

AGENDA
CITY OF KENTWOOD PLANNING COMMISSION
TUESDAY, SEPTEMBER 26, 2023
KENTWOOD COMMISSION CHAMBERS
4900 BRETON AVENUE, SE
7:00 P.M.

6:30pm Conf. Rm #119 Master Plan Subcommittee meeting (Quinn, Holtrop, Poyner)

- A. Call to Order
- B. Pledge of Allegiance (Dan Holtrop)
- C. Roll Call
- D. Declaration of Conflict of Interest
- E. Approval of the Minutes of September 12, 2023, and Findings of Fact for: **Case#21-23** – Fox Ford Commercial Vehicle Service Facility – Special Land Use and Site Plan Review for Vehicle Repair Located at 3560 – 28th Street SE
- F. Approval of the Agenda for September 26, 2023
- G. Acknowledge visitors and those wishing to speak to non- agenda items.
- H. Old Business

There is no Old Business
- I. Public Hearing

Case#22-23 – Storage Five Kentwood LLC – Rezoning of 8.2 acres of land from C-2 Commercial to Conditional I-1 located at 1800-1900 44th Street SE

Case#23-23 -Body Shop Boss – Special Land Use and Site Plan Review for a Major Vehicle Repair located at 3851 Model Ct. SE
- J. Work Session

Case#24-23 – Hotel Conversion – Special Land Use and Site Plan Review to convert an existing office Building into a Hotel Located at 2180-44th Street SE
- K. New Business

Set public hearing date of October 24, 2023, for: **Case#26-23** – Biggby Coffee – Special Land Use and Site Plan Review for a Drive Through Restaurant – Located at 2300 44th Street SE; **Case#27-23** – Kentwood Drive and Shine – Special Land Use and Site Plan Review for a Vehicle Wash Establishment – Located at 3311 Woodland Drive SE

L. Other Business

1. Commissioners' Comments
2. Staff's Comments

M. 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.



September 19, 2023

MEMO TO: Master Plan Committee

FROM: Terry Schweitzer, Community Development Director

RE: 5080, 5090, 5140 Broadmoor Avenue, SE and 4581 52nd Street, SE

Mr. Andy Anderson has submitted a narrative dated 9/1/2023 as well as conceptual floor and site plans to build a pickleball and Wiffleball restaurant and recreational sports courts on properties addressed 5080, 5090, 5140 Broadmoor Avenue, SE and 4581 52nd Street, SE. The proposed development requires a rezoning to commercial or commercial planned unit development zoning. Therefore, the current Master Plan designation for industrial would need to be amended to Commercial.

Mr. Anderson met with the Land Use and Zoning Committee on August 9 and August 22. The retail concept was well received by the committee but there was also good discussion about the relative scarcity of industrial real estate and whether the property in question was well suited for industrial development.

Attachments

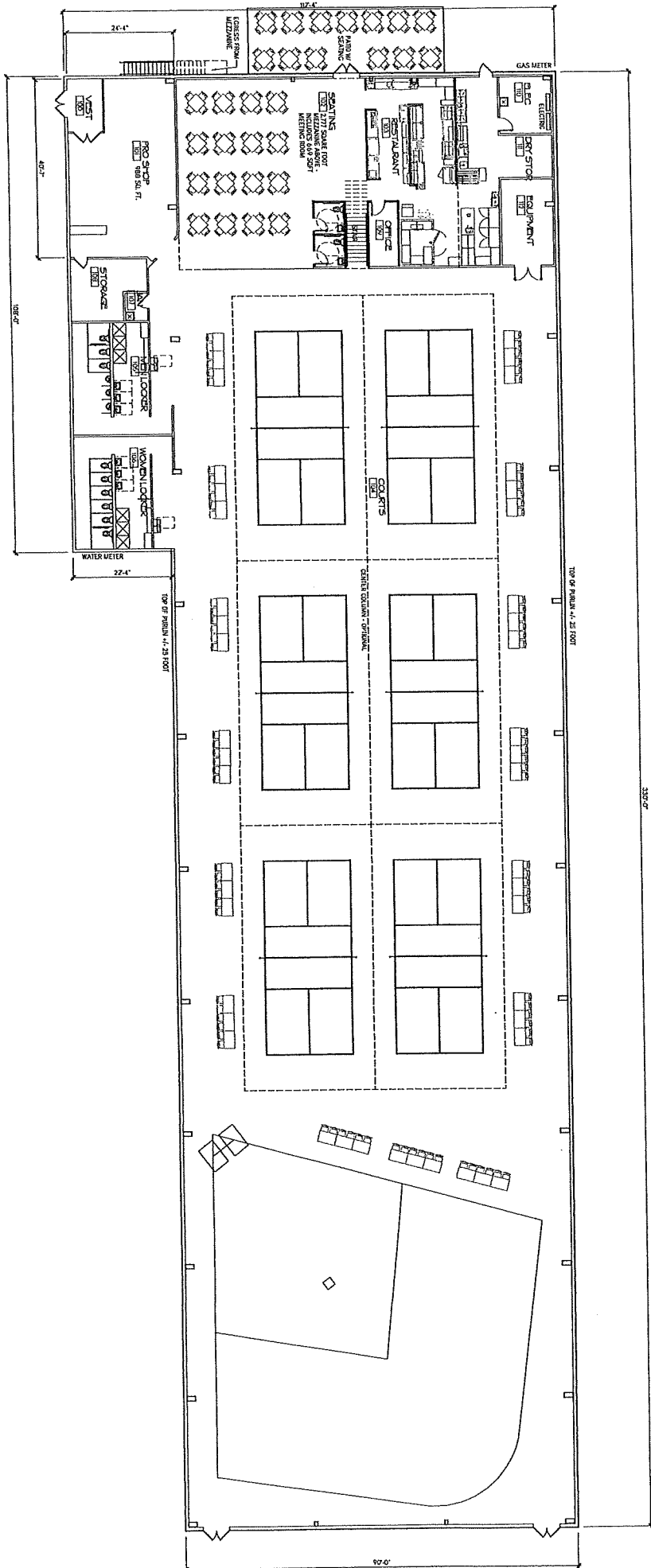
- Developer's narrative dated 9/1/2023 as well as conceptual floor and site plans
- August 9 and August 22 Land Use and Zoning Committee meeting summaries
- August 8, 2023 Crain's newsletter article covering West Michigan industrial real estate
- Conceptual industrial development plan recently discussed with city staff
- Aerial of the intersection of Broadmoor Avenue and 52nd Street. Anderson properties outlined in blue. In January of 2022 Kum & Go submitted a formal request to amend the Master Plan for the two properties outlined in red from industrial to commercial.
- 2022 staff cover memo/Kum & Go Master Plan narrative
- Meeting Summary of the East Beltline South Zoning Advisory Committee
- Kum & Go withdrew their request on February 17, 2022 based on feedback from city staff and the East Beltline South Zoning Advisory Committee.
- Current Master Plan Land Use Designations- 52nd Street/Broadmoor Intersection, Anderson properties outlined in blue.

I am proposing a change to the Master Plan, and if that succeeds, the rezoning of 5080,5090, 5140 Broadmoor Ave. SE and 4581 52nd St. SE located in the city of Kentwood. I am seeking these changes so that I can build a pickleball and Wiffle® ball restaurant and recreational sport courts social club. Currently, restaurants are permitted in L1 zoning. However, sport courts, like the ones I want to include with my restaurant, are not included in L1 zoning.

Therefore, I am asking the Planning Commission to change their master plan for the above addresses so that I can build my restaurant and recreational sport courts social club that will cater to people who want to play pickleball and Wiffle® ball, (inside and out) and/or who are looking for a great meal in the surrounding area or on the way to the airport.

My restaurant will include six indoor pickleball courts as well as an indoor regulation-size Wiffle® Ball field. I will also have four outdoor pickleball courts and outdoor seating. Besides the pickleball courts and Wiffle® ball field, I will have a bar and restaurant for the surrounding “working” community that will serve burgers, sandwiches, soups, and salads; hence a gathering place. I will also offer a juice bar as well as small “pro shop.” The second story of the building will have a conference room for corporate events that will overlook the indoor pickleball courts. This building will be a standard steel industrial building. This restaurant will add a much-needed eatery away from the busy 28th St. corridor and add to the growing evidence that Kentwood is a great community to live, work, and play.

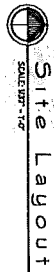
Thank you. Andy Anderson



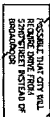
NOT TO SCALE

TOTAL SPACES:	97 SPACES
PROVIDED:	162 SPACES

Design Build LLC



Site Layout



Land Use and Zoning Committee

Meeting Summary

First Floor Conference Room

August 9, 2023

Present: Planning Commissioners-Bill Benoit, Ed Kape, Dan Holtrop, and Sandra Jones, Planning staff-Lisa Golder, and Terry Schweitzer, Applicants-Andy Anderson, Denise Kolesar, and Brad Potter

The meeting started at 6:30 pm.

Mr. Anderson, the owner/developer, is proposing to construct indoor and outdoor pickleball courts, indoor whiffle ball field, a restaurant, and a pro-shop/retail facility on the property. A conceptual site plan/floor plan was provided in advance of the meeting to illustrate a preliminary layout of the property. Mr. Anderson indicated he understood that this use would require a rezone of the property, as well as site plan approval of the project. Ms. Kolesar is his business consultant and Mr. Potter, Newco Design Build LLC, put together the initial concept site plan and floor plan. Mr. Anderson explained that he has been seeking a site of at least 4 acres in size, and proximate to a highway interchange to be readily accessible to the entire metro area.

Schweitzer noted that the restaurant use would be permissible under the current I-1 Light Industrial zoning, subject to Special Land Use and Site Plan review and approval by the Planning Commission. Retail as well as indoor and outdoor recreational uses are not permitted under the I-1 Light Industrial zoning. In addition, the future land use designation for the northeast quadrant of Broadmoor and 52nd Street is industrial. He noted there was a request to modify the Master Plan for the two properties right on this corner (5180 Broadmoor and 4561 52nd Street) from industrial to retail in early 2022. The applicant for that request, Kum & Go, was seeking to develop a gas station and convenience store. After the review of that request by the East Beltline South Advisory Committee the applicant withdrew its request (also attached). The Michigan Department of Transportation (MDOT) staff were very concerned with the traffic projections and movements associated with the proposed use as well as compliance with the MDOT access design standards.

Schweitzer noted another consideration of the prospective rezoning is the relative supply of industrial land within the city. While the site under consideration has been vacant for a long time, it is still zoned to accommodate industrial development. Schweitzer also called attention to a recent Crains Grand Rapids Business article regarding the scarcity of available industrial real estate in the West Michigan area. He pointed out that the city recently received a concept plan that shows how the site could accommodate two industrial buildings of between 34,000 and 38,000 square feet in area.

Mr. Potter explained that their conceptual site plan portrayed a driveway onto Broadmoor Avenue and, in response to a commissioner's inquiry, he stated it may be possible to secure access out to 52nd Street. He indicated that the Michigan Department of Transportation (MDOT)

may desire this access option. It was noted that there were two properties immediately to the south fronting Broadmoor and 52nd Street. If the proposed rezoning was approved there was speculation that it may be difficult to develop these southernmost properties for industrial use.

The commissioners questioned whether Mr. Anderson and his advisors were aware of the city's plans to construct many pickleball courts in Covenant Park located near 36th Street and Broadmoor Avenue. Ms. Kolesar indicated that they were aware of the plans and expressed confidence that this proposal would complement the city's plans. She indicated that she had talked to some City Commissioners who were also interested in the concept. Discussion ensued concerning the popularity of the use, the noise nuisance factor in residential settings, the existing land uses in the immediate vicinity of the site, the significance of the current industrial land use designation of the site and the sufficiency of parking considering the restaurant parking needs and that associated with the incoming and outgoing pickleball players over the course of the day/night.

Mr. Potter questioned whether it may be possible to amend the use allowances in the industrial zone district to allow for indoor and outdoor recreational use. It was noted that there was a proposal discussed in late 2021 and early 2022 to amend the industrial use provisions to allow athletic training facilities as a special land use in the industrial zone districts. The City Commission ultimately denied the proposed amendment citing the scarcity of available industrial real estate.

The meeting adjourned at 6:59pm.

Land Use and Zoning Committee

Meeting Summary

First Floor Conference Room

August 22, 2023

Present: Planning Commissioners-Bill Benoit, Ed Kape, Dan Holtrop, and Sandra Jones, Planning staff-Lisa Golder, Joe Pung, and Terry Schweitzer, Applicants-Andy Anderson and Denise Kolesar

The meeting started at 6:30 pm.

Mr. Anderson, the owner/developer, provided the committee with an expanded update of his pickleball and restaurant development concept for the northeast quadrant of the intersection of 52nd Street and Broadmoor that was initially reviewed on August 9. The updated concept included: an indoor wiffle ball field; expanded building footprint; and additional outside dining.

Mr. Anderson and Ms. Kolesar provided an overview of what they learned from the August 9 meeting and the compiled background on the relatively recent consideration of Athletic Training Facilities in the industrial zone provided by Planning staff. They expressed a desire to be fully transparent in their quest for this project.

Discussion ensued.

Mr. Anderson and Ms. Kolesar expressed their intent to contact planning staff to begin the process of introducing a change to the city's Master Plan designation for their intended site from the current industrial land use to commercial.

The meeting adjourned at 7:00pm.

West Michigan industrial real estate remains scarce as demand eases

Danielle Nelson

August 8, 2023

Prime industrial real estate along U.S. 131 near Byron Center. Credit: Courtesy of Brian Silvernail, Byron Center Real Estate
Industrial real estate vacancies increased slightly in areas of West Michigan during the second quarter, though experts say opportunities for industrial buildings and vacant land remain scarce.

Quarterly reports from local brokerages indicate industrial vacancy rates between 1.6% and 2.9%, covering areas that span the lakeshore to M-66 east of Grand Rapids.

Colliers International's West Michigan office, for example, reported a slight vacancy rate increase, from a record low of 2.1% in the first quarter to nearly 2.7% in the second quarter of this year.

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NAI Wisinski of West Michigan reported a 1.8% overall vacancy rate across five submarkets of West Michigan, from Muskegon to Saugatuck along the lakeshore to around Greenville and Hastings east of Grand Rapids.

Chris Prins, partner and senior vice president of industrial brokerage at NAI Wisinski of West Michigan, noted that a "continued supply issue" for both sales and leases is the main factor affecting the region's industrial market.

"There are simply not enough industrial buildings on the market for sale or for lease," Prins wrote in a recent second-quarter market report. "Common sense would tell you that the solution would be to construct more industrial buildings. However, with rising interest rates, high construction costs and a shortage of industrial vacant land, the rent required to make the overall project cost viable is keeping several developers on the sidelines. ... Without the economies of scale that come along with constructing a large building, it is difficult to get construction costs down to where it makes sense relative to market rents."

