

APPROVED MINUTES OF THE REGULAR MEETING
OF THE KENTWOOD PLANNING COMMISSION
DECEMBER 11, 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 Benoit.
- C. Roll Call:
Members Present: Bill Benoit, Garrett Fox, Dan Holtrop, Sandra Jones, Timothy Little, Mike Pemberton, Monica Sparks, Chad VanSoelen
Members Absent: Ed Kape (absent with notification)
Others Present: Community Development Director Terry Schweitzer, Economic Development Planner Lisa Golder, Senior Planner Joe Pung, Planning Assistant Monique Collier and 3 citizens.

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

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

- D. Approval of the Minutes and Findings of Fact

Motion by Commissioner Pemberton, supported by Commissioner Benoit, to approve the Minutes of November 27, 2018 and the Findings of Fact for: Case#32-18 - Zoning Ordinance Text Amendment – Relating to the prohibition on marijuana establishments and facilities

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

- E. Approval of the Agenda

Schweitzer stated under New Business add Case #1-19 Gas Pedal Customs and to set a public hearing date of January 22, 2019.

Motion by Commissioner Pemberton, supported by Commissioner Benoit, to approve the agenda for the December 11, 2018 meeting adding the change that is noted.

- Motion Carried (7-0) –

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

There was no public comment.

G. Old Business

There was no Old Business

H. Public Hearing

There were no Public Hearings.

I. Work Session

There were no Work Sessions.

J. New Business

Motion by Benoit, supported by Pemberton, to set a public hearing date of January 22, 2019 For: Case#1-19 - Gas Pedal Customs – Special Land Use and Site Plan Review for a Major Vehicle Repair Establishment Located at 4390 Air West Dr. SE

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

K. Other Business

1. Master Plan Discussion

Golder introduced an updated sub area overview of Section 34. She stated most of this section was Conservation Oriented Development in the last several iterations of the Master Plan. She stated now with the Bretonfield area developing, a new owner for 66 acres of property on the east side of the section, and the availability of utilities made possible by the reconstruction of Wing Avenue, it seemed a good time to take a more detailed look at the recommendation for this section. She stated it should be noted that in 2012, the City adopted the land use recommendation for Conservation Oriented Development, but at the same time offered a schematic plan depicting potential density recommendations for the Section, as well as Guiding Principles.

SUB AREA 4: SECTION 34

This undeveloped area bounded by 52nd and 60th Streets to the north and south, and Wing Avenue and Princeton Estates development to the east and west, has for many years been designated for some kind of residential development. The area includes the precise plat for the extension of Breton Avenue south to 60th Street. The 2012 Master Plan identified Section 34 as a potential candidate for residential Form Based Code in order to allow for smaller but better-quality homes for the area. The 2012 plan also recommended higher intensity development near the intersection of 52nd Street and Breton Avenue extended, possibly including cottage retail, live-work units, or mixed used development.

Past Developments:

In 2006 a 20 acre site on the north side of 60th Street west of Wing Avenue was developed for the Discovery Elementary School. In 2007, the city approved a low density residential planned unit development called Bretonfield, a 102 acre site immediately east of the elementary school. Features of the development include: relatively small lots; interconnecting pedestrian trail; open space areas that preserve intermittent wetlands; incorporation of the first section of the Breton Avenue extension north of 60th Street; a density of 3.66 units per acre; non-motorized trail within the Breton Avenue right-of-way; and a grade separated crossing of the Breton Avenue at the Paul Henry Trail. In 2018, another developer purchased 21 acres of land adjacent to Bretonfield for the construction of single family homes. The most recent change to the area has been the reconstruction of Wing Avenue on the eastern edge of the area. This long-overdue reconstruction project added a dedicated turn lane at 52nd Street, storm sewer, water main along Wing Avenue, and sanitary sewer for the area. The Wing Avenue right of way also includes a two lane pavement, curb and gutter, and a potential future location for a non-motorized trail.

