

# AGENDA CITY OF KENTWOOD PLANNING COMMISSION TUESDAY, EBRUARY 28, 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 February 14, 2028 and Findings of Fact for: <u>Case#3-23</u> Caring Hearts Adult Day Center Special Land Use and Site plan Review for an Adult Daycare located at 4488 Breton Ave SE; <u>Case#4-23</u> Snackcraft Building Addition Major Change to a PUD and Final Site Plan Review located at 4444 52<sup>nd</sup> Street SE; <u>Case#5-23</u> 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
- E. Approval of the Agenda for February 28, 2023
- F. Acknowledge visitors and those wishing to speak to non- agenda items.
- G. Old Business
- H. Public Hearing

Case#6-23 – Dykstra Auto – Major Change to an Approved Site Plan located at 4782 – 44<sup>th</sup> Street SE; (Applicant has requested tabling to March 14, 2023)

<u>Case#7-23</u> 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

Work Session

Case#8-23 - SIP- Structures and Improvements Plan 2023-2029

J. New Business

Set a public hearing date of March 14, 2023 for: <u>Case#8-23</u> – SIP– Structures and Improvements Plan 2023-2029

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#### K. Other Business

- 1. Commissioners' Comments
- 2. 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 FEBRUARY 14, 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 Holtrop.
- C. Roll Call:

Members Present: Bill Benoit, Dan Holtrop, Sandra Jones, Ed Kape, Ray Poyner, Doug VanderMeer, Sarah Weir

Members Absent: Darius Quinn, Alex Porter (with notification)

Others Present: Community Development Director Terry Schweitzer, Economic Development Planner Lisa Golder, Senior Planner Joe Pung, and the applicants.

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

- Motion Carried (7-0)-
- Quinn, Porter absent -
- D. Approval of the Minutes and Findings of Fact

Motion by Commissioner Holtrop, supported by Commissioner Weir, to approve the Minutes of January 24, 2023 and the Findings of Fact for: <u>Case# 2-23</u> – Zoning Ordinance Text Amendments Relating to: Childcare provisions; sign provisions; PUD procedures

- Motion Carried (7-0) –
- Quinn, Porter absent -
- E. Approval of the Agenda

Motion by Commissioner Benoit, supported by Commissioner Holtrop, to approve the agenda for the February 14, 2023 meeting.

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

<u>Case#3-23</u> – 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 there are no changes proposed to the outside of the building or the site itself. He stated any changes or modifications will be within the tenant space itself.

Pung stated there were no issues or concerns raised at the work session therefore he is recommending conditional approval of the special land use and site plan as described in his memos dated February 1, 2023.

Jones opened the public hearing.

There was np public comment.

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

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

The Commissioners were ok with the request and offered no further questions.

Motion by Holtrop, supported by Benoit, to grant conditional approval of the Special Land Use Adult Day Care Facility as described in Case 3-23. The approval is conditioned upon conditions 1-2 and basis points 1 –5 as described in Pung's memo dated February 1, 2023.

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

Motion by Holtrop, supported by Benoit, to grant conditional approval of the site plan dated October 1, 2020 as described in Case 3-23. The approval is conditioned upon conditions 1 and basis points 1-3 as described in Pung's memo dated February 1, 2023.

- **Motion Carried (7-0)** -
- Quinn, Porter absent -

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

Pung stated the request is for a Major Change to a PUD and Final Site Plan Review of a PUDlocated at  $4444 - 52^{nd}$  Street. He stated the property is zoned IPUD industrial planned unit development.

Pung stated the applicant is looking at 171,150 square foot addition to the existing building. He stated 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 also 5 commercial outbuildings designed along with the expansion of the existing industrial building fronting along 52<sup>nd</sup> Street and Broadmoor Avenue. He stated with this proposed expansion it removes the potential for any of the outbuildings.

Pung stated some of the issues at the work session include provision of a pedestrian connection to 52<sup>nd</sup> Street. He stated they have since provided a connection and path from 52<sup>nd</sup> Street to the entrance of the building.

Pung stated the 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 applicant is proposing to enclose that gap so it will be a continuous 5 foot pathway along their portion of the Broadmoor Avenue frontage.

Pung stated the other issue had to do with the building façade. The zoning ordinance requires that the primary building material for the sides facing the street of the parking lot to be brick. He stated the applicant is going to ask for a waiver because the building is going to be primarily insulated metal panel. He stated the Planning and City Commissions can grant a waiver to that specific requirement.

Pung stated another issue was coming up with a PUD agreement. He stated the applicant has provided a draft for a PUD agreement and as a condition of approval they would be working with staff and the City Attorney to come up the final PUD agreement.

Pung stated he is recommending to the City Commission conditional approval of the major change to the PUD and the final PUD site plan as described in his memos dated February 7, 2023.

Jones opened the public hearing.

There was no public comment.

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

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

Brad Rosley, Third Coast Development, owner of the facility 545 Michigan Street was present.

The Commissioners were okay with the request and happy to see the changes they made from the work session. However, Holtrop stated he is still concerned with the left hand turn from 52<sup>nd</sup> Street into the parcel conflicting with the Speedway traffic.

Motion by Benoit, supported by Poyner, to 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. The approval is conditioned upon conditions 1-7 and basis points 1 –5 as described in Pung's memo dated February 7, 2023.

- **Motion Carried (7-0)** -
- Quinn, Porter absent

Motion by Benoit, supported Poyner, by to grant conditional approval of the final PUD site plan dated January 31, 2023, for Snackcraft Building Addition as described in Case 4-23. The approval is conditioned upon conditions 1-6 and basis points 1-5 as described in Pung's memo dated February 7, 2023.

- **Motion Carried (7-0)** -
- · Quinn, Porter -

<u>Case#5-23</u> – 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

Schweitzer stated the request is for special land and site plan review. He stated the property was rezoned to conditional planned unit development and was approved by the City Commission in December 2022.

Schweitzer stated that one of the conditions of the conditional approval for the rezoning, the applicant voluntarily self-imposed a 150 feet separation from any adjacent residential use which allows for the buffer between this site and the Fox Chase development.

Schweitzer stated they also came up with a site design that we take into account the surrounding uses.

Schweitzer stated the land rises to the northeast and there is a tree canopy along the east lot line and to some extent the north lot line as well. He stated there are powerlines along East Paris Avenue that has a bearing on the fact that the street trees that are provided in the landscape plan are behind the sidewalk instead of between the sidewalk and the curb.

Schweitzer stated the plan has been modified since the work session. He reviewed the changes regarding landscaping along the frontage. He stated we want to make sure we had some clear view so motorists will be able to see oncoming traffic clearer.

He stated we have requirements for height of the lighting when it is adjacent to a public roadway or residential. He stated in this case they had to go with some lower poles as you get to the perimeter of the site.

He stated the animal hospital is set up for 24 hour service. The ordinance requires that most activity takes place within the building. He stated the applicant has pledged to limit the amount of time that any animal would be outside going into the animal hospital and on the way out. There are no outside run areas.

Schweitzer stated in their redesign from the work session they did redo the employees break area.

Schweitzer stated they have introduced sidewalk along the outside of the building. He stated there was question at the work session as to whether the building materials met our requirements. The designer provided staff with details and staff confirmed that the building materials are met.

Schweitzer stated there is a drive from Embassy and also onto East Paris Avenue. It will provide access to this site and the vacant property on East Paris Avenue. He stated they have the drive properly aligned with the drive across the street in Grand Rapids.

Schweitzer stated as we went through the special land use review, we wanted to be conscious of how it fits within the area. He stated we feel that with the separation from the residential use to the north and the site design it fits in with the scale and the types of buildings already in the immediate area.

He stated if an animal comes into the facility and would happen to pass the animal hospital takes care of the remains on behalf of their clients.

Schweitzer stated there was question with traffic generation associated with this use. He stated they went to the trip generation manual and this is not the type of use where you have a big rush of traffic. They are on staggered shifts.

Schweitzer stated he is recommending approval as stated in his memos dated February 8. He stated the 30 foot wide shared access should be made a condition of approval and that the applicant provides that and record commitment that going forward.

Don DeGroot with Exxel Engineering was present. He added that if a pet were to pass away they are discreet about it they wrap the animal and it is placed in a container so there is no drama as it exits the facility.

Craig Baker with First Companies was also present.

Jones opened the public hearing.

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

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

Poyner stated he asked about the traffic study and it appears to no longer be an issue therefore he doesn't have any questions.

Vandermeer questioned if the parking would be excessive. Baker stated they initially projected a 25,300 square foot building there are 25,277 square feet. He stated Blue Pearls is requesting the amount of parking based on their other locations. Vandermeer stated they have a lot of pavement now how will the drainage flow. Schweitzer stated that is the detail the City Engineer reviews and it is a case where they have sufficient capacity to accept the drainage. Don stated the comments from the City Engineer have all been addresse; it is built to the City standards to accommodate both the proposed development as well as anything proposed to the north for any future development.

Holtrop stated traffic and parking was his issue. He stated he does see possible parking on the east end. He questioned if the dumpster area has a wall or buffer. Holtrop stated he read where there will be 95-110 staff. Baker stated the staffing information is correct it depends on what they are doing and what is happening in the building at the time. Baker stated the good part is that staff stagger their shifts.

Motion by Holtrop, supported by Benoit, to grant 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 The approval is conditioned upon conditions 1 and basis points 1 –4 as described in Schweitzer's memo dated February 8, 2023.

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

Motion by Holtrop, supported by Benoit, to grant conditional approval of the revised site plan dated 01-27-23, the revised landscape plan dated 01/25/23, the revised photometric plan dated 01/30/2023 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. The approval is conditioned upon conditions 1 adding condition 2. Recording a 30 foot shared access along the north property line and basis points 1-3 as described in Schweitzer's memo dated February 8, 2023.

Quinn, Porter absent -

#### I. Work Session

<u>Case#6-23</u> – Dykstra Auto – Major Change to an Approved Site Plan located at 4782 – 44<sup>th</sup> Street SE:

Pung stated the request is a major change to an approved site plan. He stated in September of 2022, the Planning Commission granted conditional special land use and site plan approval for a vehicle repair operation at this location. 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.

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.

Pung stated there are no real issues.

Batts, 623 Tuttle was present. He stated the changes are just the new parking spaces they want for employees and customers. He stated the storage area will be fenced in. He stated they added one ADA spot. He discussed the easements and detention.

Benoit stated this makes him nervous with people coming out of the airport seeing this building and seeing this work being done. He stated then you say they need more parking they are going to be parking cars out there that need to get worked on and then we are going to have a problem as we have had with some auto repair places in the City. He was concerned if we have this nailed down enough in our special land use agreement and if they start getting cars parked out there that shouldn't be, can we enforce. Pung stated it is enforceable there is a requirement that any vehicles that are stored have to be behind that enclosed area that is screened off. If you start seeing inoperable vehicles parked outside we can enforce upon that. Pung stated if they are in violation of the special land use requirement we have the ability to pull the special land use permit.

Holtrop stated his concern was also more parking more cars more issues. He questioned if the drive off Patterson will that still be an easement to access the other parcel. Batt stated yes, it is. He questioned if the 19 spaces are part of the fenced in area. Batt stated that it is. Holtrop questioned if they would fence the whole parking lot. Batts stated he thinks fencing the whole thing will be more of an eyesore for oncoming traffic. Holtrop stated anything we can do to screen the potential for disabled vehicles sitting around will be helpful.

VanderMeer stated he has a concern of the outside storage and how it went from 8 and now it's expanded. He stated his other concern is the egress onto Patterson the ability to make that left turn out of there. Batts stated they can look into these issues.

Poyner stated he would like to see them explore screening the entire parking lot as mentioned by the other commissioner because we have had issue within the community.

Jones echoed the Commissioners comments. She doesn't want people looking at inoperable vehicles. She wants him to take their concerns back and make sure that the owner is well aware of the commissioner's issues. She stated the owners history is part of the concern for this discussion.

<u>Case#7-23</u> 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

Golder stated 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. She stated the hours are from 8am-5pm. She stated she doesn't see any issues with the special land use.

She stated with the specific special land use standard in 15.03 the only issue is that there is no allowance for overhead doors for major vehicle repair. This has an overhead door therefore they have to go to the Zoning Board of Appeals.

Ben Bauer, 4216 Unity Drive was present. He went over an overview of the dry ice process explaining how it is power washing without water. It is pressured small dry ice pellets that are blasted at the vehicle.

Poyner questioned if there will be any waste. Bauer stated dry ice is made of frozen carbon dioxide the process of the dry ice going away is called sublimation. Poyner questioned how much this will cost. Bauer stated around \$250 per hour.

Holtrop questioned if ventilation will be needed. Bauer stated there are two doors on the back of the building. He may prop them but open carbon dioxide stays close to the ground.

#### J. New Business

There was no New Business

#### K. Other Business

#### 1. Zoning Waivers Main Event

Golder stated this is a new entertainment venue that is being proposed at Woodland Mall on the north side. She stated a land division has occurred and this building will fit within the new lot if approved. She stated it is a full service restaurant and bar with bowling, laser tag, video games, pool tables and shuffle board. She stated it is 48, 950 square feet on 1.429 acres.

Golder stated there are 4 waivers, lot coverage and setbacks, building materials and signage. She stated 3 waivers need City Commission and Planning Commission review and the signs waiver is for the Planning Commission only.

#### **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 a 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: The proposed building uses 89% EFIS; only 25% is allowed.

#### **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 48,600 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 28<sup>th</sup> Street.

Angel Robinson, Main Event Property Development Manager, 309 Ketland Circle, Harland Village Texas was present.

Benoit stated he doesn't have a problem the waivers.

Kape questioned if the walkway will be covered with a canopy if you are coming from the mall to Main Event. Robinson stated the intent now is not to be covered. There is about 28 feet between the exit of the mall where the building backs up to the mall 10 feet of that will be on the Mian Event piece and then 18 feet of it will remain on the mall side. Kape questioned if there will be any safety concerns will it be lit and the hours of operation. Robinson stated they stay open as late as 2am. Golder stated they are working through those issues with cameras and lights because that came up with the discussion about liquor and the police department was in on the discussion. Robinson stated they have their own lighting features that they put on the building and then egress lighting for exit doors but they also have cameras that they put on building in addition the mall has their own cameras. Discussion ensued regarding security.

Holtrop stated his only concern was safety and it looks like they are addressing that. He is ok with everything else.

Vandermeer questioned if there was adequate parking. Golder stated yes we asked them to look at that and they do meet the ordinance. Vandermeer also questioned the traffic. Golder stated she isn't concerned with the traffic. He stated his last concern would be the alley and the lighting in the 28 foot corridor. Randy Barnet the architect for Main Event stated they do have adequate lighting on that side of the building specific to address this. They are going to have overlapping lighting.

Poyner lighting and security was his concern.

Jones stated she is not in favor of the signs she doesn't think it goes with the other signage. Robinson stated having signage that speaks to their brand is important to them. She stated she understand that it is all white but there are other brands in the mall that are have their brand that speaks through their signage.

Jones stated with the 28 feet between the mall and their building she is concerned about snow and ice and how will they ensure this isn't a slip and fall hazard. He stated they have been working with the mall. The mall has a canopy that projects out and they have a canopy that projects out but they do not touch and connect. Because of the fire code they have to be 20 feet separated between the mall and their building otherwise they have to change their construction type to meet that fire code. They have to have that 20 foot separation. Discussion ensued regarding how they will keep that area safe.

Motion by Benoit, supported by Holtrop, to recommend to the City Commission the to grant the waivers requested for setback, lot coverage and building material for review and approval.

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

Motion by Benoit supported by Holtrop, to grant the waivers <u>Northwest (front)</u> exterior sign: 337 sq feet proposed; <u>East exterior sign</u>: 337 square feet proposed <u>South side (facing Woodland Mall)</u> exterior sign: 32 square feet proposed <u>Mall</u> exterior sign at mall south entry (adjacent to Black Rock Restaurant): 52.01 square feet proposed.

- Motion Carried (6-0) –
- Jones opposed -
- Quinn and Porter absent -
- 2. Commissioners' Comments

Benoit stated he may not be at the next meeting.

3. Staff's Comments

Schweitzer stated he will have City Attorney Sluggett come in for training.

Schweitzer stated there will be a discussion on the ordinance amendment for housing at the Committee of the Whole meeting on February 21 at 5:30pm.

#### L. Adjournment

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

- Motion Carried (9-0) –

Meeting adjourned at 9:00pm

Respectfully submitted,

Ed Kape, Secretary



#### CITY OF KENTWOOD PLANNING COMMISSION PROPOSED FIDNINGS OF FACT FEBRUARY 28, 2023

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

MOTION:

Motion by Holtrop, supported by Benoit, to grant conditional approval of the Special Land Use Adult Day Care Facility as described in Case 3-23. The approval is conditioned upon conditions 1-2 and basis points 1 -5 as described in Pung's memo dated February 1, 2023.

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

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.

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



#### CITY OF KENTWOOD PLANNING COMMISSION PROPOSED FIDNINGS OF FACT **FEBRUARY 28, 2023**

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

MOTION:

Motion by Holtrop, supported by Benoit, to grant conditional approval of the site plan dated October 1, 2020 as described in Case 3-23. The approval is conditioned upon conditions 1 and basis points 1-3 as described in Pung's memo dated February 1, 2023.

- Motion Carried (7-0) -
- Quinn, Porter absent -

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



#### CITY OF KENTWOOD PLANNING COMMISSION PROPOSED FIDNINGS OF FACT FEBRUARY 28, 2023

Pung 02/07/23

PROJECT:

Snackcraft Building Addition

APPLICATION:

4-23

LOCATION:

4444 - 52<sup>nd</sup> Street, 5219 Broadmoor Avenue, and 5217 Broadmoor

Avenue

HEARING DATE:

February 14, 2023

REVIEW TYPE:

Major change to an approved Planned Unit Development.

MOTION:

Motion by Benoit, supported by Poyner, to 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. The approval is conditioned upon conditions 1-7 and basis points 1 -5 as described in Pung's memo dated February 7, 2023.

- Motion Carried (7-0) –
- Quinn, Porter absent
- Review and approval by City staff of a PUD Development Agreement.
- 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.



#### CITY OF KENTWOOD PLANNING COMMISSION PROPOSED FIDNINGS OF FACT FEBRUARY 28, 2023

Pung 02/07/23

PROJECT:

Snackcraft Building Addition

APPLICATION:

4-23

LOCATION:

4444 - 52<sup>nd</sup> Street, 5219 Broadmoor Avenue, and 5217 Broadmoor

Avenue

HEARING DATE:

February 14, 2023

REVIEW TYPE:

Final PUD site plan.

MOTION:

Motion by Benoit, supported Poyner, by to grant conditional approval of the final PUD site plan dated January 31, 2023, for Snackcraft Building Addition as described in Case 4-23. The approval is conditioned upon conditions 1-6 and basis points 1 – 5 as described in Pung's memo dated February 7, 2023.

- Motion Carried (7-0) –
- Quinn, Porter -

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.

FOF (Final PUD Plan)

Case 4-23

Page 2 of 2

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.



#### CITY OF KENTWOOD PLANNING COMMISSION PROPOSED FINDINGS OF FACT FEBRUARY 28, 2023

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

MOTION:

Motion by Holtrop, supported by Benoit, to grant conditional approval of the revised site plan dated 01-27-23, the revised landscape plan dated 01/25/23, the revised photometric plan dated 01/30/2023 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. The approval is conditioned upon conditions 1 adding condition 2. Recording a 30 foot shared access along the north property line and basis points 1-3 as described in Schweitzer's memo dated February 8, 2023.

- Motion Carried (7-0) -
- Quinn, Porter absent -

CONDITIONS:

- 1. The City Engineer's Memo dated January 23, 2023.
- 2. Recording a 30 foot shared access along the north property line

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.



#### CITY OF KENTWOOD PLANNING COMMISSION PROPOSED FINDINGS OF FACT FEBRUARY 28, 2023

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

MOTION:

Motion by Holtrop, supported by Benoit, to grant 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 The approval is conditioned upon conditions 1 and basis points 1 -4 as described in Schweitzer's memo dated February 8, 2023.

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

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.

#### Pung, Joe

From:

Ryan Betts <betts@Iremi.com>

Sent:

Monday, February 20, 2023 2:29 PM

To:

Pung, Joe

Cc: Subject: Brian Doezema RE: 4782 - 44th Street Remodel

Joe,

We'd like to officially table the public hearing to the March 14 planning commission meeting and use the February 28 meeting as a work session to discuss the garage door improvements. Like I said before, I'll send updated plans and operation description (within an updated narrative) over email. Do you want one set of updated full-size plans printed out?

Thanks,

#### Ryan Betts, P.E.

**Project Engineer** 

#### Land & Resource Engineering

2121 3 Mile Rd. NW Walker, MI 49544 Office: 616-301-7888 Ext 119



From: Pung, Joe <PungJ@kentwood.us> Sent: Monday, February 20, 2023 2:02 PM

To: Ryan Betts <betts@lremi.com>
Subject: RE: 4782 - 44th Street Remodel

Just send me an email indicating that you wish to table the public hearing and which date you would like it to be scheduled for.

Joe Pung Senior Planner City of Kentwood Planning Department 4900 Breton Avenue, SE P.O. Box 8848 Kentwood, MI 49518-8848 (616)554-0810

New City Hall Office Hours Beginning Nov 12, 2018:

M: 7:30 a.m. to 4:30 p.m. T: 7:30 a.m. to 6:00 p.m. W: 7:30 a.m. to 4:30 p.m. Th: 7:30 a.m. to 4:30 p.m.



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

February 23, 2023

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

Re: Dykstra Auto Special Land Use 4782 44<sup>th</sup> 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 44<sup>th</sup> 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. Additionally, a comment was received by Joe Pung on February 17, 2023 stating that the proposed garage door shown in the architectural plans as a part of the building permit needs to be approved as a part of the Special Land Use.

