

**MINUTES OF THE GAINES CHARTER TOWNSHIP PLANNING COMMISSION
FOR THE REGULAR MEETING HELD ON
NOVEMBER 15, 2018
AT THE GAINES CHARTER TOWNSHIP OFFICES
8555 KALAMAZOO AVENUE SE CALEDONIA, MICHIGAN 49316**

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 7:05 p.m. by Chair Giarmo. A quorum was present.

MEMBERS PRESENT: Billips, Giarmo, Haagsma, Thomas, Waayenberg

MEMBERS ABSENT: Burns (w/ notice), Rober (w/ notice)

OTHERS PRESENT: Mark Sisson, AICP, Township Planner
Matt McKernan, Assistant Planner

II. CONSIDERATION OF MEETING AGENDA

No Changes

III. CONSIDERATION OF MEETING MINUTES

October 25, 2018 – Regular Meeting Minutes

Motion: By Member Haagsma, supported by Member Billips to approve the minutes for the October 22, 2018 Special Meeting of the Planning Commission.

Discussion: None

Ayes: Billips, Giarmo, Haagsma, Thomas, Waayenberg

Nays: None

Abstain: None

Decision: Passed

Motion: By Member Thomas, supported by Member Billips to approve the minutes for the October 25, 2018 Regular Meeting of the Planning Commission.

Discussion: None

Ayes: Billips, Giarmo, Haagsma, Thomas, Waayenberg

Nays: None

Abstain: None

Decision: Passed

IV. INQUIRY OF CONFLICT OF INTEREST

None

V. PUBLIC COMMENT ON NON-AGENDA ITEMS

None

VI. NEW BUSINESS

1. Planned Unit Development Reviews

a. Cooks Crossing South (PUD)

Review of a resolution to the Township Board recommending approval of an amendment to the Cobblestone Corners PUD. The proposed amendment would allow a 141 unit single-family and attached condominium development in the southeast 40 acres of the PUD.

Mike McGraw, Eastbrook Homes

Chair Giarmo inquired as to why the development is referred to by so many different names and asked if it would be simpler to rename the entire area the "Cooks Crossing PUD". McGraw responded that the north (Cook's Crossing) and south (Cobblestone Corners) portion of the development were created as separate PUDs by different developers. Eastbrook took control of both developments following the 2008 recession. Planner Sisson stated that he would amend the resolution to reflect the Planning Commission's desire that the entire development area be referred to as the "Cook's Crossing PUD."

Commissioner Haagsma asked if the most current PUD plan showed sidewalk along the 84th Street frontage. Assistant Planner McKernan responded that the most recent PUD plan had addressed all of the concerns raised by the Planning Commission in October.

Motion: By Member Haagsma, supported by Member Waayenberg to approve Resolution 18-11-PC, recommending approval of the proposed amendments to the Cobblestone Corners PUD to the Township Board. The resolution should be revised to also amend the name of the PUD from "Cobblestone Corners" to "Cook's Crossing."

Discussion: None

Ayes: Billips, Giarmo, Haagsma, Thomas, Waayenberg

Nays: None

Abstain: None

Decision: Passed

b. 2451 76th Street- Preliminary PUD Review

Preliminary discussion for a proposed residential PUD encompassing 147 acres at 2451 76th Street. The PUD will contain 220 single-family homes and 94 attached condominium units.

Mike McGraw, Eastbrook Homes

Eastbrook is proposing a PUD on four properties (147 acres) at 2451 76th Street SE. The development will connect to existing Sienna Pointe and Crystal Springs developments and will feature a mix of townhomes and single-family homes. The Townhomes will be used as a buffer between the single-family homes and the large aquaponics greenhouses to the southeast of the site. There will be several park and trail areas within the development. Sidewalks are proposed along both sides of the main public street and single-sided along side streets.

Mick McGraw, Eastbrook Homes

Allowing a reduction in the amount of required sidewalks would allow Eastbrook to invest more money in an expansive trail network along Plaster Creek that would better serve residents. The incorporation of townhomes within the development will allow Eastbrook to serve emerging, underserved markets such as empty nesters and young families. There will be several large ponds created within the development to enhance the natural features and help with storm water management.

Planning Commission members stated a desire to see elevations of the townhomes as part of the formal submittal for the December meeting. Members also stated a preference for requiring a landscaped buffer between the townhomes and single-family homes on Terra Cotta Ave. Member Haagsma informed Eastbrook that he has misgivings about allowing single-sided sidewalks within the development and would need to be convinced to support this aspect of the plan.

Planner Sisson stated that the Dutton Fire Inspector has provided preliminary feedback on the plan. The inspector's comments mostly pertain to the width of private streets and on-street parking. Sisson suggested that Eastbrook meet with the fire inspector to hear his concerns. Planner Sisson recommended that Eastbrook investigate the possibility of connecting the trail network to the MDOT wetland mitigation area on the south side of 76th Street. This property has long been considered as a potential location to extend the Township trail system southward. Sisson asked Eastbrook as to when they expected the property to be developed.

Mick McGraw stated that Eastbrook intends to take time to create a quality development. It is possible that it would be several years before Eastbrook begins development on the site. The McGraws thanked the Planning Commission for their feedback and stated that they would be submitting for a public hearing in December.

VII. UNFINISHED BUSINESS

1. Stoneco PUD-MR Rezoning

Planner Sisson explained that the Township Board had agreed with the Planning Commission's assessment of the project and had offered no additional comment. The Planning Department will continue to coordinate with Stoneco. The Planning Commission will have one last review of the proposal sometime in the coming months.

VIII. GENERAL DISCUSSION

Planner Sisson confirmed that he would be retiring at the end of December. The transition plan at this point is for Assistant Planner McKernan to remain in his current position. A consultant will likely be retained to oversee the department and finish work on the Master/Parks plan.

Planner Sisson explained that the Township, in response to the passing of Proposal 1, will move to prohibit recreational marijuana facilities within the Township. The Township Board will review general ordinance updates in early December. The Planning Commission will hold a public hearing on accompanying amendments to the zoning ordinance on December 20.

IX. ADJOURNMENT

Motion: By Member Haagsma, supported by Member Billips to adjourn the meeting.

Discussion: None

Ayes: Billips, Giarmo, Haagsma, Thomas, Waayenberg

Nays: None

Abstain: None

Decision: Passed

Meeting adjourned at 9:00 pm.

CERTIFICATION

I hereby certify that the above is a true copy of the minutes from the November 15, 2018 Regular Meeting of the Gaines Charter Township Planning Commission held at the time and place mentioned above pursuant to the required statutory procedures.

Respectfully submitted,

Lani Thomas, Secretary
Gaines Charter Township
Planning Commission

Dated: December 20, 2018