

AGENDA
CITY OF KENTWOOD PLANNING COMMISSION
TUESDAY, FEBRUARY 13, 2018
KENTWOOD COMMISSION CHAMBERS
4900 BRETON AVENUE
7:30 P.M.

- A. Call to Order
- B. Pledge of Allegiance (Mike Pemberton)
- C. Roll Call
- D. Approval of the Minutes of January 23, 2018 and Findings of Fact for: **Case #2-18** – Grand West Auto - Special Land Use Indoor Vehicles Sales in an Industrial Zone and Site Plan Review Located at 4101 40th 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
- E. Approval of the Agenda for February 13, 2018
- F. Acknowledge visitors and those wishing to speak to non- agenda items.
- G. Old Business
- H. Public Hearing

There are no Public Hearings.
- I. Work Session

Case#6-18 – Zoning Ordinance Text Amendments – Commercial and Industrial Façade Requirements, Form Based Code Modifications and Zoning Board of Appeals Non-Use Review Standards
- J. New Business

Set public hearing date of March 13, 2018, for: **Case#7-18** - 5400 & 5432 Division Avenue Rezoning – Conditional Rezoning of approximately 1.2 acres of land (5400 S. Division) and 56,500 square feet of land (5432 S. Division) from Corridor General to

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Corridor Edge – Located at 5400 & 5432 South Division Ave SE; **Case #8-18** – Super Green Market – Major Change to a PUD Plan Located at 3321 East Paris Ave SE

K. Other Business

1. Appeal of Zoning Administrator Façade Determination
2. Master Plan Discussion
3. Commissioners' Comments
4. Staff's Comments

L. 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.