

AGENDA
CITY OF KENTWOOD PLANNING COMMISSION
TUESDAY, FEBRUARY 14, 2023
KENTWOOD COMMISSION CHAMBERS
4900 BRETON AVENUE
7:00 P.M.

- A. Call to Order
- B. Pledge of Allegiance (Dan Holtrop)
- C. Roll Call
- D. Approval of the Minutes of January 24, 2023 and Findings of Fact for: Case# 2-23 – Zoning Ordinance Text Amendments Relating to: Childcare provisions; sign provisions; PUD procedures; Chapter 8 Flood Plain Amendments
- E. Approval of the Agenda for February 14, 2023
- F. Acknowledge visitors and those wishing to speak to non- agenda items.
- G. Old Business

There is no Old Business
- H. Public Hearing

Case#3-23 – Caring Hearts Adult Day Center – Special Land Use and Site plan Review for an Adult Daycare located at 4488 Breton Ave SE

Case#4-23 – Snackcraft Building Addition – Major Change to a PUD and Final Site Plan Review located at 4444 – 52nd Street SE;

Case#5-23 – Blue Pearl Specialty and Emergency Pet Hospital – Special Land Use and Site Plan Review for an Animal Hospital located at 2500 East Paris Ave SE

- I. Work Session

Case#6-23 – Dykstra Auto – Major Change to an Approved Site Plan located at 4782 – 44th Street SE;

Case#7-23 Enthusiasts Choice Detail Studio- Request of Connecticut Development Company LLC for a Special Land Use Major Vehicle Repair Dry Ice Cleaning and Site Plan Review for Ste. 3 Located at 5120 East Paris Avenue SE

J. New Business

There is no New Business

K. Other Business

1. Zoning Ordinance Amendment Main Event Entertainment
2. Commissioners' Comments
3. Staff's Comments

L. 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.

PROPOSED MINUTES OF THE REGULAR MEETING
OF THE KENTWOOD PLANNING COMMISSION
JANUARY 24, 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 Porter.
- C. Roll Call:
Members Present: Bill Benoit, Dan Holtrop, Sandra Jones, Ed Kape, Alex Porter, Ray Poyner, Darius Quinn, Doug VanderMeer, Sarah Weir
Members Absent: None
Others Present: Community Development Director Terry Schweitzer, Economic Development Planner Lisa Golder, Senior Planner Joe Pung, Planning Assistant Monique Collier, and the applicants.
- D. Approval of the Minutes and Findings of Fact

VanderMeer pointed out a correction to his name.

Motion by Commissioner Holtrop, supported by Commissioner Quinn, to approve the Minutes of January 10, 2023 and the Findings of Fact for: Case# 1-23 – Steelcase– Major PUD Change and Preliminary Site Plan – Located at 4308 52nd Street SE with change noted.

- Motion Carried (9-0) –
- E. Approval of the Agenda

Staff added under New Business Case#7-23 Enthusiasts Choice Detail Studio- Request of Connecticut Development Company LLC for a Special Land Use Major Vehicle Repair Dry Ice Cleaning and Site Plan Review for Ste. 3 Located at 5120 East Paris Avenue SE

Motion by Commissioner Poyner, supported by Commissioner Quinn, to approve the agenda for the January 24, 2023 meeting.

- Motion Carried (9-0) –
- F. Acknowledge visitors wishing to speak to non-agenda items.

There was no public comment.
- G. Old Business

There was no Old Business

H. Public Hearing

Case# 2-23 – Zoning Ordinance Text Amendments Relating to: Childcare provisions; sign provisions; PUD procedures; Chapter 8 Flood Plain Amendments

Pung went over zoning ordinance memos related to

***Child Care Facility Definitions**

In June of this year, the State approved Act No. 106 of Public Acts of 2022 amending 1973 PA 116 making allowance for the increase in capacity of family child care homes (1 additional child – up to 7 total) and group child care homes (2 additional children – up to 14 total). The Kentwood Zoning ordinance currently limits family child care homes to no more than six (6) children and group child care homes to no more than twelve (12) children.

Proposed Ordinance Language:

Modify the definition of child care organization under Chapter 2 to read as follows:

CHILD CARE ORGANIZATION: An organization having as its principal function the receiving of minor children for care, maintenance, training, and supervision notwithstanding that educational instruction may be given. Child care organizations are licensed and regulated under the State of Michigan Act 116 of 1973, as amended, and include the following:

1. Child Care Center (or Day Care Center): A facility, other than a private residence, receiving one or more preschool or school age children for care for periods of less than twenty-four (24) hours a day and for not less than two (2) consecutive weeks and where the parents or guardians are not immediately available to the child.
2. Foster Family Home: A private home in which one (1) but not more than four (4) minor children, who are not related to an adult member of the household by blood, marriage or who are not placed in the household pursuant to the adoption code, are given care and supervision for twenty-four (24) hours a day, for four (4) or more days a week for two (2) or more consecutive weeks, unattended by a parent or legal guardian.
3. Foster Family Group Home: A private home in which more than four (4) but fewer than seven (7) minor children, who are not related to an adult member of the household by blood, marriage, or who are not placed in the household pursuant to the adoption code, are provided care for twenty-four (24) hours a day, for four (4) or more days a week for two (2) or more consecutive weeks, unattended by a parent or legal guardian.

PUD Site Plan Deviation Procedures

Amend Section 12.13.A.2 of the Zoning Ordinance.

Current zoning ordinance language for Section 12.13

A. Amendments and Deviations from Approved Final PUD Site Plan

1. Deviations: Deviations from the approved Final PUD Site Plan may occur only when an applicant or property owner granted Final PUD Site Plan approval notifies the Zoning Administrator of the proposed amendment to such approved site plan in writing, accompanied by a site plan illustrating the proposed change, and receives approval consistent with this section. The request shall be received prior to initiation of any construction in conflict with the approved Final PUD Site Plan.
2. Procedure: Within fourteen (14) days of receipt of a request to amend the Final PUD Site Plan, the Zoning Administrator shall determine whether the change is major, warranting review by the Planning Commission, or minor, allowing administrative approval, as outlined in Section 13.05 (D) 8.

Proposed zoning ordinance language for Section 3.20.A

A. Amendments and Deviations from Approved Final PUD Site Plan

1. Deviations: Deviations from the approved Final PUD Site Plan may occur only when an applicant or property owner granted Final PUD Site Plan approval notifies the Zoning Administrator of the proposed amendment to such approved site plan in writing, accompanied by a site plan illustrating the proposed change, and receives approval consistent with this section. The request shall be received prior to initiation of any construction in conflict with the approved Final PUD Site Plan.
2. Procedure: Within fourteen (14) days of receipt of a request to amend the Final PUD Site Plan, the Zoning Administrator shall determine whether the change is major, warranting review by the Planning Commission, or minor, allowing administrative approval, as outlined in Section 13.05.I.

(The current ordinance refers to a zoning ordinance section (13.05 (D) 8) which does not exist, the proposed amendment would refer to the correct section of the zoning ordinance.)

***Chapter 8 Flood Plain amendments**

Amend Section 4.01 of the Zoning Ordinance to comply with Federal requirements.

Proposed zoning ordinance language for Section 4.01

Section 4.01 FLOODPLAIN

This district relies upon the analysis of flood prone lands in the city as defined by the Federal Emergency Management Agency (“FEMA”) in a scientific and engineering report entitled “The Flood Insurance Study for Kent County, All Jurisdictions,” dated February 23, 2023, with its accompanying Flood Insurance Rate Maps (“FIRM”) panels 26081 CINDIA and 26081 CINDA2A, effective February 23, 2023, which documents are hereby adopted by reference and declared to be a part of this ordinance. The limitations of the flood prone areas shall be considered to be the 100- year floodplain as shown on the most current FIRM.

The proposed changes are to comply with Federal requirements

***Group Child Day Care Home Proximity**

The Zoning Ordinance currently requires that a group child day care home not be located within a 1,200 foot radius of any other group child day care. The radius is measured in a straight line from the actual location of the use to the nearest property line of the other group child day care home.

Current zoning ordinance language for Section 3.20.A

A. Requirements Pertaining to Group Child Day Care Homes

1. There shall be sufficient on-site outdoor play area to meet state regulations. All required outdoor play areas shall be fenced with a minimum of four (4) foot tall fence, provided that no such fence shall be located in the front yard.
2. Ingress and egress shall be provided as far as possible from two (2) intersecting streets and shall be at least one hundred (100) feet from two through streets.
3. A group child day care shall not be located within a twelve hundred (1,200) foot radius of any other group child day care.
4. For the purpose of this Section, the measurement of a radius shall be measured in a straight line from the actual location of the use to the nearest property line of the other group day care home.
5. An on-site drive shall be provided for drop offs/loading. This drive shall be arranged to allow maneuvers without creating a hazard to traffic flow on the public street.

***Placement of Wall Signs in Industrial Districts**

Currently Section 10.03.E requires that wall signs in the I1 and I2 districts be placed on the wall facing the street frontage.

The I1 and I2 districts are the only zoning districts where wall signs are required to be placed on the wall facing the street. In other districts, such as commercial and office

districts, the property owner/tenant can decide on which wall to place their allotted wall sign(s).

There are circumstances, especially with multi-tenant buildings, where a tenant space may not face a street, or it may not be practical or desirable to place the sign on the wall facing the street.

In April, the Planning Commission discussed this requirement, it was the consensus of the Commission that the requirement for wall signs in industrial to be placed on the wall facing the street frontage be removed.

***Menu Boards**

Currently the Zoning Ordinance does not specifically make allowance for menu board or pre-order boards for drive-through establishments or vehicle wash establishments. Such signs are currently allowed through a Zoning Administrator interpretation.

Based on the definition in Section 2.20.S of the Zoning Ordinance a menu board in many respects is a sign. However, when the menu board is located at the rear of a site, the focus is narrowed to the specific options and associated pricing rather than attracting attention to or identifying a business to motorists etc. It is practical and desirable to allow drive-through establishments and vehicle wash establishments a limited ability to communicate to customers the specific options and pricing information in a manner distinguished from the freestanding, wall, and window identification sign allowances. The proposed amendment to the Zoning Ordinance would explicitly make allowance for menu boards and pre-order boards as permitted signs.

The proposed language was approved by the Planning Commission in 2021 but was not reviewed by the City Commission. In April, the Planning Commission confirmed the proposed language.

Proposed Language:

Add Subsection K to *Section 16.03 Signs Permitted or Prohibited*

K. Menu Boards and Companion Display for Drive-through and Vehicle Wash Establishments

1. Menu board shall not exceed sixty-four (64) square feet in area nor exceed a height of ten (10) feet
2. Menu board shall be located within ten (10) feet of where the order is placed.
3. Companion display shall not exceed sixteen (16) square feet in area nor exceed a height of ten (10) feet.
4. Companion display shall be located adjacent to a menu board to communicate special pricing and services.

***Definition of Dwelling, Multiple Family**

Amend Section 2.02 of the Zoning Ordinance to modify the definition *Dwelling, Multiple*.

Current zoning ordinance language for Dwelling, Multiple

DWELLING, MULTIPLE: A building or portion of a building, used or designated for use as a residence for more than two (2) families living independently of each other. This definition does not include manufactured homes, single family attached dwellings or two (2) family dwellings.

Proposed zoning ordinance language.

DWELLING, MULTIPLE-FAMILY: A building or portion of a building, used or designated for use as a residence for more than two (2) families living independently of each other. This definition does not include manufactured homes, single family attached dwellings or two (2) family dwellings.

Pung stated his recommendation is to recommend to the City Commission to amend the zoning ordinance as outlined in his memos.

Jones opened the public hearing.

There was no public comment.

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

- Motion Carried (9-0) –

Motion by Holtrop, supported by Quinn to recommend to the City Commission to amend the Kentwood Zoning Ordinance 9-02 as follows amend the definition of a dwelling Section 2.02, Amend Section 4.01 Floodplain, amendments and deviations from an Approved Final PUD site plan section 12.13.A amend section 10.03.E Placement of Signs in Industrial Districts, amend section 3.20.A Group Child Day Care Proximity, 4.01 Floodplain, ,amend the definition of Child Care Organization 2.02, add subsection K to section 16.03 signs permitted or prohibited as described in Pungs memo dated January 18, 2023

- Motion Carried (9-0)

I. Work Session

Case#3-23 – Caring Hearts Adult Day Center – Special Land Use and Site Plan Review for an Adult Daycare located at 4488 Breton Ave SE

Pung stated the request is for special land use and site plan review for an adult day care facility. He stated the applicant intends to operate an adult day care facility within a 6,648 square foot tenant space within a 71,000 square foot shopping center.

Pung stated an adult day care center is a special land use under the current CPUD zoning. He stated it does require review and approval of both the use and the site plan by the Planning Commission.

Pung stated staff needs more information with respect to the number of employees and number of clients that would be on site at any given time. He stated there is an abundance of parking on the site. Pung stated the expected hours of operation will be from 6am-7pm weekdays and varying hours on the weekend. He stated the use meets all the special land use standards.

Vicky Russell, 2529 Bridgeport Ln was present. She stated they are looking at opening an adult daycare center for senior citizens with disabilities from the ages of 50-90 who are high functioning but with disabilities. She stated they are looking to staff about 15-20 people. She stated there will be a therapists, counselors, physical therapist CNA workers and also a cook. She stated they will have two bus drivers that will be picking up and dropping off as needed. She stated they are looking forward to opening up a place where they can offer a social setting and to be able to give the clients independence that will be different from going to the nursing home.

Holtrop questioned her history on this type of work. Russell stated she works with Abilities of Michigan, works with Michigan Rehabilitation, and she also assist with helping seniors with disabilities find employment. She stated she works with Agency on Aging, Reliance, and various other agencies for seniors with disabilities. Holtrop questioned if this would be private pay. Russell stated this will be private pay and state pay. Holtrop questioned if the commissioners need to know what the interior is going to look like. Pung stated generally just the site plan. Pung stated the applicant indicated they are not going to make many changes because the site was a church and they won't be doing anything that is going to require building permits.

VanderMeer questioned what they are going to do for wheelchair accessibility. Russell stated in the back of the building there is a garage door entry entrance and they will be able to enter through the back.

Poyner questioned if there will be a nurse to provide emergency care if needed. Russell stated yes there will be a nurse. She stated they will also be offering respite care for those who have parents that they are taking care of and have to go to work, especially if they don't feel safe leaving their parents home alone.

Kape questioned if she had to have a license to do this type of business. Russell stated no this is not an AFC home but the therapist, nurses and counselors that will be rendering services at the facility are licensed. Kape questioned the kind of security they will have

and if the doors will be locked. Russell stated the facility will be secured because some of their patients will be early dementia. They won't be able to get in and out it will be locked.

Jones questioned the anticipated daily number of people they plan to have at any given time. Russell stated anywhere from 25-50 people. Jones questioned if she anticipates being a part of the existing aging network because there are currently 6. Russell stated she has a meeting coming up with Reliance and Agency on Aging, she is also networking with the other agencies that are already involved.

Case#4-23 – Snackcraft Building Addition – Major Change to a PUD and Final Site Plan Review located at 4444 – 52nd Street SE;

Pung stated the applicant is looking at 171,150 square foot addition to the existing building. The initial industrial building was constructed in 1974, prior to the rezoning of the property. A 6,160 square foot addition was constructed in 1995, a 4,050 square foot addition in 1999, and a 14,000 square foot addition in 1996.

Pung stated there were several outbuildings designed along with the expansion of the existing industrial building. When they came in with the original application, they were looking at doing a CPUD that was not consistent with the Master Plan at that time. The applicant then came back looking at the IPUD and looking at having uses that would be permitted under the IPUD zoning. That was approved in 1991 and nothing came in to develop it in that fashion. He stated there were a couple of additions to the existing industrial building. He stated with the applicants proposed expansion it is a major change and would prevent any of those outbuildings from ever being constructed.

Pung stated some of the issues we are looking at include provision of a pedestrian connection to 52nd Street. He stated drafting of a PUD agreement exempted would have to be drafted to meet the current requirements of the PUD.

Pung stated their current PUD requires a primarily brick façade facing a public street or a parking lot. He stated this is going to primarily insulated metal panel but the Planning and City Commissions can grant a waiver to that specific requirement.

Pung stated 2017 non-motorized plan that was also adopted into the Master Plan does require an 8 to 10-foot-wide shared use path along Broadmoor Avenue. Currently there is a 5-foot-wide asphalt sidewalk. There is a 90-foot gap in the sidewalk. The sidewalk is not in the best shape. He stated what is there currently doesn't meet the Master Plan requirements and it is in a condition in which it needs to be repaired or replaced.

Pung stated staff has to contact MDOT in order to see what their requirements are within their ROW and what they would allow in order to determine what type of trail or path would be allowed within the ROW, and what those requirements would be.

Brad Rosley, Third Coast Development and owner of the facility 545 Michigan Street was present. He stated they purchased this building over a year ago. He stated after they purchased, they were introduced to Snackcraft. He stated they believe this is a great location. He stated this is an expansion which is the maximum they can do on this site. He stated they have put the fire lane around the building for the Fire Chief.

Kape questioned if there are any issues finishing that 90-foot gap in the asphalt. Pung stated we have to contact MDOT, it is their ROW. Kape questioned if there was only one entrance into the site off of 52nd Street. Rosely stated that is correct MDOT would not allow them to have an entrance on Broadmoor.

Poyner questioned how many employees they will have when they are fully operational. Rosely stated there will be approximately 185-200 employees. Poyner questioned if there is enough parking. Rosely stated the number of employees is in multiple shifts they are coming at different times. Pung stated they are showing parking on the plan, however, they do not plan on constructing all at once. They are showing deferred parking. Poyner questioned if the applicant has any issues with the non-motorized 8' – 10' wide sidewalks. Rosely stated not knowing where the bus stop is going to be, they aren't sure. Poyner stated the non-motorized sidewalks are along Broadmoor. Rosely stated right now the sidewalk goes nowhere once you get to Roskam there is no sidewalk there. Rosely stated even if it is an agreement once they have the connectivity to another sidewalk then they will look into it. Pung stated staff will be working with MDOT and the City Attorney to see the options.

Vandermeer stated he would like to see the non-motorized path as part of the project instead of holding off until later.

Holtrop questioned if this is going to increase traffic now that this will be doubling in size. Rosely stated there are currently 8 truck docks in the back, this will have 15. He stated he can't answer that question, but he can get the answer. Holtrop questioned if there was any way to use the drive off Broadmoor. Pung stated that is the entrance to Roskam. Rosely stated that would be shocking if Roskam let them use that driveway. He stated they don't even use that for 18 wheelers right now. He thinks they only see the south entrance. Holtrop suggested they spruce up the landscaping it looks pretty bad.

Quinn stated his concern was also the landscaping.

Porter questioned the traffic flow for the semi-trucks. Rosely stated 99% of the trucks will take a right out of the facility and then coming in they are going to make a left in. Porter stated he was concerned about the cars stacking up turning in. Discussion ensued regarding traffic. Porter questioned if there will be any landscaping or bushes on the other side of the pond. Rosely stated probably not because that is a Consumer's easement.

Benoit stated regarding the sidewalk, he has a hard time requiring someone to put one in that leads to nowhere. He stated sometime in the future when the neighbors have to then ok. Benoit stated we need to also update our ordinance regarding building material there are so many options now.

Jones also agreed with Benoit and stated it would be good to have the building materials come through as an Zoning Ordinance amendment.

Case#5-23 – Blue Pearl Specialty and Emergency Pet Hospital – Special Land Use and Site Plan Review for an Animal Hospital located at 2500 East Paris Ave SE

Golder stated the Planning Commission and City Commission just approved the request for the conditional rezoning from C4 to C2 for this 3.26 acre site.

In a letter dated October 17, 2022, the applicant changed the proposed text amendment request to a conditional rezoning from C-4 to C-2 and voluntarily offered the following conditions:

- Uses shall be limited to animal hospital subject to Special Land Use and Site Plan approval and those C-2 uses subject to the review as otherwise allowed as permitted or special land uses in the C-4 Office Zone district.
- An animal hospital must be separated by a minimum of 150 feet from a residential district or use.
- All principal and accessory animal hospital use activities shall be conducted within a totally enclosed building.

Blue Pearl Specialty and Emergency Pet Hospital is proposing a 25,300 square foot single story building at 2500 East Paris Avenue, SE. The business will operate 24 hours a day, seven days a week. There will be no exterior animal occupancy (all service provided in the building). They will provide deceased animal service (storage of deceased pets within the building until pickup) and the only pets that stay in the facility overnight are those receiving treatment or recovering from treatment. There will be no non-treatment kenneling.

The Blue Pearl development proposes two driveways. The proposed East Paris Avenue driveway aligns with Peninsular Drive to the west and straddles the property line between the subject property and the property immediately to the north. The proposed 30-foot-wide shared ingress, egress and utility easement should be a condition of any site plan approval. The proposed driveway onto Embassy Drive is sufficiently spaced from East Paris Avenue and properly aligned with the easternmost access into 2560 East Paris on the south side of Embassy Drive.

Section 13.02.C of the Zoning Ordinance specifies the directional trip thresholds to determine whether a Traffic Impact Assessment or a Traffic Impact Study is required for Special Land Uses such as an Animal Hospital. Volume 4 of the 11th Edition of the

Institute of Transportation Engineers Trip Generation Manual includes trip generation projections for an Animal Hospital/Veterinary Clinic that staff draws upon to make a preliminary determination. The projections key into vehicle trip ends based on 1000 square feet of gross floor area as well as projections based on the number of employees. Based on directional trips per 1000 square feet during a typical day and during the am and pm peak hours, it appears the applicant will need to supplement this application with a Traffic Impact Assessment. At this time, we have not received information from the applicant relating to the greatest number of employees projected to be on site during a given day.

The only concern with the special land use was to minimize whatever noise there might be from an animal hospital, but the drop off and pick up that is close to the door should really help.

The minimum parking calculation for the animal hospital is one parking space for every 400 square feet of gross floor area. General note #4 properly computes the minimum parking to be 64 spaces. However, they wish to initially develop 121 parking spaces and they identify possible parking expansion near the east lot line for another 23 parking spaces.

Five of the required 8 minimum trees along the East Paris frontage are not identified to be a specific variety and appear to have an icon reflecting some type of evergreen. Given their proximity to the East Paris Avenue sidewalk it may be desirable to specify a variety of canopy tree in this area of the site.

Several light fixtures in the lighting plan must be reduced in height so it appears that the lighting plan should be recalculated. In addition, the minimum readings for the parking lot area should reflect the readings at the outer edge of the parking lot as opposed to the perimeter of the site.

We have contacted the design professional that prepared the proposed building elevations and requested the relative amount of the proposed walls that are proposed to be architectural composite metal panels, masonry and glass. This has been received.

Doug Stalsonburg with Exxel Engineering and Craig Baker from First Companies were present.

Benoit stated this looks like a good use for that piece of property.

Porter stated he thinks it is a good use for the property also. He questioned will people be bringing their animals who have passed away to the facility and how do they dispose of them. Baker stated they have a service; they aren't a collection center for dead animals. Baker stated he will have more information by the next meeting.

Holtrop questioned the timing of the project if things go well. Baker stated the plan is once they are approved they expect to have a lease soon, break ground in the spring and need about a year to put it all together. Holtrop questioned if we need that much asphalt. Baker stated the Blue Pearl knows that 5 spaces per thousand is what they need and he will work to get that data for the commissioners.

Vandermeer questioned the drainage. He stated when you put the concrete in the water has to go somewhere. Is there a retention pond. Stalsonburg stated there is a detention pond on the corner of East Paris and Embassy Dr..

Poyner questioned if we will have the traffic study before the public hearing. Stalsonburg stated they will provide more information.

J. New Business

Motion by Benoit, supported by Quinn, to set a public hearing date of February 28, 2023, for: Case#6-23 – Dykstra Auto – Major Change to an Approved Site Plan located at 4782 – 44th Street SE; Case#7-23 Enthusiasts Choice Detail Studio- Request of Connecticut Development Company LLC for a Special Land Use Major Vehicle Repair Dry Ice Cleaning and Site Plan Review for Ste. 3 Located at 5120 East Paris Avenue SE

- Motion Carried (9-0) -

K. Other Business

1. Commissioners' Comments

Jones stated it is nice to see the progress made on the hotel on 32nd Street and Lake Eastbrook.

2. Staff's Comments

Staff offered no additional comment.

L. Adjournment

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

- Motion Carried (9-0) –

Meeting adjourned at 8:20pm

Respectfully submitted,

Ed Kape, Secretary

**CITY OF KENTWOOD
PLANNING COMMISSION
PROPOSED
FINDINGS OF FACT
FEBRUARY 14, 2023**

Pung 1/18/23

PROJECT: Zoning Ordinance Text Amendments

APPLICATION: 2-23

HEARING DATE: January 24, 2023

REVIEW TYPE: Zoning Ordinance Amendment Relating Child Care Facility Definitions

MOTION: **Motion by Holtrop, supported by Quinn, to recommend to the City Commission to amend the Kentwood Zoning Ordinance No. 9-02 as follows:**

- Motion Carried (9-0) -

Amend the definition of Child Care Organization in Section 2.02 to read as follows:

CHILD CARE ORGANIZATION: An organization having as its principal function the receiving of minor children for care, maintenance, training, and supervision notwithstanding that educational instruction may be given. Child care organizations are licensed and regulated under the State of Michigan Act 116 of 1973, as amended, and include the following:

1. Child Care Center (or Day Care Center): A facility, other than a private residence, receiving one or more preschool or school age children for care for periods of less than twenty-four (24) hours a day and for not less than two (2) consecutive weeks and where the parents or guardians are not immediately available to the child.
2. Foster Family Home: A private home in which one (1) but not more than four (4) minor children, who are not related to an adult member of the household by blood, marriage or who are not placed in the household pursuant to the adoption code, are given care and supervision for twenty-four (24) hours a day, for four (4) or more days a week for two (2) or more consecutive weeks, unattended by a parent or legal guardian.
3. Foster Family Group Home: A private home in which more than four (4) but fewer than seven (7) minor children, who are not related to an adult member of the household by blood, marriage, or who are not placed in the household pursuant to the adoption code,

are provided care for twenty-four (24) hours a day, for four (4) or more days a week for two (2) or more consecutive weeks, unattended by a parent or legal guardian.

4. Family Child Day Care Home: A private home in which one (1) but fewer than seven (7) minor children are received for care and supervision for periods of less than twenty-four (24) hours a day, unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage, or adoption. Family day care home includes a home that gives care to an unrelated minor child for more than four (4) weeks during a calendar year. Family child day care home includes a private home with increased capacity as defined by the State of Michigan.
5. Group Child Day Care Home: A private home in which more than six (6) but not more than twelve (12) minor children are given care and supervision for periods of less than twenty-four (24) hours a day unattended by a parent or legal guardian, except children related to the adult member of the family by blood, marriage, or adoption. Group day care home includes a home that gives care to an unrelated minor child for more than four (4) weeks during a calendar year. Group child day care home includes a private home with increase capacity as defined by the State of Michigan.
6. Child Caring Institution: A child care facility which is organized for the purpose of receiving children for care, maintenance, and supervision usually on a twenty-four (24) hour basis to more than six (6) children in a building maintained for that purpose and operates throughout the year. It includes a maternity home for the care of un-married mothers and institutions for orphaned, mentally, emotionally, or developmentally challenged or disturbed children.

REDLINE VERSION

CHILD CARE ORGANIZATION: An organization having as its principal function the receiving of minor children for care, maintenance, training, and supervision notwithstanding that educational instruction may be given. Child care organizations are licensed and regulated under the State of Michigan Act 116 of 1973, as amended, and include the following:

1. Child Care Center (or Day Care Center): A facility, other than a private residence, receiving one or more preschool or school age children for care for periods of less than twenty-four (24) hours a day and for not less than two (2) consecutive weeks and where the parents or guardians are not immediately available to the child.
2. Foster Family Home: A private home in which one (1) but not more than four (4) minor children, who are not related to an adult member of the household by blood, marriage or who are not placed in the household pursuant to the adoption code, are given care and supervision for twenty-four (24) hours a day, for four (4) or more days a week for two (2) or more consecutive weeks, unattended by a parent or legal guardian.
3. Foster Family Group Home: A private home in which more than four (4) but fewer than seven (7) minor children, who are not related to an adult member of the household by blood, marriage, or who are not placed in the household pursuant to the adoption code,

are provided care for twenty-four (24) hours a day, for four (4) or more days a week for two (2) or more consecutive weeks, unattended by a parent or legal guardian.

~~3.4.~~ Family Child Day Care Home: A private home in which one (1) but fewer than seven (7) minor children are received for care and supervision for periods of less than twenty-four (24) hours a day, unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage, or adoption. Family day care home includes a home that gives care to an unrelated minor child for more than four (4) weeks during a calendar year. Family child day care home includes a private home with increased capacity as defined by the State of Michigan.

~~4.5.~~ Group Child Day Care Home: A private home in which more than six (6) but not more than twelve (12) minor children are given care and supervision for periods of less than twenty-four (24) hours a day unattended by a parent or legal guardian, except children related to the adult member of the family by blood, marriage, or adoption. Group day care home includes a home that gives care to an unrelated minor child for more than four (4) weeks during a calendar year. Group child day care home includes a private home with increase capacity as defined by the State of Michigan.

~~5.6.~~ Child Caring Institution: A child care facility which is organized for the purpose of receiving children for care, maintenance, and supervision usually on a twenty-four (24) hour basis to more than six (6) children in a building maintained for that purpose and operates throughout the year. It includes a maternity home for the care of un-married mothers and institutions for orphaned, mentally, emotionally, or developmentally challenged or disturbed children.

BASIS:

1. In June of 2022, the State approved Act No. 106 of Public Acts of 2022 amending 1973 PA 116 making allowance for the increase in capacity of family child care homes (1 additional child – up to 7 total) and group child care homes (2 additional children – up to 14 total).
2. The Kentwood Zoning ordinance currently limits family child care homes to no more than six (6) children and group child care homes to no more than twelve (12) children.
3. The proposed amendments will bring the Zoning Ordinance definitions of family child day care home and group child day care home in alignment with the State of Michigan definitions and the new allowance for increased capacity.
4. The definition for Family Child Day Care Home is placed in its own section as opposed to under Foster Family Group Home

**CITY OF KENTWOOD
PLANNING COMMISSION
PROPOSED
FINDINGS OF FACT
FEBRUARY 14, 2023**

Pung 1/19/23

PROJECT: Zoning Ordinance Text Amendments

APPLICATION: 2-23

HEARING DATE: January 24, 2023

REVIEW TYPE: Zoning Ordinance Amendment to Section 12.13.A

MOTION: **Motion by Holtrop, supported by Quinn, to recommend to the City Commission to amend the Kentwood Zoning Ordinance No. 9-02 as follows:**

- Motion Carried (9-0) -

Amend Section 12.13.A to read as follows:

- A. Amendments and Deviations from Approved Final PUD Site Plan
1. Deviations: Deviations from the approved Final PUD Site Plan may occur only when an applicant or property owner granted Final PUD Site Plan approval notifies the Zoning Administrator of the proposed amendment to such approved site plan in writing, accompanied by a site plan illustrating the proposed change, and receives approval consistent with this section. The request shall be received prior to initiation of any construction in conflict with the approved Final PUD Site Plan.
 2. Procedure: Within fourteen (14) days of receipt of a request to amend the Final PUD Site Plan, the Zoning Administrator shall determine whether the change is major, warranting review by the Planning Commission, or minor, allowing administrative approval, as outlined in Section 13.05.I.

REDLINE VERSION

- A. Amendments and Deviations from Approved Final PUD Site Plan
1. Deviations: Deviations from the approved Final PUD Site Plan may occur only when an applicant or property owner granted Final PUD Site Plan approval notifies the Zoning Administrator of the proposed amendment to such approved site plan in writing, accompanied by a site plan illustrating the proposed change, and receives

approval consistent with this section. The request shall be received prior to initiation of any construction in conflict with the approved Final PUD Site Plan.

2. Procedure: Within fourteen (14) days of receipt of a request to amend the Final PUD Site Plan, the Zoning Administrator shall determine whether the change is major, warranting review by the Planning Commission, or minor, allowing administrative approval, as outlined in Section ~~13.05(D) 8~~ 13.05.I.

BASIS:

1. The ordinance currently refers to Section 13.05(D) 8 to determine if proposed changes to an approved site plan are considered minor or major changes. The section currently referenced is not correct, the proposed amendment would reference the correct section of the Zoning Ordinance.

**CITY OF KENTWOOD
PLANNING COMMISSION
PROPOSED
FINDINGS OF FACT
JANUARY 24, 2023**

Pung 1/17/23

PROJECT: Zoning Ordinance Text Amendments

APPLICATION: 2-23

HEARING DATE: January 24, 2023

REVIEW TYPE: Zoning Ordinance Amendment Relating to Chapter 4: Flood Plain

MOTION: **Motion by Benoit, supported by Poyner to recommend to the City Commission to amend the Kentwood Zoning Ordinance No. 9-02 as follows:**

- Motion Carried (9-0) –

Amend Section 4.01 to read as follows:

Section 4.01 FLOODPLAIN

This district relies upon the analysis of flood prone lands in the City as defined by the Federal Emergency Management Agency (“FEMA”) in a scientific and engineering report entitled “The Flood Insurance Study for Kent County, All Jurisdictions,” dated February 23, 2023, with its accompanying Flood Insurance Rate Maps (“FIRM”) listed on index panels 26081 CIND1A and 26081 CIND2A, effective February 23, 2023, which documents are hereby adopted by reference and declared to be a part of this ordinance. The limitations of the flood prone areas shall be considered to be the 100-year floodplain as shown on the most current FIRM.

Amend Section 4.03.A to read as follows:

- A. This district shall apply to all lands within the city located within the mapped 100-year floodplain as shown on the FIRM. The provisions and restrictions of this district shall be considered to apply in addition to the provisions of underlying zoning districts shown on the official zoning map, sufficient to fulfill the purpose of this chapter.

Amend Section 4.04 to read as follows:

Section 4.04 TABLE OF USES

A. The following abbreviations apply to the Table of Uses

- P: These uses have a low flood damage potential because of their open space nature and shall be permitted by right to the extent that they are allowed uses in the underlying Zoning District.
- SLU: The following uses shall be allowed only by Special Land Use approval, to the extent that they are allowed uses in the underlying Zoning Districts, provided all requirements of Chapter 15 are met and priority is given to the retention of the site in its natural state.

F-1 FLOODPLAIN DISTRICT – TABLE OF USES	
Parks, swimming areas, picnic grounds, wildlife and nature preserves, fishing and hiking areas	P
Residential support uses such as lawns, gardens, parking areas and play areas	P
Utility facilities such as: transmission lines, pipelines, and water monitoring devices	P
Bridges, culverts, and river crossings of transmission lines	SLU
Accessory uses to any of the permitted uses as regulated in sections 3.15 and 3.16	SLU
Billboards and signs	SLU
Industrial-commercial accessory uses such as: loading areas, parking areas, and storage yards for equipment or machinery easily moved or not subject to flood damage	SLU
Golf courses, driving ranges	SLU
Storage yards for heavy equipment, materials or machinery	SLU
Transient amusement enterprises such as: circuses, carnivals and fairs	SLU

Add Section 4.07 to read as follows:

Section 4.07 CODE APPENDIX ENFORCED

As adopted under Section 74-31 of the City Code, pursuant to the provisions of the State Construction Code Act, in accordance with Sections 8a and 8b of Act 230, of the Public Acts of 1972, as amended, Appendix G of the Michigan Building Code is hereby expressly adopted and shall be enforced by the building official enforcing agency within the jurisdiction of City.

BASIS:

1. The proposed adjustments to regulation of the floodplain are required to remain in compliance with the NFIP (National Flood Insurance Program).

2. Per the City Attorney, Section 4.03.B essentially states that “those uses not permitted are prohibited”; based on their recommendation, the items identified in the Table of Uses and “not permitted” have been removed.

**CITY OF KENTWOOD
PLANNING COMMISSION
PROPOSED
FINDINGS OF FACT
FEBRUARY 14, 2023**

Pung 1/18/23

PROJECT: Zoning Ordinance Text Amendments

APPLICATION: 2-23

HEARING DATE: January 24, 2023

REVIEW TYPE: Zoning Ordinance Amendment Relating to Group Child Day Care Home Proximity

MOTION: **Motion by Holtrop, supported by Quinn, to recommend to the City Commission to amend the Kentwood Zoning Ordinance No. 9-02 as follows:**

- Motion Carried (9-0) -

Amend Section 3.20.A to read as follows:

A. Requirements Pertaining to Group Child Day Care Homes

1. There shall be sufficient on-site outdoor play area to meet state regulations. All required outdoor play areas shall be fenced with a minimum of four (4) foot tall fence, provided that no such fence shall be located in the front yard.
2. Ingress and egress shall be provided as far as possible from two (2) intersecting streets and shall be at least one hundred (100) feet from two through streets.
3. A group child day care shall not be located within twelve hundred (1,200) feet of any other group child day care.
4. For the purpose of this Section, the measurement shall be measured along a street, road, or other public throughfare from the actual location of the use to the nearest property line of the other group day care home.
5. An on-site drive shall be provided for drop offs/loading. This drive shall be arranged to allow maneuvers without creating a hazard to traffic flow on the public street.

REDLINE VERSION

A. Requirements Pertaining to Group Child Day Care Homes

1. There shall be sufficient on-site outdoor play area to meet state regulations. All required outdoor play areas shall be fenced with a minimum of four (4) foot tall fence, provided that no such fence shall be located in the front yard.
2. Ingress and egress shall be provided as far as possible from two (2) intersecting streets and shall be at least one hundred (100) feet from two through streets.
3. A group child day care shall not be located within a twelve hundred (1,200) ~~foot~~ ~~radius~~ feet of any other group child day care.
4. For the purpose of this Section, the measurement ~~of a radius~~ shall be ~~measured in a straight line along a street, road, or other public throughfare~~ from the actual location of the use to the nearest property line of the other group day care home.
5. An on-site drive shall be provided for drop offs/loading. This drive shall be arranged to allow maneuvers without creating a hazard to traffic flow on the public street.

BASIS:

1. The proposed amendments are consistent with how other municipalities measure such separation requirements and is consistent with the Michigan Zoning Enabling Act (Act 110 of 2006 as amended).
2. All existing group child day homes would be in conformance with the proposed amendments.