**Background:** The property (Parcel #41-18-25-227-015) is 3.78 acres in size and located on the southwest corner of 44<sup>th</sup> 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 27 new parking spaces, for a total of 62 spaces, thereby exceeding current Kenwood requirements. Due to the increase in parking, one additional ADA parking space is required, so the parking lot shall be re-striped 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 most significant change in this new submittal is the addition of the overhead door. The reason for this door is to provide access to the Calibration Area, as shown on the attached architectural

plans. This area will be used for in-and-out appointments, and will not require storage. Additionally, the ordinance states that overhead doors may be allowed along the street rights-of-way for corner lots if the planning commission approves it. We are asking for approval as we believe it will be helpful to the business and will be a nice addition to the building. Additionally, because the overhead door is taking the place of the existing entrance, a new customer entrance is being proposed near the NE corner of the building.

Dykstra has also decided that they would like to repave the whole parking lot, as the current pavement is in bad condition. This, along with the proposed landscaping described below, will increase the curb appeal of the site, which has been a stated concern by the planning commission.

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

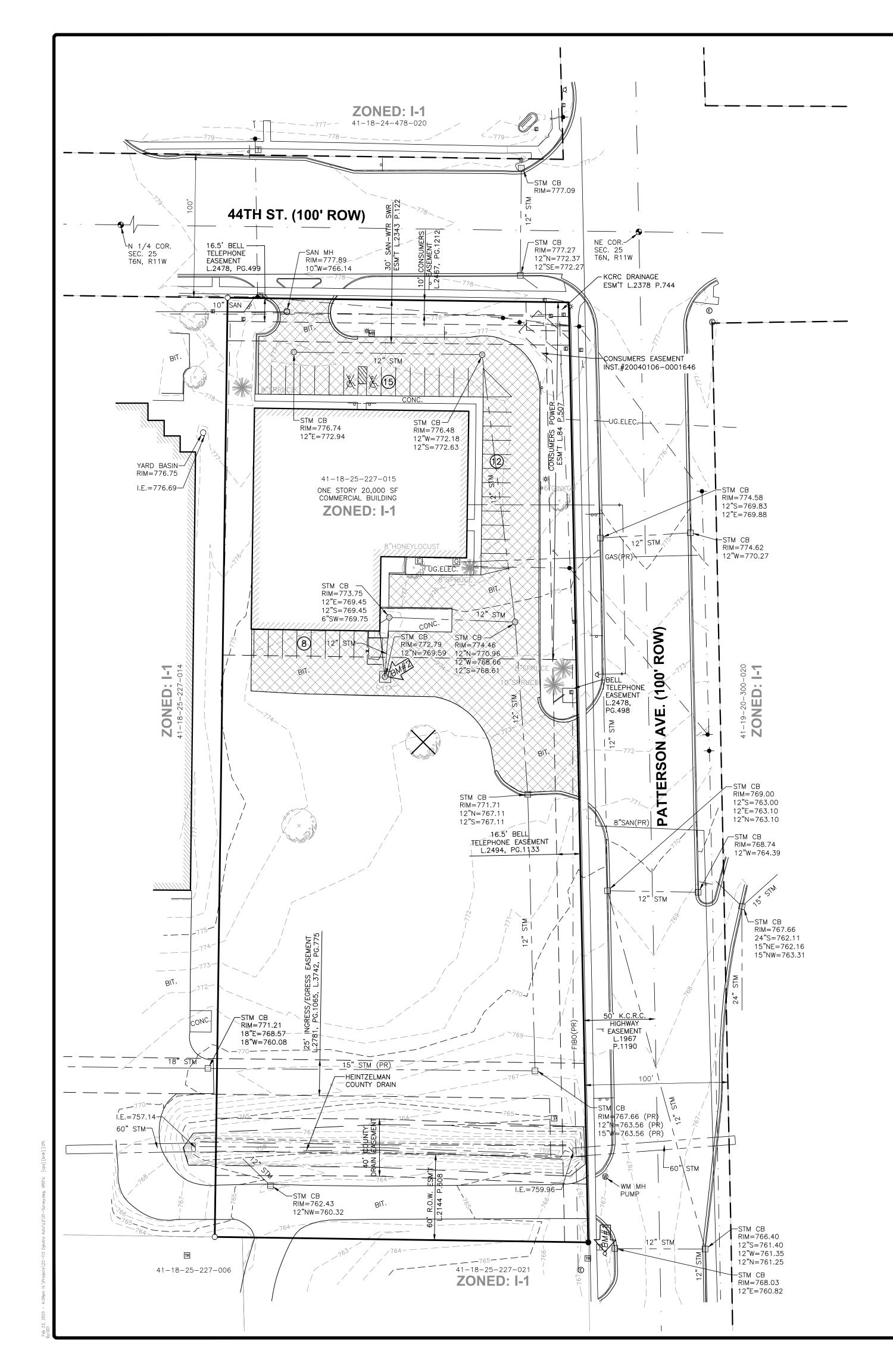
2121 3 Mile Rd.

Ryan Betts, P.E. Project Engineer



Walker, Michigan 49544

Phone: 616.301.7888



# DYKSTRAAUTO

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 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

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.

- CONIFEROUS TREE

——— – GAS UTILITY LINE

— — — STORM UTILITY LINE

- LAKE LINE

\_\_\_\_\_ EXISTING CONTOUR

- STEAM UTILITY LINE

— – SANITARY UTILITY LINE

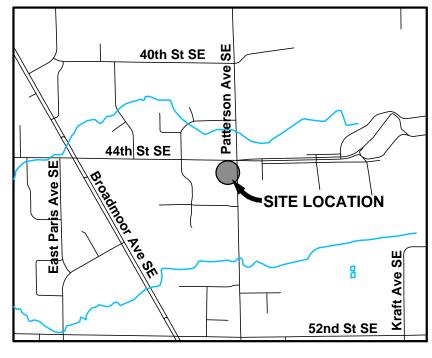
---- - OVERHEAD UTILITY LINE

## **LEGEND**

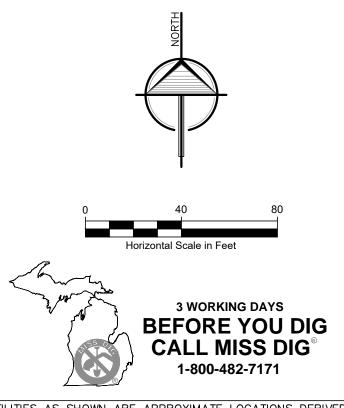
∘FP - FLAGPOLE

BENCHMARK	Q - FIRE HYDRANT		- CONC REMOVAL
. – WELL	♦ - WATER VALVE		
- MONUMENT	TR - ELECTRIC TRANSFORMER		- BIT. REMOVAL
– FOUND IRON STAKE	G - GAS METER		- BLDG. REMOVAL
- SET IRON STAKE	W - WATER METER		
- SET WOOD STAKE	T - TELEPHONE RISER	*	- TREE REMOVAL
SIGN	E - ELECTRIC METER		
RR SIGN	_ CATCH BASIN	* * * * *	- UTILITY REMOVAL
-c - GUY POLE	→ ROUND CATCH BASIN	<del>///////</del>	- SAWCUT
GUY ANCHOR	U - UTILITY MANHOLE		OURS AND OUTTER REMOVAL
UTILITY POLE	→ STORM MANHOLE	<del></del>	- CURB AND GUTTER REMOVAL
- LIGHT POLE	△ - FLARED END SECTION		
– POST	<ul> <li>SANITARY MANHOLE</li> </ul>		
3#- SOIL BORING	E - ELECTRIC MANHOLE		
	T - TELEPHONE MANHOLE		
MAILBOX  - AC UNIT	- DECIDUOUS TREE		
AC ONLI			

**REMOVAL LEGEND** 



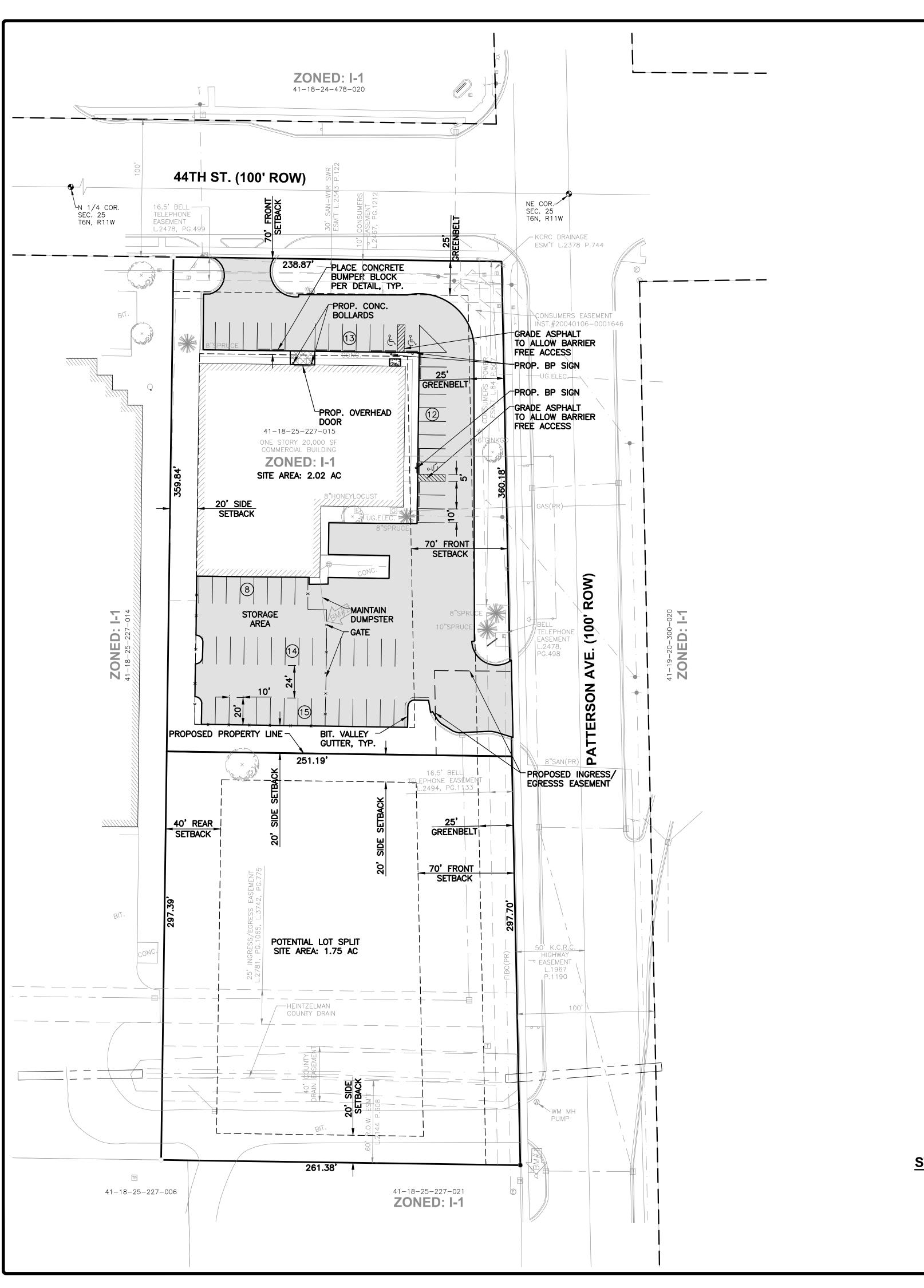


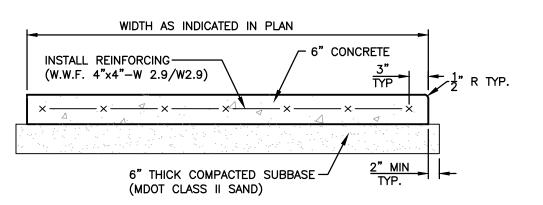


ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BI INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

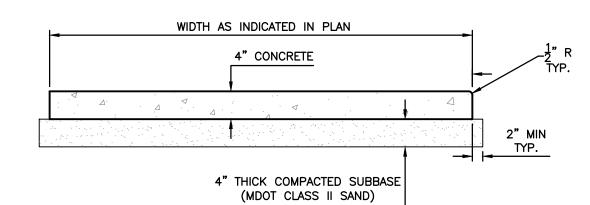
/ANTAGE CRE NE, SUITE 330, GRAND RAP ADV DRIVE N DY 44TH S

SHEET NUMBER

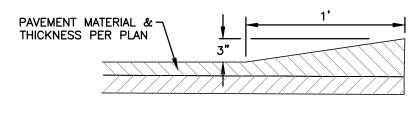




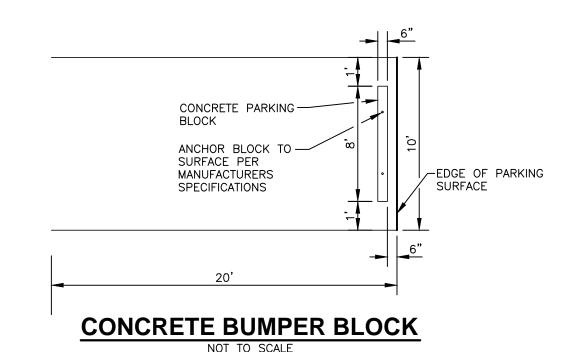
### **HEAVY DUTY CONCRETE SECTION** NOT TO SCALE



# STANDARD SIDEWALK

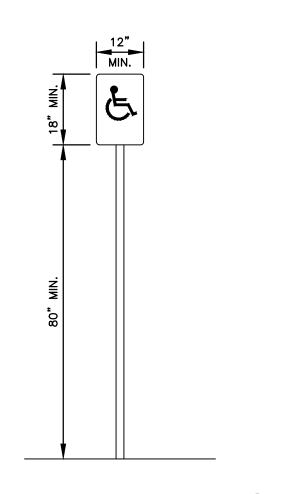


# **BITUMINOUS VALLEY GUTTER DETAIL** NOT TO SCALE



# MATERIAL TYPES: HMA WEARING COURSE MDOT HMA 13A (165#/SYD) HMA LEVELING COURSE MDOT HMA 13A (165#/SYD) ALL MATERIAL DESIGNATIONS REFER TO M.D.O.T. STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2020 EDITION AND SUPPLEMENTAL SPECIFICATIONS 1.5" HMA WEARING COURSE APPLY TACK COAT 1.5" HMA LEVELING COURSE 8" MDOT 22A 12" MDOT CLASS II SAND SUBBASE

STANDARD PAVEMENT SECTION NOT TO SCALE



**BARRIER FREE PARKING SIGN** 

NOT TO SCALE PER MICHIGAN BARRIER FREE DESIGN GRAPHICS MANUAL 2010

# **LEGEND**

THICKENED	EDGE CON	CRETE S	SIDEWAL	K
PROPOSED	CONCRETE	WALKS	& SUR	FAC

SURFACES

PROPOSED STANDARD PAVEMENT SECTION HEAVY DUTY CONCRETE PAVEMENT SECTION

PARKING COUNT

STANDARD CURB & GUTTER

MODIFIED CURB & GUTTER (SHEDS WATER)

STRAIGHT CURB

BITUMINOUS VALLEY GUTTER

SITE LIGHTING LOCATION ("SHOEBOX" LIGHTS)

SITE LIGHTING LOCATION (ORNAMENTAL)

# **NOTES**

- DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE ON PLANS.
- RADII ARE 5 FEET UNLESS INDICATED OTHERWISE ON
- 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.

# **PARKING INFORMATION**

PARKING REQUIRED: 20,000 SF + 10 REPAIR STALLS (1:800 SF + 2 PER STALL)

= 45 SPACES PARKING PROVIDED

ADA PARKING SPACES REQUIRED:

51-75 SPACES

= 3 ADA SPACES

= 62 SPACES

= 3 ADA SPACES

100 FT.

45 FT.

70 FT.

PARKING PROVIDED

INTERIOR LANDSCAPING FOR PARKING AREA REQUIRED:

100 SF LS AREA PER 10 SPACES = 300 SF REQUIRED = 500 SF PROVIDED

# **BUILDING SETBACKS:**

FRONT YARD:

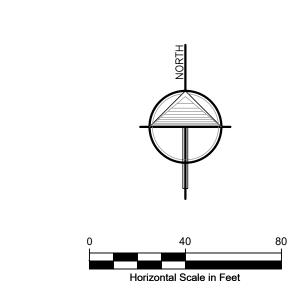
BUILDING > 150 W/ FRONT YARD PARKING: BUILDING > 150 W/O FRONT YARD PARKING: BUILDING < 150 W/ FRONT YARD PARKING: BUILDING < 150 W/O FRONT YARD PARKING:

**REAR YARD:** 

35 FT. SIDE YARD: 20 FT. 40 FT. **GREENBELT:** 25 FT.

**BUILDING ADDRESS:** 

4782 44TH ST. SE KENTWOOD, MICHIGAN



**3 WORKING DAYS BEFORE YOU DIG** CALL MISS DIG® 1-800-482-7171

THEY ARE THE ONLY UTILITIES IN THE AREA.

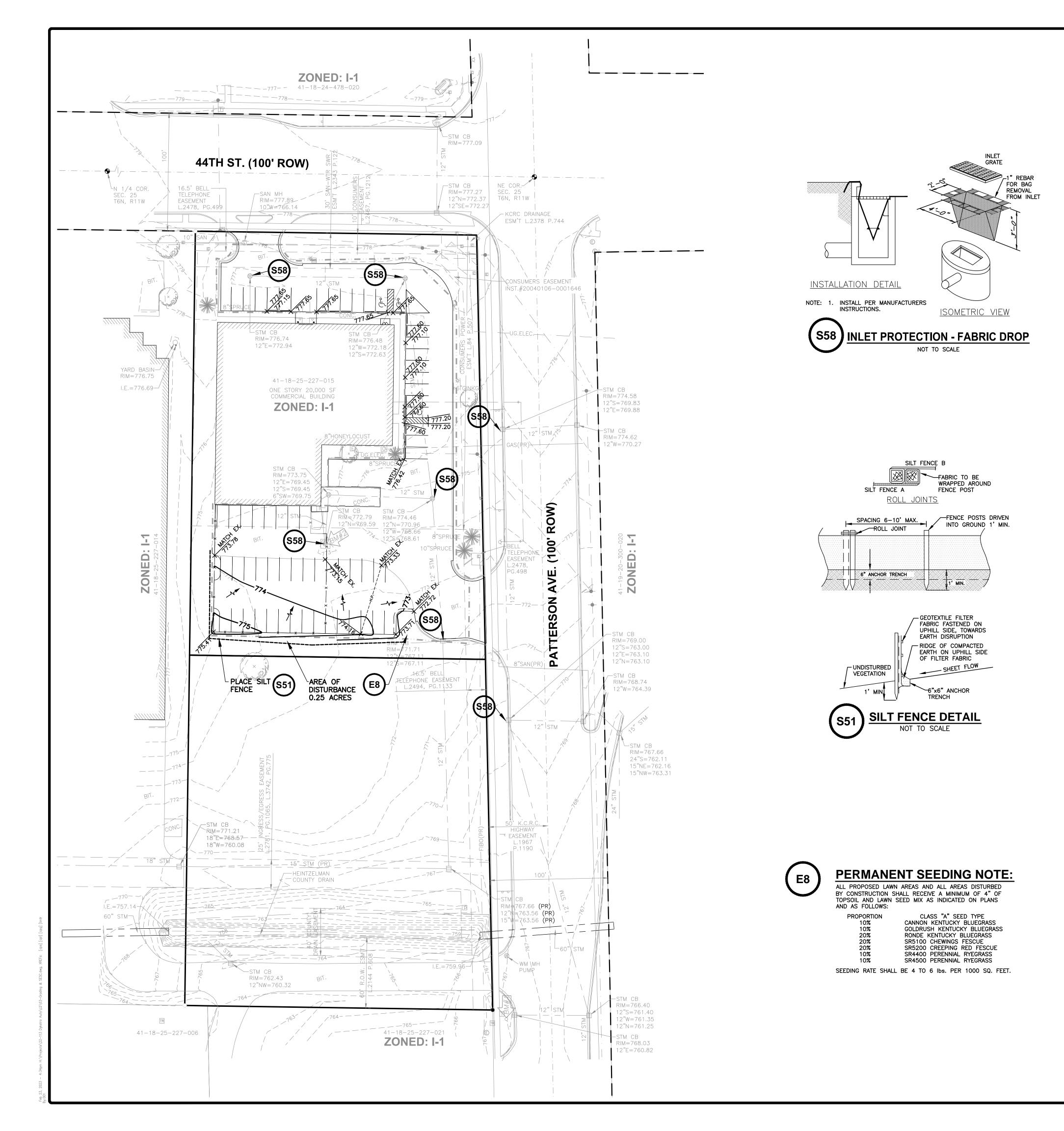
ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BI INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT

DY 44TH S

/ANTAGE CRE NE, SUITE 330, GRAND RAP

ADV DRIVE N

SHEET NUMBER



## **NOTES**

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

# **LEGEND**

PROPOSED CONTOURS EXISTING CONTOURS DRAINAGE STRUCTURES SPOT ELEVATION DIRECTION OF DRAINAGE FLOW

# **CONSTRUCTION SCHEDULE**

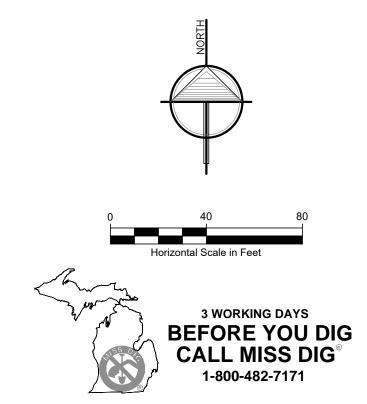
MAY 1-5 2023 INSTALL TEMP SESC. MEASURES STRIP TOPSOIL MAY 1-5 2023 MAY 1-5 2023 GRADE SITE MAY 8-12 2023 MAY 8-12 2023 INSTALL PAVEMENT INSTALL PERMANENT SESC MEASURES REMOVE TEMP SESC MEASURES MAY 8-12 2023

PARKING LOT HIGH POINTS

# **EROSION & SEDIMENTATION CONTROL NOTES**

- 1. 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.
- 2. CLEAR & GRUB SITE AS NECESSARY AND REMOVE ALL RESULTING MATERIALS FROM THE SITE.
- 3. REMOVE & STOCKPILE TOPSOIL. INSTALL SILT FENCE AT THE TOE OF THE SLOPE ON THE DOWNSTREAM SIDE AND ADD TEMPORARY SEED MIX TO ESTABLISH VEGETATION.
- 4. NO SOIL WILL BE ALLOWED TO ACCUMULATE OFF SITE. ANY SOIL TRACKED OFF SITE WILL BE IMMEDIATELY REMOVED.
- 5. 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.
- 6. FOR ALL AREAS TO BE SEEDED, THE MULCH MUST BE APPLIED IMMEDIATELY AFTER SEED APPLICATION.
- 7. 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.
- 8. REMOVE TEMPORARY CONTROLS SUCH AS SILT FENCE, INLET PROTECTION AND NETTING ONCE VEGETATION IS ESTABLISHED AND THE SITE HAS BEEN

KEY	BEST MANAGEMENT PRACTICES	SYMBOL	WHERE USED
ER	OSION CONTROLS		
E8	PERMANENT SEEDING	Manufusukusukusakkans	Stabilization method utilized on sites where earth change has been completed (final grading attained).
SE	DIMENT 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.



