



**AGENDA**  
**CITY OF KENTWOOD PLANNING COMMISSION**  
**TUESDAY, MARCH 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 March 14, 2023 and Findings of Fact for: **Case#6-23** – Dykstra Auto – Major Change to an Approved Site Plan located at 4782 – 44<sup>th</sup> Street SE; **Case#8-23** – SIP– Structures and Improvements Plan 2023-2029
- E. Approval of the Agenda for March 28, 2023
- F. Acknowledge visitors and those wishing to speak to non- agenda items.
- G. Old Business
- H. Public Hearing  
  
There are no public hearings.
- I. Work Session  
  
**Case#9-23** – Self Storage- Rezoning of 3.46 acres of land from C-2 Commercial to I-1 Light Industrial located at 3119 Broadmoor Ave SE;  
  
**Case#10-23** - Rezoning of 18.66 acres at 4755 Walma Avenue from C-4 Office to OS Open Space
- J. New Business  
  
No New Business
- 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  
MARCH 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, Alex Porter, Ray Poyner, Darius Quinn, Doug VanderMeer, Sarah Weir  
Members Absent: Ed Kape (with notification)  
Others Present: Community Development Director Terry Schweitzer, Economic Development Planner Lisa Golder, Senior Planner Joe Pung, Planning Assistant Monique Collier and the applicants.

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

- Motion Carried (8-0) –
- Kape absent -

- D. Approval of the Minutes and Findings of Fact

**Motion by Commissioner Holtrop, supported by Commissioner Quinn, to approve the Minutes of February 28, 2023 with change noted below and the Findings of Fact for: Case#7-23 Enthusiasts Choice Detail Studio- Request of Connecticut Development Company LLC for a Special Land Use Major Vehicle Repair Dry Ice Cleaning and Site Plan Review for Ste. 3 Located at 5120 East Paris Avenue SE**

Schweitzer also noted in the minutes that Cairns response to Jones question regarding ARPA funds should read as follows: “Cairns stated the ARPA monies were utilized to cover qualifying Public Safety services expenses incurred during the pandemic. This freed up monies that will be used to support the Parks & Recreation millage efforts, most notably a new recreation facility north of Fire Station 1 on Walma Avenue, the development of recreation amenities on the City Hall Campus and Covenant Park development.”

- Motion Carried (8-0) –
- Kape absent -

- E. Approval of the Agenda

**Motion by Commissioner Holtrop, supported by Commissioner Quinn, to approve the agenda for the March 14, 2023.**

- Motion Carried (8-0) –
- Kape 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

**Case#6-23** – Dykstra Auto – Major Change to an Approved Site Plan located at 4782 – 44<sup>th</sup> Street SE (**adjourned from February 28, 2023**)

Pung stated the request is a major change to an approved site plan. He stated the Planning Commission approved the special land use and site plan in September 2022. He stated in that plan there was approval for 10 additional parking spaces on the south side of the building. The applicant is proposing adding an additional 19 parking spaces.

Pung stated Dykstra Auto submitted for their building permit and it was noted by staff that there is an overhead door proposed on the north side of the building. He stated the overhead door wasn't on the site plan that was originally submitted for the Planning Commission review. He stated the zoning ordinance doesn't allow for overhead doors facing a street unless it is on a corner lot and otherwise approved by the Planning Commission. He stated that is the reason why the request was tabled. The applicant wanted to make that correction on the site plan and then bring it back to the Commissioners for review and approval.

Pung stated there weren't any issues or concerns that were raised at the work session therefore he is recommending approval of the site plan as described in his memo.

Ryan Betts with Land & Resource Engineering and Brian Dousma, 2149 Perry St. Byron Center were present.

Jones opened the public hearing.

There was no public comment.

**Motion by Benoit, supported by Quinn, to close the public hearing.**

- Motion Carried (8-0) –
- Kape absent -

Quinn questioned why the bay on the east side of the building isn't functional anymore. Dousma stated that it's a loading dock.

Porter stated there was previous discussion regarding the fire exit provisions. He encouraged the applicant to look very closely at that.

VanderMeer questioned if the applicant is aware of the zoning ordinance. Pung stated the requirement is that the site has to be a fully fenced in area so it screens it from the street and adjacent properties. VanderMeer questioned the kind of fence they will be using. Dousma stated and it will be an 8 foot chain link fence with slots that go into them.

Jones questioned in terms of security, whether there be lights on at night. Dousma stated yes, but very minimal.