**CITY OF KENTWOOD
PLANNING COMMISSION
PROPOSED
FINDINGS OF FACT
FEBRUARY 14, 2023**

Pung 1/18/23

PROJECT: Zoning Ordinance Text Amendments

APPLICATION: 2-23

HEARING DATE: January 24, 2023

REVIEW TYPE: Zoning Ordinance Amendment Relating Wall Signs in Industrial Districts

MOTION: **Motion by Holtrop, supported by Quinn, to recommend to the City Commission to amend the Kentwood Zoning Ordinance No. 9-02 as follows:**

- Motion Carried (9-0) -

Amend Section 10.03.E to read as follows:

Signs Permitted	I-1 and I-2 Districts				Other Requirements
	Size	Number	Height	Location	
Freestanding –For each main building with less than 150 ft. of front wall width	48 sq. ft.	1/main building	15 ft.	At least seventeen (17) feet behind the public right-of-way	Sign must complement the architectural details of the building and be appropriately landscaped
Freestanding –For each main building of ft. 150 or greater front wall width	Area equal to 2% of the area of the front wall up to 100 sq. ft.				
Industrial Park Identification Sign	48 sq. ft.	1/each Park entrance	15 ft.	At least seventeen (17) feet behind the public right-of-way	May be freestanding or attached to a wall or fence; must be appropriately landscaped
Wall – Main buildings with a wall width of	1 sq. ft. for each 2 ½ lineal foot	1/street frontage	Cannot extend above roof		Area of wall signs is calculated by

Signs Permitted	I-1 and I-2 Districts				Other Requirements
	Size	Number	Height	Location	
up to 250 ft.	of wall		line		using the wall to which the sign will be attached
Wall – Main buildings with a wall width of 250 ft. or more	1 sq. ft. for each 2 ½ lineal foot of wall plus 1 sq. ft. for each 5 lineal ft. of wall in excess of 250 lineal ft..				
Non-Commercial	32 sq. ft.	1/issue or candidate per street frontage	4 ft.	Behind the ROW	Signs may remain until deemed unsightly through disrepair or action of the elements
Real Estate	32 sq. ft.	1/premise or building	4 ft. above mean grade If less than 10 ft. from ROW line 6 ft. above mean grade If 10 ft. or more from ROW line	Behind the ROW	Permitted only when property is for sale, rent, or lease
Directional	24 sq. ft.	Only to the extent necessary as determined by the Zoning Administrator for traffic safety, subject to approved plan for design, number, and location.			
Portable	32 sq. ft.	1/lot	4 ft. above mean grade If less than 10 ft. from ROW line 6 ft. above mean grade If 10 ft. or more from ROW line	Behind the ROW and in a location where driver visibility is not impaired	Limited to 30 days of display in any calendar year
Billboard	300 sq. ft.	1/lot as a principal use only	25 ft.	Set back 100 ft. from street right-of-way line	Approved by Special Land Use in accordance with Chapter 15

REDLINE VERSION

Signs Permitted	I-1 and I-2 Districts				Other Requirements
	Size	Number	Height	Location	
Freestanding –For each main building with less than 150 ft. of front wall width	48 sq. ft.	1/main building	15 ft.	At least seventeen (17) feet behind the public right-of-way	Sign must complement the architectural details of the building and be appropriately landscaped
Freestanding –For each main building of ft. 150 or greater front wall width	Area equal to 2% of the area of the front wall up to 100 sq. ft.				
Industrial Park Identification Sign	48 sq. ft.	1/each Park entrance	15 ft.	At least seventeen (17) feet behind the public right-of-way	May be freestanding or attached to a wall or fence; must be appropriately landscaped
Wall – Main buildings with a wall width of up to 250 ft.	1 sq. ft. for each 2 ½ lineal foot of wall	1/street frontage	Cannot extend above roof line	On-wall facing street frontage	Area of wall signs is calculated by using the wall to which the sign will be attached
Wall – Main buildings with a wall width of 250 ft. or more	1 sq. ft. for each 2 ½ lineal foot of wall plus 1 sq. ft. for each 5 lineal ft. of wall in excess of 250 lineal ft..				
Non-Commercial	32 sq. ft	1/issue or candidate per street frontage	4 ft.	Behind the ROW	Signs may remain until deemed unsightly through disrepair or action of the elements
Real Estate	32 sq. ft.	1/premise or building	4 ft. above mean grade If less than 10 ft. from ROW line 6 ft. above mean grade If 10 ft. or more from ROW line	Behind the ROW	Permitted only when property is for sale, rent, or lease
Directional	24 sq. ft.	Only to the extent necessary as determined by the Zoning Administrator for traffic safety, subject to approved plan for			

Signs Permitted	I-1 and I-2 Districts				Other Requirements
	Size	Number	Height	Location	
		design, number, and location.			
Portable	32 sq. ft.	1/lot	4 ft. above mean grade If less than 10 ft. from ROW line	Behind the ROW and in a location where driver visibility is not impaired	Limited to 30 days of display in any calendar year
			6 ft. above mean grade If 10 ft. or more from ROW line		
Billboard	300 sq. ft.	1/lot as a principal use only	25 ft.	Set back 100 ft. from street right-of-way line	Approved by Special Land Use in accordance with Chapter 15

BASIS:

1. Currently the ordinance requires that wall signs within industrial districts be placed on the wall facing the street frontage. The industrial districts are the only districts where wall signs are required to be placed on the wall facing the street frontage.
2. There are circumstances, especially with multi-tenant buildings, where a tenant space may not face a street, or it may not be practical or desirable to place the sign on a wall facing the street frontage.

**CITY OF KENTWOOD
PLANNING COMMISSION
PROPOSED
FINDINGS OF FACT
FEBRUARY 14, 2023**

Pung 1/18/23

PROJECT: Zoning Ordinance Text Amendments

APPLICATION: 2-23

HEARING DATE: January 24, 2023

REVIEW TYPE: Zoning Ordinance Amendment to Chapter 16 relating to Menu Boards

RECOMMENDATION: Recommend to the City Commission to amend the Kentwood Zoning Ordinance No. 9-02 as follows:

Add Subsection K to Section 16.03 Signs Permitted or Prohibited

- K. Menu Boards and Companion Display for Drive-through and Vehicle Wash Establishments
1. Menu board shall not exceed sixty-four (64) square feet in area nor exceed a height of ten (10) feet
 2. Menu board shall be located within ten (10) feet of where the order is placed.
 3. Companion display shall not exceed sixteen (16) square feet in area nor exceed a height of ten (10) feet.
 4. Companion display shall be located adjacent to a menu board to communicate special pricing and services.

BASIS:

1. Based on the definition in Section 2.20.S of the Zoning Ordinance a menu board in many respects is a sign. However, when the menu board is located at the rear of a site, the focus is narrowed to the specific options and associated pricing rather than attracting attention to or identifying a business to motorists etc. It is practical and desirable to allow drive-through establishments and vehicle wash establishments a limited ability to communicate to customers the specific options and pricing information in a manner distinguished from the freestanding, wall, and window identification sign allowances
2. Currently the Zoning Ordinance does not specifically make allowance for menu board or pre-order boards for drive-through establishments or vehicle wash

establishments. Such signs are currently allowed through a Zoning Administrator interpretation. The proposed amendment to the Zoning Ordinance would explicitly make allowance for menu boards and pre-order boards as permitted signs.

**CITY OF KENTWOOD
PLANNING COMMISSION
PROPOSED
FINDINGS OF FACT
FEBRUARY 14, 2023**

Pung 1/18/23

PROJECT: Zoning Ordinance Text Amendments

APPLICATION: 2-23

HEARING DATE: January 24, 2023

REVIEW TYPE: Zoning Ordinance Amendment Relating to Multiple-Family Dwelling Definition

MOTION: **Motion by Holtrop, supported by Quinn, to recommend to the City Commission to amend the Kentwood Zoning Ordinance No. 9-02 as follows:**

-Motion Carried (9-0) -

Amend the definition of Dwelling, Multiple in Section 2,02 to read as follows:

DWELLING, MULTIPLE-FAMILY: A building or portion of a building, used or designated for use as a residence for more than two (2) families living independently of each other. This definition does not include manufactured homes, single family attached dwellings or two (2) family dwellings.

REDLINE VERSION

DWELLING, MULTIPLE-FAMILY: A building or portion of a building, used or designated for use as a residence for more than two (2) families living independently of each other. This definition does not include manufactured homes, single family attached dwellings or two (2) family dwellings.

BASIS:

1. Change to clarify that the definition refers to multiple-family residential dwellings consistent with the definition language for single family attached, detached, and two family dwellings.



PLANNING STAFF RECOMMENDATION

Pung 2/1/23

PROJECT: Caring Hearts Adult Day Care

APPLICATION: 3-23

LOCATION: 4488 Breton Avenue, SE

HEARING DATE: February 14, 2023

REVIEW TYPE: Special Land Use for an adult day care facility

RECOMMENDATION: Conditional approval of the Special Land Use Adult Day Care Facility as described in Case 3-23. The approval is conditioned on the following:

CONDITION: 1. Planning Commission approval of the site plan dated October 1, 2020.

2. Business shall be located within a 6,646 square foot tenant space and operated consistent with the attached narrative, daily schedule, and business license submitted by the applicant.

BASIS: 1. The use is a special land use within C-PUD district and as such is compatible with the current zoning of the property and the Master Plan recommendation for mixed (commercial and residential) use of the site.

2. The use is not anticipated to have a substantial and adverse impact on neighboring property nor create any type of blight within the area.

3. The project otherwise complies with the special land use review standards of Chapter 15 of the Zoning Ordinance.

4. Representations by the applicant at the work session and public hearing.

5. Discussion at the work session and public hearing

Caring Hearts

Adult Day Center

At our Adult Day Care Center, our trained and compassionate staff provides quality personal care, social activities, supportive assistance, and cognitive stimulation. They follow our daily schedule.

Attending our daytime adult day programs leads to improved well-being and increased socialization. All this occurs in our safe, nurturing and comfortable community setting. Full supervision by our experienced management team provides the structure for success.

We will offer respite for family/caregivers and the opportunities to avoid isolation, offer companionship. This will help older adults to better manage their independence, to break the cycle of isolation and loneliness and to actively participate in a peer community through social services planned program of events, such as daily exercise, arts and crafts, music, discussion support groups and companionship with like-minded people.

Nutritious meals and snacks along with special meals are offered to those with specific dietary needs.

We will celebrate birthdays, special events and Holidays in a way fitting for the participants.

Adult Day Care empowers a participant's overall behavior and gives the family/caregiver a needed break and time off.

Cor Daily Schedule

7:00-8:00 drop off

8-9:00 a.m.

9-10:00 a.m.

10-10:45 a.m.

10:45-11:15 a.m.

11:15-11:30 a.m.

11:30-12:30 p.m.

12:30-1:30 p.m.

1:30-4:00 p.m.

3:00 p.m.

Tentative

Nutritious Breakfast

Welcome & Current Event/Socialization

Word Games & Cognitive Fun

Get Fit Activities

Hydration Station & Snack

Bingo & Hands-on Activities

Delicious Lunch

Activities Galore

Afternoon Snack

Additional regular activities include Arts & Crafts, Yoga Dance, Easy Movement, Music Sing-a-Longs,



CITY OF KENTWOOD
PO BOX 8848
KENTWOOD, MI 49518-8848

NEW LICENSE

BUSINESS LICENSE APPLICATION

Business Name Ability of Michigan Company Contact Victoria Russell & Allen Russell
(Owner/Manager)
Kentwood Address 4428 Breton Kentwood Mich
(# - Street - Suite)
Phone 616 307-1422 Fax _____ email abmich1@yahoo.com
Corporation Name (If Applicable) Ability of Michigan
Corporation Address 2529 Bridgeport Ln Kentwood, Mich 49508
(Street) (City) (Zip)
Corporate Contact Person Victoria Russell Phone 616 340-9081
Billing Address 2529 Bridgeport Ln Kentwood Mich 49508
(Street) (City) (Zip)
MAIL LICENSE TO ☐ Kentwood Address ☒ Billing Address ☐ Other _____

BUSINESS INFORMATION

Kentwood Location: Date Established 2022 # of Employees 7 ☐ Union
Hours of Operation: Weekdays: 6am - 7pm Weekends: VARIES
Business Website N/A

Sales Volume (Check the appropriate Category)

☒ <\$100,000 ☐ \$100,000 to \$250,000 ☐ \$250,000 to \$1,000,000 ☐ >\$1,000,000

Business Type: (Please check the appropriate category)

- | | |
|--|--|
| <input type="checkbox"/> Distribution | <input checked="" type="checkbox"/> Transportation |
| <input type="checkbox"/> Food Services | <input type="checkbox"/> Industrial SIC Code _____ |
| <input type="checkbox"/> Health Services | <input type="checkbox"/> Auto Repair (Provide State Facility license) |
| <input type="checkbox"/> Hotel | <input type="checkbox"/> Tattoo/Body Art Facility (Provide State Lic.) |
| <input type="checkbox"/> Retail | <input type="checkbox"/> Non-Profit (Provide 501(c) document) |
| <input type="checkbox"/> Restaurant | <input checked="" type="checkbox"/> Other: <u>Senior Daycare/Resource Center</u> |
| <input type="checkbox"/> Service | |

Briefly describe the nature of your business: product, service provided, etc:

Senior Day Care Center

Types that require additional form:

- | | |
|--|---------------------------------------|
| <input type="checkbox"/> Transient (temp-travelling) | <input type="checkbox"/> Home-Based |
| <input type="checkbox"/> Massage | <input type="checkbox"/> Snowplower |
| <input type="checkbox"/> Second Hand Dealer | <input type="checkbox"/> Waste Hauler |

Security Company: _____

☐ Fire Plan

Return this notice with payment to avoid late fees.

Date _____ Title owner Signature Victoria Russell

I declare, under penalty of perjury, that the information contained in this application is true and correct.

FOR OFFICE USE ONLY

A signature below qualifies the applicant for the above proposed Business License

Fire Department _____ Inspections Department _____

Planning Department _____ City Clerk Department _____

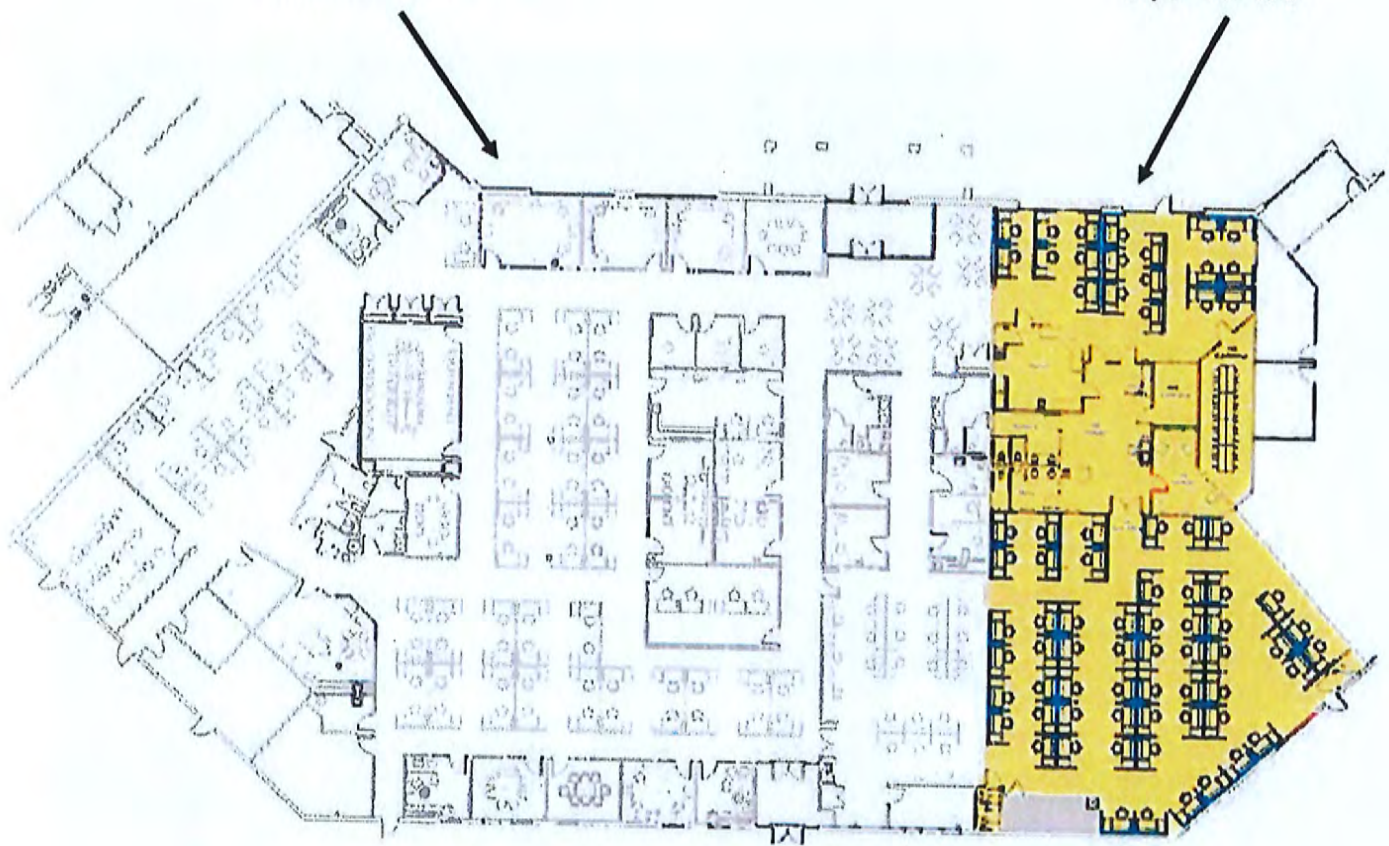
Personal Property No. _____ Business License No. _____

4490-4508

18,999 SF

4488

6,646 SF





PLANNING STAFF RECOMMENDATION

Pung 2/1/23

PROJECT: Caring Hearts Adult Day Care

APPLICATION: 3-23

LOCATION: 4488 Breton Avenue, SE

HEARING DATE: February 14, 2023

REVIEW TYPE: Site plan review for an adult day care facility

RECOMMENDATION: Recommend conditional approval of the site plan dated October 1, 2020 as described in Case 3-23. Approval is conditioned on the following:

CONDITION: 1. Planning Commission approval of the special land use adult day care facility.

BASIS: 1. The site plan otherwise meets the requirements of the Kentwood Zoning Ordinance.

2. Representations of the applicant at the work session and public hearing.

3. Discussion at the work session and public hearing.

C/L 44th STREET (PUBLIC R.O.W.)
& N. LINE, N.W. 1/4, SEC. 27

N.W. COR.
SEC. 27

Description as Furnished: (Parcel 1)

That part of the W 1/2 of the NW 1/4 of the NW 1/4 of Section 27, T6N, R11W, City of Kentwood, Kent County, Michigan, described as: Commencing at the NW corner of said Section 27; thence S2°10'00"E 50.06 feet along the West line of said Section to the South right-of-way line of 44th Street (100 feet wide) extended Westerly; thence S89°24'20"E 662.16 feet along said South right-of-way line and its Westerly extension thereof to the East line of said W 1/2 of the NW 1/4 of the NW 1/4 of Section 27; thence S2°09'00"E 230.03 feet along said East line of the W 1/2 of the NW 1/4 of the NW 1/4 of Section 27; thence S87°50'00"W 107.60 feet to a point that is 318.50 feet S0°35'40"W from a point on the South right-of-way line of 44th Street (100 feet wide) that is 372.16 feet S89°24'20"E along said South right-of-way line and its Westerly extension thereof from the West line of said Section 27; thence S0°35'40"W 55.94 feet; thence S24°03'45"W 200.66 feet; thence S87°50'00"W 30.00 feet; thence S2°10'00"E 173.03 feet; thence S87°50'00"W 145.00 feet; thence N2°10'00"W 30.00 feet parallel with the East right-of-way line of Breton Avenue (80 feet wide); thence S87°50'00"W 50.00 feet to said East right-of-way line of Breton Avenue (80 feet wide) at a point that is 713.03 feet S2°10'00"E along said East right-of-way line from the South right-of-way line of 44th Street (100 feet wide); thence S2°10'00"E 391.97 feet along said East right-of-way line of Breton Avenue; thence N87°50'00"E 185.00 feet; thence N83°48'50"E 437.17 feet to the East line of said W 1/2 of the NW 1/4 of the NW 1/4 of the NW 1/4 at a point that is 814.36 feet S2°09'00"E from the place of beginning of this description; thence N2°09'00"W 814.36 feet along said East line of the W 1/2 of the NW 1/4 of the NW 1/4 to the place of beginning.

Together with rights under a reciprocal parking easement agreement recorded in Liber 3186 on Page 1198, and under a reciprocal access easement agreement recorded in Liber 3289 on Page 595, Kent County Records.

Description as Furnished: (Parcel 2)

Part of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 27, Town 6 North, Range 11 West, City of Kentwood, Kent County, Michigan, described as: Commencing at the Northwest corner of said Section 27; thence South 02 degrees 10 minutes 00 seconds East 50.06 feet along the West line of said Section 27 to the South right-of-way line of 44th Street (100 feet wide right of way) extended Westerly; thence South 89 degrees 24 minutes 20 seconds East 605.36 feet along said South right-of-way line and its Westerly extension to the point of beginning; thence South 89 degrees 24 minutes 20 seconds East 58.80 feet along said South right-of-way line to the East line of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 27; thence South 2 degrees 09 minutes 00 seconds East 230.03 feet along said East line; thence South 87 degrees 50 minutes 00 seconds West 43.62 feet; thence North 02 degrees 01 minutes 35 seconds West 135.07 feet; thence North 09 degrees 57 minutes 48 seconds West 98.61 feet to a point on the South right-of-way line of 44th Street and the point of beginning.

NOTES:

1. This property is subject to the terms and conditions of Reciprocal Parking Easement Agreement as recorded in Liber 3186, Page 1198 and Reciprocal Access Easement Agreement as recorded in Liber 3289, Page 595, Kent County Records.
2. This property is located within Zone "C" (defined as "Areas of Minimal Flooding") as identified on Community Panel No. 260107 0010B, dated November 18, 1981 as published by the Federal Emergency Management Agency.
3. This property is subject to the terms, covenants, and conditions of Consent Judgement as recorded in Liber 2716, Page 1185.
4. Bearings shown hereon are based on the plat of Breton Commons, as recorded in Liber 85 of Plats, Page 5.
5. This parcel contains 388,356 square feet, 8,915 acres.
6. Recorded easement information shown hereon is based on Transnation Title Agency Commitment No. 319496GRS Revision No. 1, dated July 17, 2020.

7. Utilities shown hereon are based on those which were visible on the surface of the ground on the date of this survey.
8. The building located on this site contains 71,317 square feet based on exterior building measurements.
9. This property contains 458 parking spaces, which includes 443 regular parking spaces and 15 handicapped parking spaces.
10. Parcel 2 is subject to the easements and the terms, conditions and provisions thereof which are recited in Access, Utility and Drainage Easement recorded in Instrument No. 20170801-0064809.
11. Parcel 2 is part of a larger tract of land and is subject to the easements and the terms, conditions and provisions thereof which are recited in Reciprocal Parking and Cooling Tower Easement Agreement recorded in Liber 3289, Page 605. It does not appear that any of the reserved parking or cross parking areas lie within the subject property. The cooling tower easement does not lie within the subject property.
12. Easements and the terms, conditions and provisions thereof which are recited in Grant of Easement for Underground Cable recorded in Liber 2833, Page 396. Easement area does not lie within the subject property.

SURVEYOR'S CERTIFICATE

To: ASIA Automotive America, Inc
Transnation Title Agency
Fidelity National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 7a, 7b1, 8 and 9 of Table A thereof. The field work was completed on September 11, 2020.

October 1, 2020

Brent M. Feyen
Brent M. Feyen, P.E. 55904

ALTA/NSPS LAND TITLE SURVEY

RE: 4450 BRETON AVE SE

FOR: ASIA AUTOMOTIVE AMERICA, INC
ATTN: HOON CO
3001 W BIG BEAVER RD; STE 410
TROY, MI 48064

PART OF THE NW 1/4, SECTION 27, T6N, R11W, CITY OF KENTWOOD, KENT COUNTY, MICHIGAN

exxel engineering, inc.
planners • engineers • surveyors
5252 Clyde Park, S.W. • Grand Rapids, MI 49509
Phone: (616) 531-3660 www.exxelengineering.com

DRAWN BY: BMF/BAB	PROJ. ENG.: BMF	SHEET 1 of 1
APPROVED BY: BMF	FILE NO.: S201775	
DATE: 10/1/2020	REVISION: 1	



LOCATION MAP

SCALE: 1" = 2000'



SCALE: 1" = 40'

LEGEND

- = IRON STAKE FOUND
- = IRON STAKE SET
- ★ = LIGHT POLE
- ⋈ = HYDRANT
- ⋈ = WATERMAIN VALVE
- ⊞ = CATCH BASIN
- = MANHOLE
- ⊘ = CLEAN OUT
- ⋈ = BURIED FIBER OPTIC MARKER
- ⋈ = BURIED GAS LINE MARKER
- ⋈ = BURIED ELECTRIC MARKER
- ⋈ = BURIED WATERMAIN MARKER





PLANNING STAFF RECOMMENDATION

Pung 02/07/23

PROJECT: Snackcraft Building Addition

APPLICATION: 4-23

LOCATION: 4444 – 52nd Street, 5219 Broadmoor Avenue, and 5217 Broadmoor Avenue

HEARING DATE: February 14, 2023

REVIEW TYPE: Major change to an approved Planned Unit Development.

RECOMMENDATION: Recommend to the City Commission conditional approval of the major change to the PUD and approval of the PUD Site Plan dated January 31, 2023. Approval is conditioned on the following:

1. Review and approval by City staff of a PUD Development Agreement.
2. Combine the three (3) existing parcels in to a single parcel.
3. City Commission approval of a deviation to the exterior building material requirements to permit the exterior building material to be composed of primarily insulated metal panels. Final building elevations shall be consistent with those submitted by the applicant and dated January 31, 2023.
4. Infill of the gap (approximately 90 feet) in the existing asphalt path along Broadmoor Avenue with a 5-1/2 foot wide asphalt path complying with all Michigan Department of Transportation requirements.
5. Final landscape and exterior photometric plans to be reviewed and approved by Planning Department staff.
6. Compliance with all applicable City Engineering Department regulations and requirements.
7. Compliance with all applicable Fire Department regulations and requirements.

BASIS:

1. The path infill will complete the asphalt path along the Broadmoor Avenue frontage of the property.
2. Section 12.08.E.5 of the Zoning Ordinance requires that the predominant material utilized on facades visible from a public right-of-way or parking lot be brick. Insulated metal panels are proposed to be the predominant material. Section 12.08.F of the Zoning Ordinance permits the City Commission, after recommendation from the Planning Commission, to waive or alter this requirement.
3. The development is consistent with the Master Plan recommendation for industrial development.
4. Applicant's representation at the work session and public hearing.
5. Discussion at the work session and public hearing.



PLANNING STAFF RECOMMENDATION

Pung 02/07/23

PROJECT: Snackcraft Building Addition

APPLICATION: 4-23

LOCATION: 4444 – 52nd Street, 5219 Broadmoor Avenue, and 5217 Broadmoor Avenue

HEARING DATE: February 14, 2023

REVIEW TYPE: Final PUD site plan.

RECOMMENDATION: Recommend conditional approval of the final PUD site plan dated January 31, 2023, for Snackcraft Building Addition as described in Case 4-23. Approval is conditioned on the following:

CONDITION:

1. City Commission approval of the major change to the PUD and approval of the site plan dated January 31, 2023.
2. Combine the three (3) existing parcels in to a single parcel.
3. Infill of the gap (approximately 90 feet) in the existing asphalt path along Broadmoor Avenue with a 5-1/2 foot wide asphalt path complying with all Michigan Department of Transportation requirements.
4. Final landscape and exterior photometric plans to be reviewed and approved by Planning Department staff
5. Compliance with all applicable City Engineering Department regulations and requirements.
6. Compliance with all applicable Fire Department regulations and requirements.

BASIS:

1. The path infill will complete the asphalt path along the Broadmoor Avenue frontage of the property.
2. The development is consistent with the Master Plan recommendation for industrial development..

3. The development otherwise meets the requirements of the Kentwood Zoning Ordinance.
4. Applicant's representation at the work session and public hearing.
5. Discussion at the work session and public hearing.



February 8, 2023

City of Kentwood
4900 Breton Avenue SE
Kentwood, MI 49508

Purpose: Major change to an existing Industrial Planned Unit Development (IPUD)
Location: 4444 – 52nd Street, 5219 Broadmoor Ave., and 5217 Broadmoor Ave.
Applicant: Third Coast Development
Case Number: 4-23

PUD Agreement Narrative

History

The initial industrial building on the parcel was constructed in 1974. A 6,160 square foot addition was constructed in 1995, a 4,050 square foot addition in 1999, and a 14,000 square foot addition in 1996. Today the property is home to an approximately 122,904 square foot industrial building, surface parking lots, loading docks, maneuvering spaces, and some trailer storage.

In 1991 the city approved the rezoning of the property from II Light Industrial to IPUD Industrial Planned Unit Development. When the rezoning and preliminary site plan were approved in 1991, a PUD Agreement was not required.

Proposed Building Addition

The proposed project includes 175,000+/- square foot addition to the existing 122,000+/- square foot building, resulting in 297,000+/- square foot building. It constitutes a major change to an approved planned unit development thereby requiring review and approval from the Planning and City Commissions.

The Zoning Ordinance currently requires a PUD Agreement be reviewed and approved as part of a planned unit development. Section 12.09.D of the Zoning Ordinance identifies what is to be included in a PUD Agreement and the applicable items have been addressed below.

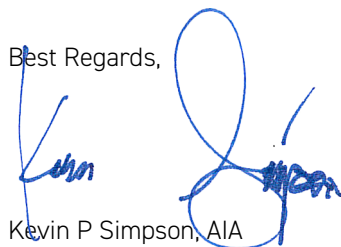
1. Conditions of Approval:

- a. Site shall be constructed in accordance with the site plans dated _____ as prepared by Holland Engineering, Inc. approved by the City of Kentwood Commission on _____.
- b. Requested deviations from strict compliance with the current City zoning ordinance language is shown in the table below:
- c.

Ordinance Section	Requirements	Deviation Requested
Maximum building height	45 feet	Existing building maximum height approx. 46 feet
Building façade material	Brick facade	Provide insulated metal panel at manufacturing addition (existing office volume remains brick)
Broadmoor Ave. non-motorized path	10-foot-wide shared use path	Infill missing portion of current 5-foot-wide asphalt path
Minimum number of on-site parking spaces	221 spaces are required based on building area and use	Provide 135 spaces with 87 spaces shown as deferred, to be installed if needed
Site Landscaping	See #7 below.	See #7 below.

2. There are no current or proposed spaces open or common areas on the site which would be open to the public.
3. All site improvements will be owned and maintained by the property owner.
4. Variances from the Zoning Board of Appeals are not anticipated to be required for the proposed work.
5. The proposed project is a single-story food manufacturing addition to an existing single-story food manufacturing building. The new addition will have a roof height of 36 feet above the grade. The exterior cladding for this addition will be insulated metal panels with concealed fasteners and a smooth finish.
6. To increase the walkability of the site and the surrounding area, the project will infill a portion of the existing asphalt non-motorized path along Broadmoor Avenue, which is missing today. Additionally, a walkway thought the site will be added to connect the public sidewalk along 52nd Street to the facility's front door.
7. The proposed landscaping is planned to work in conjunction with the existing vegetation to meet the requirements of the zoning ordinance as well as significantly increase the amount of landscaping on the site. All plant material along the west side of the property is planned to stay in place. A greenbelt enhancement along 52nd street includes the addition of deciduous trees at the drive entrance and to keep the existing trees at the corner. The existing parking area landscape will utilize the existing berm and evergreens with the addition of several deciduous trees around the perimeter. At the detention/retention pond along the east side of the site, evergreen, and deciduous trees along with native shrubs and ornamental grasses are proposed to meet the perimeter requirements as well as provide an attractive buffer between Broadmoor Ave. and the site and screen the proposed parking and employee entrance. Evergreen trees are proposed to screen the utility areas and enhance the employee patio area. Additional larger native shrubs are added along the east side of the building addition to enhance the building's exterior.
8. The current industrial use of the site are consistent with the City's zoning map and Master Plan. A proposed amendment of the existing IPUD will allow for the expansion of the building and the addition of more truck docks and parking spaces. This is consistent with the master plan goals of sustaining economic growth, providing meaningful employment, and increasing walkability, while being sensitive to wetlands and promoting efficient use and development of property. Therefor this amendment is meeting several of the goals and objectives identified in the Cities Master Plans.

Should you have any questions or require additional information, please contact me. Thank you.

Best Regards,

Kevin P Simpson, AIA
Project Architect

SNACKCRAFT

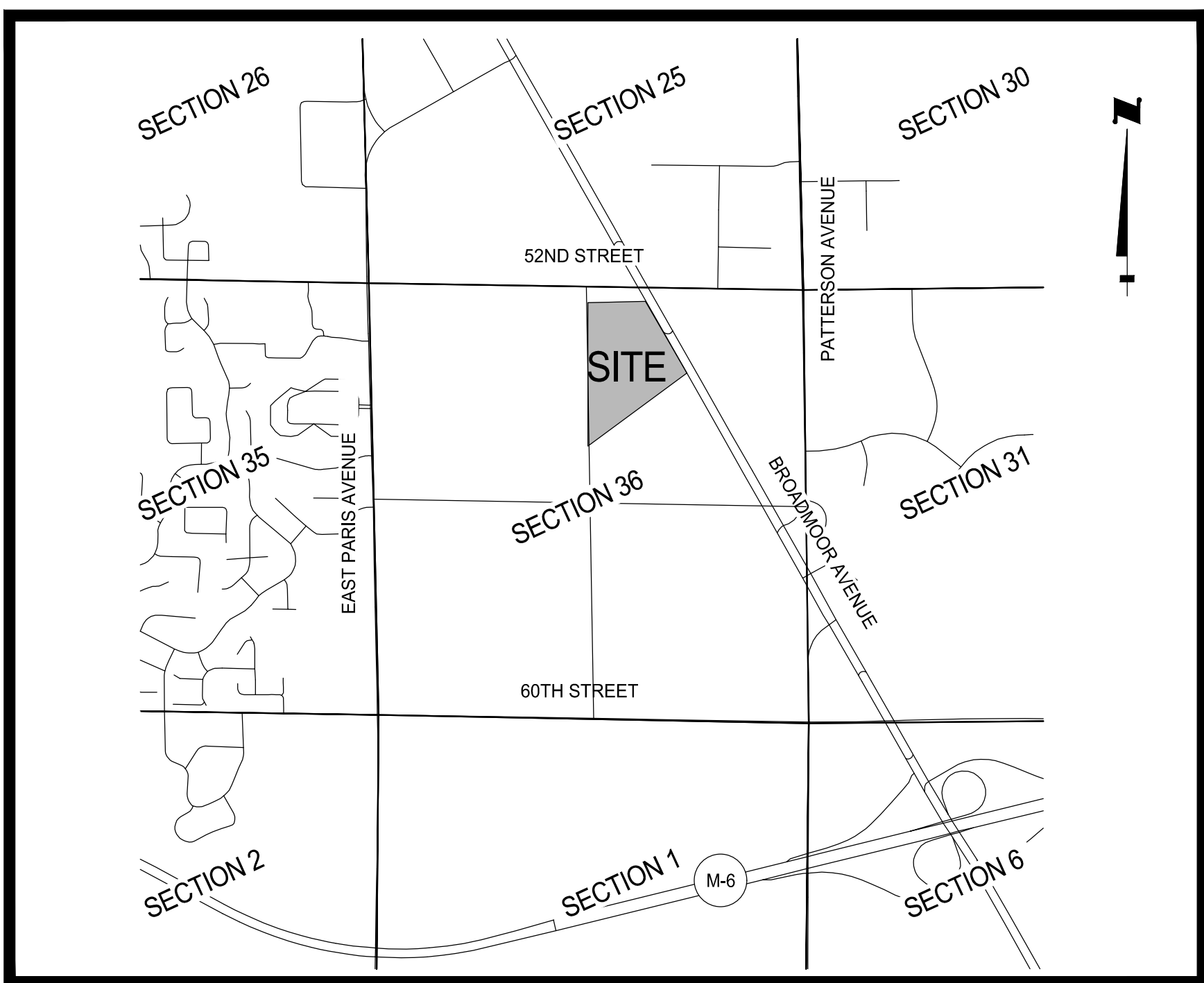
4444 52ND STREET SE
KENTWOOD, MICHIGAN 49512

ZONING

I-PUD (INDUSTRIAL PLANNED UNIT DEVELOPMENT)

SETBACKS:	
FRONT YARD	35 FEET MIN.
FRONT YARD W/ PARKING	75 FEET MIN.
SIDE YARD	50 FEET MIN.
REAR YARD	25 FEET MIN.
BUILDING HEIGHT	***

*** BUILDING HEIGHT. THE HEIGHT OF BUILDINGS WITHIN THE PUD SHALL BE DETERMINED BY THE USE. I-1 USES SHALL BE LIMITED TO I-1 HEIGHT REQUIREMENTS, I-2 USES SHALL BE LIMITED TO I-2 HEIGHT REQUIREMENTS.



LOCATION MAP NOT TO SCALE

DESCRIPTION

PER FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 948833
COMMITMENT DATE: SEPTEMBER 16, 2021

LAND IN THE CITY OF KENTWOOD, KENT COUNTY, MI, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 36, TOWN 6 NORTH, RANGE 11 WEST, CITY OF KENTWOOD, KENT COUNTY, MICHIGAN; THENCE SOUTH 01 DEGREES 54 MINUTES 17 SECONDS EAST, 60.04 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 36 TO THE PLACE OF BEGINNING; THENCE SOUTH 89 DEGREES 56 MINUTES 42 SECONDS EAST, 562.21 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF 52ND STREET, 60 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 36; THENCE SOUTH 61 DEGREES 32 MINUTES 14 SECONDS EAST, 109.10 FEET ALONG THE WESTERLY LINE OF HIGHWAY M-37 (VARIABLE WIDTH RIGHT-OF-WAY); THENCE SOUTH 30 DEGREES 28 MINUTES 07 SECONDS EAST, 819.36 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF HIGHWAY M-37 (BROADMOOR AVENUE); THENCE SOUTH 59 DEGREES 32 MINUTES 02 SECONDS WEST, 1192.96 FEET TO A POINT ON THE NORTH-SOUTH 1/4 LINE THAT IS LOCATED 1215.40 FEET NORTHERLY OF THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 36; THENCE NORTH 01 DEGREES 54 MINUTES 17 SECONDS WEST, 1364.36 FEET (RECORDED AS NORTH 01 DEGREES 54 MINUTES 24 SECONDS WEST) ALONG SAID NORTH-SOUTH 1/4 LINE TO THE PLACE OF BEGINNING. EXCEPT, THAT PART OF THE FOLLOWING DESCRIPTION THAT LIES NORTHEASTERLY OF A LINE DESCRIBED AS: BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 36, TOWN 6 NORTH, RANGE 11 WEST, CITY OF KENTWOOD, KENT COUNTY, MICHIGAN, WHICH IS SOUTH 89 DEGREES 04 MINUTES 03 SECONDS EAST, A DISTANCE OF 453.33 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 36; THENCE SOUTH 60 DEGREES 39 MINUTES 35 SECONDS EAST, 235.22 FEET; THENCE SOUTH 29 DEGREES 35 MINUTES 26 SECONDS EAST, A DISTANCE OF 1000.00 FEET TO THE POINT OF ENDING OF THIS LINE DESCRIPTION.



Know what's **below**.
Call before you dig.

