:
Members Present: Dan Holtrop, Sandra Jones, Ed Kape, Alex Porter, Ray Poyner, , Doug VanderMeer, Sarah Weir
Members Absent: Darius Quin (absent with notification)
Others Present: Community Development Director Terry Schweitzer, Economic Development Planner Lisa Golder, Senior Planner Joe Pung and the applicants.

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

- Motion Carried (7-0) –
- Quinn Absent -

- D. Declaration of Conflict of Interest
- There was no conflict of interest expressed.

- E. Approval of the Minutes and Findings of Fact

- A. **Motion by Commissioner Holtrop, supported by Commissioner VanderMeer, to approve the Minutes of May 14, 2024 and the Findings of Fact for: Case#10-24 – Grand Rapids Temple -The Church of Jesus Christ of Latter Day Saints – Final Site Plan Review for a PUD Phase located at 2400 Forest Hill Avenue SE; Case#9-24 – 44th Street and Walma Avenue Condominium Project - Rezoning of 4.72 acres of land from C4 Commercial to RPUD-1 Attached Residential Planned Unit Development and Site Plan Review located at the SE corner of 44th Street and Walma Avenue**

- Motion Carried (7-0) –
- Quinn absent -

- F. Approval of the Agenda

Schweitzer stated under New Business to add setting public hearing dates of June 25 for: **Case#14-24** –Rezoning of 15.96 acres of land from R1-A Estate Residential and R1-C Single family Residential to R1-D Single Family Residential located at 3119 52nd Street SE ; **Case#15-24** – Third Coast Development– Site Plan Review and Major Change to a PUD located at 4175 -60th Street SE; **Case#16- 24** – Bethel Hispanic 7th Day Adventist Church – Special Land Use and Site Plan Review for a Place of Worship located at 4430

Potter Ave SE; **Case#17-24** – Zoning Ordinance Text Amendments – Residential Architectural Requirements.

Motion by Commissioner Holtrop, supported by Commissioner Kape, to approve the agenda for the May 28, 2024 meeting with the noted adding additions under New Business.

- Motion Carried (7-0) –
- Quinn 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 June 25, 2024**)

Motion by Holtrop, supported by Poyner to table Case#3-24 Breton Ravines to June 25, 2024.

- Motion Carried (7-0) –
- Quinn absent -

Case#9-24 – 44th Street and Walma Avenue Condominium Project - Final Site Plan Approval of a PUD Development located at the SE corner of 44th Street and Walma Avenue (**Tabled from the May 14, 2024 meeting**)

Golder stated at the public hearing the commissioners approved the rezoning and preliminary plan, but the applicant had more work to do with respect to the building elevations.

Golder stated what has now changed the applicant is showing stone on the building elevations. She stated they have resolved building type 2 there is going to be a wood grain type siding. She stated the preliminary site plan goes to the City Commission but the final site plan the Planning Commission approves.

Golder stated she is recommending conditional approval as described in her memo dated May 22, 2024.

Mike Bosgraff 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 (7-0) –
- Quinn absent -

Poyner questioned if the elevations would need to meet the proposed architectural requirements. Golder stated that they do not need to, but they do as far as the transparency.

The commissioners were ok with the enhancements.

Motion by Poyner, supported by Holtrop, to grant conditional approval of the Walma and 44th Street Condominiums final site plan dated May 22, 2024 as described in Case No. 9-24. Approval is conditioned on conditions 1-3 and basis points 1-4 as described in Golder’s memo dated May 22, 2024.

- Motion Carried (7-0) –
- Quinn absent -

I. Public Hearing

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

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. The 2.2 units per acre is consistent with the Master Plan.

Golder stated there are a couple of new things since the work session. She stated we are looking for the non-motorized expansion of the sidewalk to become a 10-foot concrete non-motorized trail.

Golder stated the developer is looking for a detention pond that is off site. She stated we need an agreement. She stated she received a draft agreement prior to the meeting and the City Engineer will look at that to make sure that it is adequate.

Golder stated the applicant submitted building elevations. She stated they were just meant to be representative, but they don’t say they are going to look like that because these are not their plans. She noted, for that reason, we are leaving that for a future planning commission approval because we haven’t seen what the final elevations will be. She stated this is a two-step process the preliminary plan goes to the City Commission and the final plan just to the Planning Commission.

