

AGENDA CITY OF KENTWOOD PLANNING COMMISSION TUESDAY, MAY 28, 2024 KENTWOOD COMMISSION CHAMBERS 4900 BRETON AVENUE, SE 7:00 P.M.

6:30pm LUZ Conf. Rm.#119 – Jones, Holtrop, Kape, Porter

- A. Call to Order
- B. Pledge of Allegiance (Ed Kape)
- C. Roll Call
- D. Declaration of Conflict of Interest
- E. Approval of the Minutes of May 14, 2024 of and Findings Fact for: <u>Case#10-24</u> Grand Rapids Temple The Church of Jesus Christ of Latter Day Saints Final Site Plan Review for a PUD Phase located at 2400 Forest Hill Avenue SE; <u>Case#9-24</u> 44th Street and Walma Avenue Condominium Project Rezoning of 4.72 acres of land from C4 Commercial to RPUD-1 Attached Residential Planned Unit Development and Site Plan Review located at the SE corner of 44th Street and Walma Avenue
- F. Approval of the Agenda for May 28, 2024
- G. Acknowledge visitors and those wishing to speak to non- agenda items.
- H. Old Business

<u>Case#3-24</u> – Breton Ravines RPUD – Rezoning and Preliminary PUD Approval for a Residential Planned Unit Development Located at 2720 52nd Street, 2854 52nd Street and 5491 Wing Avenue SE (Applicant has requested tabling to the June 25, 2024)

<u>Case#9-24</u> – 44th Street and Walma Avenue Condominium Project - Final Site Plan Approval of a PUD Development located at the SE corner of 44th Street and Walma Avenue (Tabled from the May 14, 2024 meeting)

I. Public Hearing

<u>**Case#11-24**</u> – Lakewood West Wing – Preliminary and Final Site Plan Review of a PUD located at $2920 - 52^{nd}$ Street, 2854 52^{nd} Street, 5253 Wing Avenue, 5491 Wing Avenue;

<u>Case#12-24</u> – Kentwood Community Center – Site Plan Review for a building in Open Space Zone District located at 4755 Walma Ave SE

J. Work Session

K. New Business

Set public hearing date of June 25, 2024, for: <u>Case#14-24</u> – $3119 - 52^{nd}$ Street – Rezoning of 15.96 acres of land from R1-A Estate Residential to R1-D Single Family Residential located at 3119 52nd Street 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.



CITY OF KENTWOOD PLANNING COMMISSION PROPOSED FINDINGS OF FACT MAY 28, 2024

PROJECT:	Walma and 44 th Street Condominiums
APPLICATION:	9-24
REQUEST:	Rezoning of 4.72 acres of land from C-4 Office to RPUD-1 Attached Residential Planned Unit Development.
	Preliminary Site Plan Approval for a 33 unit condominium development
LOCATION:	2802 44 th Street SE
HEARING DATE:	April 23, 2024 and May 14, 2024
RECOMMENDATION:	Motion by Quinn, supported by Kape, to recommend to the City Commission conditional approval of the request for rezoning of rezoning 4.72 acres of land located at 2802 44 th Street from C-4 to RPUD-1 Attached Planned Unit Development as described in Case No 9-24; and Preliminary Site Plan approval of the site plan dated April 19, 2024 as described in Case No. 9-24. Approval is conditioned on conditions 1 –9, 6 removing condition and basis points 1- 5 as described in Golder's memo dated April 30, 2024.
	- Motion Carried (5-0) –

- Jones. Porter and Weir absent –

CONDITIONS:

- 1. Compliance with the PUD Statement dated 3/15/24 with the following amendments:
 - Corrected property acreage of 4.72 acres
 - Corrected waiver request
 - PUD statement shall incorporate the provisions for the retention of the 20' tree line along the eastern edge of the site.

Findings of fact Case No. 9-24 Walma and 44th Street Condominiums – Rezoning and Preliminary PUD Page 2

- 2. The Master Deed and Bylaws for the development and condominium association must be approved by the Kentwood City Attorney and City staff.
- 3. Review and approval by staff and the Kentwood City Attorney of the PUD Statement and the PUD Development Agreement for the project.
- 4. Compliance with the City Engineer's memo dated March 28, 2024.
- 5. Review and approval of the final PUD plan by the Kentwood Fire Marshal.
- 6. Staff review and approval of the landscaping and lighting plan for the site.
- 7. Staff review and approval of the proposed building elevations for the site. Building elevations shall incorporate a brick or stone as depicted in the attached photo dated May 1, 2024.
- 8. Planning Commission approval of the Final PUD plan.
- BASIS:
 1. The PUD statement dated 3/15/24 refers to the site being 4.95 acres in size; the site is 4.72 acres. This affects the proposed density of the development. The PUD statement also states that several buildings are set back 16' from the private road. The city has been calculating the setback in PUDs from the road pavement. By this standard, all units are 20' from the road pavement. However, two buildings have units that are 17' from the proposed sidewalk. This should be noted in the PUD Statement.
 - 2. The development is a Planned Unit Development. The developer is required to enter into a PUD Agreement with the City that establishes the conditions of approval, waivers requested and approved, outlines the requirements for maintenance of common areas, road and stormwater facilities, describes the nature of the architecture and features of the proposed buildings within the PUD.
 - 3. The condominiums at the corner of Foxglove and Trillium Court are located only 15' from the Foxglove Lane pavement.

The proximity of the homes at the intersection causes the corner unit (west side) to be located only 10' away from a proposed parking space, and a patio to be 5' from the sidewalk. If cars are parked in the driveways at the intersection, site distance is affected. If the building is moved to the north, additional site distance could be provided.

Findings of fact Case No. 9-24 Walma and 44th Street Condominiums – Rezoning and Preliminary PUD Page 3

- 4. The applicant has provided building elevations for Building Type 1 and Building Type 2. No floor plans have been provided for either type. Additional architectural detail (stone/brick) around the porch area for Building Type 1 is recommended.
- 5. Discussion during the work session and public hearing.



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	- Motion Carried (5-0) –

- Jones. Porter and Weir absent –

CONDITIONS:

- 1. Compliance with the PUD Statement dated 3/15/24 with the following amendments:
 - Corrected property acreage of 4.72 acres
 - Corrected waiver request
 - PUD statement shall incorporate the provisions for the retention of the 20' tree line along the eastern edge of the site.

Findings of fact Case No. 9-24 Walma and 44th Street Condominiums – Rezoning and Preliminary PUD Page 2

- 2. The Master Deed and Bylaws for the development and condominium association must be approved by the Kentwood City Attorney and City staff.
- 3. Review and approval by staff and the Kentwood City Attorney of the PUD Statement and the PUD Development Agreement for the project.
- 4. Compliance with the City Engineer's memo dated March 28, 2024.
- 5. Review and approval of the final PUD plan by the Kentwood Fire Marshal.
- 6. Staff review and approval of the landscaping and lighting plan for the site.
- 7. Staff review and approval of the proposed building elevations for the site. Building elevations shall incorporate a brick or stone as depicted in the attached photo dated May 1, 2024.
- 8. Planning Commission approval of the Final PUD plan.
- BASIS:
 1. The PUD statement dated 3/15/24 refers to the site being 4.95 acres in size; the site is 4.72 acres. This affects the proposed density of the development. The PUD statement also states that several buildings are set back 16' from the private road. The city has been calculating the setback in PUDs from the road pavement. By this standard, all units are 20' from the road pavement. However, two buildings have units that are 17' from the proposed sidewalk. This should be noted in the PUD Statement.
 - 2. The development is a Planned Unit Development. The developer is required to enter into a PUD Agreement with the City that establishes the conditions of approval, waivers requested and approved, outlines the requirements for maintenance of common areas, road and stormwater facilities, describes the nature of the architecture and features of the proposed buildings within the PUD.
 - 3. The condominiums at the corner of Foxglove and Trillium Court are located only 15' from the Foxglove Lane pavement.

The proximity of the homes at the intersection causes the corner unit (west side) to be located only 10' away from a proposed parking space, and a patio to be 5' from the sidewalk. If cars are parked in the driveways at the intersection, site distance is affected. If the building is moved to the north, additional site distance could be provided.

Findings of fact Case No. 9-24 Walma and 44th Street Condominiums – Rezoning and Preliminary PUD Page 3

- 4. The applicant has provided building elevations for Building Type 1 and Building Type 2. No floor plans have been provided for either type. Additional architectural detail (stone/brick) around the porch area for Building Type 1 is recommended.
- 5. Discussion during the work session and public hearing.



CITY OF KENTWOOD PLANNING COMMISSION PROPOSED FINDINGS OF FACT MAY 14, 2024

PROJECT: Review		The Church of the Latter Day Saints Temple Final Site Plan	
APPLICATION:		10-24	
REQUEST:		Final Site Plan Review of a PUD Phase	
LOCATION:		2400 Forest Hill Avenue SE	
HEARING DATE:		May 14, 2024	
MOTION:		Motion by Kape, supported by Quinn, to grant Conditional Approval of the Final Site Plan dated April 1, 2024 for the Church of Jesus Christ of Latter Day Saints project as described in Case No. 10-24. Approval is conditioned upon conditions 1- 5and basis points 1-4 as described in Golder's memo dated April 29, 2024.	
CONDITIONS:		 Motion Carried (5-0) – Jones, Porter and Weir absent - 	
1.	Review ar Developm	nd approval by staff and the Kentwood City Attorney of a PUD nent Agreement for the project.	
2.	Complian April 12, 2	ce with the email statement from the applicants representative dated 2024 regarding the use and operations of the Temple.	
3.	Complian	Compliance with the City Engineer's memo dated April 15, 2024.	
4.	Approval	Approval of the site plan by the Kentwood Fire Marshal.	
5.	Staff appr	oval the final lighting and landscaping plans.	
BASIS:		evelopment Agreement is required by Chapter 12 of the Kentwood	
1.	Zoning O	rdinance.	

4900 BRETON AVENUE SE, PO BOX 8848, KENTWOOD, MICHIGAN 49518-8848 • PHONE (616) 698-9610 Equal Opportunity Employer, Drug-Free Workplace www.ci.kentwood.mi.us Findings of Fact Case No. 10-24 Church of the Latter Day Saints Final Approval Page 2

- 2. Review of the lighting plans will ensure that the plan meets the requirements of the Zoning Ordinance.
- 3. The site plan otherwise meets the requirements of the Kentwood Zoning Ordinance.

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4. Discussion at the work session and public hearing.

GARDEN BROS CIRCUS @ WOODLAND MALL 3195 28TH ST SE, KENTWOOD, MI 49512 ONSITE CONTACT: JAMES MOSER 941-504-3258

ESTIMATED ATTENDACE 800 – 1000

DOORS OPEN 1 HOUR PRIOR TO SHOW TIME. SHOW IS APPROXIMATELY 1.5 HOURS LONG.

