

APPROVED MINUTES OF THE REGULAR MEETING
OF THE KENTWOOD PLANNING COMMISSION
JUNE 11, 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 Porter.

C. Roll Call:

Members Present: Bill Benoit, Dan Holtrop, Sandra Jones(arrived late), Alex Porter, Ray Poyner, Darius Quinn, Doug VanderMeer, Sarah Weir

Members Absent: Ed Kape (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 50 citizens.

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

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

D. Declaration of Conflict of Interest

There was no conflict of interest statement expressed.

E. Approval of the Minutes and Findings of Fact

Motion by Commissioner Quinn, supported by Commissioner Weir, to approve the Minutes of May 28, 2024 and the Findings of Fact for: 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; 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; Case#12-24 – Kentwood Community Center – Site Plan Review for a building in Open Space Zone District located at 4755 Walma Ave SE

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

F. Approval of the Agenda

Motion by Commissioner Quinn, supported by Commissioner Weir, to approve the agenda for the June 11, 2024 meeting.

- Motion Carried (7-0) –
- Kape 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**)

Golder stated they are looking to reduce the number of units and go to mostly freestanding site condominiums rather than as many of the attached units that we had before. They are also working through the financing of Breton extended.

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

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

I. Public Hearing

J. Public Hearing

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 rezoning 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 right of way and 12 single family homes.

Golder stated that staff has maintained contact with the residents in this area whenever there is a Master Plan update because the residents have said that they want to continue 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 1980, 1988, 1995 the Master Plan recommended industrial. In 2005 the Master Plan designation was for conservation oriented development. At that time, there was a downturn in industrial development. The Master Plan also said we are looking for mixed use and office in terms of density and use. In 2012, conservation oriented development was again recommended, with possibly mixed use apartments and row houses as well as industrial and office.

Golder stated that the 2020 Master Plan recommends industrial. She stated the reason why the Master Plan recommends industrial includes the fact that 36th Street is a 5-lane arterial street. The speed limit is 50 miles per hour and there is 1.2 million square feet of existing industrial space. On the north side of 36th Street, east of some of the residences, there are 20 acres of land already zoned for industrial use and 10 acres of land that was recently approved for commercial development at 36th Street, with 127,000 square feet of commercial development.

Golder stated the 2020 Master Plan acknowledged the existing residences along 36th Street and the plan states that any proposed use must be developed as a PUD with sensitivity to the homes. The Master Plan states that the setbacks must exceed the requirements of the zoning ordinance and also limits the type of uses permitted in the areas adjacent to the homes. For example, the city did not approve a motor freight terminal on this site because the use was found to be inappropriate given the adjacent homes.

Golder stated that any development has to meet the performance standards that are outlined in the zoning ordinance to ensure it is appropriate for the area.

Weiss Technik has requested rezoning to IPUD and preliminary site plan approval for a 125,000 square foot building. The applicant indicated that they build environmental test chambers and employ mostly engineers and technicians. The company employs 135 people. The COO has said that for the foreseeable future there will be one shift and there will be 2-5 trucks at the facility per week.

Golder stated there are a couple of site plan issues that would need to be resolved in order for this to receive approval. The first issue is access. The driveway proposed for Weiss does not align with the driveway across the street. don't align. The west side of the building has a fire lane that 55' from the building, which may be an issue with the Fire Department. Golder stated that it would be better for the neighbors if the loading and dumpster were moved further to the north.

Golder stated she is recommending to the City Commission approval of the rezoning and conditional approval of the site plan as described in her memos.

Mike Houseman with Wolverine Building Group was present along with Robert Levert and Jeff Agar with Weiss Technik the CEO and COO.

Houseman stated that they acknowledge all of the items that staff has asked for and are not opposed. He stated that for the driveway location they are working on some options and a traffic analysis. There are three curb cuts that are close together. He is trying to align the Roskam driveway on the south side of 36th Street with the proposed Weiss driveway.