Golder stated she is recommending to the City Commission conditional approval of the Preliminary Site Plan dated March 29, 2024 for the Lakewood West Wing PUD Project as described in her memo dated May 21, 2024,

Developers, John McKillian, and Jack Workman were present. They stated the reason they chose the elevations is because they are going to sell them site by site. There will be some discretion with the homeowners that will be buying each of the properties. He stated they will adhere to all of the parameters set forth by the commission and staff. They want to build a high-quality development that can last for generations.

Jones opened the public hearing.

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

- Motion Carried (7-0) –
- Quinn absent –

Porter questioned if there are sidewalks. Golder stated there is one side of sidewalk along the private street and a sidewalk planned on Wing Avenue from 52nd Street down to the cul-de-sac.

Weir questioned the price point of the units. McKillian stated starting around \$400,000 dollars.

VanderMeer questioned why only sidewalk on one side. Golder stated that is all that our ordinance requires. VanderMeer questioned the retention pond offsite and who owns that property. Golder stated the adjacent property is now under contract for the Breton Ravines development. VanderMeer stated he doesn't sense that the applicant has control over the types of homes being built. Golder stated if we had the restrictions, we could but we don't have that here which is why there is an additional condition to come back and show the elevations. VanderMeer questioned has there been any discussion with the neighbors. Workman stated they haven't had any discussion with the neighbors since it only involves 2 houses. He stated however, he talked to a lady, and she is aware it is going to be a developed.

Holtrop questioned if the customer can bring in their own plans and builder. Workman stated his company will be building most of the homes themselves. They are going to design and build them.

Holtrop stated the required street trees along 52nd Street seem like a very minimal landscaping plan for the 52nd Street side. Holtrop noted that the grade of these 9 homes will be below 52nd Street, but just like there was discussion about the neighbors having some screening and privacy; he would like to see the same thing for those whose back yard fronts 52nd Street. He stated he doesn't see that issue addressed. Workman stated the backs of the homes will be about 200 feet off 52nd Street and he verified that the grade

drops about 8 feet in grade from 52nd Street. Workman stated there is a natural wetland drainage ditch that is going to be behind the homes and then it crosses under Wing Avenue. It is going to be a natural buffer. Holtrop stated unfortunately the adjacent developer has other sites that the commission doesn't like. He questioned how else can the back of the homes be softened, it will be below grade but what else can they do. Workman stated they can put some trees in the backyard of the homes too. Golder stated there is a condition addressing staff review and approval, but if there is something specific the commissioners would like to see then that would be good to state that. Holtrop stated he would like the final landscaping and lighting plans to come back to the Planning Commission for review and approval and not just staff. Holtrop suggested amending condition 1.

Poyner questioned if there will be an HOA. Workman stated there will be he doesn't know how much they will assess each homesite. Poyner asked if there has been any thought of noise compression for the homes. Workman stated he has been there several times and there isn't a noise issue that far back off the road.

Kape was concerned if the entrance into the site is a safe distance for a school bus stop. Schweitzer stated that is a good concern. He estimated that the entrance is proposed to be approximately 250 feet south of the intersection with 52nd Street. Schweitzer stated but that plays into recent conversations regarding the back up of school buses at the intersection of Wing Avenue and 52nd Street and the prospect of a traffic signal. Workman stated they are going to be widening Wing Avenue on both sides of the road as part of this project.

Motion by Holtrop, supported by Kape, to recommend to the City Commission conditional approval of the Preliminary Site Plan dated March 29, 2024 for the Lakewood West Wing PUD Project as described in Case No. 11-24. Approval is conditioned on conditions 1-7 with condition 6 being modified to reflect Planning Commission review and approval and basis points 1-7 as described in Golders memo dated May 21, 2024.

- Motion Carried (7-0) –
- Quinn absent -

Motion by Holtrop supported by Poyner to grant conditional approval of the Final PUD Site Plan dated March 29, 2024 for the Lakewood West Wing PUD Project as described in Case No. 11-24. Approval is conditioned on conditions 1 -3 with condition 1 being modified to reflect Planning Commission review and approval and basis points 1 -3 as described in Golders Memo date May 21, 2024.

