

APPROVED MINUTES OF THE REGULAR MEETING
OF THE KENTWOOD PLANNING COMMISSION
JANUARY 22, 2019, 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 Kape.
- C. Roll Call:
Members Present: Bill Benoit, Garrett Fox, Dan Holtrop, Sandra Jones, Ed Kape, Timothy Little, Mike Pemberton
Members Absent: None
Others Present: Community Development Director Terry Schweitzer, Economic Development Planner Lisa Golder, Senior Planner Joe Pung, Planning Assistant Monique Collier and the applicants.
- D. Approval of the Minutes and Findings of Fact

Motion by Commissioner Benoit, supported by Commissioner Fox, to approve the Minutes of December 11, 2018 and January 8, 2019 and the Findings of Fact for: Case#31-18 – Aloft Hotel by Marriott – Special Land Use and Site Plan review for a Hotel Located at 4316 Sparks Drive
- Motion Carried (7-0) –
- E. Approval of the Agenda

Motion by Commissioner Pemberton, supported by Commissioner Kape, to approve the agenda for the January 22, 2019 meeting.
- Motion Carried (7-0) –
- F. Acknowledge visitors wishing to speak to non-agenda items.

There was no public comment.
- G. Old Business
- H. Public Hearing

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 SE (Applicant has withdrawn)

Case#2-19- 3048 – 32nd Street Apartments – Final Site Plan Review - Located at 3048
32nd Street

Planner Pung stated the request is for a site plan review for an 8-unit apartment building. He stated the apartment will be two stories with 4 units on each floor. The site is currently vacant (a single family home on the site was demolished in 2006). He stated there is an existing curb cut which will be replaced as part of the development. There are several mature trees on the site that are proposed to be removed as part of the proposed development. The site has a downward slope from north to south. Access will be from a single driveway onto 32nd Street located on the east side of the site. He stated a five (5) foot wide concrete sidewalk will connect to the public sidewalk along 32nd Street.

Pung stated the Zoning Ordinance requires a minimum of two (2) parking space per dwelling unit. Based on eight (8) dwelling units, a minimum of sixteen (16) parking spaces are required; the site plan depicts eighteen (18) parking spaces.

Pung stated Section 6.03.B of the Zoning Ordinance requires that each unit have a minimum of 780 square feet of finished living area. He stated based on a rough calculation by staff the units appear to exceed the minimum requirements although the actual square footage for the units needs to be provided by the applicant.

Pung stated based on the proposed landscaping plan additional landscaping may be required along the south and west property lines depending on the type and amount of existing vegetation that is retained.

Steve Witte, from Nederveld was present.

Fox stated he was ok with the request.

Pemberton stated the request makes total sense.

Benoit stated he really isn't in favor of more apartments.

Little questioned the detention pond outlet. He stated it looks like it needs something different.

Kape stated he's not for more apartments but it makes sense in this spot. Kape questioned the garbage collection and lighting. Witte stated there will be 2 poles shielded and face down.

Jones stated in terms of screening it is imperative that there be some really good screening in the front and the back as much as possible. Jones stated she has concerns regarding adding apartments, but it does make sense due to the high density that is around it. She stated it would be a difficult parcel to put single family homes on. Jones also questioned where they plan to put the snow. Witte stated there are several places to put the snow.

Case#3-19 - Pfeiffer Pines – Preliminary Site Condominium Review Located at 3939 Shaffer Avenue SE;

Case# 4-19 Pfeiffer Pines – Final Site Plan Review Located at 3939 Shaffer Ave SE

Golder stated the applicant is proposing 73 single family homes on 34.57 acres. The 2004 Ravines PUD amendment allowed up to 124 single family homes, or 3.58 units per acre. She stated the 73 proposed home sites creates a gross density of 2.11 units per acre. Since the proposed number of units is a reduction from the approved number of homes, it is considered a minor change to the approved preliminary plan, and final PUD approval is required. However, as a site condominium development, the plan also needs to be reviewed by the Planning and City Commission in accordance with Section 3.25 of the Zoning Ordinance.