Vacant land and future development:

With the reconstruction of Wing Avenue in 2018, utilities are more easily accessible for the development of Section 34. There are approximately 201 acres of land within the section that have the potential for new development. The largest piece is the Heyboer farm located on the west side of the section, comprising approximately 135 acres. It is currently being farmed; the property is in fact a designated Centennial Farm. The land abuts Princeton Estates to the west, and includes a number of farm buildings along 52nd Street. Recent conversations with one of the property owners suggests a desire to develop the southern 82 acres into low density single family development. However, this would likely not occur for another five years. The balance of the site represents 52 acres of land that includes the farm buildings. In the short term, the family has indicated a desire to maintain the farm buildings. In the long term, at least some of the 52 remaining acres may be available for development. It is unclear at this time whether the family would be interested in the designation of the property as a historic landmark, under the City's historic preservation ordinance.

The other significant remaining parcel of land in Section 34 is 66.4 acres in area. It has recently been purchased by a developer. Preliminary plans suggest a mixture of single family detached homes along with attached condominiums. Wetlands on the site make it advantageous to allow some cluster development in order to preserve these wetland areas or stands of trees. The 66 acre parcel includes the northern portion of the extension of Breton Avenue, including the intersection of Breton Avenue and 52nd Street. At this intersection, the city's 2012 Master Plan suggested higher density, cottage retail, live-work units, or mixed use. While the 2012 Master Plan had designated most of Section 34 as Conservation Oriented development, a schematic plan for the section recommends low density residential with pockets of medium density residential dispersed throughout.

Golder stated with the previous development they were looking at 5 units per acre a total of 320 units. She stated Jack Workman purchased the 66.4 acres and found out he can't put as many units on the property due to the wetlands. She stated Workman is interested in apartments, not really commercial and is trying to get back to the 5 units/acre density.

Golder stated there needs to be discussion regarding the non-motorized trail. She stated staff told Allen Edwin the City would put non-motorized trail on one side but the City didn't require the developer to put sidewalk or trail on the other side. She stated we need to clarify the non-motorized policy.

Golder stated with respect to the Heyboer farm property, there is one family member that wants to live there but she doesn't want a historic designation of the property.

Golder stated in the last master plan update we had a graphic that discussed medium density residential on the 66.4 acres. There was also discussion regarding commercial on this property and row houses along the Breton Avenue frontage. She stated row houses may be an opportunity for Workman to have to achieve greater density.

Fox stated he likes for that entire area to be low density but he is open to the option of a PUD to allow a limited amount of retail at 52nd Street and Breton Extended. He stated because Breton ends at 60th he does like sidewalks on both sides but it becomes awkward to have a sidewalk from 60th to the trail and just having it on one side from the trail to 52nd Street.

Little stated he thinks you have to have sidewalks on both side or else you will have a maintenance issue, uncontrolled crossing on Breton. He also stated we are encouraging more people to walk and bike.

Golder stated she stated we might say we don't need sidewalks. Pemberton stated if we come up with something we have to be consistent. Benoit stated he has no problem but at what point will both sides be required.

Golder stated the 2012 plan also highlighted Guiding Development Principles for Section 34. She commented that many of the principles may no longer apply.

- **Section 34 will utilize a form-based code or will be developed as a planned unit development to ensure that development in this area is walkable, livable, marketable, attractive and diverse.**

Fox stated there are certain ways that we can add some things to improve the appearance of the buildings such as changing the exterior surfaces. Golder stated there are some little things that can be done to get more quality.

Benoit stated one thing you need to watch out for is for affordability. We are trying to provide affordable housing and the more things you require it's going to bring the cost up.

Fox stated if there are street interconnections to Princeton Estates we want higher quality materials or details to go into new housing in that area whereas the frontage on 52nd doesn't require the same. Golder stated we can get some help from a consultant to identify features that would improve the appearance/quality of new housing. Golder stated as far as affordable it was never said that affordable had to be brand new housing.

The consensus of the commission was to retain the principle.

- **Development shall incorporate the concept of “lifelong communities” allowing different types of homes that address the different lifestyle needs of future residents.**

Golder stated we have discussed condominiums and single family homes. She stated she doesn't know if we want to dictate that anymore. The 'life long communities' concept was along the lines of Baileys Grove where you have an aging in place opportunity.