TABLE OF CONTENTS

SHEET G-100	COVER SHEET
SHEET V-101	EXISTING CONDITIONS
SHEET CD-101	CIVIL DEMOLITION PLAN
SHEET C-101	SITE LAYOUT PLAN
SHEET C-201	GRADING, DRAINAGE & SESC PLAN
SHEET C-401	WATERMAIN PLAN AND PROFILE
SHEET C-402	WATERMAIN PLAN AND PROFILE
SHEET C-501	GENERAL DETAILS

LEGEND

- | | |
|--|---|
| | FOUND 1/2" STEEL BAR WITH CAP #28407 |
| | FOUND 1/2" STEEL BAR WITH CAP #63096 |
| | FOUND 1/2" STEEL BAR WITH CAP #24597 |
| | UTILITY POLE |
| | GUY ANCHOR |
| | SIGN |
| | MAILBOX |
| | TELEPHONE PEDESTAL |
| | ABOVE GROUND MARKER FOR UNDERGROUND UTILITY |
| | ELECTRIC METER |
| | ELECTRIC TRANSFORMER |
| | MISCELLANEOUS ELECTRIC UTILITY |
| | STORM CATCH BASIN |
| | SANITARY CLEANOUT |
| | SPRINKLER/FIRE HOOKUP |
| | FIRE HYDRANT |
| | WATER VALVE |
| | LIGHT POLE |
| | BOLLARD |
| | FLAG POLE |
| | STORM MANHOLE |
| | SANITARY MANHOLE |
| | MISCELLANEOUS UTILITY MANHOLE |
| | TELEPHONE MANHOLE |
| | SECTION LINE |
| | PARCEL LINE |
| | OVERHEAD UTILITY LINE |
| | UNDERGROUND FIBER OPTIC LINE |
| | DITCH CENTERLINE |
| | TOP OF BANK |
| | TOE OF BANK |
| | CHAIN LINK FENCE |
| | WIRE FENCE |
| | GUARD RAIL |
| | METAL FENCE |
| | CONCRETE PAVEMENT |
| | ASPHALT PAVEMENT |
| | GRAVEL SURFACE |
- (D) - DESCRIPTION DIMENSION
(M) - MEASURED DIMENSION
REMON. - REMONUMENTATION
L.C.R.C. - LAND CORNER RECORDATION CERTIFICATE

HOLLAND
ENGINEERING

The Surveyor's / Engineer's liability for any and all claims, including but not limited to those arising out of the Surveyor's / Engineer's professional services, negligence, gross misconduct, warranties or misrepresentations shall be deemed limited to an amount no greater than the service fee.

THIRD COAST DEVELOPMENT

ATTN: MR. BRAD ROSELY;Y
545 MICHIGAN STREET NE UNIT 203
GRAND RAPIDS, MI 49503

SNACKCRAFT
4444 52ND STREET, SE

PT OF THE NE 1/4 SECT. 36, T6N, R11W
CITY OF KENTWOOD, KENT CO., MI.

or:

ISSUED TO:			No.
Date	Description		No.
01/03/2023	SITE PLAN SUBMITTAL	A	
01/20/2023	ADDED WATERMAIN LOOP INFORMATION	B	
01/31/2023	CITY SITE PLAN REVIEW	C	

Plans are preliminary & incomplete until ISSUED FOR CONSTRUCTION

Project Manager
RYAN T. YSSELDYKE, P.E.

Vertical Datum	Horz. Datum
NAVD88	LOCAL

Drawn by
MARK BROOKHOUSE

checked by Survey	Date
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Survey	.	.
Civil	.	.

Struc.	.	.
A		

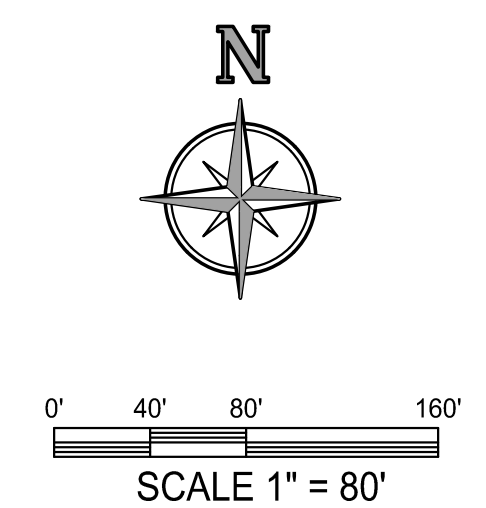
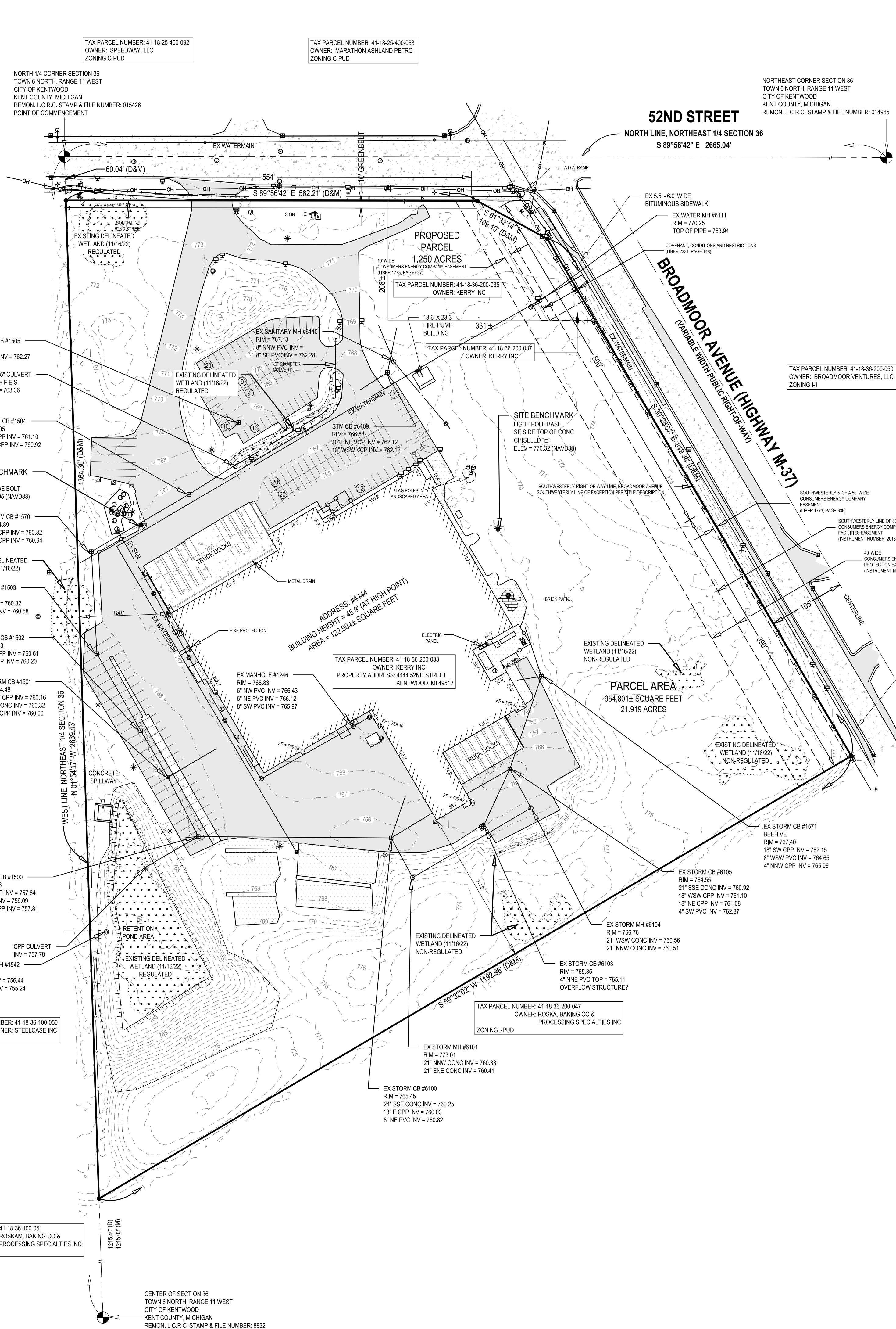
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HEI Project Number		
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22-10-032
Sheet Title

COVER SHEET

Page 10 of 10

No. **0 100**



SURVEYOR'S NOTES

THIS SURVEY WAS PREPARED FOR THE LANDS AS DESCRIBED HEREIN WITHOUT THE BENEFIT OF CURRENT TITLE WORK. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 36, TOWN 6 NORTH, RANGE 11 WEST AS BEING: SOUTH 01°54'17" EAST AS REFERENCED IN THE TITLE DESCRIPTION FOR KENT COUNTY PARCEL NUMBER 41-18-36-200-033 PER FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 948833 WITH A COMMITMENT DATE OF SEPTEMBER 16, 2021

SOURCE BENCHMARK - GRAR CORS STATION

ELEVATIONS HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

UTILITIES SHOWN HEREON ARE BASED UPON A COMBINATION OF ABOVE GROUND OBSERVATIONS THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA. THIS SURVEY SHOULD NOT BE RELIED UPON TO DEPICT THE LOCATIONS OF ALL UNDERGROUND UTILITIES.

CONNECTIVITY AS SHOWN HEREON IS BASED UPON BEST AVAILABLE INFORMATION. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF ALL UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED.

FOUNDATIONS BELOW GROUND SURFACE AND ANY OTHER BELOW GROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED UNDER THE SCOPE OF THIS SURVEY.

DATE OF FIELD SURVEY: OCT 27, 2022.

FLOOD NOTE:

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN

ZONE C (AREAS OF MINIMAL FLOODING)

AND IS NOT IN A SPECIAL FLOOD HAZARD AREA

PER THE FLOOD INSURANCE RATE MAP
CITY OF KENTWOOD, KENT COUNTY, MICHIGAN
MAP NUMBER: 2601070016
EFFECTIVE DATE: NOVEMBER 18, 1981

PARKING SUMMARY:

REGULAR PARKING SPACES	92
HANDICAPPED PARKING SPACES	2
TOTAL PARKING SPACES	94

HOLLAND
ENGINEERING

220 Hoover Boulevard
Kentwood, Michigan 49524
www.hollandengineering.com
T 616-392-5938 F 616-392-2116

THIRD COAST DEVELOPMENT

ATTN: MR. BRAD ROSELY, Y
545 MICHIGAN STREET NE UNIT 203
GRAND RAPIDS, MI 49503

SNACKCRAFT
4444 52ND STREET, SE
KENTWOOD, MICHIGAN 49512
PT OF THE NE 1/4 SECT. 36, T6N, R11W
CITY OF KENTWOOD, KENT CO., MI.

Issued for:	
No.	Description
01/03/2023	A SITE PLAN SUBMITTAL
01/02/2023	B ADDED WATERMAIN LOOP INFORMATION
01/03/2023	C CITY SITE PLAN REVIEW
Plans are preliminary & incomplete until ISSUED FOR CONSTRUCTION	

Project Manager
RYAN T. YSSELDYKE, P.E.

Vertical Datum NAVD88	Horz. Datum LOCAL
--------------------------	----------------------

Drawn by
MARK BROOKHOUSE

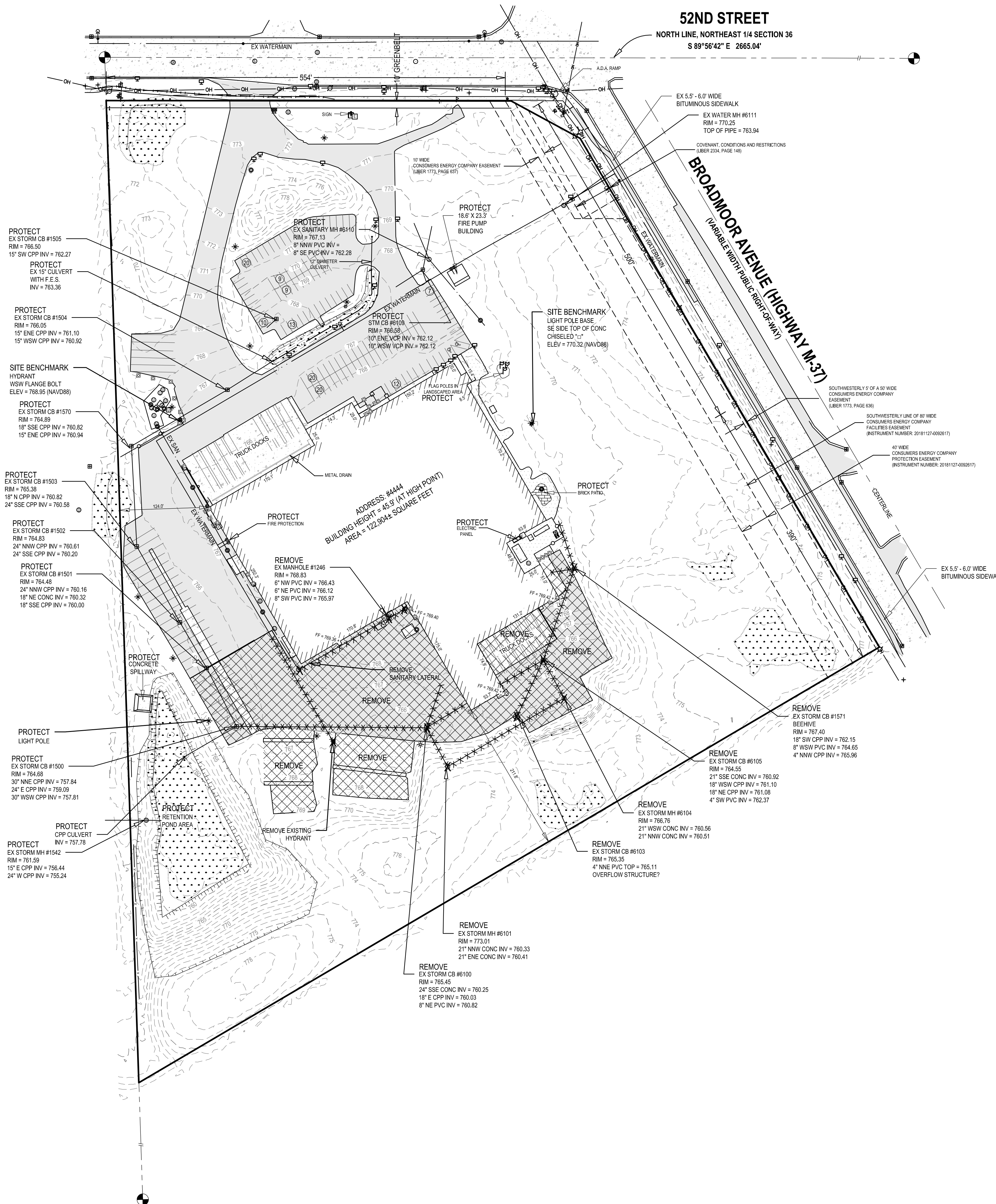
Checked by Survey	Date

Civil	
Struc.	
L. A.	

HEI Project Number
22-10-032

Sheet Title
EXISTING
CONDITIONS

Sheet No.
V-101



REMOVAL LEGEND

- X REMOVE ITEM
X X X X REMOVE UTILITY
REMOVE PAVEMENT/CONCRETE

CIVIL DEMOLITION NOTES:

- SEE BOUNDARY AND TOPOGRAPHIC SURVEY SHEET FOR PROPERTY, EASEMENT, BENCHMARK, ETC. INFORMATION.
- LOCATION OF UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON SURFACE EVIDENCE AND RECORD INFORMATION AVAILABLE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
- DURING CONSTRUCTION, CONTRACTOR SHALL PROTECT ALL EXISTING AND NEW CONSTRUCTION FROM DAMAGE. SHOULD ANY DAMAGE OCCUR, CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS AT NO COST TO THE OWNER. THE PAVED ROADWAY SHALL BE SWEEPED CLEAN AS NEEDED, BUT AT LEAST ONCE A WEEK.
- CONTRACTOR SHALL PROVIDE BARRIERS, AS NECESSARY, TO PREVENT PEDESTRIAN AND VEHICULAR TRAFFIC FROM ENTERING THE CONSTRUCTION SITE.
- CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
- REMOVAL ITEMS ARE SHOWN BASED ON BEST AVAILABLE INFORMATION AND ARE SHOWN SCHEMATICALLY. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO VERIFY THE EXTENT OF WORK REQUIRED.
- REMOVE ALL STRUCTURES, CONCRETE CURB, CONCRETE PAVING, ASPHALT PAVING, TREES, STUMPS, UTILITIES, AND OTHER EXISTING SITE FEATURES WITHIN THE LIMITS OF DEMOLITION. ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE NOTED AND DISPOSED OF IN A MANNER ACCEPTABLE TO THE LOCAL AUTHORITY HAVING JURISDICTION.
- ALL UTILITY LINES SHOWN "X" OUT SHALL BE PHYSICALLY REMOVED ALONG WITH STRUCTURES AND APPURTENANCES. CONTRACTOR SHALL CONFIRM UTILITY LINES REMOVED WILL NOT IMPACT UTILITIES TO REMAIN.
- ALL REMOVALS OF PAVEMENT, CONCRETE, CURB AND GUTTER, ETC. SHALL BE PERFORMED TO THE NEXT JOINT BEYOND THE LIMITS OF REMOVAL. ALL REMOVALS SHALL BE PERFORMED BY SAWCUTTING.
- PROTECT ALL TREES AND SHRUBS NOT SCHEDULED FOR REMOVAL. DO NOT OPERATE EQUIPMENT, STORE, STOCKPILE, OR PARK WITHIN DRIP LINE. HOLD NECESSARY DISTURBANCE TO A MINIMUM.
- ALL TREE STUMPS SHALL BE REMOVED TO BELOW GRADE BY EITHER GRINDING OR COMPLETE REMOVAL IN ALL CASES NO WOODCHIPS AND/OR STUMPS SHALL BE LEFT IN PLACE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL UTILITIES REMOVALS WITH PROPERTY OWNER AND UTILITY PROVIDER.
- ALL WORK IN ROAD RIGHTS OF WAY SHALL BE COMPLETED IN ACCORDANCE WITH MDOT, KENT COUNTY ROAD COMMISSION, AND CITY OF KENTWOOD.
- THERE ARE EXISTING WETLAND AREAS ON THE PROPERTY. THESE WETLAND AREAS SHALL NOT BE DISTURBED. SHOULD DISTURBANCE TO THE WETLAND AREAS BECOME NECESSARY, CONTRACTOR SHALL ACQUIRE A PERMIT FROM THE EGLE PRIOR TO ANY DISTURBANCE.
- SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

THIRD COAST DEVELOPMENT

ATTN: MR. BRAD ROSELY, Y
545 MICHIGAN STREET NE UNIT 203
GRAND RAPIDS, MI 49503

SNACKCRAFT

4444 52ND STREET, SE
KENTWOOD, MICHIGAN 49512

PT OF THE NE 1/4 SECT. 36, T6N, R11W
CITY OF KENTWOOD, KENT CO., MI.

Issued for:

No.	Description
A	01/10/2023 SITE PLAN SUBMITTAL
B	01/10/2023 ADDED WATERMAIN LOOP INFORMATION
C	01/13/2023 CITY SITE PLAN REVIEW

Plans are preliminary & incomplete until ISSUED FOR CONSTRUCTION

Project Manager
RYAN T. YSSELDYKE, P.E.

Vertical Datum
NAVD88

Horz. Datum
LOCAL

Drawn by
MARK BROOKHOUSE

Checked by
Survey

Date

Civil

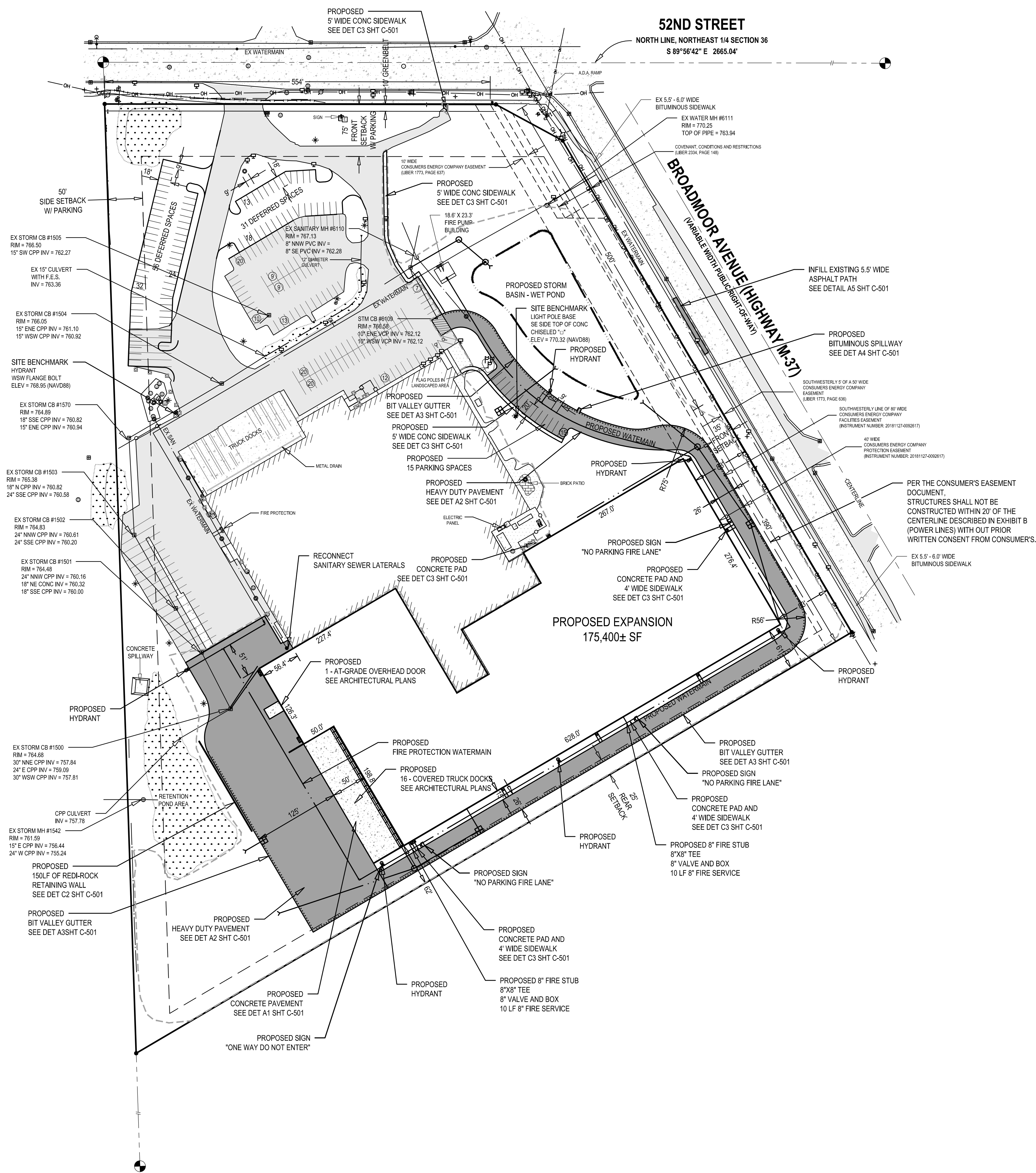
Struc.

L. A.

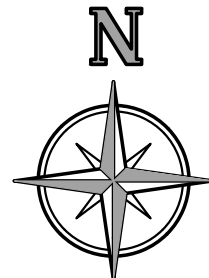
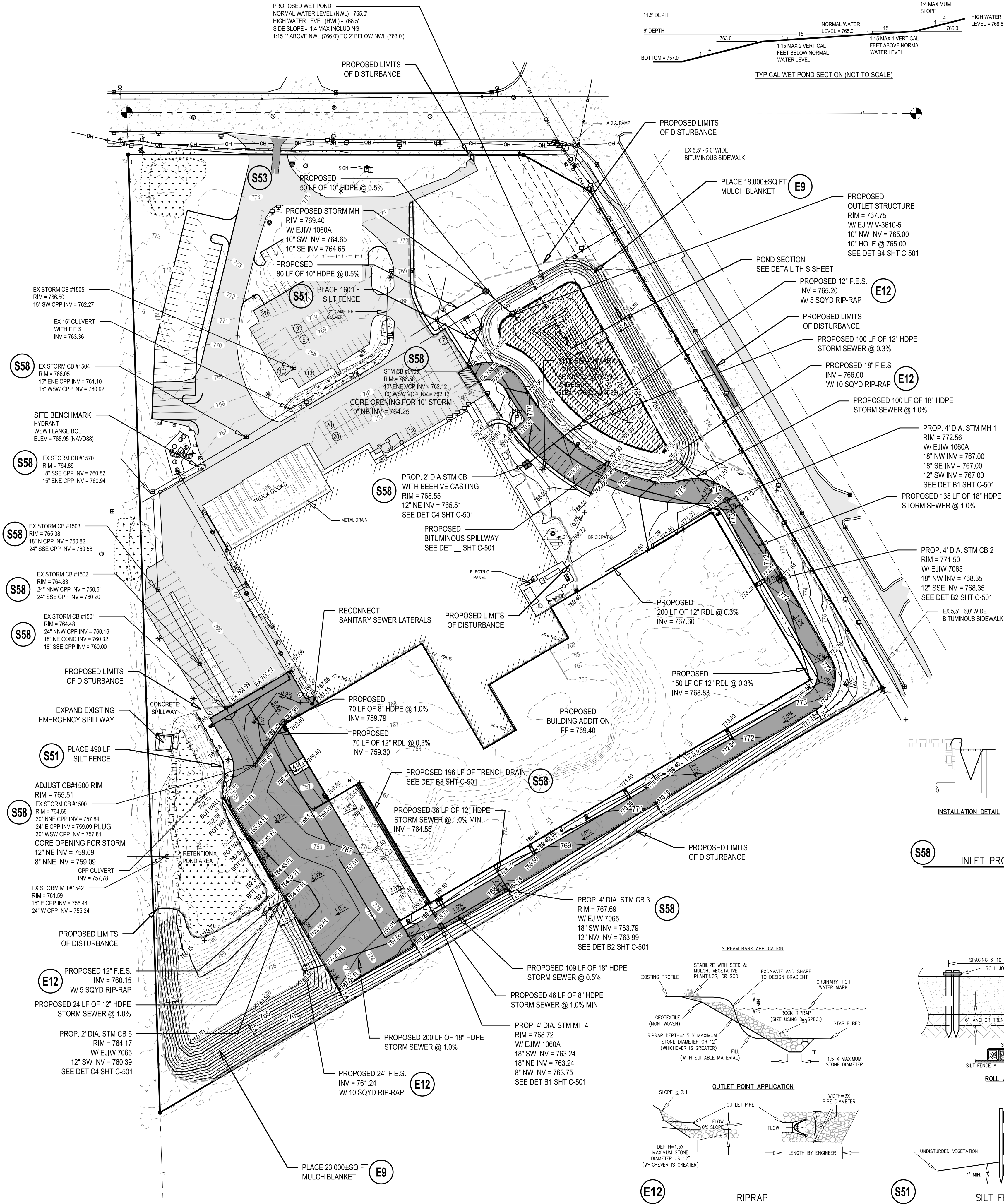
HEI Project Number
22-10-032

Sheet Title
CIVIL
DEMOLITION

Sheet No.
CD-101



ATTN: MR. BRAD ROSELY,Y
545 MICHIGAN STREET NE UNIT 203
GRAND RAPIDS, MI 49503

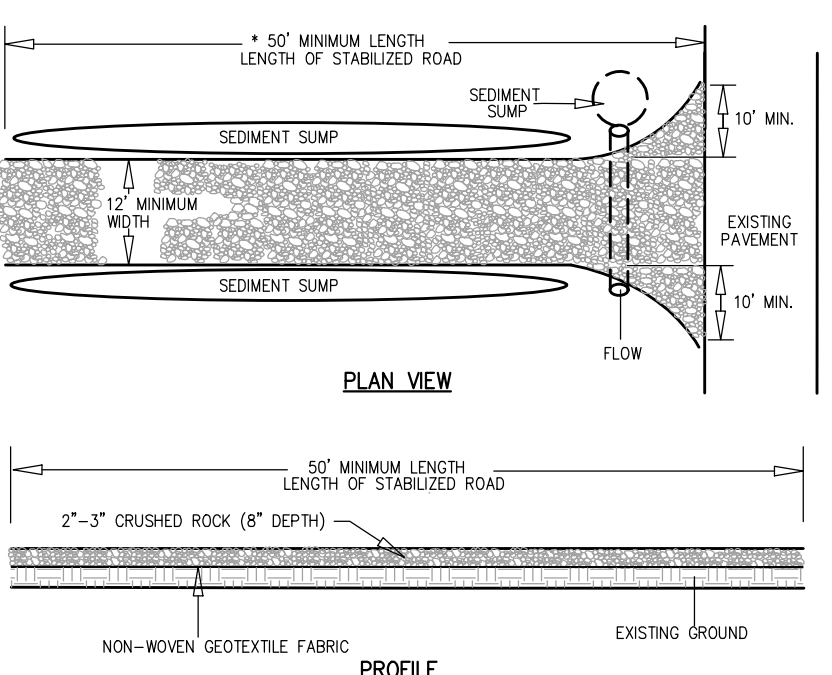
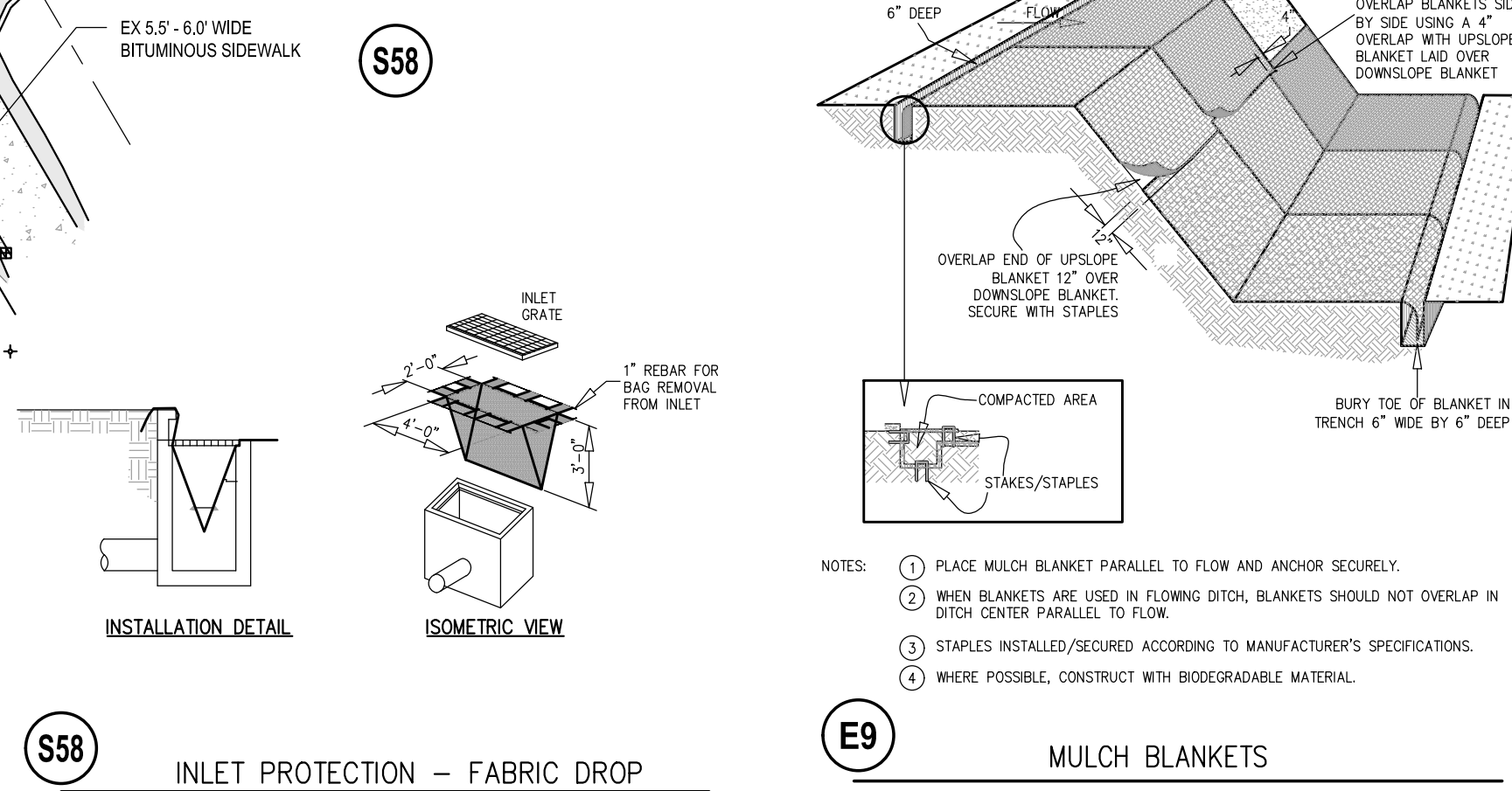


0' 40' 80' 160'
SCALE 1" = 80'

EXISTING ON-SITE SOILS:
PRIMARILY VERY STIFF TO HARD LEAN CLAY (CL) SOIL. LEAN CLAY FOUND TO POSSESS A HARD CONSISTENCY WITHIN THE UPPER 10 TO 15 FEET UNDERLAIN BY VERY STIFF LEAN CLAY BELOW

S.E.S.C. LEGEND MICHIGAN UNIFIED KEYING SYSTEM

E8	PERMANENT SEEDING		Stabilization method utilized on sites where earth change has been completed (final grading attained).
E9	MULCH BLANKETS		On exposed slopes, newly seeded areas, new ditch bottoms, or areas subject to erosion.
E12	RIPRAP		Use along shorelines, waterways, or where concentrated flows occur. Slows velocity, reduces sediment load, and reduces erosion.
S51	SILT FENCE		Use adjacent to critical areas, to prevent sediment laden sheet flow from entering these areas.
S53	STABILIZED CONSTRUCTION ACCESS		Used at every point where construction traffic enters or leaves a construction site.
S58	INLET PROTECTION FABRIC DROP		Use at stormwater inlets, especially at construction sites.



NOTES:
1. Establish stabilized construction entrance prior to the initiation of site construction activities.
2. Core should be taken to prevent material movement into adjacent wetlands/waterbodies.
3. Core should be taken to maintain existing roadside drainage via culvert installation, with sediment pump placed downflow of culvert.

GRADING & STORM SEWER NOTES:

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN ACQUIRED PRIOR TO CONSTRUCTION.
- SITE DESIGN WAS DEVELOPED IN ACCORDANCE WITH THE INFORMATION CONTAINED IN THE GEOTECHNICAL REPORT AND SOIL BORINGS COMPLETED FOR THE PROJECT. CONTRACTOR SHALL ACQUIRE A COPY OF THE GEOTECHNICAL REPORT AND SOIL BORING INFORMATION. SOIL CONDITIONS MAY VARY FROM THE GEOTECHNICAL INFORMATION, WHICH MAY AFFECT THE SITE DESIGN, EARTHWORK QUANTITIES, USABLE SOILS, AND SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER AND GEOTECHNICAL ENGINEER IF SITE CONDITIONS VARY FROM SOILS INFORMATION CONTAINED IN THE GEOTECHNICAL INFORMATION.
- CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
- WETLANDS EXIST WITHIN THE PROPOSED SITE IMPROVEMENTS. CONTRACTOR SHALL NOT DISTURB THE WETLAND AREAS, UNLESS PERMITTED BY THE EGLE. CONTRACTOR SHALL COMPLETE ALL WETLAND DISTURBANCE WORK IN ACCORDANCE WITH THE EGLE / USACE JOINT PERMIT AND EGLE STANDARDS AND REQUIREMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACQUIRE A COPY OF THE EGLE / USACE JOINT PERMIT.
- CONTRACTOR SHALL VERIFY THAT THERE ARE NO UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
- ALL WORK WITHIN THE RIGHT-OF-WAY WILL REQUIRE A PERMIT AND OR APPROVAL FROM K.C.R.C. AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THEIR STANDARDS & SPECIFICATIONS.
- STORM WATER MANAGEMENT SYSTEM AND GRADING SHALL BE IN ACCORDANCE WITH THE CITY OF KENTWOOD STORM WATER ORDINANCE.
- SITE CONTRACTOR RESPONSIBLE TO CONNECT STORM / ROOF WATER TO STORM DRAIN AS SHOWN. REFER TO PLUMBING PLANS FOR CONNECTION TO THE BUILDING AND DETAILS.
- SITE SHALL BE GRADED WITH SMOOTH CONTOURS IN ALL AREAS OF DISTURBANCE AND GRADED TO SLOPE AWAY FROM THE EXISTING AND PROPOSED BUILDINGS AND SIDEWALKS.
- ALL STORM SEWER PIPING SHALL BE ADS N-12, MANHOLE H-4 OR APPROVED EQUIVALENT POLYETHYLENE (PE) PLASTIC PIPE AND FITTINGS, UNLESS OTHERWISE NOTED. WHERE SPECIFIED IN THE PLANS, CONCRETE CLASS IV PIPE WITH RUBBER GASKETS IS REQUIRED.
- SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

SESC NOTES:

- CONTRACTOR SHALL OBTAIN ALL STATE AND LOCAL PERMITS AS NECESSARY FOR CONSTRUCTION.
- SITE DESIGN WAS DEVELOPED IN ACCORDANCE WITH THE INFORMATION CONTAINED IN THE GEOTECHNICAL REPORT AND SOIL BORINGS COMPLETED FOR THE PROJECT. CONTRACTOR SHALL ACQUIRE A COPY OF THE GEOTECHNICAL REPORT AND SOIL BORING INFORMATION. SOIL CONDITIONS MAY VARY FROM THE GEOTECHNICAL INFORMATION, WHICH MAY AFFECT THE SITE DESIGN, EARTHWORK QUANTITIES, USABLE SOILS, AND SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER AND GEOTECHNICAL ENGINEER IF SITE CONDITIONS VARY FROM SOILS INFORMATION CONTAINED IN THE GEOTECHNICAL INFORMATION.
- CONTRACTOR IS RESPONSIBLE TO ACQUIRE THE CITY OF KENTWOOD SOIL EROSION AND SEDIMENTATION CONTROL PERMIT AND THE NPDES NOTICE OF COVERAGE AND COMPLY WITH ALL PERMIT REQUIREMENTS AND WITH ALL STANDARDS AND REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION.
- BEST MANAGEMENT PRACTICES SHALL BE UTILIZED DURING AND AFTER CONSTRUCTION FOR TEMPORARY AND PERMANENT SOIL EROSION AND SEDIMENTATION CONTROL MEASURES.
- CONTRACTOR SHALL PROVIDE A CERTIFIED STORM WATER OPERATOR FROM CONSTRUCTION COMMENCEMENT THROUGH FINAL SITE STABILIZATION.
- THE TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED WEEKLY AND AFTER EACH SIGNIFICANT RAIN EVENT IN ACCORDANCE WITH THE EGLE REQUIREMENTS.
- CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF KENTWOOD AND KENT COUNTY ROAD COMMISSION STANDARDS AND SPECIFICATIONS.
- SOIL EROSION CONTROL MEASURES SHALL BE PLACED PRIOR TO EARTH MOVING OR GROUND DISTURBANCE AND REMAIN IN PLACE UNTIL FINAL RESTORATION HAS BEEN ESTABLISHED.
- THE STORM WATER MANAGEMENT BASIN SHALL BE CONSTRUCTED FIRST. CONTRACTOR IS RESPONSIBLE TO REMOVE SEDIMENT FROM BOTTOM OF DETENTION BASIN UNTIL THE SITE IS FULLY STABILIZED.
- ALL FOREIGN MATERIAL, OR DEBRIS FROM JOB SITE WHICH IS DEPOSITED ON PAVED ROADWAY SHALL BE REMOVED IMMEDIATELY.
- THE PAVED ROADWAY SHALL BE SWEEPED CLEAN AS NEEDED, BUT AT LEAST ONCE A WEEK.
- SOIL EROSION CONTROL MEASURES ARE THE RESPONSIBILITY OF THE CONTRACTOR DURING CONSTRUCTION AND THE OWNER UPON COMPLETION.
- CONTRACTOR SHALL PHASE THE PLACEMENT OF THE SOIL EROSION CONTROL MEASURES AS NECESSARY FOR THE SITE IMPROVEMENTS WITHIN THE LIMITATIONS OF THE ACQUIRED SOIL EROSION CONTROL PERMIT.
- STOCKPILE AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT SEED IN ACCORDANCE WITH THE CITY OF KENTWOOD SOIL EROSION AND SEDIMENTATION CONTROL REQUIREMENTS. ALL EXCESS SPOILS SHALL BE REMOVED FROM SITE.
- ALL EXCESS SPOILS SHALL BE HAULED OFFSITE AND LEGALLY PLACED IN AN UPLAND AREA NOT ENCOMBERED BY WETLANDS OR FLOODPLAIN.
- THERE SHALL BE NO EARTH MOVEMENT OR DISTURBANCE OUTSIDE THE LIMITS OF DISTURBANCE WITHOUT PRIOR AUTHORIZATION FROM THE CITY OF KENTWOOD.
- THE MINIMUM AMOUNT OF SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ARE SHOWN THE DRAWINGS. CONTRACTOR SHALL PROVIDE ADDITIONAL CONTROL MEASURES, MAINTENANCE, AND/OR STABILIZATION MEASURES AS NECESSARY FOR CONSTRUCTION ACTIVITIES.
- SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

CITY OF KENTWOOD SESC NOTES:

- ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL COMPLY WITH ARTICLE 2 OF CITY OF KENTWOOD ORDINANCE 78 AND PART 91 OF PUBLIC ACT 451.
- ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS AND IMMEDIATELY FOLLOWING EVERY SIGNIFICANT RAINFALL EVENT.
- ALL EXCESS SPOILS ARE TO BE REMOVED FROM THE SITE. OTHERWISE, STOCKPILES MUST BE PROVIDED WITH TEMPORARY AND PERMANENT STABILIZATION MEASURES.
- EXCESS DIRT IS NOT TO BE PLACED ON ANY AREAS ON OR ADJACENT TO THE SITE WHERE THE PLAN DOES NOT SHOW THE AREA BEING DISTURBED.
- SILT FENCING IS REQUIRED ALONG ALL DOWNSTREAM EDGES OF THE GRADING LIMITS AND MUST REMAIN IN PLACE UNTIL VEGETATION IS UNIFORMLY RE-ESTABLISHED. THE SILT FENCE MUST BE TOED IN A MINIMUM OF 6 INCHES ALONG ITS BASE.
- ALL DISTURBED BANKS EQUAL TO OR GREATER THAN 4' AND THE DETENTION BASIN BANKS AND BOTTOM MUST BE COVERED WITH TOPSOIL, SEED AND NORTH AMERICAN GREEN S-150 (OR APPROVED EQUAL) EROSION CONTROL BLANKET. THIS BLANKET, ALONG WITH THE NECESSARY STAPLES OR WOOD PEGS, SHALL BE PLACED PER MANUFACTURER'S RECOMMENDATIONS. SEAMS SHALL BE PLACED PARALLEL TO THE DIRECTION OF SURFACE RUNOFF.
- ALL SOIL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATIONS, AND SHALL BE MAINTAINED UNTIL VEGETATION IS UNIFORMLY RE-ESTABLISHED AND THE SITE IS PERMANENTLY STABILIZED.
- NO SEDIMENT SHALL BE TRACKED ONTO THE ADJACENT PUBLIC STREET AND IF IT DOES OCCUR, IT SHALL BE CLEANED DAILY.
- INLET PROTECTION - SHALL CONSIST OF FABRIC DROP ONLY (NO FILTER FABRIC) SEE DETAIL S58 THIS SHEET.

