

**MINUTES OF THE GAINES CHARTER TOWNSHIP PLANNING COMMISSION
FOR THE REGULAR MEETING HELD ON
NOVEMBER 17, 2016
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 DeWard. A quorum was present.

MEMBERS PRESENT: Brad Burns, Robert DeWard, Connie Giarmo, Tim Haagsma, Ronnie Rober, Lani Thomas, Louis Waayenberg

MEMBERS ABSENT:

OTHERS PRESENT: Mark Sisson, Township Planner / Zoning Administrator, Matt McKernan, Assistant Planner

II. CONSIDERATION OF MEETING AGENDA

No Changes

III. CONSIDERATION OF MEETING MINUTES

October 27, 2016 – Regular Meeting Minutes

Motion: By Member Giarmo supported by Member Thomas to approve the minutes for the October 27, 2016 Planning Commission Regular Meeting.

Discussion: None

Ayes: Brad Burns, Robert DeWard, Connie Giarmo, Tim Haagsma, Ronnie Rober, Lani Thomas, Louis Waayenberg

Nays: None

Abstain: None

Motion: Passed

IV. INQUIRY OF CONFLICT OF INTEREST

Member Haagsma stated that he is graduate of South Christian High School and has many family members who attend the school as well. He stated that he felt that he could deliberate on the request impartially.

Chair DeWard explained that he has been on the board for South Christian High School in the past and was involved in the construction of the athletic field. His children are graduates of South Christian High School. He stated that he could deliberate on the request impartially. It was the consensus of the Membership that no conflict of interest exists and neither member need to be recused.

V. PUBLIC COMMENT ON NON-AGENDA ITEMS

None

VI. New Business

1. Advertised Public Hearing Items

a. Special Use Permit: School in A-R Zoning District- South Christian High School

Special Use Permit request to allow construction of a high school at 7895 Kalamazoo Avenue SE.

Planner Sisson introduced the request. The original Special Use Permit for the school and athletic complex was granted in 2001. The master plan contained two phases. The first phase of the development was the athletic complex. Since the completion of the athletic complex, there have been several changes to the plan. The property at 8077 Kalamazoo Avenue was purchased by South Christian High and the existing accessory building is being used for storage. The Township never approved this addition to the original special use permit.

Jim Peterson Head of School, South Christian High School

The first two agenda items were amendments to the original Special Use Permit. Representing the request are Peter Balwin and Stacy Rorick with AMDG Architects and Don DeGroot and Jeff Van Laar with Exxel Engineering.

Peter Baldwin, AMDG Architects

The proposed development is located on 140 acres situated on Kalamazoo Avenue between 76th and 84th Streets. The original master plan called for the driveway to the school to be located between the two ponds in the northeast corner of the property. The original master plan contained much less open space than is currently being proposed, with parking being located much closer to the residential neighborhood to the north. The updated master plan contains 4 parcels on the west side of Kalamazoo Avenue. The Staff Report requests that these 4 parcels be combined as a condition of approval.

The applicant held open house meetings with neighbors on October 12 and 19. Three 3 residents showed up for the meetings. The primary concerns expressed by the residents were the preservation of natural areas, traffic generation, parking, and the planned phasing of the project. The proposed driveway for the school will no longer be between the two ponds in the northeast corner. The driveway will instead be located south of both ponds. This will provide more distance to buffer traffic noise from adjacent residential developments and will preserve more of the natural features of the area. The new site will feature sidewalks along the entire Kalamazoo Avenue frontage. Sidewalk installation will coincide with the widening of Kalamazoo Avenue, which is scheduled for the summer of 2017. There will be a significant drop off in intensity at the north side of the site. The first phase of the proposed development may also include an additional gym attached to the high school depending on the availability of funding.

The built portion of the site will only be approximately 25% of the total site area. The new master plan features separate football and track stadiums. The proposed parking and drive areas to the north are large enough to accommodate excess parking for football games. South Christian hopes to establish an 84th Street connection at the same time the football stadium is constructed. The high school has been designed to accommodate 1000 students initially with room for growth at a later date. Future expansions of the school will be at least 120 feet from any property line. South Christian is aware that a future expansion of the school may necessitate the planting of a buffer to protect nearby residential areas.