**Motion by Benoit, supported by Quinn, to grant conditional approval of the site plan dated February 23, 2023, as described in Case#6-23. Approval is conditioned upon conditions 1-8 and basis points 1-5 as described in Pung's memo dated March 7, 2023.**

- Motion Carried (8-0) –
- Kape absent -

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

Schweitzer stated the SIP Plan is broken down into a variety of project types. The SIP is an overview of the City's Annual Capital Improvements Program that sets forth improvements over the next 6-year period and in this case years 2023-2029. He stated this plan covers Building and Site Improvements; Parks; Streets, Sidewalks and Non-Motorized Trails; Water, Sanitary Sewer and Storm Sewer Management Systems.

Schweitzer stated State law requires that after the Master Plan is adopted it is the role of the Planning Commission to annually review the proposed Capital Improvements Program and provide a recommendation to the City Commission.

Schweitzer stated most of the Street, Sidewalks, Non-Motorized Trails and Utility projects are programmed ahead of time. He stated if we are going to use State or Federal money it must be included in a Transportation Improvement Program (TIP) adopted by the Grand Valley Metro Council (GVMC) generally 3-5 years in duration. Any of the projects that they see (especially for street and sidewalks), the ground work on those take place about 5 years before the project is actually undertaken. He stated in the first year of the Capital Improvements Plan projects are solid. He stated grants and loans are associated with those projects that have been timed to take place in that first year of a given Capital Improvement Program. He stated as you get on to the later years the money sources are not as clearly defined.

Schweitzer stated Brad Boomstra City Engineer, Chad Griffin, DPW Director, Bhama Cairns, Deputy Finance Director and Jim Kirkwood, Director of Engineering and Inspection were present to answer questions about the draft plan.

Jones opened the public hearing.

There was no public comment.

**Motion by Weir, supported by Poyner, to close the public hearing.**

- Motion Carried (8-0) –
- Kape absent -

The commissioners had questions about the priority of projects works, where the monies from the Park millage were allocated and whether it was consistent with what the referendum stated. They also questioned why some projects were being delayed. They also questioned the cost for tables and chairs being purchased for the library.

Cairns summarized how the Property and Building, Library and Public Safet millages Funds are used. Building and Site Improvements; Parks; Streets, Sidewalks and Non-Motorized Trails; and Water, Sanitary Sewer and Storm Sewer Management Systems

Chad Griffin discussed how they have contractors come out and assess projects listed so the City can maximize the life span as much as possible. He stated a lot of the things that are scheduled in a 6 year period but they sometimes look out 25 years in their evaluation. Griffin also discussed the energy efficiency upgrade projects.

Brad Boomstra discussed the crossing of the Paul Henry Trail. He stated the Bretonfield development has come from the south and their last phase is going in which is up against the south edge of the trail. He stated they are extending Breton and eventually the extension to 52<sup>nd</sup> Street north side is going to be developed. He stated at this time engineering hired a consultant to design. Breton Avenue going over the trail. He stated this will prepare for the eventual development coming from the north. Boomstra discussed how the road funds and water funds are allocated. He discussed how Grand Rapids maintains our traffic signals.

**Motion by Holtrop, supported by Benoit, to recommend to the City Commission to adopt the Structures and Improvements Plan July 1, 2023- June 30, 2029 with pedestrian crossing amendments to the Street, Sidewalks and Non-Motorized Trails**

- Motion Carried (8-0) –
- Kape absent -

I. Work Session

There was no Work Session

J. New Business

**Motion by Benoit, supported by Quinn, to set a public hearing date of April 11, 2023, for: Case#9-23 – Self Storage- Rezoning of 3.46 acres of land from C-2 Commercial to I-1 Light Industrial located at 3119 Broadmoor Ave SE; Case#10-23 - Rezoning of 18.66 acres at 4755 Walma Avenue from C-4 Office to OS Open Space**

- Motion Carried (8-0) –
- Kape absent -

K. Other Business

1. Master Plan Implementation Discussion

Golder stated the Master Plan was adopted in 2020 and updated the commissioners to date on the progress that has been made towards those goals. Golder stated a lot of progress has been made with the cross walk study and that is now incorporated into the structures and improvements plan.

2. Commissioners' Comments

Holtrop questioned if the Mayor will give another State of the City speech. Schweitzer stated it has not yet happened and he is not sure what the timing might be.

Poyner questioned if the hotel on 32<sup>nd</sup> Street and Lake Eastbrook is open. Golder stated it is however she has to have a conversation with them to make sure they understand some of the things that have not been completed. Schweitzer stated in terms of process when the applicant submits for building permit Pung goes back to the Planning Commissions actions to make sure the plans are consistent.