Randy Bronkema, owner of Grandville-based Independence Realty, noted that the acceleration of demand for industrial facilities that was driven by low interest rates is now starting to balance out.

"We are starting to see more buildings on the market and a little bit more marketing time," he said. "We are going to go back to a little more buyer-seller market versus buildings that were put on the market and were selling more or less instantly."

Bronkema added that "location, location location" remains the primary driver of whether industrial buildings and properties are leased or sold.

Prime locations

With prime industrial buildings generally located near freeways, Bronkema said that the M-6 interchange near Byron Center and M-37 through Kentwood have been growing, along with areas around the Gerald R. Ford International Airport. Areas in Walker near Fruit Ridge Avenue also have experienced strong industrial growth, according to local brokers.

Grand Rapids-area submarkets such as downtown, northeast and outside of the metro area have vacancy rates below 1%, according to Colliers. The southwest

and northwest submarkets have vacancy rates of 2.2% and 1.6%, respectively. The southeast metro area boasts the highest vacancy rate of 5%, according to Colliers.

Multiple brokerages also noted American Seating Co.'s recent announcement that it is relocating its office and manufacturing operations from the west side of the city of Grand Rapids to a former Steelcase building on the city's south side. Company officials said future plans for American Seating's legacy manufacturing operations, which has shrunk over the years, is still undetermined.

Meanwhile, brokers also reported an increase in overall asking lease rates during the second quarter. Asking lease rates are trending upward, ranging from \$4.94 to \$6.59 per-square-foot. Brokers at real estate services firm JLL noted that a \$4.94 per-square-foot average asking rent during the second quarter is a 15.9% increase from the same period last year.

As well, the region's low supply of industrial space has contributed to increased activity in the sublease market this quarter, according to Advantage Commercial Real Estate.

"As the supply of new space stays low, companies look to absorb current space through subleasing. This surge is reflected in the absorption of sublease space over the past few months," according to Advantage Commercial Real Estate's second-quarter market report.

Of more than 805,000 square feet of sublease space listed at the start of the second quarter, more than 272,074 has been absorbed.

"This level of sublease absorption is truly remarkable, especially when compared to previous sublease reports. Over the past two years, excluding this quarter, only 203,557 (square feet) of sublease transactions were reported, further highlighting the significance of this quarter's numbers," according to Advantage Commercial Real Estate.

Construction on an industrial property between 84th Street and 100th Street south of Grand Rapids. Credit: Courtesy of Brian Silvernail, Byron Center Real Estate

Land scarcity, new construction

The latest quarterly reports also indicate ongoing strong demand for land amid a scarcity of ready-to-build properties throughout West Michigan.

"In the south Grand Rapids area, going to Byron Center ... there is a major demand for industrial properties," said Brian Silvernail, owner of Byron Center Real Estate. "However, there is very little availability of (land) that just doesn't have zoning for industrial properties, but also the infrastructure, meaning the sewer and water in particular, that would facilitate industrial facilities."

Some notable Grand Rapids-area construction starts in the second quarter include:

- Holland-based Enviro-Clean Services **started construction** on a new facility at 1151 44th St. in Grand Rapids. The 47,000-square-foot building will consist of 17,000 square feet for their business and roughly 30,000 square feet of spec industrial space for other tenants.
- Ada-based Ascent Fine Cabinetry **acquired a 2.1 acre parcel** in the Walker View Industrial Park in Walker to roughly triple the size of its manufacturing footprint. Company officials plan for 15,600 square feet of new space with a potential future expansion up to 31,000 square feet.
- Robert Grooters Development Co. **broke ground** on its new speculative industrial building in Gaines Township. The more than \$9 million facility will add nearly 200,000 square feet of industrial space to the market for new companies or those looking to expand in southeast Grand Rapids.

Silvernail noted that increases in land prices are prevalent, regardless of whether they're close to a freeway, because of a lack of land with industrial zoning and utilities.

Design plans for Enviro-Clean's new Grand Rapids office, which will include 30,000 square feet of speculative industrial space. Credit: Courtesy of Enviro-Clean Services Inc.

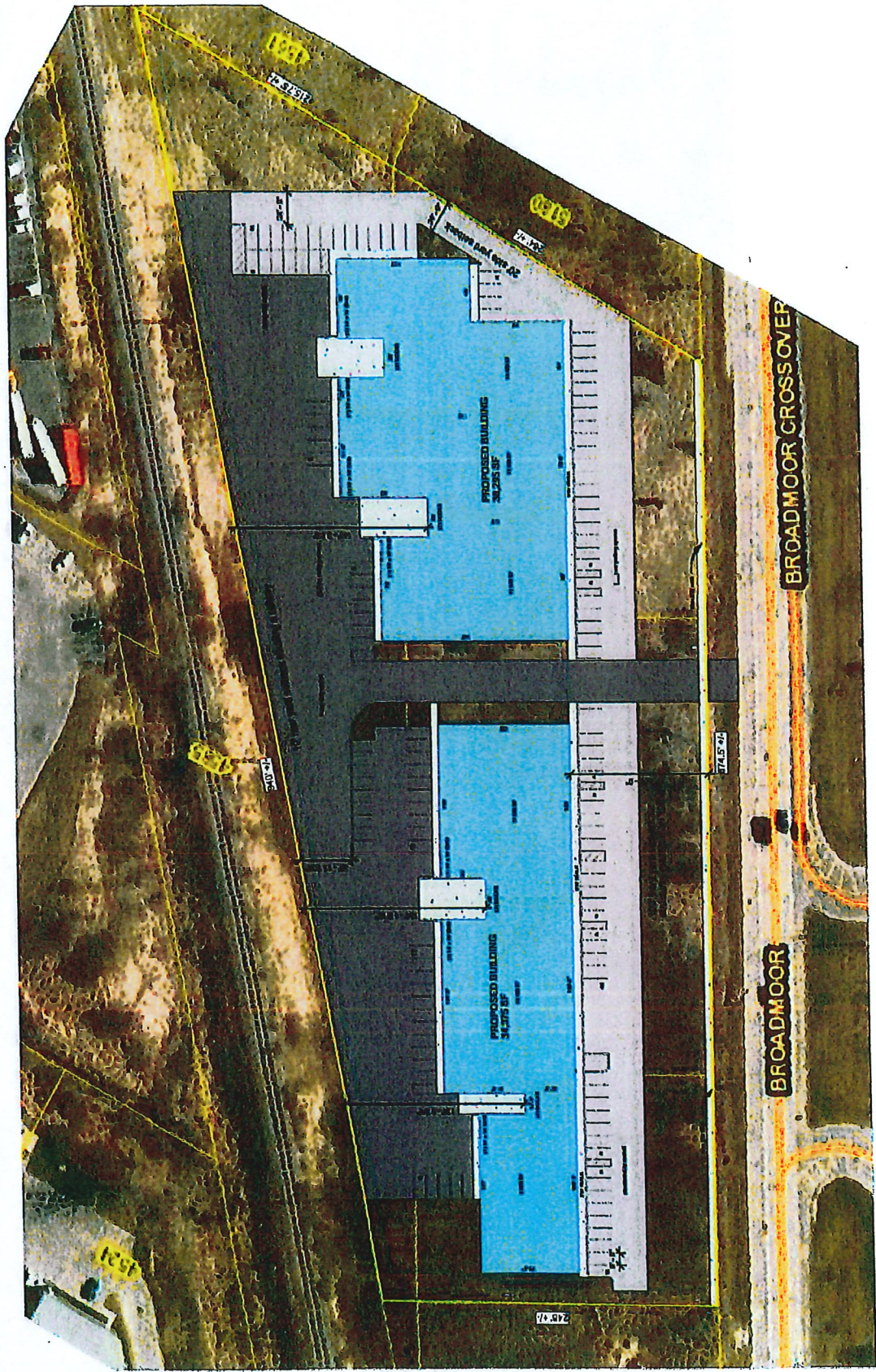
"Right now, I have an industrial piece of land between 84th Street and 100th Street that a sewer line is being brought to," he said. "The water line is there. It is already zoned, and it does front the freeway. I am advising my client to put the pricing at \$200,000 per acre. Typically, in the past, that was more of an office-type price for land, not industrial. In the past, it was hovering at or around the \$100,000 mark. Now it is at the \$150,000 watermark. For land on the freeway, it goes up from there."

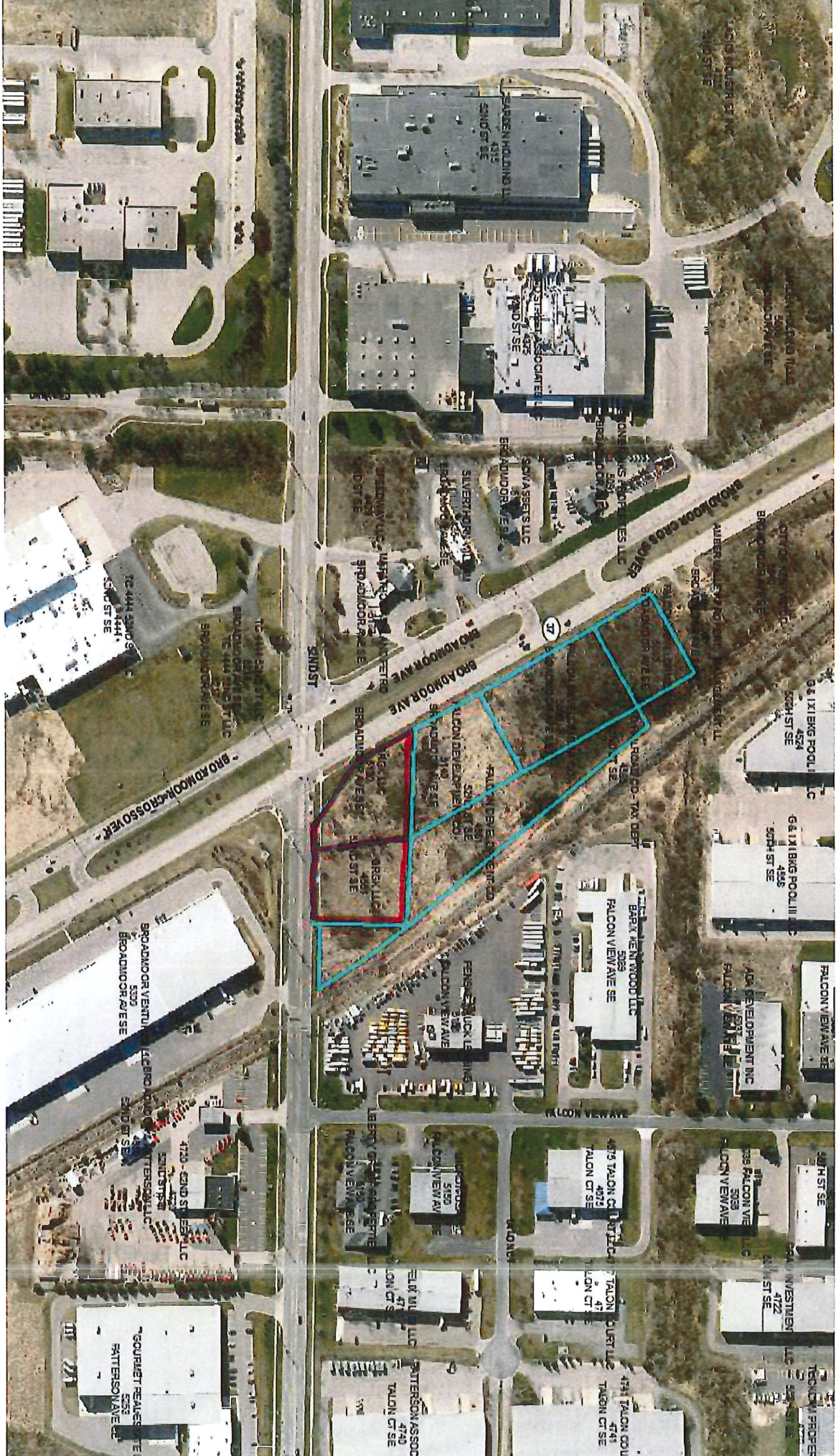
Meanwhile, Colliers forecasts that the development pipeline should catch up in late 2023. The firm's quarterly report also notes that with the relatively small amount of new construction, vacancy rates should remain low throughout the next few years, and growth will continue in submarkets with highway access and near the airport.

"The future of West Michigan is very strong," Bronkema said. "It has been strong, and it will probably continue to be strong because we are somewhat of a niche market. We are small, but then we are big if you add all of our suburban cities to it. Our businesses are diverse. We have grown and adapted to our current economy and current global situations, so I think we are going to be strong."

More from Crain's Grand Rapids Business:

LG Energy Solution 'seriously considering' Holland for North American HQ







Memorandum

TO: East Beltline Advisory Committee

FROM: Terry Schweitzer, Community Development Director

DATE: January 21, 2022

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

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

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

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

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

On behalf of Kum & Go, please accept this letter, enclosed application and exhibits as a formal request for consideration of a Master Plan amendment for 2.218 acres of land from Future Land Use Category Industrial to Future Land Use Category Commercial.

The proposed 2.218 acres is comprised of parcels 41-18-25-400-075 & 41-18-25-400-087. An exhibit depicting the existing parcel and Future Land Use Category and the proposed parcels and Future Land Use Category is enclosed for your reference.

Pending approval of the Master Plan Amendment, it is the intent of Kum & Go, to develop the new parcel as vehicle fuel station use.

EXISTING SITE CONDITIONS

The subject site is located at the northeast corner of Broadmoor Avenue and 52nd Street. The site is comprised of 2 parcels with a total area of approximately 2.218 acres and is currently vacant. Refer to included exhibit.

The subject property has approximately 171' of frontage on Broadmoor Avenue (M-37) & 165' of frontage on 52nd Street. Broadmoor Avenue consists of 2 lanes, each direction divided by a center median and is under the jurisdiction of the Michigan Department of Transportation. 52nd Street consists of 2 lanes in each direction with a center left turn lane (no left turn permitted at the intersection) and is under the jurisdiction of the City of Kentwood.

Municipal water and sanitary are available. Existing water and sanitary leads are provided at the south property line. Natural gas, electric and data facilities are located adjacent to the subject parcel and will not require extension.

The site primarily consists of heavy brush/grass with sporadic stands of trees. Refer to included survey.

Soils in the vicinity of the subject site can be described as generally loamy.

Per the FEMA Flood Insurance Rate Map (201070010B), the site lies completely within zone C, areas of minimal flooding.

The site generally slopes west & south toward the road right-of-ways.

BASIS FOR AMENDMENT

Based on a review of the City's Master Plan, it is plain to see that Manufacturing is important to the City's economy. That can also be seen by the substantial portion of the City that is dedicated to industrial development as shown on both the City's zoning map and future land use map. That being said, it is more important for the City's economy that sites be utilized appropriately and that sufficient services are provided to support the future development goals of the City. The information below supports revising the Master Plan Future Land Use Map from Industrial to Commercial for the subject site.

