

APPROVED MINUTES OF THE REGULAR MEETING
OF THE KENTWOOD PLANNING COMMISSION
AUGUST 14, 2018, 7:30 P.M.
COMMISSION CHAMBERS

- A. Vice-Chair Holtrop called the meeting to order at 7:30 p.m.
- B. The Pledge of Allegiance was led by Commissioner Holtrop.
- C. Roll Call:
Members Present: Bill Benoit, Garrett Fox, Dan Holtrop, Ed Kape, Timothy Little, Monica Sparks
Members Absent: Sandra Jones and Mike Pemberton (with notification)
Others Present: Community Development Director Terry Schweitzer, Economic Development Planner Lisa Golder, Senior Planner Joe Pung and Planning Assistant Monique Collier

Motion by Fox, supported by Sparks, to excuse Jones and Pemberton from the meeting.

- Motion Carried (6-0) –
- Jones and Pemberton absent -

- D. Approval of the Minutes and Findings of Fact

Motion by Commissioner Fox, supported by Commissioner Kape, to approve the Minutes of July 24, 2018 and the Findings of Fact for: Case#24-18 – Inglenook Condominium – Major change to the PUD - Located the South side of Burton 4200 block

- Motion Carried (6-0) –
- Jones and Pemberton absent -

- E. Approval of the Agenda

Motion by Commissioner Benoit, supported by Commissioner Sparks, to approve the agenda for the August 14, 2018 meeting.

- Motion Carried (6-0) –
- Jones and Pemberton absent -

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

There was no public comment.

- G. Old Business

There was no Old Business

H. Public Hearing

There were no public hearings.

I. Work Session

There were no work sessions

J. New Business

Motion by Benoit, supported by Kape, to set a public hearing date of September 11, 2018, for: Case# 25-18 – Home 2 Hotel – PUD Rezoning and Preliminary PUD Plan Located at 4260 Sparks Drive; Case#26-18 – Home 2 Hotel – Special Land Use and Final Site Plan Review Located at 4260 Sparks Drive

- Motion Carried (6-0) –
- Jones and Pemberton absent -

K. Other Business

1. Master Plan Discussion

Golder discussed the current Master Plan sub areas including what has occurred since the Master Plan was adopted. She also posed the following questions regarding each of the 2012 sub areas: do we need to change anything; is it still relevant; and should we have public meetings and/or meet with the property owner.

Division Ave

2012 Issues:

- Disinvestment, need Form Based Code
- Lack of depth in front yard
- Lack of green space/trees

2012 Recommendations:

- Form Based Code, including ability for increased density around stations, greenspace, non-motorized, medians, mixed use
- Gateway opportunities
- Work with Wyoming and Grand Rapids on joint committee, form based codes

What has occurred since:

- BRT established and running since August 2014
- Joint meetings with Wyoming
- FBC developed and adopted
- Landscaped medians 54th-60th constructed

grant application pending for planning
a few projects, generally not consistent with FBC uses

Golder stated her thought is to highlight specific areas along Division Avenue for marketing including the acreage and what the community vision is for the parcel of land. She suggested to come up with a couple of sites concentrating on the area from 52nd Street to 60th Street where we might want to do additional detailed planning. In addition we could work with the City of Wyoming to develop a corridor plan for the entire Division Avenue frontage in Kentwood. These tasks would serve as our Redevelopment Ready Community Plan.

Discussion ensued regarding Popeye's and Form Based code at 54th and Division.

Golder stated she thinks it would also be a good exercise to go through to help people learn Form Based Code better.

44th and Breton

2012 Issues:

- Lack of vitality and growth, vacancy
- Visibility of uses
- High traffic, walkability concerns

2012 Recommendations

- Identified area as potential for mixed use
- Identified area as potential TOD given density
- Additional access for pedestrians and bikes
- Possible farmers market

What has occurred since 2012

- Redevelopment of intersection
- Sale of corner building to new owners
- City develops bike path down Breton, connecting city hall area to commercial area
- Expansion of Horrocks and full occupancy of surrounding retail tenant spaces
- More success of stores within the Bretwood mall—Biggby, restaurants, Ross Medical, barber school
- Farmers market at City Hall

Discussion ensued concerning community awareness of the Saturday Farmers Market located in front of the Library.

Fox stated if we are unable to come up with ideas for changes he suggested shifting our efforts into marketing more in this area. Golder stated the MEDC could assist in the efforts. Holtrop suggested dropping this sub area from the Master Plan.