DATES/TIMES 8/1/24: 4:30PM & 7:30PM 8/2/24: 4:30PM & 7:30PM 8/3/24: 1:30PM, 4:30PM, 7:30PM 8/4/24: 1PM, 4PM, 7PM

BIG TOP TENT: 157' X 235': ENCLOSED, ASSEMBLED SEATING AND CONCESSION CARTS INSIDE ENTRANCE TENT: 67' X 67': ENCLOSED STAFF KITCHEN TENT: STAFF PERSONAL USE ONLY 20' X 50'

10 CONCESSION CARTS ARE UNDER BIG TOP TENT. ALL COOKING WILL BE DONE IN A SEPARATE, ENCLOSED AREA UNDER A 10' X 10' CANOPY. MIN OF 20FT FROM ALL TENTS. COOKING IS DONE VIA PROPANE GRILL AND DEEP FRYERS. (15) 20LB PROPANE TANKS WILL BE STORED IN A SEMI ONSITE. PROPANE TANKS BEING USED IN COOKING AREA WILL BE SECURED IN AN UPRIGHT POSITION.

425KVA GENERATOR POWERS ENTIRE EVENT. WE DO HAVE A 220KVA GENERATOR ON SITE FOR BACK UP IF NEEDED. GENERATORS ARE KEPT ON FLAT BED SEMI TRAILERS AND IN AN ENCLOSED AREA AWAY FROM PUBLIC.

(2) 30 YD DUMPSTERS 10 STANDARD PORTABLE TOILETS, 1 ADA PORTABLE TOILETS W/ DAILY CLEANINGS 6 HANDWASH SINKS

KIDS FUN ZONE INCLUDES FACE PAINT, PONY RIDES, BUNGEE TRAMPOLINE, ROCK CLIMBING WALL, MINI POWER WHEELS, AND INFLATABLES.

INFLATABLES INCLUDE ONE SMALL SLIDE, ONE OBSTACLE, ONE BOUNCE HOUSE, AND ONE GIANT SLIDE.





PROPOSED MINUTES OF THE REGULAR MEETING OF THE KENTWOOD PLANNING COMMISSION MAY 14, 2024, 7:00 P.M. COMMISSION CHAMBERS

- A. Vice-Chair Holtrop called the meeting to order at 7:00 p.m.
- B. The Pledge of Allegiance was led by Commissioner Holtrop.
- C. Roll Call:

Members Present: Dan Holtrop, Ed Kape, Ray Poyner, Darius Quinn, Doug VanderMeer, Members Absent: Sandra Jones, Alex Porter, Sarah Weir (with notification) Others Present: Community Development Director Terry Schweitzer, Economic Development Planner Lisa Golder, Senior Planner Joe Pung, Planning Assistant Monique Collier, the applicants and about 25 citizens.

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

- Motion Carried (5-0_
- Jones, Porter and Weir absent -
- D. Declaration of Conflict of Interest

There was no conflict of interest statement expressed.

E. Approval of the Minutes and Findings of Fact

Motion by Commissioner Poyner, supported by Commissioner Quinn, to approve the Minutes of April 23, 2024 and the Findings of Fact for: <u>Case#8-24</u> – Hope Haven – Rezoning of 28.93 acres of land from R1-B Residential to RPUD-2 Detached Residential Planned Unit Development and Site Plan Review Located at 5578 Wing Avenue, 5606 Wing Avenue, 5632 Wing Avenue, 5600 Wing

> Motion Carried (5-0) – Jones, Porter and Weir absent -

F. Approval of the Agenda

Add Case#13-24 – Weiss Technik under new business set a public hearing date of June 11.

Motion by Commissioner Quinn, supported by Commissioner Kape, to approve the agenda for the May 14, 2024 meeting with change noted.

- Motion Carried (5-0) –
- Joes, Porter and Weir absent -

Proposed Minutes Planning Commission May 14, 2024 Page 2 G. Acknowledge visitors wishing to speak to non-agenda items.

There was no public comment.

H. Old Business

<u>Case#3-24</u> – Breton Ravines RPUD – Rezoning and Preliminary PUD Approval for a Residential Planned Unit Development Located at 2720 52nd Street, 2854 52nd Street and 5491 Wing Avenue SE (Applicant has requested tabling to the May 28, 2024)

Holtrop opened the public hearing.

There was no public comment.

Motion by Kape, supported by Poyner, to table <u>Case#3-24</u> - Breton Ravines to May 28, 2024.

- Motion Carried (5-0) –
- Jones, Porter and Weir absent -

<u>Case#9-24</u> – 44th Street and Walma Avenue Condominium Project - Rezoning of 4.72 acres of land from C4 Commercial to RPUD-1 Attached Residential Planned Unit Development and Site Plan Review located at the SE corner of 44th Street and Walma Avenue (Tabled from the April 23, 2024 meeting)

Golder stated the request is to rezone 4.72 acres of land, it originally stated 4.95 acres, but that included the ROW. She stated the applicant is looking for a rezoning from C4 to RPUD-1 and Preliminary and Final PUD site plan approval.

Golder stated they are looking at 33 condominium units. She stated we amended the Master Plan in 2022 from office to medium density residential for the site. She stated medium density is 4-8 units per acre. She stated the commissioners felt more comfortable about limiting the density to 6 units per acre; but were willing to look at the design to determine if it could go to the higher end of the 4 to 8 units per acre.

Golder stated some of the concerns were: the commission did not want the condominiums to be rentals; that there would be adequate buffer on 44th Street; the appearance of the buildings facing 44th Street; and to make sure that the sidewalks were continued out to Walma and to 44th Street; not having enough visitor parking and amenities.

Golder stated there will be 33 attached condominiums with 3-5 units attached and two different styles. There will be 2-3 bedroom units; 12 of them have 2 stall garages and 21 will have 1 stall garages. She stated with the garages for the 1 stall we require 2 parking spaces per condominium. One parking place would be in the garage and one would be on the driveway. The concern was the length of the parking spaces. She stated the roadway is narrow, only 22 feet. She stated staff

Proposed Minutes Planning Commission May 14, 2024 Page 3 has asked the applicant to try to move them back and make it 23 feet. They said they could possibly do that.

Golder stated the other concern was the clear vision corner. She stated she has asked the applicant to see if they can shift the units into the perimeter setback in order to allow a better clear vision corner. The applicant has been able to do that. She stated now that makes the perimeter one of the waivers that the commissioners have to look at for this plan. She stated the only waivers that they have is the overall acreage which is 4.72 acres and the perimeter setback.

Goder stated building elevations are still a work in progress. Golder stated we have two different types of building elevations. Building type 2 the material is proposed to be just vinyl. She stated she doesn't think that will be an attractive to just have white vinyl and brown vinyl. She asked if the developer could use a wood tone on the front part of the units and the applicant said they could. She stated on the back side they are looking to have it white board and batten instead of the wood tone. She stated the type two units are on the west side of the development. She stated the other units on the east side and throughout the applicant had shown a unit that was built in Standale that had stone on the back side of the porch. At this point the applicant is saying they do not want to put the stone on the units. However, it is a condition of approval that she put into the staff recommendation.

Golder stated since we are still working on the building elevations, she thought that it would not be a bad idea if the commissioners are inclined to approve the rezoning and the preliminary plan and recommending tabling the final because we are still working out the issues with respect to the elevations.

Golder stated the staff recommendation is to recommend to the City Commission the rezoning of 4.72 acres from C4 office to RPUD-1as described in her memos dated April 30, 2024.

Mike Corby, with Integrated Architecture, 840 Ottawa, Grand Rapids was present. He stated They have moved building E and G to the north and the primary building is still outside of the 40 foot setback. A portion of the garage area goes into the 40 foot setback, but the primary volume stays out of that. He stated he thinks that is helpful because the garage is only a single story. He stated what they were also able to do by moving those two units was to get some additional guest parking. They are at 14 spaces now versus the 12 spaces that were in the original plan.

Corby stated most of the units have a driveway length of 23 feet or more. They have added at least 3 feet to most of the units some of them are 24-26 feet. He stated buildings F and H there are things they could do either make the units shallower and see of they can move the units to the south so that basically all of the units would have at least 23 feet.

Corby stated the 20 foot buffer n the east side of the development they had a survey done and there are more than 34 trees with an 8 inch caliper or larger in that 20 feet which would be retained and that is contained in their PUD request.

Corby stated they have been looking at the architectural standards that the City will be adopting and they do exceed the transparency requirements. He stated one of the comments that staff had early on was on the type 2 units; the front porch area was recessed. They have since have added a porch which is one of the architectural requirements. Corby stated they are looking at using a wood pattern siding instead of just a color vinyl on the front. He stated and in the back they didn't think it was necessary they changed from going to a color vinyl and contrast to a white siding.

Corby stated they had a rendering done looking from 44th Street showing the berm. He showed the landscaping at its 5 year mark showing their landscaping plan with the 40 foot buffer a 3 foot berm and then the plantings that will be on that berm.

Holtrop opened the public hearing.

There was no public comment.

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

- Motion Carried (5-0) -
- Jones, Porter and Weir absent -

Quinn stated he thinks that all of the things that have come before the commission on this property, this is the best use. He stated at the work session there was a question about putting sidewalks on both sides. This is not a large development traffic is going to be fairly minimal. He stated he went through 9 developments in the City,, both newer and existing ones and many do not have sidewalks and some have sidewalks on one side. He stated they feel that they have enough movement for pedestrians that nobody is losing any benefit. They would prefer to have landscaping in that front 20 foot buffer as much as they can versus sidewalks. Quinn stated not having sidewalk is not a deal breaker, but it is something he would like to have. Golder stated the site is very tight and there is no more room. She stated that we do have a number of developments that do not have sidewalk on both sides.

Kape stated walkability is very important and it is unfortunate that they cant have sidewalk on both sides, but again it is not a deal breaker.

Poyner stated the back of the condos look pretty close to 44th Street. Golder stated the one is 36 feet, but the others are at least 40 feet. Poyner questioned the noise for the condominium owners. Corby stated the berm and the trees will mitigate the sound. Poyner questioned if the fire department has access and can get through the site. Golder stated the fire department approved the plan.

VanderMeer stated this is exciting to see what is going to potentially turn out on this corner. VanderMeer questioned if the street width was adjusted. Golder stated no it is 22 feet.