- Motion Carried (7-0) –
- Quinn absent -

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 municipal buildings.

Pung stated the current layout is for a 77,000 square foot community center but because of budget the final plan will be smaller than this and then we could treat it as a minor change. He stated the planning commission can approve the site plan as presented.

Pung stated the only issue that was brought up during the work session is that there were plans to have amplified music outside the community room. He stated, based on the discussion at the work session, they will allow for acoustical music. Therefore, amplification should not be an issue for the residents to the north.

Pung stated he is recommending conditional approval as described in his memo dated May 20, 2024.

Jones opened the public hearing.

There was no public comment.

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

- Motion Carried (7-0) –
- Quinn absent -

Poyer questioned if there has there been any feedback from the community. Pung stated we have not had any that he is aware of.

Holtrop stated his only concern was 232 cars leaving at one time with one driveway.

Porter questioned if all the trees are going to be preserved. Romeo stated they plan to preserve most of the trees that are on the property. They are clearing the space where the building and the parking lot are going to go. Romeo stated the building is probably going to be 69,000 square feet. She stated parking will be closer to the building.

Jones questioned if there are any more municipalities that own a community center like this. Romeo stated Byron Center has one. Jones questioned the participation of usage. Romeo stated the community center will be open 109 hours a week, 7 days a week and shorter times on Sunday. Monday-Friday the facility will be open at 5:30am and close at 10pm. On Saturday and Sunday it will be open shorter hours. Romeo stated they will continue to do rentals.

Holtrop questioned if there should be any pedestrian crosswalks within the parking lot since there is only one sidewalk on the north edge of the parking lot. Romeo stated there is conversation of having a crossing area on Walma. Susan Arnold, Project Manager for

the City of Kentwood, was present. She stated there was discussion about having raised walkways within the parking lot.

Poyner questioned since the building is going to be smaller will there be less parking spaces. Arnold stated it's a possibility. However, she stated they wanted to have a lot of parking because one of the spaces inside is a community room that can accommodate up to 250 people. There has been discussion about valet parking. Arnold stated the number of parking spaces hasn't changed.

Jones questioned if there will be lighting and security cameras in the back parking lot. Romeo stated they will have lighting and cameras. Some of the parking will get moved closer to the building.

Motion by Holtrop, supported by VanderMeer, to grant conditional approval of the site plan dated March 22, 2024, as described in Case 12-24 Kentwood Community Center. Approval is conditioned on conditions 1-4 and basis points 1-3 as described in Pung's memo dated May 5, 2024.

- Motion Carried (7-0) –
- Quinn absent -

J. Work Session

Case#13-24 – Weiss Technik – Rezone 9.8 acres of land from R1-C Single family Residential to IPUD Industrial Planned unit Development and Preliminary Site Plan Approval located at 4375 and 4401 36th Street SE

Golder stated this is a 17 acre area site that is available for purchase and of that, 16.3 acres has been purchased by Weiss Technik. She stated they are looking at a lot line shift to take a part of that vacant land. She said they are looking at 9.82 acres of land for the new industrial site.

Golder stated there is continuous industrial development along the south side of 36th Street all the way to Patterson Avenue and further to the east into Cascade Township. She stated in the area immediate to this site on the north side of 36th Street there is self-storage, fuel depot, consumers energy line and 12 single family homes.

Golder stated that staff has maintained contact with the residents in this area whenever when we do a Master Plan update because they are still interested in having their homes there and living there. She stated there was a lot of discussion with the neighboring residents during the development of the 2020 Master Plan. She stated in the end the recommendation for all of the part on the north side of 36th Street is no longer conservation oriented development but it is industrial. She stated it is industrial with some stipulations. Golder stated it had to be a PUD so that we could enforce setbacks, require landscape screenings, and even say certain uses are not appropriate in which we did, no motor freight terminals, no fuel depots. She stated we wanted things to be quiet for the site.

Golder stated we also have performance standards in our ordinance. We would ask anyone who would want to locate in this area to look at the performance standards and show us how they are going to meet the standards so that in the interim that it is still a place that people can live.

Golder stated what is being proposed is a 150,000 square foot building for Weiss Technik. They make environmental test chambers. It is generally a quiet use. They employ a lot of engineers, and it is all 1st shift. She stated the hours would be 6am-5pm. They would like some flexibility to add a shift(s) over time, however, we need to get more information.

