

**APPROVED MINUTES OF THE GAINES CHARTER TOWNSHIP PLANNING COMMISSION  
FOR THE REGULAR MEETING HELD ON  
February 27, 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 pm by Chair Giarmo. A quorum was present.

**MEMBERS PRESENT:** Burns, Giarmo, Haagsma, Rober, Thomas, Waayenberg

**MEMBERS ABSENT:** Billips with notice

**OTHERS PRESENT:** David Jirousek, MCP, AICP Planning Consultant  
Robin Haaksma, Recording Secretary

**II. CONSIDERATION OF MEETING AGENDA**

New Business item **D. Major PUD Amendment: Steelcase PUD-LSP-Lone Oak Distributors, 6900 Rapids Dr.** was removed from the agenda because the lighting modifications could be approved without a major amendment per Section 18.7 of the Zoning Ordinance. It was determined that a public notice was not required for this item. Planning Consultant Jirousek suggested that the planning commission to allow anyone present for this public hearing to speak during the public comment section of the meeting.

**III. CONSIDERATION OF MEETING MINUTES**

January 23, 2020 – Regular Meeting Minutes

**Motion:** By Member Rober, supported by Member Haagsma to approve the minutes for the January 23, 2020 Planning Commission Regular Meeting.

**Discussion:** None

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

**Nays:** None

**Abstain:** None

**Decision:** Passed

**IV. INQUIRY OF CONFLICT OF INTEREST**

None

**V. PUBLIC COMMENT ON NON-AGENDA ITEMS**

None

**VI. NEW BUSINESS**

**1. Advertised Public Hearings**

**a. Special Use Permit, 4710 100<sup>th</sup> St. (A-B)**

*Special Use Permit request to allow for a total of 3,220 square feet of gross floor area for accessory buildings in the A-B zoning district.*

Tim Pepper, 4710 100<sup>th</sup> St, told the Planning Commission he would like to build a 30x40 pole barn to use for personal storage.

Planning Consultant Jirousek explained a special use permit is required because the addition of this outbuilding would exceed the total outbuilding square footage allowed in the A-B zoning district and explained the findings presented in the staff report.

Chair Giarmo opened and closed the public hearing at 7:15 pm.

The Planning Commission verified that Mr. Pepper does not intend to use the pole barn for commercial purposes and doesn't plan to exceed the 20 ft. maximum height requirement.

**Motion:** By Member Haagsma, supported by Member Waayenberg to approve the special use permit with the following conditions:

1. The building shall adhere to the size and setback requirements proposed as part of the application submittal.
2. The building shall be used for residential and personal storage only and shall not be used for commercial purposes.
3. The building shall comply with the 20-foot maximum height requirement.

**Discussion:** None

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

**Nays:** None

**Abstain:** None

**Decision:** Passed

- b. Major PUD Amendment: Preservation Lakes Phases 3 and 4, 9820 Waterstone Drive**  
*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.*

Mike McGraw explained Eastbrook Homes would like to add 4 lots to Phases 3 and 4 of Preservation Lakes. Adding the lots will decrease the width of the lots by a minimal amount, still leaving an adequate side yard. Construction costs have increased considerably since the completion of phase one, and this is an attempt to keep their home prices down.

Planning Consultant Jirousek explained the open space in the development would remain the same, mentioned that the average lot size would decrease to 92 feet wide from 100 feet, and compared the proposal against the RL-10 zoning district and the recommendations of the Master Plan. It was explained that the proposed amendment remains consistent with the original intent of the PUD.

Chair Giarmo opened the public hearing at 7:25 pm.

Ryan Wiersma, 9796 Waterstone Dr., would like to see the waterfront park made bigger and increase the number of lots by 3 instead of 4. This would allow more beach access for

residents on the outer ring of the neighborhood. The increase of lots could benefit the HOA because more residents would be paying HOA fees.

Chris Paul, 9705 Waterstone, would like the neighborhood to stay as originally planned. He doesn't want the quality and value of the later phases to differ from phase one.

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

The Planning Commission stated they do not like to make changes to plans after a PUD is approved. They were sympathetic to the rise in construction costs since the completion of phase one in 2016 and considered the change because it does not increase density too much. They agreed with residents that the waterfront park should be made wider on the lake side.

**Motion:** By Member Haagsma, supported by Member Waayenberg to prepare a positive resolution for the PUD amendment with the following conditions:

1. The waterfront park should be increased by no less than 100 feet of lake frontage.
2. The lot width in these phases should be no less than 92 feet.
3. There shall be no more than 120 lots in these phases.