Golder stated the private road system proposed for the 73 single family homes within the Pfeiffer Farms neighborhood is similar to that proposed for the original plan. There are two connections to Pfeiffer Woods Drive, both aligning with existing or proposed streets in Neighborhood B-3. The original plan proposed a street that looped through the south side of the development. However, it appears that wetlands and a drainage easement prevents this. Therefore, the Norway Pine Drive makes a 90 degree turn to the north.

Golder stated the wetlands, detention and drainage easements create 8.97 acres of common area within the proposed site condominium development. Another 2.20 acre park exists on the north side of the site.

Golder stated the previously approved plan for single family residential development allowed for up to 124 single family homes on the site, with lots sizes as small as 6,000 square feet and lot widths of approximately 52 feet. The applicant is proposing lots a minimum of 60' in width and range in size from 8,500 to 26,800 square feet, with the average lot area of 11,601 square feet. The RPUD-1 zoning district require 6,500 square feet minimum lot area and the following setbacks:

Front yard: 20 feet
Side yard: 5' one side, 12 foot combined side yards per lot
Rear yard: 30 feet

The applicant is proposing the following setbacks:

Front yard: 30 feet
Side yard: 6' minimum, 12' total
Side yard, street side: 20'
Rear yard: 30' minimum
Rear lot with adjacent drainage easement: 25 feet
Minimum lot size: 8,000 square feet
Minimum lot width: 60 feet

Golder stated the applicant needs to be able to provide a 30' rear yard in order to meet the zoning ordinance requirements for the RPUD-1 zone, although these can be waived by the City Commission.

Golder stated the PUD Agreement indicates that sidewalks were to be built in accordance with the original plan, including walkways. Within the B-4 development, the PUD Agreement allowed for one side of sidewalk within much of the phase. The developer still shows one side of sidewalk throughout Neighborhood B-4. The PUD Agreement also requires the construction of nature trails within the development. Trails are required to be 10 feet in width and may be constructed of crushed aggregate, gravel, woodchips, or, if agreed to be the parties, other materials. The preliminary approved plan shows nature trails within Phase B-4. At a minimum, the applicant should provide the trails to allow access to the commons areas proposed on the site plan.

Golder stated in light of the City's commitment to the provision of sidewalk in all areas of the city, sidewalk should be provided on both sides of all streets within the development.

Golder stated the applicant has standards they are going to set for themselves 1,200 square foot minimum main floor, two story – 750sf minimum main floor (total 1,500 sf); No bi-level or tri-level homes will be allowed; two stall garages required (minimum) ; garage may not be more than 60% of the front elevation width; garage may not project more than 12 feet in front of the front wall of the house (porches are not considered the front wall); brick and stone will not be required on the front elevation of the house; developer will maintain architectural control throughout the project. Golder stated this will be part of the recommendation for the approval.

Golder stated section 10 of the Development Agreement requires a landscaping plan that includes details on where trees will be preserved.

Golder stated section K of the Development Agreement addresses the architectural standards for the buildings within each neighborhood. The Agreement refers to elevations used when Neighborhood B4 was initially to be developed as townhouse condominiums; new elevations will have to be provided for the proposed single family proposal. Since it is likely that several different developers will be working within the Neighborhood B4, representative elevations and floor plans can be provided.

Golder stated final approval for the PUD is conditioned on and subject to the terms of a certain Voluntary Special Assessment/Development Agreement, dated September 7, 2004, and the associated special assessment district and roll binding the property, as amended from time to time, along with such other approvals granted by the City and/or other local governments with applicable jurisdiction.

Golder stated the PUD Agreement will need to be amended to acknowledge the changes outlined for the proposed project.

Tood Stuve, Excel Engineering and Karla Wagner were present.