Holtrop stated he knows the commission wants sidewalks, but in a short development having it on one side might be ok. He stated he doesn't want the cars to extend over the sidewalk. Holtrop stated since the building elevations are going to be delayed, he wanted to know if is the back of the units are all vertical lines. Corby stated that it is all vertical. They didn't see any reason to add another siding because they are going to have the wood grain product on the front and wrapping around the garage. Discussion ensued regarding architectural features and the trees, berms landscaping. Ryan Ysseldyke with Holland Engineering was present.

Holtrop questioned if the homes are below the road and if there is a 3 foot berm that water is draining towards the foundation. Ysseldyke stated they have swales running between the berm and the back of the buildings to pull that water around the buildings. There is a significant detention pond in the back corner of the development.

Motion by Quinn, supported by Kape, to recommend to the City Commission conditional approval of the request for rezoning of rezoning 4.72 acres of land located at 2802 44th Street from C-4 to RPUD-1 Attached Planned Unit Development as described in Case No 9-24; and Preliminary Site Plan approval of the site plan dated April 19, 2024 as described in Case No. 9-24. Approval is conditioned on conditions 1 –9, 6 removing condition and basis points 1-5 as described in Golder's memo dated April 30, 2024.

- Motion Carried (5-0) -
- Jones. Porter and Weir absent -

Motion by Quinn supported by Kape, to table the Final site plan approval for Case#9-24 Walma and 44th Street Condominiums to May 28, 2024.

- Motion Carried (5-0) -
- Jones, Porter and Weir absent -

I. Public Hearing

<u>Case#10-24</u> – Grand Rapids Temple -The Church of Jesus Christ of Latter Day Saints – Final Site Plan Review for a PUD Phase located at 2400 Forest Hill Avenue SE

Golder stated the request was part of a 79 acre PUD that was reviewed and approved in 1992 called Embassy Park PUD. This phase was originally going to be condominiums. Then Christ Community Church came and was constructed. They were originally asking for a 90,000 total square footage, a 1,000 person sanctuary for future use. The future expansion was never built. She stated what is built today is about 19,000 square feet.

Golder stated the LDS church is looking at a little over 20,000 square foot building. The temple is not used for Sunday worship only for special ceremonies called ordinances which would be for small groups. The hours they are open are from 6am-10pm Monday – Saturday and closed on Sunday. They would have 4-5 employees and then there would be volunteers going in and out as needed. They said in their description that it could be as many as 30-40 people at the most there at one time

Golder stated once constructed, it is open briefly to the public. Once the church is dedicated then it will be closed to the public except for the grounds which will remain open during their operating hours, so people can walk around. She stated the landscape plan is very nice. There is a 4 foot high wrought iron fence that goes around the church mostly in the front and along Forest Hill. Golder stated they are proposing a 4,000 square foot accessory building. The PUD allows the commission to vary from the standards of accessory uses in PUDs.

Golders stated the temple received a height variance from the Zoning Board of Appeals. They approved a 95 foot height for the steeple. They agreed that the spire would not be lit during the hours of 11pm-5am. They also lowered the grade of the site by 2 feet so that the appearance would be lower on the site for the neighbors.

Golder stated there was discussion regarding additional information for parking lot lighting, screening for headlights and to ensure that the lights don't shine into the neighbor's homes. She stated they have been working with the neighbors.

Golder stated she recommending conditional approval as described in her memo.

Rob LaPlaca, Civil Engineer with Progressive, 2250 Camden Avenue was present representing the request. He highlighted what they have heard from community members and how they are going to address their concerns. He stated they received concerns regarding the landscaping and lighting and received feedback from the condominium owners. They are going to increase the number of trees. Most of the drive aisle headlights if they are coming south aren't going to be pointed in their direction. They are going to increase the number of trees with 6 foot high evergreen trees. LaPlaca stated they have exchanged communication with the homeowners regarding the types of lights.

LaPlaca stated the only other questions were from staff regarding what the fence on the east side of the property and screening for the generator pad. He stated there is a small generator that will go on the back side of the maintenance building, and they are willing to add more screening. The reason there isn't a lot of screening is because they are doing their best to protect the wooded nature that is back there. He stated there is a tree line that is pretty thick that they believe will do a good job of screening, but if it doesn't, they will add more trees.

LaPlaca stated the other question was regarding the fence line. He stated it is just a property line fence. They went with something upscale something that would disappear into the woods behind a 4ft welded wire fence.

Holtrop opened the public hearing.

Marc Daneman was present. He stated they welcome the church and think they will be good neighbors, however there are some concerns regarding landscaping and lighting. They asked for a berm, but were concerned that it would cause drainage problems. He

stated their units are 2nd story units. He stated regarding the maintenance building he would suggest a berm. He stated the light timing is a concern, they would like the lighting to be turned off a ½ hour after the operations have ended. He stated to light the spire until 11pm will shine the whole area. It will be very visible.

Jared Danbert, 4433 Burton, lives on the north side of Burton. He stated he likes the extra trees to the south but would like the same to the north; that would help him at his house. As far as lighting it would be nice to get 8 hours of no lights.

Julie Dunakin, 2497 Bluff Meadows Drive was present. She stated she isn't sure why there is a 4ft wide welded fence. They have a slope behind their house, they own about 1/3 of the hill they are going to be putting a fence in the middle of their natural hill behind their home and she isn't happy about that. She stated she doesn't know why it's necessary if they have a fence around the church itself. She stated she is also concerned about grading. She stated she is concerned regarding the parking lot lights, their bedroom windows are level and will see the lights. She would like a screening where the generators and other maintenance equipment will be.

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

- Motion Carried (5-0) –
- Jones, Porter and Weir absent –

VanderMeer stated it appears that a lot of the residents' concerns have been overlooked by the applicant seeing that they still have so many questions. LaPlaca stated they have done a lot of communication and there was a meeting with the church. LaPlaca stated there are so many trees adding more is something they can look at. He stated their current plan provides significant screening.

VanderMeer stated he is concerned with the air conditioning noise on the grounds building. LaPlaca stated they are in an enclosure. Tom Frye with Progressive AE was present. He stated the mechanical enclosures will have panels on the walls that will be knocking that sound down. He stated the chiller can't have a cover over it because it has to get the heat out of it. The generator is a 50k generator--not big-- and it does not run the entire facility, it is there for life safety purposes only if power goes out. It is not meant to power anything. He stated they asked Consumers Energy the amount of outages and they have had 1 in the last 3 years. Frye stated they don't want to cause drainage issues, they don't want to cause erosion control issues and working to make sure they keep the swale on the property and able to get all the water to the storm drainage or to the swale to get to the catch basins in the yards. They can plant a lot of trees. They looked at the sight lines for cars coming to and from the trees were intentionally placed there to make sure that it was blocking some of the traffic lights that would be coming from both directions. They are willing to add more trees and will work with staff. There won't be any lighting on the back side of the ground building.

VanderMeer questioned what time the lighting would be turned off. Frye stated once they can leave the site, they want to make sure that their patrons, staff and volunteers are able to leave in a safe manner that is their number one goal. The time the lighting will end is based on scheduling.

VanderMeer questioned if anything can be done with the spire. Frye stated they relocated the spire from the center of the building to the front of the building. That takes it further away from the view from the north and the southeast. They dropped the footprint elevation of the building 2 feet lower. The façade will be bethel light granite and they have studied and done light reflectance testing on it, and it fails in the medium range of reflectivity and the zoning ordinance. It is not a high light reflective element. Discussion ensued.

VanderMeer questioned if there was a reason there is a 4-foot fence in the middle of the hill. Frye stated the church will typically fence their entire property from a loss prevention standpoint. One of the concerns is that they want to make sure that people know where their property lines are.

Poyner stated he agrees with VanderMeer. For the resident on the north side that mentioned trees there are a number of trees on the north side. Golder stated the corner is all woods. Poyner stated he appreciates that he has been engaged with the community.

Kape stated on the maintenance building they said they are going to have the small distribution center. LaPlaca stated most of the maintenance space is for things for upkeeping and some storage and a small part is the store.

Quinn questioned the doubling fencing. LaPlaca stated it is there to protect that side of the property line that you can't see regularly.

Holtrop questioned if most of the perimeter trees will be year round screening deciduous trees. LaPlaca stated yes they will. Holtrop questioned if we had any idea of the hours of operations. LaPlaca stated it varies on the ordinances. The traffic is relatively calm. Frye stated it will be less during the day, the weddings are later afternoons early evenings. Discussion ensued. Stan Brown, member of LDS and volunteer at the Temple in Detroit was present. He stated the schedule of when the Temple is staffed when they can come and driven by demand. Discussion ensued. Brown stated the lighting will be directional and not shining into the neighborhood.

Motion by Kape, supported by Quinn, to grant Conditional Approval of the Final Site Plan dated April 1, 2024 for the Church of Jesus Christ of Latter Day Saints project as described in Case No. 10-24. Approval is conditioned upon conditions 1-5and basis points 1-4 as described in Golder's memo dated April 29, 2024.

- Motion Carried (5-0) -
- Jones, Porter and Weir absent -

Proposed Minutes Planning Commission May 14, 2024 Page 9 J. Work Session

<u>**Case#11-24**</u> – Lakewood West Wing – Preliminary and Final Site Plan Review of a PUD located at $2920 - 52^{nd}$ Street, 2854 52^{nd} Street, 5253 Wing Avenue, 5491 Wing Avenue;

Golder stated this development was reviewed and approved as a PUD in 2021. She stated the plan is the same and has the same building elevations. She stated we approved a rezoning, but the site plan has expired. She stated this is a 6. 8 acres site with 15 site condominiums being proposed. There are 2.2 units per acre consistent with the Master Plan for the location at Wing Avenue and 52nd Street.

Golder stated like Breton Ravines (the Allen Edwin development) we are asking the development to be consistent with our non-motorized plan--that they double up on the sidewalks. They will have to build 5 more feet of sidewalk than what is there already. She stated the development is to be served by a 24-foot width driveway and a 50-foot easement, one side of sidewalk all of that has been provided. The elevations are the same as last time. She can't tell if they meet City proposed standards. She has asked them for better copies, and she is waiting on them.

Golder stated the area to the west will be developed by Allen Edwin. Before both were developed by Jack Workman. An off-site detention pond is being proposed; they are working through those details and need an easement. That will be a condition of approval or will be addressed before it gets approved.

Golder stated when this got approved by the Planning and City Commission, we prepared a PUD agreement sent it to the developer and he never signed it. We have to make sure the development agreement is signed before construction starts.

Poyner stated regarding elevations he wants to make sure they are consistent with our new standards.

Holtrop stated we have already heard how bad the traffic is at that corner and dumping more cars right into stopped traffic that is going to be huge going left. Golder stated they are working on a traffic analysis with Hope Haven.

