

**MINUTES OF THE GAINES CHARTER TOWNSHIP PLANNING COMMISSION
FOR THE REGULAR MEETING HELD ON
September 27, 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 7:00 p.m. by Chair Giarmo. A quorum was present.

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

MEMBERS ABSENT: None

OTHERS PRESENT: Matt McKernan, Assistant Planner
Robin Haaksma, Recording Secretary

II. CONSIDERATION OF MEETING AGENDA

No Changes

III. CONSIDERATION OF MEETING MINUTES

August 23, 2018 – Regular Meeting Minutes

Motion: By Member Rober, supported by Member Waayenberg to approve the minutes for the August 23, 2018 Planning Commission Regular Meeting.

Discussion: None

Ayes: Billips, Burns, Giarmo, Haagsma, Rober, Thomas, Waayenberg

Nays: None

Abstain: None

Decision: Passed

IV. INQUIRY OF CONFLICT OF INTEREST

None

V. PUBLIC COMMENT ON NON-AGENDA ITEMS

Angela Musselman, 129 Brownell St.

Musselman asked the Planning Commission for an update on Living Waters halfway house operation in her neighborhood.

The planning commission instructed Musselman to contact Supervisor Ward to get an update on how the Township is handling the issue.

VI. NEW BUSINESS

1. Advertised Public Hearings

a. 8575 Breton Avenue-Special Use Permit (A-R)

Special Use Permit Request to establish a landscaping business with a 3,200 square foot accessory building.

Michael Riske of MJR Landscape explained that he recently purchased a home at 8575 Breton Avenue SE. Riske is requesting a special use permit to allow him to relocate his existing landscaping business to this property.

Chair Giarmo opened the public hearing at 7:10 pm.

David Jahnke, 8615 Breton expressed his concerns of noise and extra traffic on their quiet street. He is also concerned about snow plows coming and going throughout the night and early morning hours.

Craig Nicely, 8570 Breton expressed his concerns regarding extra traffic and asked where employee vehicles would be parked during the day.

Riske responded that he currently has 2 full time and 1 part time crew with 3 trucks and trailers. They meet at the shop at 7am and load up to leave for the day to return around 6pm. The plow drivers take the trucks home during the winter months, and would only come back to the site when they need to load salt. Riske explained that his trucks are not required to have backup alarms which will minimize the potential for noise disturbances for neighbors.

Chair Giarmo closed the public hearing at 7:15pm.

The Planning Commission asked Riske about summer and winter operations, the anticipated maximum number of employees and trucks he'd have on site, and if fencing would be installed. The Planning Commission also asked if Riske would be willing to accept a condition that the special use permit be tied to the owner of the business maintaining occupancy of the home.

Riske explained he can have seasonal staff during the summer or winter months depending on their current work load. Riske explained that he had plans to expand his business into a larger industrial facility offsite at some point in the future. Riske stated that he would have no issue with the special use permit being tied to owner occupancy of the home and limiting the total number employees to 18 and the total number of trucks and trailers to 6 each. Riske does not plan to install fencing since there is a natural barrier of woods surrounding the property.

Motion: By Member Haagsma, supported by Member Waayenberg to approve the special use permit with the following conditions:

1. The applicant shall be required to submit for review and approval of staff, a revised site plan indicating the location and type of light fixtures, the arrangement of salt and other

material storage, and fuel containers. The final site plan shall also indicate the location and geometry of the proposed driveway as approved by the Kent County Road Commission.

2. Maintenance of the existing natural trees and underbrush buffers is required unless it is replaced by alternative plantings or fencing approved by the Township staff.
3. If the building is plumbed with water and bathroom facilities, approval from the Kent County Health Department will be required.
4. The applicant is permitted a maximum of six trucks with trailers and 18 employees at this location.
5. The special use permit is subject to owner occupancy of this home.

Discussion: None

Ayes: Billips, Burns, Giarmo, Haagsma, Rober, Thomas, Waayenberg

Nays: None

Abstain: None

Decision: Passed

b. Kent County Dispatch Authority, 730 92nd Street SE (A-R)

Site plan review for a 180 foot tall radio communication tower for the Kent County Dispatch Authority.

Jennifer DeHaan from the Kent County Dispatch Authority explained that Kent County voters approved a 911 surcharge increase to improve public safety communications. The KCDA is looking to replace their existing 160 foot tower at 730 92nd Street with a 180 foot tower that is capable of broadcasting the new signal.