Houseman stated that the truck dock location is there because of the company's process. The supplies come in through the truck dock and rotate around the building and then go back out on the same spot. He stated that the closest house is 350 feet away from the truck dock and the other house that sits on the lot is 450 feet away from the truck dock and there is landscaping that will be placed in between with a 4 ½ foot berm. He stated they feel that the placement of that will not affect the residents of the area.

Houseman stated Weiss Technik is a conscientious company. They believe in community and employment and they believe in listening. They are not trying to be disruptive; they are trying to use the property for what it is master planned for. He stated part of the decision they made they just wanted the remaining acreage to the west remain undeveloped. They have no thoughts of using the land in the foreseeable future. There is a likelihood if they get approval they will put it up for sale as is. If any of the neighbors want to buy the property, they are open to that. He stated the proposed facility is built to last 10 years or more. That property is not really valuable to them, but the seller wouldn't let them parcel it off they would only sell all of the parcels as one.

Houseman stated Weiss Technik is the ideal business to have in the IPUD. They build test chambers for other manufacturers. The work is all indoors; it is climate controlled they don't open doors. They have invited neighbors over to see their operation. It is very quiet there. Their hours of work would be 5am-5pm. They have 138 employees but they are spread out throughout the day. They get about 2-5 trucks per week on average and they produce 6-10 environmental test chambers a month. They will be larger structures where they get put on a flatbed and if they can't fit on a flatbed, they would load the pieces on a truck and take it to where it needs to go and assemble it there.

Houseman stated the workers are highly educated and well paid. It is very hard to get these individuals to work 2nd and 3rd shifts so the likelihood of them going to shift work is very small if not zero. However, he can't predict the future.

Houseman stated there was a question about paint booth. They do have a paint booth but the stack does not have a scrubber. They submitted the MSDS information for it. It is a wet paint with no odor and they only use 2400 gallons on site at a time. The water tower is on the east side of the site and it blows water vapor when its running. He stated all the compressors are inside so the noise does not bleed out.

Houseman reviewed the applicability of the 12.08 pf the zoning ordinance and how the development meets these standards. It wouldn't be used as a truck terminal, there would be no truck trailer parking lot, there would be no refrigerated trucks that will sit out running all night. There would be no heavy outdoor lighting, no manufacturing processes that occur outdoors, no large stamping plants and no uses that produce unpleasant smells. He stated this would be part of the language in the development agreements.

Houseman stated the building meets the 12.08e the site with the minimum lot widths. The development meets all setbacks, but they are asking for a variance in the back to go to 50

foot instead of 100' adjacent to the Consumers Energy right of way to the north. Their building is 32 feet high and has no outdoor storage. On the side of the building they can't have more than 75% metal showing. They do have a concrete wall where they can put masonry on the bottom but under the new energy codes it is very hard to get the r value they need. They would meet the material requirements on the office areas on the side and front. A metal composite building material would look good and meet the energy codes.

Houseman stated they have also made a commitment on the lighting that everything will be cut off no light will bleed out. The light poles will be on timers so they can go off at night and only leaving the ones required for safety over doors.

Holtrop opened the public hearing.

Christina Holwerda, 4289 36th Street; Laura Szotko (mother lives at 4511 36th Street); Brad Szotko (grandmother lives at 4511 36th Street); Brook Seville 4487 36th Street; Betsy Sinke, (4511 36th Street) were present and emails were also submitted. They would like the area to remain residential and do not want an industrial project to come in.

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

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

VanderMeer thanked the applicant for addressing the concerns that were brought and also thanked the residents for their comments. He wanted to make sure there were no environmental conditions that would affect the neighbors. Houseman stated there are no environment products in the building or on the site that will affect the neighbors. VanderMeer questioned if they had meetings with the neighbors. Houseman stated they have had meetings with the neighbors and a zoom meeting with a neighbor that lives out of state. VanderMeer questioned the loading docks. Agar stated this is preliminary site plan is and there is no reason why the docks can't be moved further north.