Benoit stated the only distinguishing thing for the City as far as condominiums are concerned is they used to collect enough fees to take care of the roads. It is less of an impact on the City if public works doesn't have to plow the roads or maintain them. Golder stated most of the condominiums we have are on private roads and many condo associations don't have the money to maintain the roads. Golder stated there was a time when the City was discussing taking on more private roads from a maintenance standpoint because the engineers were saying that is what our act 51 road money is for, the more miles of public roads the more money we get. Golder stated some of our site condominiums a public roads but most of our regular condominiums are on private roads, it could be either way. One of the reasons the developers want the private road standards is the setbacks are less. Since the setbacks are measured off the edge of pavement rather than the edge of the public right-of-way.

Golder questioned if we want to strike the part about lifelong communities. The commissioners agreed to strike the principle.

- **As a Conservation Oriented Development, land will be set aside for open space for the use and enjoyment of residents. This shall include village or neighborhood squares to provide open space in developed areas.**

Golder stated she thinks this is already and occurring so the conservation oriented development designation no longer needs to be stated. There was consensus agreement.

- **The trail system will connect to the Paul Henry Trail and to other non-motorized facilities outside the development.**

Golder stated she think this principle should be retained. There was a consensus agreement.

- **Connection to the City Campus and the Breton Avenue commercial area shall be encouraged.**

Golder stated we previously made a point of saying the commercial area that serves this part of the City is Breton and 44th Street, so we need to try to find ways to connect people to Breton an 44th Street as well as the City Campus and the library and all the other amenities that are here.

street crossings should be easy to identify and safer to use. She stated the proposed guidelines include more discussions about safe street crossings and getting people from Section 34 to go down to Breton and 44th Street rather than having a lot of commercial development south of 52nd Street.

Benoit questioned is she thinking of having houses backing up to 52nd Street. Golder stated what the developers were proposing apartments at 52nd Street and Breton Extended. Golder stated we previously discussed apartments or mixed use at this location. Golder stated if we are proposing some residential development close to Breton they would back up to 52nd. Golder stated she doesn't know how successful a commercial center or a stores would be at 52nd Street and Breton extended but we can consult with a commercial developer and see what they think.

Fox stated in that area he thinks it is about retail because he thinks about what is in front of Baileys Grove. The ice cream shop didn't do well because we are in Michigan and normally 3 months you want ice cream. The liquor store is doing well. Fox stated it is about the use that goes into it. He stated Pizza Place and Jimmy Johns are doing well. He stated you also have to Brewery coming in. Sparks stated what about more residential because there is a need for that. Fox stated if you get an additional plaza like the one in front of Baileys right there at Breton then that increases the traffic to both locations.

Benoit stated you wouldn't want to put an office building there or even a little shopping center.

Schweitzer stated if they come in with a RPUD up to 5% of the site area can be devoted to commercial use.

Golder stated the speed limits are high on 52nd Street and the 4 Corners transportation consultant is studying how to slow traffic down including looking at a road diet. Schweitzer stated the consultant is focusing on the stretch of 52nd Street from Wing Ave east starting at Stauffer and go east. It is a 5 lane roadway right now the posted speed limit is 50 miles per hour. He stated the five lane street is over built there is more capacity there than what traffic is on there. He stated projecting into the future his sense is that it is going to be more than what we need. Schweitzer stated over time it may make some sense to take the excess capacity and look at a road diet. Golder stated part of the reason the 4 corner study is looking at this is all the employment that is happening south. How can we get them there without having to get in their cars. Discussion ensued.

Fox stated there is a drastic difference in the flow of traffic on that end versus 52nd near Eastern, 52nd near Eastern is always congested if we are go from that to that it sounds like a headache. Schweitzer stated we want to gauge if we want to take that drastic action. That's why initially going to a shared use path alongside the roadway would be desirable.

Golder stated she will work on refining the remaining principles. She suggested to the commissioners to read the principles sections and if they have anything else to let her know.

Fox stated in terms of transit he is thinking about a bus route on 52nd Street to accommodate increased job growth to the east and south. Schweitzer stated Kentwood will be hosting a meeting in mid-January. Amazon has approached the Rapid asking for some type of service out to their facility and there are other employers in the southeast area who have previously expressed the desire for transit services as well. The meeting will seek to develop a sense on how much interest there is, get an idea of how many employees and where they live. It may warrant consideration of some type of express service option

Jones stated as this area develops more we need to be mindful of the need of people with visual or hearing disabilities. She questioned if we need articulated pavement at the ends of the crosswalks. Golder stated anything new we add definitely includes articulation. Discussion ensued. Jones stated she would like to keep that in mind as new developments come in and when the community grows we need to make sure that we are welcoming. Schweitzer noted that the pedestrian crossings along Breton Avenue as part of the road diet were articulated.

