



AGENDA
CITY OF KENTWOOD PLANNING COMMISSION
WEDNESDAY, AUGUST 9, 2023
KENTWOOD COMMISSION CHAMBERS
4900 BRETON AVENUE, SE
7:00 P.M.

Conf Rm. #119 - LUZ Committee Meeting - 6:30pm - (Benoit, Jones, Holtrop, Kape)

- A. Call to Order
- B. Pledge of Allegiance (Poyner)
- C. Roll Call
- D. Declaration of Conflict of Interest
- E. Approval of the Minutes of June 25, 2023 and Findings of Fact for: **Case#15-23** – EquipmentShare- Zoning Ordinance Text Amendment (Consideration of Special Land Use Open Air Heavy and Industrial Equipment Sales, Rental and Service)
- F. Approval of the Agenda for August 9, 2023
- G. Acknowledge visitors and those wishing to speak to non- agenda items.
- H. Old Business

Case#16-23 – Kum & Go – Special Land Use and Site Plan Review for a Vehicle Fuel Station located at 2975 and 2995 28th Street SE (**Tabled from the June 25, 2023 meeting**)

- I. Public Meeting

Case#17-23 – Bosgraff Walma 44th - Change in the Master Planned Land Use Designation from Low Density Residential to Medium Density Residential located at 2802 – 44th Street SE;

- J. Public Hearing

Case#18-23 - EquipmentShare – Special Land Use and Site Plan Review for an Open Air Construction and Industrial Equipment Sales and Rental located at 4250 – 52nd Street SE;

Case#19-23 – EquipmentShare – Final Site Plan Review of a PUD located at 4250 -52nd Street SE

K. Work Session

Case#20-23 – Mi Prime Logistics – Special Land Use and Site Plan Review for a Major Vehicle Repair Located at 5120 East Paris SE

L. New Business

Set public hearing date of September 12, 2023, for: **Case#21-23** – Fox Ford Commercial Vehicle Service Facility – Special Land Use and Site Plan Review for Vehicle Repair Located at 3560 – 28th Street SE

M. Other Business

1. Commissioners' Comments
2. Staff's Comments

N. Adjournment

*Public Hearing Format:

1. Staff Presentation – Introduction of project, Staff Report and Recommendation
Introduction of project representative
2. Project Presentation – By project representative
3. Open Public Hearing (please state name, address and speak at podium. Comments are limited to five minutes per speaker; exceptions may be granted by the chair for representative speakers and applicants.)
4. Close Public Hearing
5. Commission Discussion – Requests for clarification to project representative, public or staff
6. Commission decision – Options
 - a. postpone decision – table to date certain
 - b. reject proposal
 - c. accept proposal
 - d. accept proposal with conditions.



MEMORANDUM

TO: Land Use and Zoning Committee

FROM: Terry Schweitzer, Community Development Director

DATE: August 3, 2023

RE: Prospective Rezoning to Accommodate Indoor and Outdoor Recreation and Retail Sales

Attached is a narrative, concept site plan and floor plan for properties in the northeast quadrant of 52nd Street and Broadmoor Avenue. The property is currently master planned and zoned for industrial use. The restaurant use would be permissible under the current I-1 Light Industrial zoning, subject to Special Land Use and Site Plan review and approval by the Planning Commission. Retail as well as indoor and outdoor recreational uses are not permitted under the I-1 Light Industrial zoning.

You may recall there was a request to modify the Master Plan for the two properties right on this corner (5180 Broadmoor and 4561 52nd Street) from industrial to retail in early 2022. The applicant for that request, Kum & Go, was seeking to develop a gas station and convenience store. After the review of that request by the East Beltline South Advisory Committee (see attached meeting minutes) the applicant withdrew its request (also attached). You will note that the Michigan Department of Transportation (MDOT) staff were very concerned with the traffic projections and movements associated with the proposed use as well as compliance with the MDOT access design standards.

Another consideration of the prospective rezoning is the relative supply of industrial land within the city. While the site under consideration has been vacant for a long time, it is still zoned to accommodate industrial development. Attached you will find a concept plan that shows how the site could accommodate two industrial buildings of between 34,000 and 38,000 square feet in area.

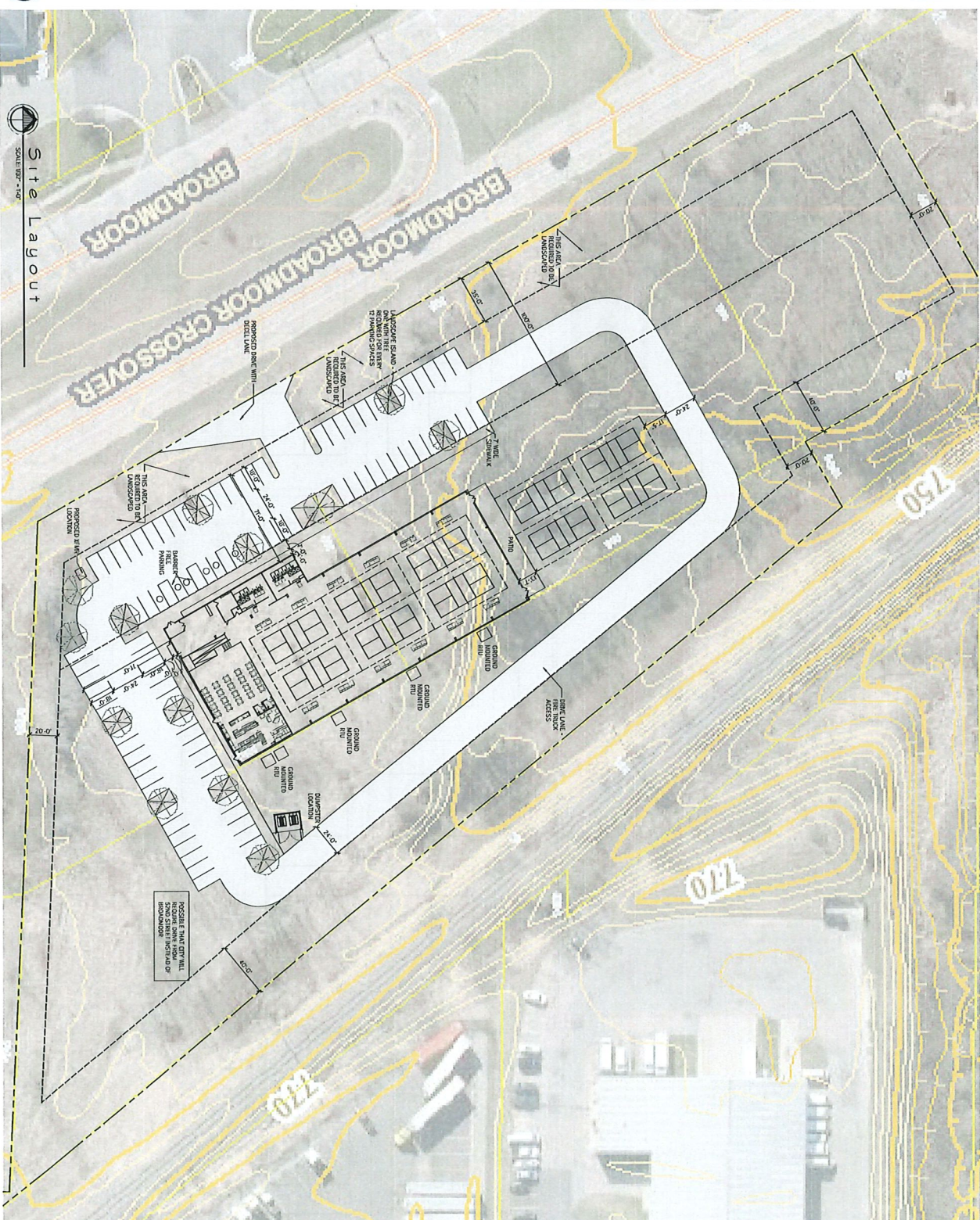
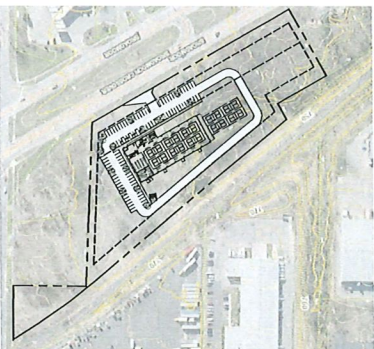
5080 Broadmoor Ave, 5090 Broadmoor Ave, 5140
Broadmoor Ave, and 4581 52nd St, SE

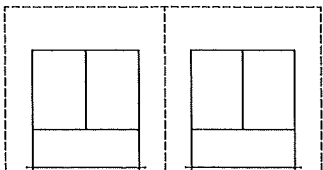
**Parcels #41-18-25-400-071; 41-18-25-400-073; 41-18-25-400-075;
and 41-18-25-400-036**

Overview Of Proposed Use:

The owner/developer is proposing to construct indoor and outdoor pickleball courts, indoor whiffle ball field, a restaurant, and a pro-shop/retail facility on the property. A conceptual site plan/floor plan is included to illustrate a preliminary layout of the property.

It is understood that this use would require a rezone of the property, as well as site plan approval of the project.





First Floor Plan
SCALE 3/16" = 1'-0"
23,544 SQ. FT. INTERIOR



Memorandum

TO: East Beltline Advisory Committee

FROM: Terry Schweitzer, Community Development Director

DATE: January 21, 2022

RE: Development Concept, NE Corner of 52nd Street and Broadmoor (M-37)

Atwell, LLC, on behalf of Kum & Go, has submitted a request to the city of Kentwood to amend the future land use designation of the northeast corner of 52nd Street and Broadmoor (M-37) to change from the current Industrial classification to Commercial. It is their stated intent to develop the property as a vehicle fuel station use. The 2.2-acre site is made up of two parcels (see attached Master Plan Amendment Exhibit), currently zoned I-1 Light Industrial.

The magnitude of this proposed land use change, especially along the M-37 State Trunkline, warrants a comprehensive review including the Michigan Department of Transportation MDOT, KCRC and the neighboring Four Corner communities. We are appreciative that the 2021-22 Work Plan for the Grand Valley Metro Council included the resurrection of this advisory committee to provide this broader perspective.

The attached narrative submitted by the applicant details their reasoning for the proposed land use change. The applicant has previously met with Kentwood Planning staff to discuss the site and they are aware of the reasons staff has expressed opposition to the request. We feel there are several existing fuel stations in the immediate and larger vicinity to support the need for fuel/convenience facilities. There is also the matter of the availability of land suitably zoned to support industrial development in Kentwood and the greater Grand Rapids area. The site of the industrial development along M-37 just south of 52nd Street is arguably configured and constricted like this northeast corner. It is not unreasonable to expect that a similar industrial development would likewise be successful.

We have previously viewed a concept plan for a fuel station/convenience store in the northeast quadrant of 52nd Street and M-37. Aside from the land use and zoning compliance issues, it also raised concerns with access control standards relative to the intersection of a major arterial street and a state trunkline as well as safely distancing private driveways from the boulevard median openings administered by MDOT and KCRC. We are seeking guidance from our road agency partners to ascertain what type of traffic analysis may be desirable/necessary to factor into the project review.

East Beltline South Zoning Advisory Committee

Virtual Meeting

9:30 am

January 26, 2022

Members Present: Laurel Joseph, Grand Valley Metro Council GVMC Director of Transportation Planning, Dennis Kent, MDOT, Tyler Kent, MDOT, Kerwin Keen, MDOT, Tim Haagsma, KCRC, Dan Wells, Gaines Township Director of Community Development, Brian Hilbrands, Cascade Township Action Planning Director, Lynee Wells Caledonia Township Planning, Brad Boomstra, Kentwood City Engineer, Terry Schweitzer, Kentwood Director of Community Development,

Others Present: Andrea Faber, GVMC, George Yang, GVMC, Bradley Doane, GVMC, Dan Lemons, Kum & Go LLC, Eric Lord, Atwell LLC, Ryan Halder, Atwell LLC, _____ Real Estate Representative

I. Introductions

Everyone introduced themselves

II. Brief background on this committee

Dennis Kent and Schweitzer and provided history and role of East Beltline Advisory Group as a GVMC subcommittee into early 2000's when it stretched from Caledonia Township to the south and Plainfield Township to the north. It provided a forum for land use and transportation officials from the respective communities and road agencies to discuss proposed changes in land use and/or transportation facilities.

III. Introduction to the proposed project

Schweitzer provided context to the proposed change to the future land use designation on the northeast corner of 52nd Street and Broadmoor from industrial to commercial being submitted on behalf of Kum & Go, a chain of fuel station/convenience stores. He noted that the Kentwood frontage along M-37 (Broadmoor Avenue) was predominately master planned and zoned industrial with the exception of the 6.5 acre area on the northwest corner of 52nd Street and M-37.

Schweitzer informed the committee that the applicant had previously met with Kentwood Planning staff to discuss the site and they are aware of the reasons staff has expressed opposition to the request. We feel there are several existing fuel stations in the immediate and larger vicinity to support the need for fuel/convenience facilities. There is also the matter of the availability of land suitably zoned to support industrial development in Kentwood and the greater Grand Rapids area. The site of the industrial development along M-37 just south of 52nd Street is arguably configured and constricted like this northeast corner. Schweitzer stated it is reasonable to expect that a similar industrial development would likewise be successful.

IV. Additional detail provided by applicant

Atwell Representative Eric Lord explained that he and his client, Kum & Go, felt the area currently lacks the fuel and convenience facilities necessary to meet the needs of this industrial corridor. He noted that the site is ideally situated on a major corridor that connects the industrial district with the freeway. He went on to note the existence of the inactive rail spur just to the east of M-37 and the less than desirable geometry of the frontage properties for industrial development. He also questioned the need for the rail spur given the absence of rail sidings serving existing area industrial businesses.

V. Discussion, feedback, and questions

Lynee Wells noted in the past 12 months Caledonia Township had approved two fuel station/convenience stores on the northeast and northwest corners of 68th Street and M-37 consistent with the Township Master Plan and zoning. Dan Wells indicated no such uses had been proposed/approved in Gaines. Hilbrands pointed out there is an existing fuel station/convenience store at the intersection of M-37 and Paterson Avenue in Cascade but there is no other similar use planned for this area of the township. Dennis Kent provided information on the existing rail spur east of the subject property. The Right Place, Inc and Kentwood staff continue discussions with current and future industries in the area about opportunities for direct rail service, or intermodal connections.

MDOT staff recommended that access to and from development along East Beltline/Broadmoor provide enough distance from existing East Beltline/Broadmoor and 52nd intersection. The MDOT guideline of a minimum 460-foot separation was noted. The spacing is important for reducing/mitigating conflict points and ensuring traffic flow is maintained, especially for trucks. It was noted that the commercial development described by the Kum & Go representatives is anticipated to generate significant traffic, so mitigation measures would need to be in place.

Tyler Kent asked if a potential mitigation measure could be traffic routing to Patterson Avenue. Discussion ensued about the prospect of regarding possible parallel access management along East Beltline/Broadmoor north of 52nd Street. Kum & Go representatives discussed the possibility of purchasing addition property to provide adequate distance to accommodate turning movements in and out of development relative to the adjacent intersection. MDOT staff indicated specific data and designs from the developer would be required before determining whether this or any other mitigation measure is appropriate.

- Schweitzer provided summary of potential next steps. Ultimately, he felt that the requested change in the Kentwood Master Plan land use classification to commercial would be necessary to rezone the property and allow for subsequent consideration of Special Land Use and Site Plan approval of the Fuel Station/Convenience Store. The developer will need additional study before approval from the transportation agencies for all permits and access issues associated with the development.

VI Other business

Schweitzer suggested that the next meeting of this group involve the review of the Four Corners Study that was completed in August 2019. He noted it would also be helpful to research the review criteria that was previously used by the original East Beltline Advisory Board.