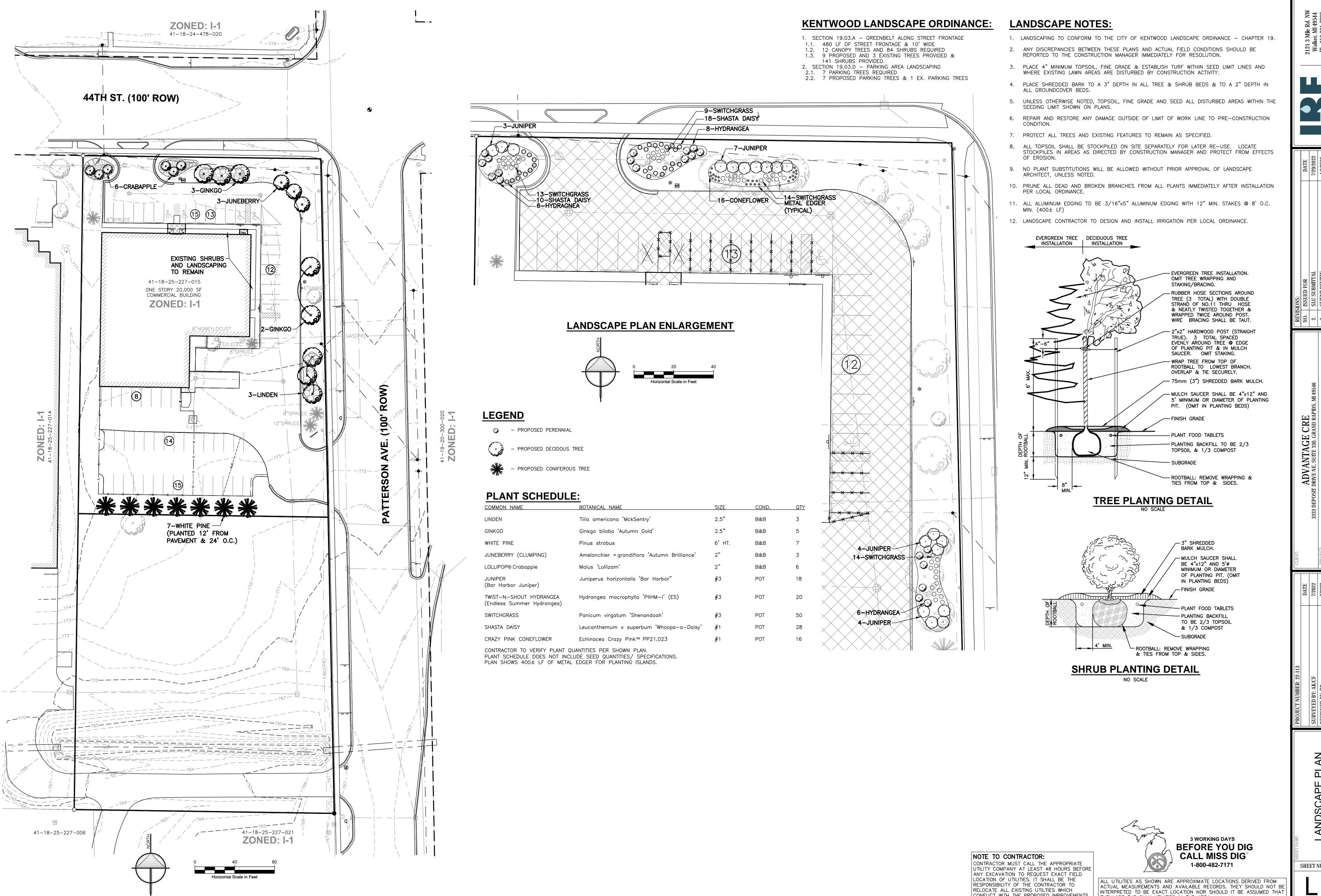
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/ANTAGE CRE NE, SUITE 330, GRAND RAP

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SHEET NUMBER



DY

ANDSCAP

SHEET NUMBER

RELOCATE ALL EXISTING UTILTIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS.

THEY ARE THE ONLY UTILITIES IN THE AREA.

SHEET INDEX	02/03/23	GREATW!
	OMNER REVIEW REVISED	360 AUTO CA
ARCHITECTURAL  T-1.0 TITLE SHEET A-1.0 FLOOR PLAN A-5.5 INTERIOR ELEVATIONS /MILLWORK DETAILS A-6.0 ROOM FINISH SCHEDULE A-6.1 DOOR SCHEDULE & DETAILS		
		CONTACT LIS
		OWNER:  GREATION 161 OF GRANT CONT T: 6 E:
		GENERAL QUESTIBATE (ANDITION OF THE PROPERTY O
		11629 ROCI CON <sup>-</sup> T: E: 1
		J MAIN LEVEL FINISH FLOW  1) MAIN LEVEL FINISH FLOW  2) THE CONTRACTOR SHAL  CONTRACTOR'S SHOP DE  THE CONTRACTOR SHAL
		HE HAS NOTIFIED THE A  3) THE CONTRACTOR SHAL ANCHOR BOLT SIZES AN APPROVED FOR SUBJECT  4) MASONRY WALLS ARE D FINISH SURFACES UNLES  5) CONSTRUCTION SHALL O AND REGULATIONS OF G
		6) VERIFY WITH OWNER AN AND OTHER REQUIREMEN 7) VERIFY ALL WORK TO C 8) EQUIPMENT: DRAWINGS CONTRACTOR IS TO VER 9) REFER TO SPECIFICATIO 10) ALL ITEMS DESIGNATED 11) GENERAL CONTRACTOR
		SPECIAL INSPECTIONS R  12) SHOP DRAWINGS:  • THE CONTRACTOR SHA  NOT IN ACCORDANCE A  CONTRACTOR'S REVIEW  • VERIFY ALL DIMENSION  • MANUFACTURER OR FAI  DEVIATIONS FROM CON
		ARE NOT CLOUDED OR CONSIDERED ACCEPTED • THE ARCHITECT HAS T CONTRACT DOCUMENTS • THE SHOP DRAWINGS I OR SHOWN INCORRECTL SHALL NOT BE CONSID CONTRACTOR'S RESPON
		CONTRACT DOCUMENTS  THE ADEQUACY OF DES DESIGNING OR SUBMITT  REVIEWING IS INTENDED CORRECT SHOP DRAWING CONTRACTOR.



# GREATWATER GARAGES RENOVATION

4782 44TH STREET SE, KENTWOOD, MI 49512



# NTACT LIST

GREATWATER GARAGES 161 OTTAWA AVE NW SUITE 401 GRAND RAPIDS, MI 49503 CONTACT:

T: 616.209.4242

QUEST DESIGN BUILD 1842 BALDWIN ST. JENISON, MI 49428 CONTACT: ADAM TUFFS T: 616.947.8378

ANDRUS ARCHITECTURE, INC.

E: ATUFFS@QUESTDESIGNBUILD.COM

11629 NORTHLAND DRIVE - SUITE 200 ROCKFORD, MI 49341 CONTACT: ROBERT ANDRUS E: ROBERT@ANDRUSARCHITECTURE,COM

# VERAL NOTES

- N LEVEL FINISH FLOOR TO BE 100'-0" UNLESS OTHERWISE NOTED. CONTRACTOR SHALL TAKE ALL NECESSARY FIELD MEASUREMENTS AND IERWISE VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS, INCLUDING THE TRACTOR'S SHOP DRAWINGS. SHOULD ANY ERROR OR INCONSISTENCY EXIST. CONTRACTOR SHALL NOT PROCEED WITH THE WORK AFFECTED THEREBY UNTIL HAS NOTIFIED THE ARCHITECT.
- CONTRACTOR SHALL VERIFY SIZES OF ALL OPENINGS, CURBS, BASES, RECESSES, HOR BOLT SIZES AND LOCATIONS WITH CERTIFIED DRAWINGS OF EQUIPMENT ROVED FOR SUBJECT LOCATIONS BEFORE PROCEEDING WITH THE WORK.
- SONRY WALLS ARE DIMENSIONED AS NOMINAL WIDTH OF MASONRY REGARDLESS OF SH SURFACES UNLESS NOTED OTHERWISE. STRUCTION SHALL COMPLY WITH ALL CODES, STANDARD BUILDING PRACTICES
- ) REGULATIONS OF GOVERNING AUTHORITIES. RIFY WITH OWNER AND CIVIL ENGINEER ALL SITE ITEMS INCLUDING EASEMENTS
- ) OTHER REQUIREMENTS PRIOR TO CONSTRUCTION,
- RIFY ALL WORK TO COMPLY WITH THE OWNER REQUIREMENTS. IPMENT: DRAWINGS SHOW THE GENERAL LAYOUT AND REQUIREMENTS.
- TRACTOR IS TO VERIFY EXACT LOCATIONS AND DIMENSIONS. FER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- ITEMS DESIGNATED TO BE REMOVED SHALL BE PROPERLY DISPOSED. ERAL CONTRACTOR TO HIRE INDEPENDENT TESTING AGENCY FOR ALL APPLICABLE CIAL INSPECTIONS REQUIRED BY CODE.
- OP DRAWINGS: HE CONTRACTOR SHALL REVIEW ALL SHOP DRAWINGS PRIOR TO SUBMITTAL. ITEMS OT IN ACCORDANCE W/ CONTRACT DOCUMENTS SHALL BE FLAGGED UPON NTRACTOR'S REVIEW.
- RIFY ALL DIMENSIONS W/ ALL TRADES DRAWINGS AND FIELD CONDITIONS. ANUFACTURER OR FABRICATOR SHALL CLOUD ANY CHANGES, SUBSTITUTIONS, OR EVIATIONS FROM CONTRACT DOCUMENTS. ANY OF THE AFOREMENTIONED WHICH RE NOT CLOUDED OR FLAGGED BY SUBMITTING PARTIES, SHALL NOT BE NSIDERED ACCEPTED AFTER ARCHITECT'S REVIEW, UNLESS NOTED ACCORDINGLY. HE ARCHITECT HAS THE RIGHT TO APPROVE OR DISAPPROVE ANY CHANGES TO
- NTRACT DOCUMENTS AT ANYTIME BEFORE OR AFTER SHOP DRAWING REVIEW. IE SHOP DRAWINGS DO NOT REPLACE THE CONTRACT DOCUMENTS. ITEMS OMITTED . SHOWN INCORRECTLY AND ARE NOT FLAGGED BY THE ENGINEER OR ARCHITECT IALL NOT BE CONSIDERED CHANGES TO CONTRACT DOCUMENTS. IT IS THE INTRACTOR'S RESPONSIBILITY TO ENSURE ITEMS ARE CONSTRUCTED TO
- HE ADEQUACY OF DESIGNS AND LAYOUT PERFORMED BY OTHERS RESTS W/ THE SIGNING OR SUBMITTING AUTHORITY. EVIEWING IS INTENDED ONLY AS AN AID TO THE CONTRACTOR IN OBTAINING RRECT SHOP DRAWINGS. RESPONSIBILITY FOR CORRECTNESS SHALL REST W/ THE NTRACTOR.

# ABBREVIATIONS

A.F.F. ABOVE-FINISHED FLOOR BELOW-FINISHED FLOOR BARRIER FREE CONTROL JOINT

CENTER LINE CONCRETE MASONRY UNIT COL. COLUMN

DIA.,  $\phi$ DIAMETER EGGSHELL LATEX ENAMEL

ELECT. ELECTRICAL EXIST. EXISTING · F.D. FLOOR DRAIN FIRE EXTINGUISHER

F.E.C. FIRE EXTINGUISHER CABINET FINISH

FLR. FLOOR GENERAL CONTRACTOR G.C. GAUGE

GALV. GALVANIZED GYP. BD. GYPSUM BOARD HOLLOW METAL LAV. LAVAT*O*RY MECH. MECHANICAL MTL. METAL

MEZZ. MEZZANINE MFR. MANUFACTURER MIN. MINIMUM N.I.C. NOT IN CONTRACT

N.T.S. NOT TO SCALE O.C. ON CENTER U 0.H.D. R. OVERHEAD DOOR RISER

RAD. RADIUS REINF. REINFORCED REQ'D. REQUIRED SQUARE FEET SIM. SIMILAR SPEC. SPECIFICATION

STRUCT. STRUCTURAL SŲSP. SUSPENDED, SUSPENSION TOP OF CONCRETE T.O.C. T.O.P.

TOP OF PIER T.0.S. TOP OF STEEL TUBULAR STEEL T.O.M. TOP OF MASONRY

TYP. TYPICAL UNLESS OTHERWISE NOTED U.O.N. VERT. VERTICAL WATER CLOSET

# SYMBOL LEGEND

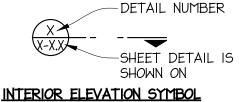
## DETAIL SYMBOL

DETAIL NAME X-X.X SCALE:  $1/2^{\parallel} = 1^{\parallel}-0^{\parallel}$ - SHEET DETAIL IS SHOWN ON

## PLAN TITLE & NORTH ARROW



#### DETAIL/WALL SECTION WALL CUT SYMBOL



# -ELEVATION NUMBER -SHEET DETAIL IS SHOWN ON

#### DETAIL SYMBOL -DETAIL NUMBER -SHEET DETAIL IS SHOWN (X-X.X<del>/--</del>

# <u>REVISIONS</u> -SHEET REVISION NUMBER

ROOM NUMBER

-ROOM NUMBER

DOOR NUMBER -DOOR NUMBER

WALL TYPE NUMBER

# PROJECT INFORMATION

CODE: 2015 MICHIGAN BUILDING CODE

FIRE SUPPRESSION:

TOTAL

USE GROUP NON-SEPARATED MIXED USE: FI - AUTO REPAIR /B - BUSINESS

# CONSTRUCTION TYPE: 3B

<u>F1 - AUTO REPAIR</u> B - BUSINESS BUILDING IS FULLY FIRE SUPPRESSED

HEIGHT LIMITATIONS (TABLE 504.3): 75<sup>1</sup> 4-STORIES STORY LIMITATIONS (TABLE 504.4): 3-STORIES 76,000 S.F. AREA LIMITATIONS (TABLE 506.2): 48,000 S.F.

FRONTAGE AREA INCREASE If(TABLE 506.3.3): If=100 (\$\frac{1}{6}\$-0.25) \$\frac{14}{30}\$ NOTE: NOT USED MODIFIED AREA LIMITATIONS (TABLE 506.2.3): Aa=At + (Ns \* If): NOTE: NOT USED NOTE: PROPOSED WORK IS LIMITED TO INTERIOR RENOVATIONS

# $\frac{AREA:}{AUTO}$ REPAIR = 14,412± S.F.

= 5,668± S.F. = 20,080± S.F.

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS TABLE 601

	BUILDING ELEMENT	<u>HOURS</u>	<u>UL #</u>	DETAIL #	
	STRUCTURAL FRAME BEARING WALLS:	0			
	EXTERIOR	0			
	INTERIOR	0			
ı	NON-BEARING WALLS:				
ı	EXTERIOR	0			
ı	INTERIOR	0			
ı	FLOOR CONSTRUCTION	0			
1	ROOF CONSTRUCTION	0			

## FIRE RESISTANCE RATING REQUIREMENTS FOR SHAFT ENCLOSURES (713.4)

STORIES	<u>HOURS</u>	<u>UL #</u>	<u>DETAIL #</u>
-3	1 2	N/A	N/A
1+		N/A	N/A

FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE TABLE 602

DETAIL # <u>UL #</u> N/A

# CHAPTER 9: FIRE PROTECTION REQUIREMENTS

BUILDING FULLY FIRE SUPPRESSED

# OCCUPANCY LOAD

NOTE: SEE FLOOR PLAN A-1.0

# PLUMBING FIXTURE COUNT

MICHIGAN PLUMBING CODE 2015

OCCUPANCY: TABLE 403.1 - B, BUSINESS

B - BUSINESS <u>F1 - AUTO REPAIR</u> WATER CLOSETS: | PER 25 FOR FIRST 50 \$ 1 PER 100 OCCUPANTS 1 PER 50 FOR REMAINING OCCUPANTS LAVATORIES: 1 PER 40 FOR FIRST 80 \$ 1 PER 100 OCCUPANTS 1 PER 80 FOR REMAINING OCCUPANTS DRINKING FOUNTAIN: 1 PER 100 OCCUPANTS 1 PER 400 OCCUPANTS SERVICE SINK:

#### PLUMBING OCCUPANCY COUNTS 80 OCCUPANTS

80 OCCUPANTS / 2 = 40 OCCUPANTS PER SEX 40 MEN = 2 WATER CLOSETS 40 WOMEN = 2 WATER CLOSETS 40 MEN = 1 LAVATORIES 40 WOMEN = I LAVATORIES

80 OCCUPANTS / 100 OCCUPANTS = 1 DRINKING FOUNTAINS REQUIRED PROVIDED WATER CLOSETS: MEN:

LAVATORY:

WOMEN:

FIXTURE CALCULATION:

WATER CLOSETS: LAVATORY: WATER CLOSETS: LAVATORY: DRINKING FOUNTAINS: SERVICE SINKS:

32 MEN = 1 WATER CLOSETS 32 WOMEN = 1 WATER CLOSETS 32 MEN = 1 LAVATORIES 32 WOMEN = I LAVATORIES 64 OCCUPANTS / 100 OCCUPANTS = 1 DRINKING FOUNTAINS REQUIRED PROVIDED

64 OCCUPANTS / 2 = 32 OCCUPANTS PER SEX

64 OCCUPANTS

AUTO REPAIR

BID ALTERNATIVES





GARAGES GREATWATER GRENOVATION
4782 44TH STREET SE
KENTWOOD, MI 49512

PROJ<del>e</del>ct no: 23-012

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#### FIRE SUPPRESSED OCCUPANCY LOAD BUILDING CODE 2015 (TABLE 1004.1.2) ASSEMBLY WITH FIXED SEATS (SECTION 1004.4): ACTUAL SEAT COUNT A) SEATING: B) BLEACHERS: I PER 18 INCHES OF SEATING ASSEMBLY WITHOUT FIXED SEATS: A) STANDING: I PER 5 S.F. NET B) CONCENTRATED (CHAIRS ONLY): PER 7 S.F. NET C) UNCONCENTRATED (TABLES AND CHAIRS): 1 PER 15 S.F. NET I PER 100 S.F. GROSS BUSINESS AREAS: KITCHENS: PER 200 S.F. GROSS LOCKER ROOMS: I PER 50 S.F. GROSS ACCESSORY STORAGE, MECHANICAL: 1 PER 300 S.F. GROSS

I PER 500 S.F. GROSS

#### EGRESS CAPACITY

WAREHOUSES:

1. SIZE OF DOOR (SECTION 1010.1.1):
3'-0" NOMINAL DOOR = 32" MIN. NET CLEAR

2. EGRESS WIDTH PER OCCUPANT SERVED:
A. STAIRWAYS (SECTION 1005.3.1-EXCEPTION #1): 0.2" PER PERSON
B. OTHER COMPONENTS (SECTION 1005.3.2-EXCEPTION #1): 0.15" PER PERSON

3. DOOR CAPACITY:

32" NET /0.15" = 213 PEOPLE PER LEAF (426 PER DOOR PAIR)

TRAVEL DISTANCE (TABLE 1017.2)

 OCCUPANCY
 MAXIMUM

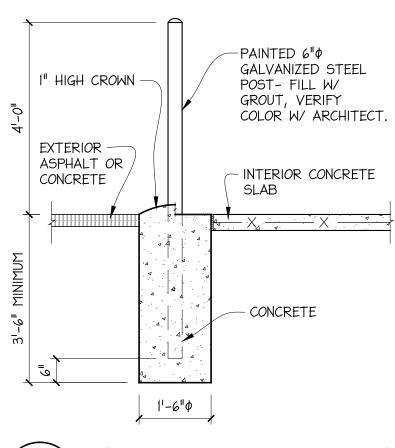
 A,E,F-I,M,S-I:
 250'

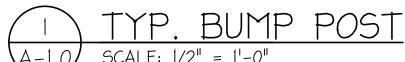
 B:
 300'

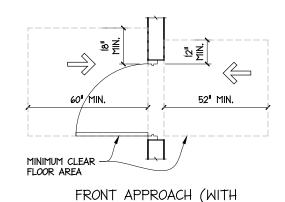
 F-2,S-2:
 400'