Golder stated because we have standards within the PUD, the applicant needs to provide documentation as to how they meet the standards of the Master Plan. She stated all those things need to be provided and they are working to put them together. She stated we already know that the people that live around the area are concerned.

Golder stated we are concerned about the driveways. There is not a lot of truck traffic so there would need to be justification to install two driveways. The driveways don't align with anything across the street so there might be some turning conflicts with existing businesses on the south side of 36th Street. We are waiting for traffic information so that we can understand the anticipated impact on 36th Street of 125 engineers coming in daily at 5am.

Golder stated the fire lane layout looks good. Regarding storm water detention, she stated the City Engineer is looking at the rest of the site to see if we need to detain the whole thing or is it ok to separate them into two detention ponds.

Mike Houseman with Wolverine Building Group was present. He stated Wiess Technik is a large German based Company. He stated he came in to ask for a tax abatement, but it hadn't been rezoned yet. He stated they wanted to make sure they got a tax abatement first since there has been a push for them to move down to another plant they have in Cincinnati. The City Commission postponed action on the tax abatement request pending the recommendation on the PUD rezoning and associated preliminary site plan.

Houseman distributed a copy of the draft PUD statement to the commissioners. He stated he is trying to meet paragraph 6 in the Master Plan where it talks about the uses and what they don't want in the IPUD and also addressing Section 12.08 of the IPUD. He stated a lot of the information that staff gave him he tried to get included in the PUD.

Houseman stated this site has been Master Planned IPUD for a long time. He stated it has been residential for over 30 years. He stated Weiss Technik is a very unique company. They are not for profit. Their mission and business was set up by the Shunk Group in Europe and their total charter is to create jobs. Any profit they make they put back in the company. He stated they are very good neighbors. He stated they met with the neighbors

once and they also want to be good neighbors. Weiss Technik is buying the whole piece because they won't sell it separate. He stated to keep the neighbors at ease they have agreed they are not going to ask to rezone the entire properties because they don't have any immediate plans to expand beyond what they already have. He stated they are going to be consolidating 3 separate locations into the one building and leaving quite a bit of space for future growth. They let the neighbors know if they want to buy the westernmost portion from them, they will sell it.

Houseman stated the other thing about Weiss Technik is the nature of their work is nice for this IPUD because as far as noise or smell or anything outside the building, it is not there. He stated they don't have a bunch of trucks and all their work is inside. They get the specs on products and build the chambers so that other manufacturers can test their products.

Houseman stated they have 2-5 semi-tractor/trailer trucks a week maximum. They also have some FedEx or UPS deliveries. He stated on their best month they will probably produce 10 chambers which means it will be 2 – 2 ½ trucks a week taking a chamber someplace. He stated it is very minimal.

Houseman stated that staff mentioned the two drives and they agree they want to keep the one to the west and just have the one drive.

Houseman stated as far as landscaping goes, they are working through the details on that. He stated they will put in trees. They are committed already to a 4 foot high berm and berms in the back. They are maintaining the 50 foot of landscaped buffer.

Houseman stated they have 150 employees and want to add another 25 employees in the future. He stated that all of their jobs are very high paying jobs, engineers and skill trades. They don't open their doors on hot days, their doors stay shut.

Porter questioned if the paint booth is in the building and is it scrubbed. Houseman stated he knows it is scrubbed but he isn't sure where it is going to be in that building. Porter stated if he was a neighbor he would want to know where in the building the paint booth was located. Porter questioned whether they are using air tools and compressors. Houseman stated that they are, but their compressor room is on an inside mezzanine, and it is all insulated.

Porter stated there are 2 types of drive in chambers. The panel type which can be broken down and put on a skid and shipped and then there is the structural type and those require some heavy rigging and body trucks. Houseman stated there will likely be some larger structural chambers, but they are all built and assembled on the inside and then broken down and put on a little truck. Discussion ensued. Houseman stated on occasion they may have to come outside the building.

Porter questioned what would 2nd and 3rd shift look like when it happens. Porter stated that he doesn't believe that there won't be a 2nd and 3rd shift at some point. Houseman stated they have had discussion, and they really didn't want to be too restrictive on themselves. He stated they will be prepared to answer that better. Houseman stated if they need a 2nd shift they will come back and get a special permit but they haven't landed on that language yet.