Adjournment

The meeting adjourned at 10:20am



February 17, 2022

Mr. Terry Schweitzer
Community Development Director
City of Kentwood
4900 Breton Road SE
Kentwood, MI 49508

Re: **Kum & Go Master Plan Amendment Application Withdrawal**
Northeast Corner of Broadmoor Ave SE and 52nd Street SE

Dear Mr. Schweitzer:

After much consideration, we are writing to inform you of our decision to withdraw the application for Master Plan amendment of the above referenced property. The feedback we received from City staff and the Corridor Advisory Committee was very helpful in determining our next steps. Our goal is always to gather as much input as possible in order to move forward with a project that is in line with the goals of the Kentwood community.

While we remain very excited to bring the Kum & Go brand to the City of Kentwood, it has become clear to us that this particular location may not be the best fit. We will continue to look for a more suitable location to operate our business and look forward to coming before you again in the very near future. We are confident that you will find Kum & Go to be a great partner in the Kentwood community. We love what we do, have a genuine compassion for our customers, associates, families, and communities; and expect & deliver superior performance.

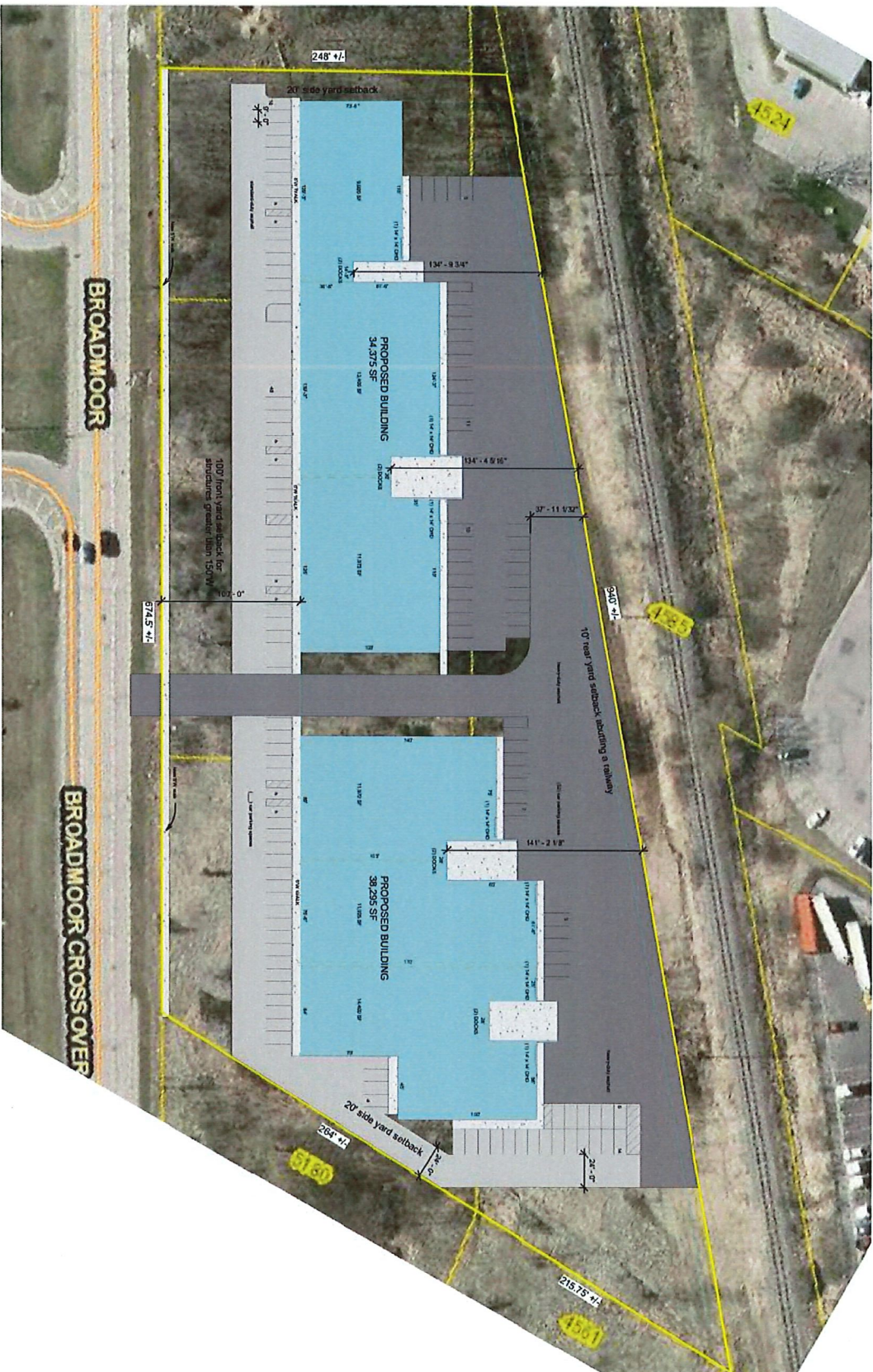
Thank you for your time and allowing us the opportunity to explain our intentions for the property and obtain feedback from this group.

Respectfully,
KUM & GO, L.C.

A handwritten signature in black ink, appearing to read "Ryan Halder", is written over the typed name.

Ryan Halder
Senior Site Development Manager

Second Step



PROPOSED MINUTES OF THE REGULAR MEETING
OF THE KENTWOOD PLANNING COMMISSION
JULY 25, 2023, 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: Bill Benoit, Dan Holtrop (arrived late), Sandra Jones, Ed Kape, Alex Porter, Doug VanderMeer, Sarah Weir(arrived late)
Members Absent: Ray Poyner, Darius Quinn (absent with notification)
Others Present: Economic Development Planner Lisa Golder, Senior Planner Joe Pung, Planning Assistant Monique Collier, the applicants and about 40 citizens.

Motion by Kape, supported by Benoit, to excuse Holtrop, Quinn, Weir, and Poyner from the meeting.

- Motion Carried (5-0) –
- Holtrop, Quinn, Poyner 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 Benoit, supported by Commissioner Kape, to approve the Minutes of July 11, 2023.

- Motion Carried (5-0) –
- Holtrop, Quinn Poyner and Weir absent -

- F. Approval of the Agenda

Motion by Commissioner Kape, supported by Commissioner Porter, to approve the agenda for the July 25, 2023 meeting.

- Motion Carried (6-0) –
- Quinn, Poyner and Weir absent -

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

There was no public comment.

Case#15-23 – EquipmentShare- Zoning Ordinance Text Amendment(Consideration of Special Land Use Open Air Heavy and Industrial Equipment Sales, Rental and Service)

Pung stated the request was tabled to have further discussion on screening and the allowance for different height for the equipment. He stated based on that, there were changes made to the recommendation. He stated the recommendation is to recommend to the City Commission to amend the Kentwood Zoning Ordinance as follows:

Amend Section 10.2.A Table of Use to add:

Open Air Construction and Industrial Equipment Sales and Rental as a special land use in the I1 Light Industrial and I2 Heavy Industrial districts.

Amend Section 15.03 Special Land Use Specific Approval Standards to add the following:

KK: Open Air Construction and Industrial Equipment Sales and Rental

Amend Section 15.04 Site Design Standards to add the following:

KK: Open Air Construction and Industrial Equipment Sales and Rental

1. There shall be a minimum front yard landscaped setback of thirty-five (35) feet. No parking, storage, or display is permitted within the landscaped setback.
2. The maximum height of equipment stored or displayed in the front yard shall be no more than ten (10) feet.
3. A landscaped berm or solid wall at least three (3) feet in height may be required in the front yard.
4. The maximum height of equipment stored or displayed in a rear or side yard shall be no higher than thirty (30) feet or the height of the building, whichever is less; although, when the height of the equipment will exceed fifteen (15) feet additional screening, landscaping, or setbacks may be required.
5. Additional screening and setbacks may be required for lots with frontage on more than one street.
6. A six-foot high vertical screen and/or a buffer zone may be required along the side and rear lot lines to enclose and screen the open air sales and/or storage area.
7. The lot areas used for parking, display, or storage shall be provided with a bituminous or Portland cement binder so as to provide a permanent, durable, and dustless surface and shall be graded and drained so as to dispose of all surface water.
8. The equipment shall be in good working order and shall be fit for the purpose for which it is to be used.

Amend Section 12.08.E.4 to read as follows:

Outdoor Storage: All business, services, or processing shall be conducted wholly within enclosed buildings with the exception of outdoor contractor's storage yards and open air construction and industrial equipment sales and rental which must be screened from view from any public street.

Basis:

- 1) The proposed amendments would make allowance for Open Air Construction and Industrial Equipment Sales and Rental in industrial districts.
- 2) The proposed use is an appropriate use for industrial districts as a special land use.
- 3) Ability to require additional landscaping, screening, and setbacks provides flexibility to address visibility and other issues.
- 4) Ensure inoperable and/or junked equipment is not stored on the property.

The Commissioners were in support of the language added and offered no additional comments.

Motion by Holtrop, supported by Benoit, to recommend to the City Commission to amend the Kentwood Zoning Ordinance No. 9-02 as described in Pung's memo dated July 19, 2023.

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

I. Public Hearing

Case#16-23 – Kum & Go – Special Land Use and Site Plan Review for a Vehicle Fuel Station located at 2975 and 2995 28th Street SE

Golder stated the proposed Kum and Go development is located on a 1.496 acre property at the northeast corner of Ridgemoor Avenue and 28th Street. The station is proposed to be open 24 hours a day. Six gas pumps (12 pumping stations) are proposed. The convenience store is 3,968 square feet in area.

Golder stated the existing businesses (West Marine and a second hand store) are served by a 28th Street driveway shared with the adjacent Dollar General store. Ridgemoor Avenue is a 30 foot paved road within an 80 foot right of way. The speed limit on 28th Street is 45 mph. Golder stated there is an access easement that runs along the common property line and goes out to Ridgemoor Drive

Golder stated the existing businesses are served by a driveway on 28th Street as well as two driveways on Ridgemoor Avenue. The 28th Street driveway is divided with a median and shared with the adjacent Dollar General store. The driveway is full service and is

located approximately 292 feet from Woodland Mall Drive. The property to the east of the Dollar General store (Batteries Plus and Sleep Doctor) have two driveways to 28th Street. She stated there does not appear to be restrictions of left turn movements out of the property, and cross access is permitted to Ridgemoor Drive.

Golder stated the site's two existing Ridgemoor driveways do not currently align with the driveways on the west side of Ridgemoor. The proposed Kum and Go development proposes the alignment of the southern driveway with an existing driveway that serves the alterations shop on the west side of Ridgemoor, 154' north of 28th Street. The proposed new curb cut is 46' wide at the Ridgemoor right of way; 30' is the maximum permitted as per Section 54-194 of the Kentwood Code of Ordinances. The proposed curb cut onto 28th Street is also approximately 46'; the width of this driveway is being reviewed by MDOT.

Golder stated the existing northernmost driveway on Ridgemoor Avenue also does not align with the driveway on the west side of Ridgemoor Avenue. An access easement exists on the property that serves Dollar General. The easement extends from Ridgemoor Avenue to the east, then turns south along the common property line between the site and Dollar General. The joint easement would be used for deliveries to the respective sites, with the exception of fuel delivery for the proposed Kum and Go.

Golder stated staff is looking to table the proposal. MDOT has jurisdiction over 28th Street. They sent a letter indicating a preference for right-in right-out driveway for the shared Dollar General/ Kum & Go driveway. Because it is an easement, they can't require Dollar General to accept that. She stated MDOT would like to meet with Dollar General to talk to discuss allowing for the right-in right out driveway.

Golder stated there was discussion at the work session regarding the level of service of the various driveways on 28th Street. The traffic study provided by Kum & Go says even with the addition of Kum & Go, the level of service will not degrade significantly or at all. However, MDOT points out that over the past 5 years between Ridgemoor and Woodland Drive there has been 93 accidents. She asked the Kentwood Police Department, and they said there were 153 accidents. Kum & Go has provided data regarding some of the accidents but those were just with the shared driveway. Golder stated the concern that MDOT has is that the center turn lane to the mall backs up and therefore left turns will be difficult out of the Kum & Go driveway and there might be more accidents as a result. This is why MDOT wants the right in right out driveway. Golder stated we will table the request to the August 9 meeting and hopefully MDOT will have a chance to meet with Dollar General.

Michael McPhearson, Atwell was present. He stated they acknowledge that MDOT has requested to meet with Dollar General and understand the desire to table the meeting. He stated there are existing easements and they need the cooperation of the neighbors in order to modify anything.

Jones opened the public hearing.

Patrick Cooke, 2708 Ridgemoor was present. He stated he is the second residence behind the proposed Kum & Go. He stated the land slopes and has a 15 foot drop before it moves up Ridgemoor which means he will have a direct line of sight in that area. He stated traffic is a problem, he sees the accidents. He stated right now it may appear that traffic isn't a problem but that is because school is not in session. The neighborhood and Ridgemoor is full of rentals that are often rented to college students. When school starts there is a school bus stop on Ridgemoor.

Mary Buchard, 2759 Mulford Dr. stated she is also on the board for the Mulford Place Condo Association was present. Her concerns were traffic and the amount of other gas stations in the area.

Marcial Benavidez, 2716 Ridgemoor behind the proposed project was present. He was also concerned about the traffic, safety, health and peace.

Unice Benavidez, 2716 Ridgemoor was present. She stated she is concerned about traffic, accidents, crime, foot traffic and contamination.

Selimi Muharrem, 2658 Ridgemoor was present. He stated his concern is traffic, accidents and too many convenience stores in the area.

Pearlean Green, 2726 Ridgemoor was present. She stated her concerns are the traffic, accidents, drag racing, noise. She added when the comic store was there they got robbed and the owner got shot. She stated the people jump their fence to go to 28th Street, no privacy.

Nicole Nicoloff 2724 Ridgemoor was present. Her concern was traffic, drag racing, noise concerns about being open for 24 hours and accidents.

Matt Scollen, 2619 Ridgemoor was present. His concerns was the neighborhood being residential. The two points of ingress and egress on residential street, stacking, would like to see speed bumps. He stated Dollar General isn't cooperating with the right in right out it will cause problems for Kum & Go. He stated left turns on Ridgemoor is very hard

Andrew Vermeer, 2619 Ridgemoor was present. His concerns were Ridgemoor dead ends to Grand Rapids and there are hundreds of duplexes and apartments. He stated they need to redo the traffic study when the schools are back in session. There are 8-10 cars per duplex. He recommends a traffic study not only on 28th Street but also Ridgemoor Drive during school. Other concerns are lights and sound pollution, how are first responder getting down the street. He also noted that the other gas stations in the area are built at stop lights.

Motion by Benoit, supported by Porter to table the public hearing to August 9, 2023.

- Motion Carried (7-0)
- Quinn and Poyner absent

Benoit stated he wants to wait for the traffic report. He stated we need more information.

Porter stated a lot of the residents raised question about foot traffic and people cutting through yards and questioned if there any way to get data regarding this. Golder stated this is the first she has heard and will look into it.

VanderMeer stated he would like to see the traffic study done when school is in session. Golder stated the traffic study that Kum & Go has submitted is from December 15, 2022.

Kape questioned the traffic study. Golder stated they submitted a traffic study and asked if they can also give accidents. She stated they provided accidents around the shared driveway. The accidents that MDOT showed are related to that left turn into Woodland Dr. Kape questioned if MDOT has done their own traffic study. Golder stated they reviewed Kum & Go's traffic study and found no fault with their studies. They agree with the findings of the study.

Golder stated she will email the full traffic study to the commissioners.

Motion by Holtrop, supported by Kape, to table Case#16-23 – Kum & Go – Special Land Use and Site Plan Review for a Vehicle Fuel Station located at 2975 and 2995 28th Street SE to August 9, 2023.

- **Motion Carried (7-0) -**
- **Quinn and Poyner absent -**

J. Work Session

Case#17-23 – Bosgraff Walma 44th - Change in the Master Planned Land Use Designation from Low Density Residential to Medium Density Residential located at 2802 – 44th Street SE;

Golder stated the request is for a 4.72 acre parcel of land at the southeast corner of Walma and 44th Street. She stated it is currently zoned office and master planned for office up until 2021. Staff received a request to go to low density residential. Golder stated the commissioners approved the amendment to the Master Plan and then the developer walked away. She stated now a developer is interested in changing the Master Plan again to medium density residential from the low density residential.