PROPOSED CONSTRUCTION SCHEDULE

ACTIVITY	2023	MARCH	APRIL	MAY	JUNE	JULY	AUGUST
INSTALL CONTROLS							
CLEARING							
GRADE							
BUILDING							
UTILITIES							
PAVING							
RESTORE							

NOTE: CONSTRUCTION SCHEDULE MAY VARY BASED ON CONTRACTOR'S SCHEDULE. CONTRACTOR SHALL UPDATE THE OCWRC IF CONSTRUCTION SCHEDULE VARIES FROM ABOVE.

HOLLAND
ENGINEERING

The Company is not responsible for any and all claims, including but not limited to those arising from the use of the information provided by the engineer, for the design or construction of the project, or for the performance of the project, or for the results of the project.

THIRD COAST DEVELOPMENT

SNACKCRAFT
RYAN T. YSSELDYKE, P.E.
4444 52ND STREET, SE
KENTWOOD, MICHIGAN 49512

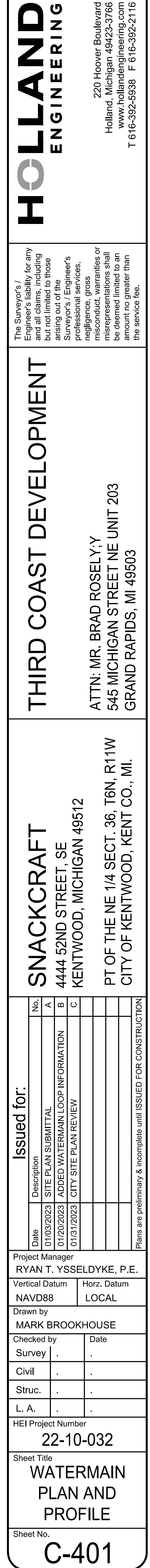
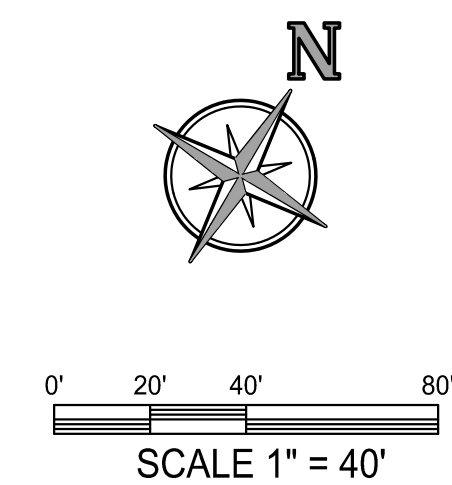
Issued for:	No.	Date
Site Plan Submittal	A	01/10/2023
Added Watermain Loop Information	B	01/10/2023
City Site Plan Review	C	01/10/2023

Project Manager
RYAN T. YSSELDYKE, P.E.
Vertical Datum
NAVD88
Horz. Datum
LOCAL
Drawn by
MARK BROOKHOUSE
Checked by
Survey
Civil
Struc.
L. A.
HEI Project Number
22-10-032
Sheet Title
GRADING, DRAINAGE
AND SOIL EROSION
SEDIMENTATION
CONTROL PLAN
Sheet No.

C-201

WATER MAIN NOTES:

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF GRAND RAPIDS STANDARD CONSTRUCTION SPECIFICATIONS UNLESS OTHERWISE NOTED.
- 2. PIPE AND FITTINGS SHALL BE DUCTILE IRON PIPE CLASS 53, MEETING OR SURPASSING ANSI/AWWA C151/A21.51.
- 3. JOINTS SHALL HAVE JOINT RESTRAINING GASKETS (FAST-GRIP, FIELD LOK350, OR APPROVED EQUAL) UNLESS OTHERWISE NOTED.
- 4. ALL JOINTS NOTED AS "RESTRAINED" SHALL HAVE JOINT RESTRAINING GLANDS (MEGALUG SERIES 1100, OR APPROVED EQUAL).
- 5. ALL VALVES SHALL BE DIRECT BURRY, DOUBLE DISC GATE VALVES WITH NON-RISING STEMS, SUITABLE FOR USE IN A WATER DISTRIBUTION SYSTEM. VALVES SHALL ROTATE CLOCKWISE TO CLOSE.
- 6. HYDRANTS SHALL MEET THE CITY OF KENTWOOD SPECIFICATION AND HAVE ALL WEEP HOLES PLUGGED.

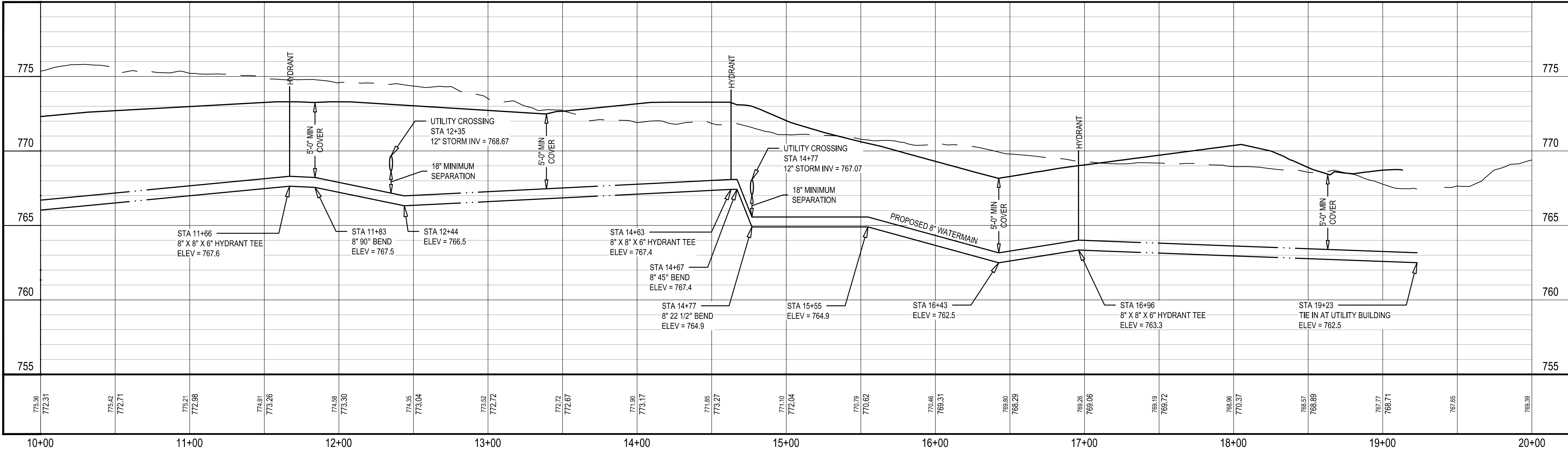
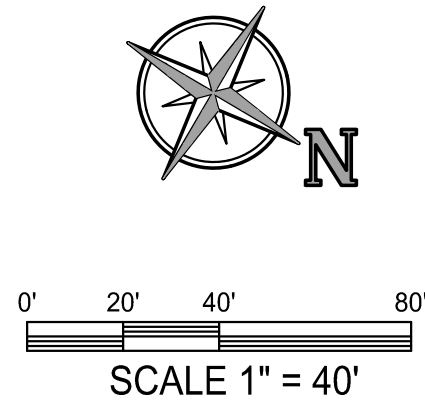
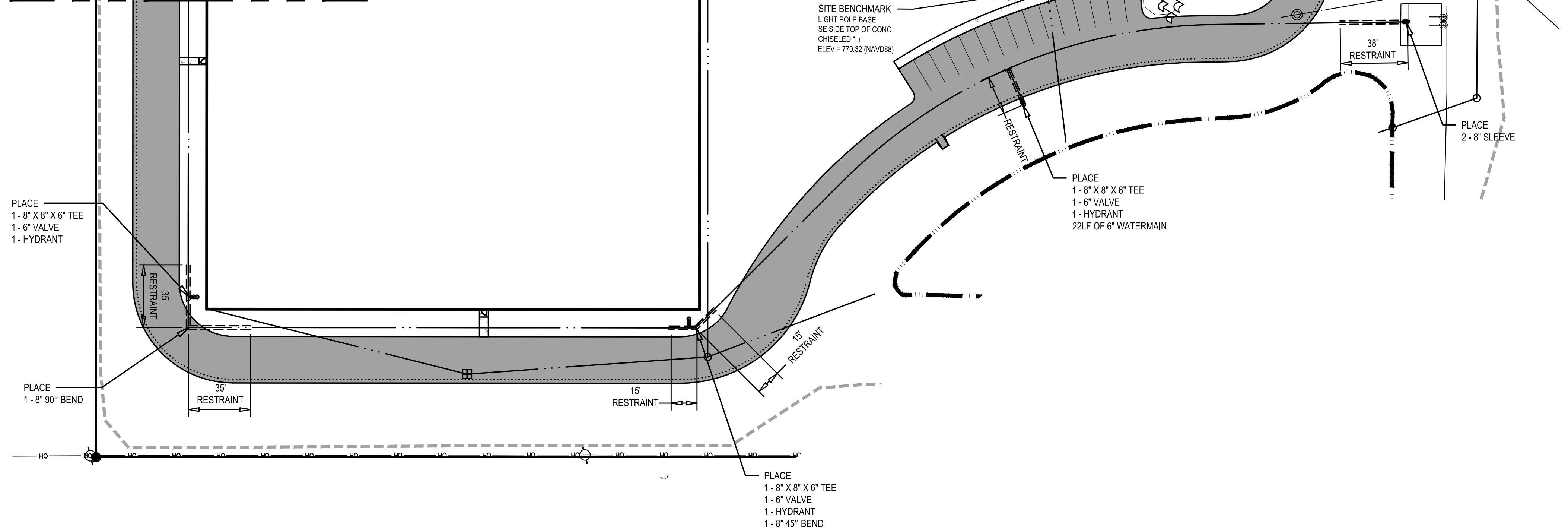


22LF OF 6" DI CLASS 53
WATERMAIN THIS SHEET
920LF OF 8" DI CLASS 53
WATERMAIN THIS SHEET

WATER MAIN NOTES:

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5. ALL VALVES SHALL BE DIRECT BURY, DOUBLE DISC GATE VALVES WITH NON-RISING STEMS, SUITABLE FOR USE IN A WATER DISTRIBUTION SYSTEM. VALVES SHALL ROTATE CLOCKWISE TO OPEN.
6. HYDRANTS SHALL MEET THE CITY OF KENTWOOD SPECIFICATION AND HAVE ALL WEEP HOLES PLUGGED.

MATCH LINE STA 10+00



HOLLAND
ENGINEERING
220 Hoover Boulevard
Grand Rapids, MI 49503
www.holland-engineering.com
T 616-392-5938 F 616-392-2116

The City of Kentwood
Engineer's liability for any
and all claims, including
but not limited to those
arising out of the design
of the project, shall be
limited to the amount of
the fee received by the
engineer for the project.
The City of Kentwood
shall not be responsible
for any claims, including
but not limited to those
arising out of the design
of the project, that are
in excess of the amount
of the fee received by the
engineer for the project.

THIRD COAST DEVELOPMENT

ATTN: MR. BRAD ROSELY, Y
545 MICHIGAN STREET NE UNIT 203
GRAND RAPIDS, MI 49503

SNACKCRAFT
4444 52ND STREET, SE
KENTWOOD, MICHIGAN 49512
PT OF THE NE 1/4 SECT. 36, T6N, R11W
CITY OF KENTWOOD, KENT CO., MI.

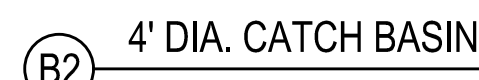
Issued for:	
No.	Description
A	01/10/2023 SITE PLAN SUBMITTAL
B	01/10/2023 ADDED WATERMAIN LOOP INFORMATION
C	01/13/2023 CITY SITE PLAN REVIEW
D	
E	
F	
G	
H	
I	
J	
K	
L	
M	
N	
O	
P	
Q	
R	
S	
T	
U	
V	
W	
X	
Y	
Z	

Project Manager RYAN T. YSSELDYKE, P.E.	
Vertical Datum NAVD88	Horz. Datum LOCAL
Drawn by MARK BROOKHOUSE	
Checked by Survey	Date
Civil	
Struc.	
L. A.	

HEI Project Number
22-10-032

Sheet Title
**WATERMAIN
PLAN AND
PROFILE**

Sheet No.
C-402



Project Manager RYAN T. YSSELDYKE, P.E.	
Vertical Datum NAVD88	Horz. Datum LOCAL
Drawn by MARK BROOKHOUSE	
Checked by Survey	Date
Civil	
Struc.	
L. A.	
HEI Project Number 22-10-032	
Sheet Title GENERAL DETAILS	
Sheet No	

HOLLAND
ENGINEERING

THIRD COAST DEVELOPMENT


SNACKCRAFT

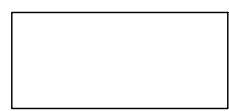
ATTN: MR. BRAD ROSELY;Y
545 MICHIGAN STREET NE UNIT 203
GRAND RAPIDS, MI 49503

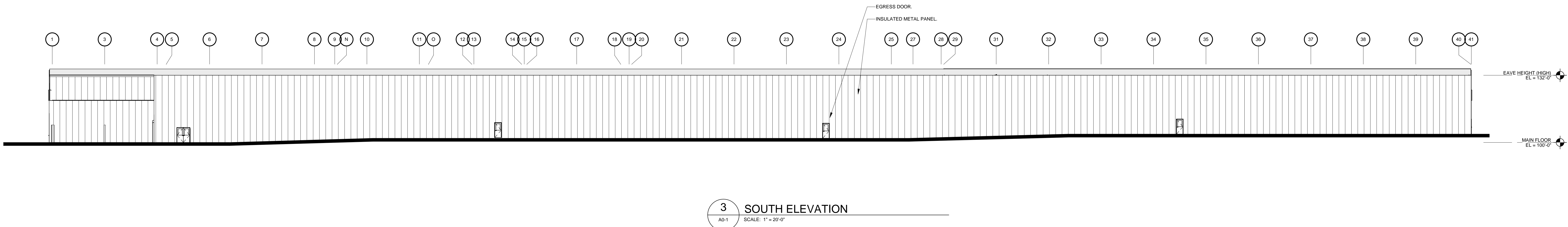
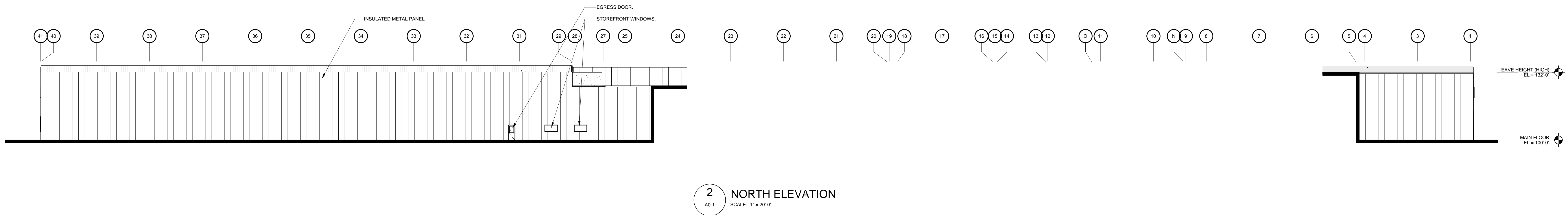
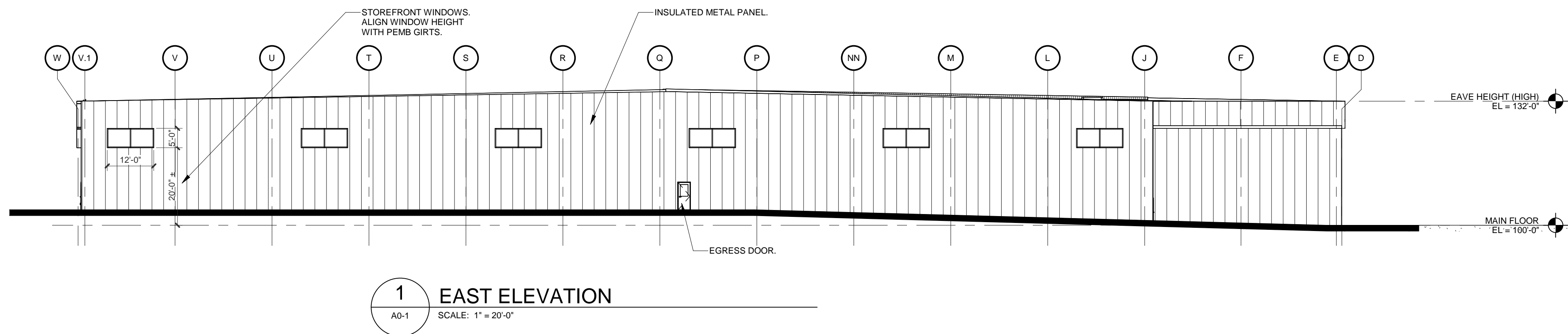
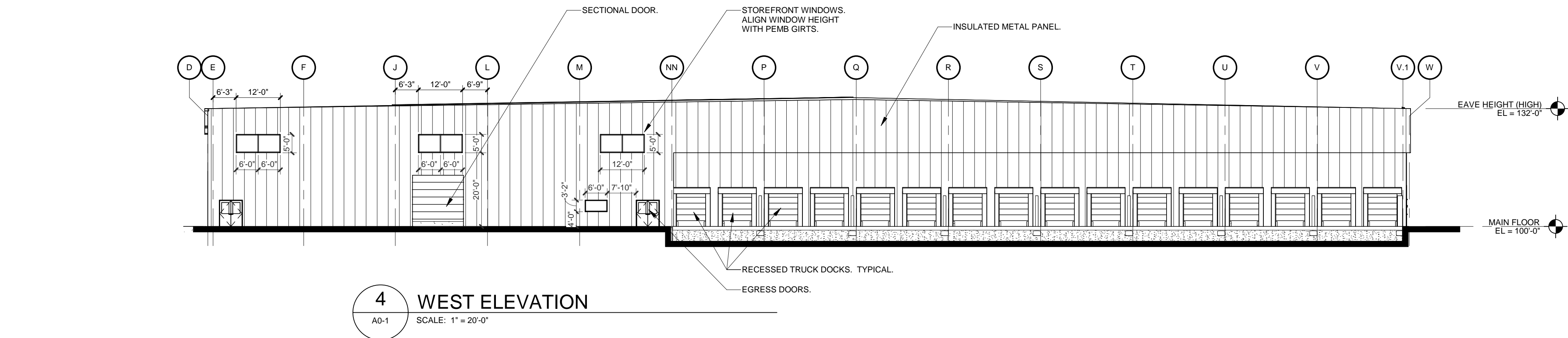
KENTWOOD, MICHIGAN 49512
PT OF THE NE 1/4 SECT. 36, T6N, R11W
CITY OF KENTWOOD, KENT CO., MI.

The Surveyor's liability for any Engineer's liability for any and all claims, including but not limited to those arising out of the Surveyor's / Engineer's professional services, negligence, gross misconduct, warranties or misrepresentations shall be deemed limited to an amount no greater than the service fee.

EXTERIOR ELEVATION LEGEND

INSULATED METAL PANEL- SMOOTH FINISH;
CONCEALED FASTENERS, COLOR TBD.

1" GREY INSULATED GLASS IN AN ALUMINUM
STOREFRONT FRAMING SYSTEM.



City Site Plan Review	31 January 2023
Site Plan Approval	30 December 2022
Design	MC
PMP/A	DD / KS
Drawn	MW
IA Project Number	20221110

EXTERIOR
ELEVATIONS

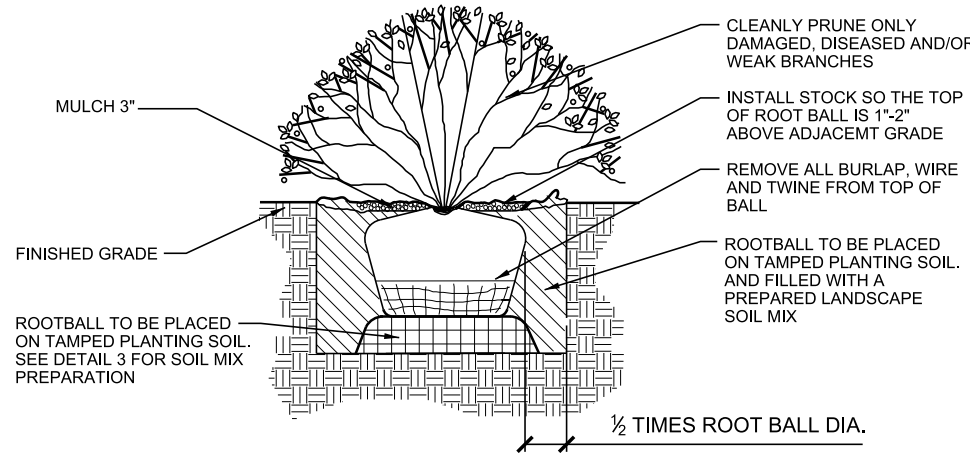
A5-1

52ND STREET

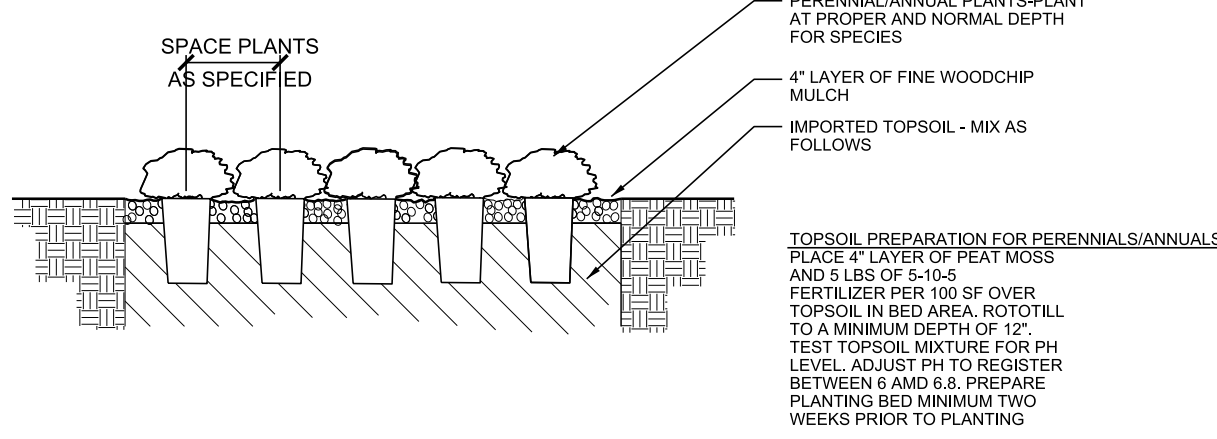
NORTH LINE, NORTHEAST 1/4 SECTION 36

S 89°56'42" E 2665.04'

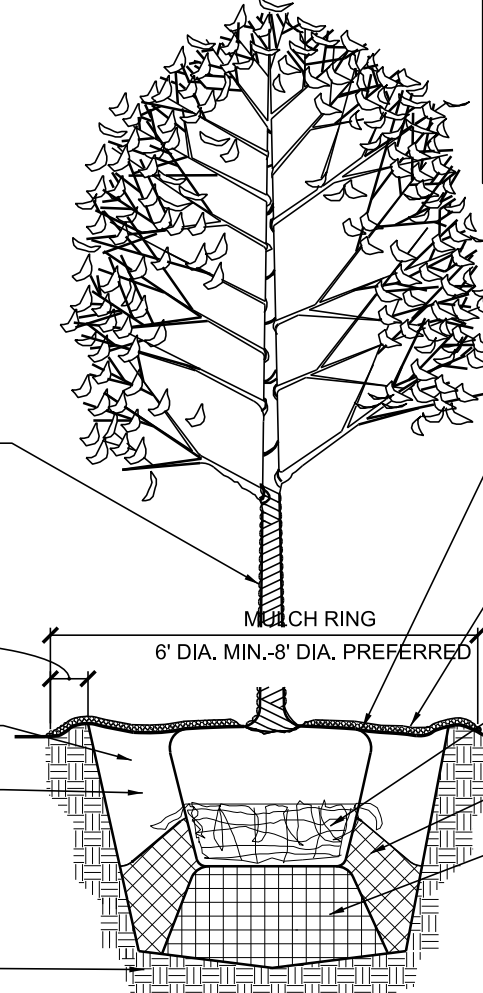
BROADMOOR AVENUE (HIGHWAY M-37)
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)



1 SHRUB PLANTING DETAIL
LP1.0 NOT TO SCALE:



2 PERENNIAL / ANNUAL PLANTING DETAIL
LP1.0 NOT TO SCALE:



3 TREE PLANTING DETAIL
LP1.0 NOT TO SCALE:

CONTRACTOR NOTE:
ALL PROPOSED LANDSCAPE AREAS AND BEDS TO BE IRRIGATED. CONNECT TO EXISTING SYSTEM IF AVAILABLE.
ALL PLANTING BEDS - ANNUAL, PERENNIAL AND SHRUB BEDS TO RECEIVE 12 INCHES OF HIGH GRADE PLANTING SOIL MIX.
STEEL EDGING TO BE INSTALLED BETWEEN PLANTING BEDS AND LAWN.
ALL DECIDUOUS TREES TO BE 2.5" CAL. AT TIME OF PLANTING UNLESS OTHERWISE STATED.
ALL ORNAMENTAL TREES TO BE 2" CAL. AT TIME OF PLANTING UNLESS OTHERWISE STATED.
ALL EVERGREEN TREES TO BE 6" TALL AT TIME OF PLANTING.
ALL DECIDUOUS SHRUBS TO BE FROM 18" MIN. IN SIZE AT TIME OF PLANTING.
ALL UPRIGHT OR SPREADING EVERGREEN SHRUBS TO BE FROM 18" TO 2' TALL MIN. IN SIZE AT TIME OF PLANTING.
ALL PERENNIALS/ORNAMENTAL GRASS TO BE FROM #1 POT SIZE AT TIME OF PLANTING UNLESS OTHERWISE STATED.

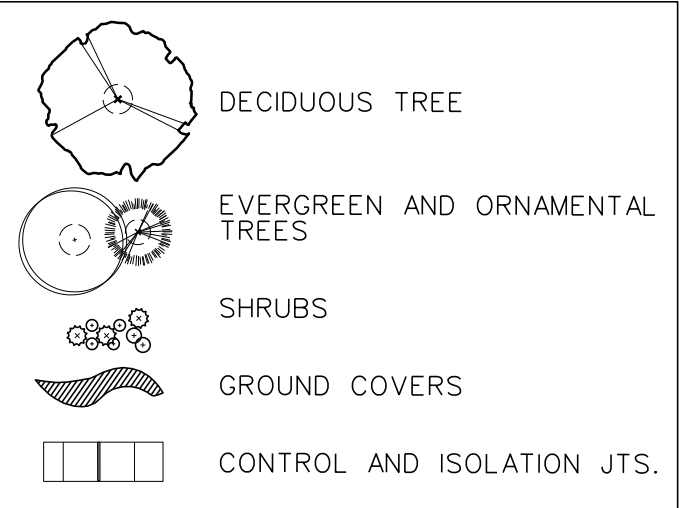
CITY OF KENTWOOD ZONING REQUIREMENTS
CHAPTER 19 - LANDSCAPING/SCREENING REGULATIONS
SECTION 19.03 - REQUIRED LANDSCAPING
A. GREENBELT ALONG STREET FRONTAGE
1. FRONTAGE ALONG 52ND STREET
a. TOTAL LENGTH OF FRONTAGE = 562.21 L.F.
b. TOTAL TREES REQUIRED = 562.21 / 40 L.F. = 14 TREES
c. TOTAL SHRUBS REQUIRED = 562.21 / 40 L.F. = 14 X 7 SHRUBS = 98 SHRUBS
2. FRONTAGE ALONG BROADMOOR AVENUE
a. TOTAL LENGTH OF FRONTAGE = 819.36 L.F.
b. DUE TO THE CONSUMERS POWER EASEMENT WE WILL WORK WITH CITY STAFF TO DETERMINE PLANT MATERIAL NEEDED.
C. BUFFER ZONES
1. BUFFERS IN THIS AREA ARE EXEMPT FROM THIS REQUIREMENT AS THE ADJACENT INDUSTRIAL LAND USES ARE THE SAME
D. PARKING AREA LANDSCAPING
1. OFF-STREET PARKING AREAS CONTAINING TEN (10) OR MORE PARKING SPACES SHALL BE PROVIDED WITH LANDSCAPING.
a. EXISTING PARKING AREA NORTH OF BUILDING FRONTAGE = 61 SPACES. TOTAL TREES REQUIRED = 6 TREES
1. TOTAL NEW TREES PROVIDED = 6 TREES
b. EXISTING PARKING AREA NORTH OF BUILDING FRONTAGE = 59 SPACES. TOTAL TREES REQUIRED = 6 TREES
1. TOTAL NEW TREES PROVIDED = 5 TREES
2. TOTAL EXISTING TREES SAVED = 1 TREE
2. PARKING AREAS LOCATED WITHIN THE FRONT YARD SHALL HAVE A HEDGEROW OR BERM.
a. A 3' TALL BERM AND THREE (3) EXISTING EVERGREEN TREES ARE LOCATED BETWEEN THE PARKING AREA AND STREET FRONTAGE.
E. DETENTION/RETENTION POND LANDSCAPING
1. ONE (1) CANOPY OR EVERGREEN TREE AND NINE (9) SHRUBS ARE REQUIRED PER FIFTY (50) L.F. OF POND PERIMETER.
a. TOTAL PERIMETER LENGTH OF NEW POND = 873.48 L.F.
1. TOTAL TREES NEEDED SURROUNDING POND = 17.48 TREES
TOTAL TREES PROVIDED 15 DECIDUOUS AND EVERGREEN TREES
2. TOTAL SHRUBS NEEDED SURROUNDING POND = 157 SHRUBS
TOTAL SHRUBS PROVIDED = 77 SHRUBS AND ORNAMENTAL GRASSES
G. ACCESSORY SITE COMPONENTS
1. SCREENING OF UTILITY ITEMS ARE REQUIRED
a. PROVIDED EIGHT (8) EVERGREEN TREES

- GENERAL STANDARDS FOR LANDSCAPING:
- REQUIRED VEGETATION: ALL AREAS NOT COVERED BY BUILDINGS, PARKING AREAS, DRIVEWAYS, WALKWAYS, PEDESTRIAN PLAZAS OR OTHER PEDESTRIAN - ORIENTED IMPERVIOUS SURFACES OR WATER SURFACES SHALL BE PLANTED WITH LIVING VEGETATION, INCLUDING CANOPY TREES, SHRUBBERY AND GROUND COVERS.
 - TOPSOIL: TOPSOIL SHALL BE INSTALLED WITH A MINIMUM DEPTH OF FOUR (4) INCHES FOR LAWN AREAS, AND TWELVE (12) TO FIFTEEN (15) WITHIN PLANTING BEDS.
 - THE TOPSOIL WITHIN THE LIMITS OF DISTURBANCE OF A CONSTRUCTION SITE SHALL BE AMENDED WITH ORGANIC SOIL ADDITIVES AS RECOMMENDED BY A LANDSCAPE SOILS TEST PRIOR TO BEING REDISTRIBUTED IN ACCORDANCE WITH BEST LANDSCAPE PRACTICES.
 - LANDSCAPE SOILS THAT HAVE BEEN COMPACTED DURING CONSTRUCTION ACTIVITIES SHALL BE LOOSENEED AND AERATED TO A DEPTH OF AT LEAST SIX (6) INCHES.
 - STABILIZATION: ALL LANDSCAPE PLANTING AREAS SHALL BE STABILIZED AND MAINTAINED WITH SEED, SOD, GROUND COVERS, MULCHES OR OTHER APPROVED MATERIALS TO PREVENT SOIL EROSION AND ALLOW RAINWATER INFILTRATION.
 - PLANTING BEDS: BARK USED AS MULCH SHALL BE MAINTAINED AT A MINIMUM DEPTH OF THREE (3) INCHES. PLANTING BEDS SHALL EDGED WITH PLASTIC METAL, BRICK OR STONE IN RESIDENTIAL ZONE DISTRICTS AND METAL IN ALL OTHER ZONE DISTRICTS.
 - TIMING OF PLANTING: ALL REQUIRED PLANT MATERIAL SHALL BE PLANTED PRIOR TO ISSUING A BUILDING CERTIFICATE OF OCCUPANCY.
 - COMPLETION OF IMPROVEMENTS: TREE STAKES, GUY WIRES AND TREE WRAP SHALL BE REMOVED AFTER COMPLETION OF THE INITIAL GROWING SEASON.
 - THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE AREAS, INCLUDING VEGETATION IN THE PUBLIC RIGHT-OF-WAY.
 - PLANT MATERIALS, INCLUDING LAWN SHALL BE MAINTAINED IN A SUBSTANTIALLY WEED FREE, HEALTHY GROWING CONDITION, NEAT AND ORDERLY IN APPEARANCE IN ACCORDANCE WITH THE APPROVED SITE PLAN.
 - PLANTS SHALL BE CONTROLLED BY PRUNING, TRIMMING, OR OTHER SUITABLE METHODS SO THAT THEY DO NOT INTERFERE WITH PUBLIC UTILITIES, RESTRICT PEDESTRIAN OR VEHICULAR ACCESS, OR CONSTITUTE A TRAFFIC HAZARD.
 - UNHEALTHY, WITHERED, SEVERELY PRUNED, DISEASED OR DEAD PLANTS SHALL BE REPLACED WITHIN ONE (1) YEAR OR THE NEXT APPROPRIATE PLANTING PERIOD, WHICHEVER COMES FIRST.
 - PRIORITY SHALL BE GIVEN TO PRESERVING AND PROTECTING SIGNIFICANT TREES THAT PROVIDE SCREENING, BUFFERING, WILDLIFE HABITAT AND LINKAGES TO WILDLIFE HABITAT.
 - LANDSCAPING SHALL BE INSTALLED SUCH THAT, WHEN MATURE, IT DOES NOT OBSCURE TRAFFIC SIGNS, FIRE HYDRANTS, LIGHTING, DRAINAGE PATTERNS ON SITE OR ADJACENT PROPERTIES, OR OBSTRUCT VISION FOR SAFETY OF INGRESS OR EGRESS.
 - ALL LANDSCAPED AREAS SHALL BE ARRANGED TO SIMULATE A NATURAL SETTING SUCH AS STAGGERED ROWS OR MASSINGS.
 - ALL DECIDUOUS TREES AND EVERGREENS MUST HAVE A HEAVY SOIL ROOT BALL.

NOTE:
IT IS THE INTENTION OF THIS PROJECT TO MEET THE LANDSCAPE STANDARDS AS INDICATED WITHIN CHAPTER 19 - LANDSCAPE REGULATIONS OF THE ZONING ORDINANCE. DUE TO THE CONSUMERS POWER EASEMENTS ALONG BROADMOOR AVENUE WE WILL WORK WITH THE CITY STAFF TO DETERMINE THE APPROPRIATE LANDSCAPE ENHANCEMENTS WITHIN THIS AREA.

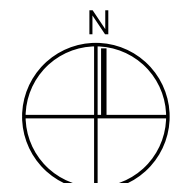
EXISTING TREES:
THE AREA BELOW THE DRIP LINE OF AN EXISTING TREE TO BE SAVED SHALL REMAIN UNDISTURBED. NO IMPERVIOUS MATERIAL SHALL BE PLACED UNDER THE DRIP LINE. PROVIDE TREE PROTECTION FENCING AND INSTALL AROUND TREES DESIGNATED TO BE SAVED AND/OR LINE OF DISTURBANCE.
NO VEHICLE OR CONSTRUCTION EQUIPMENT SHALL BE PARKED OR STORED WITHIN THE DRIP LINE OF ANY PLANT MATERIAL DESIGNATED TO BE SAVED.
IN THE EVENT THAT HEALTHY EXISTING TREES DESIGNATED TO BE SAVED ARE DESTROYED, THEY SHALL BE REPLACED WITH TREES WHICH COMPLY WITH THE TOWNSHIP REQUIREMENTS.

