

APPROVED MINUTES OF THE REGULAR MEETING
OF THE KENTWOOD PLANNING COMMISSION
JANUARY 8, 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 Pemberton.
- 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, the applicants and about 8 residents.
- D. Approval of the Minutes

Approval of The December 11, 2018 minutes will be deferred. Staff wants to make sure all the commissioners comments were reflected in Section 34 of the Master Plan.
- E. Approval of the Agenda

Schweitzer stated he would like to add election of officers.

Motion by Commissioner Fox, supported by Commissioner Pemberton, to approve the agenda for the January 8, 2019 meeting with changes noted.

- Motion Carried (7-0) –

Motion by Kape, supported by Fox, to nominate those that are in the current positions: Chair Sandra Jones, Vice-Chair Dan Holtrop and Secretary Ed Kape, to continue to serve another term for 2019.

- Motion Carried (7-0) -

Motion by Pemberton, supported by Fox to close the nominations and elect Jones as Chair, Holtrop as Vice Chair and Kape as Secretary.

- Motion Carried (7-0) –
- F. Acknowledge visitors wishing to speak to non-agenda items.

There was no public comment.

There was no Old Business

H. Public Hearing

Case#31-18 – Aloft Hotel by Marriott – Special Land Use and Site Plan review for a Hotel Located at 4316 Sparks Drive (adjourned from November 27, 2018)

Golder stated Aloft will have 4 variances that have to go to the Zoning Board of Appeals on January 21, 2019.

Golder stated at the work session there was discussion regarding lighting and the decorative roof that is being proposed. She stated the decorative roof is 37 feet in length and 6 feet high. She stated the only lighted panels are one the south side of the building. She stated on the north and east elevations there are no lighted panels. She stated there is lighting proposed on the roof structure that is on the site. Golder stated she is considering the east side and the north side of the roof structure to have dark surroundings. She stated they have residential adjacent and there is a white surface that the light is going to shine on. She stated in terms of how bright the roof structure can be it can average no more than 2 foot candles bright. She stated for the other sides because we are considering those to have light surroundings, (they face 28th Street and East Paris) that roof structure will be limited to no more than an average of 5 foot candles.

Golder stated she is recommending conditional approval of the special land use and site plan review

1.Representations and commitments made by the applicant in the Statement of Operations for the Aloft Hotel dated October 15, 2018. Statement shall be amended to include the following:

- a.No outdoor amplification shall be permitted on the site.
- b.No lounge, living space or patio shall be provided on the roof of the hotel.
- c.Applicant’s representations made with respect to the landscaping and maintenance of property outside of the proposed hotel site.
- d.Applicant’s representations made regarding services such as garbage pick-up.
- e.Representations made regarding food service and amplified music (November 30, 2018 email).

2.Compliance with the City Engineer’s memo dated October 29, 2018 and Fire Marshal memo dated 10/31/2018. Review and approval of the amended site plan by the Engineering and Fire Departments.

3.The applicant shall comply with the lighting requirements for building facades as outlined in Section 20.06 of the Zoning Ordinance. For the East and North elevations, the surroundings will be considered “dark”. The decorative roof structure is considered a “light surface”, and therefore, lighting will be limited on this architectural element to no more than an average maximum of 2 foot candles.

4. The entry canopy lighting must comply with the standards of Chapter 20 of the Kentwood Zoning Ordinance. The lighting within the entry canopy shall be screened such that residents of the Clark Homes and will not be able to see the underside of the entry canopy.

5. The proposed monument sign at the entry canopy must meet the standards for height, size, and lighting, in accordance with the signage and lighting regulations of the Zoning Ordinance.

6. Applicant must obtain all the applicable variances from the Zoning Board of Appeals.

7. Staff approval of final building elevations and materials, lighting, and landscaping plans. Building elevations shall include information on the height, length and width of the decorative roof structure.

Golder stated the site plan needs to reflect that the applicant is in the process of purchasing property from CarMax, therefore, the variance has gone away. She stated the site plan needs to reflect the additional 10 feet of property.

Bill Mast and Jim Rainey, Architect, Concept Design were present. Mast stated they have done everything that has been asked. The Fire Marshall hasn't approved the latest site plan but they have the attachment to add what they have asked for.

Rainey stated the lighting on the upper portion of the roof, they have designed it to meet the no more than average maximum of 5 foot candle requirement. He stated they can submit a compliant photometric for the upper roof area lighting. He stated the fixtures they are using are dimmable.

Jones opened the public hearing

Marc Danenman, member and resident of the Forest Meadow Condominiums was present. He stated they would rather not see this hotel. He stated they are still concerned about the lighting. He stated they will see the east and the north side.

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

- Motion Carried (7-0) -

Mast stated they have worked with staff, the architect and lighting consultant to try to find out the reading specifications for the light bulbs and the wattage or the foot candles. He stated they spoke to the planner in Cascade Township and he informed them Cascade Township does not have a lighting standard for reflected surfaces.

