

**MINUTES OF THE GAINES CHARTER TOWNSHIP PLANNING COMMISSION
FOR THE REGULAR MEETING HELD ON
MARCH 22, 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: Talimma Billips, Brad Burns, Connie Giarmo, Tim Haagsma, Ronnie Rober, Lani Thomas, Brad Waayenberg

MEMBERS ABSENT: NONE

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

II. CONSIDERATION OF MEETING AGENDA

No Changes

III. CONSIDERATION OF MEETING MINUTES

February 22, 2018 – Regular Meeting Minutes

Motion: By Member Haagsma supported by Member Rober to approve the minutes for the February 22, 2018 Planning Commission Regular Meeting.

Discussion: None

Ayes: Billips, 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. Advertised Public Hearings

a. Meijer, 1801 Marketplace Drive SE (Gaines Marketplace PUD)

Major Amendment to the Gaines Marketplace PUD to allow (1) a reconfiguration of the layout of the Meijer pharmacy drive-thru and (2) to redevelop a section of the parking lot in the southeast corner of the site as a Panda Express restaurant.

Craig Armstrong, Elevatus Architecture

Armstrong gave an overview of the request. Meijer is proposing a redesign to the existing pharmacy drive-thru on the front side of their store. The proposed redesign would have dual lanes that would be

accessed from the side instead of along the front of the building. The new drive-thru will have bollards and visual cues to separate pedestrians and vehicles as much as possible. The proposed drive-thru will have a façade that matches the existing building.

Armstrong explained that the proposed drive-thru reconfiguration will extend into a large portion of the existing garden center. The garden center is an important sales driver for the Gaines Township store and Meijer would therefore like to expand the garden center on the north side to make up for the floor area lost to the pharmacy. The proposed garden center will feature a black iron fence.

Planner Sisson gave an overview of the Panda Express portion of the request. The Planning Department received a request to split off a parcel in the Meijer parking lot contemporaneously with the pharmacy/garden center redesign request. It was decided that the requests should be presented to the Planning Commission as a single PUD amendment due to their close proximity to one another. However, from a procedural standpoint the Planning Commission will have the option to approve the pharmacy/garden portion of the request separately as a minor PUD amendment and postpone a decision on the Panda Express restaurant. Traffic generation and parking will be important considerations when reviewing the Panda Express restaurant. Panda Express has thus far only submitted a preliminary site plan and a traffic study for the internal driveways. Panda Express will be submitting a complete site plan and a traffic study for Kalamazoo Avenue/Marketplace Drive for the April PC meeting.

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

Mark Brideau, 2119 Outlook Drive SE

Brideau is concerned about traffic within the Gaines Marketplace development. The location of the proposed Panda Express is already congested with traffic and allowing a new restaurant could make it worse. The condition of Marketplace Drive has been very poor this winter. The Planning Commission should seriously consider issues pertaining to the maintenance of Marketplace Drive when making a decision on this request.

Andy Wyngarden, 8414 Kalamazoo SE

Wyngarden felt that the proposed pharmacy redesign will be an improvement over the current layout. The additional traffic that would be generated by the Panda Express could be problematic for the area. The internal circulation network is poorly designed and the addition of the Panda Express could make the situation worse.

Chair Giarmo closed the public hearing at 7:20 pm.

The Planning Commission expressed concern over the large potholes and general poor condition of Marketplace Drive over the preceding months. It was decided that proof of a maintenance agreement for Marketplace Drive would be a prerequisite to any potential recommendation of approval for the Panda Express major PUD amendment. The results of the traffic study for the corner of Marketplace Drive and Kalamazoo Avenue will also be important in evaluating the request.

Discussion turned to whether or not the Planning Commission would approve the pharmacy/garden center separate from the Panda Express request. Members agreed that the pharmacy drive-thru redesign will be an improvement over the current layout and is not expected to generate any additional traffic. The Planning Commission determined that the pharmacy/garden center request was relatively

minor and can be approved without Township Board approval. The Planning Commission, citing the severity of the maintenance problems related to Marketplace Drive, ultimately decided to postpone a decision on the request until Meijer can present proof of a maintenance agreement for the private street.

Motion: By Member Haagsma supported by Member Thomas to postpone a decision on the request until Meijer can provide proof of a maintenance agreement for Marketplace Drive.