LEGEND



KEY	QUAN	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AGA	4	AMELANCHIER X GRAND, 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2.5" CAL./B & B	MULTISTEMMED TREE, 3-5 CANES
ASJ	7	ACER SACCHARUM 'JFS-KW8'	AUTUMN FEST MAPLE	2.5" CAL./B & B	FULL HEADS WITH STRAIGHT LEADERS
BNC	6	BETULA NIGRA 'CULLY'	HERITAGE BIRCH	2.5" CAL./B & B	FULL HEADS WITH STRAIGHT LEADERS
CCJ	9	CARPINUS CAROLINIANA 'JFS-KW6'	NATIVE FLAME AMERICAN HORNBEAM	2.5" CAL./B & B	FULL HEADS WITH STRAIGHT LEADERS
NSD	7	NYSSA SYLVATICA 'DAVID ODOM'	AFTER FIRE TUPELO	2.5" CAL./B & B	FULL HEADS WITH STRAIGHT LEADERS
PGD	11	PINUS GLAUCA DENSATA	BLACK HILLS SPRUCE SPRUCE	6" TALL/B&B	TREES TO BE SHEARD SYMMETRICALLY
CA	15	CEANOTHUS AMERICANUS	NEW JERSEY TEA	18" TALL MIN.	SPACING 4' O.C.
DLK	15	DIERVILLA LONICERA 'KODIAK ORANGE'	KODIAK ORANGE HONEYSUCKLE	18" TALL MIN.	SPACING 4' O.C.
POD	28	PHYSOCARPUS OPULIFOLIUS 'DIABOLO'	DIABOLO NINEBARK	18" TALL MIN.	SPACING 6' O.C.
PVH	14	PHYSOCARPUS OPULIFOLIUS 'MINDIA'	COPPERTINA NINEBARK	18" TALL MIN.	SPACING 4' O.C.
VP	28	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	2 GALLON	SPACING 2.5' O.C.
VP	27	VIBURNUM PRUNIFOLIUM	BLACKHAW VIBURNUM	3" TALL MIN.	SPACING 8' O.C.

* DENOTES CHANGES MADE TO PLANT TYPE, QUANTITY AND/OR SIZE



SITE LANDSCAPE PLAN

SCALE: 1" = 60'-0"

INTEGRATED ARCHITECTURE

Integrated Architecture
840 Ottawa Avenue NW
Grand Rapids, MI 49503
616.574.0220 P
616.574.0953 F
www.intarch.com

Snack Craft Addition

City Site Plan Review
City of Kentwood
Site Plan Submittal
Design
PM / PA
Drawn
IA Project Number

31 Jan 2023
30 Dec 2022
KAB
DD/KS
KAB
20221110

SITE LANDSCAPE PLAN

LP1-0



PLANNING STAFF RECOMMENDATION

Schweitzer 2-8-2023

PROJECT: Blue Pearl Specialty and Emergency Pet Hospital

APPLICATION: 5-23

LOCATION: 2500 East Paris Avenue, SE

HEARING DATE: February 14, 2023

REVIEW TYPE: Special Land Use Animal Hospital

RECOMMENDATION: Conditional approval of the request of First Companies for a Special Land Use Blue Pearl Specialty and Emergency Pet Hospital at 2500 East Paris Avenue, SE as described in Case # 5-23. Approval is conditioned on the following:

CONDITIONS: 1. The statement of Operations offered by the applicant in their letter dated September 8, 2022

BASIS: 1. The proposal is compliant with the provisions of the Conditional Rezoning agreement between the applicant and the city.

2. In past years we have routinely referred to the Institute of Traffic Engineer's Trip Generation Manual to obtain projected daily and peak hour vehicle trips. To draw upon the latest, most recent trip generation studies, last year we purchased the September 2021 11th Edition of the trip generation manual. However, the Animal Hospitals/Veterinary Clinics studies in the updated manual, appear to have surveyed only facilities of 7000 square feet or smaller. Since the proposed facility is at least three and one-half times the size of the largest surveyed facility we are more comfortable to rely upon the trip generation information provided by Blue Pearl, a company with approximately 100 facilities nation-wide. Based upon the Blue Pearl information in the attached February 1, 2023, memorandum and February 2, 2023, email, staff anticipates that the layout and operation of the proposed facility will not represent a traffic issue at the proposed location.

3. The proposed use otherwise complies with the Special Land Use standards specified in Sections 15.02 and 15.04.C of the Zoning Ordinance.

4. Applicant's presentation and discussion at the Planning Commission work sessions and public hearing.



PLANNING STAFF RECOMMENDATION

Schweitzer 2-8-2023

PROJECT: Blue Pearl Specialty and Emergency Pet Hospital

APPLICATION: 5-23

LOCATION: 2500 East Paris Avenue, SE

HEARING DATE: February 14, 2023

REVIEW TYPE: Site Plan Review

RECOMMENDATION: Conditional approval of the revised site plan dated 01-27-23, the revised landscape plan dated 01/25/23, the revised photometric plan dated 01/030/2023 and the revised building elevations dated 23 January 2023 for the Blue Pearl Specialty and Emergency Pet Hospital at 2500 East Paris Avenue, SE as described in Case # 5-23. Approval is conditioned on the following:

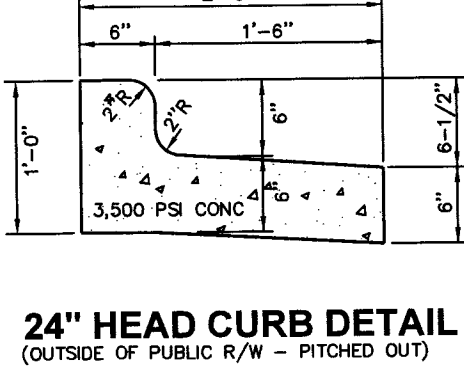
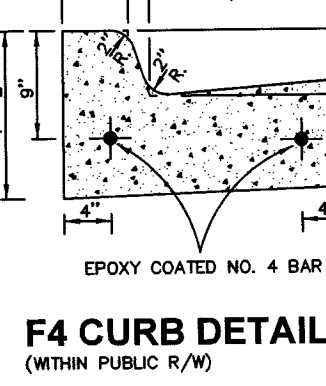
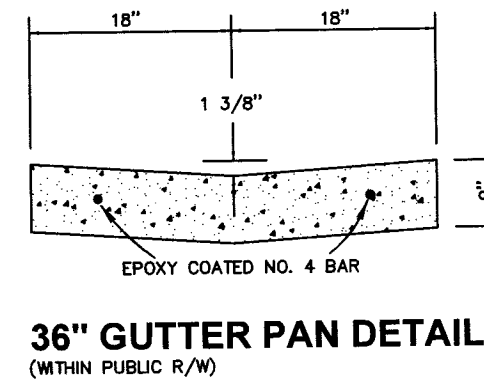
CONDITIONS: 1. The City Engineer's Memo dated January 23, 2023.

BASIS:

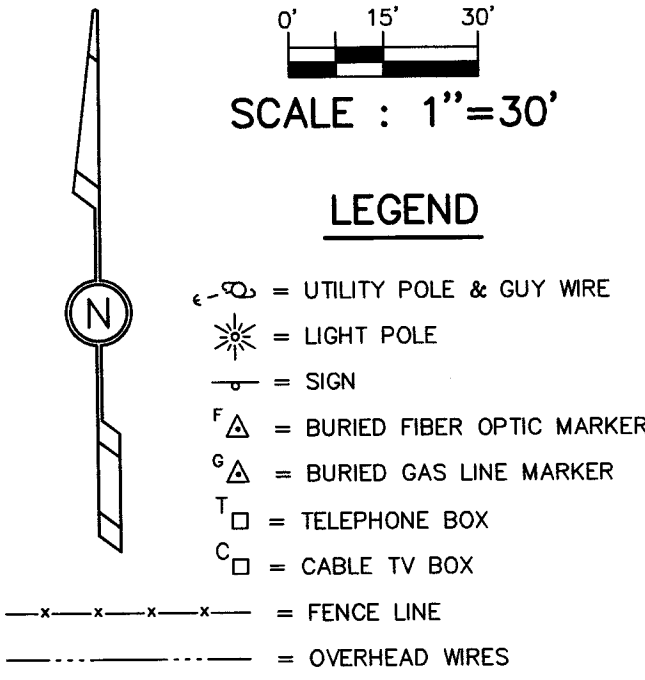
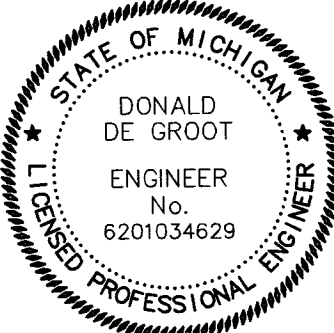
1. The Planning Commission accepts the explanation provided by the Blue Pearl Specialty and Emergency Pet Hospital administrators that they need parking in excess of the city's minimum requirements and appreciates that some of the desired parking will be deferred.
2. The revised plans otherwise comply with the Site Plan review standards Section 14.05 of the Zoning Ordinance.
3. Applicant's presentation and discussion at the Planning Commission work sessions and public hearing.

BENCHMARK ELEV. 753.27 (NAVD88)
TOP OF NE FLANGE BOLT ON HYDRANT,
N. SIDE EMBASSY DRIVE, 55± E. OF C/L
EAST PARIS AVE. (1.1' A/G)

BENCHMARK ELEV. 762.55 (NAVD88)
TOP OF NE FLANGE BOLT ON HYDRANT,
N. SIDE EMBASSY DRIVE, 350± E. OF
C/L EAST PARIS AVE. (1.4' A/G)



Know what's below.
Call before you dig.

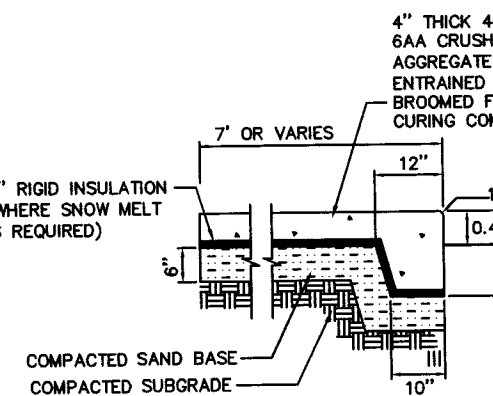


General Drive Notes.

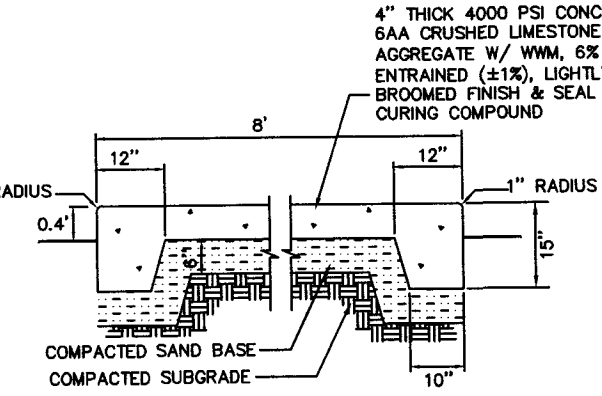
- All workmanship and materials shall be according to the current Michigan Department of Transportation (M.D.O.T) Standard Specifications for Construction.
- All driveway approaches to be 6" thick concrete.
- Concrete curb and gutter to be F-4 Modified or as approved by the Kentwood Engineer.
- Where poor soil conditions exist, the depth of the gravel and sand subbase between the new curb and existing pavement, shall be determined by the Engineer.
- No advertising sign or device shall be placed in, or overhang into the existing highway right of way.
- City of Kentwood Engineering/Inspections is to be notified 48 hours prior to the start of construction, excluding Saturdays, Sundays, and Holidays. This agency will inspect all work within the highway right of way.
- Prior to the start of construction, it will be mandatory for the applicant or contractor to have in place the necessary safety traffic sign, cones, barricades and any other safety device to insure safety to the public.
- All disturbed areas are to be leveled and restored with topsoil; and seeded to a mowable condition so as to prevent future erosion or maintenance problems. Slopes that are 1 on 2 or steeper shall be sodded.
- The highway right of way shall not be used for private business purposes.
- No parking of vehicles, equipment, or material storage permitted within the highway right of way.
- The owner must provide for adequate drainage from parking areas, and clear same with the City of Kentwood. Issuance of a permit does not alleviate owner of this responsibility.
- Culverts, storm sewers, or other drainage structures shall be inspected by the City of Kentwood Inspector before backfill is placed.
- Water from this property shall not drain onto City, County or State Highway right of way.
- Resurface existing public roadway as necessary to fit drive approach, correct crown, correct drainage, or repair damage by construction. Sawcut remove all curb, concrete, and bituminous as required by the City of Kentwood.
- Property owner is responsible for obtaining a Soil Erosion and Sedimentation Control Permit for any earth change greater than one acre, adjacent to a public road, or within 500 feet of the "Waters of the State".
- A utility permit must be obtained for placement of hookup of utilities (i.e. water, gas, oil, sewer, telephone, electric, cable TV) in the highway right of way.
- Contact "MISS DIG" toll free at 1-800-482-7171 three (3) days prior to the start of construction, excluding Saturdays, Sundays, and Holidays.
- Additional work (bituminous paving, grading, etc.) may be required by the City of Kentwood inspector to correct poor workmanship and/or alleviate drainage problems.
- All work in the highway right of way approved by a commercial drive/private street approach permit must be completed within one (1) year of permit issuance date.

(Revised Sept-03)

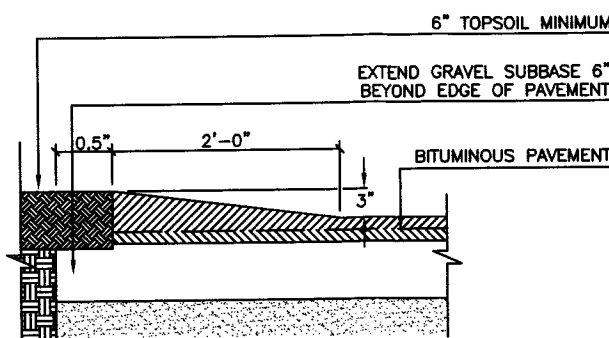
7' WIDE INTEGRAL WALK / CURB DETAIL



8' WIDE INTEGRAL WALK / CURB DETAIL

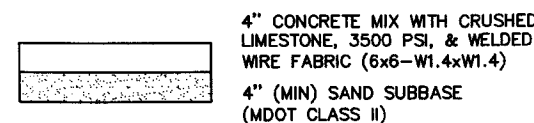
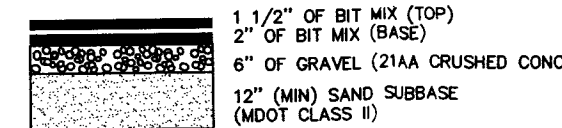


BITUMINOUS VALLEY GUTTER



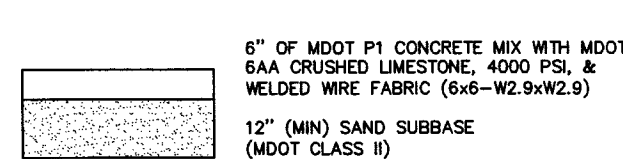
PAVING SECTION

- BLACKTOP NOTES :
- ASPHALT BINDER PG58-28
 - RAP LIMITED TO MDOT TIER 1 (0-17% BY WEIGHT) FOR WEARING COURSE AND MDOT TIER 2 (18-27% BY WEIGHT) FOR LEVELING COURSE
 - 13A MIX TO HAVE 60% MINIMUM CRUSHED MATERIAL WITH 3% AIR Voids
 - ASPHALT TO BE COMPACTED TO 94-97% OF THEORETICAL MAXIMUM DENSITY AS DETERMINED BY THE RICE METHOD
 - A BOND COAT OF SS-1H EMULSION IS REQUIRED BETWEEN ASPHALT LAYERS AT A RATE OF 0.1 GALLONS/SYD



STANDARD DUTY CONCRETE SECTION

(OUTSIDE OF PUBLIC R/W)

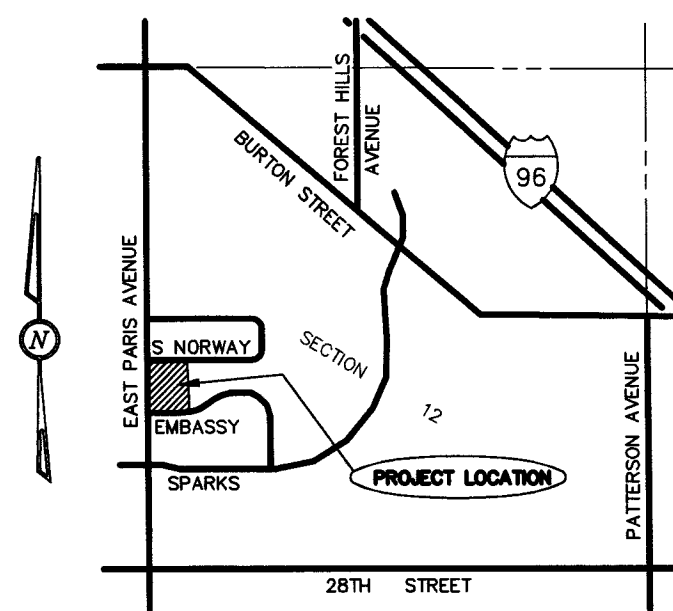


HEAVY DUTY CONCRETE SECTION

(OUTSIDE OF PUBLIC R/W)

GENERAL NOTES :

- DESCRIPTION
PART OF THE SOUTHWEST 1/4, SECTION 12, TOWN 6 NORTH, RANGE 11 WEST, CITY OF KENTWOOD, KENT COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 12; THENCE S00°00'W 659.19 FEET ALONG THE WEST LINE OF SAID SECTION 12; THENCE N90°00'E 50.00 FEET TO THE EASTERLY LINE OF EAST PARIS AVENUE AND THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE N00°00'E 58.19 FEET; THENCE S77°10'59"E 78.62 FEET; THENCE N00°00'E 323.74 FEET; THENCE S00°00'W 306.88 FEET; THENCE WESTERLY 60.45 FEET ALONG A 220.00 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD BEARING S84°32'W 60.26 FEET; THENCE N87°36'W 399.96 FEET (THE PREVIOUS TWO COURSES BEING ALONG THE NORTH LINE OF EMBASSY DRIVE); THENCE N00°00'E 313.32 FEET ALONG THE EASTERLY LINE OF EAST PARIS AVENUE TO THE PLACE OF BEGINNING. THIS PARCEL CONTAINS 3.26 ACRES.
- THIS PARCEL IS ZONED CONDITIONAL C-2
- PART OF TAX PARCEL #41-18-12-301-020
- PARKING CALCULATION :
ANIMAL HOSPITAL = 1/400 S.F.
25,277 S.F. / 400 S.F. = 64 SPACES
SPACES PROVIDED = 121 (INCLUDING 5 BARRIER FREE)



LOCATION MAP

SITE LAYOUT PLAN 2500 EAST PARIS AVE

BLUEPEARL PET HOSPITAL

FOR: FIRST COMPANIES
ATTN: CRAIG BAKER
6355 EAST PARIS AVENUE
CALEDONIA, MI 49316

IN: PART OF THE SW 1/4, SECTION 12, T6N, R11W,
CITY OF KENTWOOD, KENT COUNTY, MICHIGAN

REVISIONS:				exel engineering, inc. planners • engineers • surveyors 5252 Clyde Park, S.W. • Grand Rapids, MI 49509 Phone: (616) 531-3660 www.excelengineering.com
NO.	DATE	DESCRIPTION		
01-27-23	REV. H.W. & TOP OF BERM (mk)	DRAWN BY: MK	FILE NO.:	191063E
01-26-23	REV. PER CITY ENGINEERING DEPT.	APPROVED BY: DJS/DDG		
01-19-23	ADD FOOTING DRAIN (mk)	DATE: 12-28-22	SHEET	1 OF 3

MODIFY EXISTING SIDEWALK
RAMP TO MEET A.D.A.
REQUIREMENTS. GRADING
EASEMENT WILL BE
GRANTED IF NECESSARY

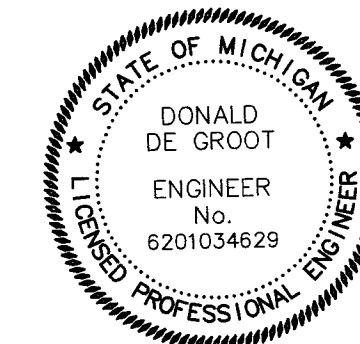
SAW CUT & REMOVE 85± OF BIT VALLEY GUTTER. PLACE NEW DRIVE
APPROACH W/ F-4 CURB & GUTTER, 36" CONC GUTTER PAN & CONC
SIDEWALK (6" THICK THRU DRIVE APPROACH) & 6" THICK CONC BETWEEN
SIDEWALK & GUTTER PAN. DUB DOWN CURB AT SIDEWALK. (PERMIT REQUIRED)

BENCHMARK ELEV. 753.27 (NAVD88)
TOP OF NE FLANGE BOLT ON HYDRANT,
N. SIDE EMBASSY DRIVE, 55'± E. OF C/L
EAST PARIS AVE. (1.1' A/G)

BENCHMARK ELEV. 762.55 (NAVD88)
TOP OF NE FLANGE BOLT ON HYDRANT,
N. SIDE EMBASSY DRIVE, 350'± E. OF
C/L EAST PARIS AVE. (1.4' A/G)



Know what's below.
Call before you dig.

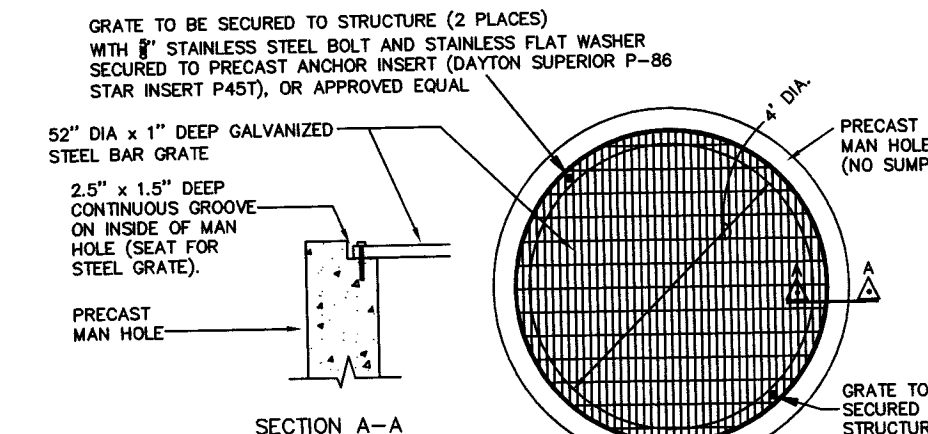


0' 15' 30'
SCALE : 1"=30'

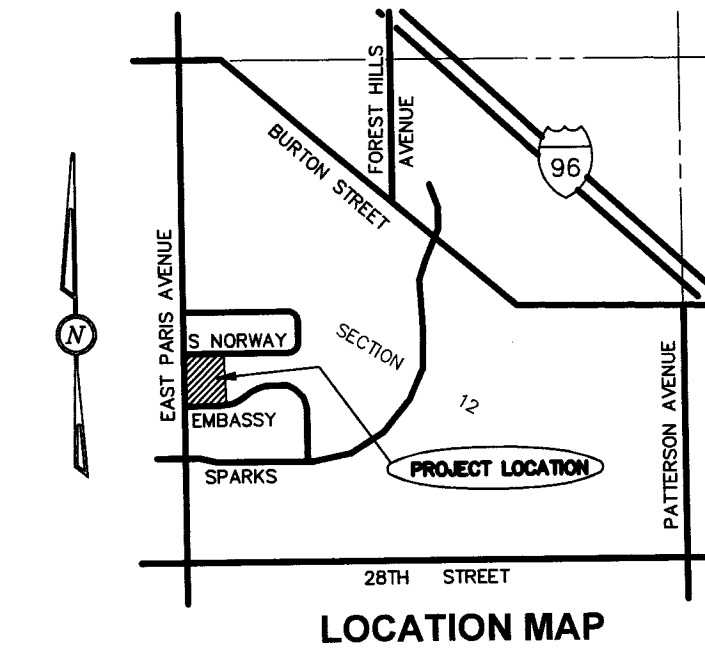
LEGEND

- UTILITY POLE & GUY WIRE
- LIGHT POLE
- SIGN
- HYDRANT
- WATERMAIN VALVE
- CATCH BASIN
- MANHOLE
- BURIED FIBER OPTIC MARKER
- BURIED GAS LINE MARKER
- TELEPHONE BOX
- CABLE TV BOX
- FENCE LINE
- OVERHEAD WIRES

- #### STORM SEWER NOTES :
- CATCH BASINS (CB) WITHIN HEAD CURB SHALL HAVE EJ NO. 7045 CASTING WITH M1 GRATE. T3 BACK + 2' SUMP UNLESS NOTED OTHER WISE.
 - CATCH BASIN (CB) WITHIN CONC AREA SHALL HAVE EJ NO. 5105 CASTING + 2' SUMP.
 - STORM MANHOLES (MH) SHALL HAVE EJ NO. 1020 CASTING WITH SOLID COVER.
 - STORM SEWER SHALL BE ADS N-12 OR APPROVED EQUAL.
 - STORM UNDERDRAIN SHALL BE PERFORATED ADS N-12 WITH SOCK OR APPROVED EQUAL.
 - UNDERDRAIN SHALL BE CORRUGATED PLASTIC PIPE WITH SOCK OR APPROVED EQUAL. MAINTAIN 3' MIN COVER WHEN POSSIBLE.
 - ROOF DRAIN LEAD SHALL BE PVC SDR-35.
 - FOOTING DRAIN LEAD SHALL BE PVC SDR-35.



BAR GRATE DETAIL



UTILITY PLAN 2500 EAST PARIS AVE

BLUEPEARL PET HOSPITAL

FOR: FIRST COMPANIES
ATTN: CRAIG BAKER
6355 EAST PARIS AVENUE
CALEDONIA, MI 49316

IN: PART OF THE SW 1/4, SECTION 12, T6N, R11W,
CITY OF KENTWOOD, KENT COUNTY, MICHIGAN

REVISIONS:		DRAWN BY: MK		FILE NO.: 191063E	
01-27-23 REV. H.W. & TOP OF BERM (mk)		APPROVED BY: DJS/DDG		SHEET 2 OF 3	
01-28-23 REV. PER CITY ENGINEERING DEPT.		DATE: 12-28-22			
01-19-23 ADD FOOTING DRAIN (mk)					

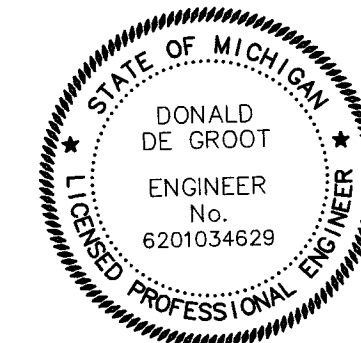
stexel engineering, inc.
planners • engineers • surveyors
5252 Clyde Park, S.W. • Grand Rapids, MI 49509
Phone: (616) 531-3660 www.stexelengineering.com

BENCHMARK ELEV. 753.27 (NAVD88)
TOP OF NE FLANGE BOLT ON HYDRANT,
N. SIDE EMBASSY DRIVE, 55'± E. OF C/L
EAST PARIS AVE. (1.1' A/G)

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TOP OF NE FLANGE BOLT ON HYDRANT,
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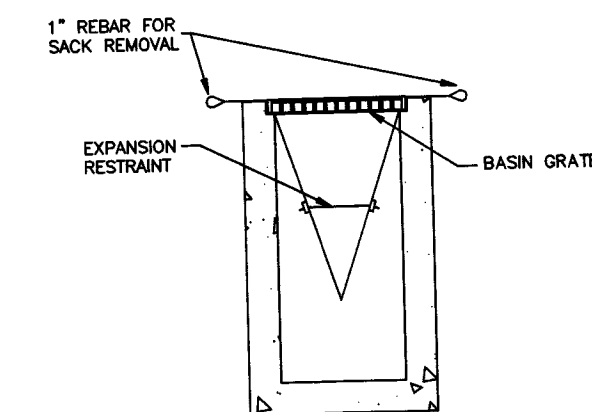
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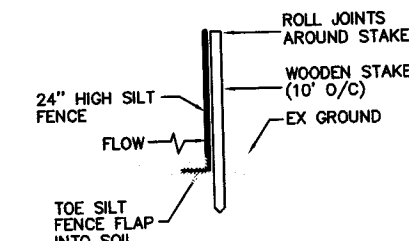
0' 15' 30'
SCALE : 1"=30'
1' CONTOUR INTERVAL

LEGEND

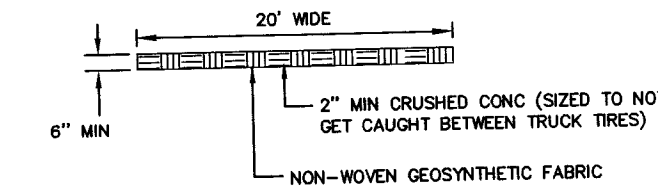
- UTILITY POLE & GUY WIRE
- LIGHT POLE
- SIGN
- BURIED FIBER OPTIC MARKER
- BURIED GAS LINE MARKER
- TELEPHONE BOX
- CABLE TV BOX
- FENCE LINE
- OVERHEAD WIRES
- PROPOSED CONTOUR
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION



SILT SACK DETAIL



SILT FENCE DETAIL



CONSTRUCTION ACCESS ROAD DETAIL

Soil Erosion Control Notes:

- Total area of disturbance = 3.3 acres.
- Silt fence is required along all downstream edges of the grading limits and must remain in place until vegetation is uniformly established. The silt fence must be toed in a minimum of 6 inches along its base.
- All disturbed non paved areas shall have 4" of topsoil and seeded.
- All temporary erosion controls must remain in place until vegetation is uniformly established.
- Protect 11 proposed & 5 existing storm inlets (catch basins) with silt sacks (inlet fabric drop) and remove silt sacks when site is stabilized.
- No earth change allowed outside of grading limits without an approved revised plan.
- All soil erosion and sedimentation control measures shall comply with article 2 of the City of Kentwood ordinance 78 and part 91 of Public Act 451.
- Contractor to take necessary precaution to eliminate soil tracking onto public streets. If tracking occurs, contractor is responsible to sweep public streets daily.
- The soil on this site consist of clay.
- All soil erosion and sediment controls shall be inspected and maintained on a daily basis and immediately following every significant rainfall event.
- All excess spoils are to be removed from the site.
- All disturbed banks equal to or greater than 4.1' be covered with topsoil, seed and North American Green S-150 (or approved equal) erosion control blanket (unless noted SC-150). This blanket, along with the necessary staples or wood pegs, shall be placed per manufacturer's recommendations. Seams shall be placed parallel to the direction of surface runoff.
- The storm water detention basin is to be the first item of site grading and shall be constructed in conjunction with the installation of the soil erosion control measures.
- No established 100 year flood plain exists on this site.
- No regulated wetlands exist on this site.



LOCATION MAP

DETENTION POND DESIGN :

TOTAL SITE (INCLUDING 2490 EAST PARIS AVE) = 5.2 ACRES
REQUIRED DETENTION VOLUME = 0.1 AC.FT./AC x 5.2 AC = 0.52 AC.FT.
(OR 22,650 CU.FT.)

Construction Schedule


- | | | |
|----|------------|--|
| a. | APRIL 2023 | CLEAR TREES AND BRUSH |
| b. | APRIL 2023 | INSTALL SILT FENCE |
| c. | APRIL 2023 | STRIP TOPSOIL |
| d. | APRIL 2023 | ROUGH GRADE SITE |
| e. | MAY 2023 | INSTALL STORM SEWER & CATCH BASINS |
| f. | MAY 2023 | INSTALL EROSION CONTROL MATTING |
| g. | MAY 2023 | INSTALL SILT SACKS IN NEW CATCH BASINS |
| h. | JUNE 2023 | START BUILDING |
| i. | JULY 2023 | ROUGH GRADE PARKING LOT |
| j. | SEPT 2023 | INSTALL CONCRETE CURB AND PAVE PARKING LOT |
| k. | SEPT 2023 | FINE GRADE REMAINDER OF SITE |
| l. | JUNE 2024 | INSTALL LANDSCAPING |
| m. | JUNE 2024 | SPREAD TOPSOIL & SEED |
| n. | JUNE 2024 | FINAL RESTORATION & SITE CLEANUP |
| o. | JUNE 2024 | REMOVE TEMPORARY EROSION CONTROLS |
| p. | JUNE 2024 | OCCUPY BUILDING |

GRADING & SOIL EROSION CONTROL PLAN 2500 EAST PARIS AVE

BLUEPEARL PET HOSPITAL

FOR: FIRST COMPANIES
ATTN: CRAIG BAKER
6355 EAST PARIS AVENUE
CALEDONIA, MI 49316

IN: PART OF THE SW 1/4, SECTION 12, T6N, R11W,
CITY OF KENTWOOD, KENT COUNTY, MICHIGAN

REVISIONS:		 exxel engineering, inc. planners • engineers • surveyors 5252 Clyde Park, S.W. • Grand Rapids, MI 49508 Phone: (616) 531-3660 www.exxelengineering.com	
01-27-23 REV HWL & TOP OF BERM (mk)	DRAWN BY: MK	FILE NO.:	191063E
01-26-23 REV PER CITY ENGINEERING DEPT.	APPROVED BY: DJS/DDG	SHEET	3 OF 3
01-19-23 ADD FOOTING DRAIN (mk)	DATE: 12-28-22		



No trees should be planted near power lines. However, many trees are attractive additions to your yard and, under normal conditions, will not grow tall enough to interfere with our distribution lines.

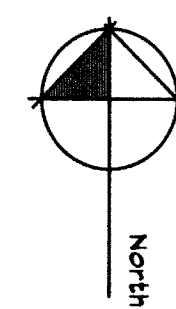
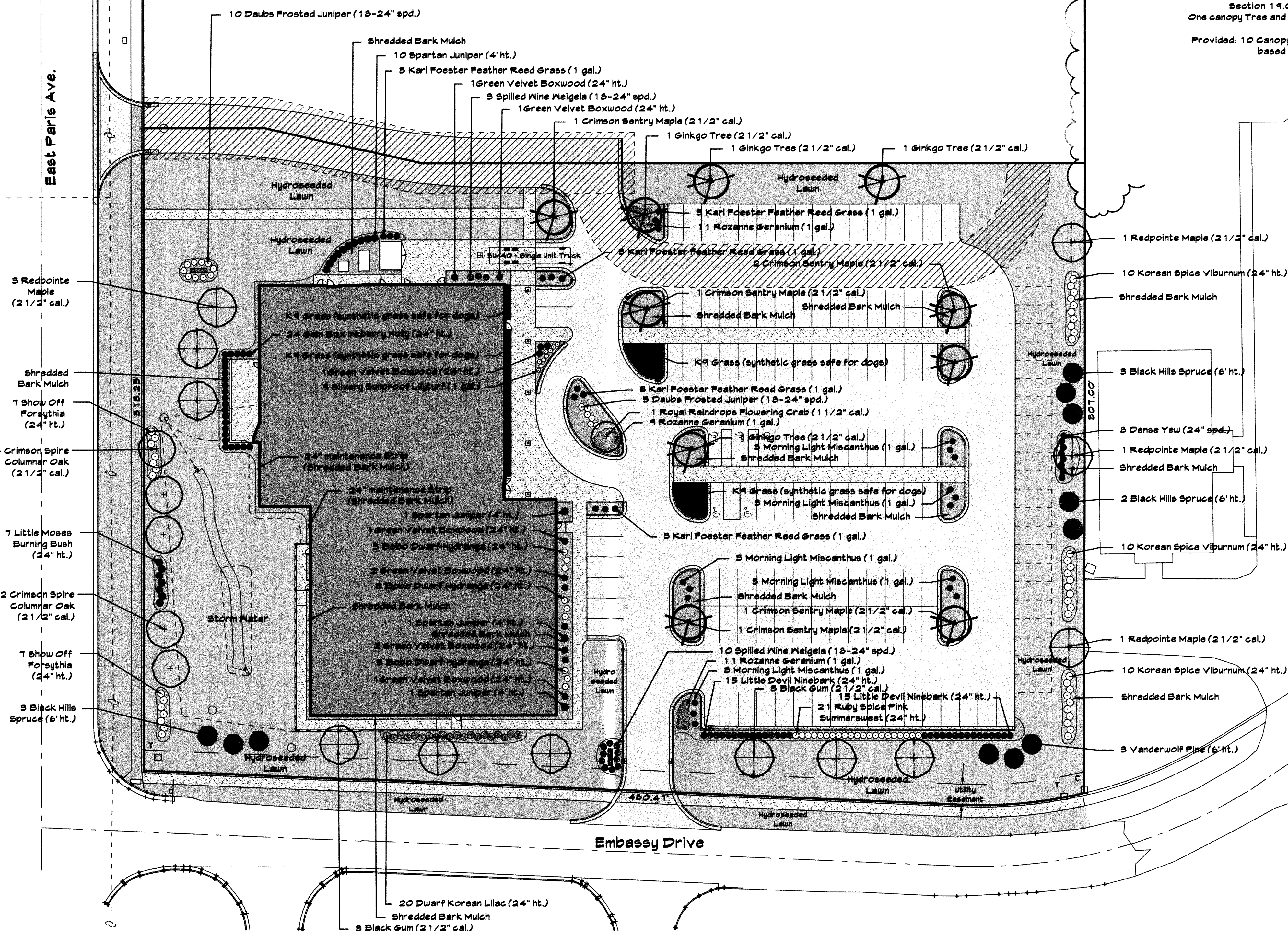
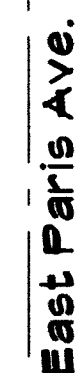
Avoid planting tall-growing trees such as the following near or under power lines:

- Silver Maple
- Norway Maple
- Oak
- White Spruce
- Colorado Blue Spruce
- Most pines
- Willows

Notes:

1. Plant sizes specified on the landscape plan shall be the size planted. Plants smaller than specified will be rejected. Substitutions of any kind must be approved by the Landscape Architect.
2. All plantings shall be mulched with 3" shredded premium hardwood bark mulch. Trees in lawn areas shall receive a 6" diameter bark ring 3' deep.
3. The landscape contractor shall remove any twine that is wrapped around the trunk of a tree or shrub as well as the top third of any arbutus. Remove excess soil from the root ball.
4. All trees and shrubs shall be balled and burlapped prior to planting. Use a wire cutter to make 3-5 cuts in the wire basket to allow roots to grow through.
5. A Natural edge shall be used for all planting areas. Aluminum edging shall be used only in areas where a finished edge is required.
6. Parking Islands shall be back filled with at least 24" of topsoil. Amend the topsoil with composted manure and mix into the topsoil to a depth of 6-12". Any aggregate or stone from the construction of the parking lot shall be removed prior to backfill.
7. Topsoil shall receive a 10% Kentucky Bluegrass seed mix. Request applications for topsoil availability or contact project manager. Topsoil for lawns shall be appropriate for growing and sustaining a healthy lawn. All lawns shall be hydroseeded with a seed blend of 10% Kentucky Bluegrass, 20% Perennial Ryegrass, 10% Hard Fescue, 20% Creeping Red Fescue and 20% Chewings Fescue.
8. K9 Grasses by Foreverlawn see website for information (Foreverlawn.com)
9. Fertilization shall be done annually in accordance with the standards for lawn fertilizing and lawn plant material, yearly pruning, top dressing of mulch areas every other year and provide 1" of water per week during the growing season.
10. Plant materials shall be sourced and installed in accordance with the standards recommended by the County Cooperative Extension and the University of Tennessee Nursery Association.

