

**APPROVED MINUTES OF THE GAINES CHARTER TOWNSHIP PLANNING COMMISSION
FOR THE REGULAR MEETING HELD ON
JANUARY 23, 2020
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: Burns, Billips, Giarmo, Haagsma, Rober, Thomas, Waayenberg

MEMBERS ABSENT: None

OTHERS PRESENT: Matt McKernan, Assistant Planner
David Jirousek, MCP, AICP Planning Consultant

II. CONSIDERATION OF MEETING AGENDA

No Changes

III. CONSIDERATION OF MEETING MINUTES

December 19, 2019 – Regular Meeting Minutes.

Motion: By Member Waayenberg, supported by Member Haagsma to approve the minutes for the December 19, 2019 Planning Commission Regular Meeting.

Discussion: None

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

Nays: None

Abstain: None

Decision: Passed

IV. INQUIRY OF CONFLICT OF INTEREST

None

V. PUBLIC COMMENT ON NON-AGENDA ITEMS

Lecolia Turner, 866 Cobblestone Way; Keith LaValley, 7451 Blain Meadow Ct; Karen Bezemek, 874 Cobblestone Way;

Several members of the Cook's Crossing community addressed the Planning Commission about ongoing issues surrounding construction traffic within the Cook's Crossings development. The HOA for Cook's Crossing met recently and is very concerned with speeding construction trucks going through the neighborhood. Assistant Planner McKernan explained that the Township will take the community's input into account when discussing future phases of the development. The Planning Commission encouraged the residents to contact Eastbrook Homes to discuss the issue. Assistant Planner McKernan stated that the Township would be willing to provide a meeting room for a discussion with Eastbrook Homes prior to the February meeting.

VI. NEW BUSINESS

1. PUD Reviews

- a. Major PUD Amendment-Preservation Lakes Phases 3 & 4, 9820 Waterstone Dr**
Major Amendment to the Preservation Lakes Planned Unit Development.
Amendment would increase the number of home sites from 116 to 120 within the single-family residential portion of the development.

Assistant Planner McKernan explained that Eastbrook Homes is requesting to add 4 lots to Phases 3 & 4 of Preservation Lakes. The amendment is relatively minor but requires a public hearing at the Planning Commission and Township Board to approve. The average lot width would reduce from 100 feet to 92 feet in Phases 3 & 4. Phase 3 already has Preliminary Final Plat approval from the Township Board. This approval will need to be amended if/when the PUD amendment is approved. At this juncture the Planning Commission should provide initial feedback on the request and then direct staff to schedule a public hearing for the February 27 meeting.

The Planning Commission agreed that based on the public comments received earlier in the evening on the Cook's Crossing development, it was important that a public hearing be held for Eastbrook's amendment request for Preservation Lakes.

Motion: By Member Rober, supported by Member Waayenberg directing staff to schedule a public hearing for the major amendment to the Preservation Lakes PUD for the February 27, 2020 Planning Commission meeting.

VII. UNFINISHED BUSINESS

None

VIII. GENERAL DISCUSSION

1. 2019 Annual Report

Assistant Planner McKernan gave a presentation of the 2019 Annual Report. McKernan explained that the Planning Department is required to present an annual report to the Township Board. McKernan asked the Planning Commission to provide feedback and requested that the report be forwarded for review by the Township Board.

Motion: By Member Haagsma, supported by Member Rober to recommend approval of the 2019 Annual Report to the Township Board of Trustees.

Discussion: None

Ayes: Billips, Burns, Haagsma, Rober, Waayenberg

Nays: None

Abstain: None

Decision: Passed

2. Election of Officers

Motion: By Member Haagsma, supported by Member Waayenberg to appoint the following Planning Commission positions for 2020: Connie Giarmo as Chair; Ronnie Rober as Vice Chair; and Lani Thomas as Secretary.

Discussion: None

Ayes: Billips, Burns, Haagsma, Rober, Waayenberg

Nays: None

Abstain: None

Decision: Passed

IX. ADJOURNMENT

Motion: By Member Haagsma, supported by Member Rober to adjourn the meeting at 8:00 pm.

Discussion: None

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

Nays: None

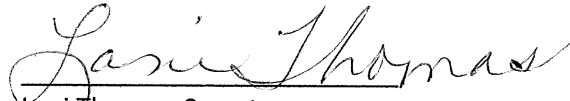
Abstain: None

Decision: Passed

CERTIFICATION

I hereby certify that the above is a true copy of the minutes from the January 23, 2020 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: February 23, 2020