Stuive stated the roadways would be private, 50 foot wide ROW. They are proposing sidewalks on one side of the road. He stated there is a little over 11 acres of open space, it represents 33% of the total site. There is open space along Pfeiffer Woods which would be a formally landscaped berm area with plantings on it. He stated the corner at Pfeiffer Woods and Shaffer is a wetland area and there is also wetland corridor along the southerly line as well as a regional detention area. He stated these areas will be natural open space. He stated the street network contains a looped system through the site with a few cul-de-sacs. The lots are at least 62 feet wide and the homes will be considerably larger than those on the lots that were developed across the street. He stated the total length of sidewalk on the site is 3400 feet of sidewalk on one side of the street a total of 6300 feet of sidewalk that is available and would be maintained by the association or the homeowners. It is about 1.2 miles of sidewalk as proposed.

Karla Wagner and Clint Marcusse were two of the members of the 6 member partnership present for Pfeiffer Pines. Marcusse is also a builder. He stated the houses he builds are anywhere from 1,400 square feet up to 2,500 square foot ranch and maybe up to 4,000 square feet if it is a two story. He stated they are all stick built on site. The average cost of their homes are usually around \$280,000 to \$400,000. With this site the homes would be anywhere from 1,200-1,400 square feet for a ranch and 1,500-2,000 square feet for a two story. He stated these are smaller homes than what they typically build yet the same level of quality.

Kape stated it looks like a lot of wetlands and they are proposing 33% greenspace. Golder stated the previous approved plan had 124 homes they would have had a lot less open space.

Little questioned if there was room within the existing street easement for sidewalks on both sides. Stuive stated typically a road ROW might be 60 feet and this is 50 feet. He stated they are showing one sidewalk within the ROW on one side which would put 7 foot greenspace and a 5 foot sidewalk. Stuive stated there is a 24 foot road. There is 12 feet on half which would leave them 13 feet. There is room for it on both sides, however you start to run into problems with where you pile snow.

Benoit questioned if the setback requirements include decks, he questioned whether there is enough room. Stuive stated they are deep lots, the minimum lot depth is 135. Benoit stated he knows we can require sidewalk, but he's not sure he wants to require sidewalk when we don't have a specific ordinance requirement. He questioned why make the applicant do it and someone can come in with a plat and not do it. He stated he is in favor of sidewalks and lives in the development that if they had sidewalks on both sides of the road, they would have nowhere to put snow.

Wagner stated the homes will be a combination of custom and spec homes and there will be other builders allowed into this development. She stated they will maintain architectural control. She stated every blueprint has to come through their group to make sure it meets their standards. She stated they are not only building the houses, but they are trying to sell the lots as well.

Holtrop stated if we can get sidewalks on both sides it would be great. He stated he would like to see the walking path.

Pemberton stated sidewalks are important and if there is a way to sneak another side in there that would be great, but without a specific ordinance requirement he doesn't feel too hard pressed to demand something like that. He stated sidewalks could be a wonderful marketing tool.

Fox stated he likes sidewalks. He would love to see sidewalks because that is where we are headed as a community. Fox stated he wants something in writing stating there will be a different variety of housing styles. Fox questioned the ratio from spec to custom homes. Marcusse stated it depends on who is purchasing the lot. Marcusse stated they build homes depending on the market. Marcusse stated their goal is to sell lots. Discussion ensued.

Wagner stated she understand the safety issue about sidewalks, but from their standpoint as developers it doesn't affect them a lot because the sidewalk goes with the lot. If someone is going to buy that lot it is their responsibility for them to put sidewalk on it. She stated if they build the spec home then the sidewalk cost will get tied into the price of the home. Discussion ensued.

Jones stated she would like to see sidewalks on both sides due to safety issues. Jones questioned what their thoughts are about forming an homeowners association and what will they be responsible for etc. Wagner stated there will be an HOA and they will be responsible for maintaining the road and the snowplowing of the road and mowing the common areas. Discussion ensued regarding HOA's.

Case #5-19 – Jakes Fireworks Patterson Place PUD – Major PUD Change Located at 4600 28th Street SE

Case #6-19 - Jakes Fireworks Patterson Place PUD - Final Site Plan Review for a PUD Phase Located at 4600 28th Street SE

Golder stated the applicant is requesting a Major Change to the Patterson Place CPUD that would allow the construction of an 8,648 square foot retail store on an 11.2 acre site. The site currently has an existing 39,263 square foot building, which would remain.