**Discussion:** None

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

**Nays:** None

**Abstain:** None

**Decision:** Passed

**c. Rezoning – 55 79<sup>th</sup> Street (RL-10)**

*Request to rezone the property from RL-10 to C-2 to allow for construction of a small engine repair business.*

Matt Brown, 8298 96<sup>th</sup> St., Alto, MI. Mr. Brown would like to remove the existing home at 55 79<sup>th</sup> St. and put up a building for an engine repair business. He plans to put the structure as far away from the neighboring home as possible.

Planning Consultant Jirousek stated this property is designated as commercial on the future land use map. However, he is not sure if it was intended for this property to be added to Division lots or if it was intended to allow commercial properties off from 79<sup>th</sup> St. The findings of the staff report were outlined for the planning commission.

Chair Giarmo opened the public hearing at 7:55 pm.

Bernie Moll, 85 79<sup>th</sup> St. would like 79<sup>th</sup> St. to remain residential.

John Paiz, 60 79<sup>th</sup> St., opposed to rezoning.

Greg Pratt, 100 79<sup>th</sup> St., opposed to rezoning.

John Myers, 113 79<sup>th</sup> St., opposed to rezoning.

Jay Niewiek, 148 79<sup>th</sup> St., does not want commercial traffic to exit onto 79<sup>th</sup> St.

Chair Giarmo closed the public hearing at 8 pm.

The Planning Commission feels the designation as commercial on the future land use map was intended to allow extra depth to Division parcels. The extra depth would allow for a buffer between the commercial and residential properties and keep business traffic off of the residential street. They also expressed their concern with approving a straight rezoning.

**Motion:** By Member Rober, supported by Member Thomas to deny the rezoning request.

**Discussion:** None

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

**Nays:** None

**Abstain:** None

**Decision:** Passed

## 2. Site Plan Review

### 2.a. Lone Oak Distributors, 6900 Rapids Drive (approx.)

*Site Plan Review for a 206,514 square foot distribution center.*

The Reyes Holdings team addressed the Planning Commission. The proposed distribution center would house Great Lakes Coca Cola. Their traffic study concluded they would have a minimal impact on morning and evening rush hour times at surrounding intersections. Their shifts do not coincide with the neighboring Amazon facility.

Planning Consultant Jirousek said this warehouse is a permitted use based on the 1985 Original PUD documents. The Planning Commission can discuss the increased height of the light poles in the truck parking area and should also discuss the excess of parking spots on the site plan. The findings of the staff report were outlined for the planning commission.

The planning commission asked for an explanation for the number of parking spaces. The planning commission also expressed appreciation for doing a traffic study.

The architect has found that extra spaces are needed at large distribution centers. There can be overlap between one shift leaving and one shift arriving. The applicant has planned for extra spaces to keep their parking from over flowing onto the street.

**Motion:** By Member Haagsma, supported by Member Waayenberg to approve the site plan with the following conditions:

1. Revise the setback notes to 50 foot front, 15 foot side, 25 foot rear.
2. Light fixture specification sheets shall be provided to demonstrate fixture compliance.
3. Light fixtures shall be set back at least 10 feet from the road right of way.
4. The business monument sign shall be shifted rearward to comply with the 10 foot setback requirement.
5. All township departments and outside agency approvals are secured (Township Engineer, Fire Department, Kent County Road Commission, Kent County Drain Commission).

6. The number of parking spaces proposed is justified and can remain at 331.
7. Light fixtures in the truck parking lot can be 30 ft. tall.

**Discussion:** None

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

**Nays:** None

**Abstain:** None

**Decision:** Passed

## VII. UNFINISHED BUSINESS

None

## VIII. GENERAL DISCUSSION

### 1. Clover Development – Proposed Senior Apartment Complex

Beth Ernat shared that Clover Group would like to build a senior living complex at 8190 Division. It would be a 125 unit building with unattached garages.

The planning commission explained this southern portion of Division is planned as a mixed use area. They would definitely like this to be an age restricted senior facility and not an apartment building that would create more traffic. They also expressed concern that public transportation does not come to this location. They also asked the applicant to put some imagination into the outward appearance of the building.

## IX. ADJOURNMENT

**Motion:** By Member Waayenberg, supported by Member Haagsma to adjourn the meeting at 9:00 pm.

**Discussion:** None

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

**Nays:** None

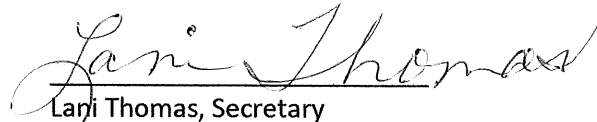
**Abstain:** None

**Decision:** Passed

**CERTIFICATION**

I hereby certify that the above is a true copy of the minutes from the February 27, 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: May 22, 2020