DEAD END (SECTION 1020.4)

OCCUPANCY
ASSEMBLY: 20'
BUSINESS: 50'



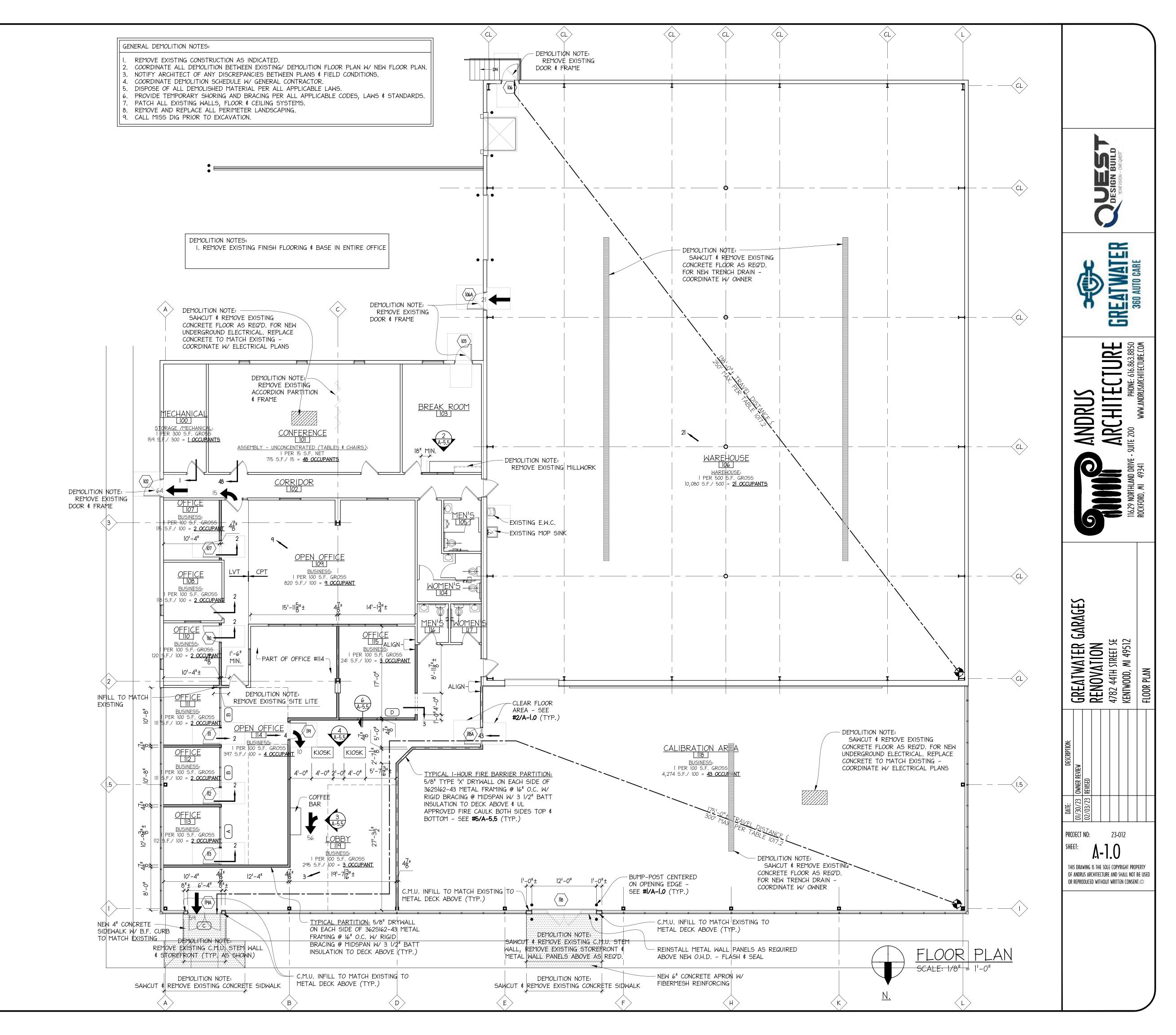


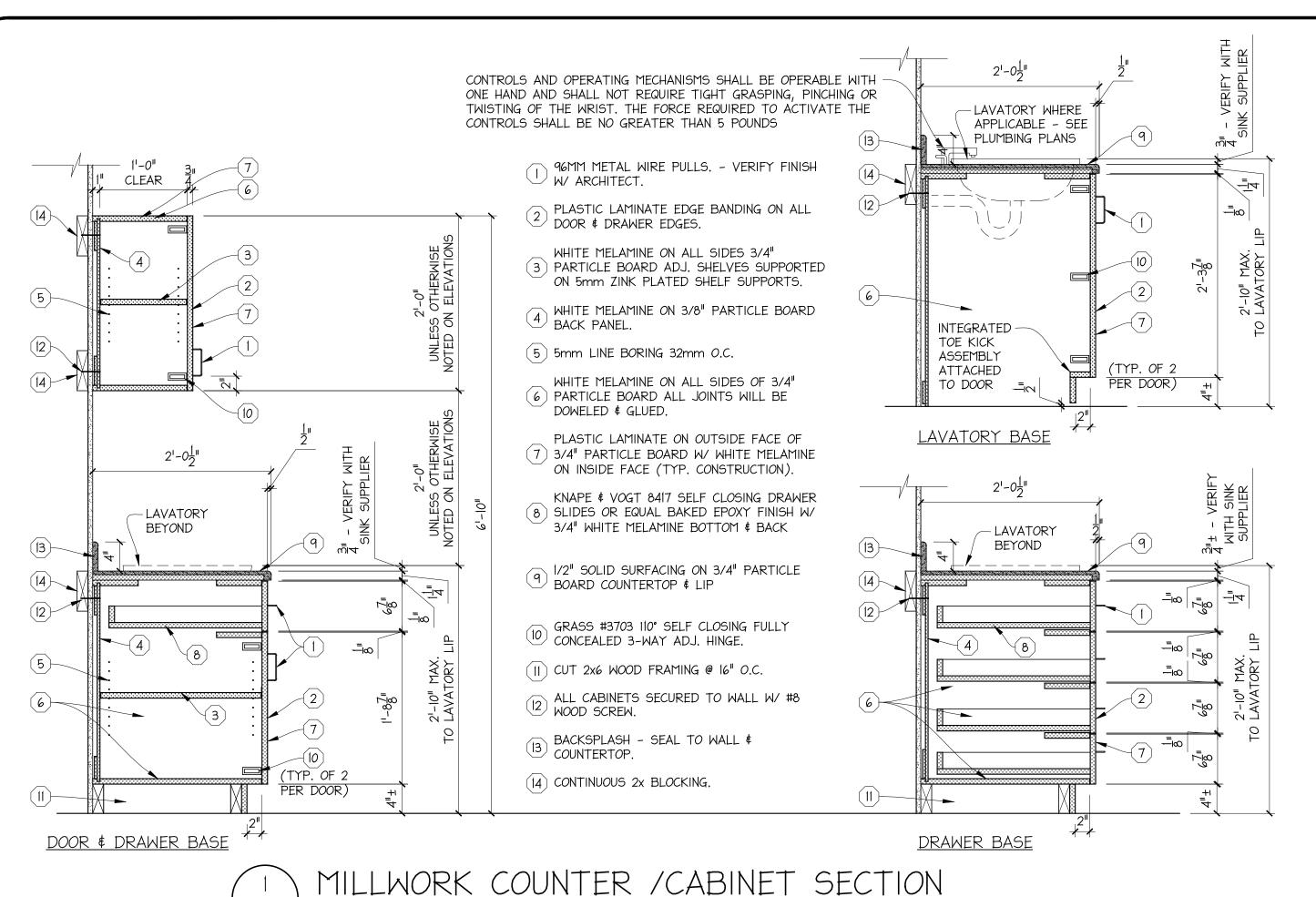


LATCH & CLOSER) DOOR CLEAR FLOOR AREA

BARRIER FREE REQUIREMENTS

SCALE: 1/4" = 1'-0"

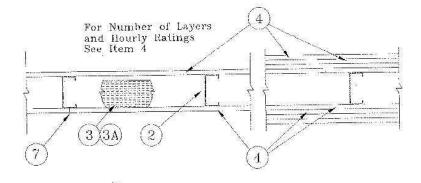




녕"± FILLER 1'-9" EXISTING WINDOW BEYOND A-5.5 FINISH END PANEL SINK AND FAUCET - SEE -PORTABLE -PLUMBING PLAN (TYP.) COUNTERTOP P-LAM ON 3/4 PARTICLE MICROWAVE BY OWNER BOARD DOOR STOP BEYOND SURFACING SIDE & BACK SPLASH (TYP.) DISHWASHER BY OWNER-FINISH END PANEL 3'-0" A.D.A SINK CABINET WITH INTEGRATED TOE KICK 1'-0" 2'-0" ROOM COUNTER ELEVATION

# FIRE RESISTANCE RATINGS - ANSI/UL 263 (BXUV)

#### Design No. U419 Nonbearing Wall Ratings — 1, 2, 3 or 4 Hr (See Items 3 & 4)



1. Floor and Ceiling Runners — (Not shown) — Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min width to accommodate stud size, with min 1 in. long legs, attached to floor and ceiling

with fasteners 24 in. OC max. 2. Steel Studs — Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min width as indicated under Item 4, min 1-1/4 in. flanges and 1/4 in. return, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.

3. Batts and Blankets\* — (Required as indicated under Item 4) — Mineral wool batts, friction fitted between studs and runners. Min nom thickness as indicated under Item 4. See Batts and Blankets (BKNV or BZJZ) Categories for names of Classified companies. 3A. Batts and Blankets\* — (Optional) — Placed in stud cavities, any glass fiber or mineral wool insulation bearing the UL Classification Marking

as to Surface Burning Characteristics and/or Fire Resistance. See Batts and Blankets (BKNV or BZJZ) Categories for names of Classified com-

4. **Gypsum Board\*** — Gypsum panels with beveled, square or tapered edges, applied vertically or horizontally. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Vertical joints in adjacent layers (multilayer systems) staggered one stud cavity. Horizontal joints need not be backed by steel framing. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. Horizontal edge joints and horizontal butt joints in adjacent layers (multilayer systems) staggered a min of 12 in. The thickness and number of layers for the 1 hr, 2 hr, 3 hr and 4 hr ratings are as follows:

Wallboard Protection on Each Side of Wall

Rating	Min Stud Depth	No. of Layers & Thkns of Panel	Min Thkns of Insulation (Item 3)
1	3-1/2	1 layer, 5/8 in. thick	Optional
1	2-1/2	1 layer, 1/2 in. thick	1-1/2 in.
1	1-5/8	1 layer, 3/4 in. thick	Optional
2	1-5/8	2 layers, 1/2 in. thick	Optional
2	1-5/8	2 layers, 5/8 in. thick	Optional
2	3-1/2	1 layer, 3/4 in. thick	3 in.
3	1-5/8	3 layers, 1/2 in. thick	Optional
3	1-5/8	2 layers, 3/4 in. thick	Optional
3	1-5/8	3 layers, 5/8 in. thick	Optional
4	1-5/8	4 layers, 5/8 in. thick	Optional
4	1-5/8	4 layers, 1/2 in. thick	Optional
4	2-1/2	2 layers, 3/4 in. thick	2 in.

CANADIAN GYPSUM COMPANY —1/2 in. thick Type C, IP-X2 or IPC-AR; WRC, 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRX or WRC, 3/4 in. thick Type IP-X3, ULTRACODE, ULTRACODE SHC or ULTRACODE

UNITED STATES GYPSUM CO —1/2 in. thick Type C, IP-X2, IPC-AR or WRC; 5/8 in. thick Type SCX, SHX, WRX, IP-X1, AR, C, WRC, FRX-G, IP-AR, IP-X2, IPC-AR; 3/4 in. thick Type IP-X3, ULTRACODE, ULTRACODE SHC or ULTRACODE

USG MEXICO S A DE C V −1/2 in. thick Type C, IP-X2, IPC-AR or WRC; 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2,

#### FIRE RESISTANCE RATINGS - ANSI/UL 263 (BXUV)

IPC-AR, SCX, SHX, WRX, WRC or; 3/4 in. thick Type IP-X3, ULTRACODE, ULTRACODE SHC or ULTRACODE WRC. 4A. Gypsum Board\* — (As an alternate to Item 4) — 5/8 in. thick, 2 ft. wide, tongue and groove edge, applied horizontally as the outer layer to one side of the assembly. Secured as described in Item 5. Joint covering (Item 7) not required.

CANADIAN GYPSUM COMPANY — Type SHX. UNITED STATES GYPSUM CO —Type SHX.

USG MEXICO S A DE C V — Type SHX. 5. Fasteners — (Not shown) — Type S or \$-12 steel screws used to attach panels to studs (Item 2) or furring channels (Item 6). Single layer systems: 1 in. long for 1/2 and 5/8 in. thick panels or 1-1/4 in. long for 3/4 in. thick panels, spaced 8 in. OC when panels are applied horizontally, or 8 in. OC along vertical and bottom edges and 12 in. OC in the field when panels are applied vertically. Two layer systems: First layer-1 in, long for 1/2 and 5/8 in, thick panels or 1-1/4 in, long for 3/4 in. thick panels, spaced 16 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels or 2-1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC with screws offset 8 in. from first layer. Three-layer systems: First layer- 1 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Third layer- 2-1/4 in. long for 1/2 in., 5/8 in. thick panels or 2-5/8 in. long for 5/8 in. thick panels, spaced 12 in. OC. Screws offset min 6 in. from layer below. Four-layer systems: First layer-1 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Second layer-1-5/8 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Third layer-2-1/4 in. long for 1/2 in. thick panels or 2-5/8 in. long for 5/8 in. thick panels, spaced 24 in. OC. Third layer-2-1/4 in. long for 1/2 in. thick panels or 3 in. long for 5/8 in. thick panels or 3 in. long for 5/8 in. thick panels or 3 in. long for 5/8 in. thick panels, spaced 12 in. OC. Screws offset min 6 in, from layer below.

 Furring Channels — (Optional, not shown, for single or double layer systems) — Resilient furring channels fabricated from min 25 MSG corrosion-protected steel, spaced vertically a max of 24 in. OC. Flange portion attached to each intersecting stud with 1/2 in. long Type S-12

steel screws. Not for use with Item 4A. 6A. Steel Framing Members (Not Shown)\* — (Optional on one or both sides, not shown, for single or double layer systems) — As an alternate to Item 6, furring channels and Steel Framing Members as described

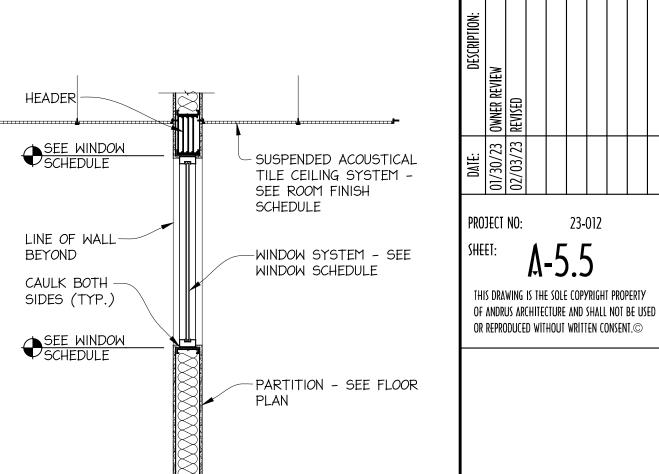
a. Furring Channels — Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced max. 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Gypsum board attached to furring channels as described in Item 5. Not for use with Item 4A.

b. **Steel Framing Members\*** — Used to attach furring channels (Item 6a) to studs (Item 2). Clips spaced max. 48 in. OC., and secured to studs with No. 8 x 1-1/2 in. minimum self-drilling, S-12 steel screw through the center grommet. Furring channels are friction fitted into clips. PAC INTERNATIONAL INC —Type RSIC-1.

7. Joint Tape and Compound — Vinyl or casein, dry or premixed joint compound applied in two coats to joints and screw heads of outer layers. Paper tape, nom 2 in. wide, embedded in first layer of compound over all joints of outer layer panels. Paper tape and joint compound may be omitted when gypsum panels are supplied with a square edge. 8. Siding, Brick or Stucco — (Optional, not shown) — Aluminum, vinyl or steel siding, brick veneer or stucco, meeting the requirements of

local code agencies, installed over gypsum panels. Brick veneer attached to studs with corrugated metal wall ties attached to each stud with steel screws, not more than each sixth course of brick. 9. Caulking and Sealants\* — (Optional, not shown) — A bead of acoustical sealant applied around the partition perimeter for sound control. UNITED STATES GYPSUM CO — Type AS

\*Bearing the UL Classification Mark



GREATWATER

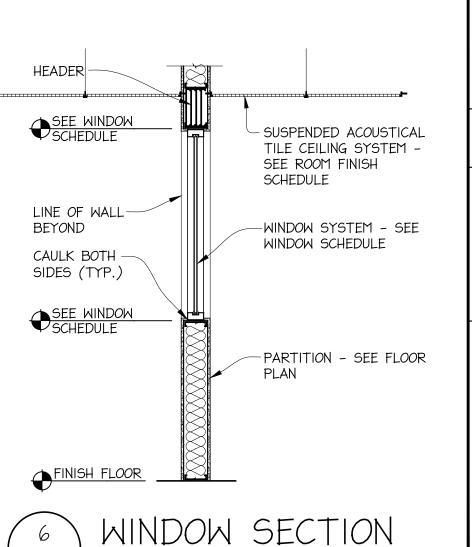
ANDRUS ARCHITECTURE

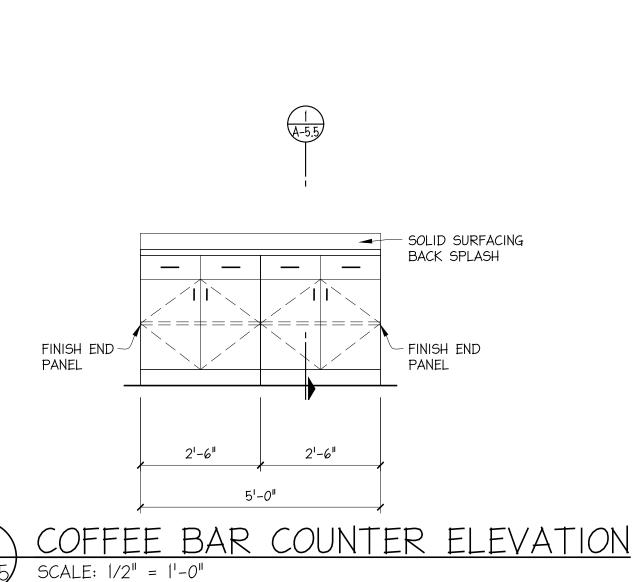
GARAGES

GREATWATER GRENOVATION
4782 44TH STREET SE
KENTWOOD, MI 49512

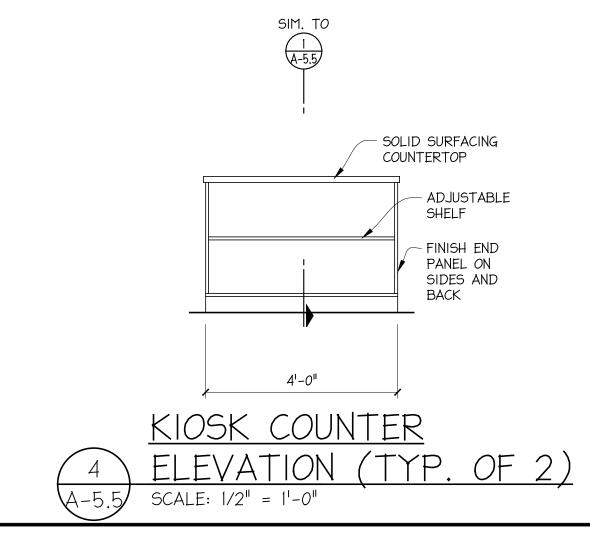
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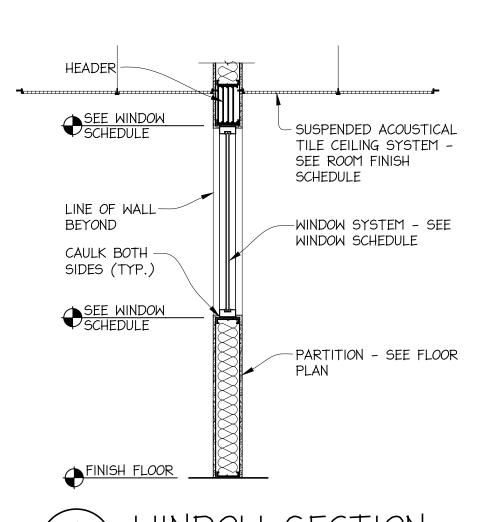
UL DESIGN NO. U-419 SCALE: 1/4" = 1'-0"





SCALE: 1'' = 1' - 0''