Don DeGroot, Exxel Engineering

The installation of sidewalks along Kalamazoo Avenue will coincide with the widening of Kalamazoo Avenue in the summer of 2017. Exxel is going to coordinate with the Kent County Road Commission sidewalks so the sidewalk area will already be graded and won't create much disturbance. Water is available to the site, which may be looped in the future. Exxel will work closely with the Byron Gaines Utility Authority on the project. Both of the existing ponds have been designed to handle storm water runoff from the site. The proposed plan contains less impervious surface area than the original master plan, which should improve the performance of the site.

Chair DeWard asked if the ponds would be accessible or if they would require some sort of security fence. DeGroot responded that the details hadn't been finalized, but the plan was for the site to retain a prairie feel and there weren't plans for security fence around the ponds. Peterson added that the ponds are already being used by biology classes and it is the desire of South Christian for this to continue. The ponds are also used to irrigate the soccer fields as well.

Peterson addressed the issue of two proposed monument signs along Kalamazoo Avenue. The South Christian High School has a much larger footprint than most institutional uses. South Christian wishes a monument sign along the northern driveway to advertise school related events, while the second monument sign along the southern driveway would advertise only athletic events. The athletic field sign would feature 1 or 2 messages per day and would change infrequently. The other dimensional variances for height and percentage of sign face devoted to LED display are necessary because they are relocating one existing sign from their current location in Byron Township and would like the second to match.

Chair DeWard opened the Public Hearing at 7:33 PM.

Gabe Hudson, 8269 Kalamazoo

Owns 8 acres directly to the south of the athletic fields. South Christian has been superb neighbors. One concern is whether or not there will security lighting and is concerned about light pollution in the area. Any security lights should have timers on them. Hudson had not received an invitation to the engagement meetings and would have attended to express these concerns then.

Chair DeWard closed the Public Hearing at 7:38.

Chair DeWard asked for clarification about the signage request. Sisson stated the signage request is part of a separate special use permit request and will require a separate motion. The 2 proposed signs will require variances for height, number, and percentage of sign face featuring an LED messaging center. Since Special Use Permits are typically not within the purview of the Zoning Board of Appeals the Planning Commission will have to carefully consider the request and determine whether or not to approve the Special Use Permit and authorize the ZBA to hear the variance requests.

Chair DeWard read the Staff Recommendations section found on page 9 of the Staff Report. He noted that the Resolution should be corrected to state South Christian High School, not "The Crossings PD".

Planner Sisson noted that the staff report has 4 recommended conditions of approval. The first is to add the 6 acre parcel (41-22-17-400-015) to the Special Use Permit and to restrict the use of the building on the property to maintenance and storage. The second is to combine the four parcels into one parcel having the legal description listed in the staff report. The third is to modify the master plan to better describe/label the future uses for the 5,000 SF, 10,000 SF, and 70,000 SF buildings currently identified as

future improvements. The applicant has already addressed the proposed uses with staff, both verbally and in email. The final condition is that all new facilities be submitted for site plan review in accordance with Section 25.4 of the Zoning Ordinance. Minor improvements and additions may be processed by Staff under Section 25.5. Sisson instructed the Planning Commission to additional conditions of approval as they saw fit.

Member Haagsma expressed that the use of the site remains consistent with what was approved in 2001. Giarmo concurred and stated that the Master Plan for the site had been reconfigured and made less obtrusive on neighbors.

Haagsma inquired with Jim Peterson as to why the proposed 84th Street entrance had been postponed until phase 2 as this was not his understanding from previous discussions. Peterson replied that they had made the change because it made more sense for the creation of the entrance to coincide with the construction of the football field.

Motion: By Member Haagsma supported by Member Giarmo to adopt Resolution 16-04, authorizing an amendment to the Special Use Permit for South Christian High School that was originally submitted and authorized by Special Use Permit 01-13 with the suggested changes.

Discussion: None

Ayes: Brad Burns, Robert DeWard, Connie Giarmo, Tim Haagsma, Ronnie Rober, Lani Thomas, Louis Waayenberg

Nays: None

Abstain: None

Motion: Passed

- b. Special User Permit: Electronic Message Center- South Christian High School**
Special Use Permit request to authorize the installation of electronic changeable copy signs on the property.

Chair DeWard invited Jim Peterson from South Christian High School to explain the request for two monument signs featuring LED displays along Kalamazoo Avenue.

