

APPROVED MINUTES OF THE REGULAR MEETING
OF THE KENTWOOD PLANNING COMMISSION
SEPTEMBER 25, 2018, 7:30 P.M.
COMMISSION CHAMBERS

- A. Chair Jones called the meeting to order at 7:30 p.m.
- B. The Pledge of Allegiance was led by Commissioner Benoit.
- C. Roll Call:
Members Present: Bill Benoit, Dan Holtrop, Sandra Jones, Ed Kape, Timothy Little, Monica Sparks, Chad VanSoelen
Members Absent: Garrett Fox and Mike Pemberton (absent 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 50 citizens.

Motion by Kape, supported by Sparks, to excuse Fox and Pemberton from the meeting.

- Motion Carried (7-0) –
- Fox and Pemberton absent -

- D. Approval of the Minutes and Findings of Fact

Motion by Commissioner Holtrop, supported by Commissioner Benoit, to approve the Minutes of September 11, 2018 and the Findings of Fact for: Case# 25-18 – Home 2 Hotel – PUD Rezoning and Preliminary PUD Plan Located at 4260 Sparks Drive; Case#26-18 – Home 2 Hotel – Special Land Use and Final Site Plan Review Located at 4260 Sparks Drive

- Motion Carried (7-0) –
- Fox and Pemberton absent -

- E. Approval of the Agenda

Schweitzer added a New Business: **Case #30-18** – Zoning Ordinance Text Amendments – Accessory Buildings

Motion by Commissioner Holtrop, supported by Commissioner Sparks, to approve the agenda for the September 25, 2018 meeting with change noted.

- Motion Carried (7-0) –
- Fox and Pemberton 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#27-18 – High Five Co-Op Brewery – Commercial Enterprise Producing Merchandise on the Premises Located at 3846 52nd Street SE;

Golder stated the request is within the Bailey's Grove Commercial area. She stated the applicant is proposing a brewery on the site, with 879 square feet of production and storage, and approximately 1,120 square feet of taproom. The production of beer will occur on weekdays from 8:00AM-4:00PM. The brewery taproom would be open late afternoon to 1am during the week and early afternoon to 1am on the weekends.

Golder stated the proposed production of beer is a gas brewing system that includes a mash tun, a brew kettle, and a number of fermenters that will produce up to 250 barrels per year. The applicant has indicated that the smells from the size of the system used would be minimal to begin with and mostly internal, so it would not reach neighborhood homes. She stated further, the applicant has indicated their intent to add a condensation trunk to the brew system in order to contain most of the odors. She stated the applicant also contacted other breweries in strip malls and they found that there were no issues with smells with the adjacent businesses.

Golder stated the residual spent grain would be around 300 pounds a day and would be stored in 55 gallon trash cans inside the brewhouse prior to disposal. Golder stated the applicant discussed working with a Michigan farm that will help to use the spent grains. She stated she is looking for more detail as to when the spent grain will be picked up, how often the grain will be picked up and where it will be stored in the interim.

Golder stated because this is beer by the glass the request will also have to go through a special land use review through the administrative committee and then it goes to the city commission. She stated at that point they will address the issues of food service which is part of the City ordinance related to alcohol. She stated microbreweries are allowed to have delivered food items to the Brewery and that is what they are going to do. She stated this will be covered when it goes through the special land use review with the administrative committee.

Golder stated the parking is adequate on the site. The parking spaces needed for the brewery and tap room totals 17 spaces. If the space were retail use, only 10 would be necessary. The entire center has 91 spaces. If the center were all retailers, only 64 would be required. Given that the brewery is most likely to be open on weekends and later in the evening, parking should not be an issue for the center. The applicant is also going to provide bike racks for the use of patrons and there is plenty of space if they need it in the future for deferred parking.

Golder stated she is recommending conditional approval of the Special Land Use and Site Plan Review for a Commercial Enterprise Producing Merchandise on the Premises as stated in her memo.

Holtrop stated he will abstain from the discussion as he is a member of the Co-Op.

Doug Pettis 4572 Bremer Street Grandville MI was present. He stated they will brew about 250 barrels a year. He stated he is still working on getting the spent grains dealt with.

Jones opened the public hearing.

There was no public comment.

