

APPROVED MINUTES OF THE REGULAR MEETING
OF THE KENTWOOD PLANNING COMMISSION
MAY 22, 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 Pemberton.
- C. Roll Call:
Members Present: Bill Benoit, Garrett Fox, Dan Holtrop, Ed Kape, Mike Pemberton, Monica Sparks, Frank Vander Hoff
Members Absent: Sandra Jones (with notification)
Others Present: Community Development Director Terry Schweitzer, Economic Development Planner Lisa Golder, Senior Planner Joe Pung, Planning Assistant Monique Collier, the applicants and about 3 residents.

Motion by Fox, supported by VanderHoff, to excuse Jones from the meeting.

- Motion Carried (7-0) –
- Jones absent -

- D. Approval of the Minutes and Findings of Fact

Motion by Commissioner Benoit, supported by Commissioner Fox, to approve the Minutes of May 8, 2018 and the Findings of Fact 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 Corridor Edge – Located at 5400 & 5432 South Division Ave SE; Case#17-18 – 1 Dream Apartments - Final Site Plan Review of a 12 unit Apartment Building Located at 692-44th Street

- Motion Carried (7-0) –
- Jones absent -

- E. Approval of the Agenda

Motion by Commissioner Kape, supported by Commissioner Fox, to approve the agenda for the May 22, 2018 meeting.

- Motion Carried (7-0) –
- Jones absent -

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

There was no public comment.

There was no Old Business

H. Public Hearing

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 52nd Street

Schweitzer stated the property is currently zoned C2. He stated Bethany Christian approached the City to ask for a conditional rezoning of the property. They are asking to rezone to R2 Single and Two family Residential but to restrict the allowable uses to those that involve child care organizations as defined in the zoning ordinance. He stated the types of uses that would be allowable would include a foster family home, foster family group home, family child daycare home, group child daycare home or child caring institution. Schweitzer stated at the work session the planning commission requested that the narrative describing what they wished to do on the property be amended. The commissioners wanted the narrative to reflect that the people who will be receiving service are boys between the ages of 14-18 and that it would be a placement service that is contracted by the federal government to Bethany. Schweitzer stated the boys would enter in the United States and Bethany's effort would be to reunite them with their family or with a sponsor.

Schweitzer stated Bethany has also purchased the property immediately to the east consisting of 3 buildings (Rothwood Acres Office Park). Their plans are to utilize those buildings and make it part of their corporate campus. They will also purchase more property immediately east of Planet Fitness that is open space.

Schweitzer stated the commissioners asked for Bethany to amend their narrative and also to provide statistics. Schweitzer stated the services that they are looking at, they are currently providing at the Pine Rest Campus. Bethany has provided statistics that will give the commissioners an idea as far as what type of service they provide and the number of clients that they assist. He stated in addition staff received feedback from police and fire. Schweitzer stated Bethany has another facility in Kentwood that works with young females. In the past 3 years they have had 3 calls for service from the police and 8 calls for service from the fire department at that location.

Donna Abbot, Branch Director, Lolitha Spillers, VP of Marketing, Scott DeVries, Senior President of Finance and Dan Boyd the Architect were present.

Holtrop opened the public hearing.

There was no public comment.

Motion by VanderHoff, supported by Kape, to close the public hearing.

- Motion Carried (7-0) –
- Jones absent –

The commissioners were ok with the rezoning.

Motion by Benoit, supported by VanderHoff, to recommend to the City Commission approval of the request to conditionally rezone .586 acres of property at 930-52nd Street from C-2 (Community Commercial) to R-2 (Two Family Residential) as described in Case # 8-18. Approval is conditioned upon solely having the ability to seek any approved Child Caring Organization defined and allowed as a permitted or Special Land Use in the R-2 Zone and basis points 1-3 as described in Schweitzer’s memo dated May 18, 2018.

- Motion Carried (7-0)-
- Jones absent -

Case#19-18 – Clark at Keller Lake – Independent Living- Final Site Plan Review for the conversion of the maintenance building located at 2451 Forest Hill Ave

Schweitzer stated the request is to convert an existing maintenance building initially to a sales office and then eventually a gathering place for the residents.