Porter thanked the neighbors for coming out. He stated if it stays residential it would still change the nature of the neighborhood; it could be bunch of homes built in there. He stated he has been in the Weiss facilities and it is quiet it is very different than a factory. Porter stated the building is on the east end of the property and the drive is to the west and there was discussion as to whether that can be flipped. Houseman stated he thinks there is a possibility to do that the decision was made to keep this orientation because they did want to have some street presence. They have a nice looking building. The property has been for sale zoned residential and nobody has come forward to do residential. Porter stated he would like to see the MSDS pages. Porter questioned if they would want 50 homes. Houseman stated he sent that to the neighbors and the desire was residential great with condos or townhomes or single family and he told the property was too expensive to do single family homes, they didn't want apartments. Discussion ensued.

Quinn stated he also appreciated the neighbors' concerns. He stated his struggle is the property has been vacant. Quinn questioned the truck movement. Housman explained to him how it would work and stated they feel it would work out just fine.

Jones stated we always appreciate the public coming out. She stated in Kent County there is a shortage of industrial space. Jones stated if you want to control what happens on property you don't own you have to buy it. She appreciates Weiss Techniks communication they have had and the extra work they are doing to accommodate the neighbors. She stated the house has been for sale as residential and nobody bought it. She stated as residential she believes there would be more traffic.

Weir stated it is helpful to hear the community. She stated it has been vacant. She thinks they would be a good neighbor.

Poyner stated he echoes the comments of the commissioners. He stated he feels like all the areas have been addressed and this seems ideal. Poyner questioned the northeast corner to the dock it is going to be a considerable amount of distance. Houseman stated about 720 feet.

Golder stated one item she forgot to include is that if the house is separated then it is landlocked and it would have to have an easement across the property in case they have to get to it. Agar stated if they could have just purchased the lot they want to build on they would have if somebody wants to buy the other lot they have no need for it no interest they have all the space they need for a long time.

Holtrop questioned the access to the home that is not included in the purchase. Housemen stated there will be a lot line adjustment and remain R1-C and there will be an easement along to access it they are not landlocking it they are just not rezoning it. Holtrop asked how the environmental chamber work on the flatbed. Agar stated they use forklifts and set them on the trucks. Holtrop questioned if they will have a truck of their own on the property. Agar stated they will get rid of their truck they won't need it. The truck sits there turned off for 1-2 hours while loading. Discussion ensued regarding other locations.

Motion by Jones, supported by Poyner, to recommend to the City Commission approval of the request for rezoning 9.82 acres of land located at 4401 and 4375 36th Street from R1-C to IPUD Industrial Planned Unit Development as described in Case No. 13-24. Approval is conditioned on additional points 1-3 and basis points 1-9 as described in Golder's memo dated June 5, 2024.

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

Motion by Jones, supported by Quinn, to recommend to the City Commission conditional approval of the preliminary site plan dated June 4, 2024 for the Weiss

Technik Industrial Planned Unit Development as described in Case No. 13-24. Approval is conditioned on conditions 1-11 and basis points 1-12 as described in Golder's memo dated June 5, 2024.

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

K. Work Session

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

Pung stated the request is to rezone 15.96 acres of land from R1-A Estate Residential and R1-C Single family Residential to R1-D Single Family Residential. He stated a portion of the site is encumbered by wetlands and floodplain. Access would be coming off 52nd Street and Natureview Drive.

Pung stated the proposed R1-D zoning allows for smaller lots as small as 5,500 square feet with a 50-foot width. Pung stated under plats and site condominiums there is an averaging requirement. Although they can go down to 5,500 square feet and a 50-foot width, the overall development has to have an average of 6,500 square feet and average a width of 60 feet. Pung noted that for comparison the Jefferson Farms subdivision their average lot is 9,500 square feet with a minimum lot width of 60 feet. He stated Jefferson east, that was conditionally rezoned to R1-D with a minimum square foot lot of 7,200 square feet and minimum lot width of 60 feet.