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

- Motion Carried (7-0) –
- Fox and Pemberton absent -

Kape questioned how it will be ensured that the conditions the applicant needs yet to add are met. Golder stated she will incorporate the detail in their statement of operations and then this will be incorporated into a development agreement. She stated the commissioner can let staff decide or staff can bring it back to the commissioners. Kape questioned the kind of equipment that will come in a take the spent grain away. Pettis stated they would be putting it directly in the 55 gallon plastic containers. Pettis stated it would probably be a smaller pick up truck or a smaller farm type vehicle.

Sparks stated there are several options for them to get rid of the spent grain. Golder stated we will have to come up with a schedule and show on the site plan that they have room to hold the spent grain and how often they will get rid of it.

Golder questioned how much spent grain days worth will fit in a 55 gallon container. Pettis stated about 3 days. Golder stated how many containers maximum does he picture having on site of the 55 gallon bins. Pettis stated they will address that once they get a schedule.

Jones stated staff indicated there will be further discussion on food. She questioned whether there are regulations that require them to have food. Golder stated the City ordinance speaks to microbreweries and small wine makers and it says that you have to have the delivery of food and have it available. They would have to have information so someone can call and get food delivered. There was discussion of a food truck.

Motion by Benoit, supported by Kape, to grant conditional approval for a Commercial Enterprise Producing Merchandise on the Premises for High Five Co-Op Brewery and described in Case No. 27-18. Approval is conditioned upon conditions 1-5 and basis points 1-5 as described in Golder's memo dated September 18, 2018.

- Motion Carried (6-0) –
- Holtrop abstaining -
- Fox and Pemberton absent -

Motion by Benoit, supported by Sparks, to grant conditional approval of the Site Plan dated August 17, 2018 for High Five Co-Op Brewery as described in Case No. 27-18. Approval is conditioned upon conditions 1-5 and basis points 1-4 as described in Golder's memo dated September 18, 2018.

- Motion Carried (6-0) –
- Holtrop abstaining –
- Fox and Pemberton absent -

Case #28-18 – Thomsons Auto Repair – Rezoning of 1.72 acres land from R-2 Two Family Residential to C-2 Community Commercial Located at 5905 Kalamazoo Ave SE

Schweitzer stated the request is for Rezoning of 1.72 acres land from R-2 Two Family Residential to C-2 Community Commercial. Schweitzer stated the site generally slopes down as much as a 7 foot grade differential from the southwest corner of the site to the northeast corner. The Pine Hill Creek within the Crippen Drain cuts through the northeast corner of the site. The western edge of the site is also as much as 7 feet above the adjacent grade of the Sutton Club Apartment site. Over the past 14 months the property owner has removed a substantial number of mature trees on the western half of the subject site. Two large pine trees remain as well as smaller tree stands along the south line of the site closer to Kalamazoo Avenue as well as along the Pine Hill Creek. There is a single family home that has been there about 40 years as well as the church immediately to the north and they are permitted uses under the current zoning classification

Schweitzer stated the recommendation from staff is approval of the request to rezone 1.72 acres of property at 5905 Kalamazoo Avenue, SE from R-2 (Single and Two Family Residential) to C-2 (Community Commercial)

He stated the basis to the recommendation is

1. The 2012 Master Plan Update included 60th Street and Kalamazoo as part of the sub area analysis. The request to rezone the subject property to C-2 Community Commercial would suggest consistency with mixed use Commercial/Residential land use designation assigned to this site as well as the commercial shopping center to the south. The existence of the 13 acre, 168 unit Sutton Club Apartments immediately to the west and the 7 acre Kentwood Christian Church site to the north influenced the residential part of the mixed use recommendation while the 14.4 acre commercial center to the south influenced the commercial part of the mixed use recommendation.
2. The size and dimension of the subject property as well as its topographic elevation compared to the apartment development to the west would appear to allow for the buffered spatial separation required adjacent to residential zoning/development to the north, south and west. The remaining portion of the subject site should be ample for most commercial redevelopment.