Jones stated near 60<sup>th</sup> and Kalamazoo there is a lot very visible from the street that has an array of heavy equipment, vehicles and parts stored/parked in the open air. Schweitzer stated staff has been in contact with the owner to bring it into conformance with the zoning ordinance.

Jones stated Scooters Coffee has several signs on their property. Golder stated she has tried to contact the business but couldn't get through. She will visit the site.

3. Staff's Comments

Staff offered no additional comment.

L. Adjournment

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

- Motion Carried (8-0) –
- Kape absent -

Meeting adjourned at 8:25pm

Respectfully submitted,

Ed Kape, Secretary



**CITY OF KENTWOOD  
PLANNING COMMISSION  
PROPOSED  
FINDINGS OF FACT  
MARCH 28, 2023**

Pung 03/07/23

PROJECT: Dykstra Auto Major Change

APPLICATION: 6-23

LOCATION: 4782 – 44<sup>th</sup> Street, SE

HEARING DATE: March 14, 2023

REVIEW TYPE: Review of a major change to a site plan

MOTION: **Motion by Benoit, supported by Quinn, to grant conditional approval of the site plan dated February 23, 2023, as described in Case#6-23. Approval is conditioned upon conditions 1-8 and basis points 1-5 as described in Pung's memo dated March 7, 2023.**

- Motion Carried (8-0) –
- Kape absent -

- CONDITION:
1. Overhead door facing 44<sup>th</sup> Street shall be comprised of glass panels.
  2. All repair work shall be done within the building.
  3. No outdoor storage of vehicles, material, merchandise, equipment, or other material incidental to the operation shall occur until such time as an outdoor storage area meeting the requirements of the Zoning Ordinance is constructed.
  4. No outdoor storage of automobiles, trucks, or trailers is permitted within the parking lot.
  5. Staff review and approval of a landscape plan consistent with current Zoning Ordinance requirements.
  6. Use shall be operated consistent with the revised narrative dated February 23, 2023.
  7. Compliance with all applicable standards and requirements of the Kentwood Engineering Department.



8. Compliance with all applicable standards and requirements of the Kentwood Fire Department.

BASIS:

1. The additional parking/storage area on the south side of the building and the overhead door facing 44<sup>th</sup> Street are not anticipated to have a substantial and adverse impact on neighboring property nor create any type of blight within the area..
2. The property is a corner lot and consistent with Section 15.04.E.6, the Planning Commission can approve overhead doors facing a roadway.
3. The site plan otherwise meets the requirements of the Kentwood Zoning Ordinance.
4. Representations by the applicant at the work session and public hearing.
5. Discussion at the work session and public hearing.



**PLANNING COMMISSION OF THE  
CITY OF KENTWOOD  
RESOLUTION 1-23**

**A RESOLUTION TO ADOPT  
THE STRUCTURES AND IMPROVEMENTS PLAN  
JULY 1, 2023– JUNE 30, 2029**

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WHEREAS, the Planning Commission was established with the membership, powers and duties prescribed by law; and

WHEREAS, in accordance with Act No. 33 of the Public Acts of 2008, as amended, the Planning Commission, for the purpose of furthering the desirable future development of Kentwood under the adopted Master Plan, is to annually prepare a program for the ensuing six years, which program shall show those public structures and improvements in the general order of their priority, which in the Commission's judgment will be needed or desirable and can be undertaken within the six year period.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF KENTWOOD, that the Structures and Improvements Plan: July 1, 2023, - June 30, 2029, is hereby adopted.

The foregoing resolution was offered by Commissioner Holtrop, supported by Commissioner Weir, the vote being as follows:

YEAS: Benoit, Holtrop, Jones, Weir, VanderMeer, Porter, Poyner, Quinn

NAYS: None

ABSENT: Kape

ABSTAIN: None

Resolution Adopted.

KENTWOOD PLANNING COMMISSION

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Sandra Jones  
Planning Commission Chair

The foregoing is a true and complete resolution adopted by the Planning Commission of the City of Kentwood, Kent County, Michigan, at a regular meeting held, March 14, 2023.