SCALE:  $1/2^{\parallel} = 1^{\parallel} - 0^{\parallel}$ 

	ROOM FINISH SCHEDULE											
NO	DOOM NAME	EL OOD	DACE		MA	LLS			CEILING		FINISH	NO
NO.	ROOM NAME	FLOOR	BASE	NORTH	EAST	SOUTH	WEST	MATERIAL	FINISH	HEIGHT	NOTES	NO.
100	MECHANICAL	EXISTING						EXISTING	1-1-		f	100
101	CONFERENCE	CPT1	RB	PTÍ	PTI	PTÍ	PTI	ACT	ACT1	9'-0"	ſ	101
102	CORRIDOR	LVT	RB	PTI	PTI	PTI	PTI	ACT	EXISTING	9'-0"	I	102
103	BREAK ROOM	LVT	RB	PTI	PTI	PTI	PŤI	ACT	EXISTING	9'-0"	Ī	103
104	WOMEN'S	LVT	RB	PTÍ	PTI	PTI	PTI	ACT	EXISTING	9'-0"	1,2	104
105	MEN'S	LVT	RB	PTÍ	PTI	PTÍ	PTI	ACT	EXISTING	9'-0"	1,2	105
106	WAREHOUSE	EXISTING		EPT1	EPT1	EPTI	EPTI	EXISTING	DRYFALL		1	106
107	OFFICE	LVT	RB	PTI	PTI	PTI	PŤI	ACT	EXISTING	9'-0"		107
108	OFFICE	LVT	RB	PTI	PTI	PTI	PTI	ACT	EXISTING	9'-0"	I	108
109	OPEN OFFICE	CPT1 /LVT	RB	PTÍ	PTÍ	PTÍ	PTI	ACT	EXISTING	9'-0"	f	109
110	OFFICE	LVT	RB	PTI	PTI	PTI	PTI	ACT	EXISTING	9'-0"		110
111	OFFICE	CPT2	RB	PTI	PTI	PTI	PTI	ACT	EXISTING	9'-6"	3	111
112	OFFICE	CPT2	RB	PTI	PTI	PTI	PTI	ACT	EXISTING	9'-6"	3	112
113	OFFICE	CPT2	RB	PTÍ	PTÍ	PTÍ	PTI	ACT	EXISTING	9'-6"	3	113
114	OPEN OFFICE	CPT1 /CPT2	RB	PTI	PTI	PTI	PŤI	ACT	EXISTING	9'-6"	3	114
115	OFFICE	CPT	RB	PTI	PTI	PTI	PTI	ACT	EXISTING	9'-6"	3	115
116	MEN'S	LVT	RB	PTI	PTI	PTI	PTI	ACT	EXISTING	9'-0"	1	116
117	WOMEN'S	LVT	RB	PTÍ	PT1	PTÍ	PTI	ACT	EXISTING	9'-0"	f	117
118	CALIBRATION AREA	ER	RB	PTI	PTI	PTI	PŤI	ACT	EXISTING	9'-6"	3	118
119	L <i>O</i> BBY	ER	RB	PTI	PTI	PTI	PTI	ACT	EXISTING	9'-6"	3	119

	FLOOR	
CPT	MATERIAL: CARPET TILES  MANUFACTURER: MANNINGTON COMMERCIAL  STYLE: T.B.D.  SIZE: 24"x24"  INSTALLATION: MONOLITHIC  COLOR:	
	CPTI: T.B.D. CPT2: T.B.D.	
LVT	MATERIAL: LUXURY VINYL TILE  MANUFACTURER: MODERN SURFACE  MODEL: PINNACLE  INSTALL: PLANKS PARALLEL IN THE LONG DIMENSION OF THE ROOMS  COLOR: T.B.D.	
ER	MATERIAL: EPOXY RESIN  MANUFACTURER: DUR-A-FLEX, INC.  PRODUCT: HYBRI-FLEX EQ, MICRO CHIP BLEND  COLOR: GALAXY  FLOOR TRANSITION TRIM: SEE FLOOR TRIM	
	LVT	MATERIAL: CARPET TILES  MANUFACTURER: MANNINGTON COMMERCIAL  STYLE: T.B.D.  CPT SIZE: 24"x24"  INSTALLATION: MONOLITHIC  COLOR:

ROOM FINISH LEGEND									
BASE		WALLS	CEILING		MISCELLANEOUS				
MATERIAL: 6" RUBBER BASE  MANUFACTURER: JOHNSONITE OR APPROVED EQUAL.  PRODUCT: TRADITIONAL WITH TOE  COLOR: BLACK	PT	MATERIAL: PAINT  MANUFACTURER: SHERWIN WILLIAMS OR APPROVED EQUAL.  PRODUCT: PROMAR 200 ZERO VOC INTERIOR LATEX  FINISH: EGGSHELL  COLORS: PTI (FIELD #1): T.B.D. PT2: (ACCENT): T.B.D. PT3: (ACCENT): T.B.D.  MATERIAL: EPOXY PAINT  MANUFACTURER: SHERWIN WILLIAMS OR APPROVED EQUAL.  PRODUCT: PRO INDUSTRIAL PRE-CATALYZED WATER BASED EPOXY  FINISH: SEMI-GLOSS  COLORS: EPTI (FIELD #1): T.B.D. EPT2: (ACCENT): T.B.D.	ACTI (2x2)	MATERIAL: PAINTED STRUCTURE  MANUFACTURER: SHERWIN WILLIAMS  FINISH: DRYFALL FLAT  COLOR: T.B.D.  MATERIAL: SUSPENDED ACOUSTICAL TILE SYSTEM  MANUFACTURER: USG OR APPROVED EQUAL.  PRODUCT: USG ECLIPSE #76775  COLOR: WHITE  SIZE: 24"x24"  PANEL EDGE: SLT  SURFACE PATTERN: FINE  SUSPENSION SYSTEM: EXPOSED STEEL  STYLE: DX BY USG CORP. OR EQUAL  PROFILE: TEE 15/16 INCH WIDE  FINISH: WHITE	F.E.C.	MATERIAL: FIRE EXTINGUISHER  TYPE: 10 POUND, DRY-CHEMICAL TYPE FOR CLASS A,B,C  MATERIAL: FIRE EXTINGUISHER CABINET  MANUFACTURER / MODEL: LARSEN'S 2409-6R (FS 2409-6R IN FIRE RATED WALL) OR JL INDUSTRIES EQUAL  TYPE: SEMI-RECESSED ADA COMPLIANT, SOLID DOOR, VERTICAL RED LETTERING BAKED ENAMEL ON WHITE CABINET  INSTALLATION LOCATIONS: SEE ARCHITECTURAL FLOOR PLAN OR IF NOT SHOWN LOCATE WITHIN 75' MAXIMUM TRAVEL DISTANCE THROUGHOUT BUILDING - CONFIRM LOCATIONS WITH FIRE INSPECTOR PRIOR TO INSTALLATION  MATERIAL: PLASTIC LAMINATE  MANUFACTURER: WILSONART  COLORS: 1. COUNTERTOP: T.B.D.  2. CABINET FACES: T.B.D.			
						MATERIAL: SOLID SURFACE			



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ARCHITECTURE
SUITE 200 PHONE: 616.863.8850

MANUFACTURER: CORIAN

COLOR: T.B.D.

EDGE: DOUBLE ROUND OVER

GREATWATER GARAGES RENOVATION 4782 44TH STREET SE KENTWOOD, MI 49512								ROOM FINISH SCHEDULE		
DESCRIPTION:	OWNER REVIEW	REVISED								
: <del>]</del> IVO	01/30/23	02/03/23 REVISED								
SHE				-6		)				
THI	S DRA	WING	IS TH	E SOL <del>I</del>	COP	/RIGH	PROF	ERTY		

OF ANDRUS ARCHITECTURE AND SHALL NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT.©

# GENERAL NOTES

A. PROVIDE JOHNSONITE RUBBER REDUCER STRIP AT ALL FINISH FLOOR TRANSITIONS. -SEE ROOM FINISH LEGEND.

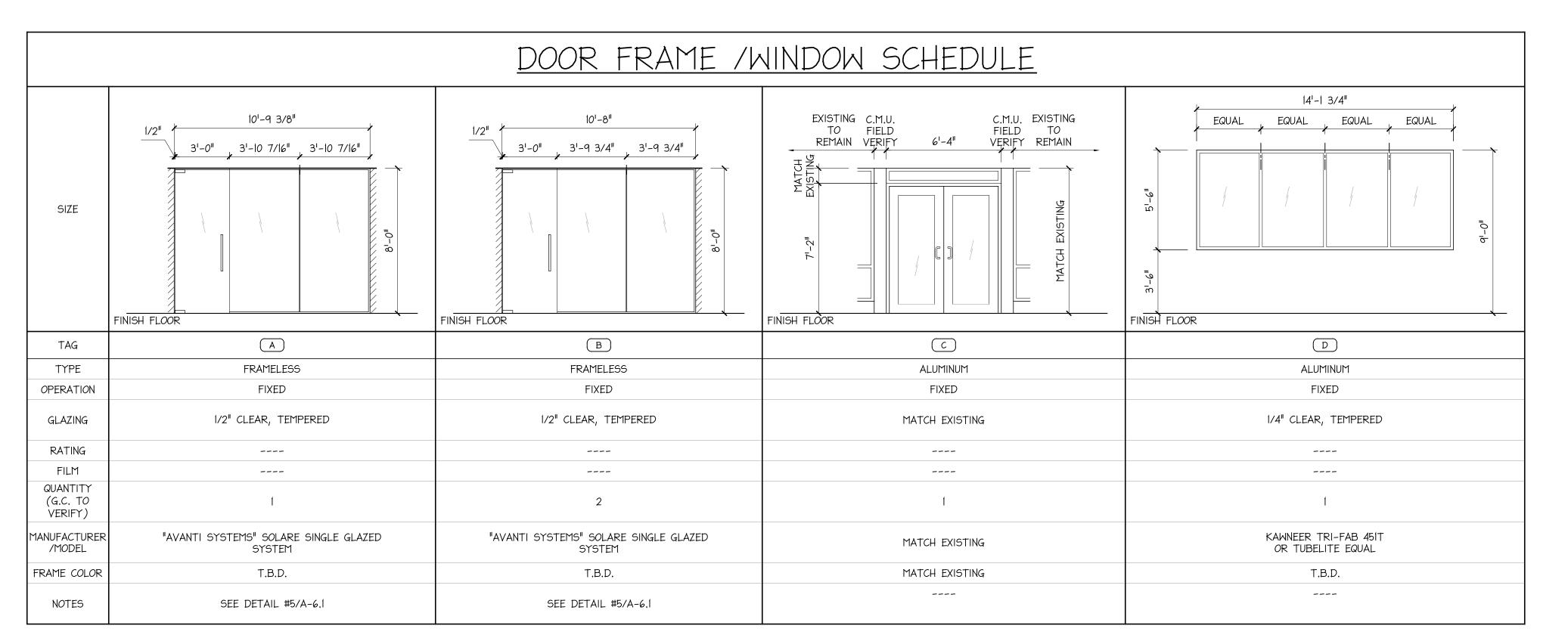
B. PAINT ALL HOLLOW METAL DOOR FRAMES. -SEE ROOM FINISH LEGEND.

C. ALL INTERIOR FINISHES SHALL HAVE A MINIMUM "CLASS B" FLAME SPREAD CLASSIFICATION -SUPPLIERS SHALL SUBMIT PRODUCT DATA FOR PERMITTING AGENCY APPROVAL.

D. ALL INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIAL SHALL BE A MINIMUM "CLASS 2" RATING -SUPPLIERS SHALL SUBMIT PRODUCT DATA FOR PERMITTING AGENCY APPROVAL.

# FINISH NOTES:

I. PAINT EXISTING DOORS, DOOR & WINDOW FRAMES TO MATCH WALLS 2. PAINT EXISTING TOILET PARTITIONS 3. REWORK EXISTING SUSPENDED ACOUSTICAL TILE CEILING SYSTEM



	DOOR SCHEDULE												
NO.	LOCATION	SIZE	TYPE	FRAME	HEAD	ASS'Y. LABEL	HEAD /JAMB DETAIL	HARDWARE	FRAME COLOR	DOOR COLOR	NOTES	NO.	
102	CORRIDOR	3'-0" x 7'-0" x 1 3/4"	В	H.M.	4"		#2/A-6.1	3				102	
103	BREAK ROOM	3'-0" x 7'-0" x 1 3/4"	В	H.M.	4 <sup>II</sup>		#2/A-6.1	3				103	
106	WAREHOUSE	3'-0" x 7'-0" x 1 3/4"	В	H.M.	4 <sup>11</sup>		#2/A-6.1	3				106	
106A	WAREHOUSE	3'-0" x 7'-0" x 1 3/4"	В	H.M.	4 <sup>11</sup>		#2/A-6.1	3				106A	
107	OFFICE	3'-0" x 7'-0" x 1 3/4"	С	H.M.	2 <sup>"</sup>		#1/A-6.1	1				107	
110	OFFICE	3'-0" x 7'-0" x 1 3/4"	С	H.M.	2"		#1/A-6.1	1				110	
fff	OFFICE	3'-0" x 7'-0"	Е				#4/A-6.1	5				111	
112	OFFICE	3'-0" x 7'-0"	E				#4/A-6.1	5				112	
113	OFFICE	3'-0" x 7'-0"	Е				#4/A-6.1	5				113	
118	CALIBRATION AREA	12'-0" x 10'-0"	D		2"		#3/A-6.1	BY DOOR MANUF.			"OVERHEAD DOOR COMPANY" MODEL 511 W/ PUSH BUTTON CONTROL	118	
118A	CALIBRATION AREA	3'-0" x 7'-0" x 1 3/4"	F	H.M.	2"	60 MIN.	#1/A-6.1	1				118A	
119	LOBBY	3'-0" x 7'-0" x 1 3/4"	G	H.M.	2"		#1/A-6.1	ſ				119	
119A	LOBBY	PAIR 3'-0" x 7'-0"	А	ALUM.	2 <sup>II</sup>			4				119A	

FLUSH HOLLOW

METAL DOOR

(INSULATED AT

EXTERIOR)

SOLID WOOD

FLUSH DOOR

MATCH EXISTING

5/8" DRYWALL ON EACH SIDE OF METAL

PAINTED

H.M. FRAME

STUDS

FINISH: MATCH EXISTING

MEDIUM STILE

INSULATED

ALUMINUM

STOREFRONT

-1" CLEAR,

INSULATÉD

TEMPERED

GLASS

# HARDWARE SETS:

- . HINGES: MCKINNEY, MPB79 4.5X4.5, US26D
- 2. LOCKSET: SARGENT, 28-10G05 LL, US26D 3. CYLINDER: SARGENT, L-SECTION, US26D
- 4. FLOOR STOP: ROCKWOOD, 442, US26D 5. SILENCER: ROCKWOOD, 608-RKW, GRAY
- #2 VOID

### #3 - SINGLE EXTERIOR EGRESS DOOR

1. HINGES: MCKINNEY, MPB79 4.5X4.5, US26D 2. PANIC DEVICE: SARGENT, 8800-862 PULL, US26D

7. WEATHER STRÍP SEAL: NATIONAL GUARD, 160V

- 3. CYLINDER: SARGENT, L-SECTION US26D
- 4. FLOOR STOP: ROCKWOOD, 442, US26D
- 5. SILENCER: ROCKWOOD, 608-RKW, GRAY 6. CLOSER: YALE, 3501 SN-134, 626 (NOTE: PARALLEL ARM)
- 8. SWEEP: NATIONAL GUARD, D608A 9. THRESHOLD: NATIONAL GUARD 424 (NOTE: 1/2" HIGH MAX.)

### #4 - PAIR ALUMINUM EXTERIOR EGRESS DOORS (NO MULLION)

- 1. CONTINUOUS HINGES: PEMKO, FM\_SLI\_HD, C
- 2. PANIC DEVICE: SARGENT, AD8600-862 PULL, US26D 3. CYLINDER: SARGENT, L-SECTION - US26D
- 4. CLOSER: LCN, 4110, 689 5. PULLS: ROCKWOOD, BF/57, US26D
- 6. WEATHER STRIP SEAL: NATIONAL GUARD, 160V
- 7. SWEEP: NATIONAL GUARD, D608A 8. THRESHOLD: NATIONAL GUARD, 424 (NOTE: 1/2" HIGH MAX.)
- #5 SINGLE SWINGING GLASS "AVANTI SYSTEMS" PIVOT FRAMELESS
- 1. OVERHEAD CLOSER: TOP OFFSET PATCH FITTING 2. RECESSED FLOOR CLOSER: HYDRAULIC SELF CLOSING
- 3. DOOR PULL: 60" LOCKING LADDER PULL BOTH SIDES

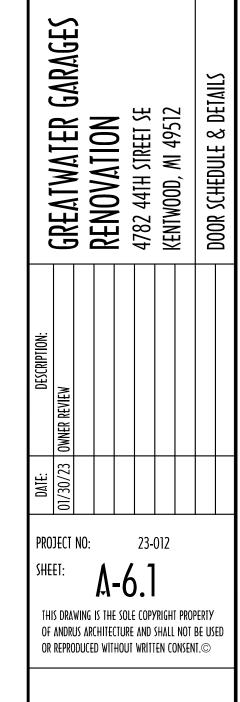


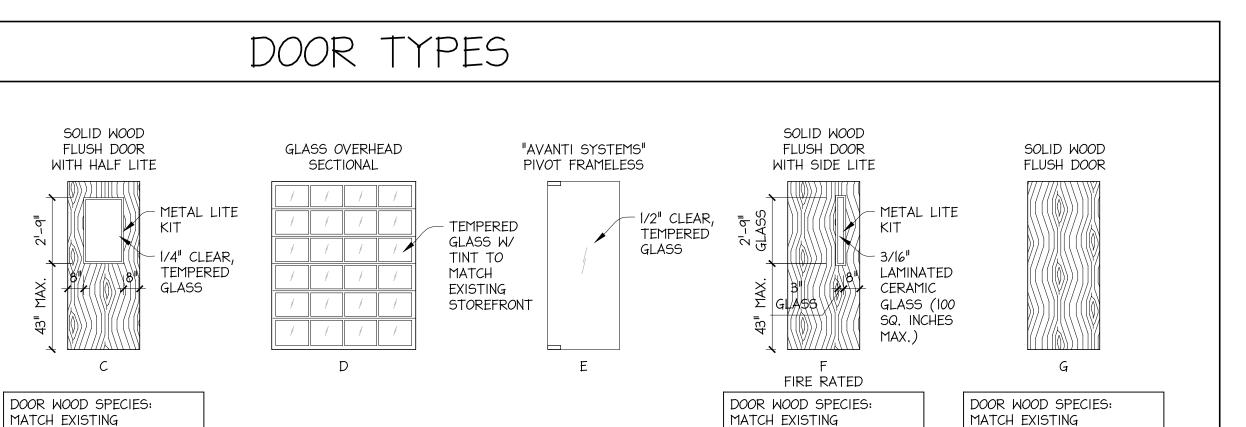


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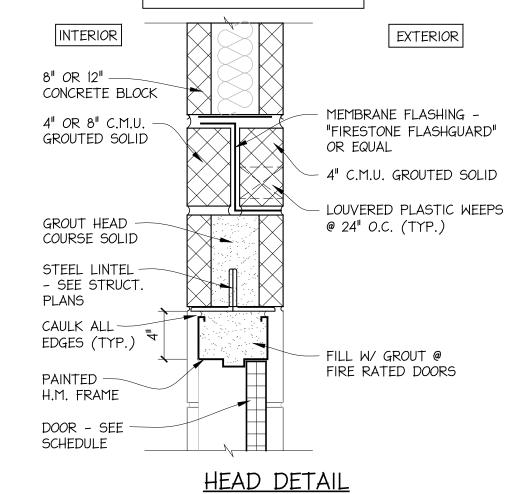


FINISH: MATCH EXISTING

FINISH: MATCH EXISTING

# HARDWARE NOTES:

- . KEYING TO BE COORDINATED WITH OWNER 2. ALTERNATES TO BE APPROVED BY ARCHITECT PRIOR TO BID SUBMISSION
- 3. COORDINATE CYLINDER CRITERIA W/ OWNER 4. HARDWARE TO COMPLY W/ STATE BARRIER FREE REQUIREMENTS, THE MOST
- CURRENT "ANSI" & "THE AMERICANS WITH DISABILITY ACT"
- 5. SUPPLIER TO SUBMIT ALL HARDWARE CUT SHEETS FOR APPROVAL 6. SUPPLIER TO VERIFY HARDWARE SETS FUNCTIONALITY AND TO NOTIFY ARCHITECT OF ANY INCONSISTENCIES.
- 7. 90 MIN. H.M. DOOR FRAMES TO BE GROUTED SOLID. 8, INTERIOR OF EXTERIOR H.M. DOORS & FRAMES TO BE PAINTED TO MATCH
- ADJACENT WALL.
- 9. DOOR \$ FRAME COLORS ARE PRELIMINARY PENDING OWNER REVIEW AND APPROVAL 10. ALL HARDWARE OPERABLE PARTS TO BE MOUNTED 34" MINIMUM \$ 48" MAXIMUM ABOVE FINISH FLOOR



- 3 ANCHORS PER JAMB

- MASONRY

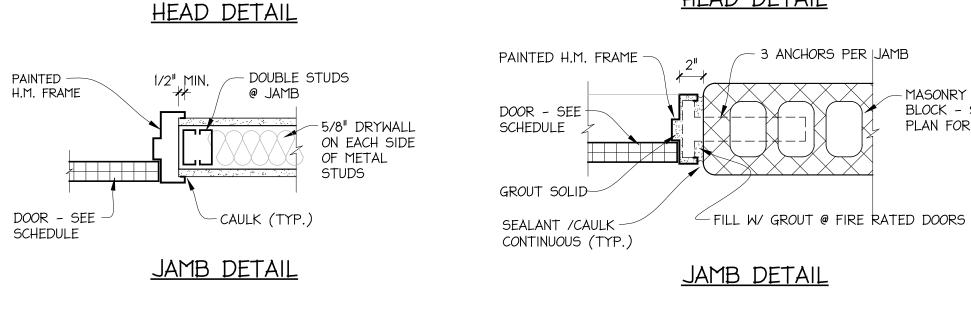
BLOCK - SEE

PLAN FOR SIZE

FILL W/ GROUT @ FIRE RATED DOORS. USE BULLNOSE

BLOCK AT DOOR JAMBS

NOTE:



- METAL LINTEL -

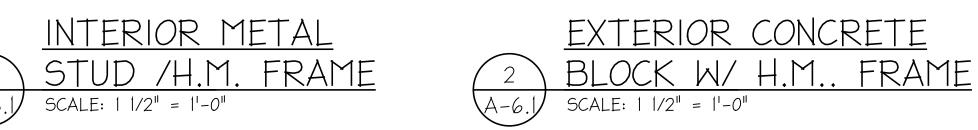
CAULK (TYP.)