THIS DRAWING AND ALL INFORMATION CONTAINED ON IT ARE THE SOLE, CONFIDENTIAL AND EXCLUSIVE PROPERTY OF D.J.S LANDSCAPE MANAGEMENT, INC. PUBLICATION OF THIS DRAWING IS LIMITED ONLY TO THE SPECIFIC PROJECT AND/OR SITE. REPRODUCTION, PUBLICATION, REUSE OR MODIFICATION OF THIS DOCUMENT IN WHOLE OR IN PART IS EXPRESSLY PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF D.J.S LANDSCAPE MANAGEMENT, INC.



Know what's below.
Call before you dig

City of Kentwood

Per Chapter 19 City of Kentwood Landscaping/Screening Regulation

**Section 19.03 A Greenbelt along street frontage:
One canopy Tree and 7 shrubs for every 40 ln. ft. of frontage**

Provided: Along East Paris Ave. based on 313.25' of frontage:
8 Canopy Trees and 33 Shrubs

**Provided: Along Embassy Drive based on 460.4 1' of frontage:
6 Canopy Trees, 6 Evergreen Trees and 8 1 Shrubs**

Section 19.05 C Buffer Zones:
One canopy Tree and 5 shrubs for every 40 in. ft. of frontage

Provided: East Prop. Line based on 307.00':
3 Canopy Trees, 5 Evergreen Trees and 38 Shrubs

Section 19.03 D. 1 Parking area landscaping:
One canopy Tree and 100 sq. ft. landscaped area per 12 spaces

Provided: 10 Canopy Trees and 2375 sq. ft. landscape area
based on 118 proposed spaces

DJ's LANDSCAPE
MANAGEMENT

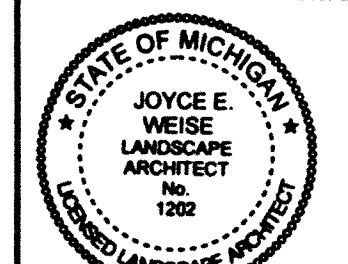
D.J. Vander Slik
Grand Rapids Kalamazoo
Holland
Phone (616)698-2700 Fax (616)698-2900

ASSOCIATION OF GRAND RAPIDS
Landscape Professionals

The Professional.
MCN



PLANET
Professional Landcare Network



Landscape Plan Drawn By:

2500 East Paris Ave.
City of Kentwood, Michigan

PROPOSED LANDSCAPE PLAN FOR:

PROJECT NUMBER:
122722

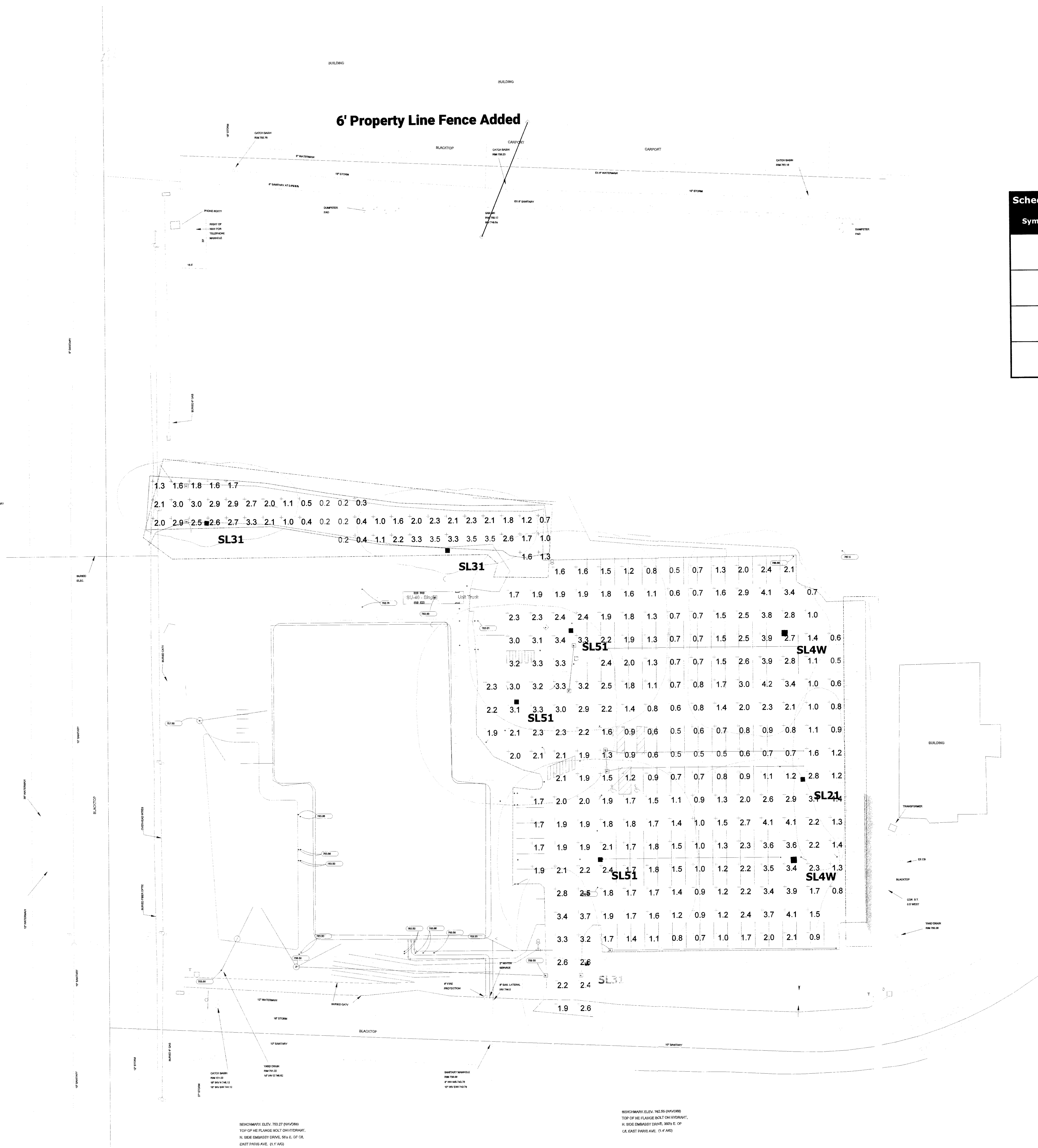
DRAWN BY:
Jouice E. Weiss P.L.A. ASLA

DRAWING DATE:
010223

ISSUED FOR:	
01/05/25	Site Plan Approval
01/12/25	Site Plan Approval
01/25/25	Revision

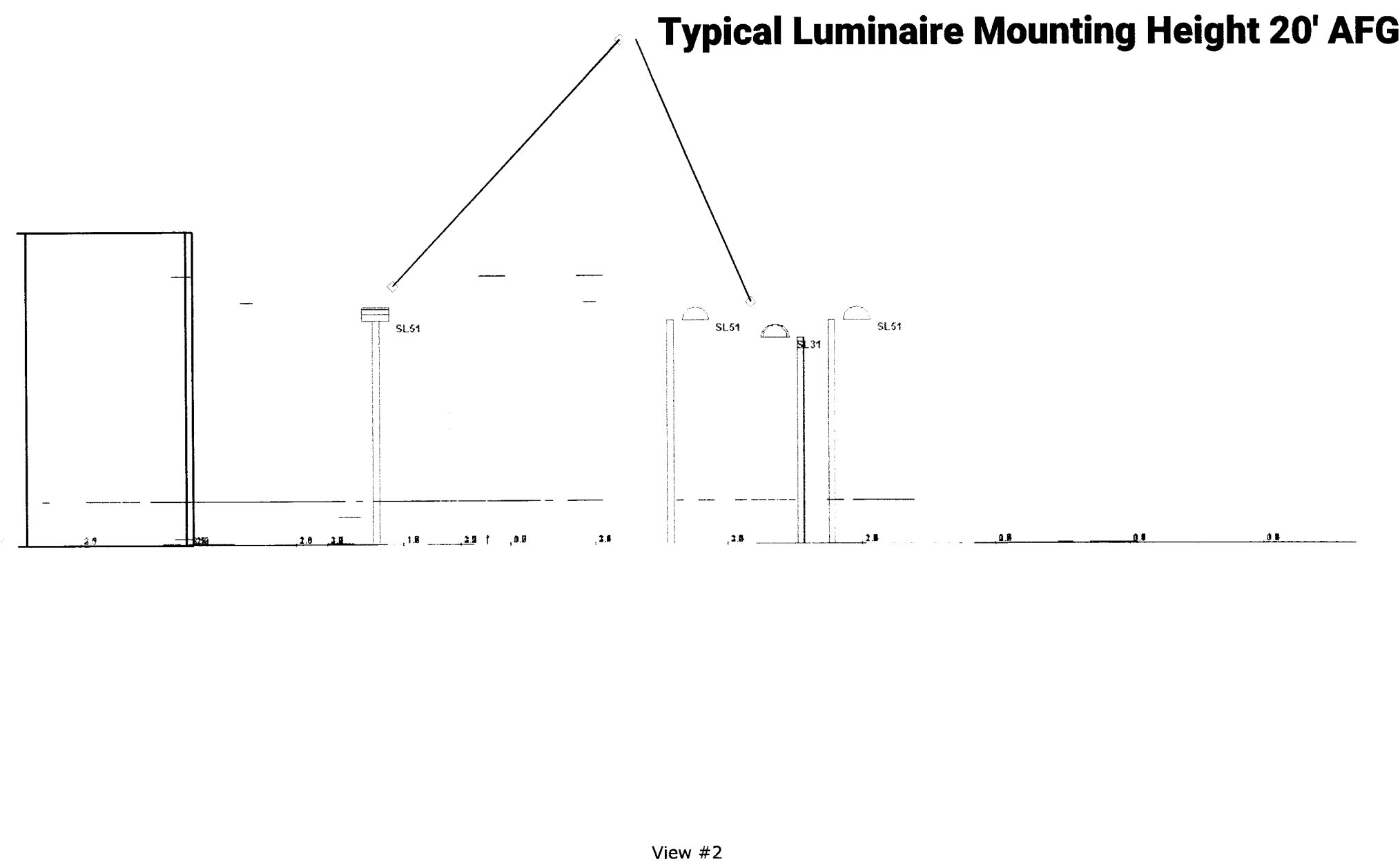
SCALE
1"=30'

SHEET NUMBER
L-1




Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Notes
	SL4W	2	BEACON PRODUCTS	VP-1-160L-160-4K7-4W	LED Type IV W Area Fixture	1	22470	1	157.8	
	SL51	3	HUBBELL OUTDOOR	VP-1-160L-160-4K7-5QW	LED Type V Area Fixture	1	23007	1	157.8	
	SL31	3	HUBBELL OUTDOOR	VP-1-160L-75-4K7-3	LED Type III Fixture	1	10463	1	72.1	
	SL21	1	Beacon Products	VP-1-36L-39-5K7-2	VIPER	1	5639	1	39.6	

Statistics					
Description	Symbol	Avg	Max	Min	Avg/Min
North Drive	+	1.8 fc	3.5 fc	0.2 fc	9.0:1
General Parking	+	1.9 fc	4.2 fc	0.5 fc	3.8:1



From: Don De Groot <ddegroot@exxelengineering.com>
Sent: Tuesday, February 7, 2023 5:26 PM
To: Schweitzer, Terry
Cc: Craig Baker
Subject: [EXTERNAL]Blue Pearl

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

Terry,

Craig passed on your voice mail requesting a little more detail for the traffic generated for the Blue Pearl site to me. Please see below.

Morning shifts stagger in smaller groups about every 30 minutes starting at 7am until 9am. Each 30 minute shift in the morning from 7 - 9 comprises less than 25% or 15 employees per 1/2 hour or 30 employees per hour. The amount of trips from customers/patients in the same 7-9 AM peak hour is estimated at 15 per hour or less. This would result is a total max of 45 trips per hour in the peak AM time, less than the 50- 99 trips per peak hour that would warrant a traffic assessment.

During the afternoon the shifts again are staggered, this time over a 4 hour period anywhere from 3:30-7:30 pm.

As a result the trips generated in the peak 3-5 PM period would be less than that of the morning.

Please let me know if you have any other questions.

Thanks.

Don

Donald De Groot, P.E.
Engineering Department Manager
exxel engineering inc.

5252 Clyde Park S.W.
Grand Rapids, MI 49509
Office: 616.531.3660
Cell: 616-291-2276
www.exxelengineering.com



MEMORANDUM

To: Lisa Golder
From: Doug Stalsonburg
RE: BluePearl
Date: February 1, 2023

Enclosed are 15 copies of the following plans.

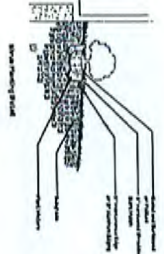
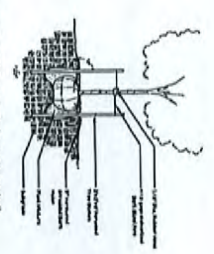
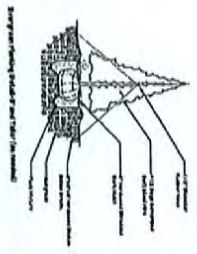
1. Site plans (3 sheets) revised per Engineering.
2. Landscape plan revised to exchange 8 evergreens along East Paris to canopy trees.
3. Lighting plan revised to reflect shorter poles and minimum lighting levels shown at the parking lot perimeter.
4. Building elevations revised to show exterior wall material breakdown.

Based on information provided by Blue Pearl Pet Hospital, a total staff count at this facility is anticipated to be between 95 and 110, with up to 60 staff on site at the peak time period. The number of clients anticipated, sales calls and deliveries during the peak hour would be a maximum of 20-25 with a total number for a full day to be 85-100. The above information shows that the directional trips during peak hours and total trips per day fall well below the criteria required per section 13.02c of the City's ordinance (50-99 trips per peak hour; 500-700 trips per day).

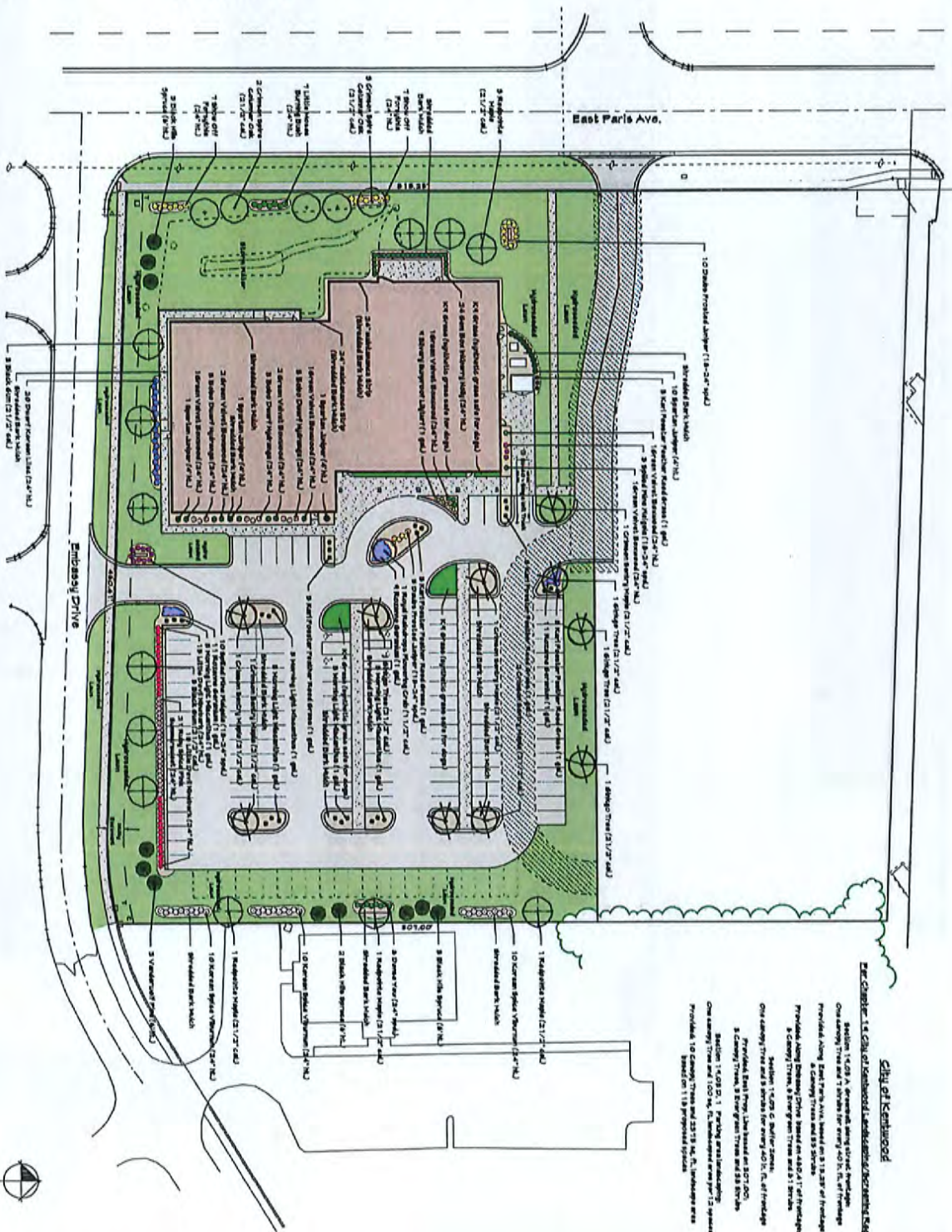
The following revisions have also been made to the plans since our original submittal.

1. Employee patio shape and location changed.
2. A sidewalk has been added along the West and South side of the building.
3. Front walk entry door location and canopy added on East side of building.

P:/projects/2019/191063/documents/letters/L191063



- Notes:**
1. The City of Kentwood is responsible for the maintenance of the public right-of-way. The property owner is responsible for the maintenance of the private property.
 2. The City of Kentwood is responsible for the maintenance of the public right-of-way. The property owner is responsible for the maintenance of the private property.
 3. The City of Kentwood is responsible for the maintenance of the public right-of-way. The property owner is responsible for the maintenance of the private property.
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 9. The City of Kentwood is responsible for the maintenance of the public right-of-way. The property owner is responsible for the maintenance of the private property.
 10. The City of Kentwood is responsible for the maintenance of the public right-of-way. The property owner is responsible for the maintenance of the private property.



City of Kentwood
2500 East Paris Ave. Landscape Plan
 Station 1: 1/4" = 1' - 1/2" scale. Shows building, parking lot, and surrounding streets. Includes numerous plant callouts with quantities and sizes.



PROPOSED LANDSCAPE PLAN FOR:

2500 East Paris Ave.

City of Kentwood, Michigan

PROJECT NUMBER: 1-22-123

DATE: 01/02/23

DESIGNED BY: [Name]

DRAWN BY: [Name]

CHECKED BY: [Name]

APPROVED BY: [Name]

SCALE: 1" = 50'

SHEET NUMBER: L-1

PLANET

Professional Landscaping

MCN

Professional Landscaping

DJL LANDSCAPE MANAGEMENT

D.J. Vander Bilt

Phone: (616) 558-2700 Fax: (616) 558-2100

2500 E. Paris St Proposed Parking Lot Lighting Kentwood, MI

Symbol	Qty	Quantity	Manufacturer	Model	Power (W)	Height (ft)	Beam Angle (deg)	Mounting	Notes
SL4W	2	2	BRIDGES	UN-1-150-150-40-40	150W	20'0"	1	120°	
SL51	3	3	BRIDGES	UN-1-150-150-40-40	150W	20'0"	1	120°	
SL31	3	3	BRIDGES	UN-1-150-150-40-40	150W	20'0"	1	120°	
SL21	1	1	BRIDGES	UN-1-150-150-40-40	150W	20'0"	1	120°	

Statistics					
Description	Symbol	Avg	Max	Min	Avg Min
North Drive	+	1.8 ft	3.5 ft	0.2 ft	9.0 ft
General Parking	+	1.9 ft	4.2 ft	0.5 ft	3.8 ft

Typical Luminaire Mounting Height 20' AFG

View #2

Sheet 1 of 2



To: Kentwood Planning Department
From: Brad Boomstra, P.E.
City Engineer
Date: January 23, 2023
Re: **Bluepearl Pet Hospital**
2500 East Paris Avenue SE
41-18-12-301-002

We have completed our review of the proposed site plans dated 12-28-2023 for the above referenced project.

Kentwood Engineering has the following comments that will need to be addressed before this office can grant site plan / construction plan approval:

Street / Sidewalk / Parking Lot:

1. For any curb cut which terminates less than five (5) feet from a construction joint, the contractor shall remove and replace the existing curb to the next joint.
2. Additional comments regarding the street and/or sidewalk may be made upon further review.

Grading:

1. Please identify at least one (1) benchmark on the plan.
2. Additional comments regarding grading may be made upon further review.

Storm Sewer / Drainage:

1. Provide a tributary area map and calculations to verify the capacity of the proposed and existing storm pipes to carry a 10-year storm (or a 100-year event if no overland floodway is provided). Use the Kentwood Storm Sewer Design Standards available on the City's website; they contain a Kentwood-specific IDF curve and time of concentration (T_c) nomograph. Use a minimum initial T_c of 10 minutes. Maintain a minimum cleansing velocity of 2.5 ft/sec in the pipes. Calculations must be sealed by a registered engineer.
2. Additional comments regarding drainage may be made upon further review.

Detention Basin:

1. On-site stormwater detention will be required for this parcel. Section 78-123 of the City of Kentwood Ordinance requires that the new detention facility be sized for the entire parcel in a *fully developed condition*. We will need to see these calculations.

the City of Kentwood format will be required through Kentwood Engineering. The Owner/Developer must sign the Permit for an Earth Change. Both the Owner/Developer and the Contractor must be named on the bond. Please contact us if you need a permit and/or a bond template form, or one can be accessed on the City's website at <http://www.ci.kentwood.mi.us> (hover over "CITY SERVICES" and "DEPARTMENTS" then click "ENGINEERING", then click the "SOIL EROSION AND STORM WATER" link near the top of the page). There is a 365-day limit to complete the work under this permit.

2. Your contractor will need a Drive Permit from Kentwood Engineering for the proposed commercial drive into the East Paris Avenue right-of-way. A \$10,000 annual ROW bond or an irrevocable letter of credit using the City of Kentwood format and a certificate of insurance (with the City of Kentwood named as additional insured) will also be required. We will need to see a plan of the proposed commercial driveway at a plan scale no greater than 1" = 50'. Contact us if you need a permit and/or bond form, or they can be accessed on the City's website. Highway specifications, general conditions and required plan notes are also posted on the City's website.
3. A \$30,000 Site Grading and Stormwater Management Bond or an irrevocable letter of credit using the City of Kentwood format and an administrative fee of \$600 will be required through Kentwood Engineering. This bond is posted to assure that the plan, once approved, is constructed in the field according to that plan. Both the Owner/Developer and the Contractor must be named on the bond. Let us know if you need our bond template, or it can be accessed on the City's website.
4. Please note that all required bonds and permit applications and fees must be submitted to, and accepted by, Kentwood Engineering *before any permits can be issued!* There will be no "partial" or "conditional" permits issued.

Miscellaneous / Reminders:

1. Please be advised that at the completion of construction, a civil engineer or surveyor will need to provide an as-built plan to the City of Kentwood with a certification by a registered engineer stating that the site grading and the stormwater system were constructed in accordance with the approved plans. A copy of the certification form is available upon request or on the City's website.
2. Remember that, for a Building Permit to be issued, other City departments (fire, assessor, treasurer, water, planning) may have comments regarding this plan. Contact Kentwood Inspections (Renee Hargrave, 554-0781) regarding building permit application procedures, fees, plan requirements and approval status.
3. Once final approval by all departments has been granted, make sure the contractor has the latest approved set of plans before beginning construction!

After the appropriate revisions have been made, please submit one (1) revised drawing set (civil sheets only) to Kentwood Engineering for additional review. We would be pleased to meet with you in person if this would be of help.



September 8, 2022

To: Terry Schweitzer, City of Kentwood - Planning
Re. 2500 East Paris – Rezone request to allow an Animal Specialty and
Emergency Hospital at this location.

We purchased the property at 2500 East Paris Ave SE with the plan to construct and sale/lease two medical office facilities at this location. We had planned for a larger medical office building (40K+) and a smaller building (10-15K) at this location. The market for these properties changed during COVID.

During COVID more families have acquired a pet(s) and the need for veterinary and emergency veterinary care has increased. We have formulated a relationship with two national companies that provide high-quality emergency animal care. The emergency care requirements seem to be met best in our market by larger companies who have a large net worth and the ability to purchase all of the cutting edge / high cost medical equipment needed for one of these facilities. One of these companies: Blue Pearl Specialty and Emergency Pet Hospital, has approached us to locate a facility at 2500 East Paris (see attached site plan).

Blue Pearl's Information: Approximate 25,000 SF single story building, Hours: 24 hour (7 days a week), Animal Emergency Hospital, No exterior animal occupancy nor treatment (all service provided inside the building), Deceased animal service (storage of deceased pets with-in the building until pickup), the only pets that stay in the facility overnight are those receiving treatment or recovering from treatment. No non-treatment kenneling. Site parking requirements are similar to medical care facilities for people.

See attached pictures of other Blue Pearl facilities and a sample site plan of a similar use we constructed recently at the Southwest corner of US 131 and 68th Street (Byron Township).

Craig Baker

STAFF REPORT: January 31, 2023
PREPARED FOR: Kentwood Planning Commission
PREPARED BY: Joe Pung
CASE NO.: 6-23 Dykstra Auto Major Change

GENERAL INFORMATION

APPLICANT: Jim Dykstra Rep: Kyle Visker
161 Ottawa, NW Ste. 40 2121 3 Mile Road, NW
Grand Rapids, MI 49503 Walker, MI 49544

STATUS OF
APPLICANT: Property Owner

REQUESTED ACTION: Site plan review of a major change to an approved site plan

EXISTING ZONING OF
SUBJECT PARCEL: I1 Light Industrial

GENERAL LOCATION: 4782 – 44th Street

PARCEL SIZE: 3.77 acres

EXISTING LAND USE
ON THE PARCEL: Industrial Building

ADJACENT AREA
LAND USES: N: 44th Street ROW
S: Industrial
E: Patterson Avenue ROW
W: Industrial

ZONING ON ADJOINING
PARCELS: N: I-1 Light Industrial
S: I-1 Light Industrial
E: Airport Commerce Sub Zone 2 (Cascade Township)
W: I-1 Light Industrial

Compatibility with Master Plan

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

Zoning History

The property is currently zoned I1 Light Industrial and has been since at least 1976.

Relevant Zoning Ordinance Sections

Section 13.05.I.1 requires Planning Commission review and approval of a major change to an approved site plan. Section 13.09 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 3.77 acres in area and is the site of an existing 20,000 square foot building. The building was constructed in 1995. The southern half of the site (approximately 1.99 acres) is currently vacant.

On the southern end of the site there is a sixty (60) foot wide right-of-way and utility easement to the City of Kentwood, a forty (40) foot wide county drain easement, an open channel drain, and a private twenty-five (25) foot wide ingress/egress easement. In addition, there is a water main and an access drive within the sixty (60) foot right-of-way/utility easement

Traffic & Circulation

The existing building is currently accessed with one curb cut onto 44th Street and one curb cut onto Patterson Avenue. Along the south property line there is an access drive that allows access to five (5) properties to the west (see Exhibit 7); the drive is located south of the open channel drain and does not provide access to the existing building. The twenty-five (25) foot private ingress/egress easement is located north of the drain and is intended to provide access to the two (2) parcels to the west; these parcels currently have access through the existing drive south of the drain.

Parking

The Zoning Ordinance requires one (1) parking space per each 800 square feet plus two (2) per each stall or service area. Based on a 20,000 square foot building and ten (10) service stalls, a minimum of forty-five (45) parking spaces are required. There are currently thirty-five (35)

parking spaces on site; the proposed site plan would provide sixty-four (64) parking spaces (increase of nineteen (19) parking spaces over the site plan approved in 2022).

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) In September of 2022, the Planning Commission granted conditional special land use and site plan approval for a vehicle repair operation at this location (Case 20-22, see Exhibits 2 through 6 for Findings of Fact and site plan). The approved site plan included the addition of ten (10) parking spaces to the south of the existing building; the applicant is now proposing to add an additional nineteen (19) parking spaces (for a total of sixty-four (64) parking spaces) to the south of the existing building. The additional parking along with a change in a proposed lot split is a major change requiring review and approval by the Planning Commission.
- 2) The applicant intends to split the existing 3.77 acre parcel into two parcels (2.02 acres and 1.75 acres); the existing building and proposed use would be located on the northern parcel (2.02 acres) and an ingress/egress easement would be created to permit shared use of the existing access onto Patterson Avenue. The proposed changes result in the lot width for the proposed southern lot decreasing by almost forty-two (42) feet compare to what was proposed in 2022 approved site plan. The southern one hundred and twenty-five (125) feet of the proposed south lot is encumber with easements which may make development of the parcel difficult; the applicant should look at whether this lot could be developed on its own and provide a concept plan showing how the lot could be developed.
- 3) The site does not meet the current landscape requirements of the Zoning Ordinance. The applicant is proposing additional landscaping to bring the site more into conformance with current Zoning Ordinance landscaping requirements.
- 4) Section 15.04.E.9 states that 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.

The proposed storage area to the south of the building will need to be enclosed with a solid wall or fence meeting the requirements of the Zoning Ordinance.

Exhibit 1: Project Location (2020 Aerial Photo)

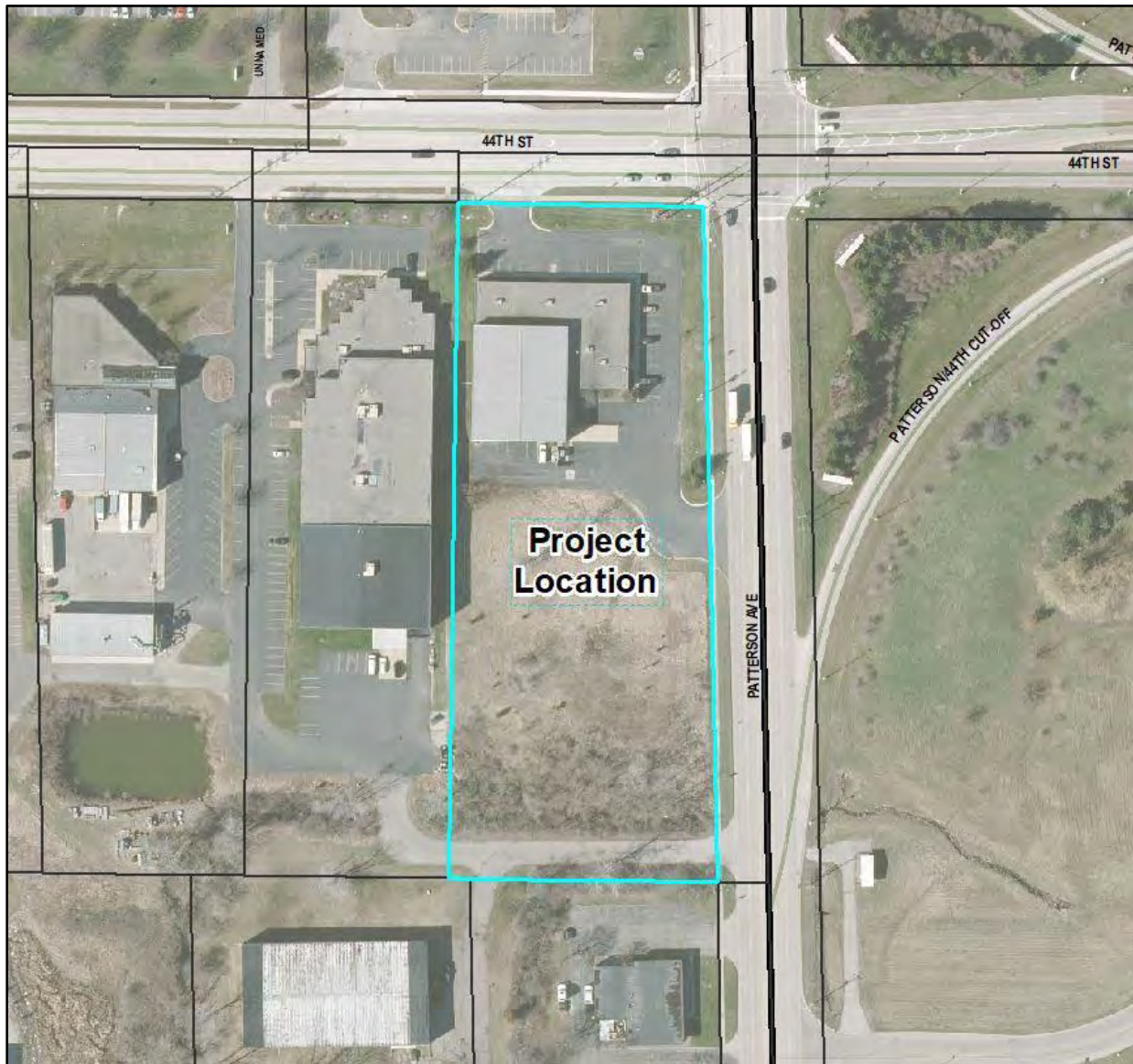


Exhibit 2: Case 20-22 Special Land Use Findings of Fact (Page 1 of 2)



**CITY OF KENTWOOD
PLANNING COMMISSION
PROPOSED
FINDINGS OF FACT
OCTOBER 11, 2022**

Pung 09/07/22

PROJECT: Dykstra Auto
APPLICATION: 20-22
LOCATION: 4782 – 44th Street, SE
HEARING DATE: September 13, 2022
REVIEW TYPE: Special Land Use for vehicle repair operation

MOTION: **Motion by, Holtrop, supported by Benoit, to grant conditional approval of the vehicle repair operation as described in Case 20-22. Approval is conditioned upon conditions 1- 7 and basis points 1-6 as described in Pung's memo dated September 7, 2022.**

- Motion Carried (6-0) –
- Quinn absent -

- CONDITION:
1. Planning Commission approval of the site plan dated July 29, 2022
 2. Use to be operated consistent with the project narrative dated August 19, 2022.
 3. All repair work shall be done within the building.
 4. No outdoor storage of vehicles, material, merchandise, equipment or other materials incidental to the operation shall occur until such time as an outdoor storage area meeting the requirements of the Zoning Ordinance is constructed.
 5. No outdoor storage of automobiles, trucks, or trailers is permitted within the parking lot.
 6. Compliance with all applicable standards and requirements of the Kentwood Engineering Department.
 7. Compliance with all applicable standards and requirements of the Kentwood Fire Department.

Exhibit 3: Case 20-22 Special Land Use Findings of Fact (Page 2 of 2)

Case 20-22 Findings of Fact
Page 2

BASIS:

1. The use is a special land use within an industrial district and as such is compatible with the current industrial zoning of the property and the Master Plan recommendation for industrial development of the site.
2. The use is not anticipated to have a substantial and adverse impact on neighboring property nor create any type of blight within the area.
3. Zoning Ordinance requires the outdoor storage areas be screened and paved with a permanent, durable and dustless surface.
4. Section 15.04.E.5 states that the site shall be limited to no more than one (1) driveway for each street on which it has frontage. The site currently has three (3) driveways (one onto 44th Street and two onto Patterson Avenue) but only two (2) driveways provide access to the current building on the property. The southernmost driveway off of Patterson Avenue only provides access to several properties to the west. With the proposed lot split, the site of the vehicle repair operation would only have two (2) driveways.
5. Representations by the applicant at the work session and public hearing.
6. Discussion at the work session and public hearing

Exhibit 4: Case 20-22 Site Plan Findings of Fact (Page 1 of 2)



**CITY OF KENTWOOD
PLANNING COMMISSION
PROPOSED
FINDINGS OF FACT
OCTOBER 11, 2022**

Pung 09/07/22

PROJECT: Dykstra Auto
APPLICATION: 20-22
LOCATION: 4782 – 44th Street, SE
HEARING DATE: September 13, 2022
REVIEW TYPE: Site plan review for vehicle repair operation

MOTION: **Motion by Holtrop, supported by Benoit to grant conditional approval of the site plan July 29, 2022 as described in Case 20-22. Approval is conditioned upon conditions 1- 7 and basis points 1-7 as described in Pung's memo dated September 7, 2022.**

- Motion Carried (6-0) –
- Quinn absent -

CONDITION:

1. Planning Commission approval of the special land use vehicle repair.
2. All repair work shall be done within the building.
3. No outdoor storage of vehicles, material, merchandise, equipment or other materials incidental to the operation shall occur until such time as an outdoor storage area meeting the requirements of the Zoning Ordinance is constructed.
4. No outdoor storage of automobiles, trucks, or trailers is permitted within the parking lot.
5. Staff review and approval of a landscape plan consistent with current Zoning Ordinance requirements.
6. Compliance with all applicable standards and requirements of the Kentwood Engineering Department.
7. Compliance with all applicable standards and requirements of the Kentwood Fire Department.

Exhibit 5: Case 20-22 Site Plan Findings of Fact (Page 2 of 2)

Case 20-22 Findings of Fact
Page 2

BASIS:

1. The proposed use is a special land use within an industrial district and as such is compatible with the current industrial zoning of the property and the Master Plan recommendation for industrial development of the site.
2. The proposed use is not anticipated to have a substantial and adverse impact on neighboring property nor create any type of blight within the area.
3. The applicant has indicated in the project narrative that landscaping would be added to bring the site up to current Kentwood standards.
4. Section 15.04.E.5 states that the site shall be limited to no more than one (1) driveway for each street on which it has frontage. The site currently has three (3) driveways (one onto 44th Street and two onto Patterson Avenue) but only two (2) driveways provide access to the current building on the property. The southernmost driveway off of Patterson Avenue only provides access to several properties to the west. With the proposed lot split, the site of the vehicle repair operation would only have two (2) driveways.
5. The site plan otherwise meets the requirements of the Kentwood Zoning Ordinance.
6. Representations by the applicant at the work session and public hearing.
7. Discussion at the work session and public hearing.

Exhibit 7: Properties that can be Accessed from the South Access Drive



Exhibit 8: July 2021 Google Streetview Image (east building elevation)



Exhibit 9: July 2021 Google Streetview Image (north building elevation)



Exhibit 10: April 2020 Pictometry Photo (view from the south)





2121 3 Mile Rd. NW
Walker, MI 49544
Ph: 616-301-7888
www.LREMI.com

January 17, 2023

Mr. Terry Schweitzer
Kentwood Community Development Director
4900 Breton Ave SE
Kentwood, MI 49508

**Re: Dykstra Auto
Special Land Use
4782 44th Street SE, Kentwood, MI**

Dear Mr. Schweitzer

We are writing on behalf of Dykstra Auto to request your review and consideration of the enclosed special land use application for the proposed site improvements located at 4782 44th Street SE, Kentwood, Michigan. This project was previously granted Site Plan and Special Land Use approval on 9-7-2022 for proposed improvements. However, our client would like to add more parking, so the site was redesigned as described below.

Background: The property (Parcel #41-18-25-227-015) is 3.78 acres in size and located on the southwest corner of 44th Street and Patterson Avenue. The property is zoned I-1 (Light Industrial). Adjacent parcels are all zoned as I-1 except the parcel east of the site, which is zoned Airport Commerce Subzone 2, as a part of Cascade Township. There is an existing building, parking lot, and storm sewer system. South of the existing parking lot is an overgrown grassed area with several trees. South of that area is the Heintzelman County Drain, then an access road along the southern boundary of the parcel.

Proposed Development: Dykstra Auto is submitting for special land use to have a Vehicle Repair Establishment in Light Industrial (I-1) zoning. All conditions of the existing site meet the requirements for the use described above except for parking and landscaping. Additionally, Dykstra Auto is proposing a lot split as shown on the plans and will move forward with this process upon obtaining special land use approval. Expected hours of operation will be 7:30 AM to 5:30 PM, Monday to Friday, with approximately 10 employees. All repair activity will occur inside the building.