3. The size and dimension of the subject site is sufficient to support at least one other single family detached residence or a total of as many as 3-4 duplex sites on the overall site. Given the site location, retaining the existing residence and creating another single family site may not be marketable. Likewise, even if access could be negotiated onto the existing apartment driveway to the south, the prospect of redeveloping the site for multiple duplexes also may not be marketable.
4. The boulevard cross section of Kalamazoo Avenue is designed preserve and protect the adjoining residential development as well as safely optimize the movement of traffic along the major arterial street while affording reasonable access to frontage properties. The access into the redeveloped site should complement the existing roadway.
5. A number of C-2 Community Commercial special land uses (building supply and equipment establishments, commercial enterprises producing merchandise on the premises, open air businesses, drive thru restaurants, freestanding financial institutions, vehicle fuel stations, major vehicle repair and vehicle washes) as well as a number of permitted uses (freestanding restaurant and convenience store) may be challenging for this site primarily due to the associated nature and/or volume of traffic associated with the respective uses. The frontage of the subject site relative to the Kalamazoo Avenue boulevard cross section may present difficulties for traffic entering and exiting the site, including large delivery vehicles. (NOTE: also see Assistant City Engineer Dan VanderHeide's September 5, 2018 memo, points 3 and 4.)
6. Regardless of the zoning of the subject property, the Master Plan stresses sensitivity in the site design of whatever redevelopment takes place especially given the immediate adjacency of the church and apartment complex and the surrounding residential development beyond that.

Matt Cole, Paradigm Design, 550 3 Mile NW Grand Rapids MI, was present on behalf of the property owner. He displayed a map showing the current uses on the properties in the immediate vicinity of the site. He stated there is retail and service, institutional and office and multi-family high density and the vacant northeast corner of Kalamazoo and 60th Street is zoned CPUD. He stated their current site is zoned R-2 and it is surround by high density and non-residential uses. He stated the rezoning to C-2 makes sense for that property.

Cole stated another item that was brought up at the work session is they are proposing an automotive use and he noted the other similar uses already in the area. The intended automotive repair building would have a system of floor drains and those will go to the sanitary sewer system per code so there should be no issues or concerns impacting the creek.

Cole displayed a view of the cross section of the property to show the relationship to the property to the west and the road. As staff pointed out the elevation at their west property line is quite a bit higher than further to the west and it is the highest point on the property. They intend to put a fence there as well as landscape screening. The property owner is willing to go over and above the required screening to make sure it is a successful project.

Cole stated he doesn't feel that the current zoning of R-2 is best for the property. He stated they think C-2 works best.

Jones opened the public hearing.

Steven Philips, 1430 Hidden Valley Dr SE Apt. 8 spoke. He stated he is a resident of Sutton Club Apartments and he likes it due the privacy and the upscale feel of the property. He thinks commercial use of the subject property will ruin the effect. This property is right in their backyard. He expressed concerns about lighting, car noises, more vehicle traffic and foot traffic.

James and Kiyoi Craig, homeowners residing at 5890 Kalamazoo Avenue, were present. They think it will affect their property value and the peaceful and enjoyment of their home. They believe C-2 is not consistent with the Master Plan. The rezoning can have a negative impact on the homes and the community.

David Caldon, with the Varnum Law Firm appearing on behalf of Sutton Club Apartments, was present. He stated they are against this rezoning. If it is rezoned there are a variety of businesses that can go in as a permitted use. He felt the time to act on sensitivity to the surrounding residential uses is now. He felt if the site is rezoned you lose all opportunity to assure design sensitivity relative to the surrounding uses. He stated by not rezoning the site the city can call upon all the smart development tools that are at its disposal. He felt there are lots of other options. As an example he noted the prospect of a conditional rezoning request that proposes a use that is sensitive to the community and the surrounding neighbors.

Tim Zigler, 4255 Hidden Valley Dr Apt 11, was present. He expressed concern with the prospect of a development concept and design under the proposed rezoning that would be sensitive to the adjacent Sutton Club Apartments.

Duke Gray, Administrative Elder at Kentwood Christian Church, was present. The church is to the north of the subject property. He stated they have discussed the rezoning amongst the members of the church and they don't have harsh reservations about it. They think that piece of property is transitioning from lower density residential to higher density residential. He stated they feel it would be better as it is currently zoned as R-2 or a less intense commercial zoning. He stated they think if they do rezone to C-2 they want to make sure there is some strong screening to shield the church property from the new development.

Cynthia Lightheiser, 1485 Hidden Valley Dr., was present. She stated she has been at Sutton Club Apartments for 14 years. She stated she is concerned about safety along the already busy street and the integrity of the creek which flows on or near the northern boundary of the proposed auto shop site.

Joseph Muller, 5792 Kalamazoo Avenue, was present. He was concerned about the noise.

