

**MINUTES OF THE GAINES CHARTER TOWNSHIP PLANNING COMMISSION
FOR THE REGULAR MEETING HELD ON
NOVEMBER 16, 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: Brad Burns, Connie Giarmo, Tim Haagsma, Lani Thomas, Ronnie Rober, Louis Waayenberg

MEMBERS ABSENT: Talimma Billips (with notice)

OTHERS PRESENT: Mark Sisson, AICP; Township Planner
Matt McKernan, Assistant Planner

II. CONSIDERATION OF MEETING AGENDA

No Changes

III. CONSIDERATION OF MEETING MINUTES

October 26, 2017 – Regular Meeting Minutes

Motion: By Member Haagsma supported by Member Thomas to approve the minutes for the October 26, 2017 Planning Commission Regular Meeting.

Discussion: None

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

Nays: None

Abstain: None

Motion: Passed

IV. INQUIRY OF CONFLICT OF INTEREST

None

V. PUBLIC COMMENT ON NON-AGENDA ITEMS

None

VI. New Business

1. Conceptual Discussion of Crystal Springs PUD: Commercial Development on the East Side of Kalamazoo Avenue.

Doug Stalsonburg, Exxel Engineering

Stalsonburg introduced the topic on behalf of Crystal Springs East Development LLC & First Companies. The developers are looking for some direction from the Planning Commission on the project before a public hearing is scheduled for December. The proposed development would consist of 7.25 acres on the northeast corner of Kalamazoo Avenue and Crystal Springs Blvd. This property is undeveloped with the exception of a single-family home on the north one acre of the property located at 7100 Kalamazoo Avenue. The majority of the two existing properties are part of the Crystal Springs PUD. The portion of

7100 Kalamazoo Avenue where the single family home sits is zoned RL-10. The three proposed parcels along Kalamazoo Avenue are planned to contain a credit union, medical office, and a low-intensity retail building. The developers considered a neo-traditional design for the site but found that it would be difficult to incorporate with the proposed service-retail uses. There are no definite plans for the fourth parcel that fronts Crystal Springs Blvd. There are early discussions for a daycare facility at this location. The developer will prepare a list of acceptable uses for the property for review by the Planning Commission.

The Planning Commission expressed their desire for the existing golf cart path to remain to ensure that golfers can continue to cross Kalamazoo Avenue safely. The Commissioners were concerned that the proposed fourth parcel to the east had the potential to be a nuisance to residents of Crystal Springs. The Planning Commission advocated for a landscape buffer on the east side of this property. Site lighting should be designed to prevent unwanted glare toward the homes to the east. The Planning Commission stated that they envision office-service uses on the property and would not be favorable to retail uses on this property.

Planner Sisson expressed his preference that a new PUD be created for this development rather than simply amending the Crystal Springs PUD. Pulling these properties out of the Crystal Springs PUD will greatly simplify the work of administering the zoning on the property. Each new building within the PUD will require site plan review. Amendments to the PUD will not be required so long as the structure and proposed uses of the building do not differ significantly from the conceptual PUD plan. Sisson encouraged the developers to compile a list of accepted uses for the PUD based on the Township's C-1 standards. A public hearing for the development is scheduled for December 21. If the Planning Commission is satisfied with the proposed PUD at that time, they can direct staff to draft a resolution recommending approval of the PUD to the Township Board.

VII. UNFINISHED BUSINESS

1. Site Plan Review

a. Hash Tag Acres Tentative Preliminary Plat (RL-10)

Discussion pertaining to the tentative preliminary plat of Hash Tag Acres, a 27 lot single-family platted subdivision.

Motion: By Member Haagsma supported by Member Rober to postpone a decision on a recommendation of Preliminary Plat Approval until updated plans for Hash Tag Acres are submitted.

Discussion: None

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

Nays: None

Abstain: None

Motion: Passed

VIII. GENERAL DISCUSSION

1. Master Plan Update

Planner Sisson gave a presentation on the 2018 master plan update. 2013 was the last full review of the Master Plan. At that time, it was decided that a full review was not necessary. Instead a subarea plan was completed for 84th Street and Kalamazoo Avenue. One of the primary goals of the 2018 Master Plan

update will be to combine the 2002 master plan with the 2008 and 2014 subarea plans into one comprehensive document.

Sisson explained that he intended to spend several meetings addressing the previous plans and assessing changes that will need to be made. The master plan update will need to cover trending issues such as solar farms and medical marijuana facilities. Mineral removal operations will need to be discussed because previous plans left them unaddressed despite their prevalence in the southwest corner of the Township. Non-motorized transportation networks and the concept of “complete streets” will be another important topic.

The 84th Street/Kalamazoo Avenue subarea plan raised a number of issues related to utility planning. Water will need to be connected from the tower at 92nd Street and Eastern Avenue in order to develop the property on the northwest corner of 84th Street and Kalamazoo Avenue. Running a water line through an area planned to remain as Ag-Residential leaves the Township with some choices to make. If the Township wished to discourage growth in this area, they could prevent people from tapping into the line, but would also have to bear most of the cost of construction.

There has been some interest by developers to build more apartments west of the Fieldstone Apartments on 60th Street. These properties are currently zoned RL-10 and planned for office-service uses. A discussion will be had to determine if it makes sense to change the master plan designation from office-service to multi-family residential to facilitate these rezoning requests.

The growth of the last 15 years has remained relatively consistent with what was intended. Based on population projection estimates it can be assumed that Gaines Township will need between 700 and 1200 acres for residential growth in the next 20-25 years.

Division Avenue from 60th Street to 84th Street will be another important topic of discussion. This has been an ongoing dilemma since the area was developed prior to the adoption of a zoning ordinance. Gaines Township doesn't have the staff to attempt a full-scale redevelopment program. The master plan will need to provide a land use plan that facilitates positive redevelopment wherever possible.

IX. ADJOURNMENT

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

Discussion: None

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

Nays: None

Abstain: None

Motion: Passed

Meeting adjourned at 9:00 pm.

CERTIFICATION

I hereby certify that the above is a true copy of the minutes from the November 16, 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 cursive script that reads "Lani Thomas". The signature is written in black ink and is positioned above a horizontal line.

Lani Thomas, Secretary
Gaines Charter Township
Planning Commission

Dated: December 21, 2017