

**MINUTES OF THE GAINES CHARTER TOWNSHIP PLANNING COMMISSION
FOR THE REGULAR MEETING HELD ON
APRIL 27, 2017
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: Talimma Billips, Brad Burns, Connie Giarmo, Tim Haagsma,
Lani Thomas, Louis Waayenberg

MEMBERS ABSENT: Ronnie Rober

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

II. CONSIDERATION OF MEETING AGENDA

The agenda was modified by placing **Site Plan Review for 6630 Kalamazoo Avenue (C-1) as item 1 under New Business**

III. CONSIDERATION OF MEETING MINUTES

March 23, 2017 – Regular Meeting Minutes

Motion: By Member Haagsma supported by Member Thomas to approve the minutes for the March 23, 2017 Planning Commission Regular Meeting.

Discussion: None

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

Nays: Rober

Abstain: None

Motion: Passed

IV. INQUIRY OF CONFLICT OF INTEREST

None

V. PUBLIC COMMENT ON NON-AGENDA ITEMS

None

VI. New Business

1. Site Plan Review for 6630 Kalamazoo Avenue (C-1)

Approval of outdoor seating area for Irie restaurant.

Vincent McIntosh, Irie Restaurant

McIntosh is one of the owners of Irie, a Jamaican restaurant & juice bar that will be opening along Kalamazoo Avenue. The owners would like to have two outdoor tables in front of the restaurant. The proposed hours of operation for the restaurant are Mon-Thurs 10am-10pm on Monday-Thursday, 10am to 1am Friday and Saturday, 12pm-7pm on Sundays.

Planner Sisson explained to the Planning Commission that the request is very minor, but requires a site plan amendment from because the GTCZO requires that outdoor uses can only be approved as part of site plan review. Sisson recommended the Planning Commission discuss whether or not they wanted to limit the hours of the outdoor seating area.

Member Haagsma expressed his belief that the hours of operation for the restaurant and seating area did not need to be limited as the restaurant faces an arterial street and wasn't near a residential area.

Motion: By Member Haagsma supported by Member Thomas to approve an amendment to the site plan for the retail center located at 6630 Kalamazoo Avenue SE to allow for an outdoor seating area consisting of two tables, with two chairs a piece, and two planter boxes in front of Suite A.

Discussion: None

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

Nays: None

Abstain: None

Motion: Passed

2. Advertised Public Hearings

a. 7900 Kalamazoo Rezoning (A-R to RL-14)

Request to rezone property located at 7900 Kalamazoo Avenue from A-R Agricultural-Rural Residential to RL-14 Low-Density Residential. The purpose of the requested zone is to enable development of up to three lots for single-family homes.

Michael Abraham, owner of 7900 Kalamazoo Avenue SE

Abraham is the former owner/occupant of 7864 Kalamazoo Avenue. In 2003, Abraham split 2 acres from his property creating the lot now known as 7900 Kalamazoo Avenue. Abraham has since moved out of the area but retains ownership over 7900 Kalamazoo Avenue. Abraham would like to rezone the property to allow the creation of 2 one-acre parcels on the property.

Planner Sisson reminded the Planning Commission that this was the same property that a potential buyer had tried to rezone to RL-14 in January. That rezone would have allowed for duplexes to be built on the property. The Planning Commission made a recommendation of denial to the Township Board, and the request was withdrawn.

Chair Giarmo opened the public hearing at 7:10.

Paul Meyer, 7692 Kalamazoo Avenue SE

Meyer owns the farm directly east of the applicant's property. Meyer isn't against single-family homes on the property but is concerned that development will alter the existing drainage pattern, as both the Meyer farm and the South Creek neighborhood to the south drain onto the site.

Chair Giarmo read a letter also submitted by Meyer into the public record. The public hearing was closed at 7:15.

Planner Sisson agreed that drainage is a concern, but this does not alone give rise to preventing the property from being rezoned. Under common drain law, potential development will have to make sure that modifications create impacts that are no greater than those occurring under the natural drainage pattern upstream and downstream. Sisson suggested that appropriate drainage easements be created before the properties are sold.

Chair Giarmo expressed that rezoning the property to RL-14 was consistent the Township's future land use plan. The housing density permitted under RL-14 rezoning would allow the area to serve as a transition between rural and urbanized development. Member Haagsma reminded the Planning Commission that although the applicant has proposed 2 one acre lots, a rezone to RL-14 would allow the applicant to place as many as 5 lots if the property was platted according to calculations provided by staff.