Fox questioned what is an example or where would he see something that is illuminated to 2 foot candles. Rainey stated it is hard to say depending on how close you are, light decays as you move away from the source. He stated as a point of comparison, the building code when they light the interiors of spaces tells them they have to light an emergency egress route at least 1 foot

candle and the hotel has 2 foot candles. Fox questioned the intended use for the courtyard. Mast stated it is the enclosed pool and behind the pool structure is the courtyard that will have chairs and firepit but no amplified music outdoors.

Pemberton stated the canopy is a design feature and attractant. He observed south and west exposure makes sense, but on the north and east questioned who is watching or who is looking from those directions. He suggested possibly don't light the north or east roof structure surfaces at all. Mast stated there is no light on the north that is where it slopes down.

Holtrop stated he would like clarification, in the report it states two outside speakers. Mast stated they are not going to amply music outdoors.

Benoit stated he thinks there are a lot of variances and they are trying to pack too much in such a small space. Benoit stated something we can incorporate into this is a final lighting test. Golder stated you might want to incorporate it as a condition.

Little stated the lights are dimmable so we can adjust them. He appreciates what the developer has done and is satisfied.

Jones stated she appreciates the changes they have made. She stated she has no concerns and happy with the lighting plan that has been described.

Motion by Benoit, supported by Holtrop, to grant conditional approval of the Aloft Special Land Use Hotel as described in Case No. 31-18. Approval is conditioned on conditions 1-7 adding condition 8 the applicant will provide a third party verification before occupancy of the exterior lighting compliance with City ordinances and basis points 1-4 as described in Golder's memo dated January 3, 2019.

- Motion Carried (7-0) -

Motion by Benoit, supported by Pemberton, to grant conditional approval of the site plan dated November 20, 2018 for Aloft Hotel as described in Case No. 31-18. Approval is conditioned on the conditions 1-10 and basis points 1-7 as described in Golder's memo dated January 3, 2019.

- Motion Carried (7-0) -

I. Work Session

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

Schweitzer stated the applicant was in the audience then left.

Schweitzer stated the request is for special land use and site plan review. Gas Pedal Customs is a performance, suspension, and accessory shop. They install everything they sell from tires and

wheels, to motor swaps and superchargers, and axle gears and bumpers. As described, they qualify as a major vehicle repair. Since the use is proposed in a multi-tenant building, sufficiency of parking and avoidance of conflicts with adjacent tenants will be key considerations. He stated the tenant space is about 4,300 square feet in area. He stated the operation would be Monday-Friday 9am-6pm, no weekend hours. He stated they would have 2 mechanics and one sales person. Cars are delivered daily, otherwise they are locked inside overnight.

Schweitzer stated the zoning ordinance specifies the minimum parking requirement for vehicle repair establishments to be two parking spaces for each service stall, plus one parking space per employee, plus one parking space per each service area. Based upon the statement of operations, he needs at least 8 parking spaces for their use. The site plan does not identify the number of parking spaces but based on aerial photographs it appears that there are approximately thirty-seven (37) parking spaces in front of the building. The applicant describes a weekday, daytime operation with all vehicles locked inside at night.

Schweitzer stated they meet the general and specific site design standards for this type of use.

Schweitzer stated during the staff review the Fire Marshall had questioned as to how much area was going to be devoted to the vehicle repair. Then some concerns came up during that meeting and the mechanical inspector subsequently spoke to the tenant. The space has not been used for vehicle repair. If it is for vehicle repair and beyond 5,000 square foot it would have to be a sprinkled space. But since it is less than 5,000 square feet it doesn't have to be sprinkled however there has to be air exchange.

Schweitzer stated the applicant wasn't sure if he wanted to go forward. He stated if the commissioners had any comments he could relay them to the applicant before the public hearing.

Fox suggested talking to the building owner about putting the air exchange in. Kape questioned if he has vehicles stored outside. Schweitzer stated the applicant is representing that there will be no vehicles stored outside overnight.

Schweitzer stated the public hearing is in two weeks he will reach out to the applicant to see if he plans to move forward.

Holtrop suggested to review with the applicant fumes, storage, size, noise and product storage provisions.

J. New Business

Motion by Holtrop, supported by Fox, to set a public hearing date of February 12, 2019, for: Case#2-19- 3048 – 32nd Street Apartments – Final Site Plan Review - Located at 3048 32nd Street; 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; 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; Case#7-19 4301 60th Street – Final Site Plan Review – Located at 4301 60th Street SE

- Motion Carried (7-0) -

K. Other Business

1. Industrial Façade Determination for 4315 52nd Street

Pung stated Lacks is constructing a new 148,600 square foot manufacturing facility off of 52nd Street within their existing industrial park development. Pung stated the exterior materials on the front plus 20% of the adjacent side building elevation must comply with the building material requirement façade standards. The proposed building elevations are consistent with the other building in the industrial park, but they don't meet the current code requirements. They want to appeal the requirements in order to construct the building similar to everything else that is in their industrial park. They are also willing to increase the landscaping in quantity and planting size. Our zoning ordinance limits the use of decorative masonry to 75% they are looking at not quite 100% primarily the precast on the south side.