Golder stated to the north is the Cobblestone development, medium apartments to the west, single family development to the east and the Bosgraff development is now under construction.

Golder stated the proposed development is medium density residential which means 4-8 units per acre. They are looking at attached condominiums and have discussed a PUD as well.

Golder stated when the applicant went before the LUZ Committee the committee wanted to make sure they are condominiums and not rental units, medium density 4-8 units per acre. The committee members were more comfortable with closer to 6 units per acre but could possibly go higher depending on what design they come up with within the PUD.

Golder stated there was concern about having an adequate buffer on 44th Street and the appearance of the buildings along 44th Street. She stated there is also concern about having sidewalk leading out to the public street as well as sidewalk internal to the community and visitor parking.

Golder stated even though many of the commissioners have seen a plan, this is just a Master Plan amendment for medium density residential.

Mike Corby, with Integrated Architecture, 840 Ottawa Grand Rapids, MI was present. He stated Bosgraff would like to have attached single family or a townhouse type development. They will have garages. He stated that the PUD process that they will be going through will allow them to show the commissioners something that fits and not get hung up on a specific number. He stated they understand the design is going to be important and the PUD gives them the ability to collaborate with the commissioners on the design so that it can be done together. He stated they have started to look at plans and how the site might develop, addressing some of the concerns that they had in both the committee and the staff session.

Kape questioned when we will see the site plan. Golder stated that they won't, but it will be fair to share the general concept of what they are looking at but we are not talking about site plan details. We are looking at whether this should be medium density residential or low density residential.

Holtrop stated that the parcel has been vacant a long time, zoned as office and low density. Changing the zoning to medium might work; he is willing to let them try.

Porter stated if the wetlands is addressed when the plan comes through he doesn't see an issue with this.

Benoit stated he has no problems he thinks it is a good idea and would like to see that lot develop.

Jones stated she likes where we are headed with this.

Golder stated the next meeting will be a public meeting, then there is a waiting period and then there will be the public hearing.

Case#18-23 - EquipmentShare – Special Land Use and Site Plan Review for an Open Air Construction and Industrial Equipment Sales and Rental located at 4250 – 52nd Street SE;

Case#19-23 – EquipmentShare – Final Site Plan Review of a PUD located at 4250 -52nd Street SE

Golder stated the property was zoned for agriculture and low density residential prior to 1980. In 1980 358.9 acres of land was rezoned from Agricultural and R1-B Low Density Residential to I-1 Light Industrial. At the same time, Steelcase sought an extension of the Grand Rapids Sewer Service District to serve this section. In 1982 the Light Industrial zoning was amended to an Industrial Planned Unit Development (IPUD) of 408 acres, and a development plan was adopted at that time. In 1987 four parcels totaling 99 acres were added to the IPUD to create the 507 acre development. At that time, it was envisioned that Steelcase would someday build and occupy approximately 6 million square feet of manufacturing, shipping, distribution and other operations within the campus.

A series of changes to the Steelcase PUD have been approved since 2014 to allow other businesses to utilize some of the former Steelcase buildings and property. Earlier in 2023, Steelcase requested a major change to the site plan for approximately 30 acres of land that exists west of the 52nd Street Steelcase entrance. This parcel included a former truck maintenance facility and a vehicle wash facility. The original PUD plan also allowed for an 80,000 square foot manufacturing facility on the site. It was the intention of Steelcase to sell the 30 acre parcel, potentially for use as a motor freight terminal.

The PUD amendment allowed for the removal of a planned 80,000 square foot building as well as the potential of additional driveways onto 52nd Street. The Findings of Fact from the PUD Amendment are attached.

The 2023 Major Change application examined the traffic generated by the three potential uses (motor freight, contractors yard, commercial vehicle repair), but did not review traffic generated by an Open Air Construction and Industrial Equipment Sales operation. An update of the traffic analysis will be needed to ensure that the traffic is consistent with the proposed use. The proposed Open Air Construction and Industrial Equipment Sales is proposing a single driveway, aligned with the Lacks Industries driveway on the north side of 52nd Street. The traffic analysis should also take into account gated driveway entrance to the development, as they may create traffic backups on 52nd Street. In addition, since the application will be removing a portion of the berm to allow for the new curb cut onto 52nd Street, detail of the new landscaping adjacent to the curb cut must be approved by staff.

1. The proposed Open Air Construction and Industrial Equipment Sales is a permitted with Special Land Use approval (Case No. 18-23). Final PUD approval is also required for

the 17 acre development. Final PUD approval will also be required when a use for the remaining 10.4 acre site to the west is identified.

2. The Equipment Share Intended Use memo indicates that the site will serve as a rental service yard for construction equipment. The company will employ 30-40 people at the site (although 10 are in sales and are not on-site).
3. The applicant has indicated that equipment will be screened by the 4-8' landscaped berm along 52nd Street. In addition, the taller equipment will not exceed 30' in height and will be located behind the existing buildings, or 580 feet behind the by building. The applicant shows an 8' chain link fence enclosing the entire site. Chain link is not permitted in the front yard; the applicant will need to seek a variance from the Zoning Board of Appeals or change the fence. A gated entry will allow access into the facility. The applicant should indicate how customers will access the site.

Golder stated EquipmentShare submitted an intended use memo in which they discussed their primarily rental and service yard. Their hours of operation are from 7am-5pm Monday-Friday, they will close their entrance after hours. This is a gated entrance proposed onto 52nd Street but during their business hours they will be open. One of the things staff was concerned about is if you have a gate how long are people waiting until the gate rises up and does it back up onto 52nd Street. The gate will be open; therefore we do not anticipate that will be a problem. She stated they have 30-40 employee, 5-10 are on the sales team and will not be on site.

Golder stated because the traffic study was based on the motor freight terminal, the contractors yard and the vehicle repair. We are looking for an update to the traffic study to show us that the site will have the same general traffic patterns as the other uses studied, or less. The City will need to ensure that it is not going to have a negative impact on 52nd Street.

Golder stated with respect to the special land use standards

- 1. There shall be a minimum front yard landscaped setback of thirty-five (35) feet. No parking, storage, or display is permitted within the landscaped setback.*

There is an 85' setback existing on the site, including a 4-8' heavily landscaped berm along 52nd Street. The applicant shall indicate how the landscaping and berm will be impacted by the installation of the curb cut to serve the proposed EquipmentShare

- 2. The maximum height of equipment stored or displayed in the front yard shall be no more than ten (10) feet.*

The applicant has indicated on their site plan that the maximum height of equipment in the front yard is 15 feet. This is inconsistent with the applicant's Intended Use Memo. On their statement they said 10 feet and willing to go with the 10 feet

- 3. A landscaped berm or solid wall at least three (3) feet in height may be required in the front yard.*

A 4-8 foot landscape berm exists along the 52nd Street frontage.

- 4. The maximum height of equipment stored or displayed in a rear or side yard shall be no higher than thirty (30) feet or the height of the building, whichever is less; although, when the height of the equipment will exceed fifteen (15) feet, additional screening, landscaping or setbacks may be required.*

The applicant shall confirm that the maximum height of the equipment stored in the rear and side yard of the site will not exceed 30'.

Additional screening and setbacks may be required for lots with frontage on more than one street.

Not applicable.

- 5. A six-foot high vertical screen and/or a buffer zone may be required along the side and rear lot lines to enclose and screen the open air sales and/or storage area.*

The applicant is providing an 8' high chain link fence to enclose the site. The rear yard of the proposed equipment rental is adjacent to the existing Steelcase property. The 6' high vertical screen will do little to screen the 30' high equipment that will be stored along the required lot line.

- 6. The lot areas used for parking, display, or storage shall be provided with a bituminous or Portland cement binder so as to provide a permanent, durable, and dustless surface and shall be graded and drained so as to dispose of all surface water.*

The areas proposed for parking and display are already paved.

- 7. The equipment shall be in good working order and shall be fit for the purpose for which it is to be used.*

Golder stated regarding the general special use standards EquipmentShare meets all those standards. Only comment is traffic similar to the uses that we studied the traffic before.

Golder stated the only other issue is fencing. The applicant is proposing an 8 foot fence around the whole property. She stated industrial and commercial properties allow for 8 foot fences, however in the front yard there is always a landscaped area. The landscape width varies based on the width of the building and whether there is parking there. She stated a decorative open fence is allowed in the landscape area. She stated we are going to allow a chainlink fence in the landscaped area. Behind that, the applicant could have a chainlink fence, but, that is also limited to 4 feet. She stated it is only when you get behind the front of the buildings that you can put an 8 foot fence up. The applicant will have to go to the Zoning Board of Appeals to get relief if they want to put an 8 foot fence up in front of the buildings or comply with the allowance.

Golder stated the Final Sit Plan Review is similar to the special use.

Brian Sikkema, Highpoint Real Estate was present. He stated EquipmeShare is going to own and operate the site. He stated as far as the vacant land, they realize they will have to come back. They don't have a plan for it. He stated the 4 foot high fence in the front yard works, however, they are concerned about it from an insurance standpoint. He stated they will make the plan revision if the 4-foot fence doesn't work for some reason then they will go to Zoning Board of Appeals.

Porter questioned the grade difference between the street and where the cut comes through. Have they looked at how bad that is going to be for large equipment to go through. Sikkema stated he doesn't think it is going to be a problem it will be a slope, but it is not going to be of anything of concern.

Holtrop questioned the plan for the western piece of the site. Sikkema stated right now they have no plans for it, if they wanted to in the future expand and have more equipment there. He stated their idea is that this is going to be their Midwest hub for training. Holtrop questioned if there will be 2 driveways. Sikkema stated they are only asking for one. Holtrop questioned if anything needed to be done with the view from the sideyard from the Steelcase driveway entrance, does it need to be bermed or shielded. Brian stated there is a berm all along the site. He stated you would have to drive into the site to see it from the driveway. Their plan is to leave the Steelcase guardshack there for security. Holtrop questioned the setbacks against the neighbors and the 30 foot height restriction does Steelcase mind and do we know that for sure that they don't. Brian stated that Steelcase is fine with the chainlink fence, no berming.

Porter questioned if drainage is shared with Steelcase. Sikkema stated on the southwest corner of this site on Steelcases property, there is a storm retention drain. They are going to have easements for storm retention. There will be a maintenance agreement for that as

well as electrical easements. They have identified which easements they need, but they haven't created them yet.

Vandermeer questioned if we need to change the language on the curbcuts. Golder stated we said up to 3 and made it very clear. Vandermeer stated that as it relates to entrances and exits coming out of there is there any concern. We want to make sure it is appropriately constructed. Sikkema stated Excel Engineering is going to be drawing the access points. He stated he knows there is concern with staff with what the berm is going to do there and what it is going to look like. He stated his request is that they can work with staff and design that entrance. Golder stated staff will review that as part of the final plan. Vandermeer questioned if the fence will be barbed wire. Golder stated there is allowance for barbed wire for storage areas in our ordinance.

K. New Business

Motion by Holtrop, supported by Benoit, to set public hearing date of August 22, 2023, for: Case#20-23 – Mi Prime Logistics – Special Land Use and Site Plan Review for a Major Vehicle Repair Located at 5120 East Paris SE

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

L. Other Business

1. The Annex Group Union @ Silver Station located at 5844 Division Ave One-Year Extension Approval.

Motion by Benoit, supported by Holtrop, to approve the Annex Group Union @ Silver Station located at 5844 Division Ave One-Year Extension

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

2. Commissioners' Comments

Commissioners were wondering if the lights in the commission chambers can get fixed, they keep flickering.

3. Staff's Comments

Godler stated if there is something else the commissioners want to see with Kum and Go to please let her know.

M. Adjournment

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

- Motion Carried (7-0) –
- Quinn and Poyner -

Meeting adjourned at 8:40pm

Respectfully submitted,

Ed Kape, Secretary



**CITY OF KENTWOOD
PLANNING COMMISSION
PROPOSED
FINDINGS OF FACT
AUGUST 9, 2023**

Pung 07/06/23

PROJECT: Zoning Ordinance Text Amendments

APPLICATION: 15-23

HEARING DATE: July 11, 2023

REVIEW TYPE: Zoning Ordinance Amendments Relating to Open Air Construction and Industrial Equipment Sales and Rental

MOTION: **Motion by Holtrop, supported by Benoit, to recommend to the City Commission to amend the Kentwood Zoning Ordinance No. 9-02 as described in Pung's memo dated July 19, 2023.**

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

Amend Section 10.2.A Table of Use to add:

Open Air Construction and Industrial Equipment Sales and Rental as a special land use in the I1 Light Industrial and I2 Heavy Industrial districts.

Amend Section 15.03 Special Land Use Specific Approval Standards to add the following:

KK: Open Air Construction and Industrial Equipment Sales and Rental

Amend Section 15.04 Site Design Standards to add the following:

KK: Open Air Construction and Industrial Equipment Sales and Rental

1. There shall be a minimum front yard landscaped setback of thirty-five (35) feet. No parking, storage, or display is permitted within the landscaped setback.
2. The maximum height of equipment stored or displayed in the front yard shall be no more than ten (10) feet.
3. A landscaped berm or solid wall at least three (3) feet in height may be required in the front yard.
4. The maximum height of equipment stored or displayed in a rear or side yard shall be no higher than thirty (30) feet or the height of the building, whichever is less; although, when the height of the equipment will exceed

fifteen (15) feet additional screening, landscaping, or setbacks may be required.

5. Additional screening and setbacks may be required for lots with frontage on more than one street.
6. A six-foot high vertical screen and/or a buffer zone may be required along the side and rear lot lines to enclose and screen the open air sales and/or storage area.
7. The lot areas used for parking, display, or storage shall be provided with a bituminous or Portland cement binder so as to provide a permanent, durable, and dustless surface and shall be graded and drained so as to dispose of all surface water.
8. The equipment shall be in good working order and shall be fit for the purpose for which it is to be used.

Amend Section 12.08.E.4 to read as follows:

Outdoor Storage: All business, services, or processing shall be conducted wholly within enclosed buildings with the exception of outdoor contractor's storage yards and open air construction and industrial equipment sales and rental which must be screened from view from any public street.

Basis:

- 1) The proposed amendments would make allowance for Open Air Construction and Industrial Equipment Sales and Rental in industrial districts.
- 2) The proposed use is an appropriate use for industrial districts as a special land use.
- 3) Ability to require additional landscaping, screening, and setbacks provides flexibility to address visibility and other issues.
- 4) Ensure inoperable and/or junked equipment is not stored on the property.

Golder, Lisa

Subject: FW: 2627 - FW: recommendation for K&G - tabling

From: Michael J. McPherson <mmcpherson@atwell-group.com>
Sent: Friday, August 4, 2023 8:47 AM
To: Golder, Lisa <GolderL@kentwood.us>
Cc: Jamie Antoniewicz <jantoniewicz@atwell-group.com>; ryan.halder@kumandgo.com
Subject: RE: 2627 - FW: recommendation for K&G - tabling

Hi Lisa –

Please accept this email as a formal request for the KG project to be tabled at the 8/9 PC meeting. We understand that more time is needed for MDOT to meet with the DG property owner.

Will the item be opened for public comments again on 8/9 or will all discussion be postponed until a subsequent PC meeting? Just trying to confirm if we should attend the meeting just in case.

Thanks,


Michael McPherson, PE, CPESC
Director
ATWELL, LLC
586.786.9800 Office
586.943.2071 Mobile

est.

Golder, Lisa

From: Schweitzer, Terry
Sent: Thursday, August 3, 2023 11:33 AM
To: Golder, Lisa
Subject: FW: [EXTERNAL]Kum and Go proposal for Ridgemoorr/28th

From: Char Grasmeyer <cgrasmeyer@bdrinc.com>
Sent: Thursday, August 3, 2023 11:10 AM
To: Schweitzer, Terry <SchweitzerT@kentwood.us>
Subject: [EXTERNAL]Kum and Go proposal for Ridgemoorr/28th

 **Stop.Think.Read.This is an external email. Please use caution when clicking on any links or opening attachments.**

To whom it may concern,

We live in this neighborhood and are strongly opposed to the building of this in our neighborhood.

Thank you for your consideration of our concerns.

Char Grasmeyer
Kum & Go proposal for Ridgemoor/28th.


