

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

7:00pm CIP Sub Committee meeting (Fox, Holtrop, Kape, Pemberton)

- A. Call to Order
- B. Pledge of Allegiance (Mike Pemberton)
- C. Roll Call
- D. Approval of the Minutes of February 27, 2018 and Findings of Fact for:
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
- E. Approval of the Agenda for March 13, 2018
- F. Acknowledge visitors and those wishing to speak to non- agenda items.
- G. Old Business

There is no Old Business
- H. Public Hearing

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 Corridor Edge – Located at 5400 & 5432 South Division Ave SE
- I. Work Session

Case #8-18 – Super Green Market – Major Change to a PUD Plan Located at 3321 East Paris Ave SE;

Case#9-18 – 5955 Wing Avenue Rezone - Rezoning 22 Acres of land from R1-B Single Family Residential to R1-C Single Family Residential Located at 5955 Wing Ave SE;

Case#10-18 – DIS Transportation – Special Land Use and Site Plan Review for a Major Vehicle Repair Establishment Located at 3636 East Paris Avenue SE;

Case#11-18 – Zoning Ordinance Text Amendments –Definition of Mechanical Work; Commercial Enterprises Producing Merchandise on the Premises Parking, Special Land Use Requirements and Establishing the Commercial Enterprises Producing Merchandise on the Premises Special Land Use Requirement in the Form Based Code Corridor General and Corridor Edge Context Zones

J. New Business

Set public hearing date of April 10, 2018, for:

Case#12-18 – Lowes – Change to the Special Land Use Open Air Business and Site Plan Located at 3330 28th Street

Case#13-18 - Breton Avenue Precise Plat Amendment within Section 34

Case#14-18 – CIP Capital Improvements

Case# 15-18 – 36th Street Rezoning – Rezoning from R1-A Estate Residential to IILight Industrial Located at 3596 36th Street

K. Other Business

1. Commissioners' Comments
2. 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.