

**MINUTES OF THE GAINES CHARTER TOWNSHIP PLANNING COMMISSION
FOR THE REGULAR MEETING HELD ON
July 26, 2018
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: Billips, Burns, Giarmo, Haagsma, Rober, Thomas, Waayenberg

MEMBERS ABSENT: None

OTHERS PRESENT: Matt McKernan, Assistant Planner
Robin Haaksma, Recording Secretary

II. CONSIDERATION OF MEETING AGENDA

No Changes

III. CONSIDERATION OF MEETING MINUTES

June 28, 2018 Regular Meeting Minutes

Motion: By Member Haagsma, supported by Member Rober to approve the minutes for the June 28, 2018 Planning Commission Regular Meeting.

Discussion: None

Ayes: Billips, 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. 4598 84th Street SE-Special Use Permit Request (A-R)

Special Use Permit Request to allow for construction of a 792 SF accessory building, which in conjunction with an existing building exceeds the maximum gross floor area for accessory buildings (2,400 SF) allowed by right in the A-R District.

The contractor, **Dave Ezinga of 8701 Breton Rd., Caledonia, MI** stated that his client would like to build a pool house with a changing area and an outdoor kitchen.

Assistant Planner McKernan explained that the building was relatively small and only required a special use permit due to the fact that the resident's existing pole barn already exceeds the maximum gross floor area for accessory buildings. The new structure will be 1,000 ft. from the next house with no exterior lighting.

Chair Giarmo opened the public hearing at 7:05 pm.

Chair Giarmo closed the public hearing at 7:05 pm.

The Planning Commission asked about interior lighting being used and how drainage would be handled. Due to the proximity of the nearest neighbor they didn't believe either would be an issue.

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

1. That now or in the future, no exterior yard lights are to be attached to the structure that would cause glare in the rear yards or windows of adjacent lots.
2. That the floor elevation of the building, site grading, and roof drainage be handled with consideration of avoiding excessive drainage on adjacent properties.

Discussion: None

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

Nays: None

Abstain: None

Decision: Passed

b. Discovery Church, 7245 Eastern Ave (RL-10)

Special Use Permit request to allow an electronic changeable copy sign at Discovery Church.

Bob Kerkstra on behalf of Discovery Church stated that the church would like to update their sign to better promote church events.

Chair Giarmo opened the public hearing at 7:10 pm.

Chair Giarmo closed the public hearing at 7:10 pm.

Assistant planner McKernan stated that the closest neighboring homes are separated from the sign by a row of bushes and a fence, so glare should not be an issue. The existing sign appears to have a nonconforming setback from Eastern Avenue. The proposed sign will meet the 10 foot setback requirement and all other Township requirements.

The planning commission agreed the proposed sign is a great improvement.

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

1. The display of the sign shall remain static in nature. No animated messages shall be permitted.
2. Messages shall be of at least 8 seconds in duration.

3. The rate of change between messages shall be instantaneous.
4. The sign will make use of an ambient light meter to lower the intensity of the lighting during evening hours.
5. Physical evidence/documentation of an intent to comply with all of the above stipulations, and those of Section 17.7, shall be requirements for the issuance of all necessary sign and electrical permits, and preconditions to the approval of all final inspections.
6. Non-compliance with the above conditions during the sign's operation may be considered grounds for the revocation of the special use permit.
7. The sign shall be lit between the hours of 6am to 10 pm.

Discussion: None

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

Nays: None

Abstain: None

Decision: Passed

c. Preservation Lakes Phase 3-Tentative Preliminary Plat, 9900 Eastern Avenue (PUD)

Approval of the preliminary plat of Preservation Lakes Estates Phase 3. Proposed development is a 27 lot single-family platted subdivision, having received prior conceptual approval within the Preservation Lakes PUD.

Mike McGraw of Eastbrook Homes presented phase 3 drawings to the board. Eastbrook Homes is very happy with how the first two phases sold and is looking forward to moving forward with phase three. The lot sizes and types of homes will remain the same as previous phases. McGraw estimated this phase will be needed by the fall of 2019. Chair Giarmo opened the public hearing at 7:20 pm.

Ryan Wiersma of 9796 Waterstone would like to see sidewalks on both sides of the street in additional phases of Preservation Lakes. Having sidewalks on both sides of the street increases safety for children in the area by lessening the need to cross the street. Wiersma asked about how the proposed nature walk would be handled between the township, developer and residents, and what the timeline for completion is.