Golder, Lisa

From: Schweitzer, Terry
Sent: Thursday, August 3, 2023 10:23 AM
To: Golder, Lisa
Subject: FW: [EXTERNAL]Kum and Go

FYI Terry

-----Original Message-----

From: Patricia Haines <pathaines@icloud.com>
Sent: Thursday, August 3, 2023 10:22 AM
To: Schweitzer, Terry <SchweitzerT@kentwood.us>
Subject: [EXTERNAL]Kum and Go

 Stop.Think.Read.This is an external email. Please use caution when clicking on any links or opening attachments.

Dear Kentwood Planning Commission,

My name is Pat Haines and I live in the Ridgemoor neighborhood. Please do NOT approve building a Kum and Go station at Ridgemoor/28th street.

It is totally unnecessary. The quality of life for our neighborhood is of much more value than the goals of a commercial establishment.

Thank you.

Pat Haines


Sent from my iPad

Golder, Lisa

From: Schweitzer, Terry
Sent: Thursday, August 3, 2023 10:13 AM
To: Golder, Lisa
Subject: FW: [EXTERNAL]Kum and Go

More input...

From: Ryan Anderson <ryan_anderson@millerknoll.com>
Sent: Thursday, August 3, 2023 8:09 AM
To: Schweitzer, Terry <SchweitzerT@kentwood.us>
Subject: [EXTERNAL]Kum and Go

 **Stop.Think.Read.This is an external email. Please use caution when clicking on any links or opening attachments.**

Hey Terry,

I hope you're well.

I'm a resident in Ridgemoor and if you haven't yet started getting emails from the neighborhood about the proposed gas station at the site of West Marine, you probably will soon as it's been a hot topic in our neighborhood facebook group.

If I can add my two cents... the real question for me lies in an environmental impact assessment of if/how a gas station that close to homes will affect public health. If that's been done and it's deemed safe, then I'm in support.

Kum and Go, specifically, is an excellent organization. I know it well, have spent time with Tanner Krause their former CEO, and have family that work there. It's top-notch.

Ryan

Ryan Anderson
Vice President
Global Research & Insights
millerknoll.com
Mobile +1 616 540 7117


MillerKnoll

Golder, Lisa

From: Schweitzer, Terry
Sent: Thursday, August 3, 2023 9:38 AM
To: Golder, Lisa
Subject: FW: [EXTERNAL]Disagree kum and Go

FYI

From: Callie Radford <chulskical@gmail.com>
Sent: Wednesday, August 2, 2023 6:35 PM
To: Schweitzer, Terry <SchweitzerT@kentwood.us>
Subject: [EXTERNAL]Disagree kum and Go


 **Stop.Think.Read.This is an external email. Please use caution when clicking on any links or opening attachments.**

Writing to state that there is no need for another gas station and liquor store at the corner of 28th and Ridgemoore. Family neighborhood and does not need more traffic. There is also multiple in home daycares in our neighborhood increasing number of children. We already have issues with people speeding through the neighborhood.

Golder, Lisa

From: Schweitzer, Terry
Sent: Thursday, August 3, 2023 9:37 AM
To: Golder, Lisa
Subject: FW: [EXTERNAL]Kum&Go

From: Scott Tindall <stindall@comcast.net>
Sent: Wednesday, August 2, 2023 7:05 PM
To: Schweitzer, Terry <SchweitzerT@kentwood.us>
Subject: [EXTERNAL]Kum&Go

 **Stop.Think.Read.This is an external email. Please use caution when clicking on any links or opening attachments.**

Sir, we are opposed to a service liquor station at Ridgemoor and 28th. Already a very congested area we believe this will degrade the quality of the neighborhood.

We live at 2310 Ridgewood SE. Thank you for your consideration.

Scott Tindall

(269) 377-6217


Golder, Lisa

From: Schweitzer, Terry
Sent: Thursday, August 3, 2023 9:37 AM
To: Golder, Lisa
Subject: FW: [EXTERNAL]28th and Ridgemoor development

FYI

-----Original Message-----

From: jtimmer2518@gmail.com <jtimmer2518@gmail.com>
Sent: Wednesday, August 2, 2023 8:15 PM
To: Schweitzer, Terry <SchweitzerT@kentwood.us>
Subject: [EXTERNAL]28th and Ridgemoor development

 Stop.Think.Read.This is an external email. Please use caution when clicking on any links or opening attachments.

Terry-

I live in the neighborhood directly north of this possible new Kum&Go business. I have no problem at all with this as I know this company and they are good neighbors. A new fully lit business who are caring for their communities is a welcome addition.


Jeff Timmer

Golder, Lisa

From: Schweitzer, Terry
Sent: Thursday, August 3, 2023 8:30 AM
To: Golder, Lisa
Subject: FW: [EXTERNAL]Kum and Go

More input...

From: Stuart P. Ray <stuartpray@sbcglobal.net>
Sent: Thursday, August 3, 2023 6:40 AM
To: Schweitzer, Terry <SchweitzerT@kentwood.us>
Subject: [EXTERNAL]Kum and Go

 **Stop.Think.Read.This is an external email. Please use caution when clicking on any links or opening attachments.**

Terry, trust this finds you well.

Anne and I live in the Ridgemoor neighborhood which butts up to the proposed Kum and Go proposal. I know from experience the thoroughness Kentwood undertakes to evaluate these projects. If I had a concern, it would be more travel;

- * More at the Woodland Mall intersection, though I suspect Kum and Go is not a destination.
- * Limiting the ability, due to traffic at the site, residents of both Kentwood and Grand Rapids from existing the Ridgemoor neighborhood via Ridgemoor Dr. I suspect a traffic light could be installed.
- * And because a left turn (regardless of curb configuration people will try to exit left) due to traffic at the Woodland Mall intersection will be almost impossible may opt to travel back into the neighborhood via Ridgemoor Dr. This neighborhood both north bound and west bound has installed speed humps in an attempt to at least minimize speed.

Terry, thank you again for your service to our community.

Stuart P. Ray
2501 Whipperwill Dr. SE
Grand Rapids, MI 49546


Golder, Lisa

From: Schweitzer, Terry
Sent: Thursday, August 3, 2023 8:28 AM
To: Golder, Lisa
Subject: FW: [EXTERNAL]Kum & Go

Public comment for the PC

-----Original Message-----

From: anngass@gmail.com <anngass@gmail.com>
Sent: Thursday, August 3, 2023 8:14 AM
To: Schweitzer, Terry <SchweitzerT@kentwood.us>
Subject: [EXTERNAL]Kum & Go

 Stop.Think.Read.This is an external email. Please use caution when clicking on any links or opening attachments.

I am neutral on the gas station location at Ridgemoor and 28th.

I object to it selling alcohol.

I live just a few blocks north of this intersection and feel we already have enough liquor stores in the area.

Thank you,

Ann Gass

2235 Ridgescroft Ave SE

STAFF REPORT: July 13, 2023

PREPARED FOR: Kentwood Planning Commission

PREPARED BY: Lisa Golder

CASE NO.: 17-23 2802 44th Street Master Plan amendment

GENERAL INFORMATION

APPLICANT: Bosgraaf Homes LLC Rep by: Michael Corby
148 South River Ave Suite 100 840 Ottawa Ave NW
Holland MI 49423 Grand Rapids, MI 49503

STATUS OF
APPLICANT: Applicant secured Buy Sell Agreement for property

REQUESTED ACTION: Change in Master Planned Land Use Designation from Low
Density Residential to Medium Density Residential

EXISTING ZONING OF
SUBJECT PARCEL: C-4 Office

GENERAL LOCATION: 2802-44th Street, SE, Southeast Corner of 44th Street and Walma
Avenue

PARCEL SIZES: 4.72 acres

EXISTING LAND USE
ON THE PARCEL: Vacant

ADJACENT AREA
LAND USES: N- Low Density Residential Condominium Development
(Cobblestone at the Ravines)
S- Low Density Residential Single Family Subdivision
(Wildflower Estates Plat)
E- Single-Family (Kentwood Acres Plat)
W- Medium Density Residential Apartments (Landing Place
Apartments) and High Density Residential Apartments (Hunters
Ridge Apartments)

ZONING ON ADJOINING
PARCELS: N- RPUD-1 Attached Residential Planned Unit Development
S- RPUD-1 High Density Residential Planned Unit Development
E – R1-C Single Family Residential
W- R-3 Medium Density Residential

Compatibility with Master Plan:

The current Master Plan Land Use designation is Low Density Residential. The Master Plan was amended in 2022 from Office to Low Density Residential to accommodate a potential assisted living development. The rezoning request for the project was withdrawn.

Now Bosgraaf Homes would like to amend the Master Plan to allow for Medium Density residential development, or between 4-8 units per acre.

Zoning and Land Use History:

In 2004 the 29-acre area south of 44th Street and east of Walma Avenue was zoned R1-C Single Family Residential and Master Planned for Medium Density Residential use. Twenty-four acres of the overall parcel were rezoned to RPUD-1 to accommodate a plan for a low density attached condominium development at 4 units per acre. The northernmost 4.72 acres of the site was rezoned to Office. A site plan was approved to allow for four single story office buildings, and developer recorded protective covenants, restrictions and conditions to ensure that the office site would be limited to a maximum of four, one-story buildings. The office plan also required a 50 foot building setback and 30' greenbelt buffer along the east property line.

In 2021 a request was made to amend the Master Plan designation from Office to Low Density residential designation in order to accommodate four assisted living buildings. The Master Plan designation was amended but the applicant for the assisted living project withdrew the request prior to the rezoning.

Site Information

The site falls from the northwest to the southeast. A line of trees exist along the east property line, adjacent to the residential plat.

Staff Analysis:

1. Bosgraaf Homes is requesting an amendment to the Kentwood Master Plan from Low Density Residential (0-4 units per acre) to Medium Density Residential (4-8 units per acre). The developer has stated that it is their intent to constructed attached residential condominiums on the site.
2. The property to the south of the 4.7 acres proposed for Master Plan amendment is now being developed by Bosgraaf Homes LLC for single family homes. Wetlands exists along the common property line.
3. The Land Use and Zoning Committee, as well as the Master Plan Committee reviewed the proposed amendment. Concerns expressed by the Committees include:
 - Ensuring that the housing constructed are not rental units

- The density allowed is 4-8 units per acre, would like to see the development closer to 6 units per acre to be more consistent with the adjacent properties to the east and south
 - Concern that there is inadequate area to buffer the units from 44th Street traffic
 - The outward appearance of the building facades along the 44th street frontage
 - Need for internal and external sidewalk connectivity
 - Visitor parking and other internal amenities.
4. If the Master Plan amendment is approved, the developer has expressed an interest in the development of 38 attached condominium units, creating a potential density of close to 8 units per acre. One driveway would be provided to site from 44th Street.
 5. The applicant has indicated the intent of developing the site as a Planned Unit development (PUD).
 6. If the land use designation is changed to Medium Density Residential and rezoned to a compatible zoning classification, it may be desirable to amend or delete the 2004 recorded protective covenants, restrictions, and conditions that assured office use of the site.

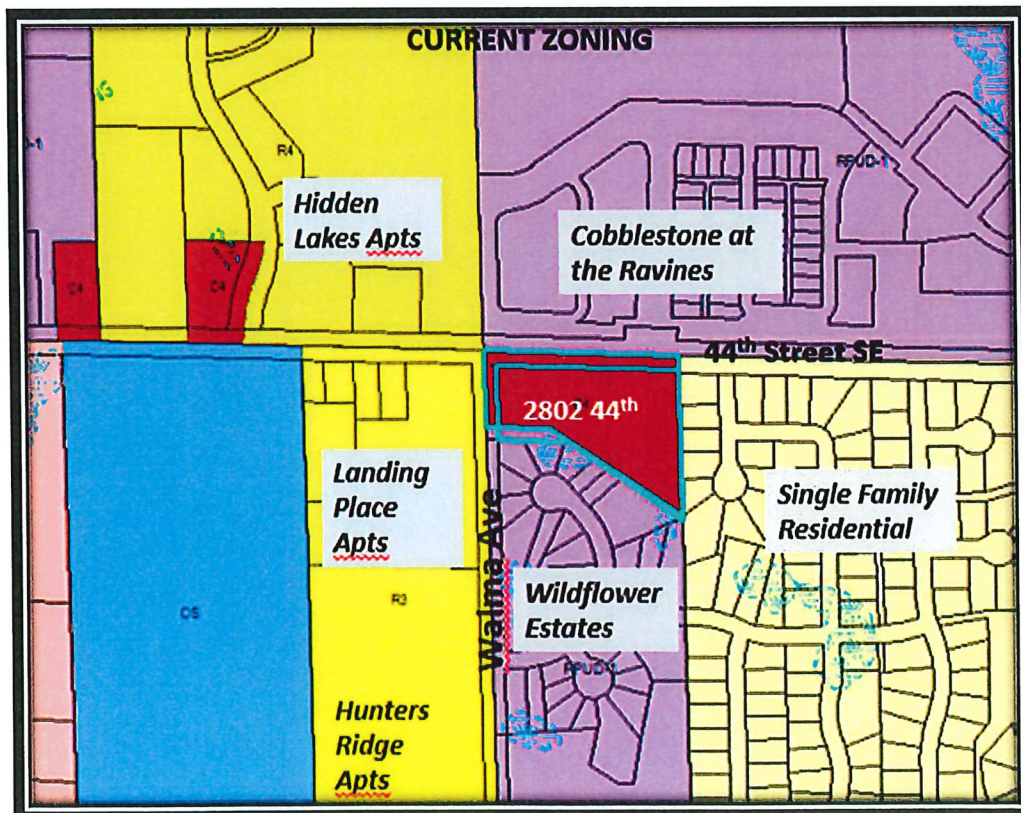
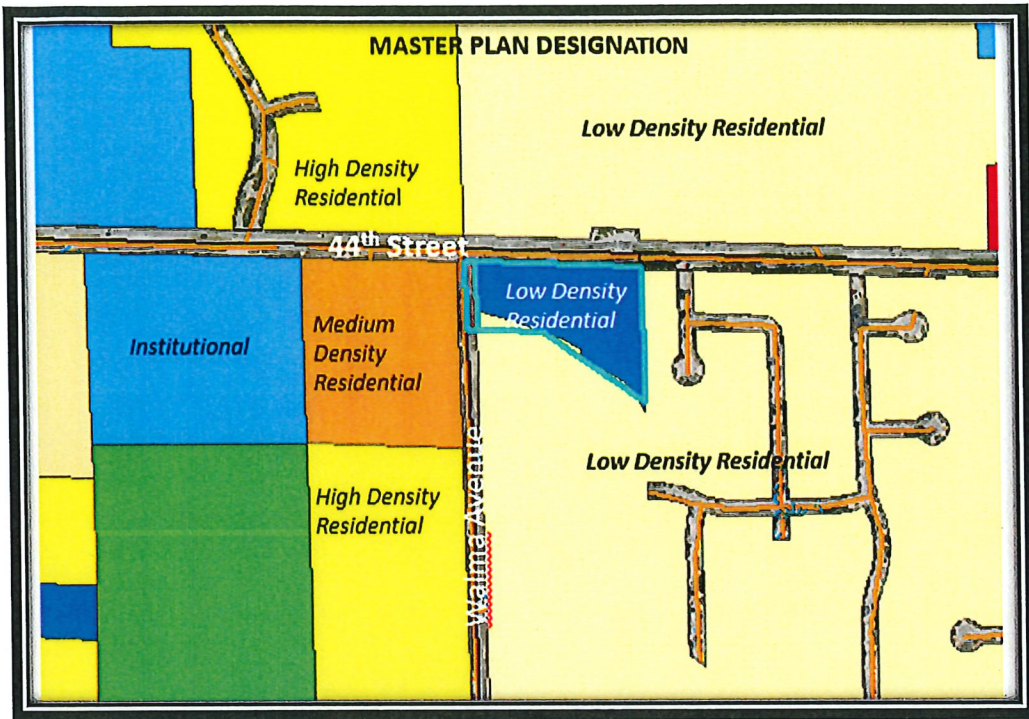
Attributes:

- Residential use in a residential area
- Existing medium density master plan designation to west
- 44th is high volume street, low density residential may be difficult

Issues:

- Concern regarding medium density in higher density range
- Proximity to 44th Street and inability to buffer
- Ability to ensure goal of home ownership







29 June 2023

City of Kentwood Planning Commission
PO Box 8848
Kentwood, MI 49518
GolderL@kentwood.us

RE: 2802 44th St. SE Master Plan Amendment Request

Members of the Planning Commission:

We are respectfully requesting an amendment to the City's Master Plan to allow Medium Density Residential development at 2802 44th St. SE, situated at the southeast corner of Walma St. and 44th St. Our ultimate objective is to introduce a new high-quality home ownership option to the City of Kentwood.