Jim Peterson Head of School, South Christian High School

The proposed South Christian High School complex has two entrances along 1500+ feet of street frontage along Kalamazoo Avenue. South Christian wishes to move the LED monument sign from their campus on 68th Street in Byron Township to the south entrance of their proposed facility on Kalamazoo Avenue to advertise sporting events. This existing sign does not feature a full color display and would most likely feature 1 or 2 unique messages daily. This sign would be setback further than the existing sign for the athletic field. The proposed sign along the northern entrance features a full color LED sign. This sign would be used to advertise school and community events. Both signs will be perpendicular to the road with a backlit non-LED portion that will be turned off at night.

Member Rober expressed reservations about allowing two signs along Kalamazoo Avenue. She stated that she likes the site plan for South Christian High School, but felt that allowing two signs would create unnecessary clutter.

Member Haagsma stated that several rationalizations could be made for allowing 2 signs along Kalamazoo Avenue. Cornerstone Church has less street frontage, but is permitted two monuments signs because they front two streets. The athletic fields and high school are two separate uses being combined into one. If South Christian had bought two non-contiguous properties to site their school and athletic fields they would also be permitted two signs.

Chair DeWard opened the Public Hearing at 7:55 PM.

Gabe Hudson, 8269 Kalamazoo

Expressed that it was a good idea to allow South Christian to have two signs along Kalamazoo Avenue. Has had difficulty locating athletic events in the past and feels that this sign will be helpful for visitors to locate the fields.

Chair DeWard closed the Public Hearing at 7:57 PM.

Planner Sisson explained to the Planning Commission that they had adequately discussed the issue of allowing two signs along Kalamazoo Avenue and should now discuss whether or not the Zoning Board of Appeals should hear the variances for sign height and percentage of sign face featuring LED messaging center.

Peterson explained to the Planning Commission that South Christian spent \$27,000 on the existing sign and would like to retain the investment. They are requesting similar dimensions for the second sign so that the signs will match and not create visual clutter along Kalamazoo Avenue SE. South Christian is proposing two 33 square foot signs with 17 square foot LED displays. The maximum monument sign face allowed by right in A-R districts is 48 square feet. If South Christian proposed the same LED display on a 48 square foot sign it would conform to Township Standards for percentage of sign face devoted to LED display.

Planner Sisson stated that while South Christian presents logical arguments for its case, there may be some difficulty with justifying them from a legal perspective. Sisson informed the Planning Commission that they did not need to provide rationales for justifying the variance. The Planning Commission instead needs to decide if it wants enable the Zoning Board of Appeals to hear the request.

Member Burns asked whether or not they were being asked to rule on a potential third sign along 84th Street. Planner Sisson responded no but that the Planning Commission could authorize the two signs along Kalamazoo Avenue with the condition that no sign be permitted at the 84th Street entrance. Member Haagsma stated that it was his preference to decide on the request as presented and deal with a potential third sign in the future if needed.

Peterson asked the Planning Commission to clarify whether or not they were precluding the possibility of a third sign in the future. The Planning Commission confirmed that they would not now preclude a third sign and would defer a decision on that issue until a formal request is made.

Planner Sisson brought up an issue related to signage at the existing athletic field discovered during his research for this request. The baseball diamonds feature several billboard signs visible from Kalamazoo Avenue. In the past, the Township had Kentwood High School remove similar signs. Sisson stated that in the issue of fairness he wanted to bring the issue to the Planning Commission's attention. Peterson stated that South Christian would voluntarily remove or relocate the signs so that they would no longer be visible from Kalamazoo Avenue.

Motion: By Member Haagsma supported by Member Waayenberg to approve the requested Special Use Permit for two electronic messaging center signs of increased size and height subject to the Zoning Board of Appeals determination that each variance is justifiable based on its application of the Standards of Section 26.8 (D). Approval is subject to following conditions:

1. The base of the sign(s) shall be landscaped with low maintenance vegetation.
2. The display of the sign(s) shall remain static in nature. No animated messages shall be permitted.
3. Messages shall be of at least 8 seconds in duration.
4. The rate of change between messages shall be instantaneous.
5. The signs will make use of ambient light meters to lower the intensity of the lighting during evening hours.
6. Physical evidence/documentation of an intent to comply with all of the above stipulations, and those of Section 17.7, shall be requirements for the issuance of all necessary sign and electrical permits, and preconditions to the approval of all final inspections.
7. Non-compliance with the above conditions during the sign's operation may be considered grounds for the revocation of the special use permit.

