

**AGENDA**  
**CITY OF KENTWOOD PLANNING COMMISSION**  
**TUESDAY, APRIL 24, 2018**  
**KENTWOOD COMMISSION CHAMBERS**  
**4900 BRETON AVENUE**  
**7:30 P.M.**

- A. Call to Order
- B. Pledge of Allegiance (Dan Holtrop)
- C. Roll Call
- D. Approval of the Minutes of April 10, 2018 and Findings of Fact for: **Case#12-18** – Lowes – Change to the Special Land Use Open Air Business and Site Plan Located at 3330 28<sup>th</sup> Street; **Case#13-18** - Breton Avenue Precise Plat Amendment within Section 34; **Case#14-18** – CIP Capital Improvements; **Case# 15-18** – 36<sup>th</sup> Street Rezoning – Rezoning from R1-A Estate Residential to IILight Industrial Located at 3596 36<sup>th</sup> Street
- E. Approval of the Agenda for April 24, 2018
- F. Acknowledge visitors and those wishing to speak to non- agenda items.
- G. Old Business  
  
**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 (**Tabled Public Hearing Until May 8, 2018**)
- H. Public Hearing  
  
**Case#16-18** - Double Barrel Partners – Commercial Enterprise Producing Merchandise on the premise Special Land Use Located at 2885 Lake Eastbrook Blvd.
- I. Work Session  
  
**Case#17-18** – 1 Dream Apartments - Final Site Plan Review of a 12 unit Apartment Building Located at 692-44<sup>th</sup> Street
- J. New Business  
  
Set public hearing date of May 22, 2018, for: **Case#18-18** Bethany Christian Services – Rezoning of 0.586 Acres of Land from C-2 Commercial to R-2 Two Family Residential Located at 930 52<sup>nd</sup> Street

**Case#19-18** – Clark at Keller Lake – Independent Living- Final Site Plan Review for a PUD Phase Located at 2451 Forest Hill Ave

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.