Pung stated the Master Plan recommendation is for low density residential development which is less than 4 units per acre. He stated under an R1-D zoning, there is the potential to get medium density residential which is 4-8 units per acre. But, when you look at the averaging requirements, and the environmental constraints along with the Master Plan recommendation for low density residential, that is going to restrict this development to less than 4 units per acre.

Pung stated the main issue is when you have smaller lots is with garage placement and the new architectural standards. One of the requirements is the garage cannot exceed more than 50% of the overall width of the house. He stated you would have to look at rear load garages or detached garages in the back. Pung stated the R1-D zoning district does allow for building setbacks of 25 feet. The architectural standards are going to require a minimum of 35-foot setback for the garage.

Chris VanderHoff, Bosco Construction was present. He stated there is a housing shortage and we need to get more houses on the land. He stated this site works pretty well. He stated there is going to be a mix of some bigger lots and smaller lots. He stated they have a public works yard to the west that the City of Kentwood owns. To the north they have

the powerline and the abandoned landfill behind them. He stated they are checking out some of the power lines at the south end. He stated that is going to be the best spot for the stormwater detention area so that will remain greenspace and dry. He stated he thinks this is a good fit for this site. He stated they would like to build more quality homes and also meeting the architectural codes. He stated they are proud of what they build. He stated they want to keep affordability, but, still have a quality home and you can't have huge lots to make that work. He suggested the commissioners drive to his other development Windy West and check out the homes that they have built.

Holtrop stated the big question is with the lot size how the houses and the garages will fit. VanderHoff stated he has read the standards and has been involved in several meetings and they can meet the ordinance.

Poyner questioned if we are going to meet the requirement of less than 4 homes per acre why even do this. Pung stated the minimum lot area for R1-A is 5 acres. You can't have a lot less than that. Pung stated you have to rezone it to something other than R1-A. Poyner stated with the rezoning it is still going to be closer to low density residential. VanderHoff stated as it sits, they would be able to build 5 or 6 houses on the whole parcel.

Quinn questioned the price point. VanderHoff stated he is trying to stay under 400K.

VanderMeer stated if we approve this will we lose control of what gets developed in there. Pung stated no the architectural standards will apply. VanderMeer stated if he creates rental properties or if he sells to more than one owner and that owner wants to have multiple rental properties how would that play out. Pung stated if someone wants to buy a home, we don't have control over someone renting their home out. VanderHoff stated the numbers would never work to build these houses and then rent them out.

Holtrop stated his only concern was getting too small of a lot VanderHoff stated there is going to be some larger lots and it does have to meet the average of 60 feet in R1-D. It's not going to be too much different than what has been approved before.

Case#15-24 – TC 4301 60th Street – Site Plan Review and Major Change to a PUD located at 4175 -60th Street SE;

Golder stated this is the Steelcase PUD. She stated the PUD is 408 acres and was originally planned for a total 6 million square feet of manufacturing or office space. She stated since 2014 Steelcase started selling off properties to a number of businesses. Golder stated when there is a major change to the PUD, it requires them to come back to the Planning Commission and the preliminary plan has to go to the City Commission and then a final plan is approved by the Planning Commission.

Golder stated Third Coast Development is looking to develop building K. She stated 350,000 square feet and then a 45,000 square foot building was planned in the PUD. She stated this is the same location as Grooters Development that had a project approved that

never constructed. Golder stated to be consistent with this approved PUD plan and go right to final approval, it would have to be about 400,000 square feet. The proposed building is about 600,000 square feet, so it is bigger than what was originally approved.

