

**MINUTES OF THE GAINES CHARTER TOWNSHIP PLANNING COMMISSION  
FOR THE REGULAR MEETING HELD ON  
OCTOBER 26, 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 Acting Chair Haagsma. A quorum was present.

**MEMBERS PRESENT:** Talimma Billips, Brad Burns, , Tim Haagsma, Lani Thomas, Ronnie Rober, Louis Waayenberg

**MEMBERS ABSENT:** Connie Giarmo (with notice)

**OTHERS PRESENT:** Matt McKernan, Assistant Planner

**II. CONSIDERATION OF MEETING AGENDA**

No Changes

**III. CONSIDERATION OF MEETING MINUTES**

September 28, 2017 – Regular Meeting Minutes

**Motion:** By Member Haagsma supported by Member Burns to approve the minutes for the September 28, 2017 Planning Commission Regular Meeting.

**Discussion:** None

**Ayes:** Billips, Burns, 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. Advertised Public Hearing Items**

**a. Explorer Estates Tentative Preliminary Plat (RL-10)**

*Approval of the tentative preliminary plat of Explorer Estates, an 8 lot single-family platted subdivision along Peerpoint Drive SE.*

**Rob Lamer, Exxel Engineering on behalf of Kentwood Public Schools**

Lamer presented on behalf of Kentwood Public Schools (KPS). Todd Bell from KPS was also in attendance. KPS would like to plat 8 lots on the north side of the Explorer Elementary School property. The properties will be used as building sites for the East Kentwood High School construction program. Lot 1 was split from the Explorer Elementary property as a metes and bounds parcel in the spring of 2017. Construction of a home on this property has already begun. The lot will be tied into the Explorer Estates Plat.

Vice Chair Rober entered a letter by Brentt Smith into the public record and opened the public hearing at 7:05 pm.

**Brentt Smith, 2290 Peerpoint Drive**

Smith lives in the house immediately west of Lot 1. Smith is concerned with how the plat will impact stormwater runoff in the neighborhood. Smith would like to see landscaping or a fence be placed along the proposed sidewalk on the west side of Lot 1 to deter dog walkers from using his property. Traffic along this portion of Peerpoint is dangerous because it is one of the few straightaways in a winding subdivision. Smith is aware that the Road Commission can't put in speed bumps, but would like to see some type of traffic calming measure implemented in the area.

**Terry Bechstein, 6490 Dewpointe Drive**

Bechstein is in favor of the plat, but does have concerns about how it will impact stormwater runoff in the neighborhood. Bechstein would like to see an additional walking path somewhere in the middle of the plat so children don't have to walk so far to access the school.

**Denny Barlage, 2424 Peerpoint**

Barlage lives in the house immediately east of Lot 8. Barlage is concerned that too many homes are being squeezed onto this property as the lots appear to be narrower than surrounding properties. Barlage noted his appreciation that the home currently under construction on Lot 1 appears to be of a similar style and quality to the existing homes in the area. Barlage concurred with previous comments about drainage concerns along this portion of Peerpoint Drive.

**Todd Bell, Superintendent of Finance for Kentwood Public Schools**

Bell thanked the neighbors for their comments and encourage them to contact him with any concerns that may arise during the development process. Kentwood Public Schools is committed to being a good neighbor.

**Ben Curtin, 6715 Avalon Drive**

Curtin explained that his son had spent two years in the East Kentwood High School construction program and it was a very rewarding experience for him. Curtin expressed approval for the plat and didn't want to see any delays that would hamper the construction program.

**Doug Huizenga, 2250 Spyglass Drive**

Huizenga explained that there were three sidewalks that connect Explorer Elementary School to the surrounding neighborhoods. Huizenga stated that these sidewalks were not regularly shoveled in the winter. Huizenga would like Explorer Elementary to be required to maintain sidewalks during the winter months. Planner Sisson explained that Kentwood Public Schools hasn't committed to the type of material that will be used for the pedestrian path on the west side of Lot 1. The Township is advocating for a paved sidewalk, but cannot force the school to plow a sidewalk in the interior of their property.

Vice Chair Rober closed the public hearing at 7:18 pm.

Lamer addressed the concerns raised by neighbors during the public comment period. Lamer gave the Planning Commission an overview on the existing topography of the site and stated that they will work with the drain commission after preliminary approval to ensure there are no drainage issues for neighbors. The lots will all be at least 80 feet wide, which is consistent with the minimum lot width requirement for the RL-10 zoning district. The lot widths are also similar to those found in neighboring properties. The

Township has requested a sidewalk along the west side of Lot 1. A concrete pathway will likely be constructed in this area. Lamer didn't anticipate any reason that landscaping couldn't be installed along both sides of the pathway to screen the neighboring homes. It can be assumed that the eventual owner of Lot 1 will have similar to concerns to Brentt Smith. Kentwood Public Schools will do their best to ensure that dogs and pedestrians are directed toward the Explorer Elementary property.

Member Haagsma recommended that the existing sidewalks along Peerpoint Drive be inspected for damage, and if applicable, repaired prior to the issuance of certificates of occupancy for the individual homes within the Explorer Estates plat.

**Motion:** By Member Burns supported by Member Billips to forward a recommendation of tentative preliminary plat approval to the Township Board. The recommendation is subject to the following recommendations and conditions:

1. That elevation drawings depicting at least two house plan models, plans depicting the location of street trees and a commitment to their installation must be submitted as part of a final preliminary plat review process.
2. It is recommended that the pedestrian walkway along the west side of Lot 1 be constructed of concrete or asphalt.
3. The elevation and grading of the pathway is to be designed to minimize drainage impacts on the adjacent residential lots to the west.
4. The school is encouraged to come up with design features that discourage the use of the pathway as a dog run for neighboring residents.
5. The schools is encouraged to screen view of the pathway on both sides through the use of landscaping.
6. That the existing sidewalks along Peerpoint Drive will be inspected for damage, and if applicable, repaired prior to the issuance of certificates of occupancy for individual homes within the Explorer Estates plat.