Schweitzer stated Clark wants to be able to convert the building into a sales office as they would market the next phase of development on this property. He stated they do have a condominium development along the southwest portion of Keller Lake. They have a sales office that was associated with those condos. As they were selling they wanted to be more proximate to where the development site is going to be and they have described and will provide information that they are going to remodel the exterior and interior of the maintenance building. Schweitzer stated once they get far enough along on the construction of the residential project, they will move their sales office into the new building on the property. He stated at that point they indicated they would convert the building to a gathering place for the residents of the community. He stated they mentioned maybe using it as an arts studio or an area for carpentry for those that reside within the community.

Schweitzer stated from a zoning standpoint the maintenance building is an accessory use. The main use of the property is a residential community. He stated this building was previously used to house maintenance equipment. They had on site people handling the maintenance of the property. Over time a lot of the work they contracted out so the building has been used for storage in recent years. The idea of converting it into a sales office is viewed as an accessory use and eventually to have it as a gathering place for the residents which is also an accessory use. He stated the use is permissible. The planning commission has to take a look at the site plan review.

Schweitzer stated current access to the maintenance building consists of a paved driveway off a paved emergency access interconnection with Glen Oaks Apartments. The applicant proposes to add pavement along the south side of the driveway to create 7 parking spaces.

Schweitzer stated the physical change on the property is changing the skin of the existing building and adding enough pavement to create the room for the parking spaces. They should be able to retain the existing trees along the roadway and there should be no disturbance in the area of the wood line.

Brian Pangle was present. He stated they held a neighbor meeting. They had one neighbor come to the meeting. He stated their intent is to dress up the maintenance building and make it a nice facility for their residents from a sales standpoint. He stated they will also clean up the entire outside area. He stated the barn has been a storage facility inside and outside and the outside is currently not that appealing.

Holtrop opened the public hearing.

Jenny Pierce, 2387 Gatetree was present. She stated her property backs immediately to the barn. She stated it has been used for storage. Her concern is that there is a lot of dumped stuff that she has had to look at for years. She stated as she walks the property her concern is this property might not be maintained. She stated she also has concerns of the color of the maintenance building. She stated she also doesn't have the advantage of a nice tree buffer.

Motion by VanderHoff, supported by Benoit to close the public hearing.

- Motion Carried (7-0) –
- Jones absent –

VanderHoff stated he doesn't have a problem with the project but suggested under conditions we address the concerns of cleaning up the site.

Fox questioned if they will be planting any trees. Pangle stated they are not going to touch the existing trees and will not be doing any additional planting. Pangel stated the whole area is very natural and they will leave it that way. Fox questioned if they will do anything for Jenny Pierce's visibility. Pangle stated she will have the same visibility she has always had. They will paint the outside but they haven't selected the final colors yet.

Pemberton stated he isn't concerned about their ability to clean up the site, but as far as colors pay some attention to blending. He thinks it is a great use of a building.

Benoit suggested some trees and cleaning up.

Sparks stated it looks great. She likes the use.

Holtrop stated he is fine with the request.

Motion by Pemberton, supported by Benoit, to grant Conditional approval of the Clark At Keller Lake Site Plan dated 5-17-18 for the Conversion of the Maintenance Building at 2451 Forest Hill Avenue, SE as described in Case #19-18. Approval is conditioned upon conditions 1-3 and basis point 1-5 as described in Schweitzer's memo date May 17, 2018.

- Motion Carried (7-0) –
Jones absent -

I. Work Session

Case#20-18 – Good Stuff Fireworks Tent Sale – Special Land Use and Site Plan Review for an Open Air Business located at 3170 28th Street SE

Schweitzer stated the request is an open air business.

Schweitzer stated staff feels that the request meets the parking requirements. He stated we received a copy of the lease from the property owner, they own the corner. He stated the existing driveway is available for access to the tent site. He stated the driveway along the east side of the old MC Sports goes out on to 29th Street. He stated there is another access in that direction.