Golder questioned with the Land Use plan whether we want to have any medium density residential along Breton Extended. She stated in the old plan there was discussion regarding row houses.

Jones stated she would be in favor. Pemberton questioned what the speed limit would be on the stretch. Schweitzer stated speed limit have been based on how fast people want to drive. The State of Michigan maybe having second thoughts on reworking that legislation. Little stated this has been a controversial issue for quite some time and municipalities have been pushing back to set lower speed limits but Michigan State police are the ones in control. Pemberton stated if it is 45 miles per hour on Breton Extended you are not going to want to live there. Little stated the thing to do in the initial design is to design it with some road diet features, something like medians. Benoit stated he knows a lot of developers that are getting away from townhouses because people want single family homes. Jones stated she thinks it is a good corner for it just because of Switch and there will be a lot of millennials working there and they are not as keen on single family homes as the older generation. Jones stated having the option. There was consensus support of medium density residential along Breton Extended between the Paul Henry Trail and 52nd Street. The City owned property along the Paul Henry Trail set aside for a park would be designated park/open space and a limited degree of retail in the vicinity of 52nd Street and Breton Avenue would be allowable if the developer continues on a path of pursuing residential planned unit development zoning. Golder indicated that the area occupied by homes along the west side of Wing as well as the area immediately west again should be designated low density residential.

MASTER PLANNING CITY OWNED 44TH STREET FRONTAGE, JEFFERSON TO MADISON

Schweitzer discussed the North and South sides of 44th Street between Jefferson Avenue and Madison Avenue

Schweitzer stated the City came in ownership of this property about 5 years ago. Kent County Road commission was the lead agency when the street was improved they were the ones that

acquired the ROW. After a few years they didn't want to maintain that property it was given to the City with the condition that if the property is ever sold half the proceeds go back to the road commission. He stated they used Federal money to buy the property and there is also a federal requirement that if there is any proceeds from it has to go back into road improvements. He stated we are looking at this property we hold and determine its use going forward.

Initially, intern Bale went through a review and it didn't appear that there were any connections left to hook into water and sewer on the vacated properties. He stated it initially appeared that the water and sewer was in the middle of the road. Schweitzer stated when intern Kilborn came on he revisited the same issue and spoke again with the Engineering office and the existence of leads was confirmed. Schweitzer displayed photos of the 8 properties with the sanitary sewer leads. He stated you can get 8 single family lots in terms of land area and public utilities available to those. He stated on the north side where more ROW was taken the lots are not as deep but they are wider. This would suggest a home design having the living space in the back. He stated with the exception of one lot there will be enough width there to enable placing the house and garage next to each other and still get a separation from the street. He stated on the south side of the lots are relatively deeper but because of the limited water and sewer leads we are looking at 3 lots.

Schweitzer stated we are now looking at better flexibility. A number of alternatives can be considered, and comparison sites may illustrate forms of residential development that may be desirable.

- 1. Maintain R1-D Zoning Designation:** The proposed parcels meet the minimum lot requirements for the current R1-D single-family residential district. This would not require changing the future land use map, as the parcels are currently designated as low-density residential. This alternative would also satisfy the city's desire to decrease the amount of rental housing within the city, as development would be limited to single-family residences. This option may hinder efforts to create TODs within the city however, as the site is located one block east of a Silver Line BRT station along Division Avenue.

The consensus of the commission was that traditional single family homes along this particular stretch of 44th Street was not desirable given the lot dimension and utility constraints.

- 2. Rezone the parcels for R2 Two-family Residential:** This option would allow for the creation of two-family residences such as those found along other major arterial roadways such as Kalamazoo Avenue or Eastern Avenue. Lots 3 and 4 would not meet the minimum required lot size for the R2 designation but could be combined to satisfy the requirement. This would require amending the future land use map to allow for medium-density residential along the corridor. This would allow for more residential units along the corridor while increasing the diversity of housing types offered within the city, an objective stated in the

city's Master Plan. These units may be popular with elderly residents and young families in the future, as proximity to transit options coupled with surrounding single-family neighborhood characteristics may be desirable.