<u>Case#12-24</u> – Kentwood Community Center – Site Plan Review for a building in Open Space Zone District located at 4755 Walma Ave SE

Pung stated the request is for site plan review for the new community center. He stated this is a permitted use in the open space zoning. However, the Zoning Enabling Act requires site plan reviews for new buildings for municipalities.

Pung stated the current layout is for a 77,000 square foot community center with a community room, fitness center, basketball courts, offices etc. There will be a variety of

uses. There will also be a 2^{nd} floor for an indoor track. Pung stated there are some wetlands that can't be disturbed.

Pung stated there weren't many issues with the design. One issue was the sound. They are planning a community room with an outdoor area and there are plans for having outdoor amplification. Sound could be an issue to the apartments to the north.

Pung stated we also want to make sure we verify the parking lot screening. There is a requirement when you have a non-residential use adjacent to a residential use, the parking is screened. The existing vegetation and the landscaping he thinks is going to screen the parking lot. He stated that for the apartments to the north we want to make sure there is enough screening.

Val Romeo, Director of Parks and Recreation and Susan Arnold, Project Manager for the City of Kentwood was present.

Romeo stated they are going to have a space for outdoor weddings that can seat 100 people. She stated the compromise with this space is that they will only allow acoustic music not amplified. She stated they will also pay attention to the times that they are outside.

VanderMeer questioned if there will be alcohol. Romeo stated that they are applying for a liquor license. Part of the package they will offer when they do rentals is that they will provide the alcohol packages so that they can control it. She stated this will allow them to do it in house and get the revenue. VanderMeer questioned if there will be pickleball. Romeo stated yes; not outdoor courts Covenant will have them there.

Romeo stated the community center is looking to open in Spring of 2026.

Poyner questioned if there will be sidewalks for those who want to walk to the Community Center or the Library. Pung stated there is sidewalk along both public roads and connections from Walma to the entrance and there is also a trail to Breton. Romeo stated they have also submitted their application for Lamberts Trail which is across the street.

Quinn and Kape stated they are excited that this project is coming.

Holtrop questioned the liability for having a liquor license. Romeo stated it is all being addressed they have been working with legal. Holtrop questioned if there will be any meetings with the neighbors for this project. Romeo stated she hopes to be able to do that.

Holtrop stated the hours of operation are from 5:30am-10pm and feels that is a lot of effect on the area neighbors and wants them to be cognizant.

Holtrop questioned how we have a dedicated power source instead of generators for food trucks. Romeo stated behind the building there will be a post outlet that the food truck can pull up to and plug in and not be allowed to use their generators. Holtrop questioned how man parking spaces will there be. Poyner stated 223.

K. New Business

Motion by Holtrop, supported by Poyner, to set a public hearing date of June 11, 2024 for <u>Case#13-24</u> – Weiss Technik – Rezone 9.8 acres of land from R1-C Single family Residential to IPUD Industrial Planned unit Development and Preliminary Site Plan Approval located at 4375 and 4401 36th Street SE

- Motion Carried (5-0) -

- Jones, Porter and Weir absent -

L. Other Business

1. Commissioners' Comments

Holtrop stated his home is up for sale and he plans to eventually leave the Planning Commission. He stated he doesn't have a timeframe yet, however, he spoke to the Mayor and let him know that if he finds someone to replace him in the meantime to go ahead but it may be awhile yet. He stated he has a cottage in Middleville that will be their permanent home at some point.

2. Staff's Comments

Schweitzer introduced planning intern Aaron Bigelow who attends Grand Valley.

M. Adjournment

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

- Motion Carried (5-0) –
- Jones, Porter and Weir absent -

Meeting adjourned at 8:55pm

Respectfully submitted,

Ed Kape, Secretary

Collier, Monique

From: Sent: To: Subject: Golder, Lisa Monday, May 20, 2024 9:54 AM Collier, Monique FW: [EXTERNAL]Breton Ravines

From: Dan Larabel <dlarabel@allenedwin.com>
Sent: Monday, May 20, 2024 9:39 AM
To: Golder, Lisa <GolderL@kentwood.us>
Subject: [EXTERNAL]Breton Ravines

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

Hi Lisa,

Its looking like the earliest meeting date I see as viable for the next iteration of Breton Ravines lines up with the June 25 meeting. Can you please table our application until June 25?

Dan Larabel Land Manager Allen Edwin Homes M: 616-450-4631 dlarabel@allenedwin.com



PLANNING STAFF RECOMMENDATION

Golder 5/22/24

PROJECT:	Walma and 44 th Street Condominiums
APPLICATION:	9-24
REQUEST:	Final Site Plan Approval of a PUD development
LOCATION:	2802 44 th Street SE
HEARING DATE:	April 23, 2024 and May 14, 2024
RECOMMENDATION:	Recommend conditional approval of the site plan dated May 22, 2024 and described in Case No. 9-24. Final approval is conditioned on the following:

CONDITIONS:

- City Commission approval of the proposed Rezoning and Preliminary Site Plan for 44th and Walma Condominium project as described in Case No 9-24, including the review of Master Deed, Bylaws, PUD Statement, and the execution of the PUD Development Agreement for the project.
- 2. Staff approval of the final building elevations.
- 3. Staff approval of the final landscaping and lighting plan for the development.

BASIS:

- 1. The preliminary approval includes the execution of the development agreement and review of all PUD and condominium documents related to the development.
- 2. Final building plans and elevations must be reviewed to ensure consistency with representations made by the applicant to the Planning and City Commissions.

Planning Staff Recommendation Case No. 9-24 Walma and 44th Street Condominiums –Final PUD Page 2

i.

- 3. The final landscaping plan will review representations made by the developer as to the retention of significant trees on the east side of the site.
- 4. Discussion during the work session and public hearing.







TOTAL WALL AREA: 1,614 SF TOTAL GLAZING AREA: 279 SF GLASS TO WALL PERCENTAGE: 17% NORTH ELEVATION GLASS TO WALL RATIO





ARCHITECTURE



BUILDING TYPE 1 UNIT PLANS















20



BUILDING TYPE 1 | FIRST FLOOR PLAN



44TH ST. & WALMA AVE. 222 MAY 2024

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20.

BUILDING TYPE 1 SECOND FLOOR PLAN



44TH ST. & WALMA AVE. 22 MAY 2024

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20.





BUILDING TYPE 2 | FIRST FLOOR PLAN

ARCHITECTURE

5' 10' 20'

44TH ST. & WALMA AVE. 222 May 2024




BUILDING TYPE 3 | FIRST FLOOR PLAN



44TH ST. & WALMA AVE. 220 A30 308

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BUILDING TYPE 3 | SECOND FLOOR PLAN



44TH ST. & WALMA AVE. 220 MAY 2024

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20.



BUILDING TYPE 4 | FIRST FLOOR PLAN



44TH ST. & WALMA AVE. 22 MAY 2024

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20.

BUILDING TYPE 4 SECOND FLOOR PLAN



44TH ST. & WALMA AVE. 220 A30 2024

5. 10.

20.

44TH STREET AND WALMA AVENUE CONDOMINIUM PROJECT

ZONING

EXISTING ZONING: R-3 MIN. LOT AREA: 4,000 SF FOR FIRST DWELLING + 2,200 FOR EACH ADDITIONAL UNIT **12 UNITS PER ACRE** MAX. DENSITY: SETBACKS: FRONT: 35' SIDE: 15'/30' TOTAL CORNER: 25' 30' REAR: MAX. LOT COVERAGE: 40% PROPOSED ZONING: RPUD-1 ATTACHED RESIDENTIAL 5 ACRES MIN. PROPERTY AREA: TBD DENSITY: MIN. LOT AREA: TOWNHOUSE: 6,500 SF FOR 1ST DU +2,000 SF FOR EACH ADDITIONAL DU WITHIN A STRUCTURE MULTI-FAMILY: 4,000 SF FOR 1ST DU +2,250 SF FOR EACH ADDITIONAL DU SETBACKS: FRONT: 20' FOR BUILDINGS SIDE: NONE, 20' BETWEEN BUILDINGS REAR: 30' FOR ALL DWELLINGS, BUT CAN BE VARIED BY P.C. CONSIDERING OPEN SPACE WHICH ABUTS REAR YARD. **REQUIRED PUD PERIMETER:** PROVIDED (MIN): FRONT: 41' FRONT: 40' SIDE: 15' SIDE: 20' CORNER: 25' CORNER: 40' REAR: 35' REAR: 46' MIN. OPEN SPACE: 25% OPEN SPACE: 64%

DESCRIPTION

PER TAX DESCRIPTION FOR PARCEL NUMBER 41-18-27-201-015, KENT COUNTY, STATE OF MICHIGAN.

PART OF THE NORTHEAST 1/4 OF SECTION 27, TOWN 6 NORTH, RANGE 11 WEST, CITY OF KENTWOOD, KENT COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING 50.07 FEET, SOUTH 03 DEGREES 00 MINUTES 49 SECONDS EAST ALONG THE NORTH-SOUTH 1/4 LINE FROM THE NORTH 1/4 CORNER OF SAID SECTION; THENCE SOUTH 03 DEGREES 00 MINUTES 49 SECONDS EAST 254.60 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 287.62 FEET; THENCE SOUTH 56 DEGREES 43 MINUTES 40 SECONDS EAST 463.10 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4; THENCE NORTH 03 DEGREES 02 MINUTES 00 SECONDS WEST ALONG SAID EAST LINE TO THE SOUTH LINE OF 44TH STREET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID SOUTH LINE 661.25 FEET TO THE POINT OF BEGINNING.