It does not appear that the site has ever been developed for an approved use in the I-1 zoning district. The size and shape of the site are likely factors. Development of an approved Industrial use will need to take into account facility requirements such as large building footprint, space for truck docks, truck circulation, truck & trailer parking and a separate passenger vehicle parking area. The geometry of the proposed parcel is less than ideal for such a development. That's not to say that there is not an appropriate Industrial use out there for this site but the site is not generally conducive to the requirements of an industrial facility and that is supported by the fact that the site remains vacant.

From the Master Plan, it is apparent that proximity to rail was a factor in deciding the future use of the subject property. Under the *DEVELOPMENT OF ISSUES AND SUPPORTING POLICIES: ECONOMIC DEVELOPMENT Key Issues*, the Master Plan states that *"It is increasingly important for business and industry to have access to multiple modes of transportation, including rail service. However, there has been movement to remove rail access from industrial areas due to lack of use and deterioration of its infrastructure."* In the immediate vicinity of the subject property, it does not appear that any of the facilities abutting the railroad have spurs. Also, the vast majority of the City's Industrial land use development does not have access to rail. This suggests that rail access is not a major factor for consideration of industrial development.

A major flaw in the current future land use map is the large block of land dedicated to industrial with little consideration of facilities to support the thousands of vehicles and employees that will travel to and from these places every day. Per MDOT, 2020 AADT (Annual Average Daily Traffic) for Broadmoor Avenue (M-37) is 18,266. This number is likely depressed due to COVID-19. 2019 AADT was 22,765. Currently, to support those vehicles from the northern extents of the Industrial district (32nd Street) to the Freeway (M-6), there is one retail fuel station in the City of Kentwood.

In summary, the subject site has sat vacant for many years under the current Industrial zoning district requirements. This is likely in part due to the size and shape of the site, which is not ideal when considering the facility requirements of such a permitted use. The site is ideally situated, on a major corridor that connects the industrial district with the freeway, for a use that can support the needs of the district. There is currently a lack of fuel/convenience facilities to support those needs. That use is not permitted within the district. Rezoning of the district to an appropriate zoning district requires a change to the Master Plan.

We appreciate your consideration of this request. Feel free to contact me at 586-786-9800 with questions or concerns.

East Beltline South Zoning Advisory Committee

Virtual Meeting

9:30 am

January 26, 2022

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

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

- I. Introductions
Everyone introduced themselves
- II. Brief background on this committee
Dennis Kent and Schweitzer and provided history and role of East Beltline Advisory Group as a GVMC subcommittee into early 2000's when it stretched from Caledonia Township to the south and Plainfield Township to the north. It provided a forum for land use and transportation officials from the respective communities and road agencies to discuss proposed changes in land use and/or transportation facilities.
- III. Introduction to the proposed project
Schweitzer provided context to the proposed change to the future land use designation on the northeast corner of 52nd Street and Broadmoor from industrial to commercial being submitted on behalf of Kum & Go, a chain of fuel station/convenience stores. He noted that the Kentwood frontage along M-37 (Broadmoor Avenue) was predominately master planned and zoned industrial with the exception of the 6.5 acre area on the northwest corner of 52nd Street and M-37.
Schweitzer informed the committee that the applicant had previously met with Kentwood Planning staff to discuss the site and they are aware of the reasons staff has expressed opposition to the request. We feel there are several existing fuel stations in the immediate and larger vicinity to support the need for fuel/convenience facilities. There is also the matter of the availability of land suitably zoned to support industrial development in Kentwood and the greater Grand Rapids area. The site of the industrial development along M-37 just south of 52nd Street is arguably configured and constricted like this northeast corner. Schweitzer stated it is reasonable to expect that a similar industrial development would likewise be successful.
- IV. Additional detail provided by applicant

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

V. Discussion, feedback, and questions

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

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

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

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

VI Other business

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

Adjournment

The meeting adjourned at 10:20am



February 17, 2022

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

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

Dear Mr. Schweitzer:

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

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

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

Respectfully,
KUM & GO, L.C.

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

Ryan Halder
Senior Site Development Manager

CKS INDUSTRIES NC
5905
4325
52ND ST SE

BARDEN HOLDING II LLC
5905
BROADMOOR AVE SE

BARDEN HOLDING LLC
4315
52ND ST SE

52ND STREET ASSOCIATES LLC
4375
52ND ST SE

JASON BRINK
BROADMOOR AVE SE

BROADMOOR AVE
BROADMOOR AVE SE

WILBER VALLEY PROPERTY MANAGEMENT LL
52ND ST SE
C & O ROBBINS - TAX DEPT
52ND ST SE

G & I BING POOL II LLC
4524
50TH ST SE

G & I BING POOL III LLC
4525
50TH ST SE

PENNEWICH LAND CO LLC
5901
FALCON VIEW AVE SE

ADA DEVELOPMENT INC
5937
FALCON VIEW AVE SE

BARX NENTWOOD LLC
5905
FALCON VIEW AVE SE

2536 FALCON VI
5936
FALCON VIEW AVE

4875 TALON COU
4875
TALON CT SE

MICRONUSA
5153
FALCON VIEW AVE

LEBENTY GROUP PROP
5180
FALCON VIEW AVE

PENSKE TRUCK LEASING
5191
FALCON VIEW AVE SE

GRKK LLC
4591
52ND ST SE

FALCON DEVELOPMENT CO
4581
52ND ST SE

FALCON DEVELOPMENT CO
5930
BROADMOOR AVE SE

FALCON DEVELOPMENT CO
5930
BROADMOOR AVE SE



UNNA MED

TC 444 52ND ST LLC
4444
52ND ST SE

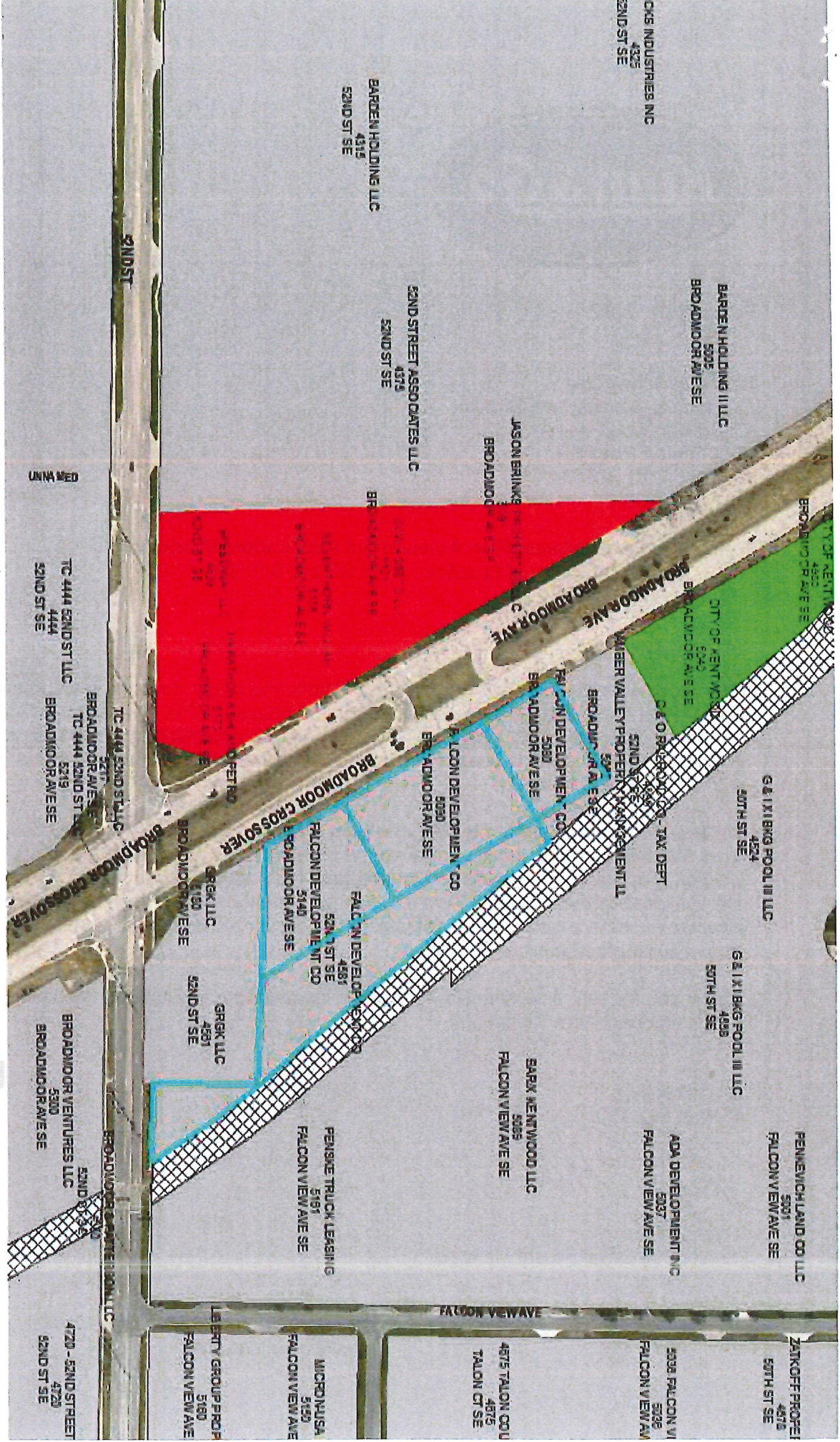
BROADMOOR AVE SE
TC 444 52ND ST LLC
5215
BROADMOOR AVE SE

BROADMOOR VENTURES LLC
5300
BROADMOOR AVE SE

BROADMOOR ASSOCIATES II LLC

4720 - 52ND STREET
4720
52ND ST SE

52ND ST



PROPOSED MINUTES OF THE REGULAR MEETING
OF THE KENTWOOD PLANNING COMMISSION
SEPTEMBER 12, 2023, 7:00 P.M.
COMMISSION CHAMBERS

- A. Chair Jones called the meeting to order at 7:00 p.m.
- B. The Pledge of Allegiance was led by Commissioner Kape.
- C. Roll Call:
Members Present: Bill Benoit, Dan Holtrop, Sandra Jones, Ed Kape, Alex Porter, Ray Poyner, Darius Quinn, Doug VanderMeer, Sarah Weir
Members Absent: None
Others Present: Community Development Director Terry Schweitzer, Economic Development Planner Lisa Golder, Senior Planner Joe Pung, Planning Assistant Monique Collier, and the applicants.
- D. Declaration of Conflict of Interest

There was no conflict of interest statement expressed.

- E. Approval of the Minutes August 22, 2023.

Motion by Commissioner Benoit, supported by Commissioner Quinn, to approve the Minutes of August 22, 2023.

- Motion Carried (9-0) –

- F. Approval of the Agenda

Motion by Commissioner Quinn, supported by Commissioner Kape, to approve the agenda for the September 12, 2023 meeting.

- Motion Carried (9-0) –

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

There was no public comment.

- H. Old Business

Case#16-23 – Kum & Go – Special Land Use and Site Plan Review for a Vehicle Fuel Station located at 2975 and 2995 28th Street SE (Tabled from the June 25, 2023, August 9, 2023 and August 22, 2023) (APPLICANT HAS WITHDRAWN THEIR REQUEST)

Case#21-23 – Fox Ford Commercial Vehicle Service Facility – Special Land Use and Site Plan Review for Vehicle Repair Located at 3560 – 28th Street SE

Pung stated the request is for special land use and site plan review for a vehicle repair facility intended for commercial vehicles only. He stated they are looking at constructing a 50,000 square foot freestanding building with 27 service bays. He stated they would also demolish the existing building that fronts on Broadmoor Avenue and that would be used for parking. He stated the overall site is 18 ½ acres in area and it is also the site for the existing Fox Ford dealership.

Pung stated this site has multiple points of access. There are two on 29th Street. Three access drives off 28th Street and then there would also be an access point off Broadmoor.

Pung stated the applicant was able to address some of the issues from the work session. Staff asked for a modified operations statement. They have provided that and within the operations statement they indicated that all work would be indoors and the number of employees that would be on site. They also indicated that there would be no work on any passenger vehicles and also no collision work for the fleet. They also indicated that if any vehicles were going to be onsite for more than the 72 hours they would be stored indoors, therefore they would not have any outdoor storage for the auto repair use.

Pung stated they increased the landscaped area along Broadmoor Avenue to the minimum requirement of 35 feet.

Pung stated there are two exceptions that would be required as part of this request. One being the garage doors. The zoning ordinance states that garage doors can't face the street. The Planning Commission can allow for garage doors facing the streets in the case of through lots, or where they have doors on both the front and back, or when it abuts up to a residential district. Pung stated this site is a through lot. They will have doors on all four sides. On the north and south sides which faces 29th Street and 28th Street there would only be one door. The majority of the doors are on the east and west sides. There is only one door that faces the 28th Street and 29th Street frontages. The Planning Commission can approve this as part of this site plan review and they wouldn't need a variance.

Pung stated they will need a variance for the number of access drives. Zoning ordinance states that for vehicle repair operations they can have no more than one drive per street frontage. They have frontage on three streets so technically they only get three drives for the vehicle repair operation. Therefore, they would need to go to the Zoning Board of Appeals to get a variance to have a vehicle repair operation on a site that has six driveway entrances.

Pung stated they have a dumpster located technically within the front yard. The zoning ordinance requires that dumpsters be in the rear yard of non-required sideyard, however, the Planning Commission can approve dumpsters in other locations. He stated although the dumpster is in the front yard, it is in the rear yard of the adjacent properties. You are not going to be able to see the dumpster from 28th Street. It is setback from 28th Street behind existing buildings and structures on the site. He stated he doesn't see any issues with allowing the approval of the dumpster location as proposed.

Pung stated he is recommending conditional approval of the special land use and site plan review as described in his memos.

Jones opened the public hearing.

There was no public comment.

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

- Motion Carried (9-0) -

Colin Scheffler, Director of Real Estate DP Fox was present.

Porter stated his only question was parking and the number of employees. Pung stated they indicated that they will have 10-15 employees. The overall site has over 400 parking spaces.

VanderMeer questioned if they will have two different dumpster locations. Schfler stated currently there are a series of dumpsters in the loading dock area on the back side of the building on 29th Street. He stated they discussed using that, however, it is a long stretch to get to and from the facility as they are bringing out trash. There are other things that will stay in the back and the additional location would be used for Fox Ford building.

Poyner questioned what the landscaping will look like. Schfelr displayed the landscape plan. Poyner was okay with the plan presented, he was just concerned about it being wide open when people are driving by.