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Sandra Jones  
Planning Commission Chair

STAFF REPORT: March 21, 2023  
PREPARED FOR: Kentwood Planning Commission  
PREPARED BY: Joe Pung  
CASE NO.: 09-23 Self-Storage Rezoning

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#### GENERAL INFORMATION

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APPLICANT: JJG Real Estate                      Rep: Bohler Engineering  
388 Broadhollow Road                      1 Allegheny Square, Ste. 402  
Farmingdale, NY 11735                      Pittsburg, PA 15212

STATUS OF  
APPLICANT: Purchase Option

REQUESTED ACTION: Request to rezone 3.62 acres from C2 Community Commercial to  
I1 Light Industrial

EXISTING ZONING OF  
SUBJECT PARCEL: C2 Community Commercial

GENERAL LOCATION: 3119 Broadmoor Avenue

PARCEL SIZE: 3.62 acres

EXISTING LAND USE  
ON THE PARCEL: Vacant Land

ADJACENT AREA  
LAND USES: N: Retail Center & Self-Storage Facility  
S: Railroad  
E: Broadmoor Avenue ROW  
W: Warehouse/Distribution Facility

ZONING ON ADJOINING  
PARCELS: N: C2 Community Commercial  
S: I2 Heavy Industrial  
E: C2 Community Commercial  
W: I1 Light Industrial

### Compatibility with Master Plan

The Master Plan recommendation for this site is for industrial development (see Exhibit 3) and has been since the 2012 Master Plan update; prior to the 2012 Master Plan update, the site was master planned for commercial development. The proposed rezoning is consistent with the Master Plan recommendation.

### Relevant Zoning Ordinance Sections

Section 10.01 describes the intent and purpose of the industrial districts. Section 10.02 lists the allowable uses in industrial districts and Sections 10.03.A through E list the development requirements for industrial districts. Section 10.03.F lists the performance standards for industrial districts. Section 13.03.C outlines the guidelines for a rezoning. Section 13.08 outlines the general review standards.

### Zoning History

The property has been zoned for commercial development since at least 1976; prior to being zoned for commercial development, the property was zoned for industrial development.

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## SITE INFORMATION

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### Site Characteristics

The west and south areas of the site are the high points, the property slopes downward to the northeast. Floodplain and potential wetlands encumber the northeast corner of the site. The site is heavily wooded.

### Traffic & Circulation

The property currently has access onto Broadmoor Avenue and would continue to do so. Based on discussion with the Michigan Department of Transportation (MDOT), access to the site would be restricted to right in/right out.

### Engineering

Development of the site will have to meet all applicable standards and requirements of the Kentwood Engineering Department.

### Fire

Development of the site will have to meet all applicable standards and requirements of the Kentwood Fire Department.

Staff Comments

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- 1) The applicant's intent is to develop the property with a multi-story self-storage facility. Such a facility would be a permitted use in the proposed I1 Light Industrial district.
- 2) Section 13.03.C of the Zoning Ordinance outlines the guidelines for a rezoning. The guidelines are as follows:

13.03.C.1 Consistency with the goals, policies and future land use map of the Master Plan, including any subarea or corridor studies. If conditions have changed since the Master was adopted, the consistency with recent development trends in the area.

**The property is Master Planned for industrial development. The proposed rezoning is consistent with the Master Plan recommendation.**

13.03.C.2 Compatibility of the site's physical, geological, hydrological and other environmental features with the uses permitted in the proposed zoning district.

**The permitted uses in the proposed I1 Light Industrial district would generally be compatible with the site's physical, geological, hydrological and other environmental characteristics.**

13.03.C.3 The applicant's ability to develop the property with at least one (1) of the uses permitted under the current zoning.

**The property could be developed as currently zoned but with access restricted to right in/right out and a preference by MDOT for a development the does not generate significant traffic, development for commercial retail use would not be ideal.**

13.03.C.4 The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.

**The potential uses allowed in the I1 Light Industrial district would be compatible with the adjacent industrial zoning and industrial uses to the south and west. To the north is a retail center and a self-storage facility (a permitted use in the I1 Light Industrial district but a legal non-conforming use under the current C2 Community Commercial zoning).**