44TH STREET CITY OF KENTWOOD, MI 49512



SHEET
SHEET

LOCATION MAP NOT TO SCALE



SECTION CORNER O SET CUT 'X' IN CONCRETE FOUND 1/2 DIA. STEEL BAR W/ CAP #45494 • FOUND 1/2 DIA. STEEL BAR - NO CAP FOUND CONCRETE MONUMENT TELEPHONE MANHOLE UTILITY MANHOLE UTILITY HAND HOLE TELEPHONE BOX FO FIBER OPTIC VAULT ⊞ STORM CATCH BASIN Q FIRE HYDRANT WATER VALVE ELECTRIC METER 0 모 SIGN TEST STATION FOR UNDERGROUND UTILITY ABOVE GROUND MARKER FOR UNDERGROUND UTILITY 🔎 UTILITY POLE 🛏 GUY ANCHOR (iii) DECIDUOUS TREE

HOLLAND ENGINERING	220 Hoover Boulevard Holland, Michigan 49423-3766 www.hollandengineering.com T 616-392-5938 F 616-392-2116
The Surveyor's / Engineer's liability for any and all claims, including but not limited to those arising out of the Surveyor's / Engineer's professional services,	negligence, gross misconduct, warranties or misrepresentations shall be deemed limited to an amount no greater than the service fee.
INTEGRATED ARCHITECTURE	ATTN: MR. MICHAEL C. CORBY 840 OTTAWA AVENUE NW GRAND RAPIDS, MI 49503
44TH ST. & WALMA AVE. CITY OF KENTWOOD, MICHIGAN	PT. OF THE NE 1/4 SECT. 27 T6N, R11W CITY OF KENTWOOD, KENT COUNTY, MI
A concept site plans Mathematical and for:	03/15/2024 SITE PLAN 03/27/2024 REVISED PER CITY PLANNING REVIEW E 04/19/2024 REVISED PER PLANNING COMMISSION REVIEW F Plans are preliminary & incomplete until ISSUED FOR CONSTRUCTION.
Drawn by MARK BROOK Checked by Survey . Civil . Struc L. A HEI Project Numbe 23-12 Sheet Title COV SHE Sheet No.	HOUSE Date

TABLE OF CONTENTS

G-100	COVER SHEET
V-101	EXISTING CONDITIONS
CD-101	CIVIL DEMOLITION PLAN
C-101	SITE LAYOUT PLAN
C-200	SESC PLAN
C-201	GRADING & DRAINAGE PLAN
C-301	SITE UTILITY PLAN

LEGEND

— — — — SECTION LINE PARCEL LINE — — — ROAD RIGHT-OF-WAY LINE - - PLATTED LOT LINE — — — — — — EASEMENT LINE UNDERGROUND GAS LINE UNDERGROUND WATER LINE UNDERGROUND TELEPHONE LINE UNDERGROUND FIBER OPTIC LINE ------E UNDERGROUND ELECTRIC LINE

BRUSH LINE

OVERHEAD UTILITY LINE WOOD FENCE LINE TOP OF BANK ___ 756 _____ MINOR CONTOUR _____ 755 - ____ MAJOR CONTOUR

ASPHALT CONCRETE

GRAVEL













CITY OF KENTWOOD

PLANNING STAFF RECOMMENDATION

May 21, 2024	
PROJECT:	Lakewood West Wing PUD
APPLICATION:	11-24
REQUEST:	Preliminary Site Plan Approval for a 15-lot single family PUD development
LOCATION:	2720 52 nd Street, 2854 52 nd Street (part), 5453 Wing Avenue and 5491 Wing Avenue (part)
HEARING DATE:	May 28, 2024
RECOMMENDATION:	Recommend to the City Commission conditional approval of the Preliminary Site Plan dated March 29, 2024 for the Lakewood West Wing PUD Project as described in Case No. 11-24. Approval is conditioned on the following:
CONDITIONS: 1. Review as the Lakew Developm The PUD not be lim	nd approval of the PUD Statement dated May 17, 2021 for wood PUD, and review and approval of the Lakewood PUD nent Agreement by Kentwood staff and the City Attorney. Statement and Development Agreement shall include, but nited to, the following:
a. Ro sin	estrictions prohibiting the rental of more than one unit by a ngle purchaser.
b. A th po	statement regarding the improvements to be undertaken by e developers of the project, including the off-site detention ond.

c. The site plan and the PUD Statement shall include detail on sidewalk provided in the development, open space within the development, and the maintenance of these areas.

CITY OF KENTWOOD

PLANNING STAFF RECOMMENDATION

May 21, 2024

PROJECT:	Lakewood West Wing PUD
APPLICATION:	11-24
REQUEST:	Final Site Plan Approval for a 15-lot single family PUD development
LOCATION:	2720 52 nd Street, 2854 52 nd Street (part), 5453 Wing Avenue and 5491 Wing Avenue (part)
HEARING DATE:	May 28, 2024
RECOMMENDATION:	Recommend conditional approval of the Final PUD Site Plan dated March 29, 2024 for the Lakewood West Wing PUD Project as described in Case No. 11-24. Approval is conditioned on the following:
CONDITIONS:	

- 1. Staff review and approval of the final landscaping and lighting plans for the site.
- 2. Review and approval by staff of building elevations proposed within the project.
- 3. City Commission approval of the Preliminary PUD Plan.

BASIS

1. The landscaping plan shall include information on required street trees along 52nd Street, Wing Avenue, and the private road, as well as other landscaped areas and areas in which the existing vegetation will be retained.

LEGEND

EXISTING BITUMINOUS EXISTING CONCRETE

LEGAL DESCRIPTION

2920 52ND STREET SE [41-18-34-200-054] 41183/20054 PART OF NE 1/4 COM 71910 FT IS 860 36M 055 E ALONG N SEC LINE & 54:07 FT S 00 46M 385 E FROM N 1/4 COR TH EX 248 71 FT ALONG SX V LINE OF S2ND ST ON A 7882 24 FT RAD CURVE TO RT ALONG CURVED BEARS 860 34M 505 E 2466 FT IT N 860 34M 056 E ALONS DS V LINE 300 75T TO E LINE OF W 1/2 NE 1/4 TH S 00 46M 356 E ALONG SD E LINE 320 37 FT TO S LINE OF N 332,40 FT OF W 1/2 NE 1/4 TH N 800 36M 056 W ALONG SD S LINE 400 10FT TH N 00 48M 356 W 278 34 FT TO BEG ° SEC 34 TBN R1 IW 3 94 A SPLIT ON 05052005 FROM 41-18-34-200-043;

AND

5253 WING AVENUE SE [41-18-34-200-040] PART OF NE 144 COM AT IME COR OF 5 2012 FT OF W 1/2 NE 1/4 TH W ALONG N LINE OF 5 2012 FT OF W 1/2 NE 1/4 TO ELING OF W 8001 FO F INE 1/4 TS ALONG SD ELINE TO A FT 245.99 FT N ALONG SD ELINE FROM N LINE OF 5 1537 FT OF W 1/2 NE //4 TH E PARAWITH EBW 1/4 LINE 403 5/5 FT TO W UNE OF E 255 FT OF W 1/2 NE 1/4 TH ALONG SD W LINE TO N LINE 05 2021 FT OF W 1/2 NE 1/4 TH ALONG SD N LINE TO E LINE OF W 1/2 NE 1/4 TH N TO BEG* 55C 34 T8N R1 W 224 A.

AND

PORTION OF: 2854 52ND STREET SE [41.18.34 200-053] 4183420005 PART OF NE 14 COM 07 06 FT S OG 941 246 E ALONG NAG 14 LINE FROM N 14 COR TH S 880 390 0656 E ALONG SX LINE OF 53ND ST 20 06 FT TH EX 301 JOFT ALONG SD SX LINE ON A 7778 66 FT RAD CURVE OT L ADAG CHORD BERRS S 880 4940 S5 201 68 FT TH NBO OTA 205 E ALONG SD SX LINE 137 59 FT TH EX 49 31 FT ALONG SD SX LINE ON A 7880 24 FT RAD CURVE TO RT ALONG CHORD BEARS N 880 19M 226 4331 FT TH S CO 49M 396 E 278.34 FT TO S LINE OF N322 40 FT OF M LONG CHORD BEARS N 880 19M 226 4331 FT TH S CO 49M 396 E 278.34 FT TO S LINE OF N322 40 FT OF M LONG CHORD BEARS N 880 19M 226 4331 FT TH 39 6FT TO NISS LINE IN LINE TH NO G 440 245 W ALONG ING INS 14 LINE 285 34 FT TO BEG * SEC 34 TBN R11W 443 A SPLIT ON 05052005 FROM 41-18-34-200-043;

AND

PORTION OF: 5491 WING AVENUE SE [41-18-34-200-032] 5772FT OF W 1/2 NE 1/4 EX 5 20 A ALSO N 1540FT OF S 2312 FT OF W 660 FT OF W 1/2 NE 1/4 * SEC 34 T6N R11W 2529 A

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GENERAL NOTES

- 1) CURRENT ZONING OF PROPERTY: R1-8 SINGLE FAMILY RESIDENTIAL R1-8 ZONING REQUIREMENTS

- 1) CURRENT ZDNING OF PROPERTY: RFUD-2LOW DENSITY RESIDENTIAL RFI 22/UNIS OF PROPERTY: RFUD-2LOW DENSITY RESIDENTIAL PUD RFUD-2 STANDAROS PER SEC. 12:04 A) MINIMUM OF RESIDENTIS B) MINIMUM OF RESIDENTIS SETEACONS SETEACONS A) FRONT YARD = 20 FT B) SIDE YAR
- 6) STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH CITY OF KENTWOOD AND KENT COUNTY DRAIN COMMIS STANDARDS AND SPECIFICATIONS.
- 101-NUMPUS THUSENVERTING
 17 THIS SITE IS CURRENTLY SERVED BY PUBLIC WATERMAIN AND PUBLIC SAVITARY SEWER
 19 10 ALL BUILDING EXTERNS SHALL BE WOOD, BRICK, STORE, ALLMINUM, OR A COMBINATION OF THESE OR COMP MATERNALS.
- 9) THE PERMANENT PARCEL NUMBER FOR THE SITE IS 41-18-34-200-054 AND 41-18-34-200-040. THE ADDRESS OF THE PROPERTY IS 2920 52ND STREET SE AND 5253 WING AVENUE SE.

