

**AGENDA**  
**CITY OF KENTWOOD PLANNING COMMISSION**  
**TUESDAY, JANUARY 22, 2019**  
**KENTWOOD COMMISSION CHAMBERS**  
**4900 BRETON AVENUE**  
**7:30 P.M.**

**7:00pm LUZ Conf. Rm. #119 Holtrop, Kape, Jones, Pemberton**

- A. Call to Order
- B. Pledge of Allegiance (Ed Kape)
- C. Roll Call
- D. Approval of the Minutes of December 11, 2018 and January 8, 2019 and 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
- E. Approval of the Agenda for January 22, 2019
- F. Acknowledge visitors and those wishing to speak to non- agenda items.
- G. Old Business  
  
There is no 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 SE (**Applicant has withdrawn**)
- I. Work Session  
  
**Case#2-19**- 3048 – 32<sup>nd</sup> Street Apartments – Final Site Plan Review - Located at 3048 32<sup>nd</sup> 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 28<sup>th</sup> Street SE

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

**Case#7-19** 4301 60<sup>th</sup> Street – Final Site Plan Review – Located at 4301 60<sup>th</sup> Street SE

J. New Business

Set 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

K. Other Business

1. Additional Wall Signage Display REI Woodland Mall
2. Master Plan Discussion
3. Commissioners' Comments
4. Staff's Comments

L. Adjournment

\*Public Hearing Format:

1. Staff Presentation – Introduction of project, Staff Report and Recommendation  
Introduction of project representative
2. Project Presentation – By project representative
3. Open Public Hearing (please state name, address and speak at podium. Comments are limited to five minutes per speaker; exceptions may be granted by the chair for representative speakers and applicants.)
4. Close Public Hearing
5. Commission Discussion – Requests for clarification to project representative, public or staff
6. Commission decision – Options
  - a. postpone decision – table to date certain
  - b. reject proposal
  - c. accept proposal
  - d. accept proposal with conditions.