

**MINUTES OF THE GAINES CHARTER TOWNSHIP PLANNING COMMISSION
FOR THE REGULAR MEETING HELD ON
MAY 25, 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, Connie Giarmo, Ronnie Rober, Louis Waayenberg

MEMBERS ABSENT: Brad Burns (with notice), Tim Haagsma (with notice),
Lani Thomas (with notice)

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

II. CONSIDERATION OF MEETING AGENDA

Added Minor Amendment to the Fieldstone Apartments PUD as Item C under Site Plan Review.

III. CONSIDERATION OF MEETING MINUTES

April 27, 2017 – Regular Meeting Minutes

Motion: By Member Waayenberg supported by Member Billips to approve the minutes for the April 27, 2017 Planning Commission Regular Meeting.

Discussion: None

Ayes: Billips, Giarmo, Rober, Waayenberg

Nays: None

Abstain: None

Motion: Passed

IV. INQUIRY OF CONFLICT OF INTEREST

Giarmo stated that she works with Dr. Swan's husband, but didn't feel that it would impact her ability to impartially assess Swan Orthodontics' request for site plan approval.

V. PUBLIC COMMENT ON NON-AGENDA ITEMS

None

VI. New Business

1. Advertised Public Hearings

a. Pine Rest Rustic Market, 389 68th Street SE (O-S)

Request for a Special Use Permit to allow for a 50' x 20' Tent to be located on the property for a "Tent Sale" for a period of 4 months: July 5 to October 31.

Carrie Vandenbrink, Pine Rest Rustic Market

Carrie VanDenBrink of Pine Rest Rustic Market introduced the request. Pine Rest Rustic Market is requesting permission for a 50' x 20' tent for the purpose of outdoor sales. The tent will be in use from early July to late October. The Planning Commission granted similar requests in 2015 and 2016. The tent

allows the market to accommodate the increased donations that the market receives during the summer months.

Member Rober stated that she had voted against the tent in 2015, but was pleasantly surprised by the aesthetics of the tent and how well run the operation was. She voted in favor of the tent in 2016.

Chair Giarmo opened and closed the public hearing at 7:05 PM.

Planner Sisson stated that the request was essentially the same as the request approved in 2016. The Planning Department has not received any complaints about the operation in the past two summers.

Motion: By Member Rober supported by Member Waayenberg to approve the Special Use Permit based on the findings in the staff report and subject to the following conditions:

1. That the Special Use Permit is granted on a temporary basis, effective for the period of July 5 through October 31, 2017.
2. That the tent must be situated on the site as materially represented in Figure 2 (page 2) of the staff report and that it not exceed the dimensions of 20' x 50'.
3. That no additional signage will accompany the tent.
4. That no additional outdoor display of goods and materials occur unless it is specifically recognized and authorized by the Planning Commission as part of this approval.

Discussion: None
Ayes: Billips, Giarmo, Rober, Waayenberg
Nays: None
Abstain: None
Motion: Passed

2. Site Plan Review

a. Swan Orthodontics 1723 68th Street SE (O-S)

Request for site plan approval for a 5,633 SF two-suite office building at 1723 68th Street.

Ryan Musch, FTCH

Ryan Musch of FTCH introduced the request on behalf of Swan Orthodontics. The property is located on the corner of 68th Street and Crystal Downes, with an additional shared driveway running along the length of the northern property line. Swan Orthodontics has returned to the Planning Commission with a site plan they feel is an improvement over what was originally approved in 2016. The building has been moved to the east side of the site, while the detention pond has been relocated to the west side. The driveway off of 68th Street was relocated as far west as possible. The relocated driveway allows for a better parking lot design that improves traffic circulation within the site. Musch stated that he had read the engineer's report and couldn't identify any issues complying with its recommendations. The maximum number of parking spaces allowed by right for an office of this size in the Township is 23. The new office could need as many as 50 parking spaces, based on the usage of the parking area at Swan's current office on Crossings

Drive. 38 spaces seems to be a reasonable compromise between these two numbers that will allow a future tenant of the second office suite to have 10+ spaces.

Planner Sisson stated that Musch had done a thorough job summarizing the important elements of the site plan. The only issue identified by staff was the number of parking spaces provided on the plan. Staff agrees with the applicant's assessment that 23 spaces would likely not meet the needs of the office. 38 spaces seems like a reasonable amount given the number of employees and patients using the office daily. Sisson expressed agreement with Musch that the layout of the site is an improvement over what was previously approved.

Chair Giarmo expressed agreement that the proposed number of parking spaces seems reasonable based on the documentation provided by the applicant. Giarmo encouraged Musch to work with the Township engineer to address the recommendations listed in his report.

Motion: By Member Waayenberg supported by Member Billips to approve the site plan for a 5,633 SF two-suite office building at 1723 68th Street subject, with the 38 parking spaces indicated on the site plan. The approval is subject to the following condition:

1. That all of the requirements of the Township Engineer and Dutton Fire Department are met.

Discussion: None
Ayes: Billips, Giarmo, Rober, Waayenberg
Nays: None
Abstain: None
Motion: Passed

b. Creekside Storage PUD Amendment, 1115 68th Street SE (PUD)

Request for an amendment to the Creekside Storage PUD &. Final site plan approval. The amendments pertain to a needed change to the layout of private road and the siting of the attached condominium buildings as a result of wetland avoidance. The amendment will result in a net reduction of 4 buildings and 8 dwelling units from the previous plan and the relocation of the roadway internal to the residential portion of the development.