Motion by Holtrop, supported by Benoit, to grant conditional approval of the Special Land Use vehicle repair operation as described in Case 21-23. Approval is conditioned upon conditions 1 – 8 and basis point 1 –6 as described in Pung's memo dated September 6, 2023.

- Motion Carried (9-0) -

Motion by Holtrop, supported by Benoit, to grant conditional approval of the site plan dated September 5, 2023, as described in Case 21-23. Approval is conditioned upon conditions 1 –11 and basis point 1 –7 as described in Pung's memo dated September 6, 2023.

- Motion Carried (9-0) -

Case#22-23 – Storage Five Kentwood LLC – Rezoning of 8.2 acres of land from C-2 Commercial to Conditional I-1 located at 1800-1900 44th Street SE

Golder stated that this conditional rezoning is an attempt to have mostly self storage use. She stated when looking at the rezoning standards one is whether it is consistent with the Master Plan and the answer is no it is not because the Master Plan remains commercial.

Golder stated the applicant has offered conditions restricting uses to Self Storage, Financial Institutions, Office Buildings of less than 50,000 square feet, Office building/uses within a building of 50,000 square feet or more (SLU). Research or development Facility, Trade of Industrial Schools, Freestanding Restaurants, Accessory buildings subject to section 3.15 and 3.16

Golder stated there are still some issues that were discussed with the Master Plan such as the proximity to residential. That is still going to be a problem because it is still going to be industrial rezoning on the site. The landscaping buffer requirements still remains.

Golder stated her concern is the area that is proposed for self storage but there is also other areas that would also be conditionally rezoned which means the self-storage could expand; it is a permitted use and we would have no other way to control that on this site.

Chris Cantania was present. He stated he attempted to help by offering the other uses so if it is to be rezoned to industrial that also are use allowances also found in the commercial zone. He stated one of the concerns was what if self storage is not a good use. This will allow for other uses that are in Industrial but are also commercial as an alternative.

Quinn stated his issue is the buffer to the residential. He questioned what kind of expansion controls can the commission put in place. Golder stated we can't add conditions to a conditional rezoning except for those offered by the applicant. Cantania stated regarding the buffer he believes it is 35 foot from the back of the building to the property line. Golder stated there is still the setback that have been discussed 34 feet from the building to the boundary with the apartments. If it is all landscaped, then it can be 50 foot. There will be some variances as well. Cantania stated he is happy to build a huge vegetation buffer and as long as fire will let him remove the access drive behind that section of the building, but he thinks he is still inside the minimum requirement of 50 foot variance that would be needed. Cantania stated if fire would allow them to vegetate the majority of it a tall living buffer that would be the best option.

Golder stated the commissioners can not tell the applicant what to do he has to offer.

Benoit stated expansion isn't a bad thing if the business does really well. Golder stated to her the problem is that we have a building that is hard to reuse and she isn't wild about

have self-storage in the middle of a residential area therefore why would we want more. Cantania stated if he were to build more it is because the business is doing fantastic and the residents are loving it and businesses are using it and it would increase the property tax base significantly if he added another structure. Benoit stated he isn't sure he is afraid of expansion; it is on 44th Street. Cantania states he would be more than happy to restrict additional building to the rear parcel.

Weir questioned if we consider the conditional rezoning do we lose the ability for taxes a revenue that we would get on a commercial site. Golder stated she will check with the Assessors Office.

Poyner questioned that if the applicant goes away can we potentially have other light industrial uses that an applicant can come forward with. Golder stated for the 8.2 acres only the self-storage and what the applicant has restricted would be allowed. She stated some uses are permitted by right and some would be a special land use. Cantania stated that is why he added the uses that are currently allowed in commercial so they can also have options of what could go in the industrial zone.

Poyner questioned what size vehicles he will be expecting to come in. Cantania stated pickup trucks, cars, SUV's and occasionally 18 wheelers which they don't see them often. Poyner questioned if he had an estimate of how many 18 wheelers they could see in a month. Cantania stated ideally when it first opens you will see more because it is going to fill up quicker and then it tapers off as the properties fill. Cantania stated for about a month maybe one 18 wheeler a day and that would be a moving company not necessarily an 18 wheeler. Cantania stated they have normal business hours 9:30am-6pm. They can only deliver and unload during those hours and can only come with the tenant who has leased the unit. Poyner stated he is ambivalent on this, he isn't quite sure how he feels about the rezoning request.

Poyner questioned how he makes sure they don't have hazardous material stored in the units. Catania stated that it is in the lease. They property is managed by a third party management company. They have full time staff, and they are physically watching. Discussion ensued.

Holtrop questioned the condition of rezoning to industrial allowing self-storage: is it differentiating between indoor/outdoor, interior/exterior. Cantania stated outdoor storage is considered an item not inside a structure. He stated self-storage is defined as inside self storage. Holtrop stated what he is getting at is all the garage doors that lead to a parking lot that's self storage. Cantania stated drive up climate type storage would be allowed there, but he doesn't believe garage doors are allowed to face outwards. If it was to happen they would all have to face inside. Golder stated she doesn't think there is any restriction on that but if you park RV's outside that is a special land use. Holtrop stated he was more concerned about another building adding on whether stand alone or adding on to the existing building with exterior doors. Golder stated as it reads now it does not

restrict that from happening. Golder stated that would have to be a restriction from the applicant.

Holtrop stated if conditions are not met does it revert back to the original zoning. Pung stated we would work with the City Attorney as to how that would be worded. Within our ordinance language it states if the conditions are not met or are violated within a specific time frame it can revert back to the prior zoning. Discussion ensued.

Holtrop stated he doesn't have a problem with traffic, but he does have a problem with putting unsightly self-storage units on the facility if he were to expand. He stated that he is okay with this.

Kape stated he doesn't think they will have to pay personal property taxes. Catania stated they pay personal property taxes, but it would be less.

VanderMeer stated he would like to see an example of one in the area that is similar to what he wants to build. Catania stated he hasn't seen one that is like his in the area but he will look and get it for the commissioners. Catania stated everything is inside, new façade on the outside and branded. Catania stated he will send photos of properties that he personally has, and he will find one in town that would be the best representation of something that it will be built like. It won't be his, but something the commissioners can go visit. VanderMeer stated he isn't concerned about the tractor trailer because they are there now because of some of the other businesses in the area. VanderMeer noted that along the highways they build a 20 foot buffer wall that cuts the sound.

Porter stated the only concern he has is what is going to happen with that back lot that is right in the line of sight for all the residential. He stated if it does get rezoned then another concern for him would be what is the landscaping going to look like in that 35feet.

Case#23-23 -Body Shop Boss – Special Land Use and Site Plan Review for a Major Vehicle Repair located at 3851 Model Ct. SE

Pung stated the request is for a special land use and site plan review in the industrial district. He stated they are looking at utilizing approximately 17,000 square feet of an existing 50,000 square foot building which is accessed off Model Ct. He stated they are only going to be doing cosmetic repairs which would be nonstructural, dent scratches etc. There will be no body work or engine repairs. He stated on their own vehicles they will do brakes repair. They indicated that there will be no other type of repair just scratch and dent and nonstructural bodywork at this location. He stated they will only be working on Amazon vehicles in the Greater Grand Rapids area.

Pung stated some of the issues that came up is that staff is looking for a revised operations statement to include: all repairs will be done indoors. Also identify within the operations statement the number of service bays or areas they expect to have within the

building and the number of vehicles that will be serviced at any one time. They also indicated that they don't plan on having any extended outdoor storage. He stated the most number of vehicles that they might have parked outside is 5 vehicles as they are switching them around. No vehicles will be stored outdoors and as the applicant indicated if it can't be driven there, it is not supposed to be there. They don't do any type of body work or major repairs on the vehicles at this location. He stated we asked him to verify that there will be sufficient parking for all the tenants within that building.

Pung stated with this request two variances will be required that have to do with the vehicle repair site design standards.. He stated the zoning ordinance requires that for vehicle repair they have a minimum frontage of 100 feet. In this case, it is located on the end of a cul-de-sac and the street frontage is 44 feet, the lot width would be measured the way the building setback is.

The other requirement that they would need a variance relates to having at least one side that abuts an arterial street. Model Court is not an arterial street. Although they are within 220 feet of Broadmoor Avenue and 6 lots total served by Model Ct it is unique in that aspect, but the ordinance stated they have to abut that arterial street. Therefore, they would need a variance from the zoning board of appeals.

Applicant stated they will also work on the rental vehicles that they use.

Porter questioned if the scope of the work that is being declared actually a condition of the special land use. Pung stated within their operations statement they stated the work that is going to be done. If they wanted to change that, they would have to come back to the Planning Commission as a change to the special land use.

VanderMeer stated it talks about outdoor storage areas is not permitted in the front yard and then it says 72 hours they can store behind the building or the east and the west ends of the building. Pung stated the storage area would still have to meet the zoning requirements of the zoning ordinance. As indicated, they don't intend to have any vehicles on the site outside for more than 72 hours, Any vehicle that would be there longer than that would have to be parked indoors.

Holtrop questioned if he would have 3 truck bays. Applicant stated they don't need them. It will be cleaned up. Discussion ensued.

K. New Business

Motion by Holtrop, supported by Benoit, to set a public hearing date of October 10, 2023, for: Case#17-23 – Bosgraff Walma 44th - Change in the Master Planned Land Use Designation from Low Density Residential to Medium Density Residential located at 2802 – 44th Street - Case#24-23 – Hotel Conversion – Special Land Use and Site Plan Review to convert an existing office Building into a Hotel Located at 2180-44th Street SE

- Motion Carried (9-0) –

Motion by Holtrop, supported by Benoit, to set a public meeting date of October 24, 2023, for: Case#25-23 – Master Plan Amendment 52nd and Broadmoor Ave – Change in the Master Planned Land Use Designation from Industrial to Commercial located at the northeast corner of 52nd Street and Broadmoor Avenue

- Motion Carried (9-0) –

L. Other Business

1. Commissioners' Comments

Holtrop stated there was a LUZ meeting just before the regular meeting. A parcel on 52nd Street near Eastern has a carwash and a former drive-thru ice cream sales fronting 52nd Street. The applicant wants to turn the carwash into a motor vehicle repair facility. There were are couple of issues including the garage doors would face 52nd Street.

Holtrop stated there was another request on 36th Street north of Covenant Park. It is currently an industrial building, Howie's Hockey tape. Midwest United would like to use that building. Currently their offices are next door, they would like to put an indoor soccer field facility there. It is allowed in Industrial but only to a certain size of the building or they could rezone. He stated the encouragement was to apply for a dimensional variance. But it would still be subject to special land use.

Holtrop stated on Thursday night there will be a Vibe function for the Parks and Rec over at the library \$40 dollars per ticket.

Kape gave a couple of updates on the Parks and Recreation. He stated the City received their first payment from the millage. An architectural and design company has been hired called Spark 43.

Kape stated the Food Truck rally was down from past years.

Kape stated Parks & Rec building will have gender neutral restrooms.

Jones stated that the county quadrant meeting will be held on September 13 at Kentwood City Hall in the Commission chambers at 3pm

2. Staff's Comments

Schweitzer stated we will send of the notice of intent to consider the change in the land use at 52nd Street and Broadmoor. Schweitzer stated he would like to set up a meeting with the Master Plan subcommittee: Quinn, Poyner and Holtrop prior to the Planning Commission meeting on September 26 at 6:30pm.

Schweitzer stated the Rapid is undergoing a process of updating Transit Master Plan and there is an opportunity to have them come to us and describe what the process is and look for any comments or suggestion. He stated we could set it up under other business on one of the upcoming agendas.

M. Adjournment

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

- Motion Carried (9-0) –

Meeting adjourned at 8:30pm

Respectfully submitted,

Ed Kape, Secretary



**CITY OF KENTWOOD
PLANNING COMMISSION
PROPOSED
FINDINGS OF FACT
SEPTEMBER 26, 2023**

Pung 09/06/23

PROJECT: Fox Ford Commercial Vehicle Services Facility

APPLICATION: 21-23

LOCATION: 3560 – 28th Street & 2930 Broadmoor Avenue

HEARING DATE: September 12, 2023

REVIEW TYPE: Special Land Use for vehicle repair operation

MOTION: **Motion by Holtrop, supported by Benoit, to grant conditional approval of the Special Land Use vehicle repair operation as described in Case 21-23. Approval is conditioned upon conditions 1 – 8 and basis point 1 –6 as described in Pung’s memo dated September 6, 2023.**

- Motion Carried (9-0) –

- CONDITION:
1. Planning Commission approval of the site plan dated September 5, 2023.
 2. Use to be operated consistent with the project narrative dated September 5, 2023.
 3. All repair work shall be done within the building.
 4. No outdoor storage of vehicles, material, merchandise, equipment, or other materials associated with the vehicle repair operation shall occur until such time as an outdoor storage area meeting the requirements of the Zoning Ordinance is constructed.
 5. Planning Commission approval of overhead doors facing 28th Street, 29th Street, and Broadmoor Avenue as permitted under Section 15.04.E.6 of the Kentwood Zoning Ordinance.
 6. A variance will need to be received from the Kentwood Zoning Board of Appeals to permit more than one (1) driveway for each street frontage.

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 use is a special land use within the C2 Community Commercial district and as such is compatible with the current zoning of the property and the Master Plan recommendation for commercial development of the site.
2. The use is not anticipated to have a substantial and adverse impact on neighboring property nor create any type of blight within the area.
3. Section 15.04.E.6 states that overhead doors shall not face any roadway, except as approved by the Planning Commission for through garages, corner lots, through lots, or where a rear garage door would have a negative impact on an abutting residential district.

The proposed garage is a through garage with doors on all elevations and the lot is a through lot.

4. Section 15.04.E.5 states that the site shall be limited to no more than one (1) driveway for each street on which it has frontage. The site currently has six (6) driveways (one onto Broadmoor Avenue, two on 29th Street and three onto 28th Street). The site is allowed only three (3) driveways.
5. Representations by the applicant at the work session and public hearing.
6. Discussion at the work session and public hearing



**CITY OF KENTWOOD
PLANNING COMMISSION
PROPOSED
FINDINGS OF FACT
SEPTEMBER 26, 2023**

Pung 09/06/23

PROJECT: Fox Ford Commercial Vehicle Services Facility

APPLICATION: 21-23

LOCATION: 3560 – 28th Street & 2930 Broadmoor Avenue

HEARING DATE: September 12, 2023

REVIEW TYPE: Site plan review for vehicle repair operation

MOTION: **Motion by Holtrop, supported by Benoit, to grant conditional approval of the site plan dated September 5, 2023, as described in Case 21-23. Approval is conditioned upon conditions 1 –11 and basis point 1 –7 as described in Pung's memo dated September 6, 2023.**

- Motion Carried (9-0) -

- CONDITION:
1. Planning Commission approval of the special land use vehicle repair.
 2. All repair work shall be done within the building.
 3. No outdoor storage of vehicles, material, merchandise, equipment, or other materials associated with the vehicle repair operation shall occur until such time as an outdoor storage area meeting the requirements of the Zoning Ordinance is constructed.
 4. Planning Commission approval of a dumpster enclosure in the front yard.
 5. Planning Commission approval of overhead doors facing 28th Street, 29th Street, and Broadmoor Avenue as permitted under Section 15.04.E.6 of the Kentwood Zoning Ordinance.
 6. The two properties (3560 – 28th Street and 2930 Broadmoor Avenue) shall be combined.
 7. A variance will need to be received from the Kentwood Zoning Board of Appeals to permit more than one (1) driveway for each street frontage.