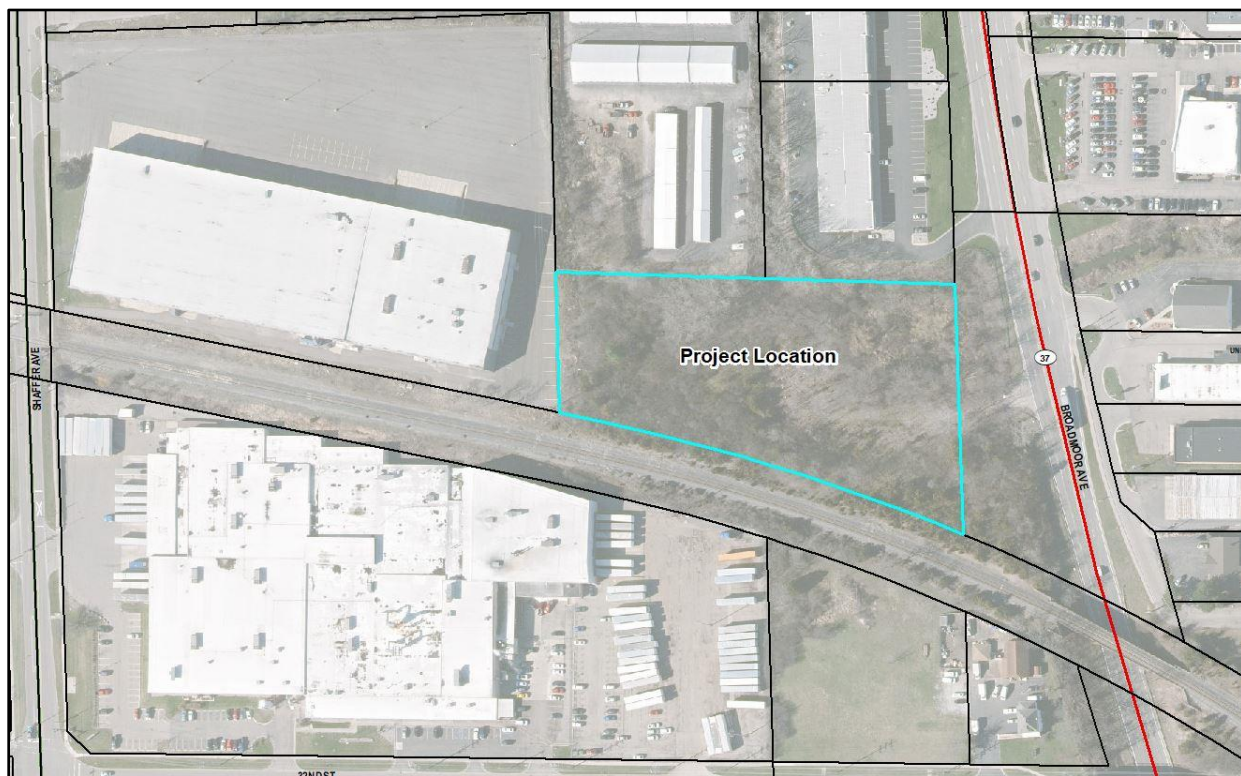
- 13.03.C.5 Whether the City's infrastructure and services are sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety and welfare" of the City.

**The City's infrastructure and services are sufficient to accommodate the uses permitted in the I1 Light Industrial district.**

- 13.03.C.6 Where a rezoning is reasonable given the above guidelines, a determination that the requested zoning district is more appropriate than another district or amending the list of permitted or Special Land Uses within a district.

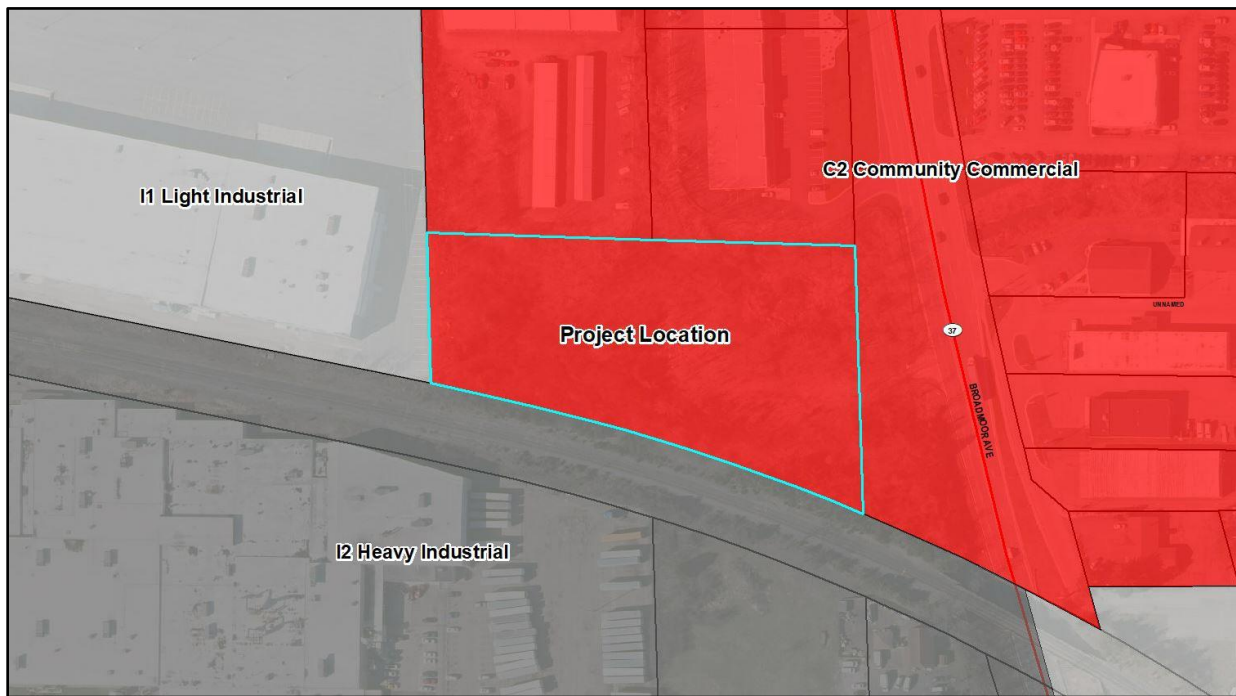
**The requested zoning district is more appropriate than amending the list of permitted or special land uses under the C2 Community Commercial district to permit industrial uses.**

