



**AGENDA**  
**KENTWOOD ZONING BOARD OF APPEALS**  
**KENTWOOD CITY HALL**  
**COMMISSION CHAMBERS**  
**4900 BRETON AVENUE, SE**  
**NOVEMBER 20, 2023, 6:30 P.M.**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. 6:30p.m. Closed Session  
Motion to enter closed session to discuss a written legal opinion which is exempt from discussion or disclosure under state law as permitted under Section 8(h) of PA 267 Michigan Open Meetings Act of 1976. (roll call vote)
5. Reconvene from closed session.
6. Declaration of Conflict of Interest
7. Approval of Minutes of October 16, 2023
8. Acknowledge visitors and those wishing to speak to non- agenda items.
9. Public Hearing

Appeal #V-23-10

Applicant: Church of Jesus Christ of Latter-day Saints  
Location: 2400 Forest Hill Avenue, SE

Request: The applicant wishes to construct a 112-foot high spire as part of a proposed temple. Section 3.03.A of the Kentwood Zoning Ordinance limits the height of the spire to 50-feet. The requested variance is for an increase in height of 77-feet to the maximum height permitted by the Zoning Ordinance.

Appeal #V-23-19

Applicant: Lynn Garreau  
Location: 1677 Gentian Drive

Request: The applicant wishes to install a second driveway off of Gentian Drive for the property. Section 17.11.B of the Kentwood Zoning Ordinance limits the number of driveways to the minimum necessary to provide reasonable access for regular traffic and

emergency vehicles; this is typically one (1) access point per single family residential lot. The Zoning Administrator has made the determination that one (1) driveway is sufficient to provide reasonable access to the property and the applicant is appealing this determination.

Appeal #V-23-20

Applicant: Howard Max Sieplinga  
Location: 3445 – 36<sup>th</sup> Street

Request: The applicant wishes to utilize up to 15,000 square feet of an existing building for a small group fitness and rehabilitation training facility with an instructor to trainee ratio of one to eight (1:8). Section 2.02.S of the Kentwood Zoning Ordinance restricts the facility to 4,976 square feet with an instructor to trainee ratio of one to four (1:4). The requested variances are for an increase in area of 10,024 square feet and an increase in the instructor to trainee ratio to one to eight (1:8).

Appeal #V-23-21

Applicant: Green Castle Properties, LLC  
Location: 3560 – 28<sup>th</sup> Street

Request: The applicant wishes to establish a vehicle repair facility on the property. The site currently has six (6) driveways; Section 15.04.E.5 limits the site to three (3) driveways (one per street frontage). The requested variance is to permit a vehicle repair facility to be located on a site with six (6) driveways.

Appeal #V-23-22

Applicant: Straight Line Fence  
Location: 5994 Wind Brook Avenue

Request: The applicant wishes to replace an existing privacy fence with a new six (6) foot high privacy fence in the same location. The fence would be set back approximately five (5) feet from the south property line along 60<sup>th</sup> Street. Section 3.19.B.2 restricts solid fences located within seventeen (17) feet of a street side lot line to a height of three (3) feet. The requested variance is for a three (3) foot increase in height over the maximum allowed by ordinance.

10. Commissioners Comments
11. Adjournment