LEGEND

	EXISTING BITUMINOUS
	EXISTING CONCRETE
and some	PROPOSED BITUMINOUS (STANDARD DUTY)
	PROPOSED WATERMAIN (8*-12*)
	PROPOSED SANITARY SEWER (8")
	PROPOSED STORM SEWER (12" OR LARGER)
	EXISTING WATERMAIN

PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	SIZE	QTY
B¢	Belula nigra 'Cully Improved' TM / Heritage improved River Birch	2.5° cal. min.	6
Ns	Nyssa sylvatica / Tupelo	2.5° cal. min.	15
Pa	Picea ables / Norway Spruce	7 hgl. avg.	6
Pd	Pices glauca 'Densata' / Black Hills Spruce	7 hgt avg.	11
Pb	Platanus x acerifolia 'Bloodgood / Bloodgood London Plane Tree	2.5° cal. min.	4
Тр	Thuja occidentalis 'Hetz Wintergreent / Hetz Wintergreen Arborvitae	6 hgl. avg.	16
Tm	Tilla americana 'McKSentry' TM / American Sentry Lindon	2.5° cal. min.	11
Tc	Tsuga canadensis / Canadian Hemlock	7 hgl. avg.	8
CODE	BOTANICAL / COMMON NAME	SUZE	QTY
Cr	Comus seriosa / Red Twig Dogwood	5 gal.	21
Va	Viburnum dentalum / Viburnum	5 gal.	17
	CODE Bc Ns Pd Pd Tp Tp Tr Tc Cr Va	CODE BOTANICAL / COMMON NAME Bit Beluta ngra 'Cuty Inproved TM / Heritage improved Revr Bitch Nyssa syhalica / Tupelo Nyssa syhalica / Tupelo Pa Pices sibles / Noverly Spruce Pd Pices sibles / Noverly Spruce Pd Pices dauca 'Denotal' / Black Hills Spruce Pb Patanus x acerifolia 'Black daugood / Bloodpood London Plane Tree Tp Thuja cocadentalis 'Hetz Writergreen / Hetz Writergreen Arbon/tale Tm Tilis americana 'McKSertry TM / American Bertry Unden Tec Taxga canadomis / Canadam Herricok Comus senses / Red Twig Degrecod Comus senses / Red Twig Degrecod Va Vabrum dottelum / Vburrum	CODE BOTANICAL / COMMON NAME SZE Bit Beitula ngra 'Cully inproved TM / Heritage mproved Rever Bitch 2.5° cal. min. Ne Nyssa sylvalical / Tupelo 2.5° cal. min. Pa Poses sbies / Norwey Spruce 7 hgl. erg. Pd Poses sbies / Norwey Spruce 7 hgl. erg. Pd Poses sbies / Norwey Spruce 7 hgl. erg. Pd Poses dauca 'Dancelal' / Black / Hits Spruce 7 hgl. erg. Pd Poses dauca 'Dancelal' / Black / Hits Spruce 2.5° cal. min. Tp Thaja cocadertalis 'Huiz Writergreent / Heiz Writergreen Arbon/bas 6° hgl. erg. Tp Tils americana 'McSarthy' TM / American Senthy Lindon 2.5° cal. min. Te Taxga canademis / Canadan Herricock 7 hgl. erg. Com BOTANCAL / COMMAN HAME SZE Co Comus senses / Red Twig Degrecol 5 gal.

COLUMBUS HOLLAND INDIANAPOLIS PREPARED FOR: Lakewood Homes LLC Jack Workman 3347 Sandy Beach Wayland, MI 49348 Phone: 616.437.4367 **REVISIONS:** Title: Preliminary RPUD Submittal Drawn: DC Checked: RP Date: 2021.05.17 Title: Revised Preliminary RPUD Submittal Drawn: DC Checked: RP Dale: 2021.06.16 Title: Revised Preliminary RPUD Submittal Drawn DLC Checked DC Date 2021.07.15 Title: Revised Pretiminary RPUD Submittal Drawn: GAN Checked RJB Date: 2024.03.29 Preliminary Utility and Landscape Plan 2920 52ND ST, PART OF 2854 52ND, PART OF 5491 WING AVE. PART OF THE NW 114 OF SECTION 34, T6N, R11W, CITY OF KENTWOOD, KENT COUNTY, MICHIGAN AKEWOOD

NEDERVE

www.nederveld.com 800.222.1868

GRAND RAPIDS 217 Grandville Ave., Suite 302 Grand Rapids, MI 49603 Phone: 616:575:5190

ANN ARBOR

CHICAGO

LEGEND

EXISTING BITUMINOUS EXISTING CONCRETE PROPOSED BITUMINOUS (STANDARD DUTY) PROPOSED CONCRETE (STANDARD DUTY)

GENERAL NOTES

- GENERAL NOTES 1) CURRENT ZONING OF PROFERTY: RH & SINGLE FAMILY RESIDENTIAL RH & STANDARDS FRE RESC 5 G0g A) MINIMUM LOT WIDTH = 1005 GFT. SETENCIS A) FRONT YKRD = 40 FT. B) SIDE YKRD = 7 FT. (25 FT. FOR CORNER) C) REAR YARD = 35 FT. 3) SUMMARY OF LAND USE A) TOTAL ACREACE = 68 ACRES (287,522 SQFT.) (EXCLUDING ROW.) B) TOTAL UNITS = 15 LOTS C) ZDMING OF PARCELS TO FORTH = R+C ZONING OF PARCELS TO FORTH = R+B

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PLANNING STAFF RECOMMENDATION

Pung 05/20/2024

PROJECT:		Kentwood Community Center
APPLICATION:		12-24
LOCATION:		4755 Walma Avenue
HEARING DATE:		May 28, 2024
REVIEW TYPE:		Site Plan Review for a Community Center
RECOMMENDAT	ION:	Recommend conditional approval of the site plan dated March 22, 2024, as described in Case 12-24 Kentwood Community Center. Approval is conditioned on the following:
CONDITION:	1.	Planning staff review and approval of an exterior photometric plan.
	2.	Planning staff review and approval of a landscape plan.
	3.	Compliance with all applicable standards and requirements of the Kentwood Engineering Department.
	4.	Compliance with all applicable standards and requirements of the Kentwood Fire Department.
BASIS:	1.	The plan otherwise meets the requirements of the Kentwood Zoning Ordinance.
	2.	Applicant's representation at the work session and public hearing.
	3.	Discussion at the work session and public hearing.

To:	Kentwood Planning Department
From:	Brad Boomstra, P.E. City Engineer
Date:	May 13, 2024
Re:	Kentwood Community Center 4775 Walma Avenue SE 41-18-27-176-007

We have completed our planning level review of the proposed site plans dated March 22, 2024, for the above referenced project. Kentwood Engineering has the following comments that will need to be addressed as the review process proceeds. A more detailed review will be done when the development is submitted for Site Plan Construction review.

Overall Plan Comments:

- 1. A location map is needed.
- 2. Please provide a description of the subject property on the plans.
- 3. Please label the property lines with distances and bearings.

Street / Sidewalk / Parking Lot:

- 1. Pavement section details must be shown on the plan for all paving types. (i.e. parking lots, drives, sidewalks, etc.)
- 2. Concrete curb and gutter per MDOT standard plan R-30 series (Detail F4, as modified for the tilt of the gutter pan), and a commercial drive opening per MDOT standard plan R-29 series (Detail M) are required for the proposed drive approach or within the Walma Avenue right-of-way. Let us know if you need these details. They must be referenced in the plan notes or included on your detail sheet.
- 3. The pavement within the commercial drive approach between the sidewalk and the gutter pan must be concrete, at least 6 inches thick.
- 4. For any curb cut which terminates less than five (5) feet from a construction joint, the contractor shall remove and replace the existing curb to the next joint.
- 5. The sidewalk must be carried across the commercial drive. Where it crosses, it must be at least 6" thick.
- 6. Include the City of Kentwood General Notes on the plan(s). These notes are required for the work being performed in the Walma Avenue right-of-way. Highway permit conditions, specifications and required general plan notes are posted on the City's website, and can be accessed at <u>http://www.ci.kentwood.mi.us</u> (hover over "CITY

4775 Walma Avenue SE Page 2 of 6

SERVICES" and "DEPARTMENTS" then click "ENGINEERING", then click the "RIGHT-OF-WAY" link near the top of the page).

7. Additional comments regarding the street and/or sidewalk may be made upon further review.

Grading:

- 1. Please identify at least one (1) benchmark on the plan.
- 2. Indicate the proposed limits of grading on the site plan. A thick, shaded line works well for this.
- 3. Indicate and label the 1% chance (100-year) flood elevation on the site plan or add a note that none exists on this site.
- 4. Indicate and label the wetland delineation line or add a note that none exist on this site.
- 5. Additional comments regarding grading may be made upon further review.

Storm Sewer / Drainage:

- 1. Provide a tributary area map and calculations to verify the capacity of the proposed and existing storm pipes to carry a 10-year storm (or a 100-year event if no overland floodway is provided). Use the Kentwood Storm Sewer Design Standards available on the City's website; they contain a Kentwood-specific IDF curve and time of concentration (T_c) nomograph. Use a minimum initial T_c of 10 minutes. Maintain a minimum cleansing velocity of 2.5 ft/sec in the pipes. Calculations must be sealed by a registered engineer.
- 2. In order to allow a proper transition from a point discharge to natural flow, 50 feet of downstream protection will be needed for the outlet of the pipe. This may consist of 4" concrete, grouted riprap, or properly sized riprap, all on filter fabric (MDOT "Geotextile Liner"). Both the surface material and the fabric must be toed in at least 18 inches at all earth interfaces, and the treatment must be extended completely around the end of the outlet pipe by two (2) feet to protect from eddy currents. The point source must be at least fifty (50) feet from the property line.
- 3. Please indicate the type of material being used for the storm pipe in various areas (i.e., under the roadway, under lawn areas, etc).
- 4. For each of the storm pipes, indicate the size, slope, length and invert elevations.
- 5. How will the roof be drained? Where will this flow go?
- 6. Additional comments regarding drainage may be made upon further review.

Detention Basin:

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

4775 Walma Avenue SE Page 3 of 6

- 2. The amount of detention volume required may be based on an estimate of the percentage of impervious surface area based on the Kent County Subdivision Drainage Rules (short method #1), on the basis of 0.1 acre-ft per acre for the entire parcel (short method #2) or, alternately, a tabulation of actual reservoir routing (long method). Routing calculations usually result in the lowest required volume. The detention sizing must be based on a 25-year storm. We will need to see detention sizing and release calculations.
- 3. We need to see a more detailed drawing of the proposed detention basin outlet control structures.
- 4. Kentwood allows a maximum detention release rate of 0.33 cfs/acre, based on the total parcel size.
- 5. A low flow channel will be needed across the bottom of the detention basin between the end section(s) and the outlet structure with a minimum grade of 0.6 percent. This may consist of 4" concrete, grouted riprap, or properly sized riprap, all on filter fabric (MDOT "Geotextile Liner"). Both the surface material and the fabric must be toed in at least 18 inches at all earth interfaces. The remainder of the basin bottom shall have a minimum 2 percent slope to the low flow channel.
- 6. In order to allow a proper transition from a point discharge to natural flow, 50 feet of downstream protection will be needed for the detention basin outlet pipe. This may consist of 4" concrete, grouted riprap, or properly sized riprap, all on filter fabric (MDOT "Geotextile Liner"). Both the surface material and the fabric must be toed in at least 18 inches at all earth interfaces. The treatment must be extended completely around the end of the pipe by two (2) feet to protect from eddy currents. The point source must be at least fifty (50) feet from the property line.
- 7. The emergency outlet must be capable of carrying a 10-year, fully developed nondetained storm flow. Please provide calculations to show that this requirement is met.
- 8. A 15-foot-wide flat maintenance shelf for vehicular access is required for the detention basin.