Steve Witte, Nederveld

The PUD rezoning for this development was approved by the Township Board in February 2017. The development originally featured 18 two-unit attached condominium buildings along a private driveway and a personal storage facility on the north end of the property. Following approval, several wetland areas were identified which necessitated changes to the site layout. The private drive has been realigned to avoid the wetland areas and now contains a small section that borders the adjacent assisted living center property. The new site plan contains 4 fewer attached two-unit condominium buildings, which will result in a net loss of 8 dwelling units. Other aspects of the site plan such as landscaping and the layout of the personal storage facility will remain consistent with what was originally approved. Creekside Storage LLC is currently working with the MDEQ on reducing the amount of impacted wetland areas and is expecting that this layout will meet their approval. Creekside Storage

LLC is requesting that the Planning Commission forgo the public hearing recommended by Staff due to the fact that they are not proposing any changes to the personal storage buildings, which had generated the majority of the public opposition to this project. The Township Board required the inclusion of an unpaved walking path that would connect the Bintree Neighborhood to Creekside Park. The site plan has been updated to show this walking path and a formal access easement will be created to allow residents of the Bintree neighborhood to access the park. Witte explained that the engineer's report was not ready before the meeting, but he would work with Jeff Gritter to comply with any recommendations he has.

Planner Sisson explained to the Planning Commission that the applicant is requesting final site plan approval and an amendment to the Creekside Storage PUD. An amendment to the PUD is necessary because the applicant is requesting to replace the approved site plan for the PUD with another. Staff felt that the changes to the plan were significant enough that they warranted some form of review by the Planning Commission. The Planning Commission will need to consider whether or not the proposed changes should be considered a minor or major amendment to the PUD. If the Planning Commission decides the changes represent a minor amendment they can approve the new site plan without further review by the Township Board. Staff recommends the Planning Commission treat the request as a minor amendment to the PUD, while also holding an advisory public hearing due to the fact that this project has generated significant interest from the public in the past. The Planning Commission could also decide that the changes to the plan represent a major amendment that will require public hearings by both the Planning Commission and Township Board. Staff feels that the Planning Commission should postpone a decision on final site plan review until comments from the Drain Commission are received.

Planning Commission members concurred with staff that the changes should be considered minor because they result in a reduction in the number of dwelling units and relocate several residential buildings away from the eastern property line. The Commissioners questioned whether or not some landscaping could be placed along the area where the private road borders the adjacent assisted living care facility. Witte responded that he would consult with his landscape architect about whether or not some arbor vitae could be placed in this area.

Chair Giarmo recommended that the Planning Commission postpone a decision until June and schedule an advisory public hearing due to the fact they haven't seen a report from the Drain Commission or the Township engineer. Giarmo directed Staff to provide a summary of the proposed changes to the PUD on the public notice for the hearing.

Motion: By Member Rober supported by Member Waayenberg to grant preliminary approval of the minor amendment to the Creekside Storage PUD on the condition that the Planning Commission consider any comments from the engineer's report before granting final approval at an advisory public hearing to be held on June 22, 2017.

Discussion: None
Ayes: Billips, Giarmo, Rober, Waayenberg
Nays: None
Abstain: None
Motion: Passed

c. Fieldstone Apartments, (PUD)

Request for an amendment to the Fieldstone Apartments PUD. The amendment pertains to the substitution of a dog park in place of the previously approved tennis courts on the property.

Planner Sisson introduced the topic. The approved plans for the Fieldstone Apartments PUD contain plans for two tennis courts and a small play area in the center of the property. Land & Co. has approached the Township with plans to install a dog park in place of the tennis courts. Fieldstone is a dog friendly community and many residents have approached Land & Co. with the need for a dog park. Land & Co. has also expressed interest in installing a beach volleyball courts in the area. Upon inspecting the complex it was apparent that many of the residents have dogs and a dog park would likely be beneficial to the community. Staff felt that it would be appropriate to consult with the Planning Commission about the change as tennis courts were specifically outlined on the plan. It is recommended that the Planning Commission approve the request with the condition that Land & Company submit an updated site plan reflecting the addition of beach volleyball courts and a dog park.

Planning Commission members expressed approval for the changes as a dog park will do more to promote a sense of community than tennis courts would.

Motion: By Member Rober supported by Member Billips to approve a minor amendment to the Fieldstone Apartments PUD to allow a dog park and beach volleyball area be substituted for the tennis courts that were originally approved. The approval is subject to the following condition:

1. The applicant shall submit a revised site plan for the Fieldstone Apartments PUD illustrating the location of the dog park and beach volleyball area.

Discussion: None

Ayes: Billips, Giarmo, Rober, Waayenberg

Nays: None

Abstain: None

Motion: Passed

VII. UNFINISHED BUSINESS

None

VIII. GENERAL DISCUSSION

1. Four Corners

Planner Sisson updated the Planning Commission on the status of meetings with the Four Corners group. Discussions with the group have focused on land use and transportation goals in the Four Corners area.

IX. ADJOURNMENT

Motion: By Member Waayenberg supported by Member Rober to adjourn the meeting.

Discussion: None

Ayes: Billips, Giarmo, Rober, Waayenberg

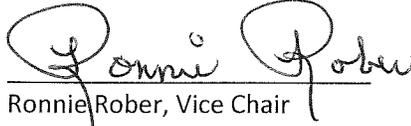
Nays: None
Abstain: None
Motion: Passed

Meeting adjourned at 8:05 PM.

CERTIFICATION

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

A handwritten signature in black ink that reads "Ronnie Rober". The signature is written in a cursive style with a horizontal line underneath the name.

Ronnie Rober, Vice Chair
Gaines Charter Township
Planning Commission

Dated: June 22, 2017