8. Staff review and approval of a landscape plan consistent with current Zoning Ordinance requirements.
9. Staff review and approval of an exterior photometric plan consistent with current Zoning Ordinance requirements.
10. Compliance with all applicable standards and requirements of the Kentwood Engineering Department.
11. Compliance with all applicable standards and requirements of the Kentwood Fire Department.

BASIS:

1. The use is a special land use within the C2 Community Commercial district and as such is compatible with the current zoning of the property and the Master Plan recommendation for commercial development of the site.
2. Section 19.03.F.3 states that dumpsters shall be located in the rear yard or non-required side yard, unless otherwise approved by the Planning Commission. The proposed dumpster location is in the front yard but is setback over six hundred (600) feet from 28th Street and will not be visible from 28th Street.
3. Section 15.04.E.6 states that overhead doors shall not face any roadway, except as approved by the Planning Commission for through garages, corner lots, through lots, or where a rear garage door would have a negative impact on an abutting residential district.

The proposed garage is a through garage with doors on all elevations and the lot is a through lot.

4. Section 15.04.E.5 states that the site shall be limited to no more than one (1) driveway for each street on which it has frontage. The site currently has six (6) driveways (one onto Broadmoor Avenue, two on 29th Street and three onto 28th Street). The site is allowed only three (3) driveways.
5. The site plan otherwise meets the requirements of the Kentwood Zoning Ordinance.
6. Representations by the applicant at the work session and public hearing.
7. Discussion at the work session and public hearing.



PLANNING STAFF RECOMMENDATION

Golder 9/18/23

PROJECT: Storage Five Conditional Rezoning

APPLICATION: 22-23

REQUEST: Rezoning of 8.2 acres of land from C-2 Commercial to I-1 Light Industrial Conditional Zoning

HEARING DATE: September 26, 2023

RECOMMENDATION: Recommend to the City Commission denial of the conditional rezoning of 8.2 acres of land from C-2 Commercial to I-1 Light Industrial Conditional Zoning as described in Case No. 22-23. Approval is denied based on the following:

BASIS:

1. Self-storage units are considered an industrial use permitted by right in the I-1 Light Industrial zone. The Kentwood Master Plan recommends commercial use for this site; the City chose not to amend the Master Plan for Industrial use. Therefore, the use is inconsistent with the Master Plan.
2. Although the applicant proposes the re-use of an existing vacant building, he also includes the possibility of using the 80,000 square foot parking area south of the building for future self-storage. The applicant's proposed conditions of rezoning state that "All storage doors to be located within a fully enclosed building and/or facing inward to the property shielded from view of any public right of way." Since the proposed storage within the existing building requires only 30 parking spaces (according to the developer), the developer clearly intends to allow the possibility of additional storage units to be constructed on the site. In addition, no restrictions are placed on whether any new self-storage built (outside of the existing building) are

climate controlled or interior access only, or whether it would be built to the full height allowed in the I-1 Industrial zone (45').

3. The conditional rezoning may not be compatible with the existing residential uses in the area. The southwest corner of the existing building proposed for self-storage is 34 feet from the common property line for Tamarisk Apartments. Section 10.03C 4 of the Zoning Ordinance requires that no industrial building or storage shall be located closer than 100 feet to a residential district boundary.
4. The 80,000 square foot parking area included in the rezoning (and presumably allowed to be developed for self-storage) is located adjacent to Tamarisk Apartments as well as the Bowen House, a designated historic property that is being used as a duplex unit. The potential construction of additional storage units would have a negative impact on these properties.
5. Discussion during work session and public hearings.

September 16th 2023

Conditional Rezone- Kentwood, MI

Project: Storage Five Kentwood

Conditional Rezone: 1800-1900 44th St SE, Kentwood MI 49508

Subject property is located at 1800-1900 44th St SE Kentwood, MI 49508

PPNs: 41-18-28-125-006 and 41-18-28-125-010

Total Acres: 8.2 of 13.139

Current zoning is: C-2

Proposed Use: Self Storage- Conversion of an existing building

Additional Use: 4+1 Retail Pad Sites C-2

Storage Five Development (the developer) proposes an adaptive reuse of the existing 116,057 SF building to be converted to a Class A climate controlled self-storage facility. A new and updated exterior facade "look" will be part of the conversion. The building was originally built in 1957 and was most recently used as a call center. To allow for self-storage, the developer is proposing a property division and rezone. To allow for self-storage use, the main parcel containing the existing building plus the West and South parking will need to be rezoned from C-2 to I-1. The developer proposes creating 4 retail pads fronting 44th St SE (roughly 0.83 acres each) and keeping the Southeast portion of the property as C-2 (roughly 1.77 acres).

Proposed Conditions of the Rezone:

Only the following uses shall be allowed as a conditional of the rezone:

Industrial:

Self-Storage- All storage doors to be located within a fully enclosed building and/or facing inward to the property shielded from view of any public right of way.

Office:

Financial institutions (SLU)

Office buildings or office uses within a building of less than 50,000 square feet

Office buildings or office uses within a building of 50,000 square feet or more (SLU)

Research and development facility

Trade or industrial schools

Services:

Restaurants, freestanding (SLU)

Other:

Accessory buildings and uses subject to sections 3.15 and 3.16

Additional considerations/comments:

- According to the seller, the building has been empty and unoccupied for over 3 years. The current owner had planned on using the building as a call center and improved the building as a call center prior to the Covid-19 pandemic. The call center was never occupied and will never be occupied as a call center. Work at home has changed the business landscape. The seller's agent has indicated that there has been very little interest in the property.
- Code reads that no self-storage building shall be located closer than 100 feet to a residential district boundary. The existing building is closer than 100 foot from the adjacent Tamarisk Apartment parcel. If a variance is needed, one is requested concurrently with the rezone.

- Currently, Jiffy Lube has submitted a letter of intent to purchase the East most of the 4 future pad sites fronting 44th St SE should this plan be approved.

Thank You,

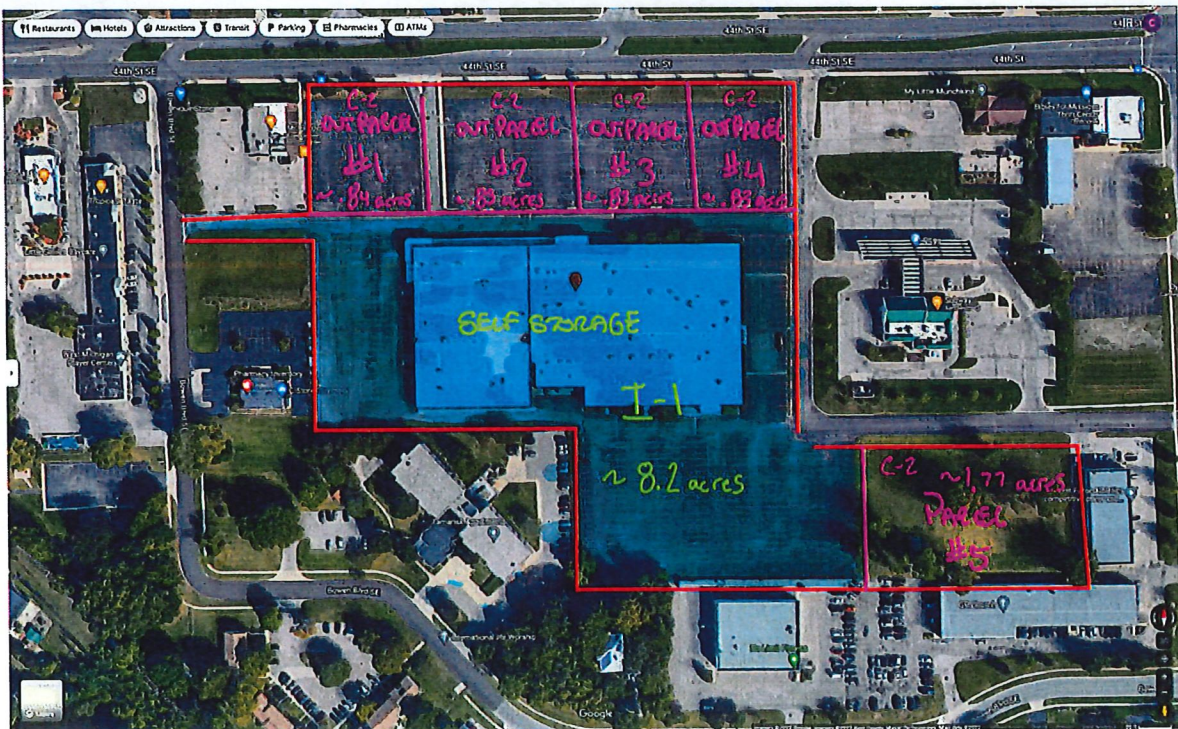


Chris Catania

Storage Five Development

email: chris@buonproperties.com

cell: (+1) 713-545-0883





September 16th 2023

Conditional Rezone- Kentwood, MI

Project: Storage Five Kentwood

Conditional Rezone: 1800-1900 44th St SE, Kentwood MI 49508

Subject property is located at 1800-1900 44th St SE Kentwood, MI 49508

PPNs: 41-18-28-125-006 and 41-18-28-125-010

Total Acres: 8.2 of 13.139

Current zoning is: C-2

Proposed Use: Self Storage- Conversion of an existing building

Additional Use: 4+1 Retail Pad Sites C-2

Storage Five Development (the developer) proposes an adaptive reuse of the existing 116,057 SF building to be converted to a Class A climate controlled self-storage facility. A new and updated exterior facade "look" will be part of the conversion. The building was originally built in 1957 and was most recently used as a call center. To allow for self-storage, the developer is proposing a property division and rezone. To allow for self-storage use, the main parcel containing the existing building plus the West and South parking will need to be rezoned from C-2 to I-1. The developer proposes creating 4 retail pads fronting 44th St SE (roughly 0.83 acres each) and keeping the Southeast portion of the property as C-2 (roughly 1.77 acres).

Proposed Conditions of the Rezone:

Only the following uses shall be allowed as a conditional of the rezone:

Industrial:

Self-Storage- All storage doors to be located within a fully enclosed building and/or facing inward to the property shielded from view of any public right of way.

Office:

Financial institutions (SLU)

Office buildings or office uses within a building of less than 50,000 square feet

Office buildings or office uses within a building of 50,000 square feet or more (SLU)

Research and development facility

Trade or industrial schools

Services:

Restaurants, freestanding (SLU)

Other:

Accessory buildings and uses subject to sections 3.15 and 3.16

Additional considerations/comments:

- According to the seller, the building has been empty and unoccupied for over 3 years. The current owner had planned on using the building as a call center and improved the building as a call center prior to the Covid-19 pandemic. The call center was never occupied and will never be occupied as a call center. Work at home has changed the business landscape. The seller's agent has indicated that there has been very little interest in the property.
- Code reads that no self-storage building shall be located closer than 100 feet to a residential district boundary. The existing building is closer than 100 foot from the adjacent Tamarisk Apartment parcel. If a variance is needed, one is requested concurrently with the rezone.

- Currently, Jiffy Lube has submitted a letter of intent to purchase the East most of the 4 future pad sites fronting 44th St SE should this plan be approved.