Discussion: None

Ayes: Brad Burns, Robert DeWard, Connie Giarmo, Tim Haagsma, Ronnie Rober, Lani Thomas, Louis Waayenberg

Nays: None

Abstain: None

Motion: Passed

2. Site Plan Review

a. South Christian High School

Concurrent request with Agenda Items VI.1 (a) & VI.1 (b) for an 110,000 square foot High School with attached athletic facilities.

Planner Sisson gave an overview of the elements of the site plan that had not been discussed previously. South Christian has submitted a plan for wall signage in excess of what the Zoning Ordinance allows. The Zoning Board of Appeals will consider this request along with the requested variances for the two monument signs along Kalamazoo Avenue. A photometric plan was submitted that complies with Township standards. Staff finds that the proposed parking is adequate and meets the standards of the Zoning Ordinance. The Township Engineer has submitted a report pertaining to drainage and stormwater management. The issues outlined in the report are relatively minor and can be addressed by

Staff following site plan approval. Sisson read the five recommended conditions of approval and invited the Planning Commission to add any additional conditions as they saw fit.

Chair DeWard expressed approval of the fact that South Christian is utilizing their existing parking and have planned for parking expansion only when it's warranted.

Member Giarmo stated that she found the photometric rendering provided by the applicant helpful in determining how the school would impact surrounding areas. Giarmo inquired if the lights around the building would be left on all night. Jim Peterson from South Christian responded that lights would be turned off whenever possible. Peterson explained that the photometric plan was intended to illustrate lighting on the site during an event.

Motion: By Member Haagsma supported by Member Rober, based on the above findings and conclusions, to approve the site plan for the for the proposed Phase I South Christian High school facilities, as submitted, and subject to the following conditions:

1. All requirements and conditions required by the Township Engineer shall be met.
2. The Kent County Road Commission will need to review and approve the north access drive's opening onto Kalamazoo Avenue.
3. Allowance of the proposed nameplate, wall and EMD monument signs shall be subject to the granting of justifiable variances by the Zoning board of Appeals.
4. The sidewalk along Kalamazoo Avenue shall be installed as a condition of occupancy of the High School Building.
5. Existing and proposed exterior lighting fixtures shall be consistent throughout the development.

Discussion: None

Ayes: Brad Burns, Robert DeWard, Connie Giarmo, Tim Haagsma, Ronnie Rober, Lani Thomas, Louis Waayenberg

Nays: None

Abstain: None

Motion: Passed

b. Siliconature, 4581 68th Street SE

Site Plan Review for a 137,000 square foot light industrial manufacturing and warehouse facility situated on 21 acres at 4581 68th Street SE.

Planner Sisson introduced the request. The proposed development will be a light industrial manufacturing facility on 68th Street. The property is part of the Steelcase Large Scale Phased Planned Unit Development. The PUD was originally intended to allow Steelcase to develop the property in different phases. In 2007 the language in the Zoning Ordinance requiring a PUD Amendment for ownership changes in Large Scale Phased PUD districts was removed. The Siliconature request can be addressed through site plan review because light industrial uses are permitted in the Steelcase PUD-LSP district. There will be no need for the Township Board to approve the request. The request was analyzed based on standards for the I-1 Light Industrial District.

Nate Torrey, FTCH

Siliconature is requesting site plan approval for a 137,000 square foot manufacturing, warehouse, and office development. This will be Siliconature's first North American manufacturing facility. Siliconature is working to purchase the property from Steelcase early in 2017. At this time, Siliconature is developing the southern portion of the site with plans to expand to the northern portion of the site at a later time. It was originally intended that the site would be accessed through a driveway in the southwest corner of the site directly across from the entrance to the Steelcase Wood Plant. In the end this couldn't be arranged as it would have to be located on a neighboring property. The proposed access point in the southeast corner of the site was approved by the Kent County Road Commission. A condition of approval listed in the Staff Report requires Siliconature to provide an easement allowing this driveway to be shared in the future if the property to the east is developed as a complimentary use. Siliconature does not wish to provide this type of easement as there would be maintenance responsibilities and legal liabilities that they would rather not venture into. The Zoning Ordinance does not specifically mandate such an easement and thus Siliconature would like that condition of approval removed.