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

- Motion Carried (7-0) –
- Fox and Pemberton absent –

Sparks stated she is generally for small business. She also stated that the neighbors to the proposed rezoning have raised some valid concerns about the proposed rezoning to C-2 Community Commercial.

Kape stated his concern is the view the neighbors will have. He stated what is currently displayed at the applicant's 52nd and Kalamazoo auto repair establishment will be what they see at the proposed site. He stated there are currently cars at his current establishment where the cars have sat so long there are vines growing through them.

VanSoelen stated he is looking at it strictly as a rezoning and he is in support of the C-2.

Benoit stated he doesn't believe the Master Plan recommendation for mixed use residential/commercial was intended for the proposed parcel only. It applies more so to the existing shopping center. He stated he doesn't think we should take more of the residential component away. He stated he thinks it is important to keep the residential component there. He thinks they can do some residential things there. Benoit stated most of the time he would not be in favor of a complete rezoning in this type of circumstance. He stated he would be in favor of a PUD but he felt this was not an option since the property was not at least 5 acres in size. He stated he would also be in favor of considering a conditional rezoning request. Given the circumstances of this property, he would be in favor of a conditional rezoning where we have some control, but that is not what is submitted for consideration. Schweitzer stated it is possible to seek a PUD rezoning on this property without the full 5 acres if a waiver of the minimum site acreage was sought.

Schweitzer stated there was an excerpt from the Master Plan that was noted by a previous speaker that would suggest the Master Plan was explicit in saying the northwest corner of 60th and Kalamazoo should be developed as a PUD. He pointed out however, a reading of the full text revealed that the northeast corner was the referenced quadrant. Golder pointed out that sensitivity to the adjacent residential uses was a key development concept associated with the PUD concept.

Little was concerned about sensitivity to adjacent residential areas. He stated he sees the treeline drive coming into the Sutton Club Apartments as a natural separation. He stated to the south there is commercial. To the north there is residential and to him that seems like a

natural cut off to be sensitive to the corridor and the surrounding area. He indicated he will not support rezoning the property.

Holtrop stated no matter what they decide to build there they are going to have more traffic and noises. Holtrop stated all of the resident concerns don't just go away if it is not rezoned.

Jones stated she has concerns regarding the property being held hostage. Jones questioned if the site could be cleared and kept that way. Schweitzer stated the site could be cleared with the proper soil erosion permits and soil stabilization measures. Schweitzer stated no matter what use is in there landscaping will be required as part of the redevelopment of the property and it is usually the best interest of the land owner to retain as much existing vegetation as they can to mitigate the landscaping development costs. Jones stated maybe the residents can buy the property so they can do what they want to with it.

Motion Benoit, supported by Sparks, recommend to the City Commission denial of the request to rezone 1.72 acres of property at 5905 Kalamazoo Avenue, SE from R-2 (Single and Two Family Residential) to C-2 (Community Commercial) to as described in Case # 28-18.

- Motion Carried (5-2)
- Holtrop and VanSoelen opposed –
- Fox and Pemberton absent -

Schweitzer recommended that the commission discuss detailing the basis for the recommendation to deny the rezoning request. Benoit indicated that he felt that the overall discussion during the public hearing would serve as the basis for denial. He went on to clarify that the proposed rezoning was not in compliance with the Master Plan in terms of sensitivity and transition to surrounding residential uses. Sparks, as the individual supporting the motion, expressed agreement. Schweitzer expressed appreciation for the clarification and indicated that the proposed Findings of Fact for this case will be presented for the Commission's review and approval during the upcoming meeting on October 9. He noted the City Commission public hearing on the rezoning request will be held on October 16, 2018.

I. Work Session

There were no work sessions

J. New Business

Motion by Holtrop, supported by Sparks, to set a public hearing date of October 23, 2018, for: Case#29-18 - CreekrIDGE – Site Plan Review for a Site Condominium Project Located at 2050 CreekrIDGE Dr SE; Case# 30-18 - Zoning Ordinance Text Amendments - Accessory Buildings

- Motion Carried (7-0) –
Fox and Pemberton absent -

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K. Other Business

1. Master Plan Discussion

Golder gave an Overview with the 70/30 policy

The 70-30 policy was enacted after the adoption of a Land Use and Housing Plan for the city over 30 years ago. The Land Use and Housing Plan indicated a need to establish a housing policy, as many felt that there was enough rental housing in the community. There was a desire to maintain a primarily single family, owner-occupied character to the city, while allowing a variety of housing choices. Resolution 116-80 was passed on September 2, 1980, setting the housing mix at 70% single family, owner occupied housing, and 30% multifamily housing. The resolution further defined “single family housing” as condominiums, single family detached, mobile homes and duplex dwellings.