Thank You,

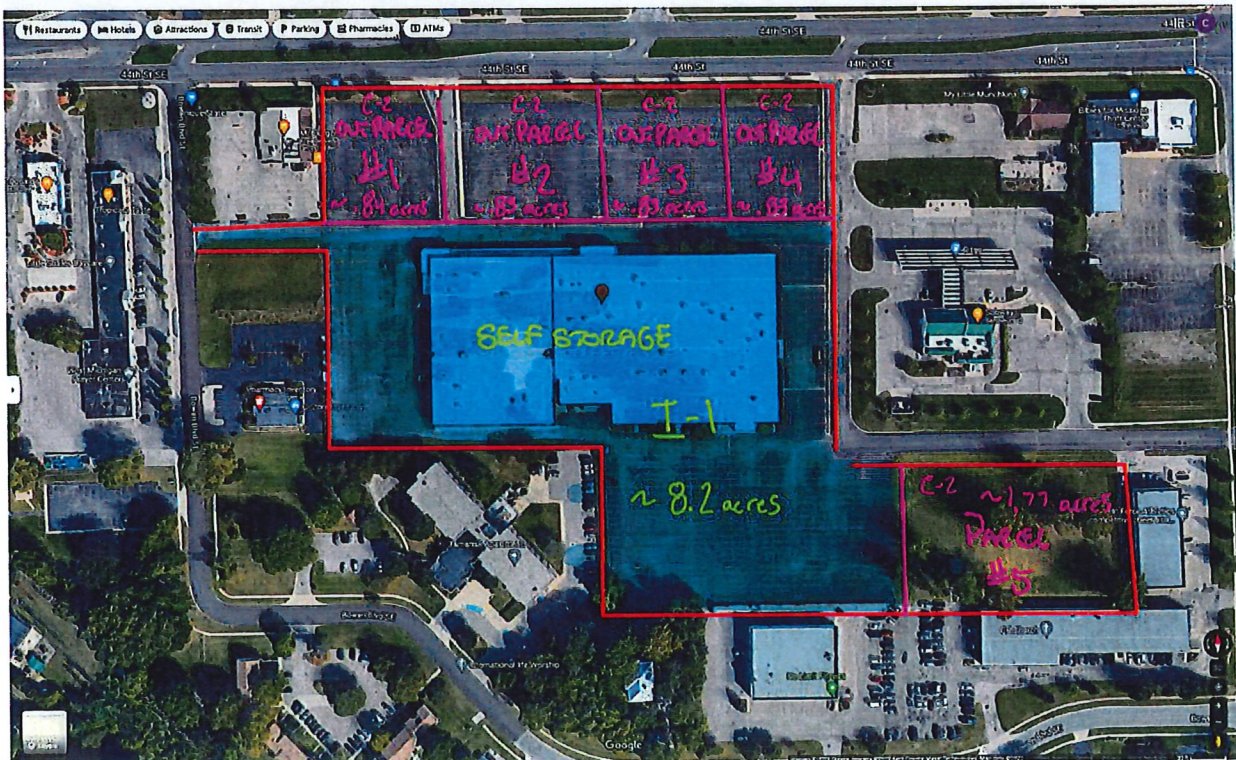


Chris Catania

Storage Five Development

email: chris@buonproperties.com

cell: (+1) 713-545-0883







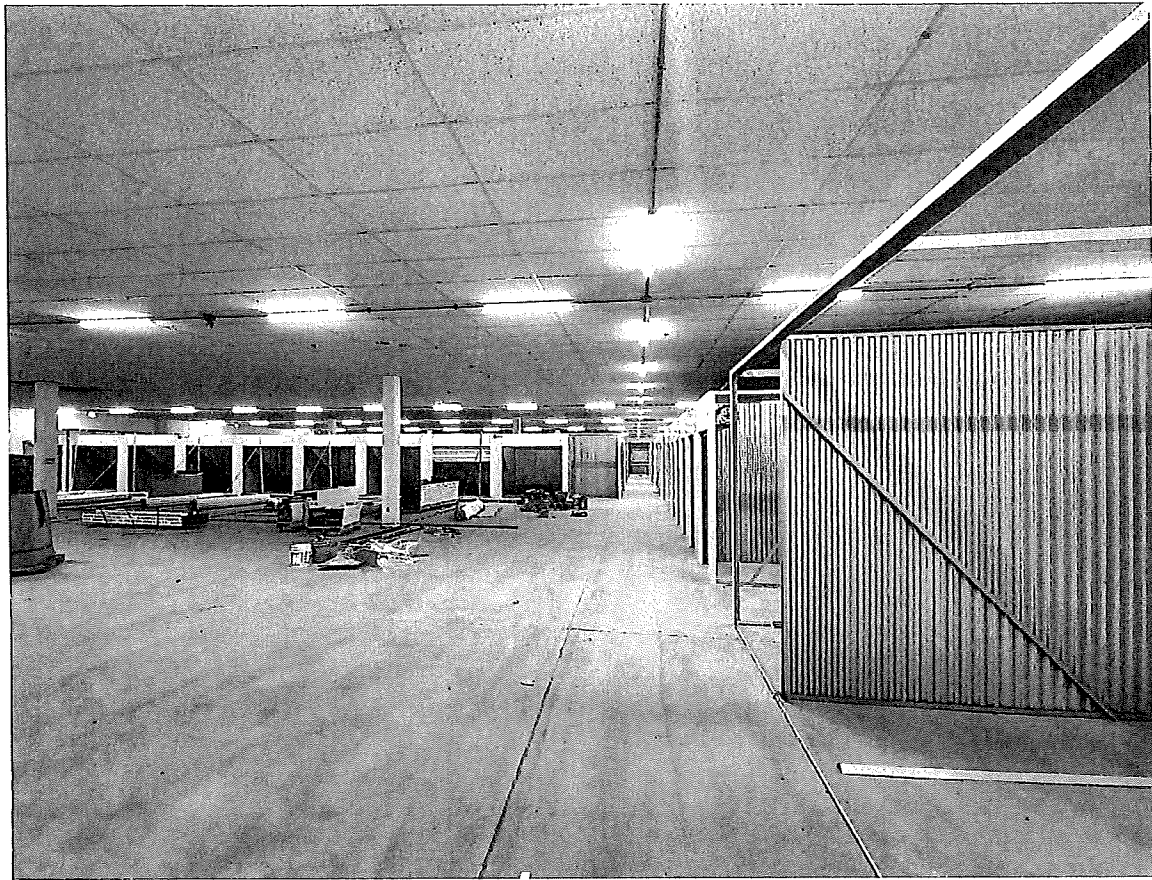














PLANNING STAFF RECOMMENDATION

Pung 09/20/23

PROJECT: Body Shop Boss

APPLICATION: 23-23

LOCATION: 3851 Model Court

HEARING DATE: September 26, 2023

REVIEW TYPE: Special Land Use for vehicle repair operation

RECOMMENDATION: Conditional approval of the special land use vehicle repair operation as described in Case 23-23. The approval is conditioned on the following:

- CONDITION:
1. Planning Commission approval of the site plan dated March 22, 2001.
 2. A revised project narrative shall be submitted for review and approval by Planning Department staff; the narrative shall include, but is not limited to the following:
 - Description of the type of repair work which will be conducted on site (non-structural cosmetic repair).
 - Hours of operation.
 - Number of employees on site.
 - Statement that all repair work will be conducted indoors.
 - Expected number of vehicles on-site for service at any one time.
 - Number of service bays/areas.
 - Only vehicles of Amazon Delivery Service partners in the greater Grand Rapids area will be serviced.
 3. All repair work shall be done within the building.
 4. No outdoor storage of vehicles, material, merchandise, equipment, or other materials associated with the vehicle repair operation shall occur until such time as an outdoor storage area meeting the requirements of the Zoning Ordinance is constructed.

5. Variances will be required from the Kentwood Zoning Board of Appeals to permit the use to be located on a site with less than one-hundred (100) feet of frontage and with no frontage on an arterial street.
6. Compliance with all applicable standards and requirements of the Kentwood Engineering Department.
7. Compliance with all applicable standards and requirements of the Kentwood Fire Department.

BASIS:

1. The use is a special land use in the I1 Light Industrial district and as such is compatible with the current zoning of the property and the Master Plan recommendation for industrial development of the site.
2. The use is not anticipated to have a substantial and adverse impact on neighboring property nor create any type of blight within the area.
3. A revised project narrative is required which accurately describes how the repair facility will operate on the site based on representations provided by the applicant at the work session and public hearing.
4. Section 15.04.E.3 requires that the minimum frontage shall be one-hundred (100) feet. The site has frontage of only forty-four (44) feet.
5. Section 15.04.E.4 requires that at least one (1) side abuts an arterial street. The site only has frontage on Model Court which is not an arterial street.
6. Representations by the applicant at the work session and public hearing.
7. Discussion at the work session and public hearing

**Body Shop Boss LLC
City of Kentwood
Planning Commission
Description of Land Use**

We are expanding our fleet servicing company. It will continue to include cosmetic repair (non-structural damage including dents and scratches only) to vehicles of Amazon Delivery Service partners in the greater Grand Rapids area. We hope to locate this service center at 3851 Model Court SE, Kentwood.

All repair work will be done inside the enclosed building. Work will not be completed outside.

We anticipate a maximum of 10 vehicles being worked on at any given time. All vehicles will be stored inside. Outside parking will be utilized for vehicles waiting to be picked up or when dropped off for repair.

There will be 5 workstations or bays. Each bay can be utilized for a maximum of 2 vehicles concurrently.

The workstations are

- *Wash Bay
- *Tear down and metal pulling station
- *Body filler station
- *Prep station
- *Paint



PLANNING STAFF RECOMMENDATION

Pung 09/20/23

PROJECT: Body Shop Boss

APPLICATION: 23-23

LOCATION: 3851 Model Court

HEARING DATE: September 26, 2023

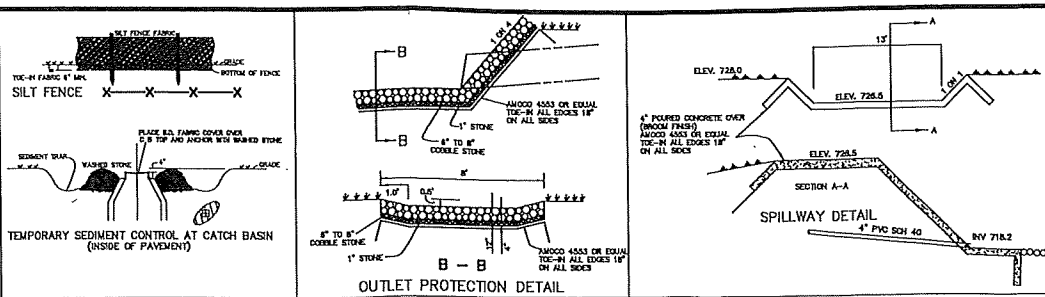
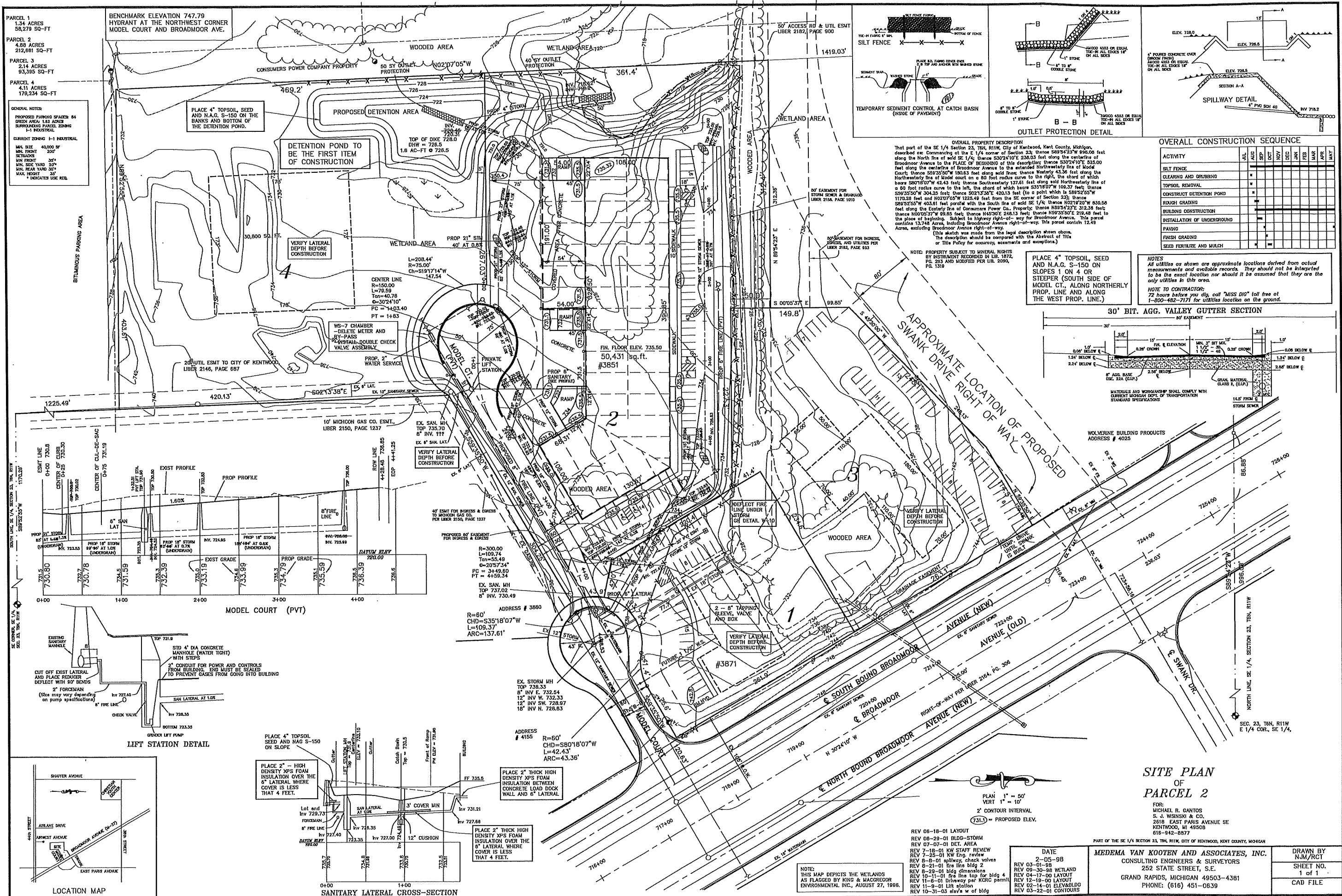
REVIEW TYPE: Site plan review for vehicle repair operation

RECOMMENDATION: Recommend conditional approval of the site plan March 22, 2001, as described in Case 23-23. Approval is conditioned on the following:

- CONDITION:
1. Planning Commission approval of the special land use for vehicle repair.
 2. All repair work shall be done within the building.
 3. No outdoor storage of vehicles, material, merchandise, equipment, or other materials associated with the vehicle repair operation shall occur until such time as an outdoor storage area meeting the requirements of the Zoning Ordinance is constructed.
 4. Variances will be required from the Kentwood Zoning Board of Appeals to permit the use to be located on a site with less than one-hundred (100) feet of frontage and with no frontage on an arterial street.
 5. Compliance with all applicable standards and requirements of the Kentwood Engineering Department.
 6. Compliance with all applicable standards and requirements of the Kentwood Fire Department.

- BASIS:
1. The use is a special land use in the I1 Light Industrial district and as such is compatible with the current zoning of the property and the Master Plan recommendation for industrial development of the site.

2. Section 15.04.E.3 requires that the minimum frontage shall be one-hundred (100) feet. The site has frontage of only forty-four (44) feet.
3. Section 15.04.E.4 requires that at least one (1) side abuts an arterial street. The site only has frontage on Model Court which is not an arterial street.
4. The site plan otherwise meets the requirements of the Kentwood Zoning Ordinance.
5. Representations by the applicant at the work session and public hearing.
6. Discussion at the work session and public hearing.



OVERALL PROPERTY DESCRIPTION

That part of the SE 1/4 Section 23, T8N, R11W, City of Kentwood, Kent County, Michigan, described as: Commencing at the E 1/4 corner of Section 23, thence S89°54'23"W 996.06 feet along the North line of said SE 1/4, thence S30°24'10"E 236.03 feet along the centerline of Broadmoor Avenue to the PLACE OF BEGINNING of this description; thence S30°24'10"E 525.00 feet along the centerline of Broadmoor Avenue to the extended Northwesterly line of Model Court; thence S59°55'50"W 180.63 feet along said line; thence S89°54'23"W 43.36 feet along the Northwesterly line of Model Court on a 60 foot radius curve to the right, the chord of which bears S80°18'07"W 42.43 feet; thence S137°51'17"E 137.61 feet along the Northwesterly line of a 60 foot radius curve to the left, the chord of which bears S35°18'07"W 109.37 feet; thence S59°55'50"W 304.25 feet; thence S02°13'38"E 400.13 feet (to a point which is S89°52'53"W 1170.28 feet and N02°07'03"W 1225.49 feet from the SE corner of Section 23); thence S89°52'53"W 403.61 feet parallel with the South line of said SE 1/4, thence N02°12'07"W 835.08 feet along the Easterly line of Consumers Power Co. Property; thence N89°54'23"W 312.38 feet; thence N00°05'37"W 95.85 feet; thence N45°30'E 248.13 feet; thence N59°55'50"E 219.48 feet to the place of beginning. Subject to highway right-of-way for Broadmoor Avenue. This parcel contains 13.748 Acres, including Broadmoor Avenue right-of-way. This parcel contains 12.49 Acres, excluding Broadmoor Avenue right-of-way.

(This sketch was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.)