Major Change to an Approved Site Plan

Golder stated the applicant is proposing an amendment to the Commercial Planned Unit Development for Patterson Place PUD, originally approved in 1992 and amended in 1993, 1995, 1997, and 2017. The overall PUD was initially approved at 245,000 square feet of retail use. What was eventually constructed was approximately 174,000 square feet of retail plus three restaurants (now two restaurants and a hotel). The proposed Jakes project would increase the square footage by 7,693.

Golder stated the Patterson Place PUD Statement has been amended several times to describe the various proposals. The concepts that seemed to be retained throughout the various iterations of the PUD thus far include the following:

- Sensitivity to the floodplain/wetlands on the site
- Clear vision corner
- Transition to residential uses to the south—separation between use and the wetland area
- allowance for greater setback along 28th Street, provides natural area as city entry point at Patterson Avenue
- Unified architectural treatment (although there really isn't)
- Parking lots screened with extensive landscape setbacks
- Cross access to Patterson to avoid extremely busy 28th Street traffic
- Connection to the Plaster Creek trail was envisioned (but not provided)
- Retention of the oak trees on the south side of the development was highlighted.
- Visual corridors between buildings in which site lines are enhanced with coordinated signage, architecture, lights, ample landscaping,
- retention of tree-lined corridors (previous site plan reviews called for the new trees to replace those removed or dead) as well as trees within parking area.

Golder stated at one time, Circuit City had 14 trees within the parking area for the store. Over time, the number of trees has been reduced to 6. The proposed plan calls for a total of 16 trees within the former Circuit City parking lot and around the building, although the trees with the “tree-lined” corridor described above have been reduced

Riley Walters, with Innovative Design, 1261 Leonard St NE was present. She stated they are happy how they were able to situate the building on the site avoiding the storm water easement and still allowing visibility for the buildings in the back. She stated in regards to the parking, they originally discussed doing a deferred parking option out front in the Home Depot property, but they were able to come up with the possibility of doing deferred parking in front of the existing building. She stated they were able to get the 23 spaces. She stated the current concrete sidewalk is 30 feet deep. She stated it leaves plenty of space for the parking spots as well as a really generous walk in front of the building. She stated they were also able to add additional landscaping and decrease the impervious area of the site.

Fox questioned signage. Walters stated they are currently looking only at building signage. Fox questioned if they have a tenant. Doug Tood, Brookshire Hathaway Commercial Real Estate was also present. He stated Jakes Fireworks doesn't need a 40,000 square foot building. He stated Jake's wouldn't make the investment into this new building until they did a repurpose of the back building. He stated they are very confident in bringing a high quality retailer in the building.

Pemberton stated this makes sense and is happy to hear about repurposing the building.

Holtrop stated the sign looks large on the side of the buildings. Walters stated that hasn't been addressed, they realize that will change. Holtrop questioned the 100 feet of flat wall. Walters stated they are going to address that and add more architectural features to it. Walters stated on another side of the building there was discussion about asymmetrical design and reworking some of the pattern.

Benoit, Little and Kape were ok with the request.

Case#7-19 4301 60th Street – Final Site Plan Review – Located at 4301 60th Street SE

Golder stated Applicant Robert Grooters Development would like to develop a 350,000 square foot warehousing or light industrial building to the west of the Steelcase Physical Distribution Center on a 42.33 acre property. The approved plan called for an industrial building of the same size.

The property was zoned for agriculture and low density residential prior to 1980. In 1980 358.9 acres of land was rezoned from Agricultural and R1-B Low Density Residential to I-1 Light Industrial. At the same time, Steelcase sought an extension of the Grand Rapids Sewer Service District to serve this section. In 1982 the Light Industrial zoning was amended to an Industrial Planned Unit Development (IPUD) of 408 acres, and a development plan was adopted at that time. In 1987 four parcels totaling 99 acres were added to the IPUD to create the 507 acre development. At that time, it was envisioned that Steelcase would someday build and occupy approximately 6 million square feet of manufacturing, shipping, distribution and other operations within the campus.