Our path to this proposal has been shaped by constructive discussions with the city staff, as well as the Land Use and Master Planning committees. The discussions yielded encouraging feedback, underlining several points:

- The preference for homeownership over rentals
- An agreement on 6 to 8 units per acre, permitted the site doesn't feel overcrowded
- The necessity to include walk connectivity with the adjacent walk network
- The need to incorporate internal amenities

In response to the commission's and community's interests, we are striving to devise a plan that resonates with all stakeholders. Our preliminary plan is to secure a residential Planned Unit Development (PUD) zoning, fostering a collaborative dialogue between the City and our team throughout the concept development process. This dialogue will ensure the inclusion of key stipulations integral to the design.

Although we examined a provisional concept in our previous discussions, we hope to jointly develop the final concept through the PUD process. This approach guarantees a genuinely cooperative endeavor.

We appreciate the insightful feedback thus far and are eager to continue our dialogue with you regarding this opportunity. We hope for your support and approval to amend the Master Plan on the 25th. Thank you!

Sincerely,


Michael C. Corby FAIA, President
INTEGRATED ARCHITECTURE

cc: Mike Bosgraaf
Attachment: Walma Ave & 44th St Preliminary Plat

Land Use and Zoning Committee

Meeting Summary

First Floor Conference Room

April 24, 2023

Present: Planning Commissioners-Bill Benoit, Ed Kape, Dan Holtrop, and Sandra Jones, Planning staff-Joe Pung, Lisa Golder, and Terry Schweitzer, Applicants-Mike Corby and Noah Bosgraaf

The meeting started at 6:30 pm.

Golder introduced the request noting that Bosgraaf Construction is considering an amendment to the Master Plan designation for 2802 44th Street. The property had been zoned and Master Planned for office use until 2021. At that time, Cardinal Senior Management requested and received a Master Plan amendment to allow for a low-density residential use. Their plan involved as many as 80 adult foster care beds on the property, representing a density equivalent of 2.75 units per acre. The project was withdrawn before action was taken on the rezoning/site plan.

Bosgraaf Construction is considering a potential amendment to the Master Plan and rezoning to allow 38 attached townhouse condominiums on the 4.92-acre site., creating a gross density of 7.7 units per acre. Corby presented a concept plan and described access onto 44th Street and internal traffic circulation and general design considerations.

The committee discussion centered upon the proposed density, which would be in the upper end of a medium density residential land use classification. The commissioners felt: the site layout appeared to be too cramped to accommodate 38 units; the outward appearance of the buildings facades along the street frontages would be a critical concern; they were in support of home ownership; internal and external sidewalk connectivity important; visitor parking provisions needed; landscape berming anticipated to be a desired feature; and PUD development of the site desirable.

Master Plan Committee
Meeting Summary
First Floor Large Conference Room
June 19, 2023

Present: Planning Commissioners- Dan Holtrop, Doug Vander Meer, and Darius Quinn.

Planning staff- Lisa Golder, Joe Pung, Terry Schweitzer, and Aaron Sutter.

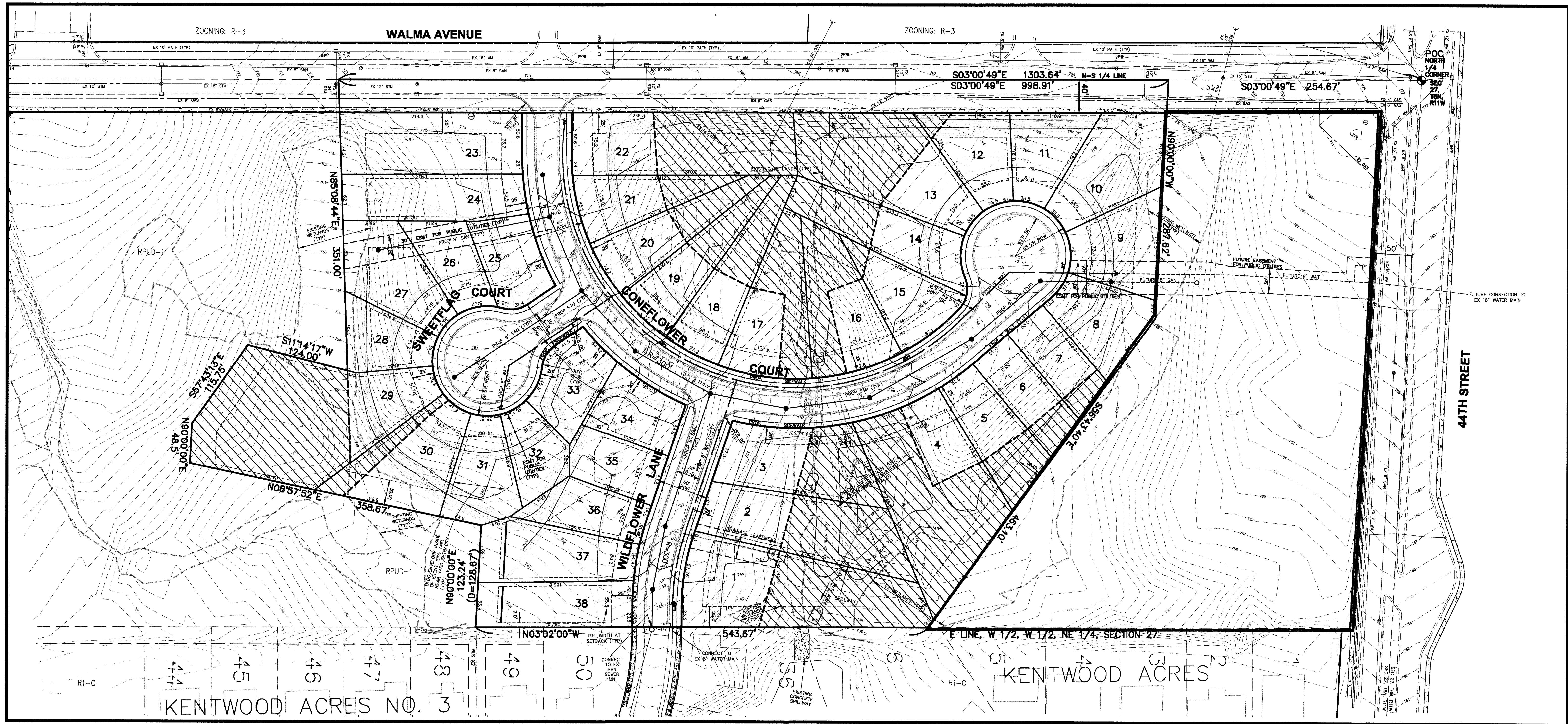
Applicants- Mike Corby and George the intern.

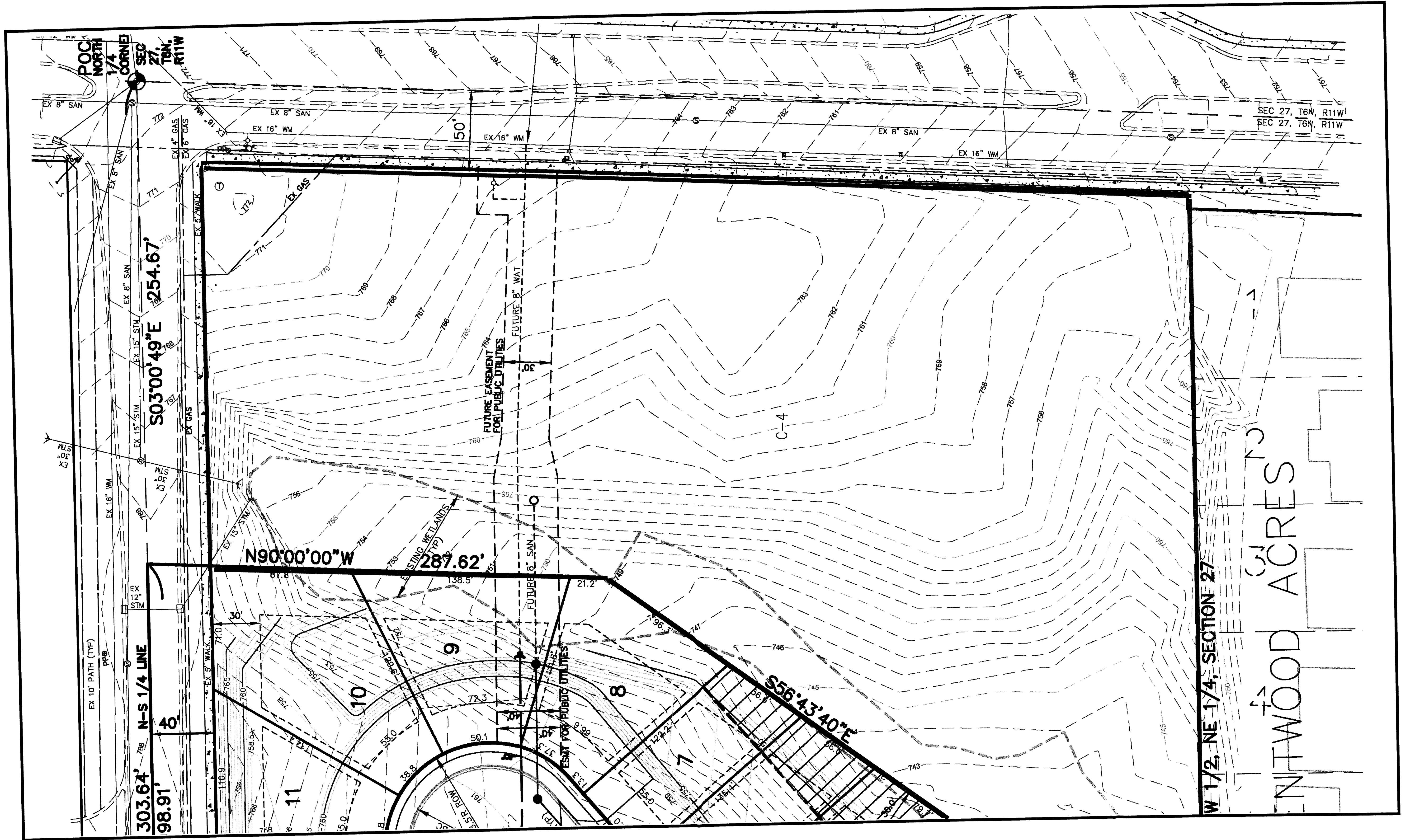
The meeting started at 6:00 pm.

Golder introduced the request referencing the memo she sent the committee in advance of the meeting. She noted that the applicants were seeking a master plan amendment to go from the current low density residential designation to medium density residential. They met with the Land Use and Zoning Committee (LUZ) on April 24, 2023. The LUZ committee discussion centered upon the proposed density, which would be in the upper end of a medium density residential land use classification. The commissioners felt: the site layout appeared to be too cramped to accommodate 38 units; the outward appearance of the buildings facades along the street frontages would be a critical concern; they were in support of home ownership; internal and external sidewalk connectivity important; visitor parking provisions needed; landscape berming anticipated to be a desired feature; and Planned Unit Development (PUD) zoning of the site desirable.

Mr. Corby referenced a concept plan that portrayed as many as nine buildings on the 4.92-acre site. He described their intent to build the project for owner-occupied attached single family housing units under PUD zoning. Discussion ensued concerning the perceived crowded concept plan layout and the relationship of the site to the existing single family detached housing to the east and the new homes being developed by Bosgraaf Construction immediately to the south. Corby indicated that they were having great success developing other sites with similar detached and attached single family housing mix. While supportive of the attached single family home ownership concept the committee members expressed a desire to limit the density to 5-6 units per acre given the context of this site. Corby indicated that Bosgraaf Construction felt a greater density would be important to make the project feasible. He stated his intent to draw upon the feedback from the two committees to develop a suitable design.

The meeting adjourned at 6:30pm.





PLANNING STAFF RECOMMENDATION

Golder 7/31/23

PROJECT: EquipmentShare

APPLICATION: 18-23

REQUEST: Special Land Use of an Open Air Construction and Industrial Equipment Sales and Rental establishment

LOCATION: 4308 52nd Street SE

HEARING DATE: August 9, 2023

RECOMMENDATION: Recommend conditional approval of the proposed Special Land Use Open Air Construction and Industrial Equipment Sales and Rental establishment for EquipmentShare as described in Case No. 18-23. Approval is conditioned on the following:

CONDITIONS:

1. Compliance with the applicant's Intended Use memos dated July 20, 2023.
2. Compliance with the Kentwood Fire Marshal memo dated July 21, 2023 and review and approval of the plan by the Kentwood City Engineer.
3. Applicant shall provide for Kentwood staff review and approval an updated traffic analysis for the proposed construction and industrial equipment sales and rental use to ensure that the traffic that is anticipated to be generated by the use is consistent with those uses that were analyzed for the review of the preliminary PUD approval.
4. Final approval of driveway design by Kentwood City Engineer. This shall include entry gate design.
5. Final approval of landscaping plan of the proposed driveways on 52nd Street. Landscaping plan shall include proposed fencing and gates on the property.

6. Staff approval of any proposed site lighting.
7. Planning Commission approval of the Final PUD Site Plan.

BASIS

1. The applicant has submitted Intended Use statements that describe the proposed Open Air Construction and Industrial Equipment Sales and Rental establishment. The description was used to inform the city on the nature of the proposed Special Land Use.
2. The preliminary approval for this portion of the Steelcase PUD identified specific potential future uses for this PUD phase. This information was used to inform the traffic analysis that determines whether or not additional curb cuts would be permitted. The Open Air Construction and Equipment Sales and Rental use was not a use that was identified in the traffic analysis. The applicant must ensure that the proposed use will not create traffic difficulties on 52nd Street.
3. Section 17.10 of the Zoning Ordinance addresses access management for driveways onto arterial streets within the city. Section 17.11 B indicates that the number of driveways shall be the minimum necessary to provide reasonable access for regular traffic and emergency vehicles.
4. The City Engineer shall determine whether the proposed driveways meet city standards for design and width.
5. Discussion and representations during the work session and public hearings.

EquipmentShare

5710 Bull Run Dr.
Columbia, MO 65201

Intended Use Memo 4308 52nd ST SE Kentwood, MI 49512

To Whom It May Concern,

Please accept this letter as a brief description of the intended use for the site located at 4308 52nd ST SE Kentwood, MI 49512. In order to better understand EquipmentShare at a large scale and before explaining the specific use for this site please see the following objective for EquipmentShare:

Headquartered in Columbia, Mo., EquipmentShare is a nationwide construction solutions provider dedicated to solving industry pain points through smart jobsite technology and equipment rental, retail and service centers. More than a rental company, EquipmentShare's cloud-connected platform is powered by telematics and machine hardware to give construction and industrial companies a real-time view into the jobsite. EquipmentShare's enterprise suite is OEM-agnostic and can track any piece of equipment, regardless of brand, to help fleet managers monitor assets, prevent theft and machine misuse, track employee hours and shifts, increase machine utilization, streamline maintenance and prevent unplanned downtime. Founded in 2014 and incorporated in 2015, EquipmentShare employs more than 2,700 team members of diverse perspectives that push the boundaries of possibilities to create unparalleled customer value, support their communities and empower construction professionals to work more efficiently. EquipmentShare's growing presence of locations, which includes equipment and service yards, research and development sites, dealerships for major brands, administrative offices and specialty solutions locations, serve the rising demand for the company's equipment and digital solutions. Our company is on a mission that has no summit, working to accelerate productivity for contractors and build connectivity for construction. To learn more, visit equipmentshare.com.