NOTE: PROPERTY SUBJECT TO MINERAL RIGHTS BY INSTRUMENT RECORDED IN LIB. 1872, PG. 533 AND MODIFIED PER LIB. 2090, PG. 1319

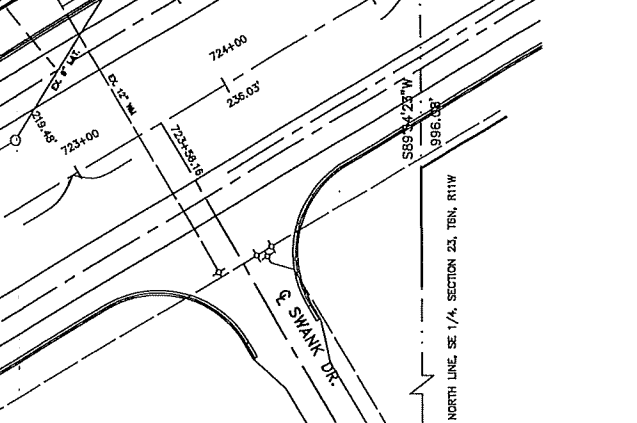
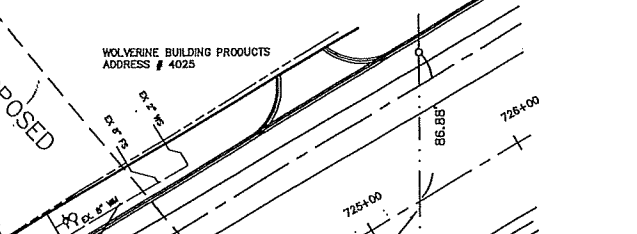
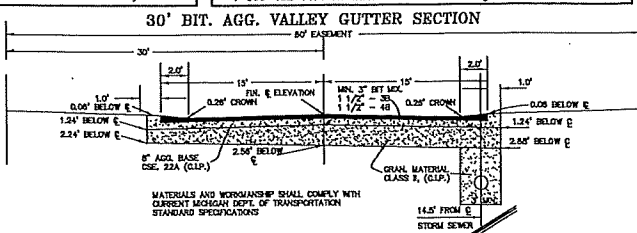
NOTE: PLACE 4" TOPSOIL, SEED AND N.A.G. S-150 ON SLOPES 1 ON 4 OR STEEPER (SOUTH SIDE OF MODEL CT., ALONG NORTHERLY PROP. LINE AND ALONG THE WEST PROP. LINE.)

OVERALL CONSTRUCTION SEQUENCE

ACTIVITY	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY
SILT FENCE										
CLEARING AND GRUBBING										
TOPSOIL REMOVAL										
CONSTRUCT DETENTION POND										
ROUGH GRADING										
BUILDING CONSTRUCTION										
INSTALLATION OF UNDERGROUND										
PAVING										
FINISH GRADING										
SEED FERTILIZE AND MULCH										

NOTE: All utilities as shown are approximate locations derived from actual measurements and available records. They should not be interpreted to be the exact location nor should it be assumed that they are the only utilities in this area.

NOTE TO CONTRACTOR: 72 hours before you dig, call "MISS DIG" toll free at 1-800-482-7171 for utilities location on the ground.



SITE PLAN OF PARCEL 2

FOR: MICHAEL R. GANTOS, S. J. WISNISKI & CO., 2818 EAST PARIS AVENUE SE, KENTWOOD, MI 49508, 616-942-8877

PART OF THE SE 1/4 SECTION 23, T8N, R11W, CITY OF KENTWOOD, KENT COUNTY, MICHIGAN

REV 06-18-01 LAYOUT
REV 08-29-01 BLDG-STORM
REV 07-07-01 DET. AREA
REV 7-18-01 KW STAFF REVIEW
REV 7-25-01 KW Eng. review
REV 8-8-01 spiliway, check valves
REV 8-21-01 fire line bldg 2
REV 8-29-01 bldg dimensions
REV 10-11-01 fire line top 12' bldg 4
REV 11-6-01 Driveway per KCR permit
REV 11-9-01 LIR station
REV 10-31-03 slope w of bldg

NOTE: THIS MAP DEPICTS THE WETLANDS AS FLAGGED BY KING & MACGREGOR ENVIRONMENTAL INC., AUGUST 27, 1996.

DATE: 2-05-98
REV 03-01-98
REV 08-30-98 WETLAND
REV 04-17-00 LAYOUT
REV 12-18-00 LAYOUT
REV 02-14-01 ELEVATION
REV 03-22-01 CONTOURS

MEDEMA VAN KOOTEN AND ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
252 STATE STREET, S.E.
GRAND RAPIDS, MICHIGAN 49503-4381
PHONE: (616) 451-0639

DRAWN BY: NJM/RCT
SHEET NO.: 1 of 1
CAD FILE

STAFF REPORT: September 15, 2023
PREPARED FOR: Kentwood Planning Commission
PREPARED BY: Lisa Golder
CASE NO.: ²³⁻²⁴23-24 - 2180 44th St Hotel

GENERAL INFORMATION

APPLICANT: Vince Rostov
4440 Whitewood Farms Dr
Grand Rapids MI 49525

STATUS OF APPLICANT: Owner and Developer

REQUESTED ACTION: Applicant is requesting Special Land Use and Site Plan Review for a Hotel

EXISTING ZONING OF SUBJECT PARCEL: C-4 Office

GENERAL LOCATION: 2180 44th Street SE

PARCEL SIZE: 1.34 acres

EXISTING LAND USE ON THE PARCEL: Office Building

ADJACENT AREA LAND USES: N: 44th Street ROW
S: Duplex
E: Commercial (restaurant)
W: Office

ZONING ON ADJOINING PARCELS: N-NOS Neighborhood Office Service-City of Grand Rapids
S: R-2 Two Family Residential
E: C-2 Commercial
W:C-4 Office

Compatibility With Master Plan

The 2020 Master Plan recommends Commercial use for this area. The proposed hotel is consistent with the Master Plan.

Relevant Zoning Ordinance Sections

Hotels require Special Land Use; standards for approval are found in Section 15.02 and Section 15.03 O of the Zoning Ordinance. Site plan review standards are found in Section 14.05 of the Zoning Ordinance

Zoning and Land Use History:

The site has been zoned for Office use since at least 1980. The Kentwood Master Plan recommended Office use for this site until the 2005 Master Plan update that designated properties east of Applewood to Breton Avenue (including the subject property) as Commercial. Earlier in 2023 the applicant sought an amendment to the Master Plan that would have changed the designation from Commercial to High Density Residential use. The application was eventually withdrawn.

TECHNICAL INFORMATION

Streets and Traffic

Trip Generation

The applicant is proposing 24-room boutique hotel. Chapter 12 of the Kentwood Zoning Ordinance requires a Traffic Impact Assessment for projects that generate either 50-99 directional trips during peak hour traffic or 500-750 directional trips during a day. The proposed hotel with 24 rooms is expected to generate 192 daily trips, 13 trips in the PM peak hour, and 11 trips in the AM peak hour. Therefore, no traffic analysis is required.

Fire Department Review

The Kentwood Fire Marshal has preliminarily reviewed the plan. The fire lane for is now located 55' from the building; this does not meet City requirements

Site Information

The 1.34-acre property is an existing office structure that is intended to be converted into a hotel. The office development has a parking lot with approximately 87 parking spaces. Two driveways serve the office structure; both are located on Applewood Drive.

The property to the south of the development is a duplex and is located 186 feet away from the existing building and is master planned for Medium Density Residential use. The property to the west is an office development of a similar design and era as the proposed use. It is Master Planned for Office.

Relevant Zoning Ordinance Sections

The Special Land Use standards for these requirements are found in Section 15.02 and 15.04 O of the Zoning Ordinance. Site plan review standards are found in Section 14.05.

Staff Review

The applicant is requesting approval of a hotel use at the site, requiring Special Land Use approval (Section 15.02) and the specific requirements of Section 15.04 O of the Zoning Ordinance. Site plan review of the overall development is also required.

1. The Planning Commission must review the following general standards of Section 15.02 for the hotel:

A. Be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance, with the existing or intended character of the general vicinity and that a use will not change the essential character of the area in which it is proposed.

The general character of the area is office use. The area has been planned and zoned for commercial and office use. There is a duplex unit located 186 feet south of the existing office building. The proposed plan includes a 45' landscape area adjacent to the duplex residences; currently the parking lot pavement extends to the common lot line.

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

The proposed hotel is served adequately by public facilities.

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

It is not anticipated that the proposed hotel will require upgrades for public facilities and services. The parking exceeds the amount required by the zoning ordinance.

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

The hotel use is not anticipated to generate significant traffic, noise, fumes, glare, odors, etc. Additional information should be provided regarding site lighting. The hotel does not propose a restaurant.

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

A hotel is a commercial use which is consistent with the Master Plan recommendation.

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

G. Comply with all applicable licensing ordinances.

2. Site Plan Standards for Hotels, Section 15.04 O

1. Where the front yard is used to provide access, a twenty-five (25) foot wide greenbelt shall be provided along the front property line, except for drive openings.

The hotel has provided a 40-foot greenbelt across its frontage.

2. Each guest unit shall contain a minimum of two hundred and fifty (250) square feet of gross floor area.

The rooms appear to vary from 590 to 692 square feet. Information on all of the rooms on each floor must be provided by the applicant.

3. A minimum lot area of forty thousand (40,000) square feet is required together with a minimum lot width of one hundred and fifty (150) feet, plus there shall be an additional four hundred (400) square feet of lot area for each guest unit.

The lot for the hotel exceeds this requirement.

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

The proposed hotel is 186 feet from the duplex residence to the south. Given the width of the property, 5 canopy trees, 5 evergreen trees, and 25 shrubs must be provided along the buffer zone.

3. The Zoning Ordinance requires that hotels provide one parking space per guest room, plus one per each employee and the amount required for any accessory uses on the site. Information must be provided regarding the number of employees; however, with 24 guest rooms the proposed 48 spaces exceeds the city requirements. The applicant may need to reconfigure the parking in order to meet the fire lane requirements of the zoning ordinance.
4. The existing site has two driveways serving the site from Applewood Drive. A single driveway should be provided for the site, with the location of the driveway dependent on the parking lot configuration and the offset from Enterprise Street.

5. The applicant is proposing a hotel of 24 rooms that vary in size from 590-673 square feet. There is nothing that would prohibit the longer-term lease of the hotel rooms, effectively turning them into apartments without kitchen facilities.

Attributes:

- Re-use of existing building
- Zoning appropriate for use
- Consistent with Master Plan
- Increased landscape
- Meets parking standards

Issues:

- Driveway location
- Doesn't meet fire lane requirements
- How hotel is distinguished from apartment rental
- Viability of 24 room hotel at this location



BOUTIQUE HOTEL CONVERSION

2180 and 2186 44th Street
Kentwood MI 49508

Section 15.02. - Special land use general approval standards.

- A. Be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance, with the existing or intended character of the general vicinity and that a use will not change the essential character of the area in which it is proposed.

The hotel's design and architecture are carefully integrated with the surrounding buildings, ensuring a harmonious blend. Our plans involve replacing the roof and windows of the building while considering factors such as materials, colors, and architectural style. The aim is to create a cohesive look that seamlessly integrates with neighboring structures without overshadowing or dominating them in terms of scale or massing. By significantly reducing the parking lot area and incorporating additional landscaping elements, we will soften the hotel's appearance and cultivate an aesthetically pleasing environment. The incorporation of trees, bushes, and green spaces will contribute to enhancing the overall aesthetic appeal of the property.

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

The building benefits from a well-constructed and properly maintained network of roads, including highways and streets. The response time of police and fire protection services is commendably quick. The drainage system is in optimal working condition, preventing any instances of flooding around the area. Water and sewage facilities are efficient and reasonably priced. Additionally, there are readily available public schools nearby. All in all, the location of the building resides within a thriving, livable community with essential amenities that contribute to its functionality.

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

In order to ensure transparency and accuracy in our evaluation, we anticipate that the conversion of the building into a boutique hotel will not place an overwhelming burden on public roads and facilities. We have taken into consideration the current high vacancy rates in nearby office spaces, which allows us to confidently project that our tenants will successfully relocate without causing any concerns regarding traffic congestion or strain on public infrastructure.

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

The intended project will exclude any uses, activities, processes, materials, equipment, or operating conditions that may pose challenges for the public in the proximity of the building. Our goal is to prevent any adverse effects on nearby office tenants, individuals, property, or the general welfare of the community. We strive for a transition that is as smooth as possible.

- E. Be compatible and in accordance with the goals, objectives and policies of the master plan and promote the intent and purpose of the zoning district in which it is proposed to locate.

Based on our evaluation, the suggested project adheres to and strengthens the goals, objectives, and policies outlined in the master plan. In our opinion the purpose of this project is consistent with the broader vision for the area. Our aim through this renovation effort is to support a systematic and eco-friendly construction approach that will contribute towards sustainable development within the region. This will further promote economic prosperity, and environmental sustainability as intended.

- F. Comply with all applicable licensing ordinances.

In order to ensure compliance with regulations and minimize risks, the project will adhere to all licensing ordinances as well as comply with various aspects of business operations, safety standards, health regulations, and other mandatory requirements. To comply with the broad scope of mandatory requirements and regulations governing business operations, this project will diligently follow all licensing ordinances.

Subject: Proposal for the Conversion of 2180 44th Street into a Boutique Hotel

I appreciate your time and would like to present an exciting proposal: the transformation of the office building at 2180 44th Street into the elegant Boutique Hotel. This introduction of the Boutique Hotel to your community carries numerous positive implications that could effectively address any concerns. Allow me to highlight several compelling reasons supporting this hotel conversion:

Economic Boost: The hotel can contribute to the local economy by generating tax revenue for the community. It will create job opportunities, from housekeeping and front desk staff to maintenance and managerial positions. This can help reduce unemployment rates and stimulate local spending.

Increase In Business for small local business: The presence of a boutique hotel can lead to an increase in business activity for nearby businesses such as restaurants, cafes, shops, and local attractions. This can potentially attract more visitors to the area and enhance the overall vibrancy of the neighborhood.

Improved Infrastructure: Hotel conversions often come with renovation and modernization efforts that can enhance the overall appearance and infrastructure of the building and its surroundings. This can have a positive spillover effect, encouraging neighboring property owners to invest in improvements as well, thus beautifying and revitalizing the area.

Property Value Enhancement: Research has indicated that the existence of hotels can boost property values within their vicinity. A well-kept and appealing boutique hotel can act as a favorable landmark that adds to the overall appeal of the neighborhood for prospective home purchasers.

Preservation of Building: Converting an office building into a boutique hotel can breathe new life into a structure that might otherwise remain partly vacant and underutilized. This adaptive reuse approach can help preserve buildings, maintaining a connection to the neighborhood's history.