Schweitzer stated there was discussion with the applicant regarding sign display during the sale.

Jason Lembreke was present representing the request. He stated the blue rectangle on the map is their storage container and that is normal shipping container 20 foot with four disk locks on the outside to secure at night. He stated they have been in business for 6 years and they make their tents look really nice.

Sparks, Kape, Benoit, Pemberton VanderHoff and Holtrop were ok with the request.

Fox questioned how many employees. Lembreke stated they don't do employees they do 1099's. He runs the locations with his cousin. He stated his cousin will be running the 28th Street tent which will be solo up until they get to the 29th of June, then they will bring on some extra people but even then only 2 or 3 employees.

Case#21-18 – The Fields of Breton - Preliminary Plat located at 5955 Wing Ave

Commission VanderHoff excused himself from the request.

Pung stated the request is for preliminary plat and final site plan review for a 36 lot residential subdivision on approximately 14 ½ acres of vacant land. He stated this is about 21 ½ acre parcel which was just rezoned from R1-B to R1-C Single family

Residential. He stated the existing house has been parceled off from the area that is going to be developed as the subdivision.

Pung stated the development will be accessed off of Breton Avenue extended which is being developed as part of the newest phase of the Bretonfield development.

Pung stated the development is consistent to the Master Plan recommendation for low/medium density residential for the area. It is consistent with the City's 70/30 policy.

Pung stated there is a future phase for Bretonfield to the north. He stated they are not looking at doing a road connection. He stated one option to look at is possibly having a pedestrian connection to connect the two developments.

Pung stated there were some engineering issues raised as far as looping of water and sanitary sewer detail, but other than that there were no issues with the development.

Chris VanderHoff was present. He stated they wanted to develop a private setting, larger lots and upper scale homes.

Sparks had no concerns with the request.

Kape questioned the trail connecting the developments. Pung stated we indicated to the applicant this would be something to discuss at the work session. Chris VanderHoff stated they would have to come between two lots with a sidewalk and from a developers standpoint and the eyes of a homeowner, when you put a sidewalk between two lots you lose the intimacy and the privacy. Discussion ensued regarding future homeowners not wanting sidewalks. Kape stated he has heard some people say by putting in a path they will lose all privacy and it has its disadvantages.

Benoit stated the connector might be nice but this is not a PUD so we can't require it. He stated he is good without it.

Pemberton stated he is fine without that access. He stated if he were one of the lots he wouldn't want the sidewalks by him.

Fox stated he appreciates the larger lots.

Holtrop stated he likes the sidewalks but this isn't a PUD and in this case he understands the reason not to have them.

Schweitzer stated it is within the commissioners purview to look at having sidewalks to allow for the pedestrian inner connection between the subdivisions. He stated it is something that can be a condition even if it is not a PUD.

J. New Business

Motion by Benoit, supported by Pemberton to set public hearing date of June 26, 2018, for: Case#22-18 – Cobblestone at the Ravines – Final PUD Phase Site Plan Review Central Village Phase 3 South Village Phase 2 Located at 4333 Shaffer

- Motion Carried (7-0) –
Jones absent -

K. Other Business

1. Review/Discussion of Master Plan Update Documents

Golder stated we will keep this on the agenda for the next meeting and if the commissioners have questions they can email them to staff.

2. Commissioners' Comments

Fox stated he lives in a neighborhood and he likes the sidewalks but to him Fields of Breton isn't designed to be a walking community.

Benoit suggested if sidewalks are what we want we should be looking at our ordinances and make some requirements so that it is in the zoning ordinance. People will then know what we are looking for and we can help them design their developments from the beginning. Golder stated the Master Plan generally seeks such connections.

Pemberton stated the trail is right by Fields of Breton if someone wanted to walk or ride their bike they can go right to the trail.

3. Staff's Comments

Staff offered no additional comments.

L. Adjournment

Motion by Commissioner VanderHoff, supported by Commissioner Pemberton, to adjourn the meeting.

- Motion Carried (7-0) –
- Jones absent -

Meeting adjourned at 8:40p.m.

Respectfully submitted,

Ed Kape, Secretary