To be more specific in regard to EquipmentShare's intended use for the site located at 4308 52nd ST SE Kentwood, MI 49512 please see the following:

Equipmentshare intends to use the site as a General Rental Branch, which will primarily serve as a rental and service yard of construction equipment. This includes aerial work platforms, ground engaging equipment, material handling equipment, power management, water management, industrial tools and small tools. The hours of operation will be from 7:00am to 5:00pm, Monday through Friday with the exception of responses to natural disasters. The entrance will be closed after hours and will be fully accessible during business hours to avoid any traffic backups on 52nd st. There will be approximately 30 to 40 employees operating out of this branch, with 5 to 10 of those employees being on the road the majority of the day. There will be outside storage of equipment, of which EquipmentShare has an average fleet age of 2-3 years old. We are willing to limit our front yard storage areas to a height of 10' as shown in the site plan, and 30' in the rear yard. In addition to titled, over the road trucks for hauling equipment, the types of equipment stored in the front yard area will be smaller and shorter equipment such as: mini excavators, skid steers, scissor lifts, fork lifts, compressors, temporary lighting, etc. All of our larger equipment will be stored in the rear yard area. EquipmentShare takes pride in maintaining a high level of appeal to the general public and keeping the site in pristine condition.

7/20/23

EquipmentShare

5710 Bull Run Dr.
Columbia, MO 65201

Traffic Memo
4308 52nd ST SE
Kentwood, MI 49512

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7/20/23



KENTWOOD PLAN REVIEW

Fire Department Information

Occupant ID: 24082

Inspection Date: 07/21/2023

Inspected By: QUICK, PATRICK

Facility Information

Occupant Name: EQUIPMENT SHARE

Business Address: 4250 52ND Street Southeast

Inspection Information

Inspection Type: SITE PLAN ONLY

Inspection Notes: Site plan for new business on existing site. Plans approved as submitted.

Fire Code Reference

Description

Comments

Approved vehicle access for fire fighting shall be provided to all construction or demolition sites prior to and during the time of construction. Access road(s) (20 feet wide, designed and maintained to support a vehicle weighing 20 tons on a single axle with dual wheels and standard road tires) shall be constructed as required. This road may be gravel, but vehicle access must be maintained and unobstructed at all times. (IFC 501.4, 503.1.1, 503.2.3, 503.4, 3310.1)

Provide fire lane(s) on the _____ side(s) of the building. Each side of the building where a fire lane is required must have an entrance as close to the middle as possible. The fire lane must be a minimum of 10 feet and a maximum of 30 feet from the building, and within 100 feet of all fire department connections. (IFC 503.1.1)

Install _____ inch Arabic numerals on the front of the building in a color that contrasts with the immediate background on which the numerals are mounted and that will be readily visible during normal daylight. (IFC 505.1 – 505.1.7)

Install supplementary _____ inch Arabic address numerals on a post or mailbox on the same side of the public road as, and directly in front of, the building in such a manner as to be readily visible to occupants of fire department vehicles on the public road. (IFC 505.1.2.4, 505.1.3)

Construction involving combustible building materials shall not occur until operable fire hydrants are in place within 500 road feet of the furthest point of any building being constructed. (IFC 3312.1)

Required means of egress shall be maintained during construction and demolition, remodeling or alterations and additions to any building. (IFC 3311.2)

Current fire lanes are acceptable for buildings on site. If footprint of buildings change, fire lane requirements may change as well.

19 inch numbers will be required in buildings, or 4 inch numbers on sign at road and 4 inch numbers on the buildings.

Provide 6 inch supplemental address numbers at road during construction phase.

Additional hydrants may be required if buildings are to be added to site.

Signatures

First Name

Last Name

Signature Date

Pat

Quick

07/21/2023

PLANNING STAFF RECOMMENDATION

Golder 7/31/23

PROJECT: EquipmentShare Site Plan

APPLICATION: 18-23

REQUEST: Site Plan Review of a Special Land Use Open Air Construction and Industrial Equipment Sales and Rental establishment

LOCATION: 4308 52nd Street SE

HEARING DATE: August 9, 2023

RECOMMENDATION: Recommend conditional approval of the site plan dated July 26, 2023 for the EquipmentShare as described in Case No. 18-23. Approval is conditioned on the following:

CONDITIONS:

1. Compliance with the applicant's Intended Use statements dated July 20, 2023.
2. Compliance with the Kentwood Fire Marshal memo dated July 21, 2023 and review and approval of the plan by the Kentwood City Engineer.
3. Final approval of driveway design by Kentwood City Engineer. This shall include entry gate design.
4. Final approval of landscaping plan related to the proposed driveway on 52nd Street. Landscaping plan shall include proposed fencing and gates on the property.
5. Staff approval of any proposed site lighting.
6. Planning Commission approval of the Special Land Use for Open Air Construction and Industrial Equipment Sales and Rental.
7. Planning Commission approval of the Final PUD Site Plan.

BASIS

1. The applicant has submitted an Intended Use Statement that describes the proposed Open Air Construction and Industrial Equipment Sales and Rental use. The description was used to inform the city the nature of the proposed Special Land Use and the proposed PUD phase.
2. The City Engineer shall determine whether the proposed driveways meet city standards for design and width.
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7/20/23

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Columbia, MO 65201

Traffic Memo
4308 52nd ST SE
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7/20/23



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Inspection Date: 07/21/2023

Inspected By: QUICK, PATRICK

Facility Information

Occupant Name: EQUIPMENT SHARE

Business Address: 4250 52ND Street Southeast

Inspection Information

Inspection Type: SITE PLAN ONLY

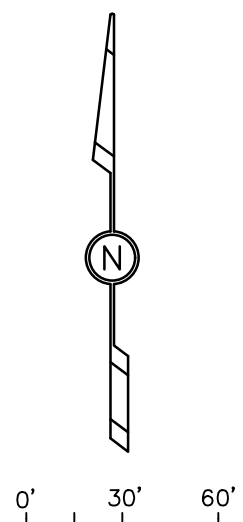
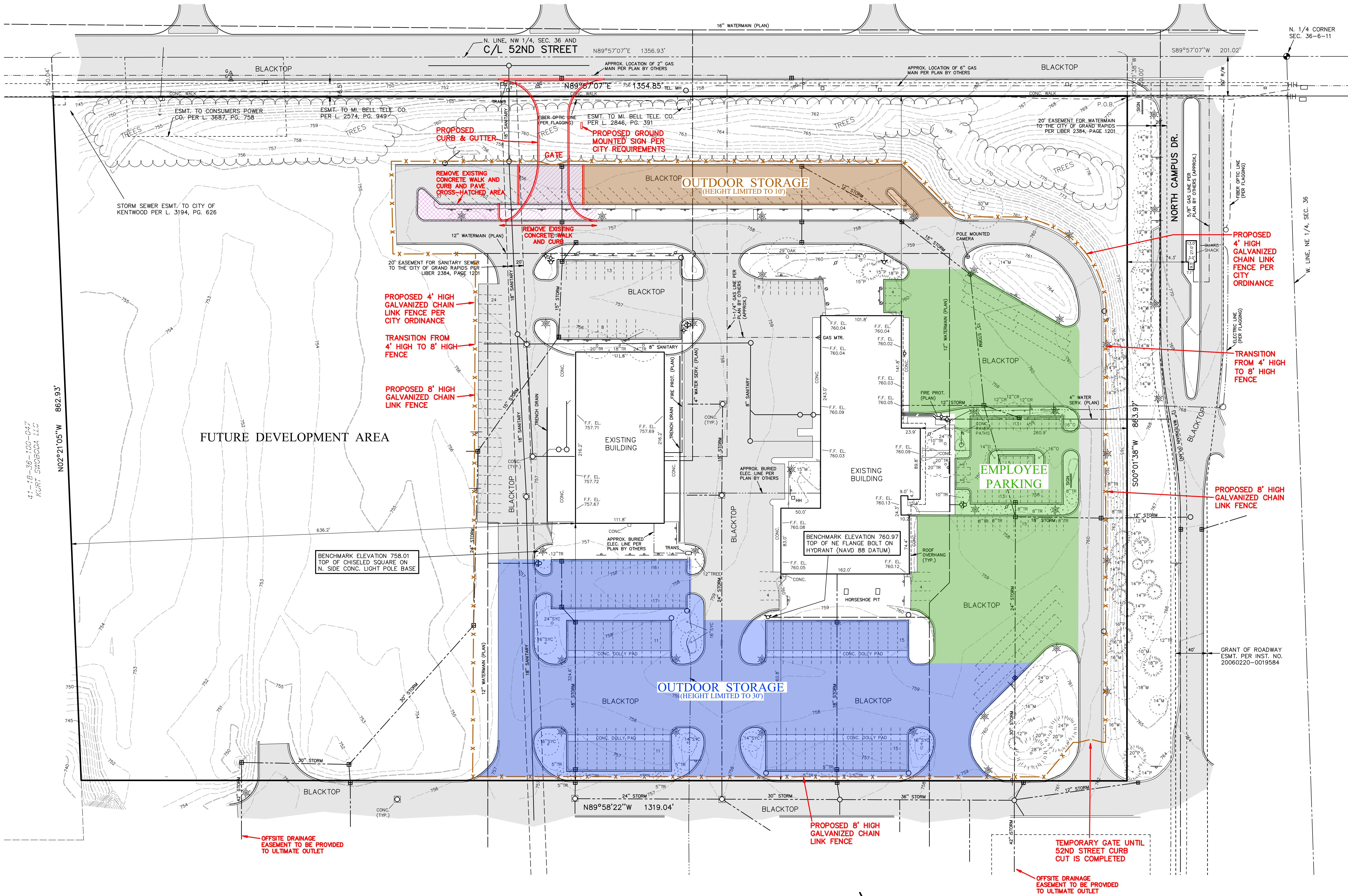
Inspection Notes: Site plan for new business on existing site. Plans approved as submitted.

Fire Code Reference

Description	Comments
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Install _____ inch Arabic numerals on the front of the building in a color that contrasts with the immediate background on which the numerals are mounted and that will be readily visible during normal daylight. (IFC 505.1 – 505.1.7)	19 inch numbers will be required in buildings, or 4 inch numbers on sign at road and 4 inch numbers on the buildings.
Install supplementary _____ inch Arabic address numerals on a post or mailbox on the same side of the public road as, and directly in front of, the building in such a manner as to be readily visible to occupants of fire department vehicles on the public road. (IFC 505.1.2.4, 505.1.3)	Provide 6 inch supplemental address numbers at road during construction phase.
Construction involving combustible building materials shall not occur until operable fire hydrants are in place within 500 road feet of the furthest point of any building being constructed. (IFC 3312.1)	Additional hydrants may be required if buildings are to be added to site.
Required means of egress shall be maintained during construction and demolition, remodeling or alterations and additions to any building. (IFC 3311.2)	

Signatures

First Name	Last Name	Signature Date
Pat	Quick	07/21/2023



SCALE: 1" = 60'
1' CONTOUR INTERVAL

SITE INFORMATION

PROPERTY DESCRIPTION:
Part of the NW 1/4 of Section 36, T6N, R11W, City of Kentwood, Kent County, Michigan, described as: Commencing at the North 1/4 corner of said Section 36; thence S89°57'07"W 201.02 feet along the North line of said NW 1/4; thence S00°01'38"W 50.00 feet to the Southerly line of 52nd Street and the PLACE OF BEGINNING of this description; thence S00°01'38"W 863.97 feet; thence N89°58'22"W 1319.04 feet; thence N02°21'05"W 862.93 feet to the Southerly line of 52nd Street (the Northerly extension of said line would intersect the North line of said NW 1/4 N89°57'07"E 1107.67 feet from the NW corner of said Section 36); thence N89°57'07"E 1354.85 feet along said Southerly line to the Place of Beginning.

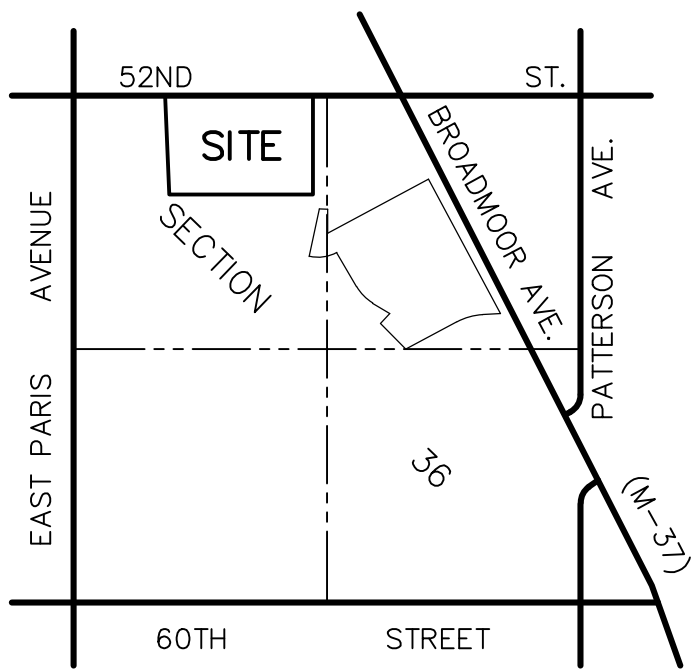
PROPERTY ADDRESS: 4250 52ND STREET SE
PERMANENT PARCEL NUMBER: 41-18-36-100-052
PARCEL SIZE: 26.5 ACRES (EXCLUDING R/W)

MAPPING

MAPPING AND CONTOURS BASED ON SURVEY BY EXXEL ENGINEERING

ZONING

EXISTING ZONING: I-PUD INDUSTRIAL PLANNED UNIT DEVELOPMENT



LEGEND

- = IRON STAKE FOUND
- = IRON STAKE SET
- = UTILITY POLE & GUY WIRE
- ⊙ = LIGHT POLE
- = SIGN
- ⊙ = ELECTRIC OUTLET
- ⊙ = HYDRANT
- ⊙ = WATERMAIN VALVE
- ⊙ = HANDHOLE
- ⊙ = IRRIGATION VALVE
- ⊙ = POST INDICATOR VALVE
- TRANS = TRANSFORMER
- ⊙ = CATCH BASIN
- = MANHOLE
- ⊙ = CLEAN OUT
- ⊙ = FLAGPOLE
- ⊙ = TELEPHONE BOX
- ⊙ = BURIED GAS LINE MARKER
- = OVERHEAD WIRES
- = OAK TREE
- P = PINE TREE
- TR = UNKNOWN TREE
- M = MAPLE TREE
- SYC = SYCAMORE TREE
- W = WALNUT TREE

SPECIAL LAND USE/SITE PLAN

RE: 4250 52ND STREET SE – EQUIPMENTSHARE

FOR: HIGHPOINT REAL ESTATE

ATTN: BRIAN SIKMA

5500 CASCADE RD. SE (STE. 200)

GRAND RAPIDS, MI 49546

PART OF THE NW 1/4, SECTION 36, T6N, R11W, CITY OF KENTWOOD, KENT COUNTY, MICHIGAN



07-28-23	REV PER CITY STAFF	MK	DRAWN BY: JDR	PROJ. ENG.: DJS	SHEET
DATE	REVISION	BY	APPROVED BY: DDG	PROJ. SURV.: BMF	1 of 1
			FILE NO.: 221886E	DATE: 06/30/2023	

PLANNING STAFF RECOMMENDATION

Golder 7/31/23

PROJECT: Steelcase (EquipmentShare) PUD

APPLICATION: 19-23

REQUEST: Final Site Plan Review of a PUD phase

LOCATION: 4308 52nd Street SE

HEARING DATE: August 9, 2023

RECOMMENDATION: Recommend conditional approval of the site plan dated July 26, 2023 for the Steelcase (EquipmentShare) PUD as described in Case No. 19-23. Approval is conditioned on the following:

CONDITIONS:

1. Compliance with the applicant's Intended Use memos dated July 20, 2023 and the overall PUD statement dated December 21, 2022.
2. Applicant shall provide for Kentwood staff review and approval an updated traffic analysis for the proposed construction and industrial equipment sales and rental use to ensure that the traffic that is anticipated to be generated by the use is consistent with those uses that were analyzed for the review of the preliminary PUD approval.
3. Compliance with the Kentwood Fire Marshal memo dated July 21, 2023 and review and approval of the plan by the Kentwood City Engineer.
4. Final approval of driveway design by Kentwood City Engineer. This shall include entry gate design.
5. Final approval of landscaping plan related to the proposed driveway on 52nd Street. Landscaping plan shall include proposed fencing and gates on the property.
6. Staff approval of any proposed site lighting.