#### Exhibit 1: Project Location

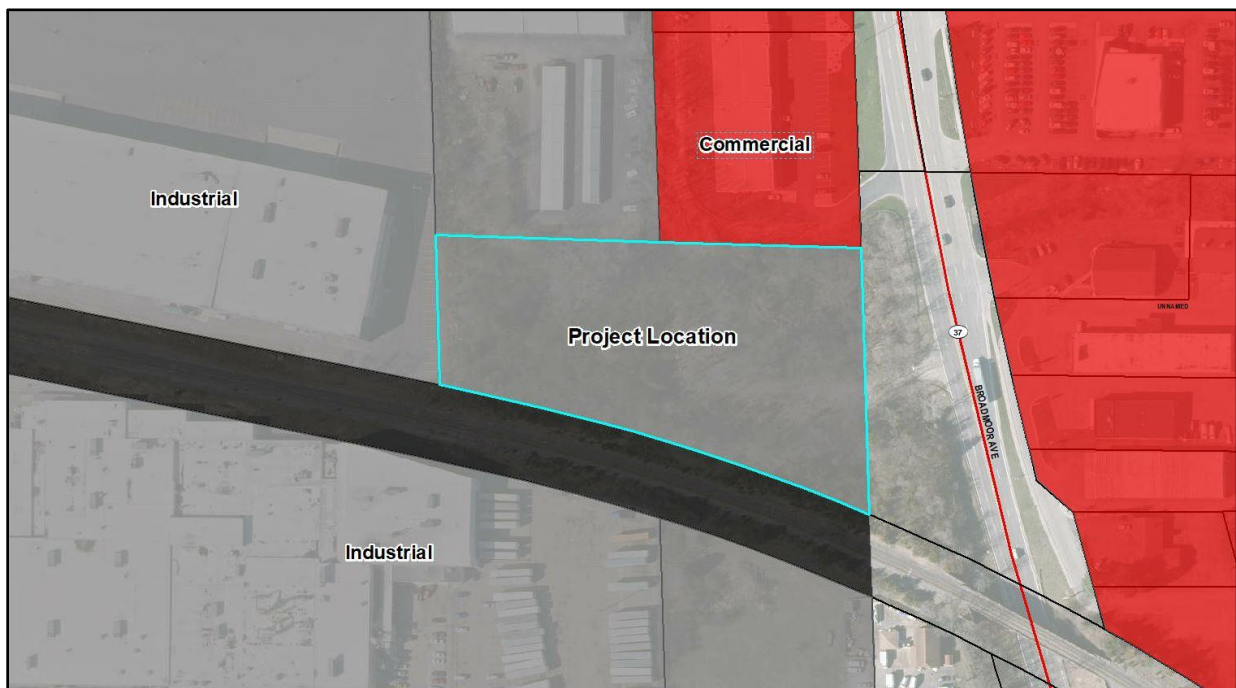




**Exhibit 2: Current Zoning**



**Exhibit 3: Future Land Use**





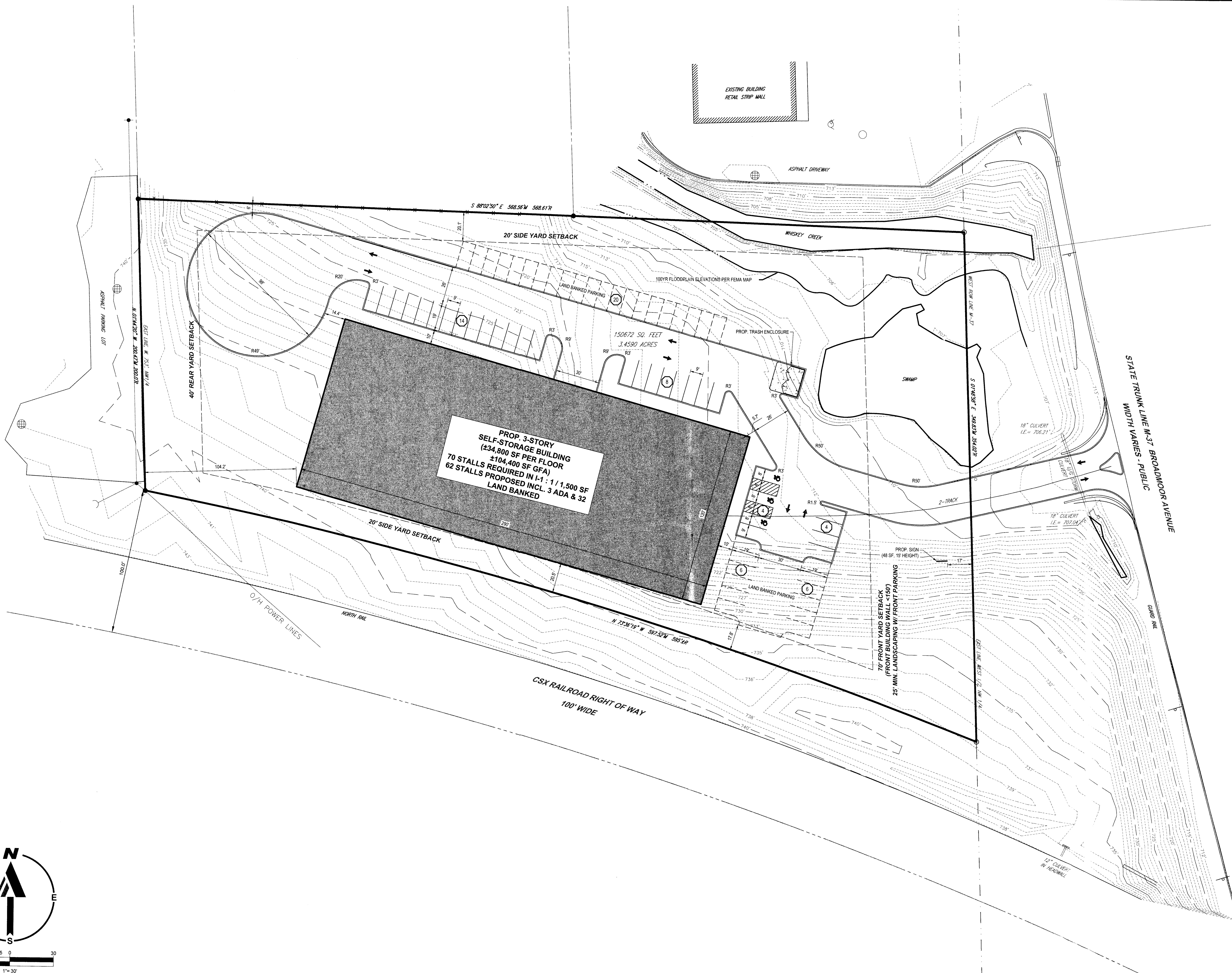
**Exhibit 4: April 2020 Pictometry Photo (view from the south)**



**Exhibit 5: April 2018 Pictometry Photo (view from the east)**







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 AUTHORIZATION OF THE COMPANY. (C) 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 2683, 2684, 2685, 2686, 2687, 2688

## REVISIONS

[illegible]

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YOU MUST CALL 811 BEFORE ANY EXCAVATION  
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PURPOSES ONLY**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY  
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION  
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: PAD230001.00  
DRAWN BY: JWA  
CHECKED BY: LR  
DATE: 02/28/2002  
CAD I.D.: PAD230001.00-X-SITE-CPT

PROJECT:

## CONCEPT PLANS

— FOR

**JJG REAL ESTATE LLC**

**PROPOSED SELF STORAGE FACILITY**

3119 BROADMOOR AVENUE SE  
KENTWOOD CITY  
KENT COUNTY  
GRAND RAPIDS, MICHIGAN  
T.M.P. #41-18-14-101-028

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**M.W. TAKACS**

**REGISTERED LANDSCAPE ARCHITECT**  
PENNSYLVANIA LICENSE No. LA001694

**SHEET TITLE:**

### CONCEPT PLAN B

SHEET NUMBER:

**C-301**

ORG. DATE - 02/17/2023

STAFF REPORT: March 21, 2023  
PREPARED FOR: Kentwood Planning Commission  
PREPARED BY: Lisa Golder  
CASE NO.: 10-23 Kentwood Fire Station-Community Center Rezoning

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#### GENERAL INFORMATION

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APPLICANT:

City of Kentwood  
4900 Breton  
Kentwood MI 49518-8848

STATUS OF  
APPLICANT:

City of Kentwood Representative

REQUESTED ACTION:

City of Kentwood is requesting a rezoning of 18.66 acres of land from C-4 Office to OS Open Space.

EXISTING ZONING OF  
SUBJECT PARCEL:

C-4 Office

GENERAL LOCATION:

4775 Walma Avenue SE

PARCEL SIZE:

18.66 acres

EXISTING LAND USE  
ON THE PARCEL:

Vacant and Fire Station 1

ADJACENT AREA  
LAND USES:

N: Crestwood Middle School and multifamily apartments  
S: Multifamily Apartments (Whitney Young)  
E: Walma Avenue and Kentwood Justice Center  
W: Breton Avenue

ZONING ON ADJOINING  
PARCELS:

N: OS Open Space, RPUD-1 Attached Residential Planned Unit Development,  
E: OS Open Space  
W: R4 High Density residential, RPUD-1 Attached Residential PUD, and R1-C Single Family Residential

Compatibility with Master Plan

The Master Plan recommends Institutional Use for the existing Fire Station 1 and OS Open Space for the remainder of the property. Since the City has rezoned other city-owned, institutional uses to Open Space zoning, the proposed zoning is considered to be consistent with the Master Plan recommendation.

Relevant Zoning Ordinance Sections

Rezoning Guidelines are found in Section 13.03 (C) of the proposed Zoning Ordinance.

Zoning History

The site was zoned for Office use for since 1980. The City purchased the northern portion of the property in 2017.

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SITE INFORMATION

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Site Information

The site generally flat and is heavily wooded. The elevation drops off as the property approaches Breton Avenue.

Staff Review

1. The 18.66 acre tract is proposed to be rezoned from C-4 Office to OS Open Space The Planning and City Commissions should review the following guidelines in considering the merits of the rezoning:
  - a. Consistency of the proposed rezoning with the goals, policies, and future land use map of the Master Plan, including any sub-area or corridor studies. If conditions have changed since the Master Plan was adopted, consistency with recent development trends in the area should be considered.

**The Master Plan recommends Institutional Use for the Fire Station 1 portion of the development and OS Open Space for the northern portion of the development. Municipal structures are permitted in the Open Space zone with site plan approval.**

- b. Compatibility of the site's physical, geological, hydrological, and other environmental features with the uses permitted in the proposed zoning district.

**The open space zone is generally used for parks, open space and municipal buildings. The planned use for the site is for a community recreation center.**

- c. The applicant's ability to develop the property with at least one (1) of the uses permitted under the current zoning.

**It has been the policy of the city to rezone all city-owned properties to open space.**

- d. The compatibility of all the potential uses allowed in the proposed zoning district with the surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.

**The site is proposed to be used for a municipal building. The location will benefit the adjacent Whitney Young apartments and other users of the City Campus.**

- e. Whether the city's infrastructure and services are sufficient to accommodate the uses permitted in the requested district without compromising the "health safety and welfare" of the City.

**The city's infrastructure is sufficient in this area.**

- f. Where a rezoning is reasonable given the above the guidelines, a determination that the requested zoning district is more appropriate than another district or amending the list of permitted or Special Land Uses within a district.

**It has been a policy of the city to rezone all city properties to the OS Open Space designation.**

2. General review standards for the Planning and City Commission review are found in Section 13.08 of the Zoning Ordinance.

**Attributes:**

- **Master Plan already designates site as Open Space**
- **Consistent with the policy of the Open Space Committee to rezone city properties to the OS Open Space zone**
- **Adjacent uses include other city properties**
- **Consistent with the City Campus Plan**

**Issues:**