Soil Erosion and Sediment Control:

- 1. We will need to see some additional soil erosion control measures as part of the plan review. Section 78-62 of the City of Kentwood Ordinance (posted on the City's website) contains minimum requirements for information that shall be included on the plan. Go to: <u>http://www.ci.kentwood.mi.us</u> (hover over "CITY SERVICES" and "DEPARTMENTS" then click "ENGINEERING", then click the "SOIL EROSION AND STORMWATER" link near the top of the page). Please review this ordinance carefully.
- 2. Per the requirements of Part 91 of Public Act 451, all proposed grading and soil erosion controls must be shown on a sheet(s) titled, at least in part, "SOIL EROSION AND SEDIMENTATION CONTROL PLAN". This plan should show surface features related to grading and soil erosion and sediment control. The SESC Plan may be combined with other plans and improvements as long as clarity is retained. Two (2) copies of this sheet, once approved, will need to accompany the application for an earth change.

4775 Walma Avenue SE Page 4 of 6

- 3. Indicate and label the 1% chance (100-year) flood elevation on the SESC plan or add a note that none exists on this site.
- 4. Indicate and label the wetland delineation line or add a note that none exist on this site.
- 5. Include a written description of the soil types of the exposed land area contemplated for an earth change.
- 6. Place a note on the soil erosion control plan to indicate that existing and new catch basins shall be protected with an inlet filter drop (silt sack). Straw bales or fabric placed under the grate are NOT acceptable, and sediment traps alone are not sufficient to provide adequate sediment filtration. Such a note might read, "EXISTING AND NEW CATCH BASINS SHALL BE PROTECTED WITH AN INLET FABRIC DROP (SILT SACK)." Include a simple detail of the proposed silt sack on the Soil Erosion and Sediment Control plan. We can provide you with an acceptable CAD detail upon request.
- 7. Place the following notes on the soil erosion control plan:
 - ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL COMPLY WITH ARTICLE 2 OF CITY OF KENTWOOD ORDINANCE 78 AND PART 91 OF PUBLIC ACT 451.
 - ALL SOIL EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS AND IMMEDIATELY FOLLOWING EVERY SIGNIFICANT RAINFALL EVENT.
 - ALL EXCESS SPOILS ARE TO BE REMOVED FROM THE SITE. OTHERWISE, STOCKPILES MUST BE PROVIDED WITH TEMPORARY AND PERMANENT STABILIZATION MEASURES.
 - EXCESS DIRT IS NOT TO BE PLACED ON ANY AREAS ON OR ADJACENT TO THE SITE WHERE THE PLAN DOES NOT SHOW THE AREA BEING DISTURBED. (This area of disturbance, or grading limits, must be clearly shown on the site plan.)
 - SILT FENCING IS REQUIRED ALONG ALL DOWNSTREAM EDGES OF THE GRADING LIMITS AND MUST REMAIN IN PLACE UNTIL VEGETATION IS UNIFORMLY RE-ESTABLISHED. THE SILT FENCE MUST BE TOED IN A MINIMUM OF 6 INCHES ALONG ITS BASE. (Remember that silt fences are intended to intercept *sheet flow* only and must always be installed *parallel* with the ground contours. Silt fences must not cross ravines, overland floodways, ditches, swales, etc. where concentrated flows occur.)
 - ALL DISTURBED BANKS EQUAL TO OR GREATER THAN 4:1 AND THE DETENTION BASIN BANKS AND BOTTOM MUST BE COVERED WITH TOPSOIL, SEED AND NORTH AMERICAN GREEN S-150 (OR APPROVED EQUAL) EROSION CONTROL BLANKET. THIS BLANKET, ALONG WITH THE NECESSARY STAPLES OR WOOD PEGS, SHALL BE PLACED PER MANUFACTURER'S RECOMMENDATIONS. SEAMS SHALL BE PLACED PARALLEL TO THE DIRECTION OF SURFACE RUNOFF. (Indicate such areas with shading or hatching on the plan.)
 - ALL SOIL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATIONS AND SHALL BE MAINTAINED UNTIL VEGETATION IS UNIFORMLY RE-ESTABLISHED AND THE SITE IS PERMANENTLY STABILIZED.
 - NO SEDIMENT SHALL BE TRACKED ONTO THE ADJACENT PUBLIC STREET AND IF IT DOES OCCUR, IT SHALL BE CLEANED DAILY.

4775 Walma Avenue SE Page 5 of 6

- THE STORMWATER DETENTION BASIN IS TO BE THE FIRST ITEM OF EARTH MOVING AND SHALL BE CONSTRUCTED IN CONJUNCTION WITH THE INSTALLATION OF SOIL EROSION CONTROL MEASURES.
- 8. Per the requirements of Part 91 of P.A. 451, place on the soil erosion control plan a bar graph or chart showing the proposed timing and sequence of each proposed earth change. It must include the installation of both permanent and temporary soil erosion and sedimentation controls, as well as the removal of temporary controls. It must also show the sequence of any construction phases.
- 9. A stone construction exit must also be included as part of the soil erosion control plan. Indicate the location of this exit on the plan, along with a detail. The length of the rock construction exit shall be at least 50 feet and shall consist of a 6-inch minimum layer crushed rock or stone on top of non-woven geosynthetic fabric (MDOT "Heavy Geotextile Liner"). The size of the stone shall be selected so that it cannot get caught between dual truck tires.
- 10. Additional soil erosion and sediment control comments may be made by Kentwood staff upon further review.

Utilities (Sanitary & Water):

- 1. The City of Grand Rapids owns, operates and maintains the sanitary sewer collection and water distribution systems in this portion of Kentwood. Any alterations, extensions or new connections to either of these systems will require approval from Grand Rapids. Construction plans (drafting standards) and specifications for the proposed watermain and sanitary sewer must conform to Grand Rapids requirements.
- 2. A representative of the City of Kentwood Inspections Department must be present when the tap is made into the existing sanitary sewer.
- 3. The Grand Rapids Water Department must be present to make the tap into the existing watermain. Notify the Grand Rapids Water Department before making the connection to the existing service lateral.
- 4. Additional comments regarding utilities may be made upon further review.

Required Permits, Bonds, Fees [and Escrow]:

1. Because this parcel is adjacent to a public street, over one (1) acre is being disturbed, or is within 500 feet of a lake or steam, a Permit for an Earth Change (fee \$800) and a \$5,000 soil erosion control performance bond or an irrevocable letter of credit using the City of Kentwood format will be required through Kentwood Engineering. The Owner/Developer must sign the Permit for an Earth Change. Both the Owner/Developer and the Contractor must be named on the bond. Please contact us if you need a permit and/or a bond template form, or one can be accessed on the City's website at http://www.ci.kentwood.mi.us (hover over "CITY SERVICES" and "DEPARTMENTS" then click "ENGINEERING", then click the "SOIL EROSION AND STORM WATER" link near the top of the page). There is a 365-day limit to complete the work under this permit.

4775 Walma Avenue SE Page 6 of 6

- 2. An NPDES Notice of Coverage will also be needed if the proposed area of disturbance exceeds 5 acres. At the time the Earth Change permit is issued by the Kentwood, your Notice of Coverage will immediately become effective as a "permit-by-rule" as soon as the NOC has been properly filed and the appropriate fee is paid.
- 3. Your contractor will need a Drive Permit from Kentwood Engineering for the proposed commercial drive into the Walma Avenue right-of-way. A \$10,000 annual ROW bond or an irrevocable letter of credit using the City of Kentwood format and a certificate of insurance (with the City of Kentwood named as additional insured) will also be required. We will need to see a plan of the proposed commercial driveway at a plan scale no greater than $1^{"} = 50^{"}$. Contact us if you need a permit and/or bond form, or they can be accessed on the City's website. Highway specifications, general conditions and required plan notes are also posted on the City's website.
- 4. A highway permit (\$800) will also be needed for any utility work in the Walma Avenue right-of-way. A \$20,000 right-of-way bond or an irrevocable letter of credit using the City of Kentwood format and a certificate of insurance (with the City of Kentwood named as additional insured) will also be required. We will also require that a traffic plans be submitted to us for road closure, signage and detours. Kentwood Engineering must be notified at least two (2) working days prior to making the open street cut so that Kentwood Police and the Kentwood Public Schools can be properly notified.
- 5. A \$30,000 Site Grading and Stormwater Management Bond or an irrevocable letter of credit using the City of Kentwood format and an administrative fee of \$750 will be required through Kentwood Engineering. This bond is posted to assure that the plan, once approved, is constructed in the field according to that plan. Both the Owner/Developer and the Contractor must be named on the bond. Let us know if you need our bond template, or it can be accessed on the City's website.
- 6. A permit will be needed from the MDEQ for the proposed work within the existing wetlands.

Miscellaneous / Reminders:

- 1. Please be advised that at the completion of construction, a civil engineer or surveyor will need to provide an as-built plan to the City of Kentwood with a certification by a registered engineer stating that the site grading and the stormwater system were constructed in accordance with the approved plans. A copy of the certification form is available upon request or on the City's website.
- 2. Once final approval by all departments has been granted, make sure the contractor has the <u>latest approved</u> set of plans before beginning construction!

Should you have any questions regarding this department's review, please feel free to contact our office.

cc: Kentwood Engineering Permit Staff

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Project No.: 2310

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Date 3.22.20

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LANDSCAPE ARCHITECTS ARCHITECTS

MCSA GROUP, Inc.

Date 22.20

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CITY OF KENTWOOD

KENTWOOD COMMUNITY CENTER

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4775 WALMA AVE SE 4775 WALMA AVE SE

Project No.: 2310

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STAFF REPORT:	May 16, 2024
PREPARED FOR:	Kentwood Planning Commission
PREPARED BY:	Lisa Golder
CASE NO.:	13-24 Weiss Technik IPUD

GENERAL INFORMATION

APPLICANT:	Jeffrey Grover/Max Groverrep. by:Mike Houseman4251 - 36 th Street SEWolverine BuildingKentwood MI 495124045 Barden SEKentwood MI 49512Kentwood MI 49512
STATUS OF APPLICANT:	Owner/Realtor; Representative
REQUESTED ACTION:	 *Applicant is requesting a rezoning of 9.82 acres of land from R1-C Single Family Residential to IPUD Industrial Planned Unit Development. *Preliminary PUD site plan review is requested for a 137,500
EVICTING ZONINIC OF	square foot industrial building
SUBJECT PARCEL:	R1-C Single Family Residential
LOCATION:	4401 and 4375 36 th Street
PARCEL SIZE:	9.82 acres
EXISTING LAND USE ON THE PARCEL:	Vacant land
ADJACENT AREA LAND USES:	N: Consumers Energy Right of Way S: Single family residential and industrial E: Single family residential W:Single family residential and vacant
ZONING ON ADJOINING PARCELS:	N: R1-C Single Family Residential S: R1-C Single Family Residential and I-1 Industrial (south of 36 th Street) E, W: R1-C Single Family Residential

Staff Report Case No. 13-24 Weiss Technik, IPUD Rezoning and Preliminary Site Plan Page 2

Compatibility with Master Plan

The development is proposed on a 9.8 acre property acre property located north of 36th Street and east of East Paris Avenue. The Master Plan designation for this site is for industrial use; however, the Master Plan also states that industrial uses located on the north side of 36th should be restricted to ensure that impact on adjacent residential properties can be minimized. The particular business proposed for the industrial use is a company that designs and manufactures environmental testing chambers. Most of the employees are engineers and the company only runs one shift, which would lessen any impact on the residents.