Chair Giarmo opened the public hearing at 7:40pm.

Gary Kwekel, 720 – 92nd St. asked why the tower needs to keep getting taller and if there is a cap on the maximum height. Kwekel was also interested if commercial colocation would be permitted because he had issues with signal interference with the existing tower in the past. During installation of the existing tower his home received damage and he wants to make sure that doesn't happen again.

Chair Giarmo closed the public hearing at 7:50pm.

DeHaan explained that the proposed height is necessary to broadcast the necessary public safety frequency. Commercial colocation is generally permitted on the towers but is willing to work with Mr. Kwekel and the Township to ensure that there aren't any issues with signal interference. DeHaan additionally agreed to work with Mr. Kwekel to ensure that construction of the new tower stays clear of his home.

The Planning Commission asked about the demolition of the existing tower and if the current shelter will continue to be used. They also indicated the Township owns adjacent property and construction crews should set up on that to avoid damage to Mr. Kwekel's property.

DeHaan responded that in order to save money the Dispatch Authority will reuse the existing shelter and likely remove the old tower shortly after the new one is installed since they will have the equipment needed at the site. DeHaan explained that there hadn't been any formal discussions with the Township but anticipated that construction traffic would access the site through the Township water tower property.

Assistant Planner McKernan asked DeHaan to explain whether or not there would be strobe lights on the structure. DeHaan responded that the tower would meet Federal Aviation Standards and wouldn't have strobe lights if not required by the FAA.

Motion: By Member Haagsma, supported by Member Waayenberg to approve the site plan with the following conditions:

1. The applicant must comply with all applicable federal and state standards, including, without limitation, those standards relative to the environmental effects of radio frequency emissions.
2. That Co-location must be reasonably accommodated by the design of the tower and its owners in accordance with Section 23.5. A special use permit is required to allow commercial providers to co-locate.
3. That in accordance with the intent outlined in Section 23.6, a decommission fund is established to ensure that the tower will be removed within six months of its decommissioning.
4. That necessity for a strobe on the tower as now proposed be officially determined. If it is determined by the AAA/FCC to be unnecessary, the strobe function should be eliminated.

Discussion: None

Ayes: Billips, Burns, Giarmo, Haagsma, Rober, Thomas, Waayenberg

Nays: None

Abstain: None

Decision: Passed

c. Public Hearing for Ordinance Amendments for Solar Energy Collection Systems

Public hearing to consider Zoning Text Amendments that would enable the installation of consumer scale ground-mounted and building-mounted solar energy collector units and solar energy systems within Gaines Township. Amendments also establish the locations and procedures for the review and permitting of solar collector units and solar energy systems.

Assistant Planner McKernan explained that the ordinance amendments would regulate solar panel installation for residential uses and commercial solar farms, which would only be permitted in the A-B and industrial zoning districts. The ordinance amendment includes language regarding decommissioning plans.

Chair Giarmo opened and closed the public hearing at 8:05 pm.

Motion: By Member Rober, supported by Member Thomas to send the Ordinance Amendment to the Township Board.

Discussion: None

Ayes: Billips, Burns, Giarmo, Haagsma, Rober, Thomas, Waayenberg

Nays: None

Abstain: None

Decision: Passed

VII. GENERAL DISCUSSION

Assistant Planner McKernan explained that there would be a joint meeting of the Township Board and Planning Commission scheduled for October 22 at 7pm. McKernan will email Planning Commission members to determine who is available for the meeting.

VIII. ADJOURNMENT

Motion: By Member Billips, supported by Member Haagsma to adjourn the meeting at 8:15pm.

Discussion: None

Ayes: Billips, Burns, Giarmo, Haagsma, Rober, Thomas, Waayenberg

Nays: None

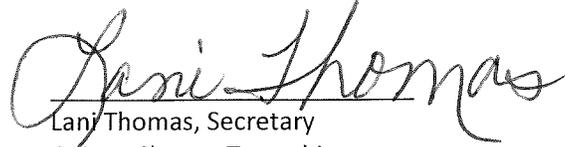
Abstain: None

Decision: Passed

CERTIFICATION

I hereby certify that the above is a true copy of the minutes from the September 27, 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,

A handwritten signature in cursive script that reads "Lani Thomas". The signature is written in black ink and is positioned above the printed name.

Lani Thomas, Secretary
Gaines Charter Township
Planning Commission

Dated: October 25, 2018