Discussion: None

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

Nays: None

Abstain: None

Motion: Passed

b. Project Rapids, ~4500 68th Street SE (Steelcase PUD-LSP)

Amendment to the Steelcase Large Scale Planned Unit Development (light industrial and office) as situated in parts of Sections 1 and Section 12 of Gaines Charter Township for the purpose of incorporating a street plan and final site development plan within the NE 1/4 of Section 12 and the rezoning of certain parcels of property located within the SE ¼ of Section 1 and the N ½ of Section 12 heretofore isolated by and excluded from the Steelcase PUD and presently zoned AR –Agricultural-Rural Residential.

David Riefe with Seefried Industrial Properties

Riefe introduced members of the Project Rapids team. Seefried Industrial Properties is currently assessing the feasibility of Project Rapids, a warehouse/distribution center at the corner of 68th Street and Patterson Avenue. Part of this process is ensuring that the proper zoning is in place and that the development has the support of the Township. Seefried is working on a tight timeline and would like to be completed with the approval process in the next three months with construction starting in June. The goal is to have the warehouse open by July 2019. Seefried is excited to work with the Planning Commission and the Township Board of Trustees.

Tony Mourand, B.L. Companies

Mourand gave an overview of the development:

- A public road will be constructed on the west side of the property, which will handle 100% of the truck traffic to the development. Deliveries will occur in the south (rear) side of the building.
- A separate parcel will be created for storm water detention. The detention pond will be designed to exceed Kent County standards.
- Seefried is working to complete a traffic study that will determine the impact of the proposed warehouse.
- There have been discussions with the RAPID about extending bus service to this location.
- Seefried intends to utilize landscaping to shield neighboring views of the property. More detailed landscaping plans should be available for the April PC meeting.

Kelly Beaudreau, B.L. Companies

Beudreau is the architect for the project. The building will be approximately 2.2 million square feet and have a maximum height of 55 feet. The site will feature a clear distinction between truck and employee traffic.

Planner Sisson gave an overview of the request. In the mid-1980s Steelcase had a large inventory of property in the northeast corner of the Township rezoned into a large scale-phased Planned Unit Development (PUD-LSP). Steelcase did not have firm plans for the area and the PUD-LSP designation allowed Steelcase to present a general plan for the types of uses in the development. Individual phases within the PUD would be approved by site plan review. In the following years, Steelcase changed their corporate strategy and is now willing to sell property within the PUD. The infrastructure in the area is in place for industrial uses. The Planning Commission will eventually need to determine whether or not the proposed development is consistent with the approved PUD plans.

Sisson explained that there was a technical issue that would need to be addressed regardless of the Planning Commission's ultimate decision on the site plan for Project Rapids. Steelcase has acquired several properties subsequent to their original rezoning that were never brought into the PUD. Sisson directed that the Planning Commission hold the public hearing for the request and provide the developer with their initial comments on the request. Sisson then recommended that the Planning Commission make a motion to approve the rezoning of the Steelcase properties located outside of the PUD.

Chair Giarmo opened the public hearing at 7:51 pm.

Mark Brideau, 2119 Outlook Drive SE

Brideau is the owner of a business east of Hanna Lake Avenue. Brideau is interested to know how the Township plans to accommodate a request of this magnitude. The proposed development has the potential to generate enough traffic that it could create a "bottleneck" in nearby Dutton. The Township has stated in the past their preference to remake Dutton into a walkable, downtown area. The traffic generated by this request has the potential to interfere with these long-term goals. It will also be important to consider whether or not the Township has adequate public safety resources to handle a development of this size.

Sue Sarver, 7138 Patterson Avenue

Sarver explained that Patterson Avenue is currently a two lane road with heavy traffic. Sarver was interested to determine whether or not the Patterson Avenue would need to be widened. Chair Giarmo explained that a traffic study was being conducted that will address some of these questions.

Jeanette Miller, 7148 Patterson Avenue

Miller is concerned with the level of traffic that this request might generate. Miller is also concerned with impacts on neighboring property values. The homes on the east side of Patterson Avenue will now have industrial properties to the east and west. Planner Sisson explained that the homes on the east side of Patterson Avenue in Caledonia Township are zoned residential, but are planned for eventual industrial use.

Chair Giarmo closed the public hearing at 8:00 pm.