There was limited support for this option.

- 3. Rezone the parcels for R3 Multi-family Residential:** This option would allow for the creation of multi-family residential structures along the corridor. This would allow for a mixture of single-family, two-family, and multi-family residences with a maximum of 7 units per acre. Lots 3 and 4 would need to be combined in order to meet the minimum lot requirements. In efforts to reduce the number of rental units, a condominium development could be encouraged. This designation would require amending the future land use map, changing the future designation to high-density residential. Although this would satisfy the desires to develop TODs within the city, current residents of surrounding neighborhoods may oppose this form of development as they may see it as nonconforming to the surrounding low-density residential area.

There was limited support for this option.

- 4. Acquire 330 44th Street Parcel, Rezone for R-PUD:** This option would require the acquisition of 330 44th Street, currently owned by Two Sisters Empire LLC. This would allow for the parcels south of 44th Street to be combined, creating a single lot of 89,713 square feet (2 acres). Potential development of the site could include townhouse-style residences with access to a rear alley to the south.

There was some support for this option.

Schweitzer stated once they decide on what option to take and because the City owns the property, there may be opportunity to include some deed restrictions to look at whether or not the garage is forward or further back.

Jones questioned how the one parcel between lot 6 and 7 wasn't acquired by the road commission. Schweitzer stated it appeared that this particular property owner looked upon it as an investment property.

Schweitzer questioned what would be the preferred option. Benoit stated he likes the 8 separate lots. Jones stated she likes the R2 option. Pemberton stated he would like to see more flexibility so somebody can come in and develop. Pemberton stated he doesn't think you are going to see low density residential, too much traffic. He stated he thinks we will see

a higher density of some kind. Fox stated he likes the idea of joining lots. Fox stated lot 1 could be a park because it is a corner lot. Fox stated based on the houses that are there and the rising construction cost for low density residential constructing 8 new houses will be out of character with the rest. Jones stated having something that would indicate restrictions that the driveways would have to be towards the back.

Schweitzer stated since the City owns the property we could make a deed restriction or put in a PUD so that we have more flexibility or gives the developer more flexibility. Institute some design standards dealing with driveways, the location of parking. Discussion ensued.

Little stated he doesn't think single family is appropriate for this area he does like the R2. To drive down 44th and see parking lots in front of the buildings isn't very appealing. He stated even if it's a duplex or a fourplex and it has parking behind with the nicer part of the architecture out on the street. But he doesn't see single family. He stated he wouldn't buy a single family home on 44th street.

Holtrop suggested reaching out the local developers to seek their perspective on the City owned 44th Street property.

2. Commissioners' Comments

Sparks thanked her family and the Board and stated this will be her last meeting since she has been elected to the Kent County Board of Commissioners. Thanked the staff for the fine job that they do.

Pemberton and Benoit wished everyone a Merry Christmas.

Holtrop questioned if there was anything more on the development or on the pond on 52nd Street. Schweitzer stated the applicant is stepping back and going to resubmit under a PUD. There is a private road design issue that is going to have to be addressed in the review as well.

Little stated he attended the Christmas tree lighting it was very cold and interesting. Wished everyone a Merry Christmas. Wished Commissioner Sparks good luck as our next Kent County Commissioner.

Fox wished everyone a Merry Christmas and Happy New Year and best wishes to commissioner Sparks.

Jones wished everyone a Merry Christmas and thanked the commissioners for all their hard work this year. She questioned if we have any commissioners in mind for the vacant seats. Schweitzer stated the Mayors office realizes there are two openings. The City Commission will be interviewing to fill the vacant City Commission seat and they may consider drawing from the pool of candidates to fill the planning commission seats. He stated we may not know until January 2019

Jones stated 6pm Thursday, December 13, 2018 the East Kentwood High School Freshman Campus. Kent County strategic plan community listening session. All are welcome to take part.

3. Staff's Comments

Golder, Schweitzer, Pung and Collier wished Sparks Good Luck as new the Kent County Commissioner.

L. Adjournment

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

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

Meeting adjourned at 8:45pm

Respectfully submitted,

Ed Kape, Secretary