Chair DeWard stated that shared access driveways are fairly common and that the issues of maintenance or legal liabilities are not normally a problem.

Member Haagsma stated that the Kent County Road Commission would prefer a shared access point, but could not mandate because the agency is mandated to provide access to applicants and thus cannot place overly onerous restrictions.

Planner Sisson stated that the project is part of a PUD, which gives the Township more leverage in making these sorts of requirements.

Chair Deward asked David Arado from Siliconature to explain the manufacturing process and discuss the types of chemicals involved in the project.

David Arado, Siliconature

Siliconature manufactures a silica based adhesive product. Silicon is purchased from Dow Chemical in Midland and is used to create release liners that are sold to other manufactures for various applications. The process requires the storage of toluene, heptane, methyl ethyl ketone, and isopropyl alcohol; all of which are volatile industrial solvents. The chemicals are brought in approximately once a month by a tanker truck. The storage tanks will be designed to accommodate future expansion on the site. The site plan currently shows the tanks above ground, but in the end they will most end up underground inside the mixing facility. If the State of Michigan requires above ground storage due to ground water concerns they will abide by those terms. Overall the site could be described as less dangerous than an average gas station. The tanks are required by law to be larger than the intended amount of chemicals being stored. Siliconature uses double walled tanks with a leak detection system. The chemicals do not emit an odor that would be an annoyance to adjacent properties. There is an additional fifth storage tank for liquid waste, which is not shown on the site plan. This tank will be emptied monthly. Siliconature has been in contact with Dutton Fire Chief Paul Sheely, officials from the State of Michigan, as well as public safety officials from Kentwood and Grand Rapids. The site has been designed to national fire code standards, which means that the Dutton Fire Department will be able to maneuver fire trucks within the site.

Member Waayenberg asked the applicant how many employees are expected for the facility. Arado responded that there will be 25-30 employees for the current phase of the operation and most likely double that amount when the site is eventually expanded.

Chair DeWard inquired as to why Siliconature had chosen to locate in the Grand Rapids metropolitan area. Arado responded that they had some contact with the Right Place, but was also familiar with West Michigan because he is originally from the South Haven area. He felt that this area was better suited for manufacturing than the Chicago, where the Siliconature's American headquarters are located.

Chair DeWard asked for clarification if the Planning Commission is permitted to approve the project with the all of the various safety issues still pending. Planner Sisson stated that the layout of the site is adequate and the safety issues are details that can be worked through after site plan approval is granted. Sisson recommended that the Planning Commission require that Siliconature continue to coordinate with safety officials to address the safety issues as a condition of approval.

Chair DeWard asked David Arado if Siliconature had ever experienced an incident involving fire. Arado responded that their facility in Italy had a fire approximately 10 years ago. An employee was severely burned by a flash fire caused by static electricity that lasted approximately 10 seconds before the oxygen removal system extinguished the fire.

Member Haagsma inquired why the stormwater detention was not directed to the existing detention area in the northern portion of the site. Torrey responded that was their preferred option as 90% of the site naturally drains northward, but there is a 2.8 acre area that drains towards 68th Street. The detention area to the north is controlled by MDOT, which has a policy that does not allow them to accept additional drainage to their detention areas. Member Haagsma further inquired as to why the stormwater management system in the southwestern corner of the site drains to the manhole in the center of the street and not to the existing catch basin a little farther eastward on the site. Torrey stated that he had been under the impression they wouldn't be permitted to use that basin and that he would be willing to explore that option.

Member Giarmo asked Planner Sisson if would be comfortable working with the fire department to address the safety concerns for the site. Sisson responded that fire officials are better qualified to address these concerns and unless there is a major change to the site plan all changes can be handled administratively.

Member Giarmo asked how to address the issue of the shared drive. Planner Sisson responded that if the Planning Commission was unsure whether or not to require the drive they could remove it as a condition of approval, with the understanding the applicant has been made aware that the Township would like to see a shared drive in this location. Arado stated that he would speak with Steelcase regarding the possibility of a shared access drive.

Motion: By Member Giarmo supported by Member Thomas to approve the site plan for the 137,000 square foot Siliconature manufacturing facility with the following conditions:

1. All requirements and conditions required by the Township Engineer shall be met.
2. A hazardous material management plan must be prepared and maintained and all requirements of the State Fire Marshall, Kentwood and Dutton Fire Departments and other pertinent public safety entities be met.