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

The planning commission agreed that sidewalks on both sides of the road would be desirable. The Planning Commission has regretted not requiring sidewalks on both sides of the street in previous developments. The Planning Commission asked McGraw to explain the plans for the proposed walking trail in the common area of Preservation Lakes.

Mike McGraw responded that Eastbrook Homes would be willing to put standard width sidewalks on both sides of the street in Phase 3 of Preservation Lakes. McGraw proposed an unpaved footpath with minimal boardwalks around the wetland area so that it is low maintenance for the home owner's association.

Motion: By Member Waayenberg, supported by Member Rober to recommend to the Township Board tentative preliminary plat approval for Preservation Lakes Phase 3 with the following conditions and instructions:

1. **Housing Model Variety:** That the developer continue to utilize the same variety of house models as is occurring in Phases 1 and 2.
2. **Street trees:** The requirements for street tree will be enforced when individual homes are constructed and in accordance with the following:
 - a. Street trees must be installed by the developer at a minimum of one (1) canopy tree per front yard for each lot in this phase of the development.
 - b. Street trees must be a minimum of 2 inches in caliper, measured at 4 feet above grade.
 - c. The species of trees must be from the Kent County Road Commission's approved planting list.
 - d. The street tree shall be located between the sidewalk and the street unless such a location is unreasonable.
 - e. Street trees shall be spaced as uniformly as possible.
 - f. Street trees shall be planted within 6 months of the issuance of the lot's Certificate of Occupancy.
3. **Street lights and Street Lighting Assessment District:** All pole heights are to be a maximum of fourteen (14) feet tall and be consistent with those installed in the prior phase. All street lights are to utilize full cut-off fixtures and light-emitting diode (LED) lamps and that the developer must make a request in writing to Gaines Charter Township for the creation of a Street Light Assessment District before a residential building permit will be issued by the Township.
 - a. The number and location of street lights are to be determined by Consumers Energy for each phase of development.
 - b. The developer must provide the necessary funds for installation within 30 days of Gaines Charter Township issuing an invoice for the installation costs.
4. **Sidewalks:** Sidewalks with a minimum width of 5 feet shall be provided on both sides of the streets. The construction of the sidewalks is to meet or exceed the construction standards stated in Chapter 34, Section 34-26 "Construction Standards" of the Gaines Charter Township Code of Ordinance or its equivalent.
5. **Utilities and drainage and streets:** Subsequent submittals must show compliance with the requirements of the Township engineer and the requirements of all other applicable agencies having jurisdiction over the plat.
6. **Nature Trail:** the developer must work out a plan for the nature trail.

Discussion: None

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

Nays: None

Abstain: None

Decision: Passed

d. Cook's Crossing North Site Condo Phase 3 and the Townhomes at Cook's Crossing- Final PUD Approval, (PUD)

Final PUD Approval for Cook's Crossing North Site Condo Phase 3 and the Townhomes at Cook's Crossing. Proposed development consists of 19 site condominium lots and 33 townhome units.

Mike McGraw from Eastbrook Homes stated the condos and Townhomes in Cook's Crossing are desirable for young families and single people due to their lower price point. The site condo homes will be similar to previous phases. The Townhome units will have a two stall detached garage with a private courtyard space.

Chair Giarmo opened the public hearing at 7:35 pm.

Chair Giarmo closed the public hearing at 7:35 pm.

The Planning Commission expressed approval for the design of the Townhome units and felt they would look nice from the adjoining South Christian High School property.

Motion: By Member Haagsma, supported by Member Waayenberg to approve the final site plan for Cooks Crossing North Site Phase 3 site condominiums and the Townhomes at Cooks Crossing subject to the following conditions:

1. That construction plans are to be reviewed and approved by the Township Engineer.
2. That housing styles used in each phase remain consistent with those utilized in the preceding phases.

Discussion: None

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

Nays: None

Abstain: None

Decision: Passed

e. 3250 100th Street & 10330 Hanna Lake Avenue-Rezoning (A-B)

Request to rezone properties located at 3250 100th St & 10330 Hanna Lake Ave from A-B, Agricultural-Agri-Business to A-R, Agricultural-Rural Residential. The rezoning would lessen density restrictions for single-family homes.

Tom Larabel from Allen Edwin Homes made a presentation to the Planning Commission on a rationale to create a development at the southeast corner of Hanna Lake Avenue and 100th Street. The rezoning would allow the developers to build at a higher density, which will allow them to build quality homes at a lower price point. Their intended development will not be dissimilar to others in the area. Larabel presented a tentative plan to illustrate their goal to create an open-space preservation cluster development on the property.