Golder stated Third Coast Development is proposing another curb cut onto East Paris. There was only one planned driveway on East Paris and that is one that would have aligned with Bailey's Grove. The whole purpose of the approved driveway is service for passenger vehicles for these offices and service uses that were going to be planned along East Paris when it was going to be Steelcase. Now, it probably won't be Steelcase. The justification for that second curb cut now must be addressed. She stated one of the facets of the original Steelcase plan is that they had the internal service driveways. She stated when it was going to be Steelcase you could get all the way around Steelcase campus through the internal driveways. Golder stated one concern with the this proposed plan for the north/south drives is, if you are a truck how do you get to the north.

Golder stated Third Coast Development East Paris curb cut driveways would be for passenger vehicles only. Truck traffic would come off of 60th Street. Now the road has been disconnected between the north/south drive that Steelcase uses and the curb cut to 60th Street. She stated we are looking at these concerns to make sure the property to the north has access and can get trucks in and out. She stated part of this is a Steelcase's problem but she understand they are coming in with their own amendment to the PUD. She stated they may address this, but for right now we don't know what exactly they are going to do. Golder stated that Third Coast Development has replaced a north/south driveway with the firelane. The Fire Department has some concerns about using the firelane for other access point into the whole area to the north. There is a sight distance issue as well.

Golder stated with respect to the East Paris access, a traffic analysis done. The proposed access this is aligned with the egress driveway for the school. With respect to East Paris and school traffic they are offset for the peak times. She stated we would want to look at increases and whether or not it would be conflict with the school driveway. She stated we also want the traffic engineer to project out more than just to 2025.

Golder with respect to building elevations, they are looking at tilt up concrete we want to take a look at that to see if it meets our ordinance or ask for a waiver which might be the way that they have to go. She stated we also need additional information on site lighting.

Brad Rosely, Third Coast Development was present. He stated this building will be a completely food grade building so all smells will be good coming out of it. He stated regarding the road, the Fire Department staff bought up, there would be no parking on that road. You wouldn't have any issue with anyone parking there and 30 feet is what is required and what is necessary. He stated they do not think that is going to be an issue. He stated there is a chance that they are going to end up purchasing the north property anyway unless Steelcase keeps it. He stated the reason why they are cutting off access is

because Steelcase doesn't want anybody going onto their property due to customs restrictions. He stated they think coming off East Paris would be great. He stated they got a traffic study done and the study recommended a decel lane coming from the south and they are fine with it. They want them to extend another 20 feet further. He stated that is acceptable.

Rosely stated in regard to the Steelcase Master Plan, years ago there were a couple of buildings that will never get built. He stated they are excited about doing this, they already own the land they already have the tenants. They are excited about bringing in 150-200 new jobs to Kentwood.

VanderMeer questioned if the loading docks shouldn't be street facing. Golder stated that they shouldn't be in the front yard, but they are saying that their front yard is East Paris. VanderMeer questioned the drainage. Golder stated they have had the drainage planned from the 1980's so all the ponds are detention ponds. Rosley stated ½ the lot goes to the right ditch, the other ½ goes to the left ditch and it all goes into pond 6 within the development.

Porter stated there is a ditch that runs from what will end up being the Steelcase property up towards the larger pond. That is going to go under the road; he is assuming there are culverts. Rosley stated yes that is correct. Discussion ensued. Porter questioned if there was a way that the other plan be followed through so that there is one curb cut. Rosley stated Steelcase will not allow it because of customs. Porter questioned the traffic study. Golder stated she wants them to project traffic further out than just 2025. Porter questioned if the fire lanes will be two lanes. Rosley stated it will be two lanes. Discussion ensued.

Jones stated he mentioned there will be 150-200 jobs she was wondering has he given and thought about public transportation and if there has been any discussion with the Rapid because everyone doesn't have a car. Rosley stated they have talked about Rideshare They would love to try and get a bus stop in the area for both sides of the facility. Schweitzer stated there is transit service out in that area now called Rapid Connect.

Poyner questioned parking. Rosley stated there will be two shifts.