Following the public hearing, the Planning Commission decided to make a recommendation on the proposed rezoning before discussion began on the site plan for Project Rapids.

- Motion:** By Member Rober supported by Member Waayenberg to recommend approval to the Township Board of the PUD amendment to include/rezone the identified A-R exclusions owned by Steelcase so that they are within the Steelcase LSPD.
- Discussion:** None
- Ayes:** Billips, Burns, Giarmo, Haagsma, Thomas, Rober, Waayenberg
- Nays:** None
- Abstain:** None
- Motion:** Passed

Planner Sisson explained the need for internal sidewalks due to a lack of employee shuttles. The Planning Department is continuing to discuss options for the external sidewalk network. It may be more advantageous to install a multi-purpose trail on the south side of 68th Street from East Paris to Patterson rather than require the applicant install sidewalks along Patterson Avenue and the proposed public street on the west side of the property.

Chair Giarmo explained that original PUD called for 10-14% of warehousing. The approval of Project Rapids would bring the amount of warehousing provided within the PUD to approximately 3%. Giarmo asked the Planning Commission to provide feedback on the preliminary site plan.

The Planning Commission requested that evergreen trees and shrubs be installed in front of the building to break up the monotony of the large gray building during the winter months. The Planning Commission asked the applicant to provide documentation demonstrating the need for 40 foot tall light poles. The Planning Commission expressed approval of the proposed number, location, and sizes of the applicant's signage due to the given the scale of the Project Rapids building. Members were receptive to the idea of a multi-purpose trail on the south side of 68th Street. The results of the applicant's traffic study will be very important in the ultimate decision on site plan approval for Project Rapids.

The Planning Commission requested comment from Township Engineer Jeff Gritter on issues pertaining to utilities and storm water management.

Jeff Gritter, Township Engineer

Gritter explained that utilities have been available in this area for many years in anticipation of this type of development. The utilities are well designed and suitable for a development of this size. There is a detention pond proposed for a separate parcel that will be large enough to accommodate the run off from the site. The applicants will need to create a maintenance agreement as this is required when a detention pond is located off site.

Larry Spysinski from Seefried Industrial Properties thanked for the Planning Commission for their comments and stated that they would work to address their concerns prior to the April 26 meeting.

c. Public Hearing on Proposed Zoning Ordinance Amendments

Public hearing on proposed amendments to The Gaines Charter Township Zoning ordinance. The proposed amendments will modify General Rules of Measurement relating to Lot Area, general provisions pertaining to Minimum

street frontage and lot width, accessory building location with respect to private roads, Flag Lots, easements for private roads, standards pertaining to dwellings outside of manufactured home parks, site improvements for homes located inside of mobile home parks, standards pertaining to swimming pool enclosures, Commercial and industrial building height and miscellaneous definitions.

Planner Sisson explained that the Township Board decided to postpone a decision on the private roads ordinance at their March 12 meeting. The Township Board decided to form a committee to review the private roads standards before a final vote. Staff has prepared additional amendments pertaining to private roads and mobile homes for consideration by the Planning Commission. The Planning Commission will have the option to forward the amendments currently under consideration to the Township Board with the understanding that they may be amended following the outcome of the Ordinance committee.

Chair Giarmo opened and closed the public hearing at 8:20 pm.

Motion: By Member Burns supported by Member Rober to recommend approval of the proposed zoning ordinance amendments to the Township Board.

Discussion: None

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

Nays: None

Abstain: None

Motion: Passed

2. Site Plan Review

a. StoneCo Annual Operating Plan Review, StoneCo (StoneCo PUD-MR)

Annual review of the operating plan for the StoneCo Mineral Removal Operation.

Tony Halloran, Stoneco

Halloran explained that they had addressed the concerns that had been raised during Stoneco's 2017 review. Neighbor's had complained about the incessant noise from the backup alarms on trucks on Stoneco's property. Stoneco discovered a backup alarm that is quiet enough to satisfy neighbors while still meeting federal standards. Stoneco had trees die on several of the berms, which have now been replaced.