Porter questioned if they have thought about flipping the building so that the driveway and shipping is on the opposite side from the residents. Houseman stated they did but decided that this was the better direction because of the amount of people they have parking. They can't put the parking on the other side it puts the building too close to the property line and they have to stay 100 feet away.

Porter questioned if there will be a cooling tower on the property and where that will be located. Houseman stated yes it will and he will verify where they will be putting it.

Weir suggested to stay in touch with the neighbors.

VanderMeer stated if he was a neighbor his biggest concern would be from an environmental standpoint. He questioned whether there are any other environmental concerns. Houseman stated there are no chemicals or environmental items that he has been told they used or seen.

Holtrop questioned access and selling off the western portion of the site. He stated there is access with a home on it but if somehow that needed to be sold without that house being sold is there any value to some sort of easement in a PUD. Golder stated she thinks they are going to separate the house from the rest of the property so they will need an easement so it is not landlocked. Houseman stated they have been planning on an easement and know that it has to be there. Houseman stated there were a couple of homeowners that wanted to sell to Weiss Technik and they didn't want to buy it.

Holtrop acknowledged the proposed trees landscaping etc. and inquired whether there is also a fence planned. Houseman stated they were going to a minimum 4 foot high berm. He stated the greenspace is going to be 50 foot wide and keep most of the trees up around the residents to try to give some immediate cover to them.

Poyner stated if the question comes up about 2nd or 3rd shift what about lighting in the parking lot and what they can do to prevent the lighting from being so apparent to the neighbors. Houseman stated they made a commitment to them already they will probably just shut everything off at a certain time at night except for security lighting at the building. Poyner stated the employees might like picnic tables to go outside to eat.

Poyner questioned if there is a chance the company would leave West Michigan if this doesn't go through. Houseman stated there is that real opportunity but what Kentwood

and West Michigan have for them is the intellectual labor and skilled workers. Cincinnati has an overabundance of building space, but they don't have the people.

Jones stated she is surprised that there are so many on site workers and that they would not have more of a hybrid with more people working remotely. Houseman stated they are full. They are testing the chambers all the time to make sure they are working and not just building them.

Golder stated to keep in mind that when we are looking at the PUD we are not saying it is for Weiss Technik. Just in case they go away we want to make sure that type of use is the same type we get for the next time. Discussion ensued. Golder stated anything they can give us to hold another entity to or Weiss Technik etc. in case they get more paint booth etc. Houseman stated he has drafted some of the restrictions already on page 2.

Schweitzer noted that the site had been previously zoned IPUD in the early 1990's but was subsequently rezoned back to residential when the PUD approval expired.

K. New Business

Motion by Holtrop, supported by Kape, to set a public hearing date of June 25, 2024, for: Case#14-24 – 3119 – 52nd Street – Rezoning of 15.96 acres of land from R1-A Estate Residential and R1-C Single family Residential to R1-D Single Family Residential located at 3119 52nd Street SE ; Case#15-24 – Third Coast Development LLC– Site Plan Review and Major Change to a PUD located at 4175 -60th Street SE; Case#16- 24 – Bethel Hispanic 7th Day Adventist Church – Special Land Use and Site Plan Review for a Place of Worship located at 4430 Potter Ave SE; Case#17-24 – Zoning Ordinance Text Amendments – Residential Architectural Requirements.

- Motion Carried (7-0) –
- Quinn absent -

L. Other Business

1. Commissioners' Comments

Poyner stated Dollar Tree at 60th and Kalamazoo opens Thursday.

Kape stated June 6 is the kick off for Parks and Recreation summer events. There will be a Farmers Market and first concert on June 6 and on Saturday, June 8 there will be a food truck rally.

Holtrop questioned whether Breton Ravines will be re-noticed. Golder stated we will re-notice if it comes back.

Weir stated Kentwood Public Schools last day is May 31st.

Jones asked about the Annex apartments on Division. Golder stated they may come back with a new senior plan.

2. Staff's Comments
No comment.

M. Adjournment

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

- Motion Carried (7-0) –
- Quinn absent -

Meeting adjourned at 9:00pm

Respectfully submitted,

Ed Kape, Secretary