In 2014 the city approved a major change to the approved Steelcase PUD which permitted several property splits, a revised circulation system, and new footprints for potential building sites within the PUD

In 2017, a credit union site was approved on the east side of the development, and the overall square footage on the property owned by Franklin Partners (on the east side of the development) was approved

The site is located near the western entry driveway from 60th Street. The driveway allows connection to the Steelcase property to the northeast. There is a guard shack at the entry; in the past Steelcase has indicated its willingness to move the guard shack further north so that it serves only Steelcase traffic

The Steelcase PUD was developed with the concept of an internal roadway system for truck and employee circulation. The western 60th Street access is the only exit to 60th Street for the Steelcase holdings within the PUD. The overall PUD plan required the extension of the internal roadway to the west in order to serve other properties in the northwest section of the development. The applicant will be required to extend the internal roadway to the northern boundary of the parcel it is developing

In 2014 the Planning and City Commissions approved an amendment to the Steelcase PUD, and adopted a development agreement related to the PUD. If a development is approved that is consistent with the preliminary plan, then only final PUD site plan approval is required. If a proposal is inconsistent with the PUD plan, both the Planning and City Commission must review the Major Change to an Approved Site Plan. In this case, the applicant is proposing a building

consistent with the preliminary plan. Therefore, only final PUD approval is needed. The applicant is also proposing to have the loading area of the building face the public street (60th) and the internal ring road. This is inconsistent with Section 12.08 E of the Zoning Ordinance and the requirements for industrial buildings outlined in Chapter 10 of the zoning Ordinance.

The applicant is proposing to use the front yard for loading. The applicant indicates that they are utilizing existing topography since the land slopes toward the detention pond. The zoning ordinance requires that loading is located in the rear yard. The applicant intends to seek a zoning board variance in order to allow loading in the front yard area.

If loading is permitted in the front yard, the applicant intends to utilize a concrete foundation wall and metal siding, which is inconsistent with the façade requirements of the zoning ordinance. The building materials requirements must be approved by the City Commission as a waiver of the Industrial PUD standards and the previously approved development agreement.

The approved plan for the overall PUD shows connections between the proposed building “K” and existing driveway to the east (North Campus Drive). The guard shack at the boulevard entry will have to be relocated closer to the Steelcase buildings to the north.

In addition the plan indicates the internal roadway that circulated around the west side of the development as a “future access drive”. The future access drive will need to be built to the applicant’s north property line. However, it is possible that the construction of the internal road can be delayed. A bond or letter of credit will be required to ensure that it is built within a reasonable timeframe. The new section of boulevard proposed north of the existing ring road does not appear to meet the Fire Department’s turning radii requirement. Golder stated just today there was discussion about the road moving it closer to the building. Less construction and it would also have a dual purpose of serving as the fire lane for that side of the industrial building. Golder stated she spoke to the Fire Marshal and they said it would work out.

Section 3 B of the Development Agreement requires that any Developer intending to construct a new improvement must submit a landscaping plan that includes a tree preservation plan. The preservation plan will include the identification of significant trees on the site. If a significant tree or stand of trees is to be removed, they must be replaced on a caliper by caliper basis.

Applicant must submit a lighting and landscaping plan, in accordance with city site plan requirements, PUD standards, and Section H of the PUD Agreement, as well as Section 3 B and C of the Agreement.

The current PUD Agreement is attached. The 2014 Agreement will need to be updated to reflect the changes in the site plan, and all parties to the Agreement will need to sign to allow the changes described. The 2017 Agreement was never signed by all parties; the status of the approval of this amendment is unclear.

Zack Voogt, with Moore & Bruggink Engineering was present. He stated the situation of the truck docks being on the street side; that is a function of the topography of the site. Everything

slopes towards the existing detention pond that is out in the front. They are seeking a variance and along with that, they are proposing on their landscaping plan quite a bit of screening along 60th Street to hide the face of the buildings.