7. Planning Commission approval of the Special Land Use for Open Air Construction and Industrial Equipment Sales and Rental use.

BASIS

1. The applicant has submitted an Intended Use Statement that describes the proposed Open Air Construction and Industrial Equipment Sales and Rental use. The description was used to inform the city on the nature of the proposed Special Land Use and the proposed PUD phase.
2. The preliminary approval for this portion of the Steelcase PUD identified specific potential future uses for this PUD phase. This information was used to inform the traffic analysis that determines whether or not additional curb cuts would be permitted. The Open Air Construction Equipment Sales and Rental use was not a use that was identified in the traffic analysis. The applicant must ensure that the proposed use will not create traffic difficulties on 52nd Street.

Section 17.10 of the Zoning Ordinance addresses access management for driveways onto arterial streets within the city. Section 17.11 B indicates that the number of driveways shall be the minimum necessary to provide reasonable access for regular traffic and emergency vehicles.

3. The City Engineer shall determine whether the proposed driveways meet city standards for design and width.
4. The PUD Agreement outlines requirements for the tree preservation and landscaping plans within the PUD.
5. Discussion and representations during the work session and public hearings.

EquipmentShare

5710 Bull Run Dr.
Columbia, MO 65201

Intended Use Memo 4308 52nd ST SE Kentwood, MI 49512

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7/20/23



KENTWOOD PLAN REVIEW

Fire Department Information

Occupant ID: 24082

Inspection Date: 07/21/2023

Inspected By: QUICK, PATRICK

Facility Information

Occupant Name: EQUIPMENT SHARE

Business Address: 4250 52ND Street Southeast

Inspection Information

Inspection Type: SITE PLAN ONLY

Inspection Notes: Site plan for new business on existing site. Plans approved as submitted.

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Description

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Provide 6 inch supplemental address numbers at road during construction phase.

Additional hydrants may be required if buildings are to be added to site.

Signatures

First Name	Last Name	Signature Date
Pat	Quick	07/21/2023

PROJECT STATEMENT: Application for Amendment to IPUD Plan – 4308 52nd Street NE, Kentwood, MI

INTRODUCTION

Steelcase Inc. owns a 26.5-acre parcel (the "Site") that is part of a larger tax parcel having a parcel number of 41-18-36-100-050. The Site is currently operated and used by Steelcase as a maintenance facility and service storage yard for Steelcase's fleet of trucks, trailers and other vehicles, however, with the changes to Steelcase's logistic strategy, the site will become vacant in the Summer of 2023. The Site and its maintenance buildings are securely self-contained within the Steelcase campus and currently only serve Steelcase vehicles. The existing site conditions are illustrated on Sheet Ex-1.

Steelcase will be marketing this Site for sale in the Summer of 2023. Given the building infrastructure in place, Steelcase sees the Site continuing to be used for commercial vehicle maintenance, truck and trailer parking with the possibility of having multiple users or operators on the Site. Such operators may include a large shipping company (i.e. FedEx) which requires fleet repair and parking, or a local manufacturing company that requires additional off-site truck parking capacity, or a school bus or van fleet company, or a combination thereof. Steelcase would require the Site to be converted to a self-contained secure facility with direct access to 52nd Street and physically separated from the rest of the Steelcase campus.

SUMMARY OF PROPOSED MODIFICATIONS TO THE IPUD PLAN

Steelcase's proposal is to modify the Site by adding additional paved parking area on the westerly third of the Site, providing up to 3 curb cuts onto 52nd Street and eliminating cross access between the Site and the rest of the Steelcase Campus. This proposal requires two modifications to the existing Final IPUD Plan for the Steelcase campus, each modification constituting a "Major Change" to the Final IPUD Plan:

- (i) the addition of "Other Future Access Points" onto 52nd Street (constituting a Major Change under Section 3.A.iii of the Steelcase PUD Development Agreement dated May 28, 2014) and separation of the Site from the Steelcase campus by a new continuous landscaped barrier along the south property line and elimination of cross access; and
- (ii) the removal from the IPUD Plan of the designation of a portion of the Site for future development of an 80,000 sq. ft. Building "A".

Steelcase's plan does not reduce the 52nd Street landscape buffer area depth or intensity of landscaping, except in those areas which may become entry access points. These mature dense landscaping features screen the Site from public view and screen parking areas from perimeter roads. The proposed IPUD site changes are illustrated on Preliminary Site Plan, sheet SP-1.

USE AS AN INDUSTRIAL SERVICES FACILITY FOR TRUCK PARKING, STORAGE AND MAINTENANCE

Steelcase believes the Site is appropriate for reuse and development as a self-contained industrial services facility (an "ISF") for the parking and storage of trucks, trailers and construction equipment/vehicles by one or more tenant operators. There is considerable demand in the greater Kentwood / Grand Rapids industrial logistics service market for secure, well-maintained, accessible vehicle storage and repair sites.

property line will be removed and the property improved with a continuous curb along the south property line. A secure perimeter fence will further separate the Site from the Steelcase campus.

C. Area Roads Can Support the Truck Traffic Generated at the Site.

52nd Street and the area roadways can support the volume of traffic that may be generated by the conversion of the Site to the uses being proposed with up to 3 new curb cuts. This conclusion is supported by the traffic impact study (TIS) prepared by Spalding & DeDecker and submitted in support of this application. The TIS report concludes:

"The addition of the traffic generated by the [] proposed development will not negatively impact operations of the signalized intersections under all three potential land use scenarios that were analyzed. Additionally, it was found that the additional access points for the parcels off 52nd Street will not have a negative impact on the roadway traffic."

D. Three Curb Cuts on 52nd Street Are Warranted by This Land Use.

Because of the size of the Site and the existing vehicle repair and washing facilities, the Site lends itself to division into 2 or 3 separately leased premises (or separate ownership parcels), so long as new curb cuts can be secured to provide direct access to 52nd Street. Steelcase has determined that there is sufficient interest in the greater Kentwood industrial market area for an ISF facility divisible into 7-acre to 10-acre sites.

Steelcase's ability to provide 3 separate driveway curb cuts on 52nd Street is not required by the volume of traffic generated by this land use. The traffic study demonstrates that 52nd Street can accommodate the volume of traffic. Instead, the request for 3 curb cuts is premised on the nature of the land use and the requirements of tenants or owners that operate on this Site. ISF tenants or owners operate at properties that can provide physical separation from other users and which have perimeter fences for security. Steelcase requests a modification to the IPUD Plan showing 3 curb cuts in order to have the ability to market the Site to up to 3 separate users.

If the entire Site is has 2 owners or tenants, only 2 driveway curb cuts may be needed. If a single owner or tenant leases the entire Site, only 1 or 2 driveway curb cuts may be needed, depending on the operational needs. If the entire Site is owned by or leased to 3 separate users, 3 separate curb cuts would be needed. Steelcase understands that the number and design of driveways for an owner or tenant would be determined and permitted through the final site plan that would be approved for the applicable portion of the Site that is used by the owner or tenant.

The original Steelcase campus plan from the 1980s envisioned a single-user self-contained campus whose use and development was controlled through the IPUD zoning. Steelcase's facility needs have evolved over time. The proposed sale and separation of the Site from the rest of the Steelcase campus would be a reasonable modification to the IPUD. Once it is physically separated from the rest of the Steelcase campus, the Site will function like any other industrial commercial property along 52nd Street. But for its inclusion in the original Steelcase IPUD Plan, the Site property likely would have been developed as 2 or 3 separate lots, each with their own direct access to 52nd Street.

STAFF REPORT: August 2, 2023
PREPARED FOR: Kentwood Planning Commission
PREPARED BY: Joe Pung
CASE NO.: 20-23 MI Prime Logistics

GENERAL INFORMATION

APPLICANT: MI Prime Logistics
6670 Brookside Woods Ct., SE
Ada, MI 495301

STATUS OF APPLICANT: Prospective Tenant

REQUESTED ACTION: Special land use and site plan review for a vehicle repair operation.

EXISTING ZONING OF SUBJECT PARCEL: I1 Light Industrial

GENERAL LOCATION: 5120 East Paris Avenue

PARCEL SIZE: 1.92 acres

EXISTING LAND USE ON THE PARCEL: Industrial Building

ADJACENT AREA LAND USES:
N: Industrial
S: Kentwood Master Stormwater Pond
E: Kentwood Master Stormwater Pond
W: East Paris Avenue ROW

ZONING ON ADJOINING PARCELS:
N: I1 Light Industrial
S: I1 Light Industrial
E: I1 Light Industrial
W: I1 Light Industrial

Compatibility with Master Plan

The Master Plan recommendation is for industrial development in this area. The proposed vehicle repair establishment is a special land use in industrial districts and would be consistent with the Master Plan recommendation.

Zoning History

The property is currently zoned I1 Light Industrial. Up until at least 1980 it had been zoned for single family residential.

Relevant Zoning Ordinance Sections

Major vehicle repair establishments are a special land use in the I1 Light Industrial district (Zoning Ordinance Section 10.02). Section 13.04 requires Planning Commission review and approval of special land uses. Section 15.02 outlines the general approval standards for special land uses. Section 13.08 outlines the general review standards. Section 14.05 outlines the site plan review standards. Section 15.04.E lists the site design standards for vehicle repair establishments.

SITE INFORMATION

Site Characteristics

The parcel is 1.92 acres in area and is located on the east side of East Paris Avenue north of 52nd Street. The existing 23,000 square foot multi-tenant building was constructed in 2021.

Traffic & Circulation

The site is accessed by a single curb cut onto East Paris Avenue.

Parking

The Zoning Ordinance requires one (1) parking space per each 800 square feet plus two (2) per each stall or service area. The tenant space is approximately 8,915 square feet in area (11 parking spaces), the number of service stalls has not been identified (the applicant has indicated that it is a fleet maintenance operation, and no vehicles would be parked/stored outside the building). The applicant has indicated that ancillary to the vehicle repair operation, they would park ten (10) delivery vans, which are assigned to the Caledonia Amazon warehouse facility, on the property (the vehicles would only be onsite from 9pm to 9am each day). There are currently thirty-five (35) parking spaces on site; based on available information available for the other tenants in the building, a minimum of twenty-five (25) parking are required (this does not include parking spaces associated with vehicle stalls or service areas).

Engineering

The development will have to meet all applicable Engineering Department regulations.

Fire

The development will have to meet all applicable Fire Department regulations.

Staff Comments

- 1) The applicant wishes to operate a fleet maintenance facility to perform basic vehicle repair (tire repair/replacement, brake system repair/maintenance, etc.) on their fleet vehicles. In addition to basic repair of fleet vehicles, they would also offer cosmetic repair for vehicles of other Amazon Delivery Service partners in the greater Grand Rapids area.

The applicant has indicated that all vehicles being serviced or scheduled for repair would be stored inside the building.

- 2) A project narrative was submitted by the applicant. Additional detail needs to be included in a revised narrative, including but not limited to:
 - Expected hours of operation.
 - Number of employees working at the location.
 - Expected number of vehicles onsite for service at any one time.
- 3) As an ancillary use, the applicant has indicated that they would maintain ten (10) parking stalls for delivery vans assigned to the Caledonia Amazon warehouse facility.
- 4) In February of this year and automotive repair operation (dry-ice vehicle cleaning) was approved in the adjacent tenant space to the south (Case 7-23). Similar to this request, no vehicles would be stored in the open air, all vehicles would be parked/stored indoors.
- 5) Section 15.02 of the Zoning Ordinance (Special Approval Standards) states that the Planning Commission must determine that the proposed special land use and its location meet the following standards:
 - A. Be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance, with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed.

The proposed use is consistent with the intended character of the area. The site is developed and no exterior changes to the site have been proposed. Use of the property would continue to be industrial in nature.

- B. Be served adequately by essential public facilities and services such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities or schools.

The site is adequately served by essential public services.

- C. Not create excessive additional requirements at public cost for public facilities and services.

The proposed development is not anticipated to create additional requirements for public facilities and services at public cost.

- D. Not involve uses, activities, processes, materials and equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare. Electrical or electromagnetic interference or odors.

The proposed use is not anticipated to create excessive traffic, noise, smoke, fumes, or odors that will be detrimental.

- E. Be compatible and in accordance with the goals, objectives and policies of the Master Plan and promote the Intent and Purpose of the zoning district in which it is proposed to locate.

The proposed use is a special land use within the zoning district and as such can be considered consistent with the zoning and the Master Plan recommendation for industrial development.

- F. Be subject to stipulations by the Planning Commission of additional conditions and safeguards deemed necessary for the general welfare, for the protection of individual property rights and for ensuring that the intent and objectives of this Ordinance will be observed. The breach of any condition, safeguard or requirement shall automatically invalidate the granting of the Special Land Use.

- G. Comply with all applicable licensing ordinances.

- 6) Section 15.04.E lists the following specific requirements that apply to vehicle repair establishments. The requirements are:

- A. A vehicle repair establishment building, and its accessory uses and buildings shall be located not less than fifty (50) feet from any right-of-way line or from any side or rear lot line abutting a residential district. This setback requirement shall not apply to accessory parking.

The portion of the building proposed for vehicle repair is setback over one hundred and ninety (190) feet from the East Paris Avenue right-of-way and the property does not abut a residential district.

- B. Where adjoining a residential use or residential district, Buffer Zone “B” (see Chapter 19, Landscaping) is required. In addition, the Planning Commission may require a solid wall or solid fence along the lot line having a maximum height of six (6) feet.

The property does not adjoin a residential use or residential district.

- C. The minimum frontage shall be one-hundred (100) feet and the minimum lot area one-half (1/2) acre.

The lot width is two hundred and fifty (250) feet. The lot area 1.92 acres.

- D. The lot shall be located so that at least (1) side abuts an arterial street.

The lot abuts East Paris Avenue which is a major arterial.

- E. The site shall be limited to no more than one (1) driveway for each street on which it has frontage.

The property has only one (1) driveway onto East Paris Avenue.

- F. Overhead doors shall not face any roadway, except as approved by the Planning Commission for any of the following circumstances.
- a. For through garages where doors are provided on the front and rear of the building;
or
 - b. Garages located on corner or through lots; or
 - c. Where it is determined that a rear garage door would have a negative impact on an abutting residential district.

Overhead doors for this tenant space do not face any roadway.

- G. Accessory buildings shall not be permitted.

No accessory building is proposed.

- H. All repair work shall be done within the building.

The applicant has indicated that all repair work would occur within the building.

- I. All outdoor storage of vehicles, material, merchandise, equipment, and other material incidental to the operation shall be enclosed by a six (6) foot high solid wall or solid fence meeting the minimum design requirements of Chapter 19.

No outdoor storage of vehicles, material, merchandise, etc. related to the vehicle repair operation is proposed. The applicant has indicated up to ten (10) delivery vans associated with delivery operation would be parked onsite from 9pm to 9am daily.

- J. Outdoor storage areas shall be paved with a permanent, durable, and dustless surface and shall be properly graded and drained to dispose of storm water.

No outdoor storage associated with the vehicle repair operation is proposed.

- K. Outdoor storage areas are not permitted in the front yard of the site and shall meet the side and rear yard setback requirements.

No outdoor storage associated with the vehicle repair operation is proposed.

- L. No operator shall permit outdoor storage of automobiles, truck, or trailers within the parking lot. It is presumed that vehicles on the site for a period in excess of seventy-two (72) hours would represent a violation of this section.

The applicant has indicated that all vehicles being serviced or scheduled for repair will be stored inside the building, no damaged vehicles would be parked overnight on the surface lot.