3. The applicant should consider an easement allowing shared use of the private driveway by a future compatible use, subject to the approval of the Kent County Road Commission.
4. Drainage into the 68th Street Right-of-Way must be approved by the Kent County Road Commission.

Discussion: None

Ayes: Brad Burns, Robert DeWard, Connie Giarmo, Tim Haagsma, Ronnie Rober, Lani Thomas, Louis Waayenberg

Nays: None

Abstain: None

Motion: Passed

3. Planned Unit Development- Preliminary Review

a. Creekside Storage, 1115 68th Street SE

Preliminary hearing for a Planned Unit Development Rezoning of approximately 22.85 acres of land from RL-10 (Residential) to allow: (1) a two-family residential development of 15 buildings (30 units) on 9.7 acres, and (2) a self-storage facility on 9.3 acres. The property is situated between 68th Street and M-6 Freeway.

Planner Sisson introduced the item. The request is very similar to previous attempts to rezone this property from RL-10 to a Planned Unit Development to allow for duplex condominiums along a private drive and storage units along M-6. The Planning Commission recommended approval of the rezoning to the Township Board in 2014, but the request was ultimately denied. The Board did not specify a reason for denying the rezoning, but it can be assumed that opposition from neighborhood groups likely played a factor.

Steve Witte, Nederveld

This is the third attempt to rezone the property to a PUD. The first attempt was recommended for approval by the Planning Commission, but was never heard by the Township Board due to the purchase agreement for the property falling through. In 2014 the rezoning was recommended for approval to the Board, but was denied by the Board due in part to issues related to the phasing of the project. The current proposal is to construct a personal storage facility consisting of 8 buildings on the north end of the site, with condominiums along the private drive. The storage facility would be accessed from 68th Street, with no connection proposed to Bentree Drive. The facility would be surrounded by an attractive fence and an extensive landscaped buffer between the site and Bentree Drive. The storage units will not be connected to water, electricity, or sewer, which will prevent them from people trying to stay in them. Creekside has provided a traffic study based on another facility Mr. Dykhouse owns, which indicates that the facility will not generate a large amount of traffic. The residential portion of the site will feature 18 duplex condominium buildings. The current plan consists of three more duplex buildings than the 2014 proposal as Creekside has an agreement to purchase a portion of the vacant property at 1111 68th Street. Two units will be built immediately upon approval, with the rest being built as needed. Creekside has had discussions with neighbors and are planning on additional landscaping that isn't shown on this site plan.

Member Haagsma asked Witte to elaborate on how the project will be phased. Witte explained the first two duplexes would be the two buildings closest to 68th Street on the east side of the private drive and after that homes would be built as needed, with the locations decided by the buyers. Planner Sisson

informed Witte that the narrative doesn't reflect this and that renderings for the homes were not provided with the initial application. Witte responded that he would update the narrative and submit renderings for the building.

Rich Dykhouse, Creekside LLC

The individual units will be priced at approximately \$275,000. There will be several basic floorplans from about 1300 to 1500 square feet. We'll do daylight probably not walkouts. The development will have sidewalks and is expected to be completed within 3 years.

Planner Sisson inquired if the storage facility would have reserved spaces for residents of the duplexes. Dykhouse responded that the condos would have small garages and so it can be expected that some residents would rent spaces from the facility. There will not be reserved spaces for the residents. The facility will contain 600 storage units and will likely be at 100% capacity before all of the duplexes are completed. High turnover rates are part of the business model for storage units. New residents could be placed on a waiting list and given priority over non-residents to utilize the storage facility.

Member Haagsma asked if the storage facility would be used for the storage of recreational vehicles. Witte responded that in 2011 the Planning Commission expressed disapproval of that idea and thus they will not be permitted if the PUD is approved. Haagsma followed by asking if dumpsters would be made available to renters. Dykhouse stated that usually it's a requirement that dumpsters are to be made available to renters, but he makes it a policy to keep them locked to discourage improper use. There is no need for concern about the attraction of pests because he has strict rules forbidding the storage of food in all of his facilities.

Member Haagsma inquired about the best way to address whether or not the facility is consistent with the Master Plan. Planner Sisson stated that if the Planning Commission felt that the proposal was inconsistent with the Master Plan it could deny the request outright by citing this as a determining factor. If the Planning Commission is unsure of their determination it would be better to hold a public hearing before making a decision on this issue. Dykhouse stated that he could provide a concept of what the site would look like if it were developed as a purely residential site.