44th /Kalamazoo

- No gateway, heavy traffic through area

2012 Recommendations

- Redevelopment of vacant parcels trail head/health theme for interests

What has occurred since 2012

- Redevelopment of Shell Station as a brownfield site, Time Horton's
- Redevelopment of the southeast corner

52nd and Kalamazoo:

2012 Issues

- Auto Repair at SW corner, vacant on SE Corner

2012 Recommendations

- Open space at intersections
- Parking behind buildings
- No expansion of commercial or office, landscape buffers used for residential
- Possible row houses
- Area is walkable
- Shared access between buildings
- Commercial uses to serve commuters

What has occurred since 2012

Tom Thomspns vehicle repair operation has spilled over into adjacent residential properties

60th and Kalamazoo:

2012 Issues

- Vacant corner on east, undeveloped site on west

2012 Recommendations

- The area on northwest corner shall be developed as one integrated PUD
- Development will be sensitive to adjacent residential uses
- Quality architecture and landscaping Buildings predominantly brick with asphalt shingled sloped roofs.

- A traffic impact study will be required; one driveway allowed onto Kalamazoo Avenue; 60th Street, one full driveway and one right-in, right-out only driveway.
- The PUD plan shall integrate vehicular and pedestrian circulation throughout the overall site including reciprocal parking, maintenance agreements and cross access.
- An identity feature will be required at the corner of 60th and Kalamazoo

What has occurred since 2012?

- Applied for grant for landscaping median
- City established a CPUD at 60th/Kalamazoo with rules regarding development and access

Golder stated if we are going to address anything with the trail we can do that as part of the trail section or the non-motorized plan. The commissioners agreed.

Section 34 (Breton Extended)

Issues in 2012:

- Designated as Conservation Oriented Development without further definition
- Desire for quality homes
- Desire to retain the Heyboer Farm in some manner
- Desire to allow for lifelong communities

Recommendations:

Guiding Development Principles

- Utilize a form based code
- Incorporate lifelong communities concept
- Set aside land for open space—use village or neighborhood square
- Trail system connect to Paul Henry
- Connect to City Campus and Breton Commercial

What has occurred since 2012?

- New developer has purchased northeastern portion of section
- Allen Edwin's Bretonfield development continues
- Wing Avenue is currently being reconstructed
- A prospective non-profit group has reached out to the Heyboer family about a senior citizen focused service concept along the 52nd Street frontage of the Heyboer homestead

Golder stated this is a good time to bring the Heyboers in and see what they want to do with their overall properties (130 + acres) and if they want to retain the farm buildings. Golder stated this needs to be refined and updated. There was also a suggestion to verify the status of the land planning of the recently acquired 60+ acre area of Breton extended south of 52nd Street.

Patterson Farm

Issues in 2012:

- Designated as Conservation Oriented Development without further definition
- Development pressure for some uses but not others
- Owners not ready to develop
- Environmentally sensitive areas exist

Recommendations in 2012 (Guiding Development Concepts):

- Preserve wetland and floodplain on the site
- Review overall site as a PUD
- Connect areas within site with internal roads and non-motorized facilities
- Big box retail discouraged
- Ingress and egress limited
- Design guidelines to apply to the overall development

What has changed since 2012?

- 36th Street access from I-96 to the airport has opened
- Saddleback sewer extended through the Patterson Farm
- Prospect of tennis complex near 36th Street frontage, reviewed and endorsed by LUZ Committee

Benoit stated he thinks we should be doing something to define conservation oriented development areas. Discussion ensued concerning the presence of substantial floodplain and wetland area within Patterson Farm.

28th and 29th Streets

Issues in 2012:

- Underperforming retailers—increased competition, vacancies
- Lack of non-motorized, auto-oriented
- No street trees
- Lacks sidewalks to serve bus riders
- Critical gateway at Patterson
- Access control issues

Recommendations in 2012:

- Sidewalk on 28th Street
- Improve pedestrian access
- Introduce residential zoning as a viable land use
- Add parkland or plazas to make more attractive for residential and commercial use—incentives for more greenspace
- Work with surrounding communities to avoid construction of new commercial while old retailers are vacant
- New storm water management techniques—reduce maintenance costs improve water quality.

- Interior drive connections rather than additional traffic onto 28thStreet

What had changed since 2012?