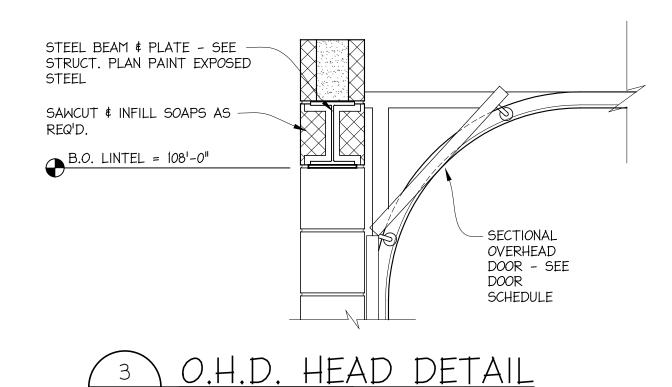
-DOOR - SEE

SCHEDULE

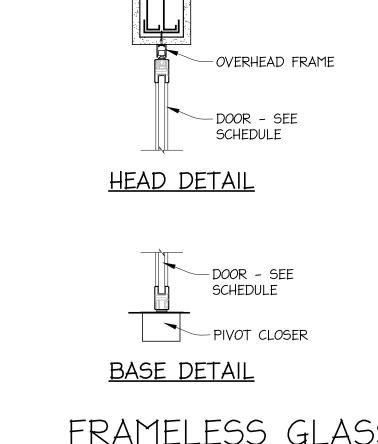
PLANS

SEE STRUCTURAL





SCALE: 1'' = 1'-0''

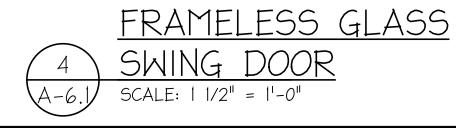


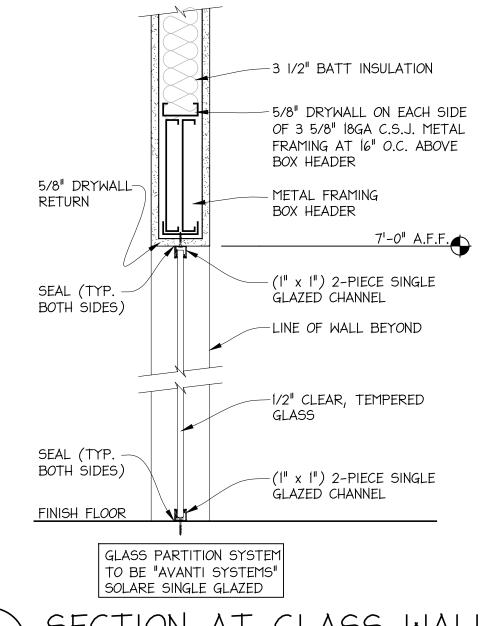
METAL LINTEL -

**PLANS** 

SEE STRUCTURAL

5/8" DRYWALL ON EACH SIDE OF METAL STUDS





SCALE: 1 1/2" = 1'-0"



### PLANNING STAFF RECOMMENDATION

Golder 2/20/023

PROJECT:

Enthusiasts Choice Detail Studio

APPLICATION:

7-23

REQUEST:

Special Land Use approval for a Major Vehicle Repair

Operation

LOCATION:

5120 East Paris Avenue Suite 3SE

HEARING DATE:

February 28, 2023

RECOMMENDATION:

Recommend conditional approval of the Special Land Use Major Vehicle Repair for Enthusiasts Choice Detail Studio

as described in Case No. 7-23. Approval is conditioned on

the following:

### CONDITIONS:

 Compliance with the operations statement dated January 30, 2023 for the major repair facility.

BASIS:

- 1. The operations statement details the representations made by the operator of the repair establishment as to the nature of the business, hours of operation, operational policies, and the storage of vehicles on the site.
- 2. The proposed use meets the standards of Sections 15.02 and 15.03 E of the Kentwood Zoning Ordinance.
- 3. Discussion during the work session and public hearing.



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 sublimate 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.



### PLANNING STAFF RECOMMENDATION

### Golder 2/20/2023

PROJECT:

Enthusiasts Choice Detail Studio

APPLICATION:

7 - 23

REQUEST:

Site Plan Review for a Major Vehicle Repair Operation

LOCATION:

5120 East Paris SE Suite 3

HEARING DATE:

February 28, 2023

RECOMMENDATION:

Recommend conditional approval of the Site Plan dated May 20, 2021 for Enthusiasts Choice Detail Studio as

described in Case No. 7-23. Approval is conditioned on the

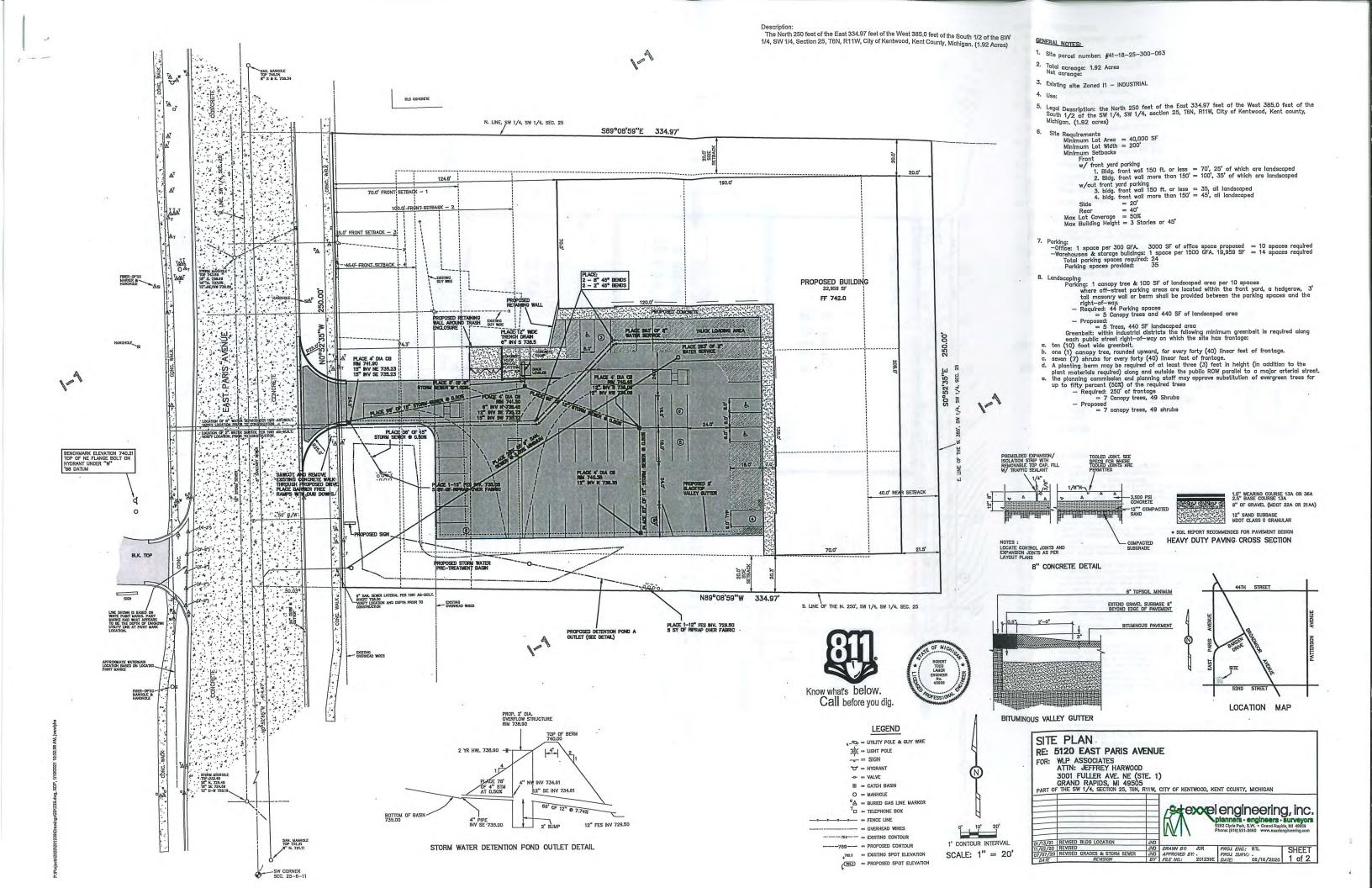
following:

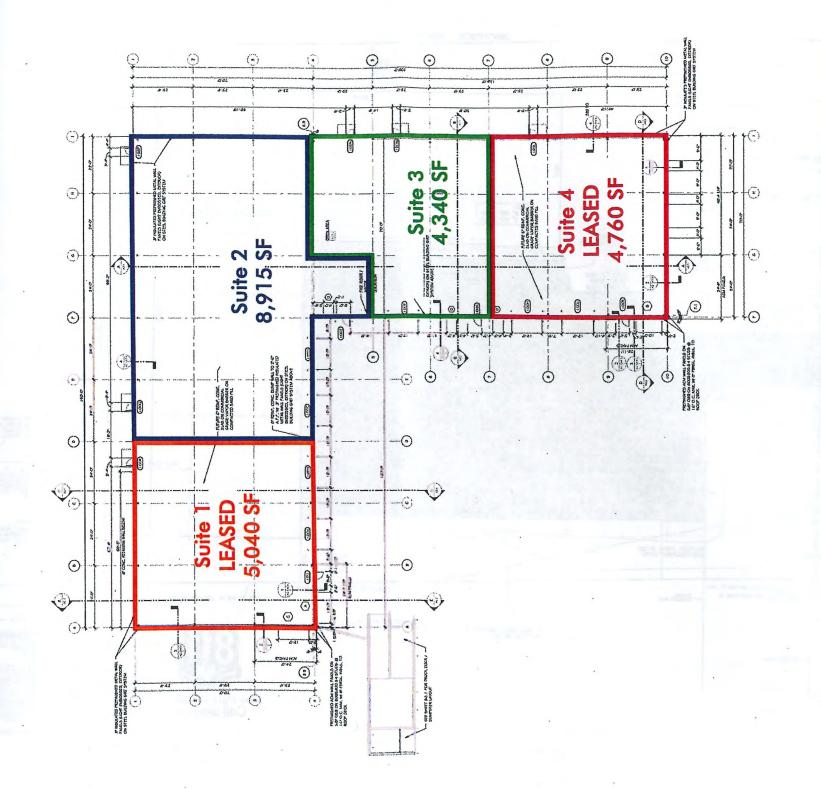
### CONDITIONS:

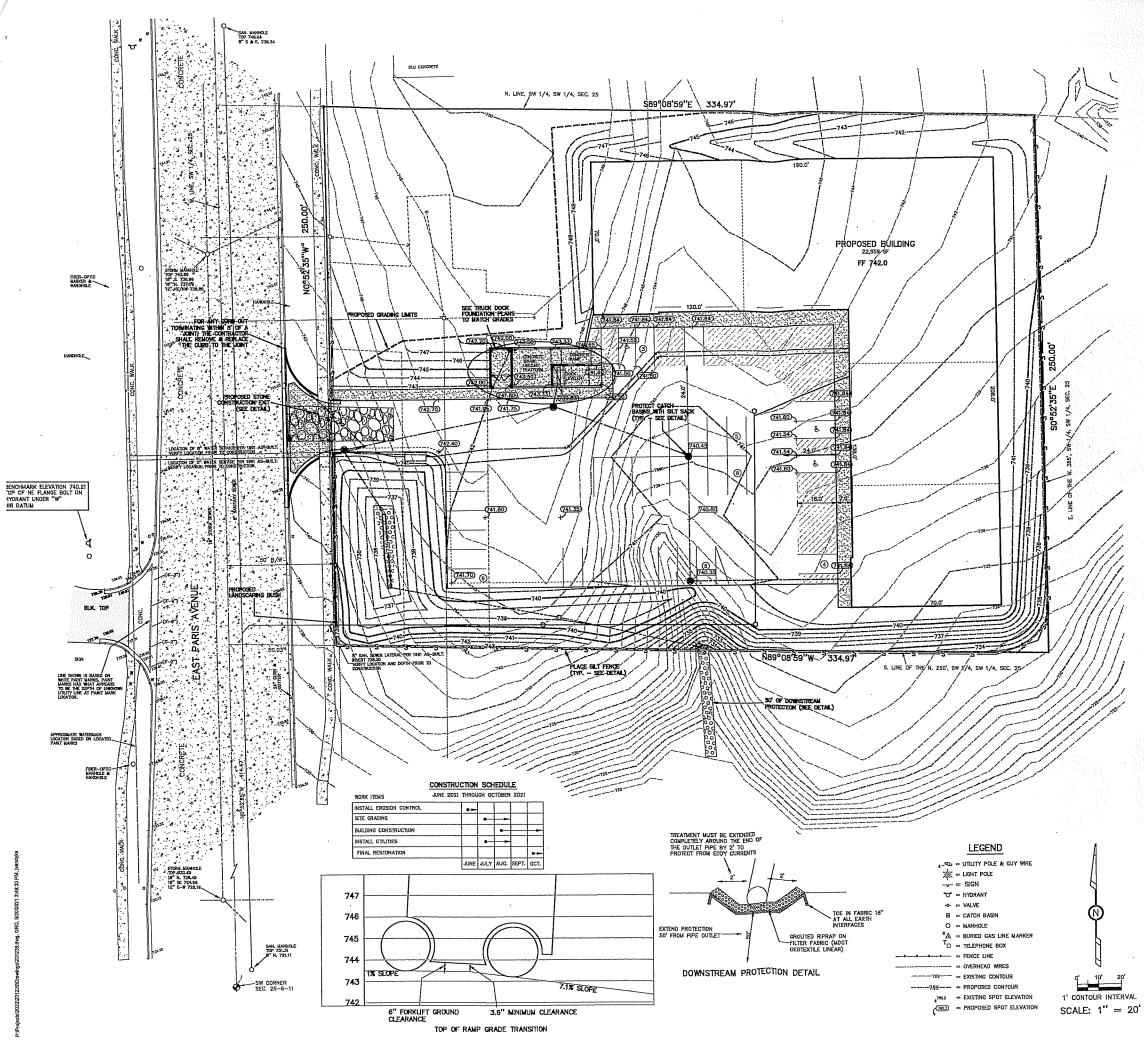
 Compliance with the operations statement dated January 30, 2023 for the major repair facility.

BASIS:

- 1. The operations statement details the representations made by the operator of the Enthusiasts Choice Detail Studio as to the nature of the business, hours of operation, operational policies, and storage of vehicles within the building.
- 2. The site plan meets the standards of Section 14.05 of the Kentwood Zoning Ordinance.
- 3. Discussion during the work session and public hearing.





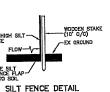


#### SOIL FROSION CONTROL NOTES:

- 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 78 AND PART 91 OF PUBLIC ACT 451
- 4. ALL SDIL 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.
- SILT FENCING IS REQUIRED ALONG ALL DOWNSTREAM EDGES OF HE 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.
- 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. AL 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







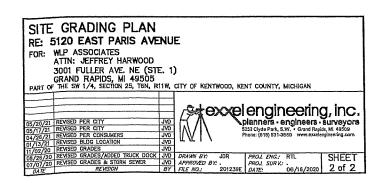
KENTWOOD GENERAL NOTES

- 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 poor soil conditions exist, the depth of the gravel and sand subbase between the new curb and existing povement, 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 natified 48 hours prior to the start of construction; excluding Saturdays, Sundays, and Holidays. This agency will inspect all wark within the highway right of way.
  6. 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.
  7. All disturbed areas are to be leveled and restored with tapsoli; 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.

- 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 awner must provide for adequate drainage from parking areas, and clear same with the City of Kentwood. Issuence of a permit does not alleviate owner of this responsibility.
  12. Culverta, storm severs, 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 bituminaus 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, all, sewer, telephone, electric, coble TV) in the highway right of way.
  17. Canteat "MISS DiG" toil free at 1—800—482—7 171 three (3) days prior to the start of construction, excluding Soturdays, Sundays, and Holidoys.
  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 appraved by a commercial drive/private street approach permit must be completed within one (1) year of permit issuance date.

  (Revised Sept—03)





## Memorandum

TO: Planning Commission Structures and Improvements Plan Committee

FROM: Terry Schweitzer, Community Development Director

DATE: February 18, 2023

RE: Structures and Improvements Plan (SIP) 2023-2029

Attached you will find the initial draft of the Structures and Improvements Plan (SIP) 2023-2029 and a red line of the project narratives contrasting this year's draft plan with the plan adopted last year. We are again inviting the key department managers to either the February 28 work session or the March 24 public hearing to respond to any questions you may have. Val Romeo will be available at the February 28, 2023 work session to present information on the Parks projects.

This past year a Pedestrian Crosswalk Study was completed to assess and improve the safety of the city's intersection and mid-block crosswalks. Planning staff would like you to consider adding the following recommended improvement projects to the Street, Sidewalk and Non-Motorized Trail section of the SIP:

### Mid-Block Crossing of 44th Street at Walnut Hills Drive

Reconstruct with high visibility crosswalk markings, advanced intersection signing, pedestrian refuge island and HAWK pedestrian hybrid beacons. Funded to be sought from MDOT Traffic Safety Program. Construction in 2024.

Project Cost: \$71,000 Timing: FY24

### Mid-Block Crossing of Breton Avenue at the Stanaback Park Trail

Modify existing pedestrian refuge island, high visibility crosswalk markings, advanced intersection signing, and HAWK pedestrian hybrid beacons. Funded to be sought from MDOT Traffic Safety Program. Construction in 2024. Partner with Grand Rapids.

Project Cost: \$71,000 Timing: FY24

### Intersection Crossing of 48th Street at Burgis Avenue

High visibility crosswalk markings with either Rectangular Rapid flashing beacons or HAWK Hybrid Pedestrian Beacons, optional curb bump outs and/or yield/stop bars.

Project Cost: \$ 2800-\$60,000

Timing:

**FY 27** 

### Mid-Block Crossing of 48th Street at Marlette Street

High visibility crosswalk markings, pedestrian refuge island, advanced pedestrian crossing signs, with either Rectangular Rapid flashing beacons or HAWK Hybrid Pedestrian Beacons, optional curb bump outs and/or yield/stop bars.

Project Cost: \$ 32,000

Timing:

FY 26

### Intersection Crossing of 52<sup>nd</sup> Street at Primrose

High visibility crosswalk markings with either Rectangular Rapid flashing beacons or HAWK Hybrid Pedestrian Beacons, optional curb bump outs and/or yield/stop bars.

Project Cost: \$2800-\$60,000

Timing:

FY 26

### Intersection Crossing of 52<sup>nd</sup> Street and Stauffer

High visibility crosswalk markings to go with the previously planned signal replacement and street reconstruction

Project Cost: \$4800

Timing FY 23

### Intersection Crossing at Division Avenue and 43rd Street

High visibility crosswalk markings, pedestrian refuge island, advanced pedestrian crossing signs, with either Rectangular Rapid flashing beacons or HAWK Hybrid Pedestrian Beacons, optional curb bump outs and/or yield/stop bars. Traffic analysis in FY 22 to determine feasibility and coordination with City of Wyoming street upgrade.

Project Cost: \$ 32,000-\$71,000

Timing:

FY 25

### Intersection Crossing of Division Avenue at the Kelloggsville Middle School

High visibility crosswalk markings, pedestrian refuge island, advanced pedestrian crossing signs, with either Rectangular Rapid flashing beacons or HAWK Hybrid Pedestrian Beacons, optional curb bump outs and/or yield/stop bars. Traffic analysis in FY 22 to determine feasibility and coordination with City of Wyoming.

Project Cost: \$32,000 -\$71,000

Timing:

FY 25

### Intersection Crossing of 29th Street and East Paris Avenue

High visibility crosswalk markings

Project Cost: \$4800

Timing:

FY 23

### Intersection Crossing of Eastern Avenue at Springwood Drive

High visibility crosswalk markings, pedestrian refuge island, advanced pedestrian crossing signs, with either Rectangular Rapid flashing beacons or HAWK Hybrid Pedestrian Beacons, optional curb bump outs and/or yield/stop bars.

Project Cost: \$32,000-\$71,000

Timing:

FY 26

### Intersection Crossing of Forest Hill Avenue at Hall Street/Orchard Creek Drive

High visibility crosswalk markings, pedestrian refuge island, advanced pedestrian crossing signs, with either Rectangular Rapid flashing beacons or HAWK Hybrid Pedestrian Beacons, optional curb bump outs and/or yield/stop bars. Prospect of coordinating with KCRC with initial pedestrian refuge island.

Project Cost: \$32,000-\$71,000

Timing:

FY 26

### Mid-Block Crossing of Kalamazoo Avenue at the East-West Trail

High visibility crosswalk markings, advanced pedestrian crossing signs with either Rectangular Rapid flashing beacons or HAWK Hybrid Pedestrian Beacons.

Project Cost: \$71,000

Timing:

FY27

If you have any questions, feel free to reach out directly to the appropriate department contact below.

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<sup>\*</sup>Chad Griffin, Director of Public Works, griffinc@kentwood.us, 554-0825

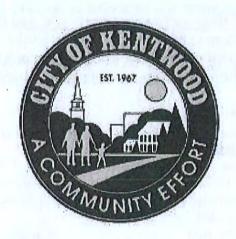
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## City of Kentwood, Michigan

Structures & Improvements Plan: 2023-2029



As Recommended by the City of Kentwood Planning Commission March 14, 2023

### BUILDING & SITE IMPROVEMENTS

### DESCRIPTION

Building and Site Improvements involve the acquisition, expansion, and construction of cityowned buildings and property.