Motion: By Member Waayenberg supported by Member Thomas to recommend approval of the request to rezone the property at 7900 Kalamazoo Avenue SE from A-R Agricultural-Rural Residential to RL-14 Low-Density Residential.

Discussion: None

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

Nays: None

Abstain: None

Motion: Passed. (The motion was accompanied by a recommendation that the issue of stormwater management be addressed before the property is developed.)

b. **765 68th Street Rezoning (C-1 to RL-10)**

Request to rezone property located at 765 68th Street SE from C-1 Neighborhood Commercial to RL-10 Low-Density Residential. The purpose of the requested zone is to enable development of one duplex.

Glenn Carlson, owner of 765 68th Street SE

Carlson has owned the property located at 765 68th Street for 10 years. During that time period he has been unable to develop the property. Commercial activity in the Township has shifted toward the M-6/Kalamazoo Avenue corridor, which has reduced interest in this site. Carlson has had several offers to develop the property as a convenience store that were unsuccessful due to the fact that the property is within 500 feet of a church, which prevents a liquor license from being issued. Other offers to develop the site for retail have fallen through due to the small size of the lot.

Planner Sisson explained that the area has changed since the property was first zoned and used for commercial. Lower traffic counts in this portion of the Township, coupled with reticence on the part of banks to lend to "mom and pop" retail operations have limited the commercial viability of the site.

Discussion turned to whether or not it was the flag portion of the lot that extends behind the gas station should be rezoned to RL-10 or excluded. Planner Sisson explained that this would depend on whether or not the gas station has an easement to use the driveway. Carlson stated that he was not aware of the gas station having an access easement to use the flag. Carlson does not feel that the gas station is likely to expand in the foreseeable future. A consensus was reached to retain the flag portion of the lot as part of the rezoning.

Chair Giarmo opened the public hearing at 7:30 pm.

Barbara Vandyk, 729 68th Street SE

Vandyk is not in favor of this property being rezoned to allow a duplex on the property because she doesn't want to see anymore rental properties in the area. She feels that the property is too small for a duplex lot. Vandyk thinks that a small neighborhood commercial establishment would be better suited for the neighborhood.

Chair Giarmo closed the public hearing at 7:34 pm.

Planner Sisson stated that the rezone enables both single-family and duplexes on the property. The size of the retention pond on the property could probably be reduced due to the fact that a residential use of the site will require less impervious surface area than the former Hot 'n Now restaurant. This frees up space that can be used to plant trees to buffer the property from the gas station to the east. The Planning Commission can't now require such landscaping, but it increases the likelihood that the property could be developed in an attractive manner. The property is planned for Office-Service on the future land use map. This can be interpreted to mean that the property was intended as a transitional area between the gas station and the residential neighborhood. The proposed rezoning would be consistent with the master plan in this respect because allowing a duplex at this location would serve the same transitional function as an office-service use.

Motion: By Member Billips supported by Member Waayenberg to recommend approval of the request to rezone the property located at 765 68th Street SE from C-1 Neighborhood Commercial to RL-10 Low-Density Residential to the Township Board.

Discussion: None

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

Nays: None

Abstain: None

Motion: Passed

c. Chipotle, 6333 Kalamazoo Ave Suite 450- Minor PUD Amendment

Request for a Minor Amendment to the Crossings PUD to allow a Chipotle restaurant to replace 3 parking spaces with an outdoor seating area.

Beau Wynn, Detroit Architectural Group

Chipotle is currently renovating the suite at 6333 Kalamazoo Avenue and intends to be open by mid-summer. As part of the redevelopment of the site, Chipotle would like to replace three parking spaces with an outdoor seating area. There will be a black metal fence surrounding the seating area around three sides of the patio.

Chair Giarmo opened and closed the public hearing at 7:43 pm.

Member Haagsma asked for clarification about the difference between a Minor and Major PUD Amendment. Assistant Planner McKernan explained that Minor PUD Amendments are small changes to the approved site plans that are generally approved at the Staff level. Staff was unable to approve this amendment as the GTCZO requires that all outdoor uses be approved by the Planning Commission as part of site plan review.