Relevant Zoning Ordinance Sections

Chapter 12.01 of the Zoning Ordinance describes the purpose and intent of Planned Unit Developments (PUDs), Section 12.02 lists the qualifying conditions for PUDs, and Section 12.08 describes the Industrial PUD specifically. Site plan review standards are found in Section 14.05.

Zoning History

The site has been zoned R1-C for about 40 years.

SITE INFORMATION

Street and Traffic

The 9.8 acre site is located on the north side of 36th Street. It is part of an undeveloped area that encompassing 3 parcels and 16.4 acres. The remaining 6.6 acre parcel (west of the subject property) is not proposed for rezoning at this time. 36th is a four-lane road with center turn lane within a 100 foot right of way. The south side of 36th Street includes a significant number of manufacturers and industrial businesses. The Grand Valley Metro Council reports 6,995 vehicles daily on 36th Street in 2022.

The applicant reports that there are 135 people that work at Weiss Technik at the Greenbrooke Drive location; they are primarily engineers and would work between the hours of 6:00AM and 5:00PM.

The applicant indicates that there are only a few trucks using the site per week.

The applicant is proposing two driveways onto 36th Street; neither driveway aligns with the driveways located on the south side of 36th Street. This may create left turn conflicts in the center turn lane. In addition, since there appears to be very little truck traffic to the site, one driveway is recommended.

Site Information

The site is generally flat and drops to the northwest and to the east side of the site.

Staff Report Case No. 13-24 Weiss Technik, IPUD Rezoning and Preliminary Site Plan Page 3 <u>Staff Review</u> Rezoning

1. The 9.82 acre site is proposed to be rezoned from R1-C to IPUD Industrial Planned Unit Development. The applicant, Weiss Technik, is a manufacturer of environmental test chambers and is currently located at 3881 N. Greenbrooke Dr SE. Due to the nature of the manufacturing process for the company, the company employs mostly engineers that work a normal first shift day, which would minimize impact on the neighboring residents,

The applicant's representative states that the company may only have a few trucks each week serving the site.

- 2. The Planning and City Commissions should review the following in considering the merits of the rezoning:
 - 1. Consistency with the goals, policies and future land use map of the Master Plan, including any subarea or corridor studies. If conditions have changed since the Master Plan was adopted, the consistency with recent development trends in the area;

The proposed 9.8 acre development is located on an overall 16.4 acre property located north of 36th Street and east of East Paris. The Master Plan designation for the overall 16.4 acres is Industrial; however, the Master Plan also states that the industrial area should be restricted to ensure that impact on adjacent residential properties can be minimized.

In addition, the Guiding Development Concepts for the area outlined in the Master Plan require that additional landscaping and setbacks may be required that exceed the IPUD ordinance requirements. The Master Plan further indicates that the city will require certification of compliance with the performance standards of Section 10 F of the Zoning Ordinance to ensure that the industrial uses are not detrimental to area residents.

The applicant has not submitted information regarding how the development meets the PUD standards of Chapter 12.08 of the zoning ordinance or the general standards outlined in Section 12.01 and 12.02 of the Zoning Ordinance.

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

The site's features appear to be appropriate for the proposed use. Additional documentation must be provided within the PUD Statement regarding the nature of the business and how the site is appropriate for the proposed use.

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

The property is currently zoned R1-C, and there are 2 existing single-family homes and a duplex unit directly adjacent to the development. 36th Street is an

Staff Report Case No. 13-24 Weiss Technik, IPUD Rezoning and Preliminary Site Plan Page 4

arterial street with speed limits of 50 miles per hour, and a good amount of truck traffic, making it less conducive to residential development.

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

The land to the north of the proposed site is a large Consumers Energy easement. There are three homes adjacent to the property proposed for rezoning. However, the area is master planned for industrial use (with limitations), and industrial uses exist on the south side of 36th Street.

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

The infrastructure appears to be adequate to accommodate the proposed uses.

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

The IPUD District (with use limitations) is highlighted in the Master Plan as an appropriate zoning district for the area. The applicant must provide additional documentation as to how the development meets the intent of the master plan.

PUD Plan-General

- 3. The applicant has not submitted a complete PUD statement. This must be submitted in order to detail the reasoning behind the proposed rezoning. The Master Plan indicates that certain industrial uses are inappropriate for the area, given the existence of residences to the south, east and west. The Master Plan also calls for the application of performance standards to determine whether a use is appropriate for the area. The performance standards, found in Chapter 10 F of the Zoning Ordinance speak to the potential effects of industrial uses on adjacent properties. The applicant must show that the proposed development can meet athese performance standards.
 - F. PERFORMANCE STANDARDS Uses of land and buildings permitted in the Industrial Districts shall conform to the following Performance Standards at all times. All new operations or changes in operations shall be certified by the owner, or by qualified representatives of the owner, to be designed and City of Kentwood Zoning Ordinance Chapter 10 10-8 Industrial Districts intended to comply with these standards.
 - 1. All permitted activities, other than parking and loading, shall be conducted wholly within enclosed buildings.

Staff Report

Case No. 13-24 Weiss Technik, IPUD Rezoning and Preliminary Site Plan

Page 5

- 2. Accessory storage or accessory equipment may be placed or conducted out doors only if screened from the view of a pedestrian on any adjacent street or on the ground floor of any adjacent residential or office use or district property by a solid wall or berm. Outdoor storage shall not be permitted in any required yard.
- 3. No permitted activity shall emit or produce odor, fumes, dust, glare, vibration or heat which will adversely affect permitted uses on an adjacent property.
- 4. No permitted activity shall emit noise that is readily discernable to the average person in any adjacent residential zone district providing that air handling equipment in proper working conditions shall be deemed to comply with this provision if located on a roof with intervening noise reduction baffles or if located on the side of a building facing away from the residential zone.
- 5. No permitted activity shall emit fumes, smoke, dust or particulates which damage personal property or buildings located on adjacent properties.
- 6. No permitted use shall discharge effluent of any kind onto or into the ground or in violation of sewage treatment regulations.
- 7. No permitted use shall emit electromagnetic radiation which would adversely affect the operation of equipment beyond the confines of the building producing the effect.
- 8. Any permitted activity that may present danger of fire, explosion or other catastrophe shall have a current Hazardous Material Management Plan, shall be reviewed and approved by the Kentwood Fire Department and shall not represent any danger to property or persons beyond the property lines.
- 9 All uses shall conform to all other City, County, State and Federal regulations pertaining to its operations.
- 4. The minimum setbacks for the IPUD zone are as follows:

Front Yard: 35 feet; buildings with Front Yard Parking: 75 feet with 30 feet of landscaping Side Yard: 10 feet; 50' wide if it includes parking Rear Yard 25 feet

In addition the zoning ordinance requires a 100 foot setback between Industrial Uses and adjacent residential districts.

- 5. Parking lots must be set back 45 feet from residential districts or uses and incorporate a 20 foot buffer.
- 6. The maximum height of buildings within a PUD are limited to the height of the use as permitted in the I-1 zone (45') or the I-2 zone (60 feet).
- 7. The applicant is exploring whether the building should be moved to the northern portion of the parcel.

Staff Report Case No. 13-24 Weiss Technik, IPUD Rezoning and Preliminary Site Plan Page 6

8. The PUD zone sets standards for building materials and architectural design. The office portion of the building is required as per Section 12.08 E 5 to provide quality architecture with variable building lines, architectural accents and brick facades. Further, the ordinance requires that the materials used on facades visible from public streets and parking lots shall be brick. If this is not going to be provided, a waiver is required to be approved by the Planning and City Commissions. More detail is needed regarding the materials proposed for the proposed use.

Attributes:

- Use of vacant property
- Appears to be a low impact use
- Master Plan recommends Industrial use, with limitations to protect the existing residences

Issues:

- Applicant has not presented an adequate plan that meets the standards for site plan review
- Applicant needs to show how the development addresses the concerns of the master plan
- Applicant needs to provide a PUD Statement
- Applicant needs to show how the development can meet the Performance Standards of Chapter 10 F
- Applicant may be submitting changes to the site plan that would change the orientation of the building in order to address neighborhood concerns
- Uncertainty regarding future uses to the west
- Development has two driveways when one driveway may be adequate. The driveways do not align with the driveway(s) located on the south side of 36th Street
- Additional information needed on building elevations
- Landscaping information needed

Staff Report

Case No. 13-24 Weiss Technik, IPUD Rezoning and Preliminary Site Plan Page 7

Proposed Weiss Technik general location

City of Kentwood Master Plan

Principle 6: Commercial Development/Redevelopment Commercial uses exist in large quantities along 28th Street. The Patterson Avenue corridor is not seen as an extension of the commercial development on 28th Street, but rather as an employment center or possibly a residential district with access to the uses along the 28th Street corridor. Limited commercial may be desirable to serve the residents/workers within a development.

industrial uses and hours of operation can be restricted to ensure freight terminals and fuel depots are examples of business types andscape buffers can help mitigate the impact of an industrial Due to the existence of single family and duplex homes on the plan for the north side of 36th Street recommends industrial use. be required. The use of IPUD zoning will allow the city to assign Residential properties exist on the north side of 36th Street. 36th north side of 36th Street, Planned Unit Development zoning will that could be restricted in order to improve compatibility with additional requirements within the PUD to mitigate impact on zoned and used for industrial purposes. The Future Land Use Street is a busy five lane road; the south side of 36th Street is the adjacent residential properties. Increased building and that the impact on adjacent properties is minimized. Motor use on neighboring homes. At the same time, the types of parking setbacks, as well as additional screening and residents that choose to remain in the area.

The industrial PUD located at the northwest corner of Patterson and 36th Street is recommended to retain its Master Plan designation for industrial use.

mplementation:

In order to ensure that actions are being taken to plan for the redevelopment of Section 13 in accordance with the Master Plan, the following actions should be considered and incorporated into the Implementation Schedule:

Open Space and Green infrastructure:

- Collect wetland data as it becomes Open Space and Green Infrastructure Action:
- Collect information as it becomes available on the wetlands, floodplain and forested areas within the Section. Use the information in order to establish green infrastructure networks within proposed future development.