Chair DeWard asked Dykhouse whether or not he had spoken with neighborhood groups about the proposal. Dykhouse responded that he had been in contact with different neighbors and that several of them were in attendance. He stated that the residents of Bintree Drive liked the design of the berm on the east side of the storage facility.

Planner Sisson asked the applicants to explain the lack of a sidewalk or trail connection from Bintree to Creekside Park. Witte explained that during the earlier requests the Planning Commission suggested adding such a connection, but it received negative feedback from residents of the adjacent neighborhood when it was eventually proposed. Witte stated that they would be willing to propose that connection again if the Planning Commission and public were supportive.

Witte presented renderings of the proposed duplexes and asked Planner Sisson if those would be sufficient to submit as a supplement to the application. Sisson stated the rendering were sufficient and added that he would like to see floor plans as well. Member Giarmo added that renderings of the berm landscaping would be appreciated as well.

Motion: By Member Giarmo supported by Member Rober, to direct staff to schedule a public hearing for the December 15, 2016 meeting and direct the applicant to submit revised plans showing the following:

1. Renderings of all buildings proposed for the development.
2. Renderings of the proposed signage at the 68th Street entrance and at the entrance to the self-storage part of the proposed PUD.
3. Revisions to the plans showing the phasing for the development.
4. The site plan should be updated to show all lighting requirements for the development.
5. All other discussion items of the Planning Commission that require attention or revision

Discussion: None

Ayes: Brad Burns, Robert DeWard, Connie Giarmo, Tim Haagsma, Ronnie Rober, Lani Thomas, Louis Waayenberg

Nays: None

Abstain: None

Motion: Passed

VII. UNFINISHED BUSINESS

None

VIII. GENERAL DISCUSSION

1. Update on Southeast Corner of 84th Street & Kalamazoo

Planner Sisson gave the Planning Commission a follow up on the discussion from the previous month about the development of the southeast corner of 84th Street and Kalamazoo Avenue. Sisson stated that he had been contacted by the company interested in developing a portion of the site as single-level attached housing. The company is interested in developing the site in the near future, but only under the condition of the Township contributing \$2 Million to help bring utilities to the site. In return for support in bringing utilities to the site, the developer would enter into a partnership with the Township to ensure that the commercial portion of the site is developed as intended in the 84th Street/Kalamazoo Avenue Subarea plan. Sisson stated that he told the developer he would raise the question with the appropriate boards.

Chair DeWard mentioned that he had asked the Township Engineer if the Township had ever entered into this type of agreement before and he said that the Township had sporadically participated in these types of agreements in the past. Member Haagsma agreed, but added that they had never participated in anything near this scale of investment. Haagsma added that the Township might recoup some of this investment through trunkage fees along 92nd Street and Kalamazoo Avenue when water is connected to the tower on 92nd Street and Eastern Avenue. He stated that a study should be done to analyze what type of return on investment this would bring. Haagsma added that bringing water to the site would have the added bonus of ensuring that the site is not developed as a residential development with 2 acre lots as they are currently allowed under zoning. Planner Sisson stated that the upside to the agreement is that it ensures that a portion of the site will be developed for commercial uses, which might be difficult to do otherwise. The downside to the proposal is that the Township will be running public water through an

area that is currently planned for Agricultural and Rural Residential uses. It might be difficult to prevent denser development if public water is available in these areas.

2. Byron Township Master Plan Update

Planner Sisson informed the Planning Commission that Byron Township has notified the Planning Commission that they are in the process of updating their Master Plan. Sisson encouraged them to go on Byron Township's website to peruse the plan to determine how it impacts Gaines Township.

IX. ADJOURNMENT

Motion: By Member Thomas supported by Member Giarmo to adjourn the meeting.

Discussion: None

Ayes: Brad Burns, Robert DeWard, Connie Giarmo, Tim Haagsma, Ronnie Rober, Lani Thomas, Louis Waayenberg

Nays: None

Abstain: None

Motion: Passed

Meeting adjourned at 9:00 P.M.

CERTIFICATION

I hereby certify that the above is a true copy of the minutes from the November 17, 2016 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".

Lani Thomas, Secretary
Gaines Charter Township
Planning Commission

Dated: December 15, 2016