Motion: By Member Haagsma supported by Member Billips to approve a Minor Amendment to the Crossings PUD to allow a Chipotle restaurant to replace 3 parking spaces with an outdoor seating area. The approval is subject to the following condition:

1. Tables and chairs are not to block the walkway in front of the suite.

Discussion: None
Ayes: Billips, Burns, Giarmo, Haagsma, Thomas, Waayenberg
Nays: None
Abstain: None
Motion: Passed

3. Site Plan Review

a. Preservation Lakes (Preservation Lakes PUD)

Final Plan Review for Major Amendment to the Preservation Lakes PUD.

Chair Giarmo asked Don DeGroot to discuss any changes that have been made to the plan since the previous month's meeting.

Don DeGroot, Exxel Engineering

The only significant update to the plan since the March 23 meeting is the addition of sidewalks along one side of each street. Eastbrook Homes is suggesting two changes be made to the draft resolution. The date of the site plan noted in the document should be updated to 4-20-17. Eastbrook would also like the portion of the resolution that states the size of the units be reworded so that it references a minimum standard instead of a specific size. The revision is necessary because the units will be customizable and some floor plans will be larger than what is listed in the resolution.

After discussing the matter, the Planning Commission directed staff to make the suggested changes to the draft resolution.

Motion: By Member Thomas supported by Member Waayenberg to approve the resolution recommending approval of to the Preservation Lakes PUD with the requested changes to the Township Board.

Discussion: None
Ayes: Billips, Burns, Giarmo, Haagsma, Thomas, Waayenberg
Nays: None
Abstain: None
Motion: Passed

b. Siliconature, 4501 68th Street SE (Steelcase PUD-LSP)

Site Plan Review for a 152,300 square foot light industrial manufacturing and warehouse facility situated on 22.14 acres at 4581 68th Street SE.

Cheryl Scales, Progressive AE

Siliconature is requesting approval for a site plan that has been modified from what was approved in November 2016. The size of the building has been slightly increased. The office portion of the property

will now be two stories tall. The site will now feature a driveway in the southeast corner that can be shared with a future development. All chemical storage will now take place in underground tanks in the rear of the building. The Staff report mentions that the shortage of parking spaces should be discussed. The facility will initially be staffed by 5 office staff and one shift of 15-20 workers. In the near future that could expand to up to 25 office workers and two overlapping shifts of 15-20 workers each. The 66 spaces provided on the plan should be enough to meet Siliconature's initial needs. Siliconature has provided a plan with a deferred parking area with an additional 24 parking spaces. The site plan features a sidewalk along 68th Street. Siliconature would like to defer installing the sidewalk as it will not currently connect to anything. Siliconature is working with multiple state and county agencies on other issues of the site plan.

Planning Commission members expressed satisfaction with the site plan. The addition of a shared driveway and moving the chemical storage tanks underground are improvements over the original plan.

Planner Sisson informed the applicants that they had two options when it came to the sidewalk. They could install them as shown on the site plan or request to pay into the Township trail fund in lieu of installing sidewalks. Planning Commission members expressed the preference that the applicant install the sidewalk as the Siliconature property is located just east of where the existing 68th Street sidewalk network ends at East Paris. Dave Arado of Siliconature stated that they would install the sidewalks as indicated on the site plan.

- Motion:** By Member Haagsma supported by Member Thomas to approve the site plan for Siliconature 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. Drainage into the 68th Street Right-of-Way must be approved by the Kent County Road Commission.
 4. The site plan must be modified to identify the reservation of an area capable of supporting at 15 additional parking spaces that will be improved in the event that they are needed.

- Discussion:** None
Ayes: Billips, Burns, Giarmo, Haagsma, Rober, Thomas, Waayenberg
Nays: None
Abstain: None
Motion: Passed

VII. UNFINISHED BUSINESS
None

VIII. GENERAL DISCUSSION

1. Discussion about Purchase of Development Rights programs

Planner Sisson gave the Planning Commission an overview of a trip that he took with Township Supervisor Rob DeWard to learn about Purchase of Development Rights programs in Pennsylvania and Maryland. The Township will continue to investigate these types of programs in the future as a means of preserving agricultural land in the area.

IX. ADJOURNMENT

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

Discussion: None

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

Nays: None

Abstain: None

Motion: Passed

Meeting adjourned at 8:45 pm.

CERTIFICATION

I hereby certify that the above is a true copy of the minutes from the April 27, 2017 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: May 25, 2017