### PROJECT FUNDING

Building and site improvements are generally funded by the Property and Building Fund (Exhibit A), a fund that is an accumulation of money designated for specific future capital expenditures by the City Commission; funds for these purposes may be transferred from the City's General Fund each year. Other financing sources (e.g., Community Development Block Grants, Park Millage, Police and Fire Capital Equipment Funds, bonding, and other grants) may also be used.

### SCHEDULED PROJECTS

1. Justice Center - Energy Efficiency Improvements - (Moved from FY22/23)

In 2021, the city hired a consultant to perform an ASHRAE level 2 energy audit of its buildings. Suggested energy improvements arose from the study including lighting upgrades, and HVAC equipment scheduling. E3M, the city's energy auditing firm, provided budgetary implementation costs with the study findings.

Project Cost:

\$187,500

Timing:

2023-2024

2. Justice Center - Court Clerk Office Reconfiguration Moved back 1 year

The court will be implementing a new document e-file system that will eliminate the need for storage of hard-copy files on site. The city will seek assistance from a consultant for office space design with an emphasis on maximizing workspace. The result of the redesign in FY22/23 will be assessed and implemented as needed.

Project Cost:

\$75,000

Timing:

2023-2024

3. <u>Justice Center – Security System Configuration</u>

A security assessment was conducted at the Justice Center and configurations were recommended by a contractor to streamline processes and provide for ease of use for court and police.

Project Cost:

\$22,500

Timing:

2023-2024

4. Justice Center - Gate and Operator Replacement - Phase 1

Due to life expectancy, use, and normal wear, the slide gate and operator at the Justice Center will be due for replacement. An evaluation of the two gates and operators will take place prior to replacement to determine the appropriate timeframe.

Project Cost:

\$50,000

Timing:

2023-2024

5. Justice Center - Gate and Operator Replacement - Phase 2

Due to life expectancy, use, and normal wear, the slide gate and operator at the Justice Center will be due for replacement. An evaluation of the two gates and operators will take place prior to replacement to determine the appropriate timeframe.

Project Cost:

\$50,000

Timing:

13. Justice Center - Emergency Back-up Generator moved back Zyes . The emergency back-up generator supplies power to the building and critical circuits during power outage events. The unit is an 810KW generator, is 21 years old and will be due for replacement in 2027. A full evaluation, including condition, use, life expectancy, and manufacturers recommendation will determine actual replacement schedule. 2027-2028 \$350,000 Timing: Project Cost: new project 14. City Hall - Energy Efficiency Improvements In 2021, the city hired a consultant to perform an ASHRAE level 2 energy audit of its buildings. Suggested energy improvements arose from the study including lighting upgrades, and HVAC equipment scheduling. E3M, the city's energy auditing firm, provided budgetary implementation costs with the study findings. 2023-2024 Timing: \$85,000 Project Cost: 15. City Hall - Energy Recovery Unit (ERU) Refurbishment Cost Dicresse \$13,500 The energy recovery unit (ERU) at city hall is in need of a complete overhaul due to age and disrepair. The large energy recovery parts of the unit are depleted, and replacement is needed. \$148,500 Timing: 2023-2024 Project Cost: 16. City Hall - Dehumidification System Replacement (Multistack Unit) cost increase \$20,000 The life expectancy of City Hall's dehumidification system will reach its maximum age in 2023. Condition, use, manufacturer's recommendation, and the City's energy audit will help determine the appropriate timeframe for replacement. 2023-2024 Timing: \$40,000 Project Cost: 17. City Hall - Cooling Tower Heat Exchanger (Moved from FY22/23) The cooling tower heat exchanger for City Hall is due for replacement. A full evaluation, including manufacturer's recommendation will take place prior to replacement. Timing: 2024-2025 \$30,000 Project Cost: East Increase \$90,000 moved back ZVRS. 18. City Hall - Roof Replacement The roof at City Hall will reach its full life expectancy in 2023. An evaluation will take place in advance to determine the appropriate timeframe for replacement. 2025-2026 \$150,000 Timing: Project Cost: moved back ZyRs. 19. City Hall - Emergency Back-up Generator The emergency back-up generator supplies power to the building and critical circuits during power outage events. The unit is a 250KW generator, is 23 years old and will be due for replacement in 2025. A full evaluation, including condition, use, life expectancy, and manufacturers recommendation will determine actual replacement schedule. Timing: 2025-2026 \$175,000 Project Cost: 20. City Hall - Carpet Replacement (main floor) waved back 3yes, cost increase \$1,000 The carpet in the City Hall facility is aging and in need of replacement. A full evaluation will take

Timing:

place prior to any work to determine the exact timing.

\$82,500

Project Cost:

28. Library - Make-Up Air Unit

The life expectancy of the library's make-up air unit is 15-20 years. The unit will reach this age in FY27-28. A full evaluation, including condition, use, life expectancy, and manufacturers recommendation will determine actual replacement schedule.

Project Cost:

\$25,000

Timing:

2027-2028

\$2,500

29. Public Works – Energy Efficiency Improvements (Moved from FY22/23)

In 2021, the city hired a consultant to perform an ASHRAE level 2 energy audit of its buildings. Suggested energy improvements arose from the study including lighting upgrades, and HVAC equipment scheduling. E3M, the city's energy auditing firm, provided budgetary implementation costs with the study findings.

Project Cost:

\$132,000

Timing:

2023-2024

30. Public Works - Floor Coating Parking Garage (Moved from FY20)

The concrete surface in the main parking garage is deteriorating due to extreme conditions. It is expected that a protective coating will keep the floor from further deterioration and extend its useful life.

Project Cost:

\$150,000

Timing:

2024-2025

31. Public Works - Floor Coating Fleet Tech Truck Bays (moved from FY20)

The life expectancy of the truck repair bay floor would be lengthened by a thorough cleaning and surface coating. Research is underway to determine the best approach to this project.

Project Cost:

\$15,000

Timing:

2024-2025

32. Public Works - Material Storage Bins (moved from FY20)

The Department of Public Works operations require the use and storage of several materials, such as sand, gravel, and topsoil. Since the materials are not currently covered and exposed to the elements, they become oversaturated with moisture and are unusable. A suitable structure will allow the materials to stay dry, ultimately saving time and money. It is expected that the DPW Master Plan will help guide and support these upgrades.

Project Cost:

\$85,000

Timing:

2024-2025

33. Public Works - Heater for Fleet Tech. Small Vehicle Garage

The heater in the Fleet Technician small vehicle garage at the DPW is due for replacement in 2024. A full evaluation, including manufacturer's recommendation will determine actual replacement schedule. Additionally, it is expected that the City's energy audit will support replacement and help determine the appropriate timeframe.

Project Cost:

\$10,000

Timing:

2025-2026

34. Public Works - AC Unit for the Fleet Tech. Garage (15 Ton)

The AC Unit for the Fleet Technician garage at the DPW is due for replacement in 2024. A full evaluation, including manufacturer's recommendation will determine actual replacement schedule. Additionally, it is expected that the City's energy audit will support replacement and help determine the appropriate timeframe.

Project Cost:

\$15,000

Timing:

42. Fire Station 1 - Hose Tower Doors and Rear Man Door at Apparatus Bay The hose tower double doors located adjacent to the apparatus bay and the rear exterior man door of FS1 are severely rusted due to age and the wet environment of the fire station. Replacement of the doors and frames are necessary. \$15,000 Timing: 2023-2024 Project Cost: 43. Fire Station 1 - Exterior Masonry Sealant The exterior block of the station needs occasional water seal and is due in 2024. 2024-2025 Timing: \$15,000 Project Cost: 44. Fire Station 1 - Domestic Water Heater The water heater at the station is aging and will be due for replacement in 2025. A full evaluation will take place in advance to determine and actual replacement date. 2025-2026 \$15,000 Timing: Project Cost: moved back Zyes. 45. Fire Station 1 - Carpet Replacement (Admin and Suppression) The carpet at the station is aging and in need of replacement. A full evaluation will take place prior to any work to determine the exact timing. Timing: 2026-2027 Project Cost: \$45,000 46. Fire Station 1 - Emergency Back-up Generator Moved back The emergency back-up generator supplies power to the building and critical circuits during power outage events. The unit is a 160KW generator, is 20 years old and will be due for replacement in 2025. The unit is aging and is expected to reach end of life in 25-26. A full evaluation, including condition, use, life expectancy, and manufacturers recommendation will determine actual replacement schedule. 2026-2027 \$200,000 Timing: Project Cost: 47. Fire Station 1 – Apparatus Bay Radiant Heater new project The apparatus bay radiant heaters at FS1 are reaching the end of their useful life and are showing significant signs of wear. Replacement is warranted. Timing: 2026-2027 Project Cost: \$20,000 project 48. Fire Station 1 - Roof Replacement The roof at FS1 will reach its full life expectancy in 2028 (life expectancy of 25-30 years). An estimated 8800 square feet of flat roof or 88 square will require replacement. An evaluation will take place in advance to determine the appropriate timeframe for replacement. Timing: 2028-2029 Project Cost: \$96,000 49. Fire Station 2 - Energy Efficiency Improvements (Moved from FY22/23) In 2021, the city hired a consultant to perform an ASHRAE level 2 energy audit of its buildings. Suggested energy improvements arose from the study including lighting upgrades, and HVAC equipment scheduling. E3M, the city's energy auditing firm, provided budgetary implementation costs with the study findings. Timing: 2023-2024 \$35,000 Project Cost:

58. Fire Station 3 – Front and Rear Man Doors at Apparatus Bay

The exterior man door located on the front and rear of the apparatus bay at FS3 is severely rusted due to age and the wet environment of the fire station. Replacement of the doors and frames are necessary.

Project Cost:

\$20,000

Timing:

2023-2024

59. Fire Station 3 - Elevator Pump and Controls

The elevator pump and controls are scheduled for replacement at 20 years. A full evaluation, including condition, use, life expectancy, and manufacturers recommendation will determine actual replacement schedule.

Project Cost:

\$10,000

Timing:

2025-2026

60. Fire Station 3 - Roof Replacement

The roof at FS3 will reach its full life expectancy in 2026 (life expectancy of 25-30 years). An estimated 9600 square feet of flat roof or 96 square will require replacement. An evaluation will take place in advance to determine the appropriate timeframe for replacement.

Project Cost:

\$105,000

Timing:

2025-2026

61. Fire Station 3 - Apparatus Bay Radiant Heater New project

The apparatus bay radiant heaters at FS3 are reaching the end of their useful life and are showing significant signs of wear. Replacement is warranted.

Project Cost:

\$20,000

Timing:

2026-2027

62. Fire Station 3 - Emergency Back-up Generator moved up 1ya.

The emergency back-up generator supplies power to the building and critical circuits during power outage events. The unit is a 150KW generator, is 22 years old and will be due for replacement in 2026. A full evaluation, including condition, use, life expectancy, and manufacturers recommendation will determine actual replacement schedule.

Project Cost:

\$200,000

Timing:

2026-2027

63. Recreation Center - Energy Efficiency Improvements (Moved from FY22/23)

In 2021, the city hired a consultant to perform an ASHRAE level 2 energy audit of its buildings. Suggested energy improvements arose from the study including lighting upgrades, and HVAC equipment scheduling. E3M, the city's energy auditing firm, provided budgetary implementation costs with the study findings.

Project Cost:

\$25,000

Timing:

2023-2024

64. Recreation Center - Emergency Back-up Generator

The emergency back-up generator supplies power to the building and critical circuits during power outage events. The unit is a 100KW generator, is 23 years old and will be due for replacement in 2025. Due to the fact that the generator is undersized and unable to run the entirety of the building during power outage events, replacement and upsizing have been moved earlier than full life expectancy. A full evaluation, including condition, use, life expectancy, and manufacturers recommendation will determine actual replacement schedule.

Project Cost:

\$250,000

Timing:

moved back byes

73. Pinehill Cemetery - Maintenance Building Addition (Moved from FY22/23)

The maintenance building at Pinehill Cemetery is used to house equipment and supplies. Addi tionally, the space is used as a workshop for cemetery and park maintenance projects. More interior space is desired to accommodate equipment and workshop needs, as well as housing of materials. It is expected that the Cemetery Master Plan will help determine and support the need.

Project Cost:

\$140,000

Timing:

2028-2029

74. City Buildings - Building Repair & Improvements

Although in good repair now, City buildings will require large, expensive repairs, such as roofs and HVAC equipment, as they age. This project is intended to provide funding reserves to meet these "as needed" repairs when they arise.

Project Cost:

\$100,000

Timing:

Annually

75. Miscellaneous & Contingency

Annually, an amount is budgeted to allow for unexpected or emergency projects.

Project Cost:

\$100,000

Timing:

Annually

### Unscheduled

76. Public Works - Property Acquisition

The Department of Public Works desires to expand brush and yard waste collection to the City's residents. The existing DPW facility is not large enough to effectively offer a suitable collection service without the acquisition and development of additional property. The program has proven to be a success and a highly used service. Timing is unscheduled pending the DPW Master Plan and available property.

Project Cost:

\$250,000

now project 77. City Hall - HVAC - Heat Pump Replacement (5 units)

The heat pumps at city hall (total of 37 units) were upgraded during the remodel in 2004. Several units have been replaced recently and more replacements are needed due age and operation. A full evaluation, including condition, use, life expectancy, and manufacturers recommendation will determine actual replacement schedule.

Project Cost:

\$38,500

78. Library - Electric Door Locks and Opening System Replacement The electric door lock and opening system aging and may need replacement. A full evaluation will

take place prior to any work to determine the exact timing.

Project Cost:

\$25,000

79. Public Works - Building Addition/Remodel Phase 1

The Public Works building is not adequate to accommodate current and future equipment and staffing needs for expected service levels. Phase 1 will consist of an office addition which will include offices for added staff, a training room, flexible space for office cubicles for current staff and work rooms/storage for utility billing. Phase 1 will also include reconfiguration of men's and women's locker rooms, the lunchroom, and addition of parking spaces to accommodate current and future staff. The building addition will be designed in conjunction with the master plan.

Project Cost:

\$TBD

### Structures & Improvements Plan: 2023-2029 Exhibit B: Parks

### DESCRIPTION

The Parks portion of the Structures and Improvements Plan (Exhibit B) primarily involves development of existing park lands and the purchase of equipment and facilities for existing parks as included in the Park and Recreation Master Plan.

### SCHEDULED PROJECTS

1. East Paris Nature Park Trail Replacement moved back lyn. cost doubted

East Paris Nature Park is an asset located adjacent to Endeavor Elementary School which allows ease of access to the wetlands, pond, and wildlife that the district has incorporated into their science curriculum. This project would include removing the existing pathway and replacing it with an 8-inch-wide limestone path that will provide an accessible surface that can be easily repaired when roots appear. The project would also provide for various amenities including a trail map kiosk, LED lighting, benches, bike racks, grills, new picnic tables, and a serving table. Funding for the project has been identified by the Michigan Natural Recourses Trust Fund Grant in the amount of \$107,050 with the matching remainder from the Parks and Recreation Millage Fund.

Project Cost:

\$214.100

Timing:

2023-2024

### 2. Jaycee Park Improvements (Phase II) moved back 4

Jaycee Park rehabilitation continues to be a priority due to the overall condition of the park. Jaycee Park is a location for the REACH Park program that serves youth in low-income areas. The improvements for Phase II include installation of a new restroom and program building, expanded sight lighting, and overall improved security features. The parking lot will be replaced and will include increased number of spaces. Funds have been received from the Community Development Block Grant in the amount of \$529,890 with the remainder amount of \$261,676 identified in the Parks and Recreation Millage Fund.

Project Cost:

\$791,566

Timing:

2023-2024

### 3. Jaycee Park Improvements (Phase III)

This phase for Jaycee Park would include improvements to the disc golf course, bridge removal and replacement, pedestrian entrances at both Gentian and Ridgebook locations, repair and replacement of portions of the existing pathways, removal of the small ballfield with reseeding of that greenspace, and also the overall tree maintenance throughout the park. Funding for this project will be requested from the Community Development Block Grant (\$396,000) with the remainder (\$132,000) from the Parks and Recreation Millage Fund.

Project Cost:

\$528,000

Timing:

2023-2024

### 4. Veterans Park Improvements (Phase IV)

As Veterans Park continues to attract numerous residents to this signature park, this phase will include a parking lot expansion, replacement of the basketball and futsal courts, placement of an additional picnic shelter, and removal and replacement of the remaining concrete pathways. Funding for this project will be requested from the Community Development Block Grant (\$562,500) with the remainder (\$187,500) from the Parks and Recreation Millage Fund. Project Cost: \$750,000 Timing: 2023-2024

### Structures & Improvements Plan: 2023-2029 **Exhibit B: Parks**

10. Covenant Park

new project

Covenant Park was generously donated to the City in May of 2020. This beautiful park will feature multiple trails, sports fields, pickleball courts, an event lawn, lighting, and an event center to support future growth. Funding will be identified from multiple sources including the Parks and Recreation Millage Fund, grants, partnerships, donations, and the Property and Building Fund.

Project Cost:	\$100,000	Timing:	2023-2024
Project Cost:	\$4,000000	Timing:	2024-2025
Project Cost:	\$2,900,000	Timing:	2025-2026
Project Cost:	\$5,000,000	Timing:	2026-2027

project 11. City Campus

City Campus will be an outdoor gathering space for future community events and the farmers market. The amenities will include a destination splashpad and playground, shelters, plaza, amphitheater, event lawn, additional parking, and other improvements. Funding will be identified from multiple sources including the Parks and Recreation Millage Fund, grants, partnerships, donations, and the Property and Building Fund.

\$200,000 Timing: Project Cost: \$2,000,000 Timing: Project Cost:

12. Miscellaneous & Contingency

It is recommended that funds be budgeted annually for trail and park enhancements, wayfinding signage, and unexpected and/or emergency needs which may arise.

Allowance:

\$125,000

Timing:

Annually

2027-2028

2028-2029

UNSCHEDULED PROJECTS

new project (formerly listed in Streets, Sideman And Non-Motorize Lamberts Park Trail

This project involves the construction of a 0.54-mile trail starting near the City Hall/Justice Center area and continuing east along the north side of the future Lamberts Park, possibly connecting to a proposed trail at a planned housing development. Construction timing will be evaluated considering available funding via the Park and Recreation Millage Fund and the MNRTF grant funds.

Project Cost:

\$600,000

new project (formerly listed in : sides and New Motoris

Plaster Creek Trail (Stanaback Park to Shaffer)

This project is planned to connect Stanaback Park trail system and Kentwood's southern nonmotorized trail system to the north. The trail is planned to go next to and crossing several ravines down to Shaffer Avenue. This project is to be funded by Park and Recreation Millage Fund and the MNRTF funds.

Project cost:

\$1,126,000

### Schedule of Structures & Improvements Plan: 2023-2029 Streets, Sidewalks and Non-Motorized Trails

Completed in FY 2022-2023 Jefferson Ave Regnistanction DESCRIPTION · Burton St. Rehabilitation and Non-Motorland Teail

The Schedule of Capital Improvements includes the construction, rehabilitation, repair, and enhancement of the City's streets, sidewalks, and non-motorized trails. It does not include annual maintenance of road surfaces of specific streets by chip sealing, cape sealing, overlay and other similar practices.

### PROJECT FUNDING

The streets, sidewalks, and non-motorized trails projects (Exhibit C) are generally funded through Act 51 funds, which are from gas taxes and vehicle registration fees and are returned to the City by the State based on the number of miles of road in the city and its population. These funds are generally used for street rehabilitation, patching, resurfacing, sweeping, paint striping, snow plowing, salting, traffic signals and street signs. Recognizing that non-motorized trails are a popular recreation feature, Parks Millage Funds may also be used to maintain existing trails and construct additional sections. The timing notations refer to fiscal years by the year of the end date (i.e., the fiscal year ending June 30, 2024, is noted as FY24).

Additional funds for streets, sidewalks, and trails may also be obtained from Federal and State transportation funding. Some non-motorized trails or sidewalks may also be funded by Community Development Block Grants (CDBG), Department of Natural Resources Trust Fund (DNRTF) grants, Michigan Department of Transportation (MDOT), Transportation Alternative Program (TAP) grants, Congestion Mitigation Air Quality (CMAQ) grants and other funding sources.

Construction of projects will depend on obtaining the required funding and acquisition of property. Project cost does not include property acquisitions or required easements.

**PROJECTS** 

moved back I ve. 217,422 1. Meadowlane Drive Reconstruction (West of Kalamazoo) Cost Decrease

Reconstruct the street including watermain and sanitary replacement. New storm sewer will be installed in areas without it. Curb and gutter will be added throughout. The project will be funded via Act 51. Construction in 2023.

Project Cost:

\$1,496,246

Timing:

FY23 & 24

2. 52nd Street Traffic Signal at Stauffer Ave. mared back

Grand Rapids has indicated this signal is due for age-related replacement.

Project Cost:

\$250,000

Timing:

3. 52nd Street Rehabilitation (Kalamazoo Ave to Breton Ave)

18543,015 to Kentwe

Replace failing HMA (Hot Mix Asphalt) pavement along the corridor. Also includes replacement of existing cast iron water main on the north side of 52nd Street. \$2,657,943 in federal funding has been programmed with the balance from Act 51. Construction in 2023.

Project Cost:

\$3,226,739 (\$685,815 to Kentwood)

Timing:

FY23 & 24

### Schedule of Structures & Improvements Plan: 2023-2029 Streets, Sidewalks and Non-Motorized Trails

Cost INCREASE \$700,000

Repair/replacement of "white-topped" and other full depth concrete streets in Kentwood. Design engineering and construction to replace "white-topped" streets in Kentwood. Streets included in this work are 44<sup>th</sup> Street and Barden/East Paris.

Project Cost:

\$1,000,000

Timing:

FY 25\_& 26

### 13. Model Court Rehabilitation (West of M37)

Add curb and gutter and repave this short cul-de-sac using Act 51 funds. Construction in 2025.