Exhibit 1: Project Location (2020 Aerial Photo)

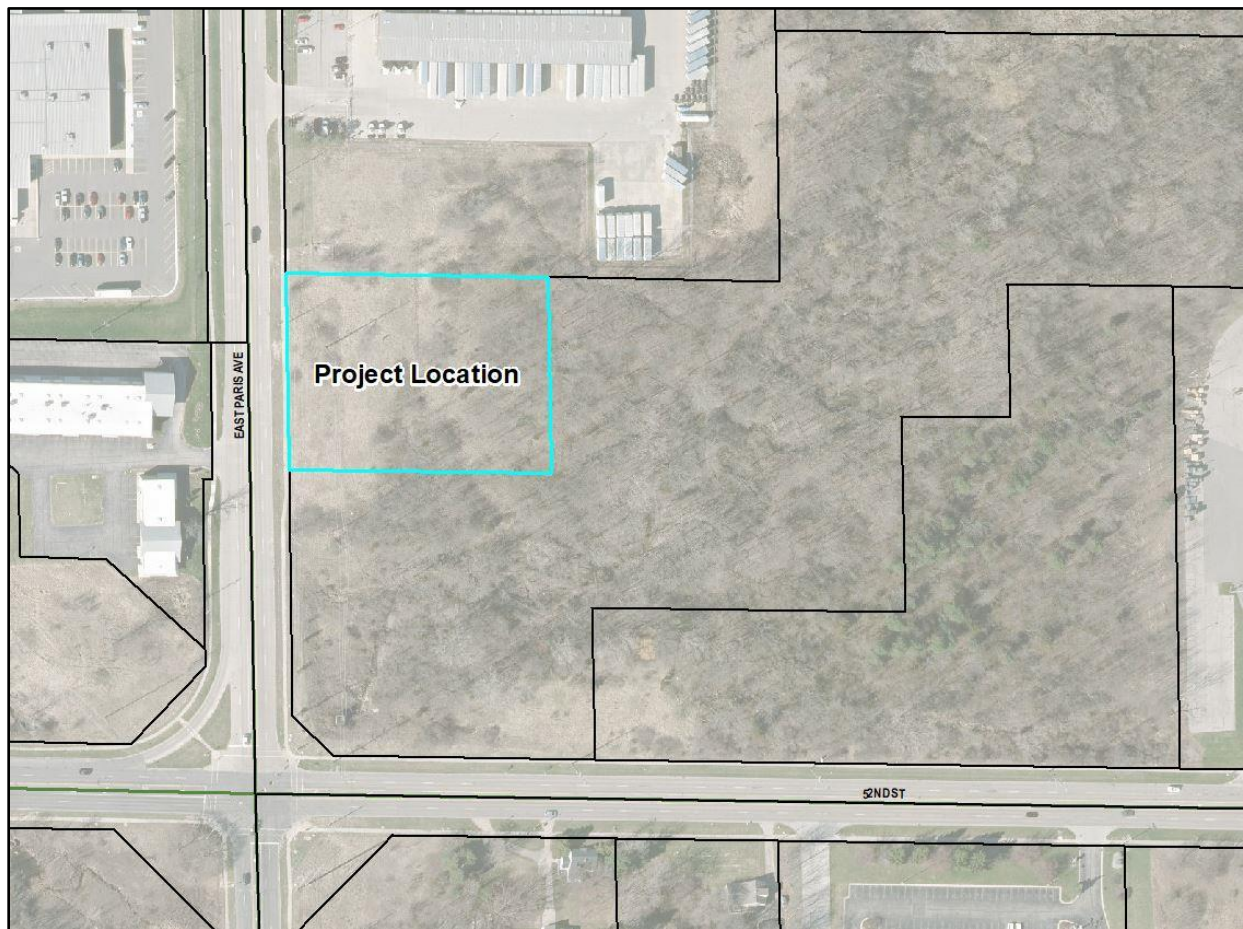


Exhibit 2: Layout of Tenant Spaces

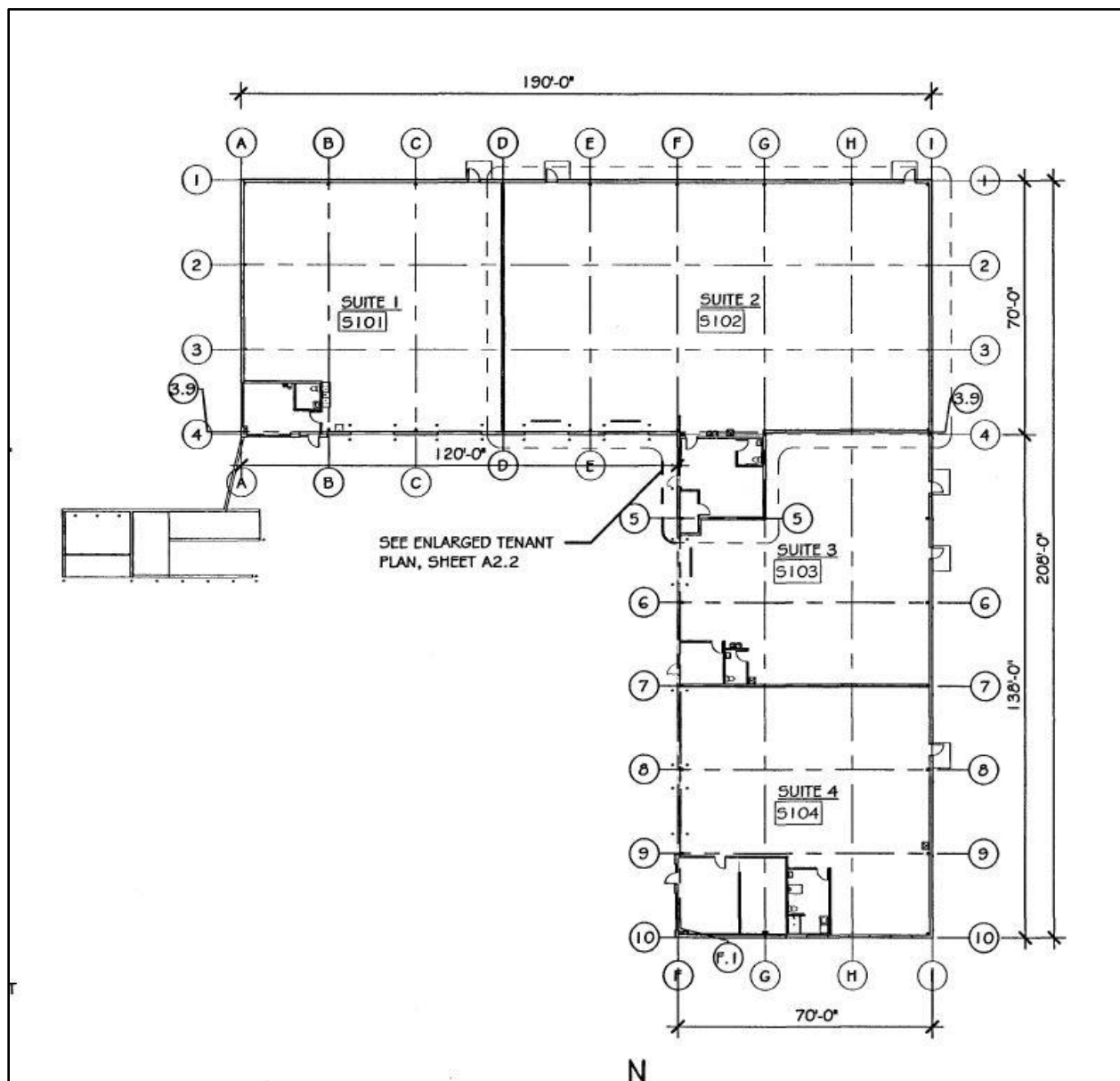


Exhibit 3: April 2023 Pictometry Photo (view from the south)



Exhibit 4: April 2023 Pictometry Photo (view from the west)





Mi Prime Logistics
Amazon Delivery Service Partner

**Mi Prime Logistics
City of Kentwood
Planning Commission
Description of Land Use**

Mi Prime Logistics, LLC is an independent contractor to Amazon providing last mile delivery services. The company was formed and launch in June 2019 and is one of 17 independent delivery contractors serving west Michigan. Mi Prime Logistics is the largest Amazon Delivery Service Partner in West Michigan in terms of daily routes completed and packages delivered. We consistently meet Amazon's highest performance and safety standards as measured by Amazon on a weekly basis.

We currently employ 115 full-time drivers, dispatchers and fleet maintenance personnel. Our fleet consists of 58 Amazon branded electric delivery vehicles and 25 Amazon branded cargo vans. Our routes are currently dispatch from two Amazon warehouse locations.

Amazon DGR8-3415 Northridge Drive NW, Walker, MI (Approximately 65 routes daily)
Amazon HGR1 – 5199 68th Street SE, Caledonia, MI (Approximately 10 routes daily)

Our services include delivery of small parcels (less than 70 pounds) to Amazon customer residences and business address. Our drivers complete approximately 75 ten hour routes seven days per week, 361 days per year. Each driver delivers an average of 230 packages during the ten-hour shift.

Our fleet maintenance staff perform basic mechanical repair support to our fleet including tire repair/replacement, brake system repair/maintenance, and other safety related repairs to ensure our fleet is road worthy each day.

We are expanding the servicing support of our fleet to include cosmetic repair (non-structural damage including dents and scratches only) to our vehicles and the vehicles of other Amazon Delivery Service partners in the greater Grand Rapids area. We hope to locate this service center at 5120 East Paris Ave SE, Grand Rapids. All vehicles being serviced or scheduled for repair will be stored inside the building. No damaged vans will be parked overnight in the exterior, surface lot.

We will maintain ten parking stalls on the surface lot for delivery vans assigned to Amazon HGR1 – Caledonia. The parking stalls will be located to the side of the lot. The vehicles will be onsite during the hours of 9pm to 9am each day only.

Description:
The North 250 feet of the East 334.97 feet of the West 385.0 feet of the South 1/2 of the SW 1/4, SW 1/4, Section 25, T6N, R11W, City of Kentwood, Kent County, Michigan. (1.92 Acres)

GENERAL NOTES:

1. Site parcel number: #41-18-25-300-063
2. Total acreage: 1.92 Acres
Net acreage:
3. Existing site Zoned I1 - INDUSTRIAL
4. Use:
5. Legal Description: the North 250 feet of the East 334.97 feet of the West 385.0 feet of the South 1/2 of the SW 1/4, SW 1/4, section 25, T6N, R11W, City of Kentwood, Kent county, Michigan. (1.92 acres)
6. Site Requirements
- Minimum Lot Area = 40,000 SF
 - Minimum Lot Width = 200'
 - Minimum Setbacks
 - Front
 - w/ front yard parking
 - 1. Bldg. front wall 150 ft. or less = 70', 25' of which are landscaped
 - 2. Bldg. front wall more than 150' = 100', 35' of which are landscaped
 - w/out front yard parking
 - 3. bldg. front wall 150 ft. or less = 35, all landscaped
 - 4. bldg. front wall more than 150' = 45', all landscaped
 - Side = 20'
 - Rear = 40'
 - Max Lot Coverage = 50%
 - Max Building Height = 3 Stories or 45'

7. Parking:

 - Office: 1 space per 300 GFA. 3000 SF of office space proposed = 10 spaces required
 - Warehouses & storage buildings: 1 space per 1500 GFA, 19,959 SF = 14 spaces required
 - Total parking spaces required: 24
 - Parking spaces provided: 35

8. Landscaping

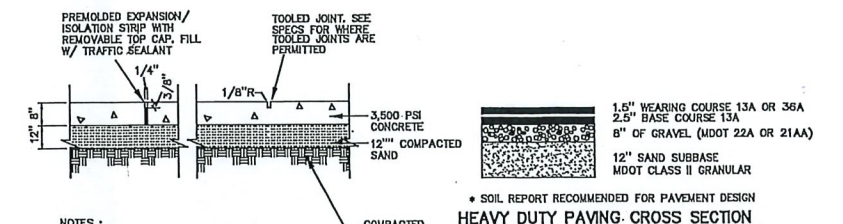
Parking: 1 canopy tree & 100 SF of landscaped area per 10 spaces

where off-street parking areas are located within the front yard, a hedgerow, 3' tall masonry wall or berm shall be provided between the parking spaces and the right-of-way.

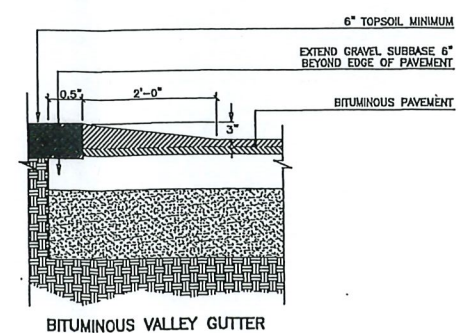
 - Required: 44 Parking spaces
 - = 5 Canopy trees and 440 SF of landscaped area
 - Proposed:
 - = 5 Trees, 440 SF landscaped area

Greenbelt: within industrial districts the following minimum greenbelt is required along each public street right-of-way on which the site has frontage:

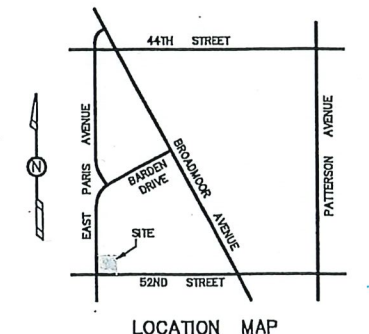
 - a. ten (10) foot wide greenbelt.
 - b. one (1) canopy tree, rounded upward, for every forty (40) linear feet of frontage.
 - c. seven (7) shrubs for every forty (40) linear feet of frontage.
 - d. A planting berm may be required of at least three (3) feet in height (in addition to the plant materials required) along and outside the public ROW parallel to a major arterial street.
 - e. the planning commission and planning staff may approve substitution of evergreen trees for up to fifty percent (50%) of the required trees
 - Required: 250' of frontage
 - = 7 Canopy trees, 49 Shrubs
 - Proposed
 - = 7 canopy trees, 49 shrubs



8" CONCRETE DETAIL



BITUMINOUS VALLEY GUTTER


















LOCATION MAP

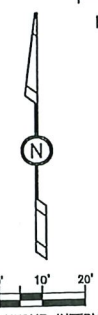


Know what's below.
Call before you dig.



LEGEND

-  = UTILITY POLE & GUY WIRE
-  = LIGHT POLE
-  = SIGN
-  = HYDRANT
-  = VALVE
-  = CATCH BASIN
-  = MANHOLE
-  = BURIED GAS LINE MARKER
-  = TELEPHONE BOX
-  = FENCE LINE
-  = OVERHEAD WIRES
-  = EXISTING CONTOUR
-  = PROPOSED CONTOUR
-  = EXISTING SPOT ELEVATION
-  = PROPOSED SPOT ELEVATION



1' CONTOUR INTERVAL
SCALE: 1" = 20'

SITE PLAN.
RE: 5120 EAST PARIS AVENUE

FOR: WLP ASSOCIATES
ATTN: JEFFREY HARWOOD
3001 FULLER AVE. NE (STE. 1)
GRAND RAPIDS, MI 49505
PART OF THE SW 1/4, SECTION 25, T6N, R11W, CITY OF KENTWOOD, KENT COUNTY, MICHIGAN



01/13/21	REVISED BLDG LOCATION	JVD			
11/02/20	REVISED	JVD	DRAWN BY: JDR	PROJ. ENG.: RTL	SHEET 1 of 2
07/07/20	REVISED GRADES & STORM SEWER	JVD	APPROVED BY: .	PROJ. SURV.: .	
	REVISION	BY	FILE NO.: 201239E	DATE: 05/15/2020	

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SUITE 2

5120 E. PARIS AVENUE SE
GRAND RAPIDS, MI

ISSUED FOR	
DATE	DESCRIPTION
02/28/2023	PRELIMINARY
03/03/2023	OWNER REVIEW
03/03/2023	OWNER REVIEW 2
03/06/2023	OWNER REVIEW
03/07/2023	OWNER REVIEW
03/09/2023	OWNER REVIEW
03/10/2023	PERMITS

Revision Schedule		
#	Date	Desc.

Drawn by: DJA

TENANT
FLOOR PLAN

SCALE: AS NOTED

A2.2

Project No.
23-019