Kape questioned the wetlands. Voogt stated there is a total of .13 acres of potential wetland that can be impacted, small pockets here and there. They would seek permits if required.

Little stated he understands why the loading is coming out of the front. He stated landscaping can help address the front yard loading and the materials, plus it sits far back. Golder stated it is a standard we have used for others on their buildings.

Benoit stated he has no problems.

Holtrop stated he should upgrade their building materials.

Pemberton stated he is good with the project. He stated he has concerns with the location of the truck docks.

Fox stated he would push for upgrading the building material.

Jones stated she isn't thrilled about the prospect of the loading dock being where it is, but the zoning board of appeals will have to decide.

J. New Business

Motion by Holtrop, supported by Fox, to set a public hearing date of February 26, 2019 for :Case #8-19 Popeye's – Special Land Use Drive Through Restaurant and Site Plan Review Located at 5432 Division Ave SE; Case#9-19 – Zoning Ordinance Text Amendments – Wireless Communication, Building Height in Commercial Zone

- Motion Carried (7-0) –

K. Other Business

1. Additional Wall Signage Display for REI Woodland Mall

Pung stated REI is building a new building on the Woodland Mall Site. Pung stated they have frontage on 3 streets, 2 private and a public. They are allowed signage on 3 sides of the building. They are currently proposing 201 square feet of wall sign on the east side of the building. The zoning ordinance will limit that to 148 square feet there is a difference of 53 square feet. Pung stated on the other two sides where they have the wall signage they are not utilizing the full extent of what would be allowed. This will be a freestanding building but REI will not have its own freestanding sign. They will have a panel on the Woodland Mall entrance signs. Since the overall square footage of the three proposed wall signs does not exceed the total allowance wall

sign display and due to the lack of a freestanding sign for the building itself, staffs recommend to allow them to have the extra wall signage on the east side of the building.

Ann Fras, 4612 44th Street Signworks of Michigan was present representing the request. She gave a brief introductory of REI Co-op. She recapped what is being proposed on the elevations. She stated this will not have an impact on the neighbor or vehicles.

Motion by Benoit, supported by Holtrop, to approve the request to allow for the installation of approximately 201 square feet of exterior wall signage on the west side of the building.

- Motion Carried (6-1) –
- Jones opposed

2. Master Plan Discussion

Schweitzer stated at the previous meeting the 44th Street properties staff had come up with options options for the commissioners to consider. Holtrop suggested getting some perspective of the local developer to give us some perspective.

Commissioners suggested discussing this Master Plan consideration at a later meeting.

3. Commissioners' Comments

Pemberton stated he will not be at the Feb 12th or Feb 26th meeting. He would like his March 12 packet.

Holtrop stated the LUZ met with a developer wanting to develop just north of the Justice Center, their specialty is for communities for over age 55. It would be a rental community, independent living, market rate \$800-\$1200 dollars a month for those looking to transition from home ownership. They anticipate it will free up some of our single family homes in Kentwood. Holtrop stated they weren't given much of a green light from the LUZ committee. We commented that the Breton extension at 52nd Street might be appropriate for senior related or rental related housing.

Holtrop stated the Bibles for Mission Store on 44th Street, has extremely bright sign lighting and suggested staff to take a look.

Benoit noted you can still do high density and have home ownership, it doesn't have to be rental.

Kape stated he will not be at the Feb 12 meeting.

Jones stated on Eastern there are two new homes on a formerly long deep lot and the orientation is strange and odd looking. Schweitzer stated that plat was platted back in the 1920's and called for 90 foot wide lots , 409 feet deep. We have tried to work with the property owners as far as to come up with reasonable lot splits/combinations for single family development.

4. Staff's Comments

Pung stated ZBA denied Aloft's request. They denied the height and the applicant verbally withdrew the setbacks.

L. Adjournment

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

- Motion Carried (7-0) -

Meeting adjourned at 9:00p.m.

Respectfully submitted,

Ed Kape, Secretary