Parking requirements for a Vehicle Repair Establishment are 1 space per 800 square feet of building and 2 per repair stall. With a 20,000 square foot building and 10 repair stalls, 45 spaces are required, and there are only 35 on the existing site. Dykstra Auto is proposing to construct a parking lot to accommodate 29 new parking spaces, for a total of 64 spaces, thereby exceeding current Kentwood requirements. Due to the increase in parking, one additional ADA parking space is required, so the existing parking lot shall be re-stripped accordingly, and a barrier free ramp and barrier free parking sign are proposed. There will be a fenced and screened storage area south of the building for staging cars and overnight storage. Please reference the site plan for more information.

The landscaping ordinance requires 1 canopy tree and 7 shrubs per 40 feet along the road right-of-way. 1 canopy tree and 100 square feet of landscaped area are required per 10 required parking spaces. The existing property does not meet the requirements of the current ordinance, so landscaping has been proposed along the greenbelt and the improved parking lot area to bring the site up to current Kentwood standards. Please reference the Landscape Plan for more information.

Through coordination with the city engineer, it was determined that the site is a part of a regional detention system, with the detention basin located on Parcel 41-18-25-227-026. Therefore, no additional detention is required for the site. Storm sewer sizing calculations were performed according to Kentwood standards and determined that the existing system has capacity to handle the improvements. The survey did not contain the off-site storm sewer elevation data required for calculations, so As-Built Construction Plans provided by the city engineer were used for supplemental information. Supporting stormwater calculations are attached.

The existing building has all existing utilities necessary to service the new use, so no improvements are proposed for the water, sanitary, electric, or gas services.

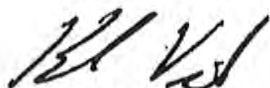
We have included the following documents for review by the City of Kentwood Planning and Engineering Departments and the Planning Commission:

1. Planning Commission Review Permit.
2. Ten (10) 24"x36" copies of the site plans.
3. One (1) letter sized reduction of the Site Plan.
4. Purchase Agreement of the property.
5. Stormwater Calculations and Watershed Exhibit.
6. Filling Fee and Escrow Fee have been provided by the owner.
7. Special Land Use Approval and Site Plan Review Letters dated 9/7/2022

Please review the enclosed information and contact our office if there are any questions or comments. All other necessary permits and fees required for construction will be obtained following special land use approval. We look forward to working with you through the course of this project.

Sincerely,

Land & Resource Engineering



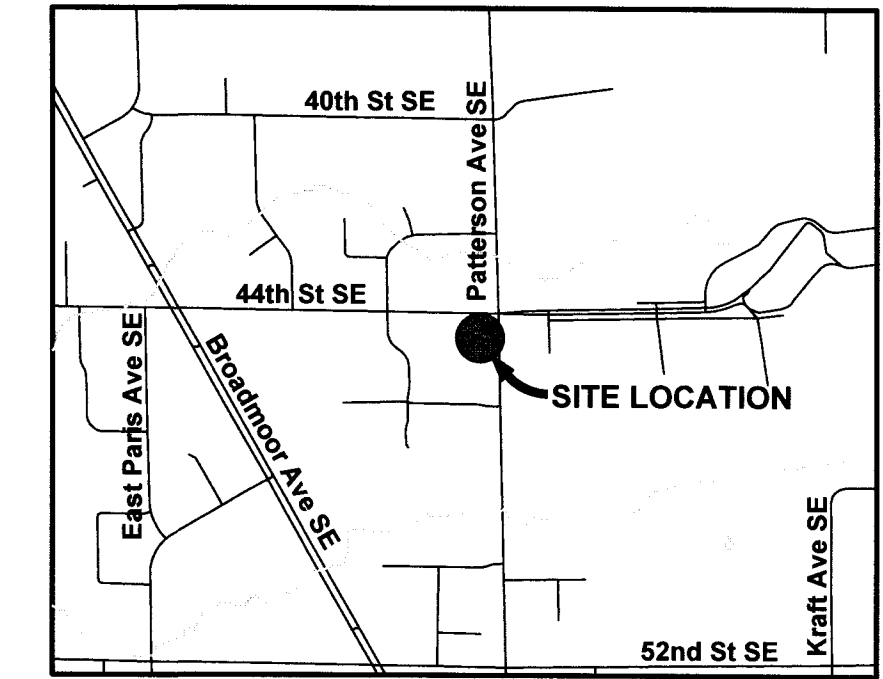
Kyle J. Visker, P.E.
Project Manager



Ryan Betts, P.E.
Project Engineer

DYKSTRA AUTO

KENTWOOD, MICHIGAN



INDEX OF SHEETS

C1 - TOPOGRAPHIC & BOUNDARY SURVEY
C2 - SITE PLAN
C3 - GRADING & SESC PLAN
L1 - LANDSCAPE PLAN

DESCRIPTION

THAT PART OF THE NORTHEAST 1/4, SECTION 25, TOWN 6 NORTH, RANGE 11 WEST, CITY OF KENTWOOD, KENT COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF SECTION 25; THENCE SOUTH 01 DEGREES 58 MINUTES 47 SECONDS EAST 708.11 FEET ALONG THE EAST LINE OF SAID NORTHEAST 1/4; THENCE NORTH 89 DEGREES 58 MINUTES 04 SECONDS WEST 311.51 FEET ALONG THE NORTH LINE OF THE SOUTH 620.00 FEET OF THE NORTHEAST 1/4 OF SAID NORTHEAST 1/4; THENCE NORTH 00 DEGREES 01 MINUTES 55 SECONDS WEST 707.35 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 05 SECONDS EAST 287.44 FEET ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 TO THE PLACE OF BEGINNING.

BENCHMARK INFORMATION

BM#1) ELEVATION: 768.40
NW FLANGE BOLT UNDER "E" ON HYDRANT, 14' SE OF SE PROPERTY CORNER

BM#2) ELEVATION: 772.79
CB RIM, 32' S OF SE BUILDING CORNER

THE ELEVATIONS ARE BASED ON NAVD 88

NOTES

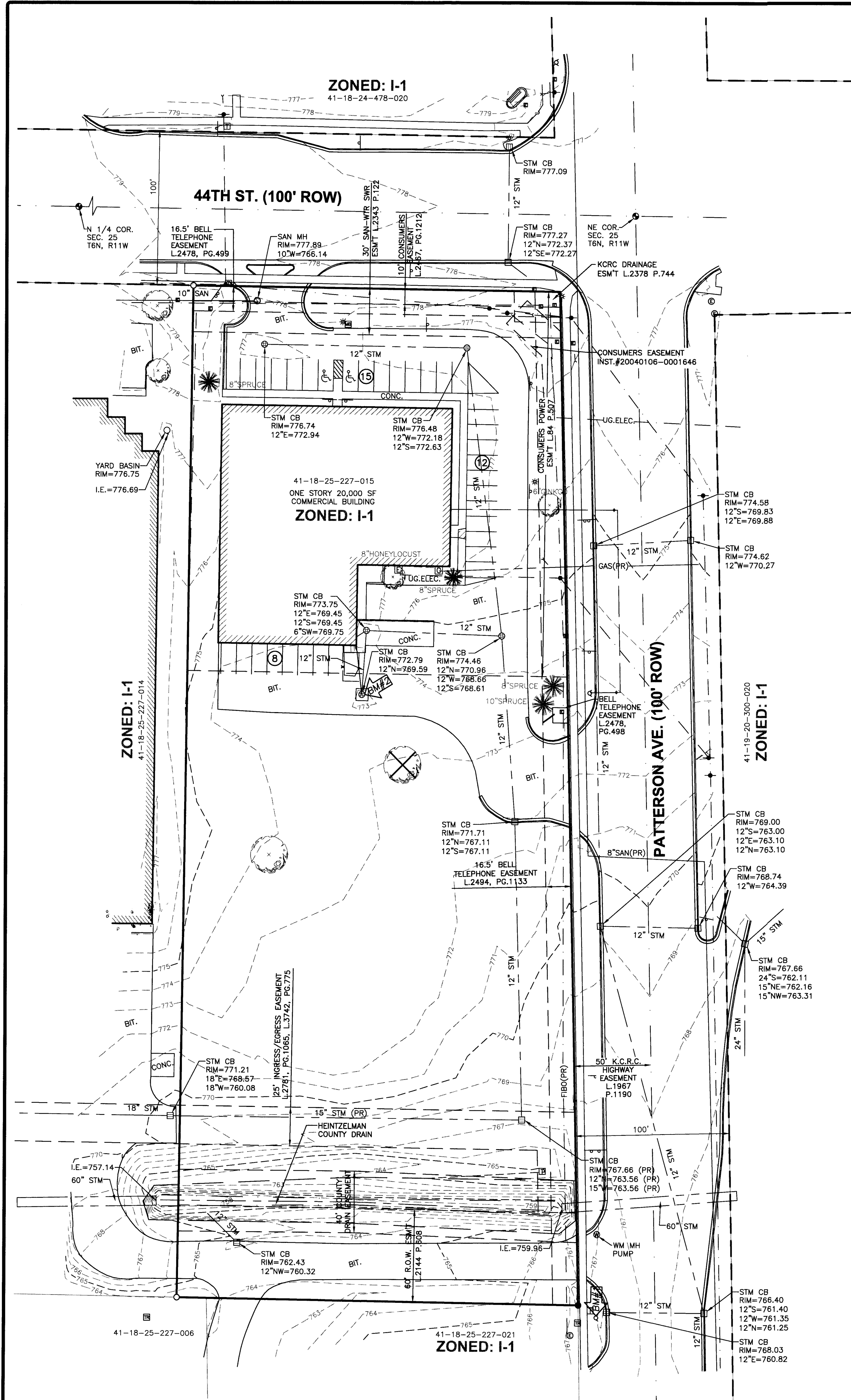
- CONTRACTOR TO FIELD VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND MUST NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

LEGEND

- BENCHMARK
- WELL
- MONUMENT
- FOUND IRON STAKE
- SET IRON STAKE
- SET WOOD STAKE
- SIGN
- RR SIGN
- GUY POLE
- GUY ANCHOR
- UTILITY POLE
- LIGHT POLE
- POST
- SOIL BORING
- MAILBOX
- AC UNIT
- FLAGPOLE
- FIRE HYDRANT
- WATER VALVE
- ELECTRIC TRANSFORMER
- GAS METER
- WATER METER
- TELEPHONE RISER
- ELECTRIC METER
- CATCH BASIN
- ROUND CATCH BASIN
- UTILITY MANHOLE
- STORM MANHOLE
- FLARED END SECTION
- SANITARY MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- WATER UTILITY LINE
- TELEPHONE UTILITY LINE
- ELECTRIC UTILITY LINE
- GAS UTILITY LINE
- STEAM UTILITY LINE
- STORM UTILITY LINE
- SANITARY UTILITY LINE
- FIBER OPTIC UTILITY LINE
- OVERHEAD UTILITY LINE
- LAKE LINE
- EXISTING CONTOUR

REMOVAL LEGEND

- CONC. REMOVAL
- BIT. REMOVAL
- BLDG. REMOVAL
- TREE REMOVAL
- UTILITY REMOVAL
- SAWCUT
- CURB AND GUTTER REMOVAL



21213 Mile Rd NW
Walker, MI 49544
Ph: 616-301-7888
www.LRE.com



REVISIONS	NO.	ISSUED FOR	DATE
1.	CLIENT REVIEW	7/20/2022	
2.	SLU SUBMITTAL	7/28/2022	
3.	CLIENT REVIEW	7/28/2022	
4.	SLU SUBMITTAL	7/28/2022	

CLIENT: ADVANTAGE CRE
3333 DEPOSIT DRIVE NE, SUITE 300, GRAND RAPIDS, MI 49546
PROJECT: DYKSTRA AUTO
4782 44TH ST SE, KENTWOOD MICHIGAN

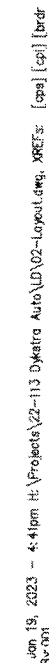
PROJECT NUMBER	DATE
22-113	7/20/22
SURVEYED BY AKCF	7/20/22
DESIGNED BY RB	7/20/22
DRAFTED BY NJ	7/20/22
CACC: KY	7/20/22

TOPOGRAPHIC,
BOUNDARY SURVEY
& REMOVALS

SHEET NUMBER

C1

ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.



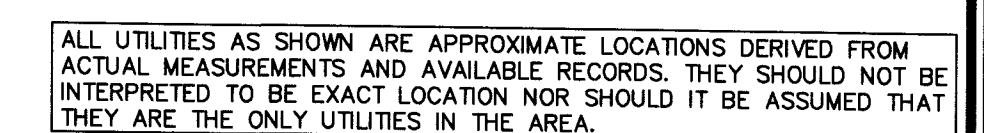
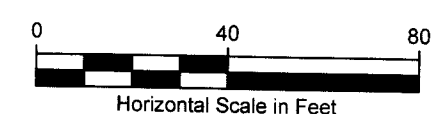
STANDARD PAVEMENT SECTION
NOT TO SCALE

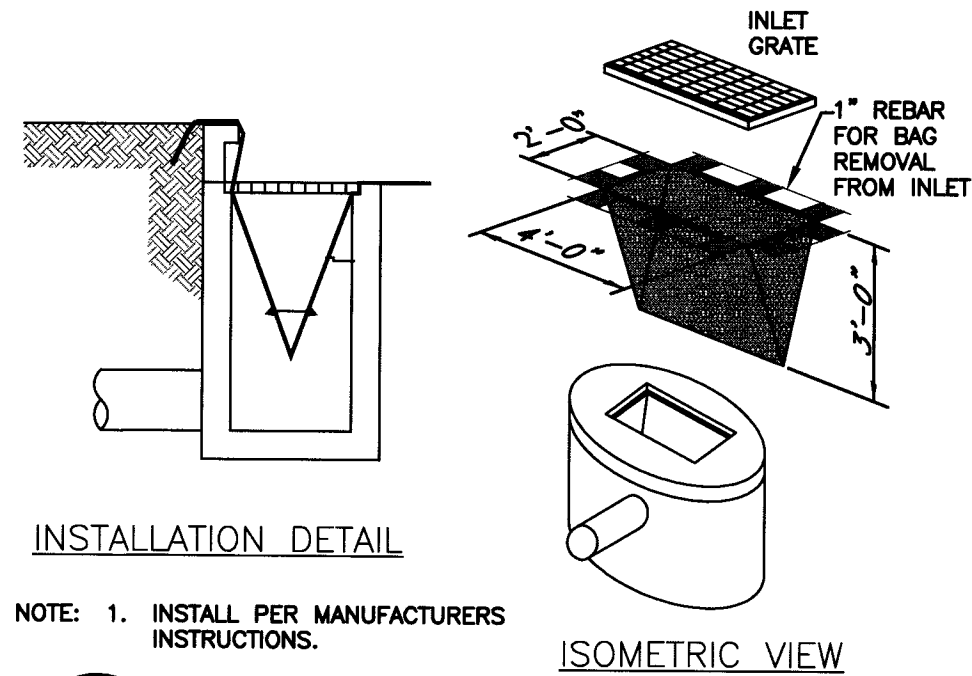
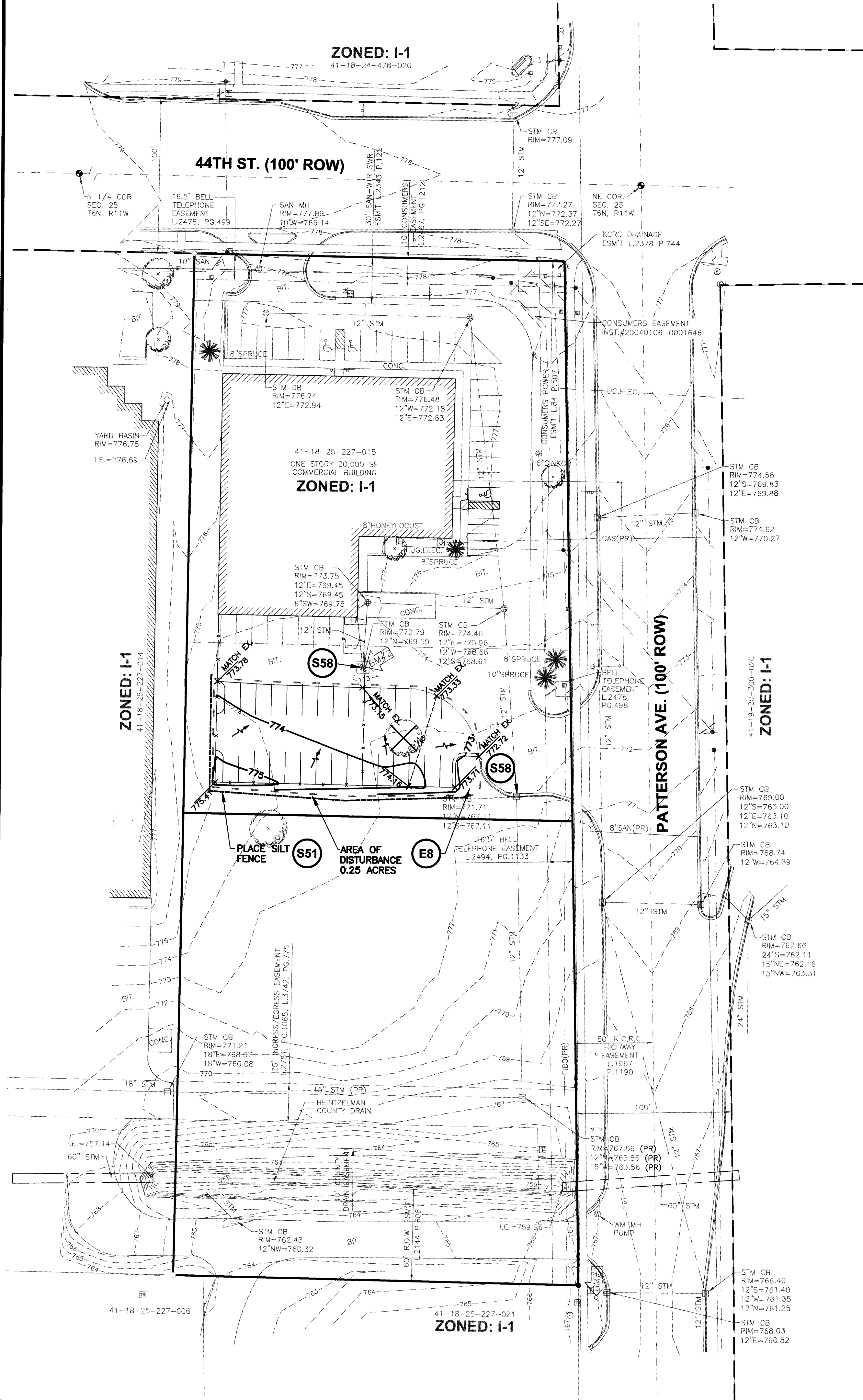


NOTES

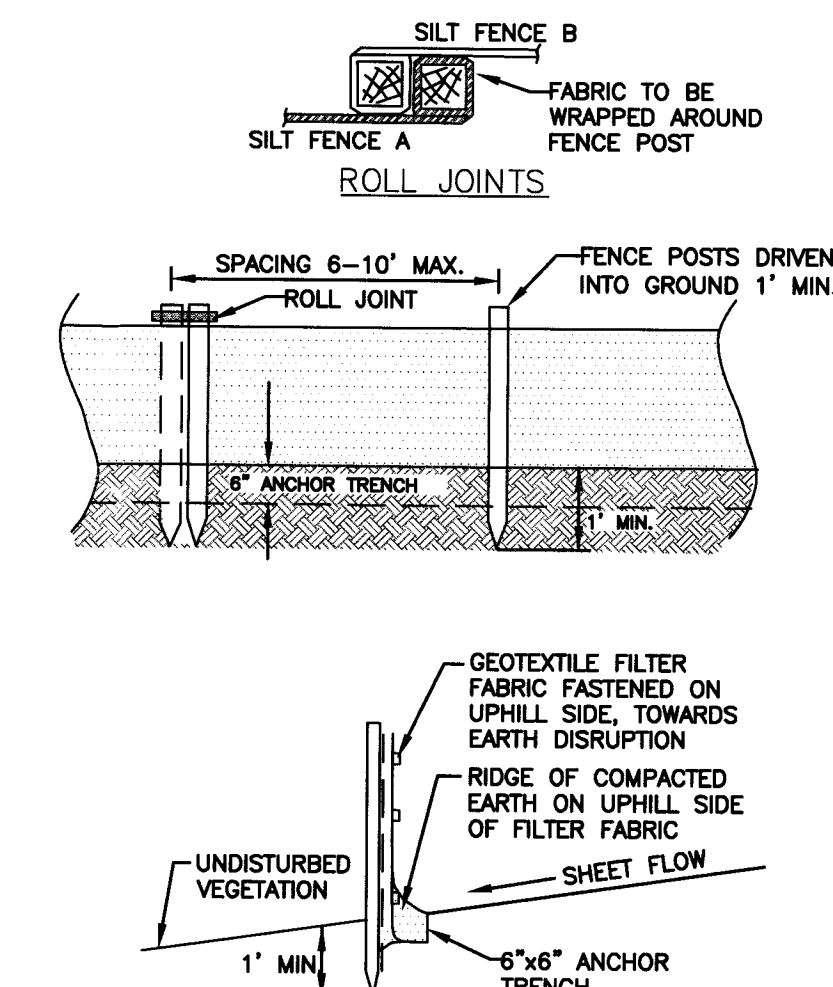
1. DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE ON PLANS.
2. RADI ARE 5 FEET UNLESS INDICATED OTHERWISE ON PLANS.
3. CONTRACTOR TO FIELD VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND MUST NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
4. NO CHANGES PROPOSED TO EXISTING SITE LIGHTING.

BUILDING ADDRESS:
4782 44TH ST. SE
KENTWOOD, MICHIGAN





S58 INLET PROTECTION - FABRIC DROP
NOT TO SCALE



S51 SILT FENCE DETAIL
NOT TO SCALE

E8 PERMANENT SEEDING NOTE:
ALL PROPOSED LAWN AREAS AND ALL AREAS DISTURBED BY CONSTRUCTION SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL AND LAWN SEED MIX AS INDICATED ON PLANS AND AS FOLLOWS:

PROPORTION	CLASS "A" SEED TYPE
10%	CANNON KENTUCKY BLUEGRASS
10%	GOLDRUSH KENTUCKY BLUEGRASS
20%	RONDE KENTUCKY BLUEGRASS
20%	SR5100 CHEWINGS FESCUE
20%	SR5200 CREEPING RED FESCUE
10%	SR4400 PERENNIAL RYEGRASS
10%	SR4500 PERENNIAL RYEGRASS

SEEDING RATE SHALL BE 4 TO 6 lbs. PER 1000 SQ. FEET.

- NOTES**
- CONTRACTOR TO FIELD VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND MUST NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
 - SOIL TYPE: BLOUNT LOAM, 2 TO 6 PERCENT SLOPES AND PEWAMO LOAM

- LEGEND**
- (ELEV) PROPOSED CONTOURS
 - (ELEV)--- EXISTING CONTOURS
 - ⊕ DRAINAGE STRUCTURES
 - SILT FENCE
 - ✕ SPOT ELEVATION
 - DIRECTION OF DRAINAGE FLOW
 - PARKING LOT HIGH POINTS

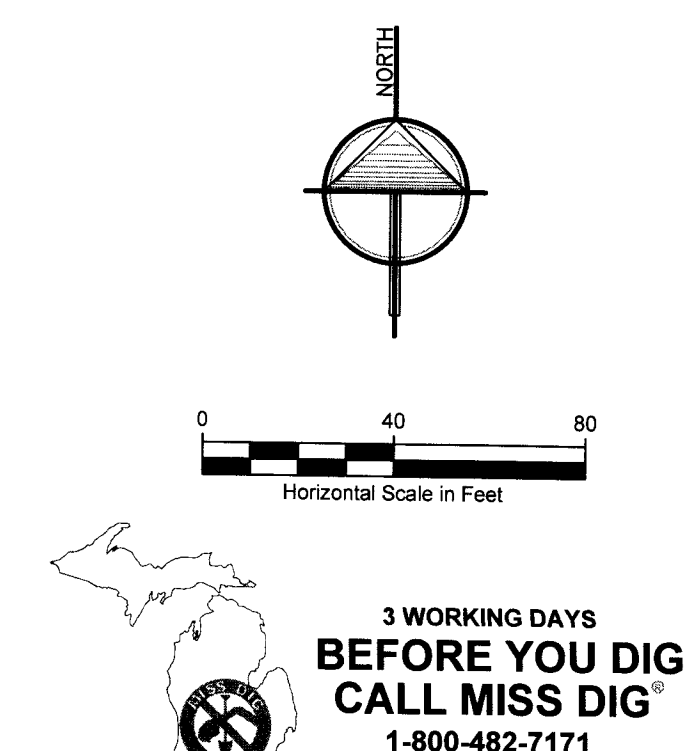
CONSTRUCTION SCHEDULE

INSTALL TEMP SESC. MEASURES	MAY 1-5 2023
STRIP TOPSOIL	MAY 1-5 2023
GRADE SITE	MAY 1-5 2023
INSTALL PAVEMENT	MAY 8-12 2023
INSTALL PERMANENT SESC MEASURES	MAY 8-12 2023
REMOVE TEMP SESC MEASURES	MAY 8-12 2023

EROSION & SEDIMENTATION CONTROL NOTES

- INSTALL SILT FENCE AS SHOWN. MAINTAIN SILT FENCE BY REMOVING SEDIMENT WHEN IT HAS REACHED 1/3 TO 1/2 OF THE HEIGHT OF THE FENCE.
- CLEAR & GRUB SITE AS NECESSARY AND REMOVE ALL RESULTING MATERIALS FROM THE SITE.
- REMOVE & STOCKPILE TOPSOIL. INSTALL SILT FENCE AT THE TOE OF THE SLOPE ON THE DOWNSTREAM SIDE AND ADD TEMPORARY SEED MIX TO ESTABLISH VEGETATION.
- NO SOIL WILL BE ALLOWED TO ACCUMULATE OFF SITE. ANY SOIL TRACKED OFF SITE WILL BE IMMEDIATELY REMOVED.
- PERMANENT CONTROL MEASURES MUST BE COMPLETED 15 CALENDAR DAYS AFTER THE FINAL EARTH CHANGE IS COMPLETED FOR EACH AREA DISTURBED. THIS INCLUDES BLANKETS, SEEDING, MULCHING & HYDROMULCHING.
- FOR ALL AREAS TO BE SEEDED, THE MULCH MUST BE APPLIED IMMEDIATELY AFTER SEED APPLICATION.
- CONTRACTOR SHALL CLEAN AND MAINTAIN THE STORM SEWER INLETS AND PIPES DURING THE COURSE OF CONSTRUCTION AND SHALL CLEAN THE SYSTEM OF ALL DEBRIS UPON COMPLETION AND STABILIZATION OF THE PROJECT.
- REMOVE TEMPORARY CONTROLS SUCH AS SILT FENCE, INLET PROTECTION AND NETTING ONCE VEGETATION IS ESTABLISHED AND THE SITE HAS BEEN STABILIZED.

KEY	BEST MANAGEMENT PRACTICES	SYMBOL	WHERE USED
EROSION CONTROLS			
E8	PERMANENT SEEDING		Stabilization method utilized on sites where earth change has been completed (final grading attained).
SEDIMENT CONTROLS			
S51	SILT FENCE		Use adjacent to critical areas, to prevent sediment laden sheet flow from entering these areas.
S58	INLET PROTECTION FABRIC DROP		Use at stormwater inlets, especially at construction sites.



ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

2121 3 Mile Rd. NW
Walker, MI 49544
PH: 616-501-7885
WWW.LREM.COM

LRE
ENGINEERS & SURVEYORS

REVISIONS:	DATE	BY
NO.	ISSUED FOR	
1.	CLIENT REVIEW	7/20/2022
2.	CLIENT SUBMITTAL	7/29/2022
3.	CLIENT REVIEW	1/6/2023
4.	SU SUBMITTAL	7/19/2022

CLIENT
ADVANTAGE CRE
3333 DEPOSIT DRIVE NE, SUITE 300, GRAND RAPIDS, MI 49546

PROJECT
DYKSTRA AUTO
4782 44TH ST SE, KENTWOOD MICHIGAN

PROJECT NUMBER: 22-113	DATE	7/20/22
SURVEYED BY: AMCF	DATE	7/20/22
DESIGNED BY: RB	DATE	7/20/22
DRAFTED BY: NJ	DATE	7/20/22
QA/QC: KV	DATE	7/20/22

GRADING & SESC PLAN

SHEET NUMBER
C3

STAFF REPORT: January 30, 2023
PREPARED FOR: Kentwood Planning Commission
PREPARED BY: Lisa Golder
CASE NO.: 7-23 Enthusiasts Choice Detail Studio Major Vehicle Repair

GENERAL INFORMATION

APPLICANT: Benjamin Bauer rep. by: Andy Huffman
5120 East Paris Ave SE 3509 3 Mile Road NW Ste 2
Kentwood MI 49512 Grand Rapids, MI 49534

STATUS OF
APPLICANT: Business Owner; property owner

REQUESTED ACTION: Special Land Use and Site Plan Review for major vehicle repair

EXISTING ZONING OF
SUBJECT PARCEL: I-1 Light Industrial

LOCATION: 5120 East Paris Ave Suite 3

PARCEL SIZE: 1.92

EXISTING LAND USE
ON THE PARCEL: Existing industrial building

ADJACENT AREA
LAND USES: N, W: Industrial
S: Vacant land (detention)
E: Vacant land (detention)
W: Single family residential

ZONING ON ADJOINING
PARCELS: N,S,E,W: All I-1

Compatibility with Master Plan

The proposed development is located on an overall 1.92 acre property located north of 52nd Street and East Paris Avenue. The existing building is a multi-tenant building; the proposed automotive operation would be located within one of the four suites within the building. The use is a dry ice cleaning process that includes buffing, waxing, and ceramic coating for automotive vehicles. Since the definition of Major Vehicle Repair includes "steam cleaning" the proposed dry ice process for automotive vehicles must be reviewed as a Special Land Use.

Relevant Zoning Ordinance Sections

Section 13.04 requires Planning Commission review and approval of the Special Land Use Major Vehicle Repair. Section 13.08 outlines the general review standards. Section 15.02 lists the general approval standards for Special Land Use. Section 15.04E lists the site design standards for a vehicle repair establishment.

SITE INFORMATION

Project Overview:

The applicant wishes to operate an automotive cleaning “studio” that uses dry ice cleaning for specialty, collector, sports cars, and exotic cars. The dry ice cleaning includes buffing, waxing, and ceramic coatings to ensure a proper finish. Vehicles are brought into the building upon arrival and will remain in the building until they are picked up. Three to six cars will be cleaned per week, with each car taking approximately 8 hours each to complete.

There will be only one employee to start, with the potential for one additional employee at a later date.

Staff Review

1. Major Vehicle Repair operation is permitted with Special Land Use in the I-1 Industrial zone, requiring consideration of 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 a use will not change the essential character of the area in which it is proposed.

The proposed use is a vehicle cleaning operation, using dry ice cleaning for buffing, cleaning and waxing. This is considered a major vehicle repair establishment. The use is permitted with Special Land Use in the Industrial Zone.

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

The use is adequately served by essential public facilities and services.

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

The use will not create excessive additional requirements at public cost for public facilities and services.

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 repair operation is proposed to take place entirely within the Suite 3 of the building, which is 4,340 square feet in area. The hours of operation are 8:00am-5:00pm, Monday through Friday. The applicants will be using an air compressor within the building that produces a humming noise at a decibel level consistent with the noise level as a normal conversation. The overhead door will only be open to move vehicles in and out of the facility.

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 use is compatible with the Master Plan.

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.

2. In addition standards for Automotive repair can be found in Section 15.03 E of the Zoning Ordinance, as follows:

15.03 E. Auto Related: Vehicle Repair Establishments.

1. 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 the automotive repair is approximate 230 feet from the East Paris right-of-way.

2. 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 Use does not adjoin a residential district.

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

The frontage of the property is 250 feet, and the property is approximately 1.92 acres in size.

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

The lot abuts East Paris Avenue, an arterial street.

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

The property has one driveway on East Paris Avenue.

6. 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.

The building is an existing "L" shaped building. The existing overhead door assigned to Enthusiasts Choice Detail Shop faces East Paris Avenue and is approximately 230' back from the right of way. Since the doors face the roadway, and there are no rear-facing doors, the applicant must apply for a variance from the Kentwood Zoning Board of Appeals.

7. Accessory buildings shall not be permitted.

No accessory buildings are proposed.

8. All repair work shall be done within the building.

All work is to be completed within the building.

9. 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 is being proposed.

10. Outdoor storage areas shall be paved with a permanent, durable and dustless surface and shall be properly graded and drained to dispose of stormwater.

There is no outdoor storage proposed on the site, and there will be only 1-2 employees at the site.

11. 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 is planned.

12. No operator shall permit outdoor storage of automobiles, trucks 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 stated that the vehicles would be stored within the building until pick up.

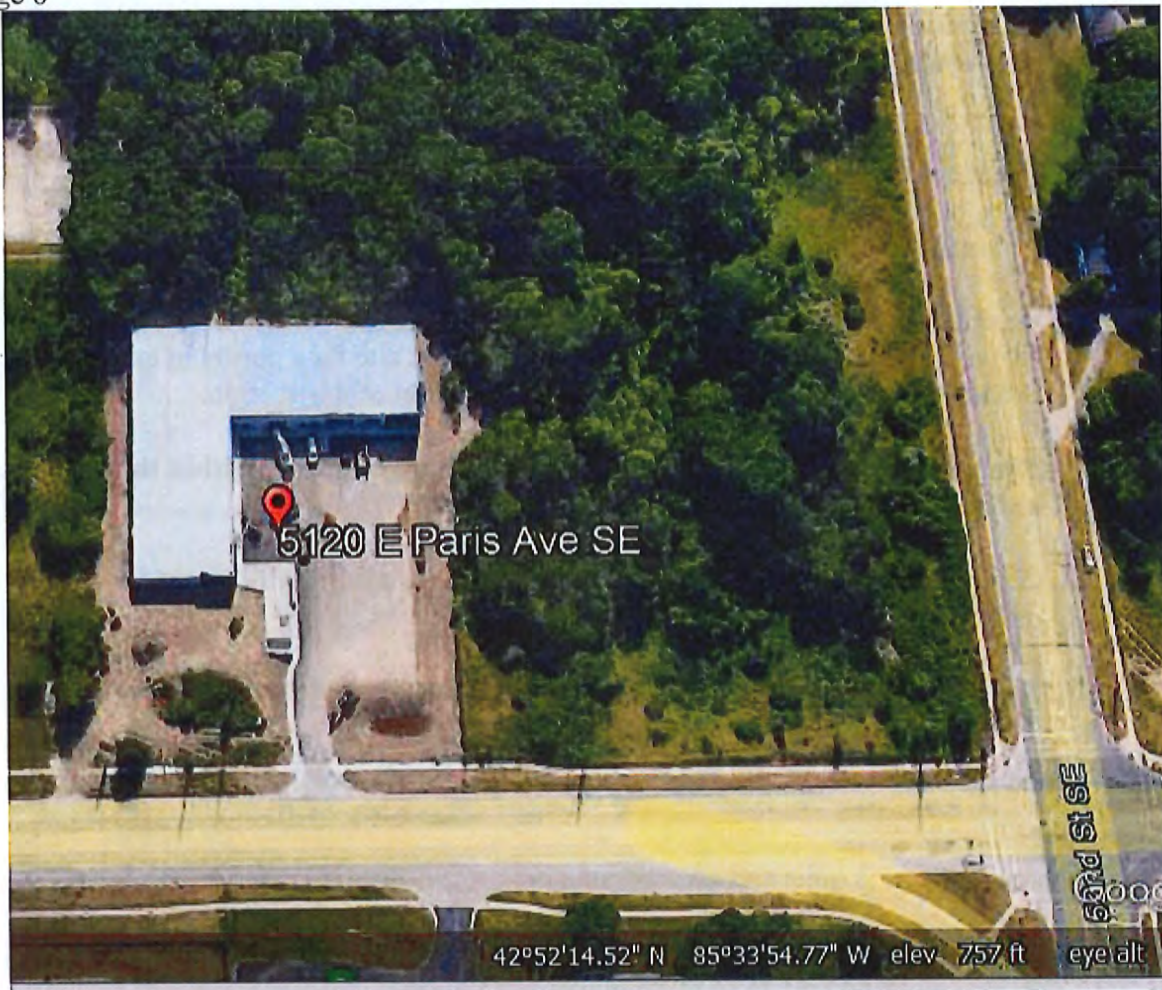
13. Gasoline or other flammable mixtures shall not be used to wash down the premises.
14. The applicant shall comply with Michigan Department of Environmental Quality (MDEQ) requirements.

Attributes:

- Auto repair use that is quiet and no outdoor storage

Issues:

- ZBA variance required for use of existing overhead doors.



View from East Paris looking East

Jan 30, 2023

Statement of Operation
Enthusiast Choice Detail Studio
5120 East Paris Ave. SE
Suite 3 (4340 SF)
Kentwood, MI 49512

Person(s):

Benjamin Bauer - Tenant of suite 3 (5120 East Paris)
Andy Hoffman - Owner/Landlord of 5120 East Paris
Caleb Vachon (cvachon@grar.com) - Representative for Benjamin Bauer
Arthur Vachon (avachon@grar.com) - Representative for Benjamin Bauer
Lane Wells (lane.wells@advantagecre.com) - Representative of Andy Hoffman

Hours of Operation:

8 AM-5 PM (Monday-Friday)

Business Description:

Enthusiasts Choice Detail Studio exists to serve folks who are vehicle enthusiasts of all types. This will not be the "typical" restoration shop, where one may expect a bunch of "daily driver" type of vehicles to be cycling in and out each day. I was purposeful in calling it a studio rather than a shop to help differentiate it. The vehicles that will be worked on for the most part will be collector cars, sports cars, and exotic cars that are in for dry ice cleaning including buffing, waxing, and ceramic coatings to ensure a proper finish. Most of the vehicles are quite clean, to begin with, and our services will be "dialing them in" further. Vehicles will be pulled right into the building as they arrive, so there will not be vehicles sitting in the lot. The shop area will be divided into a few areas to best use the space. The entire space will always be very clean, similar to a professional race shop that builds competition cars for F1, NASCAR, or WRC Rally. All white cabinets and shelves will house tools and supplies. The dry ice process does not produce water, just a small amount of condensation on vehicle components, which evaporates quickly. So water in the dry ice area of the shop is of no concern. The dry ice area will be partitioned off using curtains. A photo area will also be set up within the space to document the work for our clients. We will be using an air compressor in conjunction with the dry ice cleaning machine as part of the cleaning process. Overall the business will be a fancy spot for folks to take their collector or unique vehicles to get them perfected. We could go as far as saying it will be a "boutique" for vehicles.

What is Dry Ice Blasting:

Benjamin is going to be using a new form of steam cleaning commonly known as dry ice blasting. Dry ice blasting is a simple, nonabrasive cleaning process that uses CO2 pellets for removing surface contaminants without the use of chemicals, abrasive materials, or high temperatures. The solid pellets sublime directly after impact on the surface, leaving no residue after blasting. This method can be used on every part of your vehicle inside and out including fabric & painted surfaces.

