

**MINUTES OF THE GAINES CHARTER TOWNSHIP PLANNING COMMISSION
FOR THE REGULAR MEETING HELD ON
April 22, 2010
AT THE GAINES CHARTER TOWNSHIP OFFICES
8555 KALAMAZOO AVENUE SE
CALEDONIA, MICHIGAN**

I. CALL TO ORDER AND ROLL CALL. The meeting was called to order at 7:03 pm by Chair DeWard.

MEMBERS PRESENT: Rob DeWard, Ted Essenburg, Connie Giarmo, Lani Thomas, Louis Waayenberg.

MEMBERS ABSENT: Tim Haagsma, Ronnie Rober.

OTHERS PRESENT: Brian Tingley, Township Planner, Megan Sharp, Assistant Township Planner.

II. CONSIDERATION OF MEETING AGENDA

No changes recommended.

III. CONSIDERATION OF MEETING MINUTES

MOTION: By **GIARMO**, supported by **THOMAS**, to approve the minutes for the March 25th, 2010, regular meeting.

YES: DeWard, Essenberg, Giarmo, Thomas, Waayenberg.

NO: None.

ABSENT: Haagsma, Rober.

MOTION CARRIED.

IV. INQUIRY OF CONFLICT OF INTEREST: None.

V. ADVERTISED PUBLIC HEARINGS: None.

VI. PUBLIC COMMENT ON NON-AGENDA ITEMS: None.

VII. DEVELOPMENT REVIEW AND OTHER MATTERS:

1. Site Plan Review – 300 – 68th St. – Pine Rest Christian Mental Health – Mulder Building Additions

Jack Barr of Nederveld Associates, Doug Vance of Pine Rest, and Ryan Brower of Integrated Architecture were present to answer questions regarding the request. Barr reviewed the proposed changes and confirmed he had met with the Township Engineer regarding the private water main being moved to the south.

DeWard inquired about the line of pine trees noted for removal on the demolition plan, as well as staff's recommendation that nine other trees, shown to be removed, be replaced.

Baar stated they would be replacing the nine trees noted in the staff report into the southern open space, but not the pine tree line removed for the water main.

DeWard found the additions were not visible from public roadways, were approximately 300 feet from the western residential properties with a tree line separation, and that the rendering provided showed the building as it will look with its new name. He confirmed no new parking spaces were added, and that staff found the existing site parking to be adequate for the additions.

Vance explained that the building additions would be used for older adult program inpatient services.

Giarmo found that the patients ages ranged from around 65-90, the same as the other units in the building.

Thomas confirmed that there were designated employee parking areas, and found the courtyard fencing would be chain link or wood based on the population using the courtyard.

DeWard found this program expansion would add about 10 full time employees on staggered shifts. The construction schedule had not been finalized, but would probably start late summer with a 10-month construction timeline.

MOTION: By **GIARMO**, supported by **WAAYENBERG**, to recommend site plan approval for the proposed additions to the Mulder Building, with the following conditions:

1. All requirements of the Township Engineer and Fire Chief must be met.
2. The applicant must provide staff with the location of the nine replacement trees, which must be a minimum of 2 inches in caliper at planting.

YES: DeWard, Essenberg, Giarmo, Thomas, Waayenberg.

NO: None.

ABSENT: Haagsma, Rober.

MOTION CARRIED.

2. Site Plan Review – 7730 Eastern Ave. SE. – Providence Christian Reformed Church – Building Addition

Dan Body from The Architectural Group reviewed the addition's elements and staff's recommendations, and confirmed the light shields recommended by staff were already intended.

DeWard found that if this request was approved, phase 1 will be done in August and this requested addition would be done by November 1st. He also found parking was added and the parking standards were exceeded, the new phases were sprinkled for fire protection with a firewall between them and the original building, and the exterior block would match the texture and color of the original building and phase 1. This addition was for a multi-purpose fellowship hall, with the existing fellowship hall to be used for smaller gatherings. The mezzanine was for youth programs, with an elevator and two stairways for accessibility.

MOTION: By **WAAYENBERG**, supported by **GIARMO**, to recommend site plan approval for the proposed addition to Providence Christian Reformed Church, with the following conditions:

1. All requirements of the Township Engineer and Fire Chief must be met.
2. The three new light poles on the north side of the site must be installed with drop-down shields on the north side of the fixtures.

YES: DeWard, Essenberg, Giarmo, Thomas, Waayenberg.

NO: None.

ABSENT: Haagsma, Rober.

MOTION CARRIED.

VIII. COMMITTEE REPORTS: None

1. Parks and Recreation Committee

a. Nonmotorized Transportation Plan (NMTP)

Tingley provided a summary of the subcommittee's March meeting and Parks and Recreation Committee's April meeting. He reviewed the included maps, staff memo, schedule and flyer.

DeWard confirmed The Grove at Prairie Wolf Park had been approved by the Township Board and found that four of the trees had already been installed.

IX. DISCUSSION:

Tingley reminded the Planning Commission of the its joint meeting with the Township Board next Monday evening regarding medical marihuana and adult business regulations.

Tingley also noted the MAP workshop pamphlet provided in their agenda packets, and encouraged those interested in registration to contact him.

X. ADJOURNMENT.

MOTION: By **GIARMO**, supported by **THOMAS**, to adjourn.
YES: DeWard, Essenberg, Giarmo, Thomas, Waayenberg.
NO: None.
ABSENT: Haagsma, Rober.
MOTION CARRIED.

Meeting Adjourned at 8:02 p.m.

CERTIFICATION

I hereby certify that the above is a true copy of the minutes from the April 22nd, 2010, 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,

Louis Waayenberg, Secretary
Gaines Charter Township
Planning Commission

Dated: _____, 2010