

**AGENDA**  
**CITY OF KENTWOOD PLANNING COMMISSION**  
**TUESDAY, JANUARY 9, 2018**  
**KENTWOOD COMMISSION CHAMBERS**  
**4900 BRETON AVENUE**  
**7:30 P.M.**

**7:00p.m. LUZ Committee Meeting Conf. Rm. #119 (Holtrop, Kape, Jones, Pemberton)**

- A. Call to Order
- B. Pledge of Allegiance (Mike Pemberton)
- C. Roll Call
- D. Approval of the Minutes of December 12, 2017 and Findings of Fact for: Case#34-17 – Gander Mountain Parking Lot – Expansion of a Special Land Use Open Air Vehicle Sales Business onto 2890 Acquest Ave and Site Plan Review; Case#30-17 – Zoning Ordinance Amendment pertaining to Art Display Venues; Case #35-17 – Midway RV Center – Special Land Use Open Air Business and Site Plan Review – Located at 5590 Division Ave SE
- E. Oath of Office
- F. Approval of the Agenda for January 9, 2018
- G. Acknowledge visitors and those wishing to speak to non- agenda items.
- H. Old Business

Case#32-17 - Speedway – Major Change to the 52<sup>nd</sup> and Broadmoor CPUD - Located at 5173 Broadmoor Ave SE;

Case #33-17 - Speedway – Expansion of a Special Land Use Vehicle Fuel Station and Site Plan Review - Located at 5173 Broadmoor Ave SE;

- I. Public Hearing

Case#1-18 – Cobblestone at the Ravines –Final Site Plan Review of Phase II the Central Village Detached Condos and Phase I of the Village East Attached Condominiums within the Cobblestone At the Ravines on the North Side of 44<sup>th</sup> Street, West of Shaffer Avenue Zoned RPUD-1

J. Work Session

**Case #2-18** – Grand West Auto - Special Land Use Indoor Vehicles Sales in an Industrial Zone and Site Plan Review Located at 4101 40<sup>th</sup> Street SE Suite 7

**Case #3-18** – Quist Trust Rezone – Rezoning of 1.89 acres of Land from R1-C Single Family Residential to C4 Office Located at 3923 Burton St. SE

**Case #4-18** – Clark at Keller Lake Independent Living – Major Change and Preliminary Site Plan Review of a PUD Phase Located at 2451 Forest Hill Ave.

**Case#5-18** – Fox Ford Honda Service Building – Special Land Use and Site Plan Review for a Major Vehicle Repair Establishment Located at 3060 Broadmoor Ave SE

K. New Business

Set public hearing date of January 23, 2018, for: **Case #2-18** – Grand West Auto - Special Land Use Indoor Vehicles Sales In an Industrial Zone and Site Plan Review Located at 4101 40<sup>th</sup> Street SE Suite 7; **Case #3-18** – Quist Trust Rezone – Rezoning of 1.89 acres of Land from R1-C Single Family Residential to C4 Office Located at 3923 Burton St. SE; **Case #4-18** – Clark at Keller Lake Independent Living – Major Change to a PUD Phase Located at 2451 Forest Hill Ave. **Case#5-18** – Fox Honda Service Building - Special Land Use and Site Plan Review for a Major Vehicle Repair Establishment - Located at 3060 Broadmoor Ave SE

L. Other Business

1. Election of Officers
2. Commissioners' Comments
3. 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.)

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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.