Assistant Planner Mckernan explained that property is currently zoned Agricultural/Agri-Business. Under the A-B zoning designation, the two properties could be developed into 35 to 40 lots utilizing the lot allocations for cluster developments. The properties can also be split into 8 lots utilizing simple land divisions. Rezoning the properties to A-R would allow up to 65 to 70 lots, with no requirement for cluster development. Assistant Planner McKernan

asked the Planning Commission to consider the impact that a development under A-R zoning might have on traffic and farming operations in the area.

Chair Giarmo opened the public hearing at 7:45 pm.

Roger Wagerin of 10383 Hanna Lake Avenue stated that the intersection of Hanna Lake and 100th St. is dangerous and has numerous accidents every year. He is concerned whether the intersection can handle traffic from 60 additional homes. He also stated the area is wet and asked for additional information about how storm water runoff would be handled.

Chair Giarmo read a letter submitted by **Brian and Melissa Trust of 9952 Hanna Lake** into the public record and closed the public hearing at 7:50 pm.

The Planning Commission expressed reservations about allowing the property to be rezoned to A-R without conditions. Members stated they'd be more comfortable with a PUD or another alternative that would grant the Township greater control over the final development. The Planning Commission cited public comment and traffic impacts as their primary rationales. More traffic can hinder nearby farmers getting their equipment down the roads. The planning commission members would like to see something less dense in that area.

Motion: By Member Haagsma, supported by Member Rober to direct staff to draft a resolution recommending denial of the applicants request to the township board.

Discussion: None

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

Nays: None

Abstain: None

Decision: Passed

2. Site Plan Review

a. Arbor Financial Credit Union Site Plan Review, 7200 Kalamazoo Avenue (PUD)

Site plan review for a 3,600 square foot credit union.

Todd Stuve of Exxcel Engineering gave an overview of the site plan for the credit union. Stuve addressed several issues mentioned in the staff report. The staff report indicated that the applicant must justify the proposed number of parking spaces. Stuve explained that the 30 parking spots were necessary due to the number of expected employees and customers. The staff report mistakenly mentioned that the dumpster enclosure would be constructed of masonry. The dumpster will actually be enclosed by an opaque vinyl fence.

Assistant Planner McKernan agreed with Stuve that the rationale for the number of parking spaces made sense. McKernan explained that he had received interest from a sign company to relocate the proposed monument sign to the northwest corner of the property. The sign would be setback only 5 feet from the Mi Kids property. Relocating the sign will require a separate PUD amendment at a later date.

Planning Commission said they feel more spaces are necessary to accommodate staff and customers. Chair Giarmo asked if a tree could be added and that the light poles need to match those of MI Kids.

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

1. The applicant shall comply with all recommendations of the Township Engineer.
2. The light poles and lighting fixtures shall be consistent with what has been approved for the MI Kids medical office.

Discussion: None

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

Nays: None

Abstain: None

Decision: Passed

3. Preliminary Development Discussion

b. 3500 & 3540 60th Street

Preliminary discussion pertaining to the feasibility of amending the master plan and zoning ordinance to allow multi-family housing at properties located at 3500 & 3540 60th Street SE.

Todd Stuive from Exxcel Engineering on behalf of Richland Residential presented the proposal. The property is located on a 5 lane road that is close to M6, has utilities available, and is adjacent to another multifamily unit (Field Stone Apartments). They did a study that shows the area has a need for this type of housing. Mr. Stuive showed there aren't many locations left per the master plan that can accommodate HDR housing. They are proposing 24 three story units with enclosed garages, open parking spaces, a community building, fitness center and a pool.

Assistant Planner Mckernan explained that the property is planned for "Office-Service" in the master plan. The property was intended as a transition/buffer between the high density multi-family area of Fieldstone Apartments and the single-family homes to the west on 60th Street. The property could still be utilized for apartments if the site was laid out to accommodate the intent that the property serve as a transitional area. Any rezoning of the property to a use other than office-service would also require a master plan amendment.

The Planning Commission agreed that the property could be a good location for HDR because of the proximity to M6 and Amazon and that the infrastructure needed is already in place. They feel the current proposal lacks character and creativity. The Planning Commission was not in favor of allowing apartment buildings of a height greater than 2.5 stories.

VII. UNFINISHED BUSINESS

None

VIII. GENERAL DISCUSSION

None

IX. ADJOURNMENT

Motion: By Member Waayenberg, supported by Member Thomas to adjourn the meeting at 8:45pm.

Discussion: None

Ayes: Billips, 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 July 26, 2018 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 the printed name.

Lani Thomas, Secretary
Gaines Charter Township
Planning Commission

Dated: August 23, 2018