Project Cost:

\$200,000

Timing:

FY25 & 26

### 14. 36th Street Resurfacing (Shaffer to M37)

Cost Increase

\$100,00

Mill and resurface 36<sup>th</sup> Street. \$350,000 in federal funds has been programmed with the balance from Act 51 funds. Construction in 2026.

Project Cost:

\$500,000 (\$150,000 to Kentwood)

Timing:

FY26 & 27

### 15. 36th Street Roundabout @ Shaffer Avenue

Construct a roundabout at the intersection of 36<sup>th</sup> Street and Shaffer Avenue. \$660,386 in CMAQ funds have been programmed with the balance from Act 51 funds. Construction in 2026.

Project Cost:

\$1,050,000 (\$389,614 to Kentwood)

Timing:

FY26 & 27

### 16. 48th Street Rehabilitation (Division to Eastern)

Mill and resurface 48<sup>th</sup> Street. This project should be considered for \$651,840 in STP-U funding under the next TIP programming cycle. Construction in 2027.

Project Cost:

\$931,200 (\$279,360 to Kentwood)

Timing:

FY27 & 28

### 17. 52<sup>nd</sup> Street Resurfacing (M37 to Patterson Ave)

Mill and resurface the street using Act 51 funds. This project should be considered for \$302,400 in STP-U funding under the next TIP programming cycle. Construction in 2027.

Project Cost:

\$432,000 (\$129,600 to Kentwood)

Timing:

FY27 & 28

### 18. Eastern Avenue Rehabilitation (52nd Street to 60th Street)

Replace the HMA pavement along corridor. This project should be considered for \$1,260,000 in STP-U funding under the next TIP programming cycle. Construction expected in 2027.

Project Cost:

\$1,800,000 (\$540,000 to Kentwood)

Timing:

FY27 & 28

### 19. Eastern Avenue Rehabilitation (48th Street to 52nd Street)

Replace the HMA pavement along corridor. This project should be considered for \$630,000 in STP-U funding under the next TIP programming cycle. Construction expected in 2027.

Project Cost:

\$900,000 (\$270,000)

Timing:

FY27 & 28

### 20. Eastern Avenue Rehabilitation (44th Street to 48th Street)

Replace the HMA pavement along corridor. This project should be considered for \$630,000 in STP-U funding under the next TIP programming cycle. Construction expected in 2027.

Project Cost:

\$900,000 (\$270,000 to Kentwood)

Timing:

FY27 & 28

### Schedule of Structures & Improvements Plan: 2023-2029 Streets, Sidewalks and Non-Motorized Trails

School	Street	Segment								
East Kelloggsville Elem	Madison Avenue	44th Street to Montebello								
SE Kelloggsville Elem	54th Street	100' west of Mick to 140' east of Keleke								
	Mick Ave	56th Street to Tampa								
	Claudia Ave	56th Street to Tampa								
	Pinebrook Ave	56th Street to terminus								
	Kelekent Ave	56th Street to terminus								
	Andover Street	Primrose to 140' east of Heyboer								
	Heyboer Ave	Andover to 52nd Street								
	Madison Avenue	Andover to 52nd Street								
	Primrose Ave	Andover to 52nd Street								
	Tampa St	Mick to Claudia								
Brookwood Elem	Newcastle Dr	52nd to 340' south								
	Newcastle Dr	940' south of 52nd to 1430' south of 52nd								
,	Brookmark St	Kalamazoo to 140' west of Cheryl								
	54th Street	Newcastle to Kimball								
	Kimball Ave	52nd St to 54th St								
	Katrina St	300' east of Christie to Brookmark								
	Crestmoor Dr	60th St to Glenmoor Dr								
	Glenmoor Dr	Pinetree to Stanford								
	Juanita Dr	Gentian to Jeffrey								
Bowen Elem	Meadowlane Dr	1538 Meadowlane, comer lot frontage								
Meadowbrook Elem	Cloverleaf Ave	Forest Hill to Woodside Oaks (pvt.)								

### 27. Annual Sidewalk Fill-In Program

Staff has identified many small missing sections of sidewalk that serve to interrupt pedestrians using the City's pedestrian network. This annual program will begin to "fill-in" these areas to improve connectivity. CDBG funds will be targeted when the sidewalks are within eligible areas.

Project Cost:

\$100,000

Timing: Annually

### **UNSCHEDULED PROJECTS**

The following projects are planned, but timing of each is unknown or uncertain.

### **Breton Ave and Paul Henry Trail Crossing**

As Breton Avenue continues expansion from private development, the City will be responsible to provide the design and pay for the construction of the pedestrian crossing under Breton Avenue. This work will be completed in conjunction with the engineers from the private developers.

Project Cost: \$800,000 - \*This is currently being designed.

### **Intersection Reconstructions**

Certain intersections are planned for concrete pavement to eliminate rutting to reduce accidents.

Project Cost: Assume \$250,000 for each intersection.

### **Engleside Drive**

## Schedule of Capital Improvements: Structures & Improvements 2023-2029 Drains & Storm Water Management Systems

### DESCRIPTION

These projects represent planned repairs and improvements to drains and storm water management systems.

### **FUNDING**

Drain projects are funded from the Drain Fund (Exhibit D). Levy of this millage was discontinued in 1996; residual funds will be for improvement, maintenance, and repair costs until exhausted.

### **PROJECTS**

### 1. Detention Pond Cleanouts and Other Drain Work

Sediment collects in City maintained detention ponds over time and overgrowth can also take over the ponds due to lack of maintenance. Drains erode slopes and threaten to undermine structures within and near the drain(s). This is an item included annually to keep the City in compliance with approved detention volumes and flood control requirements.

Project Cost:

\$115,000 - 140,000

Timing:

Annually

### UNSCHEDULED PROJECTS

### **Bowen Pond Construction**

This project will improve water quality and reduce erosive velocities downstream of the pond improvement. The pond is intended to improve the City's #1 storm water deficiency listed in a professional independent analysis. The City has worked with Kentwood schools to acquire easement rights to the property necessary to achieve the pond construction. Staff continues to look for possible funding sources other than the drain fund to achieve the project.

Project Cost:

\$250,000

### Schedule of Structures & Improvements Plan: 2023-2029 Water System

8. <u>500,000 Gallon Elevated Storage Tank – Backflow Valve Replacement</u>
The storage tank has an altitude valve that maintains tank level in comparison to the 1 million gallon tank. The valve was new in 1988 and has a 20-30 year life expectancy per the manufacturer. The valve will be replaced in conjunction the next time the tank is taken out of service for maintenance.

Project Cost:

\$40,000

Timing:

FY2024

9. 1,000,000 Gallon Elevated Storage Tank – Generator Replacement
The emergency back-up generator supplies power to the building and critical circuits during power outage events. The unit is an 20KW generator, is 24 years old and will be due for replacement in 2023. Due to mechanical defects, the generator replacement is advancing earlier than its full life

expectancy.
Project Cost:

\$20,000

Timing:

FY2024

10. 5,000,000 Gallon Ground Storage Tank - Dry Interior Tank Painting

The tank interior is coated in a special paint coating to prevent corrosion. Painting was last performed in 2011. Paint coating inspection will take place in 2023 to assist in assessing project timing.

Project Cost:

\$432,000

Timing:

FY2027

new project

11. 5,000,000 Gallon Ground Storage Tank - Wet Interior Tank Painting

The tank interior is coated in a special paint coating to prevent corrosion. Painting was last performed in 2003. Paint coating inspection will take place in 2023 to assist in assessing project timing.

Project Cost:

\$320,000

Timing:

FY2029

project

12. 5,000,000 Gallon Ground Storage Tank - Exterior Tank Painting

The tank exterior is coated in a special paint coating to prevent corrosion. Painting was last performed in 2013. Paint coating inspection will take place in 2023 to assist in assessing project timing.

Project Cost:

\$192,000

Timing:

FY2029

13. Potter Pumping Station - Flow Meter Replacements

Water which flows into and out of the potter pumping station is metered. The two magnetic meters which monitor this flow, were new in 2006 and have a 15-30 year life expectancy depending upon water quality and flow rates. An assessment will be performed closer to expected life expectancy to determine replacement.

Project Cost:

\$76,000

Timing:

FY2027

14. Potter Pumping Station - Oil Capital Valve (OCV) Replacements

Valves used to control water flow which fills the ground storage tank and helps control system pressure were new in 2006. These valves have a life expectancy of 15-20 years. An assessment will be performed closer to expected life expectancy to determine replacement.

Project Cost:

\$60,000

Timing:

FY2027

### Schedule of Structures & Improvements Plan: 2023-2029 Sanitary Sewer System

### DESCRIPTION

These projects represent planned repairs and improvements to the City's sanitary sewer system in the Wyoming/Kentwood district (generally west of Breton Avenue).

### **FUNDING**

Unless otherwise stated, projects will be funded from the fund balance in the Sewer (enterprise) Fund (Exhibit D) and will be reimbursed through user fee revenues for sewer service.

1. Meadowlane Drive Neighborhood Reconstruction (West of Kalamazoo) Cost therease 338,865 Replacement of approximately 3,100 feet of 50± year old clay sanitary sewer main associated with street reconstruction. Construction in 2023.

Project Cost:

\$888,865 - sanitary only

Timing:

FY2023, 2024

2. Lining of Sewers in Breton, Kellogg Woods, 52nd St and Other Miscellaneous Sanitary Mains, and Miscellaneous Manhole Rehab
The sanitary sewer in Breton Avenue between 52<sup>nd</sup> and 44<sup>th</sup>, the sanitary main in 52<sup>nd</sup> Street

between Division and Kellogg Woods, and other miscellaneous sewers must be lined to protect the integrity of outdated asbestos cement pipe. Other spot problem locations throughout the City will be included in the project. The SAW Grant is expected to make the City aware of additional locations in need of lining. Funds for this project will come from the Sewer Fund. Construction in 2024.

Project Cost:

\$500,000

Timing:

FY2024, 2025

3. Sanitary Sewer Main Lining and Manhole Rehabilitation

Replace existing 10-inch sanitary sewer including mains into parking areas between buildings. The sanitary sewer is in poor structural condition. The existing PVC truss pipe is cracked at the crown of the pipe for most of the north half of the Leisure South loop.

Project Cost

\$500,000 (Sanitary Only)

Timing:

FY2024, 2025

4. <u>Julivan & Ridgewood Reconstruction</u>

Replacement of approximately 2,700 feet of 50+ year old clay sanitary sewer main associated with street reconstruction. Construction in 2024.

Project Cost:

\$545,500

Timing:

FY2024, 2025

5. Miscellaneous Sanitary Lateral Lining

Through the televising work routinely completed by DPW staff, the City becomes aware of sanitary laterals that are best repaired via lining rather than the conventional excavation and replacing method. Funds for these annual as needed projects will come from the sewer fund.

Project Cost:

\$90,000 - \$115,000

Timing: Annually as needed

### City of Kentwood, Michigan Schedule of Capital Improvements: 2023-2029 City Buildings - Capital Purchases (Property and Building Fund)

	Facility	Constructed	Remodeled	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
66	Window Replacement			\$20,000					
	Parking Lot Surface Replacement					\$300,000			
68	Roof Replacement							\$125,000	
	Pinehill Cemetery	?	2008						
	Master Plan (Moved from FY22/23)				\$50,000				
70	Security Upgrades (Moved from FY22/23)					\$47,500			
	Cantilever Roof for Material Storage (Moved from FY22/2)	3)				\$50,000		0.55.000	
	Roof Replacement							\$55,000	6140.000
73 '	Maintenance Building Addition (Moved from FY22/23)								\$140,000
	Covenant Park	?							
	Unscheduled								
74	City Buildings - Building Repair and Improvements			\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
75	Misc. and Contingency			\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
76	Public Works - Property Acquisition								
77	City Hall Heat Pump Replacement								
78	Library Door Locks System Replacement								
79	Building Addition/Remodel Phase 1 (Moved from FY22/2)	3)	1						
80	Building Addition/Remodel Phase 2 (Moved from FY 23/2	4)							
	Total Anticipated Purchases			\$2,445,500	\$1,330,000	\$1,470,500	\$1,051,000	\$955,000	\$706,000

# Structures and Improvements Plan: 2022-2028 Exhibit C: Street, Sidewalks, and Non-Motorized Trails

ı		T										
	Project	T	otal Cost		STPU		CMAQ		s (See Defini OTHER		Act 51	OTHER
											Description	
			FY:	2024								
1 '	Meadowlane Drive Reconstruction (West of Kalamazoo)	\$	808,323							\$	808,323	
	52nd Street Traffic Signal at Stauffer Ave	\$	250,000							\$	250,000	
	52nd Street Rehabilitation (Kalamazoo to Breton)	\$		\$	1,328,972	\$	65,827			\$	342,908	
25	Annual Street Resurfacing Program	\$	1,200,000							\$	1,200,000	
		_		nter	400.000					•	74.000	
	40th Street Reconstruction (Soundtech Ct to Patterson)	\$		\$	132,600			_		\$	71,000	Crowd Donida
7	East Paris Avenue Resurfacing (Burton to 28th Street)	\$	325,000	\$	211,250	_	00.000	\$	56,875	\$	56,875	Grand Rapids
8	Signalized Intersection Upgrades	\$	100,000			\$	80,000			\$	20,000 350,000	
4	Forest Creek Drive Rehab (East of East Paris)	\$	350,000							\$		
5	Julivan St and Ridgewood Reconst (44th St to Division Ave)	\$	552,539							\$ \$	552,539 100,000	
26	Annual Sidewalk Construction Program	\$	100,000							Φ	100,000	
27	Annual Sidewalk Fill-In Program	\$	100,000	\$	1,672,822	\$	145,827	\$	56,875	\$	3,851,645	\$ -
	Total	<u> </u>	5,727,168	<b>3</b>	1,012,022	Ψ	140,027	4	30,073	<u> </u>	0,001,040	Ψ
			FY	2025								
4	Forest Creek Drive Rehab (East of East Paris)	\$	350,000		<u></u>					\$	350,000	
6	40th Street Reconstruction (Soundtech to Patterson)	\$	203,600		132,600					\$	71,000	
7	East Pans Avenue Resurfacing (Burton to 28th Street)	\$	325,000	\$	211,250			\$	56,875	\$	56,875	Grand Rapids
8	Signalized Intersection Upgrades	\$	100,000			\$	000,08			\$	20,000	
6	Julivan St and Ridgewood Reconst (44th St to Division Ave)	\$	552,539							\$	55 <b>2,</b> 539	
25	Annual Street Resurfacing Program	\$	1,220,000							\$	1,220,000	
				inter						_		
9	52nd Street Resurface (Bailey's Grove to East Paris)	\$	252,000		176,000					\$	76,000	
10	52nd St Resurface (Division Ave to Eastern Ave)	\$	350,000		245,000					\$	105,000	
11	52nd St Resurface (East Paris to M37)	\$	525,000	\$	367,500					\$	157,500	
12	44th Street White-topping Repair	\$	500,000							\$	500,000	
13	Model Court Rehab (West of M37)	\$	100,000							\$	100,000	
26	Annual Sidewalk Construction Program	\$	100,000							\$	100,000	
27	Annual Sidewalk Fill-In Program	\$	100,000			_	20.000		50.075	\$	100,000	
	Total	\$	4,328,139	\$	1,132,350	\$	80,000	\$	56,875	\$	3,058,914	\$ -
			FY	2026								
9	52nd Street Resurface (Balley's Grove to East Paris)	\$	252,000	\$	176,000					\$	76,000	
10	52nd St Resurface (Division Ave to Eastern Ave)	\$	350,000	\$	245,000					\$	105,000	
11	52nd St Resurface (East Paris to M37)	\$	525,000		367,500					\$	157,500	
12	44th Street White-topping Repair	\$	500,000							\$	500,000	
13	Model Court Rehab (West of M37)	\$	100,000							\$	100,000	
25	Annual Street Resurfacing Program	\$	1,240,000							\$	1,240,000	•
			W	inter								
14	36th Street Resurfacing (Shaffer to M37)	\$	250,000	\$	175,000					\$	75,000	
15	36th Street Roundabout @ Shaffer & @ Pfeiffer Woods	\$	525,000	•	. ,	\$	330,193			\$	194,807	
26	Annual Sidewalk Construction Program	\$	100,000			•	•			\$	100,000	
27	Annual Sidewalk Fill-In Program	\$	100,000							\$	100,000	
	Total	\$	3,690,000	\$	787,500	\$	330,193	\$		\$	2,572,307	\$ -
			FV	202	,							
44.	36th Street Resurfacing (Shaffer to M37)	\$	250,000		175,000					\$	75,000	
14 <sup>1</sup>	36th Street Resurracing (Snarrer to M37) 36th Street Roundabout @ Shaffer & @ Pfeiffer Woods	э \$	525,000	φ	170,000	s	330,193			\$	194,807	
	Annual Street Resurfacing Program	\$	1,250,000			Ψ	000,100			\$	1,250,000	
25	Allitual Street Resultacing Program	Ψ		/inter						Ψ	1,200,000	
16	48th Street Rehabilitation (Division to Eastern)	. \$	465,600		325,920					\$	139,680	at currently programma
17	52nd Street Resurface (M37 to Patterson)	\$	216,000		151,200					\$	64,800	ot currently programm
18	Eastern Avenue Rehabilitation (52nd to 60th)	\$	900,000		630,000					\$		at currently programm
19	Eastern Avenue Rehabilitation (48th to 52nd)	\$	450,000		315,000					\$	135,000	at currently programm
20	Eastern Avenue Rehabilitation (44th to 48th)	\$	450,000		315,000					\$		at currently programm
21	Shaffer Avenue Rehab (32nd to 44th)	\$	600,000		420,000					\$		at currently programm
23	Annual Sidewalk Construction Program	\$	100,000							\$	100,000	
27	Annual Sidewalk Fill-In Program	\$	100,000							\$	100,000	
	Total	\$	5,306,600	\$	2,332,120	\$	330,193	\$		\$	2,644,287	\$ -

### City of Kentwood

### <u>Schedule of Structures and Improvements: 2023 - 2029</u> <u>Exhibit D: Drain, Water, and Sewer Funds</u>

	Drain Fund		FY2024		FY2025		FY2026		FY2027		FY2028		FY2029
		1		┢				_		_			
1	Detention Pond Cleanouts and Other Drain Work	\$	115,000	\$	120,000	\$	125,000	\$	130,000	\$	135,000	\$	140,000
	Total	\$	115,000		120,000		125,000		130,000		135,000		140,000
$\vdash$	Total	Ψ_	110,000	14	120,000	Ψ	120,000	Ψ	100,000	Ψ	100,000	Ψ	140,000
$\vdash$		+-		-						-			
$\vdash$	Water Fund	+	FY2024		FY2025		FY2026		FY2027		FY2028		FY2029
	vrater i and	+-	1 12024	-	1 12020		1 12020	_	1 12021		1 12020		112020
1	Meadowlane Drive Reconstruction (West of Kalamazoo)	\$	390,658										
2	52nd Street Rehab & Watermain (Kalamazoo to Breton)	\$	862,702										
3	Julivan and Ridgewood St Reconstruction (44th St to Division Ave)	\$	365,000	\$	365,000					-			
4	Christie Watermain Replacement (52nd Street to Gentian Drive)	1	000,000	\$	260,000	\$	260,000			$\vdash$			
5	Blaine, Burgis, Bonnie, Poinsettia, Marshall, Curwood Water Main Replace	1		\$	1,100,000	\$	1,100,000			$\vdash$			
6	Gentian, Ramblewood, Jamestown Watermain Replacement	1-		Ŝ	650,000	\$	650,000						
7	48th Street Widening & Rehabilitation (Division Ave to Eastern Ave)	<del>                                     </del>		1	000 000	Ť	000,000	\$	500,000	\$	500,000		
	500,000 Gallon Elevated Storage Tank	_		<del> </del>				_	000,000	+	000,000		
8	Backflow Valve Replacement	\$	40,000	<del> </del>						-			
	1.000.000 Gallon Elevated Storage Tank	1	,	1									
9	Generator Replacement	\$	20,000	<del> </del>									
	5,000,000 Gallon Ground Storage Tank	1	,										
10	Dry Interior Tank Painting			$\vdash$				\$	432,000				
	Wet Interior Tank Painting	T					,	Ť	,			\$	320,000
12	Exterior Tank Painting											\$	192,000
	Potter Pumping Station	1	***************************************	i		l				i			
13	Flow Meter Replacements	<u> </u>	***************************************	T-	***************************************	·		\$	76,000				
14	Oil Capital Valve (OCV) Replacements	1		T-		ļ		\$	60,000				
15	Pumping Station Roof Replacement			\$	45,000				-				
16	Parking Lot Resurfacing				-	\$	50,000						
17	Generator Replacement	\$	260,000										
18	Miscellaneous Water Infrastructure (As Needed)	\$	110,000	\$	115,000	\$	120,000	\$	125,000	\$	130,000	\$	135,000
	Total	\$	2,048,361	\$	2,535,000	\$	2,180,000	\$	1,193,000	\$	630,000	\$	647,000
				T						Ī			
		1		<b>†</b>	***************************************								
	Sewer Fund	i –	FY2024		FY2025		FY2026		FY2027		FY2028		FY2029
1	Meadowlane Drive Reconstruction (West of Kalamazoo)	\$	444,433					T					
	Lining of Sewers in Breton, Kellogg Woods, 52nd St, and Other	\$	250,000	\$	250,000						***************************************	1	
3		\$	250,000	\$	250,000							T	
4	Julivan & Ridgewood Reconstruction	\$	272,750	\$	272,750								
5	Miscellaneous Sanitary Lateral Lining (As Needed)	\$	90,000	\$	95,000		100,000	\$	105,000	\$	110,000	\$	115,000
	Total	\$	1,307,183	\$	867,750	\$	100,000	\$	105,000	\$	110,000	\$	115,000