Lack's Representative Patrick Knight 4315 52nd Street, was present.

Little questioned why would we limit somebody from doing something decorative. He stated he drove by the building and thought it looked great. It is consistent with the others.

Benoit stated we need to look at this ordinance again and see if this is what we really want to do with all the new product and material coming out.

Pemberton stated he would like to see consistency with what is already there.

Fox stated if Lacks goes away what options do we have because of the way they are constructed and the way they are designed. He stated he would like to see it come down a little bit as he is someone who has to drive past. He indicated the proposed design is not appealing.

Jones stated she agrees with Fox. She stated it looks like a prison. It looks like they are locked in and have a tiny windows just enough to see a little daylight. She stated she would be in favor of less than 100% but more than 75% .She stated she thinks a modernized look would look good with less of the decorative masonry.

Motion by Holtrop, supported by Pemberton, to allow Lacks to have a design that is consistent with the existing facilities. South side Precast Panel 100% with the exception of 15 4'x4' windows. 20 percent of the west façade precast panel 95%, Insulated Metal panel 5%.They would install landscaping along 52nd Street exceeding the minimum quantity of plan materials required by the zoning ordinance and approximately double the required initial planting size of trees.

- Motion Carried (5-2) –
- Fox and Jones dissenting

2. Master Plan Discussion – Division Avenue Corridor

Golder stated one of the things the State said is that we are lacking was a corridor plan because we don't have a downtown. She stated we were hopeful to get a TOD grant that ITP applied for about \$900,000 dollars and we did get the grant. She stated now they can continue a study.

Section 34

Schweitzer stated he wanted to make sure everything from the December 11, 2018 discussion was correctly reflected in the minutes.

Schweitzer questioned if the commissioner are ok with striking the conservation orient development designation. Benoit stated there are no requirements for it so why have it. Commissioners were ok with doing away with it.

Schweitzer stated at the last meeting there was discussion regarding areas where low density residential development would be desirable. East of the Paul Henry Trail the Heyboer Family is looking at low density residential comparable to Princeton Estates. He questioned whether immediately north of Discovery Elementary we would go to low density residential instead of medium density residential. Benoit stated it is kind of weird to have medium density in the middle of all the other stuff. The commissioners agreed with low density residential designation.

Schweitzer stated the VanderHoff property has a new subdivision those lot sizes are larger than those of Bretonfield . He stated so instead of it being medium density residential the plat is a low density residential design. He questioned if this should be low density residential going forward. The commissioners agreed and would like it to be low density residential

Schweitzer stated north of the Paul Henry the minutes from December suggests that there was a consensus that medium density residential will stay. He stated we discussed the prospect of row houses along the frontage and there was some discussion of whether it would be a market for that and what the speed limit would be along Breton. Benoit stated he thought that would remain medium density residential. Pemberton stated there was discussion about attached housing consisting of apartments and condos. The commissioners consensus was for predominantly owner occupied medium density residential north of the Paul Henry Trail, west of Breton extended.

Schweitzer stated in short term they are more inclined to develop something south of the Paul Henry first. North of it near and around the farm building one of the daughters would like to move back on the farm.

Benoit questioned the mixed use "pink area" and stated he doesn't remember saying apartments. Golder stated we can say medium or high density residential and then we can dictate the type. Benoit stated rowhouses can be townhouses that people own and even on 52nd Street they could have those. He just doesn't want any apartments. Schweitzer stated there was a developer looking at a senior development. Discussion ensued. Fox questioned doing medium density with

retail. Schweitzer suggested owner occupied medium density residential and reduce then scope of desirable retail.

Schweitzer stated staff is going to be meeting with the public relations consultant to guide us through the process of raising public awareness of all the work the Planning Commission has done thus far drafting revisions to the Master Plan. He stated then we can start the process of getting feedback from people.

Motion by Jones, supported by Benoit, to table the approval of the December 11, 2018 meeting minutes to January 22, 2019.

- Motion Carried (7-0) -

3. Commissioners' Comments

Fox questioned if we know a timeframe as to when we will fill the 2 vacant seats on the planning commission. Schweitzer stated there were none appointed at the last city commission meeting and he will catch up with the mayor to see where he is in the process.

Pemberton stated he will not be at the February 12 and 26 planning commission meetings.

Jones stated in the recent city commission meeting there were approvals for CDBG funded sidewalks. She questioned what were the approval areas. Golder stated Gentian, 29th Street, Applewood, Countrywood and Wingate.

Jones questioned when our lighting requirements were last reviewed. She thinks that is something that we need to revisit.

Jones stated the Advance Newspaper will be ending the end of January.

4. Staff's Comments

Golder stated she heard that Avis Patterson passed away.

L. Adjournment

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

- Motion Carried (7-0) -

Meeting adjourned at 9:15p.m.

Respectfully submitted,

Ed Kape, Secretary