Employment:

Benjamin will be working alone and if he needs help overtime he is planning to have no more than one employee. To begin operations Ben is planning to run the business independently.

Plan for intake of Vehicles:

Benjamin is planning to intake around 3-6 vehicles per week. Each vehicle on average will take around 8 hours to complete the dry ice cleaning process. The warehouse space will likely contain 3-4 vehicles at a time and once a vehicle is completed it will be held indoors pending client pick up.

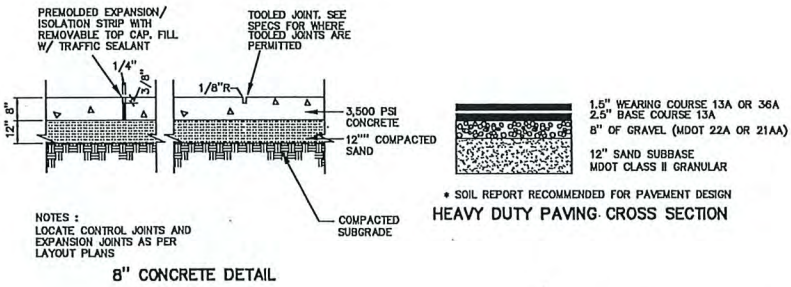
Noise level:

We will be using an air compressor in conjunction with the dry ice cleaning machine as part of the cleaning process. The air compressors that I have been "shopping" operate at a decibel level of 61-71db, which is about the decibel level of a normal conversation. I do like things quiet and was happy to see that the decibel levels of new compressors are significantly lower than compressors on the market in the past. The dry ice machine makes a humming noise that I would estimate is also at the same noise level as a normal conversation. The buffers that I use are very quiet, so noise from those tools won't be an issue. The noise level will not be high like in a shipping/receiving, or assembly/factory type of business.

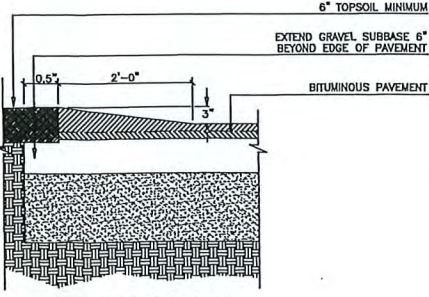
Description:
The North 250 feet of the East 334.97 feet of the West 385.0 feet of the South 1/2 of the SW 1/4, SW 1/4, Section 25, T6N, R11W, City of Kentwood, Kent County, Michigan. (1.92 Acres)

GENERAL NOTES:

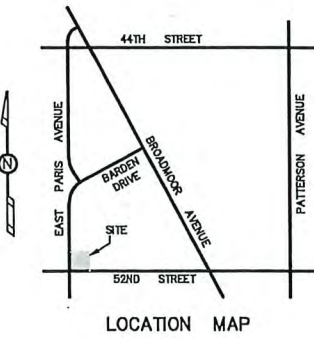
1. Site parcel number: #41-18-25-300-063
2. Total acreage: 1.92 Acres
Net acreage:
3. Existing site Zoned I1 - INDUSTRIAL
4. Use:
5. Legal Description: the North 250 feet of the East 334.97 feet of the West 385.0 feet of the South 1/2 of the SW 1/4, SW 1/4, section 25, T6N, R11W, City of Kentwood, Kent 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\"/>



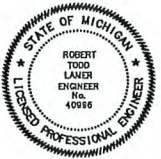
BITUMINOUS VALLEY GUTTER



LOCATION MAP



Know what's below.
Call before you dig.



LEGEND

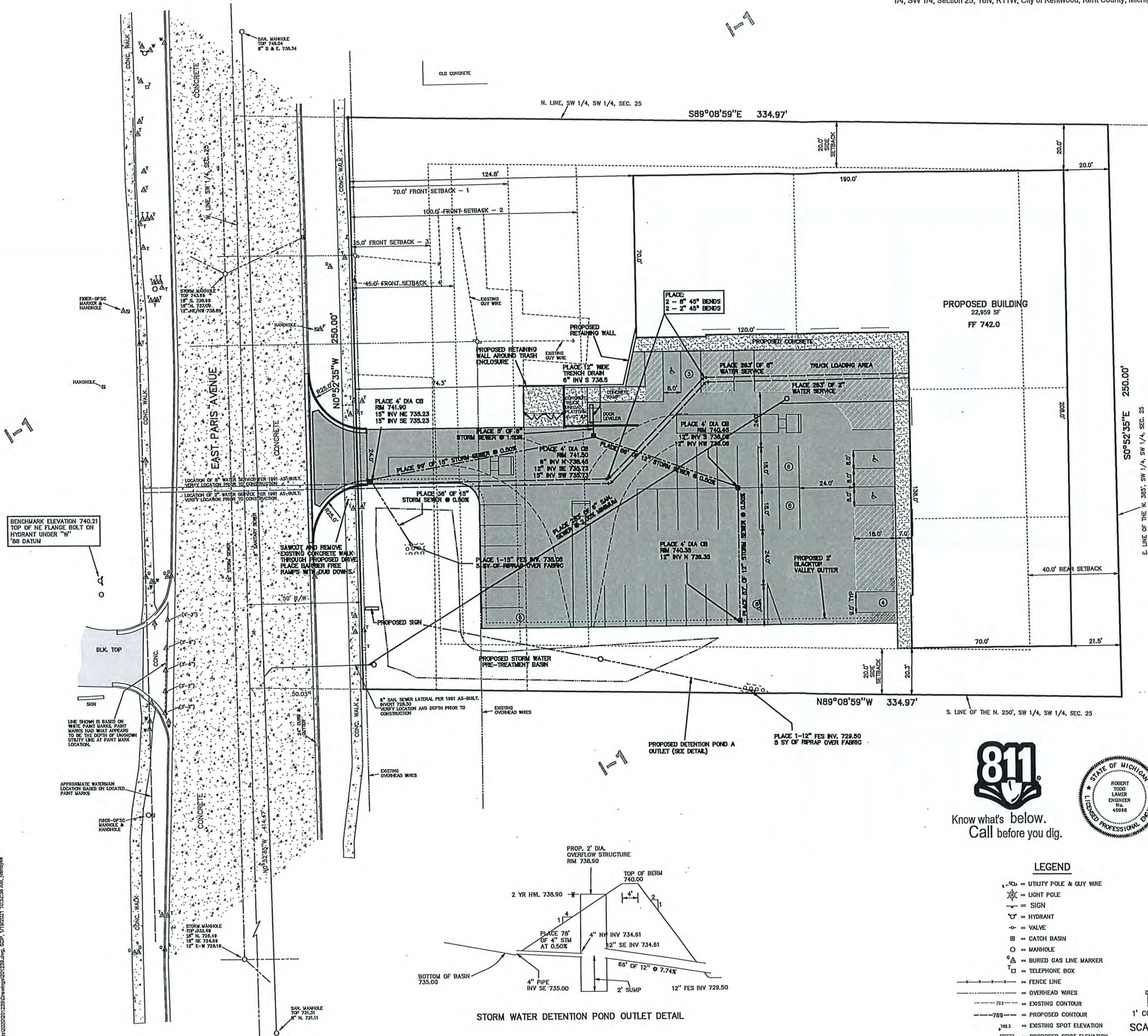
- UTILITY POLE & GUY WIRE
- LIGHT POLE
- SIGN
- HYDRANT
- VALVE
- CATCH BASIN
- MANHOLE
- BURIED GAS LINE MARKER
- TELEPHONE BOX
- FENCE LINE
- OVERHEAD WIRES
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION

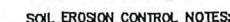
1' CONTOUR INTERVAL
SCALE: 1" = 20'

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

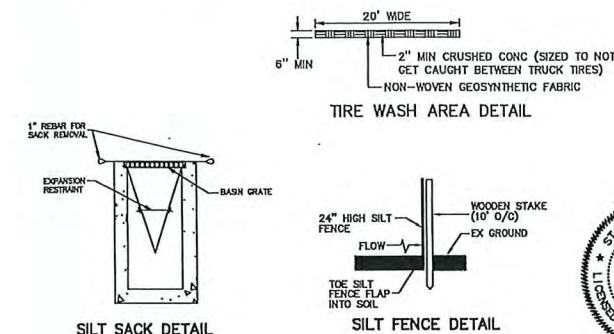
excel engineering, inc.
planners • engineers • surveyors
5252 Clyde Park, S.W., Grand Rapids, MI 49509
Phone: (616) 531-3660 www.excelengineering.com

01/13/21	REVISED BLDG LOCATION	JVD	DRAWN BY: JDR	PROJ. ENG.: RIL	SHEET 1 of 2
11/02/20	REVISED	JVD	APPROVED BY: JVD	PROJ. SURV: JVD	
07/07/20	REVISED GRADES & STORM SEWER	JVD	FILE NO.: 201239E	DATE: 06/16/2020	
DATE	REVISION	BY			





1. TOTAL AREA OF DISTURBANCE – 1.63 ACRES
2. SOIL TYPE: URBAN SOILS
3. ALL SOIL EROSION AND SEDIMENTATION CONTROLS SHALL COMPLY WITH ARTICLE 2 OF THE CITY OF KENTWOOD ORDINANCE 7B AND PART 91 OF PUBLIC ACT 451
4. ALL SOIL EROSION CONTROL MEASURES ARE TO BE IN PLACE PRIOR TO ANY EARTH MOVING OPERATIONS AND SHALL BE MAINTAINED UNTIL VEGETATION IS UNIFORMLY RE-ESTABLISHED AND THE SITE IS PERMANENTLY STABILIZED
5. INSPECT AND MAINTAIN ALL TEMPORARY SOIL EROSION CONTROLS ON A DAILY BASIS AND IMMEDIATELY AFTER EACH SIGNIFICANT RAINFALL AND UNTIL THE SITE HAS BEEN PERMANENTLY STABILIZED.
6. ALL NON-PAVED SURFACES SHALL BE TOPSOILED WITH MINIMUM OF 4" TOPSOIL AND SEEDED.
7. SILT FENCING IS REQUIRED ALONG ALL DOWNSTREAM EDGES OF THE GRADING LIMITS AND MUST REMAIN IN PLACE UNTIL VEGETATION IS UNIFORMLY RE-ESTABLISHED. THE SILT FENCE MUST BE TOED IN A MINIMUM OF 6 INCHES ALONG ITS BASE
8. PROTECT PROPOSED AND EXISTING CATCH BASINS WITH SILT SACKS UNTIL PAVING BEGINS.
9. ALL DISTURBED BANKS EQUAL TO OR GREATER THAN 4:1 AND THE DETENTION BASIN BANKS AND BOTTOM MUST BE COVERED WITH TOPSOIL, SEED, AND NORTH AMERICAN GREEN S-150 (OR APPROVED EQUAL) EROSION CONTROL MATTING.
10. PLACE SILT SACKS AS SHOWN.
11. NO SEDIMENT SHALL BE TRACKED ONTO THE ADJACENT PUBLIC STREET AND IF IT DOES OCCUR, IT SHALL BE CLEANED DAILY
12. ALL EXCESS SPOILS ARE TO BE REMOVED FROM THE SITE. OTHERWISE, STOCKPILES MUST BE PROVIDED WITH TEMPORARY AND PERMANENT STABILIZATION MEASURES.
13. EXCESS DIRT IS NOT TO BE PLACED ON ANY AREAS ON OR ADJACENT TO THE SITE WHERE THE PLAN DOES NOT SHOW THE AREA BEING DISTURBED.
14. THE STORMWATER DETENTION BASIN IS TO BE THE FIRST ITEM OF EARTH MOVING AND SHALL BE CONSTRUCTED IN CONJUNCTION WITH THE INSTALLATION OF SOIL EROSION CONTROL MEASURES



KENTWOOD GENERAL NOTES

1. All workmanship and materials shall be according to the current Michigan Department of Transportation (M.D.O.T) Standard Specifications for Construction.
 2. Driveway approach to be 6" thick concrete.
 3. Concrete curb and gutter to be F-4 Modified or as approved by the Kentwood Engineer.
 4. Where possible all conditions exist, the depth of the gravel and sand subbase between the new curb and existing pavement, shall be determined by the Engineer.
 5. No advertising sign or device shall be placed in, or overhang into the existing highway right of way.
 6. City of Kentwood Engineering/Inspections is to be notified 48 hours prior to the start of construction; excluding Saturdays, Sundays, and Holidays. This agency will inspect all work within the highway right of way.
 7. Prior to the start of construction, it will be mandatory for the applicant or contractor to have in place the necessary safety traffic sign, cones, barricades and any other safety device to insure safety to the public.
 8. All disturbed areas are to be leveled and restored with topsoil; and seeded to a mowable condition so as to prevent future erosion or maintenance problems. Slopes that are 1 on 2 or steeper shall be sodded.
 9. The highway right of way shall not be used for private business purposes.
 10. No parking of vehicles, equipment, or material storage permitted within the highway right of way.
 11. The owner must provide for adequate drainage from parking areas, and clear same with the City of Kentwood. Issuance of a permit does not alleviate owner of this responsibility.
 12. Culverts, storm sewers, or other drainage structures shall be inspected by the City of Kentwood Inspector before backfill is placed.
 13. Water from this property shall not drain onto City, County or State Highway right of way.
 14. Resurface existing public roadway as necessary to fit drive approach, correct crown, correct drainage, or repair damage by construction. Sawcut remove all curb, concrete, and bituminous as required by the City of Kentwood.
 15. Property owner is responsible for obtaining a Soil Erosion & Sedimentation Control Permit for any earth change greater than one acre, adjacent to a public road, or within 500 feet of the "Waters of the State".
 16. A utility permit must be obtained for placement of hookup of utilities (i.e. water, gas, oil, sewer, telephone, electric, cable TV) in the highway right of way.
 17. Contact "MISS DIG" toll free at 1-800-482-7 171 three (3) days prior to the start of construction, excluding Saturdays, Sundays, and Holidays.
 18. Additional work (bituminous paving, grading, etc.) may be required by the City of Kentwood Inspector to correct poor workmanship and/or alleviate drainage problems.
 19. All work in the highway right of way approved by a commercial drive/private street approach permit must be completed within one (1) year of permit issuance date.
- (Revised Sept-03)

SITE GRADING 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

[illegible]



February 3, 2023

MEMO TO: Kentwood Planning Commission
FROM: Lisa Golder, Economic Development Planner
Golderl@kentwood.us
RE: Waiver request for setback, lot coverage, building materials and wall display for Main Event Entertainment, Woodland Mall

Overview:

A new entertainment venue (Main Event Entertainment) is being proposed on the north side of Woodland Mall at 3139 28th Street. The Main Event Entertainment facility will include:

- Full service Restaurant and bar
- 22 bowling lanes
- Laser tag
- 120 interactive and virtual video games
- Regulation sized billiard tables and shuffleboard.

Property owner PR Woodland Anchor-S LLC has proposed a land division to separate the 1.429 acre parcel to be used for the Main Event facility from the parent parcel. This land division has been approved by the Kentwood City Commission. However, in order to accommodate the 48,950 square foot building on the 1.429 acre site, waivers for lot coverage and building setbacks must be approved. This is similar to waivers requested for Von Maur Department store in 2017. In addition, Main Event is asking for waivers for building materials and signage.

The Main Event facility is proposed on the north side of Woodland Mall near the existing northeast entrance to the mall, adjacent to Von Maur Department store. Main Event will be physically separated from the exterior walls of the mall by a distance of 25 feet. The parcel on which the building is to be located is large enough for the building only and does not include any parking. Parking is collectively used by all visitors to the mall and parking easements exist across the mall property.

Setback and lot coverage waivers:

The waiver request from Main Event would allow for setbacks that are less than what is required in Section 8.03 B.1 of the Zoning Ordinance. The Zoning Ordinance requires 40' in the front yard, and 35' rear yard, and 0' (or 10') on the side yard. Main Event is proposing a front

yard setback of 10.56' in the front, and 10' in the rear. The reduced setbacks will allow for all of the parking surrounding the building to continue to be owned by the mall.

The second waiver request would allow lot coverage of less than 35%. Lot coverage in the C-3 zone includes area of the lot covered by the main/accessory buildings. The Main Event's lot coverage is proposed to be 78%. This is similar to the lot coverage request approved for the Von Maur building.

Building Materials Waiver:

The building materials waiver request for Main Event would allow concrete masonry unit (CMU) clad with EFIS with an allumaboard metal accent. The proposed materials for the building are as follows:

<u>MATERIAL</u>	<u>SQ FT</u>	<u>PERCENTAGE</u>	<u>ORDINANCE REQUIREMENT</u> (maximum)
EFIS:	23,737	89%	25%
GLASS:	895	3%	75%
ROLLFAB/ALPOLIC:	1946	7%	25%
<u>TOTAL:</u>	<u>26578</u>	<u>99%</u>	

Ordinance Waiver Provisions:

Section 8.02 F allows the City Commission, after recommendation from the Planning Commission, to waive the provisions of Section 8.03B and 8.03 C in cases involving a Regional Shopping Center where there is evidence that the following conditions are met:

1. There are exceptional or extraordinary circumstances of conditions applying to the property. Exceptional or extraordinary conditions include:
 - a. Exceptional narrowness, shallowness or shape of a specific property on the effective date of this Ordinance; or
 - b. By reason of exceptional topographic or environmental conditions or extraordinary situation on the land, building, or structure; or
 - c. By reason of the use or development of the property immediately adjoining the property in question.

2. The waiver or alteration will not be detrimental to adjacent property and the surrounding neighborhood.
3. The granting of the waiver or alteration will better serve to achieve the intent and purpose of the C-3 Regional Commercial Zone district as described in Section 8.01.

These standards should be used by the Planning and City Commissions to evaluate the lot coverage, setback and building materials waiver requirements.

Signage Waivers

Main Event Entertainment is also requesting a waiver from the signage requirements of the C-3 zone. The applicant is making application for four signs that exceed the city allowance for signage or signage location. These are:

Northwest (front) exterior sign: 337 sq feet proposed
203.5 square feet permitted

East exterior sign: 337 square feet proposed
203.5 square feet permitted

South side (facing Woodland Mall) exterior sign: 32 square feet proposed
No sign is permitted, since does not face a street

Mall exterior sign at mall south entry (adjacent to Black Rock Restaurant): 52.01 square feet proposed
No sign permitted since this signage is considered off-premise

Section 16.07 addresses special exceptions for signs in regional shopping centers in the C-3 District. The ordinance allows for Planning Commission approval of variations in required size, placement, number and height of signs in commercial developments in the C-3 zone. The special exceptions must comply with Section 16.07 C as follows:

1. The need or suitability of the special exception shall be based on the nature, size density, location or design of the commercial development.
2. The special exception shall result in an enhancement or improvement of a sign function or purpose, by reason of approved aesthetics, more convenient identification, improved pedestrian or vehicular safety or other sign improvement within the development.
3. The special exception shall not have a serious adverse effect upon other lands or the public streets or the use thereof.

The applicant proposed that the increased size of the signage is warranted due to the sheer size and scale of the building. The building is approximately 48,610 square feet in area. If the building were 1,390 square feet larger, or 50,000 square feet, each exterior wall would qualify for a sign area of up to 5% of the wall to which it is attached. Therefore, the west and east walls would be allotted over 360 square feet, and the north and south walls would be allotted in excess of 245 square feet. In addition, one entrance sign of up to 70 square feet would be permitted.

The applicant also states that the Main Event building is proposed at the rear of Woodland Mall shopping center, and the signage would improve the visibility of the building. The 52 square foot sign facing south at the mall entry near Black Rock Restaurant is also intended to provide visibility of the Main Event to 28th Street.

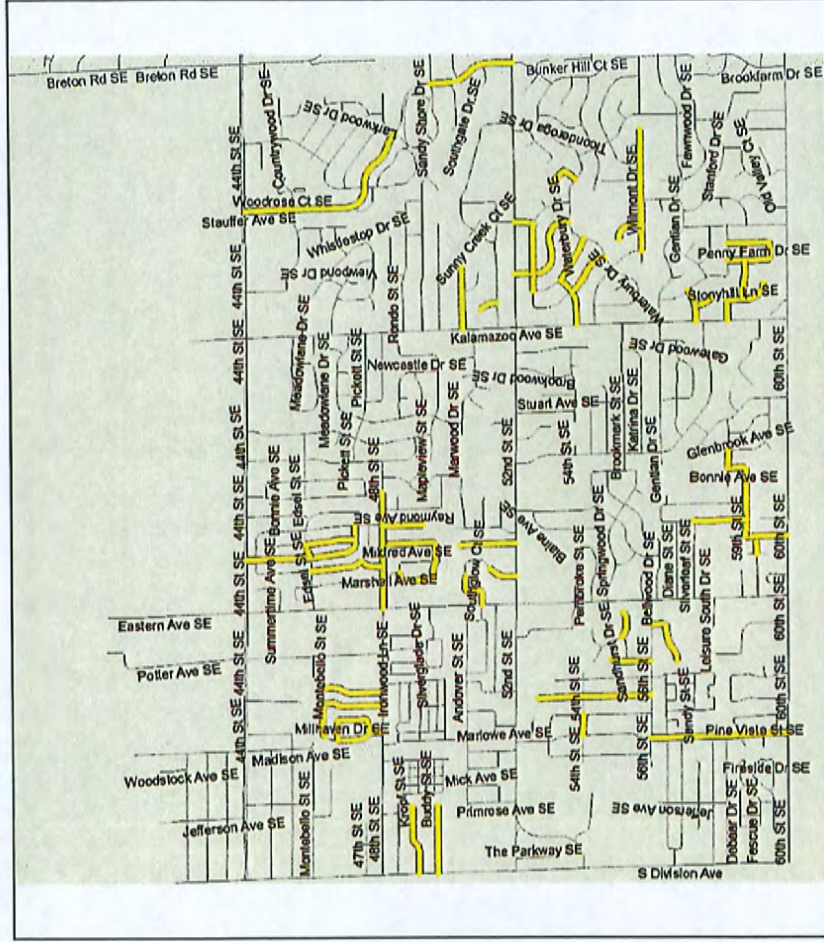
A representative from the Main Event Entertainment will be available to answer any questions at the February 14, 2023 meeting.

Project Planner Detailed Projects By Year Report

Planner Name: 2023

2023 Asphalt

Cape Seal



Project	PR Number	Key	Road Name	From/To Desc	Bmp/Emp	Length	Lanes	Length	Width	Surface Cost
Project - 1	439402		Madison Ave SE	60th St SE	0.000	0.041	2	0.082	30.00	\$3,608
			Pine Vista St SE		0.041					
	439402		Madison Ave SE	Pine Vista St SE	0.041	0.052	2	0.104	30.00	\$4,576
				Pine Needles Ct SE	0.093					

Note: Zero lanes default to 2 for lane length calculation.



February 3, 2023

Lisa M. Golder
Economic Development Planner
City of Kentwood
4900 Breton Ave SE
Kentwood, MI 49508
Phone: 616 554-0709
Email: GolderL@kentwood.us

RE: Main Event Entertainment, Woodland Mall, Kentwood
MI -
Waiver Requests

Dear Mrs. Golder:

Please let this document serve as the Main Event Entertainment's official request for consideration of waivers at the above-referenced location. Specifically Main Event Entertainment is requesting waivers for setbacks, building materials and lot coverage as outlined in Chapter 8, Section 8.03. Additionally Main Event is requesting a signage provision waiver as outlined in Chapter 16.

Founded in 1998, Dallas based Main Event Entertainment is rapidly growing, with more than 50 centers across the United States serving more than 20 million guests annually. Main Event Entertainment offers the most FUN you can have under one roof, making it the perfect place for families, young adults, and groups of all ages. The Kentwood dining and entertainment center will include the following:

- Restaurant and bar with chef-inspired cuisine
- 22 state-of-the-art bowling lanes with multicolored LED lighting
- Laser Tag Arena
- Nearly 120 Interactive and Virtual Video Games
- Regulation-sized Billiard Tables & Shuffleboard

Whether looking for a chef-inspired casual dining experience with delicious shareables such as wings, loaded nachos, oven-baked artisan pizza and more in a full-service American-fare grill, or a quick meal in the Cafe, featuring artisan style pizzas, Main Event has something to offer everyone.

Our specific signage waiver request is to allow wall signs as shown on elevations and sign

book. Please consider the following conditions driving the request:

- Sheer size and scale of the building - the Main Event building is just shy of 50,000 SF in size – approximately 182' in width and 267' in length. The design of the signs, both in overall height and width, tie into the overall building scaling, including size and height.
- Proximity of site and building in center – the Main Event building is proposed at the rear of the shopping center. Using signage to maximize visibility for patrons is critical to the success of our operations

The allowed signage per Chapter 8, Section 8.03.D would yield limited signage only. The following outlines allowable and requested signage

- Allowed signage - 1.5 square feet: 1 linear foot for first 70 linear feet, plus 1.5 square feet for each 3 linear feet beyond 70 linear feet
- Front (northwest) and rear (southeast) calculation = 182 linear feet = $70 \times 1.5 = 105$, plus $112/3 \times 1.5 = 56$ for a grand total of 161 square feet allowed
- Sides (northeast and southwest elevations) = 267 linear feet = $70 \times 1.5 = 105$, plus $197/3 \times 1.5 = 98.5$ for a grand total of 203.5 square feet allowed
- Window signs – interior EAT.BOWL.PLAY – shall not cover greater than 25% of glass area- the height of the glass on the northwest elevation is approximately 25'8" by 29'5" which is 755 square feet total, and 25% allowable sign area is 188 square feet
- Maximum of two exterior signs allowed

The proposed signage is as follows:

- Northwest (front) exterior sign – 337 SF – 10' H x 33' 7 3/8" L
- Northwest (front) interior sign – 168 SF – 10' 11' 3/4" x 15' 3" - EAT.BOWL.PLAY setback approximately 3-4' from face of glass inside building
- Southeast (rear) – exterior EAT.BOWL.PLAY – approximately 32 SF
- Northeast (side) - 337 SF – 10' H x 33' 7 3/8" L
- Southwest (side) - no signage proposed
- Mall exterior signage (main mall entry – southeast side) – 52.01 SF – 3'11 1/4" H x 13' 2 3/4" L

Attached you will find specific renderings depicting our desired display on the northwest (front), southeast (rear), and northeast and southwest (side) facades, as well as the mall entry sign. A corner detail has been provided to demonstrate the proposed signage at our main entry. On the northwest façade, Main Event is proposing one sign, the Main Event banded sign at the corner entry, and the other being the EAT.BOWL.PLAY sign at the northeast corner of the building. On the southeast façade the EAT.BOWL.PLAY sign is proposed. Main Event is not, however, proposing any signage along the southwest façade. One additional sign is proposed on the south side of the mall near the main entry.

The Main Event exterior signs proposed are all aluminum cabinet with plex face letters anchored with angled wall clips. Interior EAT.BOWL. PLAY sign is 5" deep open-face H style channel letters suspended from the ceiling.

For the lot coverage, the lot coverage requirement is 35% and the Main Event lot coverage is proposed to be 78%. The lot coverage includes only building coverage of the lot. The Main Event parcel is 62,247 square feet and the building outline is 48,610 square feet.

The building material waiver request Main Event seeks is to allow concrete masonry unit (CMU) clad with EIFS with an allumaboard metal accent to be used as a material on the building. We are seeking relief of Chapter 8, Section 8.03.B.2. The proposed materials account for the following quantities on each facade:

Elevation	Total Area (SF)	EIFS (SF)	EIFS %	Glass (SF)	Glass %	Rollfab/Alpolic (SF)	Rollfab/Alpolic %
NW	4598	4204	91%	0	0%	394	9%
NE	7511	7123	95%	0	0%	388	5%
SE	5154	4677	91%	170	3%	307	6%
SW	6929	6094	88%	0	0%	836	12%
W	2386	1639	69%	725	30%	22	1%
Total Elevation Sq Ft	26578	23737	89%	895	3%	1946	7%

A specification sheet for allumaboard has been included for reference, as well as the Alpolic specification sheet for canopies proposed on the exterior of the building. Please note the Main Event team has explored options for other materials on this building to enhance the exterior. The rollfab material was chosen as it is a superior product in withstanding climate changes. The material gives a wood-like appearance, however, the maintenance is minimized by using a product that can stand up to the temperature changes. The Extruded Aluminum is manufactured in 8" x 12'-0" individual planks and comes with a 15-year warranty. The finish application is powder coated process and the product is ASTM E84 Tested Class 'A' Fire Rating. The Alpolic canopies are a key design component on the Main Event building and the benefits include sharp appearance, strongest warranty, primed on both sides of skin, custom production and highest performance criteria for architectural paint

The specific setback waiver request Main Event seeks is to allow for setbacks less than those outlined in Chapter 8, Section 8.03.B.1. In addition to an overlay showing the building footprint within the proposed property boundary, a landscape exhibit has also been provided to

demonstrate foundation planting areas proposed on the exterior. Below is an outline of proposed and required setbacks.

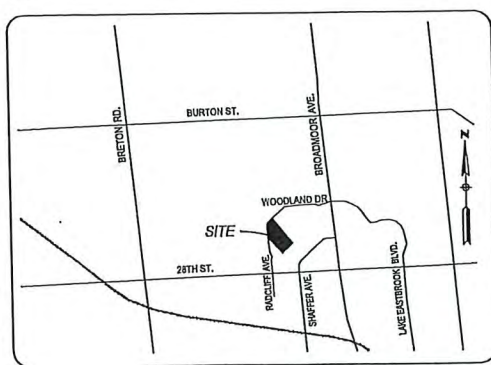
- Northwest (front)
 - Required - 40'
 - Provided – 10.56' at narrowest point
- Southeast (rear) –
 - Required – 35'
 - Proposed 10'

Main Event believes granting these waiver requests will have no negative impact on the shopping center. Main Event does not believe granting the waiver request will confer any special privilege that is denied by the Zoning Ordinance to other lands, structures, or buildings in the same district.

Thank you in advance for your consideration of these waiver requests.

Sincerely,

Angel Robinson
Property Development Manager
Cell: 817-437-5563



BENCHMARK DESCRIPTIONS

DATUM: GPS-DERIVED NAD83

SITE BM#100	CHISELED "*" ON NORTH EDGE OF LIGHT POLE BASE (T2), LOCATED 439' NORTH OF THE NORTHEASTERLY BUILDING CORNER OF VAN MAUR STORE.	ELEV.=757.66
SITE BM#101	CHISELED "*" ON NORTHEAST CORNER OF LIGHT POLE BASE (N1), LOCATED 439' NORTH-WESTERLY OF THE WOODLAND MALL ENTRANCE.	ELEV.=756.12
SITE BM#102	CHISELED "*" ON SOUTHWEST CORNER OF LIGHT POLE BASE (L2), LOCATED 423' SOUTH OF MACY'S SOUTHWESTERLY ENTRANCE.	ELEV.=756.73
SITE BM#103	CHISELED "*" ON NORTH CORNER OF LIGHT POLE BASE (N8), LOCATED 455' NORTH OF THE NORTHWESTERLY BUILDING CORNER OF VAN MAUR STORE.	ELEV.=757.38

LEGAL DESCRIPTION

SOURCE: FIRST AMERICAN TITLE INSURANCE COMPANY
ORDER No. C000126029, COMMITMENT DATE SEPT. 6, 2022
TAX PARCEL ID: PART OF 41-18-10-478-012
ADDRESS: 3130 28TH STREET SOUTHEAST

TAX ID NUMBER(S): PART OF 41-18-10-478-01

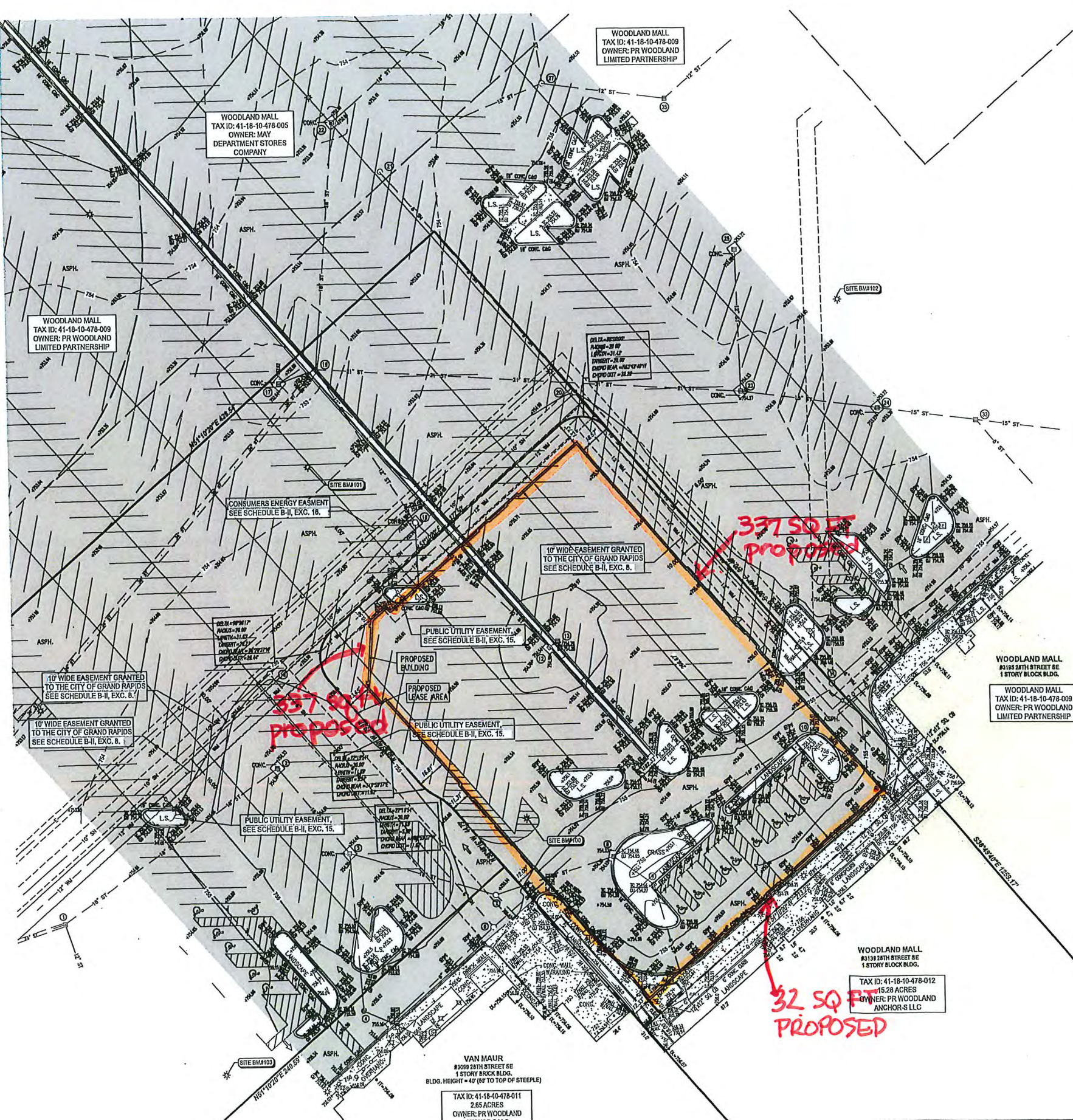
A PORTION OF THE FOLLOWING DESCRIBED PROPERTY:

AND SITUATED IN THE CITY OF KENTWOOD, COUNTY OF KENT, STATE OF MICHIGAN,
TO-WIT:
LOT 17, PLAT OF WOODLAND MAP, ACCORDING TO THE RECORDED PLAT THEREOF, AS
RECORDED IN LIBER 77 OF PLATS, PAGE 44, KENT COUNTY RECORDS, EXCEPT
COMMENCING AT THE NORTHERLY CORNER OF SAID LOT; THENCE SOUTH 38 DEGREES
40 MINUTES 40 SECONDS EAST ALONG THE EASTERLY LOT LINE 187.46 FEET; THENCE SOUTH
51 DEGREES 19 MINUTES 20 SECONDS WEST 113.23 FEET TO BEGINNING OF THIS
EXCEPTION; THENCE SOUTH 38 DEGREES 49 MINUTES 40 SECONDS EAST 480.03 FEET;
THENCE SOUTH 51 DEGREES 10 MINUTES 20 SECONDS WEST 240.59 FEET; THENCE NORTH
38 DEGREES 49 MINUTES 40 SECONDS WEST 480.03 FEET; THENCE NORTH 51 DEGREES 10
MINUTES 20 SECONDS EAST 240.59 FEET TO BEGINNING OF THIS EXCEPTION AND EXCEPT
COMMENCING 67.17 FEET SOUTH 86 DEGREES 23 MINUTES 10 SECONDS EAST ALONG
NORTHERLY LINE OF 28TH STREET FROM SOUTHWEST CORNER OF SAID LOT; THENCE
NORTH 3 DEGREES 38 MINUTES 50 SECONDS EAST 288.67 FEET; THENCE NORTH 86
DEGREES 23 MINUTES 10 SECONDS EAST 54.14 FEET; THENCE SOUTH 3 DEGREES 38
MINUTES 50 SECONDS WEST 288.50 FEET TO NORTHERLY LINE OF 28TH STREET; THENCE
WESTERLY ALONG SAID NORTHERLY LINE 55.19 FEET ON A 4132.30 FOOT RADIUS CURVE
TO THE RIGHT, LONG CHORD BEARS NORTH 86 DEGREES 25 MINUTES 21 SECONDS WEST
55.19 FEET; THENCE NORTH 86 DEGREES 23 MINUTES 10 SECONDS WEST 256.56 FEET TO
BEGINNING OF EXCEPTION.

TOGETHER WITH AND SUBJECT TO EASEMENTS AS DISCLOSED BY BILATERAL
DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORD
FEBRUARY 19, 2020 AS INSTRUMENT NO. 202002190014768.

ALSO TOGETHER WITH AND SUBJECT TO EASEMENTS AS DISCLOSED BY OPERATING AGREEMENT, RECORDED JUNE 17, 1966 IN LIRB 216, PAGE 88; AS AMENDED BY AMENDMENT TO OPERATING AGREEMENT, RECORDED JULY 25, 1968 IN LIRB 2055, PAGE 918; SECOND AMENDMENT TO OPERATING AGREEMENT, RECORDED DECEMBER 14, 1968 IN LIRB 2063, PAGE 93, AS AFFECTED BY ASSIGNMENT, RECORDED FEBRUARY 28, 1969 IN LIRB 2155, PAGE 85; THIRD AMENDMENT TO OPERATING AGREEMENT, RECORDED DECEMBER 15, 1973 IN LIRB 2164, PAGE 693; FOURTH AMENDMENT TO OPERATING AGREEMENT, RECORDED FEBRUARY 28, 1985 IN LIRB 2453, PAGE 658; FIFTH AMENDMENT TO OPERATING AGREEMENT, RECORDED MARCH 12, 2004 AS INSTRUMENT NO. 20040312-002635; SIXTH AMENDMENT TO OPERATING AGREEMENT, RECORDED DECEMBER 9, 2005 AS INSTRUMENT NO. 20051209-000001; SEVENTH AMENDMENT TO OPERATING AGREEMENT, RECORDED JANUARY 12, 2007 AS INSTRUMENT NO. 20070112-000001; EIGHTH AMENDMENT TO OPERATING AGREEMENT, RECORDED JANUARY 12, 2007 AS INSTRUMENT NO. 20070112-000001; AND NINTH AMENDMENT TO OPERATING AGREEMENT, RECORDED JANUARY 12, 2017 AS INSTRUMENT NO. 20170112-000317.

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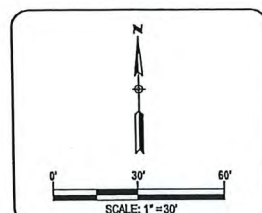
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