**Discussion:** None

**Ayes:** Billips, Burns, Haagsma, Thomas, Rober, Waayenberg

**Nays:** None

**Abstain:** None

**Motion:** Passed

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

*Approval of the tentative preliminary plat of Hash Tag Acres, a 27 lot single-family platted subdivision.*

**Ron Van Singel**

Hash Tag Acres is a proposed plat located on a 10 acre property at 7717 Eastern Avenue. The property is zoned RL-10, which requires 10,000 SF lots with widths of at least 80 feet. The home on this property has been demolished. The west 2.5 acres of the property is currently wooded and the rest is open. The proposed layout of the plat is still very tentative. Van Singel has been able to do a more thorough analysis of site conditions and found that the layout will likely be impacted by wetland areas and utility concerns. This analysis has led Van Singel to believe that a new layout with a reduced number of lots will be necessary to move forward with the plat.

Planner Sisson explained that stormwater runoff and sanitary sewer will naturally want to run toward the west side of the property, which will make the proposed layout of the plat difficult. Sisson agreed with Van Singel that a new plan would be necessary to move forward.

Vice Chair Rober opened the public hearing at 7:50 pm.

**Scott McDonald, 7191 Eastern.**

The McDonald family has had a longstanding arrangement to allow their cattle to graze on this property. Scott McDonald has cleared brush on this property before and agreed that the property has serious issues with wetlands that would need to be addressed prior to the construction of a housing development.

Vice Chair Rober closed the public hearing at 7:55 pm.

Planner Sisson recommended that the Planning Commission postpone a decision on the plat until a later meeting to allow Van Singel to make the necessary revisions to the plat. Sisson questioned Van Singel about the timeline for revisions. Van Singel said he expected to submit a revised site plan within 60 days.

Motion by Member Haagsma, supported by Member Waayenberg to postpone a decision on the request until the applicant submits a revised plat plan.

- Motion:** By Member Haagsma supported by Member Thomas to postpone formal action on the request for of tentative preliminary plat approval.
- Discussion:** None
- Ayes:** Billips, Burns, Haagsma, Thomas, Rober, Waayenberg
- Nays:** None
- Abstain:** None
- Motion:** Passed

**2. Site Plan Review**

**a. Summer Shores Minor PUD Amendment**

*Site Plan Review & Minor Amendment to the Summer Shores PUD to change the configuration and layout of Phase 3 from the originally approved four 4-Unit and one 3-Unit attached condominium buildings to four 2-Unit, one 3-Unit, and two 4-Unit attached condominiums.*

**Dan Otten, developer for the remaining Summer Shores Condominiums**

Otten purchased the right to develop the remaining condominiums five years ago. Otten is requesting to reduce the number of 4-unit condominium buildings in the final phase because they are not as marketable as 2 and 3 unit buildings. The total number of dwelling units will remain the same as what was originally approved.

The Planning Commission had questions pertaining to parking and sidewalks. Otten explained that there would be a decrease of one shared parking space that would be offset by the fact that more of the individual units would have two-lane driveways. The original PUD didn't require sidewalks in the condominium portion of the development. The single-family portion of the PUD has sidewalks. Otten

explained that he has been to numerous home owners association meetings and has never heard any complaints about a lack of sidewalks.

**Motion:** By Member Haagsma supported by Member Thomas to approve the site plan dated 9-25-17 for a Minor Amendment to Phase 3 of the Summer Shores PUD. Approval is subject to the following conditions:

1. All recommendations of the Township Engineer shall be met.
2. The applicant shall submit a revised site plan for the Summer Shores PUD reflecting the approved changes to Phase 3.

**Discussion:** None

**Ayes:** Billips, Burns, Haagsma, Thomas, Rober, Waayenberg

**Nays:** None

**Abstain:** None

**Motion:** Passed

**VII. UNFINISHED BUSINESS**

None

**VIII. GENERAL DISCUSSION**

**1. Everett's Landscape Management**

Planner Sisson explained that staff decided to approve a request by Everett's Landscape Management to construct a green house and storage structure at 240 84th Street. The request was consistent with the conceptual plan that appeared on the site plan that was approved the Planning Commission in November 2016.

**2. Master Plan Update**

The Township Master Plan was created in 2002. There was a 2008 update that focused on the Dutton and 100th Street subareas. The Township last conducted a formal review of the Master Plan in 2013. It was decided that a plan for the Kalamazoo Avenue/84th Street subarea was immediately necessary and that a full review of the Master Plan should be conducted in 2018. The Kalamazoo Avenue/84<sup>th</sup> Street plan was completed in 2015. Staff has now begun the process of updating the Master Plan. The process will involve combining previous plans along with any changes into one document. Staff will prepare a presentation next month that will discuss these efforts in greater detail.

**IX. ADJOURNMENT**

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

**Discussion:** None

**Ayes:** Billips, Burns, Haagsma, Thomas, Rober, Waayenberg

**Nays:** None

**Abstain:** None

**Motion:** Passed

Meeting adjourned at 8:20 pm.

**CERTIFICATION**

I hereby certify that the above is a true copy of the minutes from the October 26, 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: November 16, 2017