Parking Lot and landscaping improvement. I plan to enhance the neighborhood by improving the parking lot, making it smaller and beautifying it with mature trees and pine trees. This improvement will not only add to the aesthetics but also enhance the overall ambiance of the neighborhood.

The current financial situation of the building presents a significant challenge and a hardship when it comes to covering the upcoming costs of necessary improvements, specifically a new roof estimated at approximately \$45,000 and the construction of a new parking lot, which is projected to cost around \$50,000. The primary issue at hand is that the building's existing cash flow falls short of meeting these substantial financial demands.

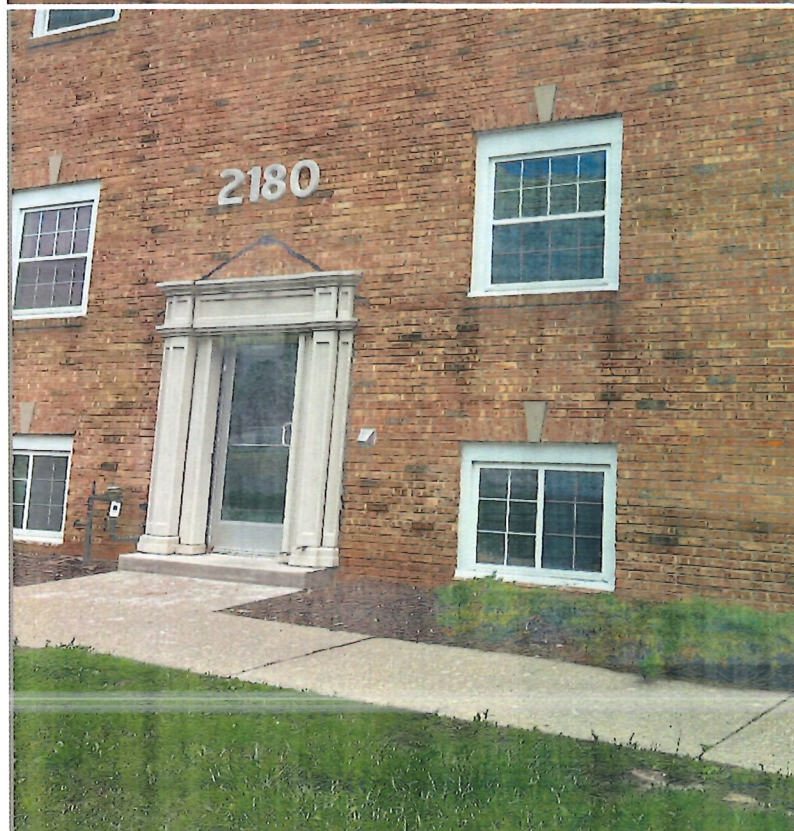
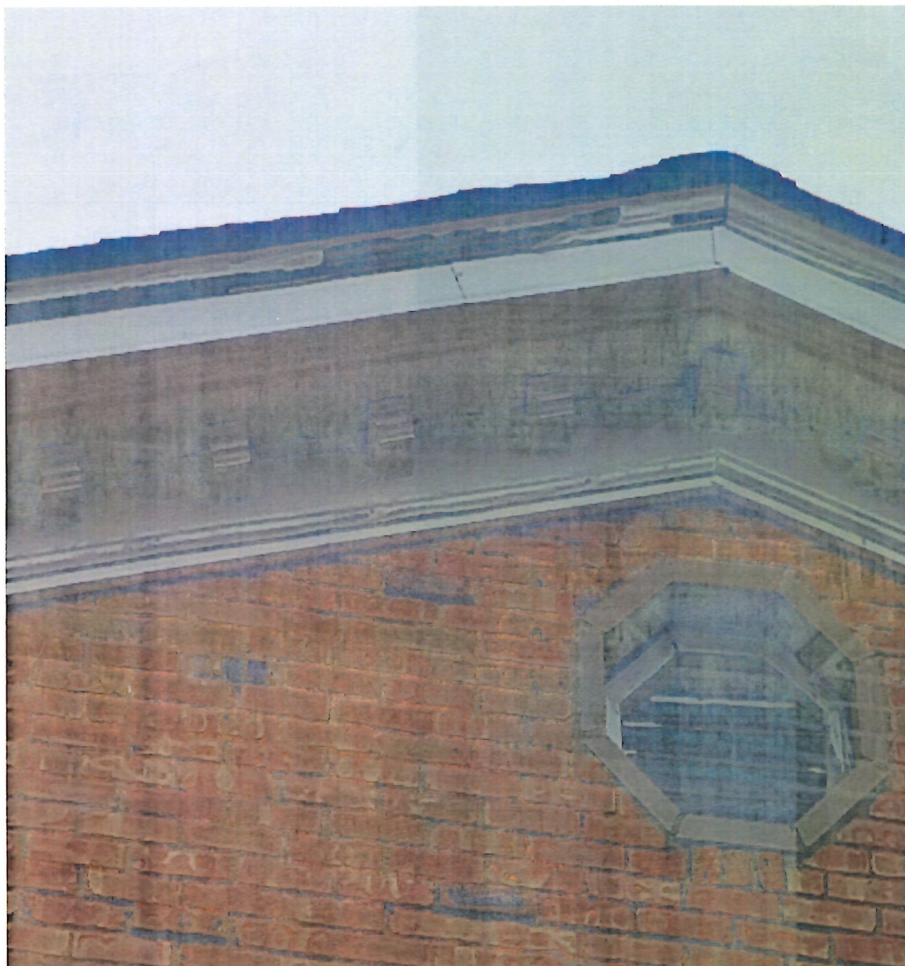
The need for remodeling and the associated disruptions will generate significant concerns and frustrations among various tenants and nearby residents. It's crucial to acknowledge and address these concerns sensitively and proactively. Existing tenants, who may have become accustomed to their working arrangements, can understandably be upset by the prospect of major renovations. Disruptions to their business and relocations, can lead to frustration and dissatisfaction. We are at a crucial point in this property life span. If we continue going down this road it will lead to loss of property investment potential. A property that is perceived as poorly maintained or outdated may not attract potential investors or lenders who could help finance necessary improvements. This lack of investment potential can hinder your ability to secure funding for renovations and limit the property's long-term growth prospects.

In summary, addressing the concerns and frustrations of tenants and local residents is challenging, it's essential for the property's long-term financial health and sustainability. Failing to address these issues and neglecting necessary improvements can lead to declining property values, reduced rental income, and increased operating costs, ultimately pushing the property towards a financial and economic dead end. To ensure the property's viability and profitability, it's crucial to carefully plan and execute the renovations while maintaining open communication with tenants and stakeholders.

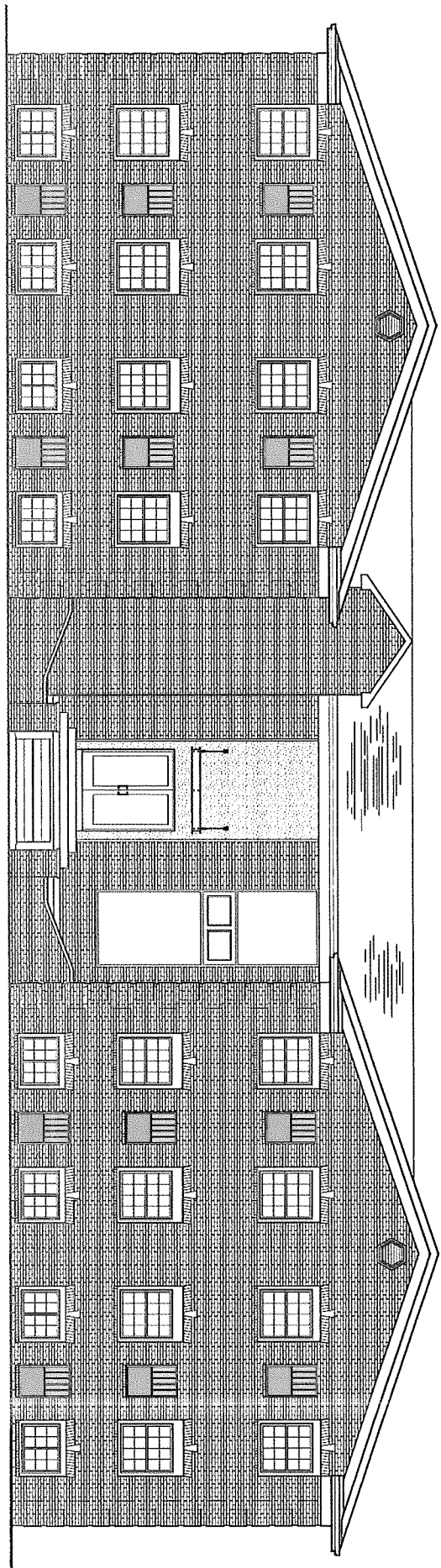
Best Regards,
Vince Rostov
954-560-3601



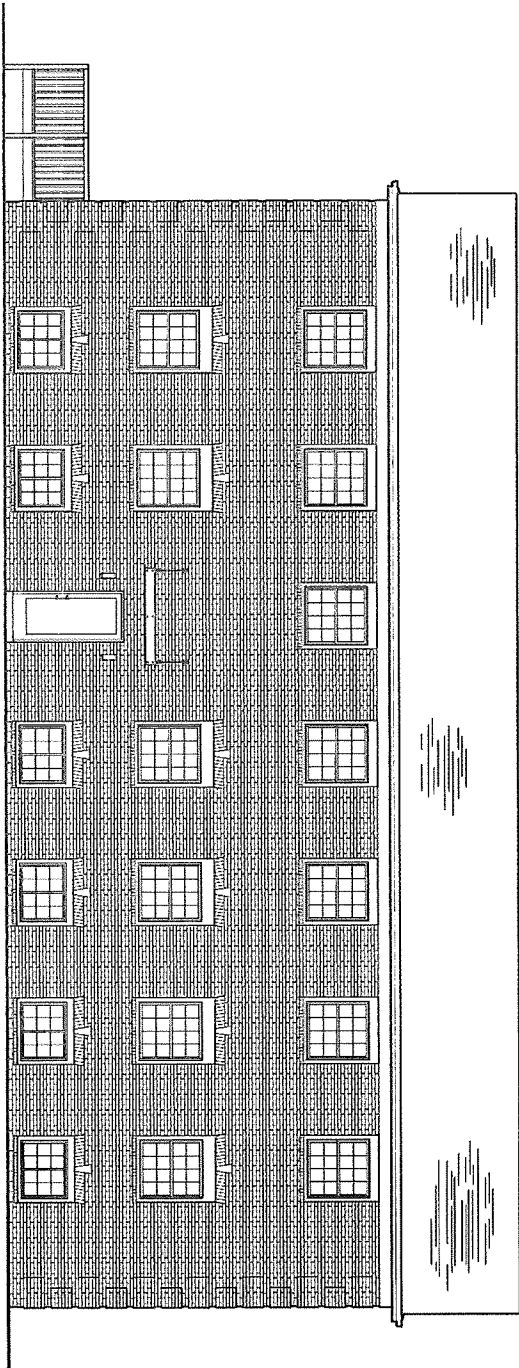




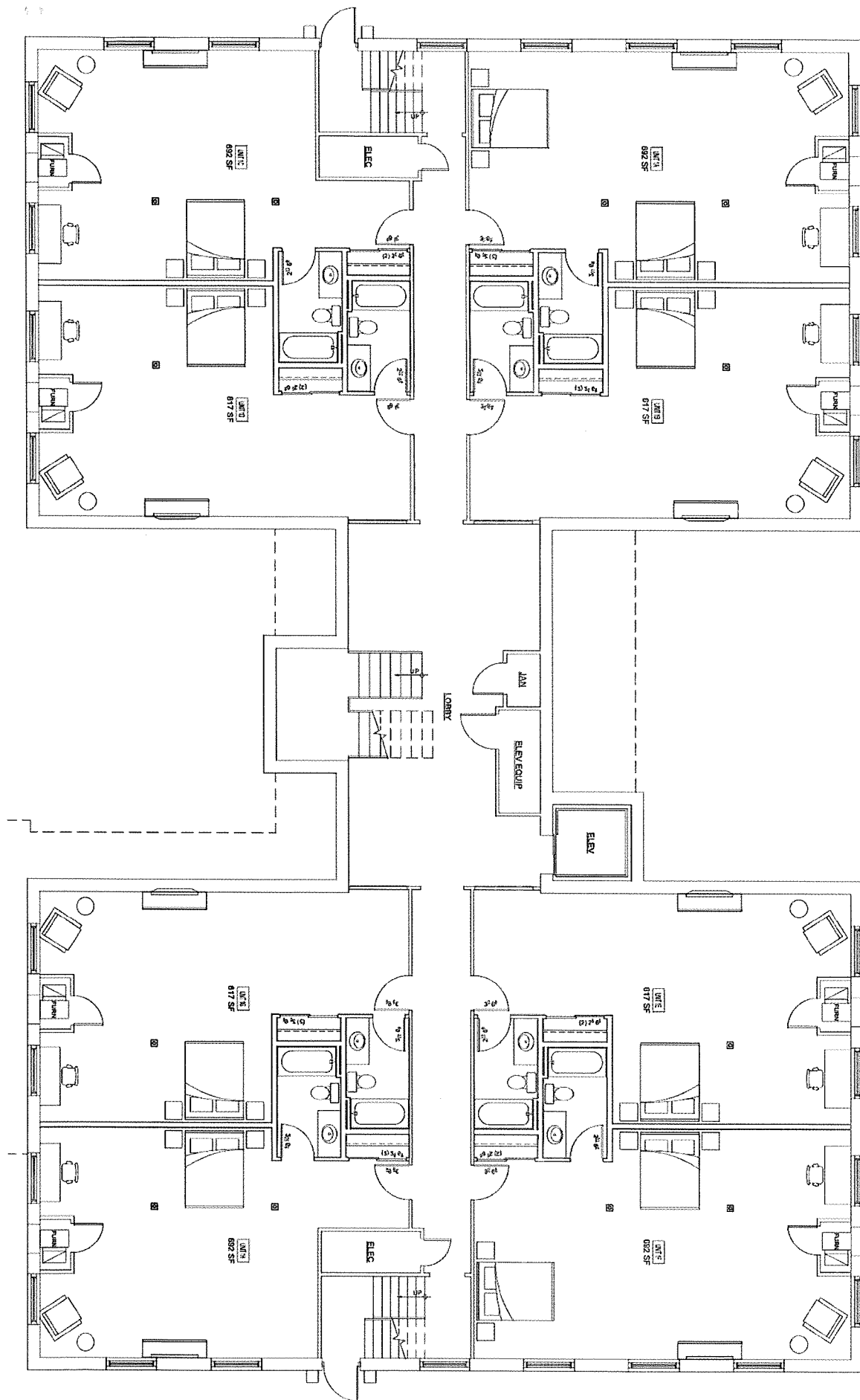




1 NORTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"



44TH ST

