

**MINUTES OF THE GAINES CHARTER TOWNSHIP PLANNING COMMISSION
FOR THE REGULAR MEETING HELD ON
December 19, 2019
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

MEMBERS ABSENT: Waayenberg with notice.

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

II. CONSIDERATION OF MEETING AGENDA

No Changes

III. CONSIDERATION OF MEETING MINUTES

November 21, 2019 – Regular Meeting Minutes.

Motion: By Member Haagsma, supported by Member Rober to approve the minutes for the November 21, 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 Dr.

Ms. Turner expressed her continued dissatisfaction with construction traffic from Eastbrook Homes in the Cook's Crossing Development. Assistant Planner McKernan explained that future phases of Cook's Crossing will have a dedicated construction entrance off of 84th Street. McKernan agreed to contact Eastbrook Homes on Ms. Turner's behalf to try to address her current concerns.

VI. NEW BUSINESS

1. Public Hearing

a. Amendment to Chapter 10 Planned Unit Development Zoning Districts

Public hearing and second read for a proposed amendment to remove minimum lot size for General Use Planned Unit Developments.

Assistant Planner McKernan explained that it can be difficult to develop smaller properties under general commercial and office zoning regulations. Removing the minimum size requirement for PUDs will allow the Township greater flexibility to facilitate developments with desirable design elements, especially in areas like Dutton.

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

Motion: By Member Haagsma, supported by Member Rober to recommend approval of the proposed amendment to Section 10.3 (B) of the Zoning Ordinance to the Township Board.

Discussion: None

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

Nays: None

Abstain: None

Decision: Passed

b. Staybridge Suites PUD Amendment

Assistant Planner McKernan explained that in the past the Township has passed PUD Amendments by resolution by the Township Board. The Township Board approved a resolution to approve the major amendment to the Crossings PUD for the Staybridge Suites hotel. The Township Clerk has requested that future amendments be made by an approval ordinance of the Township Board. McKernan explained that he had drafted an ordinance and requested that the Planning Commission recommend approval of the ordinance to the Township Board.

Motion: By Member Haagsma, supported by Member Rober to recommend approval of the proposed ordinance for the Staybridge Suites Hotel to the Township Board.

Discussion: None

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

Nays: None

Abstain: None

Decision: Passed

VII. UNFINISHED BUSINESS

None

VIII. GENERAL DISCUSSION

1. Master Plan Discussion.

Planning Consultant David Jirousek guided the Planning Commission through a discussion of potential changes to the future land use map that will be included in the Master Plan Update.

- 100th Street and Division Avenue- The Planning Commission expressed approval of changing the area from “mixed-use” to low intensity commercial and office uses.
- Southwest Open Space Development- The Planning Commission expressed approval of changing the areas surrounding the corner of 100th Street and Kalamazoo Avenue from “open-space residential” and “rural” to “low-density residential” with the caveat that zoning would be tied to the availability of water and sewer.
- Southeast Rural Lands- The Planning Commission expressed approval of the concept of combining the A-R Agricultural-Rural Residential and A-B Agricultural/Agri-Business zoning districts to coincide with the future land use map’s single “rural” designation.
- 84th Street and Kalamazoo Avenue- Jirousek stated that the 84th Street/Kalamazoo Avenue subarea plan called for mixed-use commercial and residential development of varying densities at the southeast corner of 84th Street and Kalamazoo Avenue. Jirousek explained that this type of development would require public water to be extended from the tower at 92nd Street and Eastern Avenue. This would potentially create more pressure to develop residential developments along 92nd Street and Kalamazoo Avenue due to the presence of water. The Planning Commission stated that this issue would require future deliberation and did not commit to any changes to the future land use map in this area.
- Northeast Industrial Expansion-The Planning Commission instructed the Planning Consultant to include language in the Master Plan that stated that areas to south of the Steelcase PUD and north of 76th Street could be rezoned to industrial in the event that Rapid Drive or East Paris Avenue is extended to 76th Street.
- 60th Street and Hanna Lake Avenue- The Planning Commission approved of changing the master plan designation from “office/service” to “medium/high density residential” provided the master plan contains language that stresses the importance of quality design of the facades and layouts of apartment buildings.
- 68th Street and Kalamazoo Avenue- The Planning Commission expressed disapproval of changing the master plan designation for the area from “low density residential” to “commercial” or “office/service”. The Planning Commission stressed that they did not want to increase traffic in this location.
- Low-Density Residential- The Planning Commission expressed a desire to combine the RL-10 and RL-14 zoning districts. The Planning Commission was in favor of allowing duplexes by special use permit in the combined district.
- Northeast Sewer Expansion- The Planning Commission felt that the Master Plan should call for a study to be done at a later date whether to extend the sewer boundary south of 76th Street in the northeast corner of the Township.

IX. ADJOURNMENT

Motion: By Member Rober, supported by Member Thomas to adjourn the meeting at 8:30 pm.

Discussion: None

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

Nays: None

Abstain: None

Decision: Passed

Planning Commission Meeting Minutes- December 19, 2019

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 black ink that reads "Lani Thomas". The signature is written in a cursive style and is positioned above a horizontal line.

Lani Thomas, Secretary
Gaines Charter Township
Planning Commission

Dated: January 23, 2020