A recent update of the 70-30 housing mix suggests that there is currently approximately 69.76% single family housing (as defined above) and 30.24% apartments (or multifamily), indicating that we have come very close to meeting that goal. Assisted living units and group homes do not seem to fit into either broad category—and are therefore excluded from the calculation. Facilities such as Holland Home Breton Terrace and Breton Woods are counted as single family housing.

When the 70-30 policy was first enacted, the housing types counting toward single family homes were all presumed to be primarily owner-occupied. At that time, it was uncommon for single family detached homes, duplexes (both sides), and condominiums to be rental units. It is clear that the resolution’s intent was to distinguish between the larger apartment complexes and other types of housing.

We now have the ability to more easily track the number of rental units in the city, through our own rental inspection program and through the American Community Survey/U.S. Census. According to the census bureau, approximately 57.8% of the city’s housing stock is owner-occupied, with 42.2% renter-occupied. Compared with other municipalities, Kentwood appears to be second to Grand Rapids in terms of the percent of housing stock that is rented. The American Community Survey is an estimate; in fact its estimate for the number of housing units in 2017 is less than that reported in the decennial census of 2010. Therefore the estimates generated should be used with caution.

Assessor’s Calculations

The Kentwood Assessor maintains data on all housing units in the city; currently there are 22,940 units. The Assessor includes group homes and assisted living in its estimate. If these are removed, the total number of housing units in the city is 22,410. The Assessor classifies all the housing into various categories that must be reviewed and re-assigned to fit the 70-30 assessment properly. For example, the assessor lists 861 units of senior housing. Some of these units are

apartment complexes, such as Wellington Woods Apartment or Summer Haven, and some are life lease condominium-type units that we would classify as "owner occupied." With the adjustment of these classifications, the housing categories are depicted in the table below:

HOUSING MIX CALCULATION--2018

	Number	Percent of total
Single Family	11,006	49.11%
Condominiums	2,074	9.25%
Mobile Home	984	4.39%
Duplex	1,036	4.62%
Life Lease	533	2.38%
Apartments	6,777	30.24%

Total Units **22,410**

Total does not include 481 assisted living units, 49 group homes

Percent "Single Family, Owner Occupied": **69.76% ***

Percent Apartment: **30.24%**

**Percent Single Family, Owner Occupied* includes: Single Family Homes, Mobile Homes, Duplexes, Condominiums, "Life Lease" Elderly

Housing

Duplexes represent number of units not the number of buildings

Based on records from the Kentwood Assessor

Rental Inspection Program

The Kentwood Inspections/Engineering Department registers and inspects all rental properties. A list of all the properties that are rented, its address and the type of unit (single family home, mobile home, apartment etc.) is noted. The Engineering Department also proactively reviews utility bills and scans housing rental sites to determine whether a housing unit is actually being rented, or is owned. From this data, staff has calculated the number of rental units in the community as depicted below:

Rental Housing Breakdown--2018

	Number	Percent of total
Apartment	6720	81%
Condos rented	62	1%
Duplex units	930	11%
Mobile Home	156	2%
Single family	403	5%
Total	8,271	

The percentages described above represent each type of rented unit. For example, of all the rented units in the city, apartments represent 81 percent of the total.

When compared to the total number of housing units:

Apartments: 99.3% rented*
Total condos rented: 3%
Total duplex units rented: 89.9%
Total mobile Homes rented: 15.9%
Total single family rented: 3.6%

Total rentals (as per Kentwood Engineering): 36.9%

*discrepancy represents Assessors records may classify an apartment different from the Engineering Department

Discussion:

The original purpose of the 70-30 policy was to limit the number of apartment complexes. This was accomplished by downzoning all properties that were previously zoned for High Density

Residential to Low or Medium Density Residential use. Adherence to this policy has subsequently resulted in very few new apartment complexes in the city. The Division Avenue corridor has been identified as a location for potential new higher density development; the City Commission has determined that apartment development in this area would not be counted toward the 70-30 total.