- Sidewalks on 28thStreet and Broadmoor
- Developed non-motorized plan
- Commercial thriving, vacancies down—Trader Joes, Dave & Busters, Van Maur, REI, Ashley Furniture, etc. are here or are being built.
- Hub transit center at Woodland

Benoit stated we should continue efforts to interconnect the parking lots. Golder stated she doesn't know if this is subarea should be retained. She stated there are a lot fewer vacancies. Benoit stated he thinks the subareas should be retained. Holtrop felt the whole area still has some potential. Golder stated we can look at this and see where there is opportunity. She stated if we are going to do something we need to better define what we are trying to do. Benoit stated the map illustrating an internal private road concept can go but he thinks we should keep the overall sub area. Golder stated she thinks there is a lot that can be done as far as an economic development standpoint with associations.

Schweitzer questioned if the commissioners keep this in as a subarea and modify it what type of public involvement do they perceive for this area. Sparks suggested assembling the property owners and get them involved. She stated they know who they want to have as their neighbors. She stated they have recreated some properties and there are still no tenants. She stated we need to look at that area especially on 28th Street as you pass the mall, but also a few of the spots on 29th Street on the south side.

Dermody Property

Issues in 2012

- Vacant property, good potential for significant use
- Access to rail and other modes of transportation
- Not well connected to trails or transit

Recommendations in 2012

- Great for a gateway
- Various uses are possible

What has changed since 2012

- Property is mostly developed with industrial uses
- Only a small amount of developable acreage is available

Golder stated her overall impression of this is that it is mostly developed now. Golder stated she thinks we should take this out of our subarea. Benoit agreed.

City Campus

Issues in 2012:

- City needs central gathering place since there is no downtown
- Part of a plan for sustainability is provides open space, recreational space, etc. for citizens

Recommendations in 2012:

- Development of a campus plan with trail system in a central location of the city. Various aspects of the plan include an stage, play structure, bike paths and trail head, community center
- Farmers market

What has changed since 2012?

- City has developed a parks plan that formalizes the potential development for the city campus.
- Farmers market developed and expanding
- Rec Department begins successful concert series on city campus with rented stage and food trucks. Other activities such as Celebrate Kentwood are also held here.

Golder stated she would recommend we adopt this because it has already been approved by the city commission.

52nd and Eastern

Issues in 2012:

- Loss of grocery store, vacancies
- Too much retail for area
- Too much rental
- Visibility of retail

Recommendations in 2012, Guiding Development Concepts:

- Re-establish grocery store
- Make area walkable
- Reduce commercial area
- Internal street network, like small downtown
- Additional residential, primarily owner-occupied
- Plan is long term and must be marketable

What has changed since 2012?

- Still no grocery; Planet Fitness took most of area and is successful there
- Bethany Christian has purchased the C-4 area to the east of the grocery and is planning office headquarters and possible residential facility
- Still vacancies within center
- Charter high school near intersection fully operational in all grades

Holtrop questioned if we should still include the graphics of the two design concepts now that the strip mall is not empty. Golder stated she doesn't think it is a bad thing to keep the graphics maybe we can tweak and show it as just a strip center but it still has a lot of issues. Sparks stated she would like to see something different in this area.

Commissioners wanted to leave sub area in.

Golder asked if the commissioners feel there are any other areas we should be looking at. Fox stated he has been thinking about the east side of East Paris between 52nd Street and 60th Street. It makes sense to him to be involved as a redevelopment ready community to consider that to be a commercial strip and also on the corner of 52nd and East Paris. Schweitzer pointed out that a majority of the East Paris frontage is part of the Steelcase Industrial Planned Unit Development. Their industrial campus plan included a number of office and service uses benefitting the large industrial work force. Golder stated if they would like to incorporate this as a sub area that will be fine.

Schweitzer stated we still have to revisit the 70/30 issue. He said we will bring this back to a joint committee of Planning Commission and City Commission in September to get the conversation going and maybe initiate some of the subarea reviews so you continue to move forward.

2. Commissioners' Comments

Holtrop questioned the Breton Ave update. Golder stated she heard there is a month long delay.

3. Staff's Comments

Staff offered no additional comments.

L. Adjournment

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

- Motion Carried (6-0) –
- Jones and Pemberton absent -

Meeting adjourned at 9:05p.m.

Respectfully submitted,

Ed Kape, Secretary