Holtrop questioned whether they can't access the north/south road that is already there. Golder stated they proposed cutting off the connection and she doesn't know what Steelcase has planned but Steelcase could no longer use that boulevard driveway to get to 60th Street. Rosley stated they are potentially coming in for their own curb cut, but for the near future they are not going to cut that off until they get everything approved. Discussion ensued. Holtrop stated he is not in favor of East Paris access. Rosley stated the curb cut on East Paris they think it is nice because they are going to have a corporate headquarters and they would like to have their own driveway. They aren't going to be up

near the road, they sit way back because they have ditch and pond between them and the road.

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;

Pung stated the request is for an 8,700 square foot building for a place of worship off of Potter Avenue. He stated the site currently encompasses 3 parcels and would have to be combined into a single parcel as part of the development. He stated at the staff review the only issue is that we wanted to ensure the building height was in compliance and the landscaping requirements in regard to the screening for the adjacent residential. He stated other than that there were no real issues. He stated churches are common in the residential areas and are considered compatible with residential.

Robb Lamer with Exxcel Engineering was present. He stated it is a simple project. It is a church and it seems like the right place for this use and fits the site quite well. He stated the toughest part is probably the detention and stormwater. He stated there is an existing sanitary sewer line that runs north/south through the property to the apartments. He stated they have to have the detention on that side; they can't go east.

The commissioners were in support of the project. Quin stated he likes the project but noted that it takes a chunk out of the natural space and takes away some of the habitat. Lamer stated there is a lot of open space that is not being taken down. The very far east half is staying the way it is.

VanderMeer questioned if there have been any discussions with any of the neighbors. Sosa stated the owner of the apartments wanted to buy the property to make it apartments they met them. VanderMeer questioned if they are in an existing location. Sosa stated they have been renting the Potter's House. Sosa stated they have been trying to get this project up and running for about 8-9 years now they don't have the money so they have been saving and they are closer. Ms. Gararo stated they are very active in their church. She stated one of the neighbors was baptized in a pool of water. She stated God gave them the reason why they are there. She asked for prayers because they need funds.

Case#17-24 – Zoning Ordinance Text Amendments – Residential Architectural Requirements and Short Term Rental fines

Golder stated these are the housing changes that the commissions have seen before Schweitzer stated the short term rental fines is another one we would like to review. He stated there is a zoning ordinance amendment to make it illegal to have short term rental, defined as a rental of 27 days or less. Likewise there were amendments to the rental registration program to the same effect. Since then, there have been a number of reports from neighbors. We have investigated there have been a couple of default judgments. Those who were cited didn't show up. Schweitzer stated it will continue to be a municipal civil infraction. Right now, the first violation is \$65 dollars, second violation is

\$130 dollars ad the third violation is \$250 dollars. He stated we would like to change it to \$500 for the first violation, \$2,500 dollars for the second violation and \$5,000 dollars for the third and subsequent violation. Schweitzer stated the judge is not obligated to apply the full amount. They have to take a look at the circumstances that are in front of him/her.

Holtrop stated in Gun Lake/Yankee Springs rentals violations for the first one is \$2500 dollars

Jones questioned if someone has already had their first and second violation will they then go to the \$5,000 dollars or does the clock start over. Schweitzer stated we have had some discussion, and he will get clarification up with the City Attorney. Porter questioned when does the clock start over. Schweitzer stated he will follow up and get back with the commissioners for the public hearing.

L. New Business

No new Business

M. Other Business

1. Commissioners' Comments

Porter stated there was a LUZ meeting. One applicant was a group home they want to put a duplex on a residential parcel and an activity hall. They want to put 4 group homes (adult foster care) on the same parcel.

Porter stated also LUZ also considered a training facility. They want to rezone the property back to commercial. They were worried about the amount of traffic and getting off of Broadmoor.

2. Staff's Comments

Staff offered no additional comments.

N. Adjournment

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

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

Meeting adjourned at 9:55pm

Respectfully submitted,
Ed Kape, Secretary