Stoneco's plan for 2018 is to continue working on the parcel at the corner of 100th Street and Kalamazoo Avenue. Stoneco has begun construction on a settlement pond that wasn't part of the 2017 approval. Weather broke early and Halloran decided to get started. Halloran would like the pond approved as part of the 2018 approval. Stoneco is continuing to work on the wetland creation on the Kent County Road Commission property. Work will continue in the reclamation area along 100th Street for approximately 2-3 more years. Stoneco may need to seek an extension at some point to extend their approval beyond the year 2020.

Motion: By Member Burns supported by Member Rober to accept the 2018 Stoneco operating plan for the 100th Street Operation, including the construction of the new slurry pond north of the processing and operations center as shown on the attached plan, subject to the following:

1. All ponds and made wetlands must ultimately be permitted under the DEQs wetland permitting process or other applicable state regulatory process.
2. Perimeter page wire fencing is to be installed along the interior side of the berms fronting of the 1560 100th St. phase.
3. Previously planted trees on the berm along 100th Street which have died should be replaced.
4. An accumulation of logs and trees below the berm along Pease Ave. must be removed as part of final restoration.
5. Final areas and configuration of wetlands and ponds must occur in accordance with D.E. Q. requirements.
6. The required minimum \$30,000 performance bond is to be increased as needed to reflect the preceding 2017 increase in the CPI.

Discussion: None

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

Nays: None

Abstain: None

Motion: Passed

b.Mi Kids Medical Office, ~7100 Kalamazoo Avenue SE (Stonewater-Crystal Springs PUD)

Site Plan Review for a 12,247 square foot medical office building.

Don DeGroot, Exxel Engineering

DeGroot introduced the site plan for MiKids. There have been no changes to the layout of the site since the PUD was approved in February. The building will be approximately 12,000 square feet, with MiKids taking up approximately 8,000 square feet. DeGroot responded to the staff report's questions pertaining to the large number of parking spaces provided on the site. DeGroot explained that the 81 parking spaces are based on the applicant's parking usage at their current facility. There will not be individual detention ponds built for individual parcels within the Stonewater-Crystal Springs PUD as an oversized detention pond has already been constructed for the site as part of the original Crystal Springs PUD.

Randy Pease:

Pease is the architect for the MiKids building. Pease gave a presentation explaining the changes that had been made to the building in response to the Planning Commission's comments during the approval of the Stonewater-Crystal Springs PUD. The Planning Commission had noted that design elements such as the random orientation of vertical windows weren't consistent with the intent that the property serve as an architectural transition from commercial to residential. The intent behind the original design was to provide as much natural daylight into the building as possible. Pease explained that the new design represents a compromise between the needs of MiKids and the Planning Commission's concerns. The cadence of the windows has been changed to be more regular and the "lantern" on the top of the building has been pushed back to help with scale of the building.

Chair Giarmo asked Planner Sisson to comment on the request. Sisson explained that the proposed number of parking spaces is most likely justified by the needs of the applicant. The spaces are for the most part located within the rear and side of the lot, which is preferable from an aesthetic standpoint. Sisson reminded the Planning Commission that during the approval for the PUD, they had requested that the lighting match what has been provided across the street. Sisson explained that the proposed lighting didn't match what was provided across the street, but felt that the more important issue would be ensuring that the lighting on the east side of Kalamazoo was internally consistent. The Planning Commission expressed approval for the number of provided parking spaces and agreed with the Planner's recommendation to require lighting within the Stonewater-Crystal Springs PUD to remain consistent.

Motion: By Member Haagsma supported by Member Billips to approve the site plan for the 12,247 square foot medical office building with the following conditions:

1. The applicant shall comply with all recommendations of the Township Engineer and Fire Chief.
2. Light poles shall not exceed 20 feet in height.
3. All light poles and fixtures within the Stonewater-Crystal Springs PUD shall remain consistent with those approved for Mi Kids.
4. The monument sign shall be setback at least 10 feet from the right-of-way.

Discussion: None

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

Nays: None

Abstain: None

Motion: Passed

VII. UNFINISHED BUSINESS

None

VIII. GENERAL DISCUSSION

1. Discussion on Proposed Zoning Ordinance Amendments

The Planning Commission determined it had adequately discussed the proposed zoning ordinance amendments following the public hearing. No further discussion was necessary.

IX. ADJOURNMENT

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

Discussion: None

Ayes: Billips, 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 March 22, 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,

Lani Thomas, Secretary
Gaines Charter Township
Planning Commission

Dated: April 26, 2018