The city is approximately 85% developed. Much of the land that has yet to be developed, such as the Heyboer Farm, is planned for lower density residential development. It is not anticipated that the City will increase its percentage of apartment housing at full development. Rather it is anticipated that owner-occupied type housing (single family, duplexes, condominiums, mobile homes) will increase to approximately 80%.

While the city can control Master Plan changes and rezonings that would limit apartments, it cannot control whether homeowners rent their properties. People have the right to rent their single family homes, duplexes, and mobile homes. The property owners are required to enroll their rental property in the rental inspection program to ensure that the properties are safe, up to code, and well maintained. If there are additional issues with rental properties, they may need to be addressed through code enforcement, inspections or with individual property owners.

City Commission discussion:

The City Commission reviewed the attached information regarding the 70-30 policy and the amount of rental housing there. One of the issues that was discussed was the number of rented duplexes in the community. In fact, it appears that 90% of the duplex units in the city are rented units. It was suggested that the 70-30 policy be re-written to include duplexes as rental, similar to apartments. If the 1,036 duplex units were added into the “apartment” category, the 70-30 mix would be as follows:

**HOUSING MIX CALCULATION
With Duplex and Apartments as Rentals**

	Number	Percent of total
Single Family	11,006	49.11%
Condominiums	2,074	9.25%
Mobile Home	984	4.39%
Duplex	1,036	4.62%
Life Lease	533	2.38%
Apartments	6,777	30.24%

Total Units **22,410**

Total does not include 481 assisted living units, 49 group homes

Percent "Single Family, Owner Occupied": **65.14%** *

Percent Apartment: **34.86%**

Commissioners comments:

Benoit stated he thinks the 70/30 policy is a good balance and it's a good thing we can keep going to it in the Master Plan. Benoit stated it is a good blend.

Holtrop questioned whether the city commission would classify all duplexes as rentals. Golder stated yes even if they are owner occupied. However, Golder noted that the City Commission has previously taken the position that any rental on Division Avenue will not count in the 70/30.

Jones stated she likes this. She would like "Life Lease" Elderly changed to "Life Lease" Older Adults

Golder stated at the last meeting there was discussion about 70/30 and there were concerns about affordability. She questioned whether having rental units make housing more affordable.

Benoit stated for someone who can't get a mortgage may have to pay more and the younger generation just don't want to own anything they are fine renting. He stated apartments are being built in Cascade, Grand Rapids Township and Ada and you can't build them fast enough.

Schweitzer stated we have discussed affordability and questioned whether there would be a desire to identify what the range of housing costs are in the community. Golder stated people consider it a positive that we have a large variety of choice with respect to cost of housing. She stated we want to do an analysis with respect to rent and housing prices to show that we have an array of different price points both in rental and ownership. She questioned whether there are other things that enter into affordability that the commissioners want to look at.

Jones questioned where would they get the information regarding price points. Golder stated real estate professionals, the assessor's records and real estate sites that have values. Schweitzer stated we are reaching out to the Rental Property Owners Association to see if they can provide us with some guidance of how to identify that information. He stated it may be a challenge to get that type of detail but that is the direction we are considering but want to get a sense if we did look at that would you see that as value in describing the City and what the housing policy is.

Pung stated a recent housing statistic shows on average people move once every five years.

Golder questioned why do you think we have more rental property than other areas. Holtrop stated it's a great community to live in. Jones stated it is a Suburb from Grand Rapids, convenient, good bus transportation, better community.

The commissioners had no problems with rental as long as they are kept up and the landlord cares.

Little stated in 2008 investors came in buying up the homes and renting them out and now he has a lot of people in his neighborhood who don't see any value of maintaining the lawn and parking in the driveway. It has gone down.

2. Commissioners' Comments

Benoit stated he went to the Food Truck Rally, it was very nice. Jones stated there weren't a lot of trucks as last time. Holtrop stated he spoke to one of the vendors and he didn't like having to stay until 10 because people weren't buying food after 8.

VanSoelen stated he will be selling his house and moving to Gaines Township.

Kape stated the Park and Rec made record profit on the beer garden.

3. Staff's Comments

No additional comments were offered.

L. Adjournment

Motion by Commissioner Benoit, supported by Commissioner Sparks, to adjourn the meeting.

- Motion Carried (7-0) –
- Fox and Pemberton absent -

Meeting adjourned at 9:50p.m.

Respectfully submitted,

Ed Kape, Secretary