

**MINUTES OF THE GAINES CHARTER TOWNSHIP PLANNING COMMISSION  
FOR THE REGULAR MEETING HELD ON  
January 24, 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 Vice Chair Rober. A quorum was present.

**MEMBERS PRESENT:** Billips, Burns, Haagsma, Rober, Waayenberg

**MEMBERS ABSENT:** Giarmo and Thomas with notice.

**OTHERS PRESENT:** David Jirousek, Planning Consultant  
Matt McKernan, Assistant Planner  
Robin Haaksma, Recording Secretary

**II. CONSIDERATION OF MEETING AGENDA**

No Changes

**III. CONSIDERATION OF MEETING MINUTES**

December 20, 2018 – Regular Meeting Minutes

**Motion:** By Member Haagsma, supported by Member Waayenberg to approve the minutes for the December 20, 2018 Planning Commission Regular Meeting.

**Discussion:** None

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

**Nays:** None

**Abstain:** None

**Decision:** Passed

**IV. INQUIRY OF CONFLICT OF INTEREST**

None

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

**Mary Merritt, 2950 76<sup>th</sup> St.**, addressed the Planning Commission to see if anything can be done about the bright greenhouse lights shining into her windows. The neighbors have approached the business owner to see if the lights could be turned off for overnight hours. Assistant Planner McKernan explained they are aware of the issue and are looking into options. The farm may receive some protection from the Right to Farm Act. Supervisor Ward has a meeting scheduled with the business owners.

**VI. NEW BUSINESS**

**1. Advertised Public Hearings**

- a. Minor PUD Amendment – Arbor Financial Credit Union, 7200 Kalamazoo Ave SE (PUD)**  
*Minor amendment to the Stonewater-Crystal Springs Planned Unit Development to allow a monument sign with a 5 foot setback from a property line where a 20 foot setback is normally required.*

**Steve Vandersloot from Signart** explained the original sign location would be too hidden, and believes the new location is the most logical position for it to be installed.

Vice Chair Rober opened the public hearing at 7:20 pm.

**Bill Gill, 7312 Old Lantern Dr.**, was present on behalf of the Crystal Springs Home Owners Association. He asked for clarification of the exact placement of the sign. Assistant Planner McKernan explained that the sign would be adjacent to Kalamazoo Avenue. The PUD amendment would allow the monument sign to be closer to the north property line, which wouldn't impact the neighbors in Crystal Springs.

Vice Chair Rober closed the public hearing at 7:25 pm.

The planning commission asked if it would obstruct view for vehicles. Assistant Planner McKernan stated it would not obstruct view.

**Motion:** By Member Waayenberg, supported by Member Billips to approve the PUD amendment 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.

**Discussion:** None

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

**Nays:** None

**Abstain:** None

**Decision:** Passed

**b. Special Use Permit: East Cutlerville CRC, 501 68<sup>th</sup> St. SE (RL-10)**

*Special Use Permit request to allow an electronic changeable copy sign at East Cutlerville Christian Reformed Church.*

**Mike Tiesma of Midwest Sign** was present to answer any questions. He indicated the sign will remain the same size with the middle portion being replaced with an electronic message display.

Assistant Planner McKernan explained that the sign meets all standards of the ordinance. McKernan stated that the neighbor to the west had viewed the plans and stated there would be no issue with the sign because it doesn't point into any of his windows.

Vice Chair Rober opened and closed the public hearing at 7:10 pm.

Member Haagsma asked if the church had issue with following the hours of operation stipulated by the ordinance. The church had no objections.

**Motion:** By Member Haagsma, supported by Member Billips 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 hours of operation shall be from 6 am to 11 pm.

**Discussion:** None

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

**Nays:** None

**Abstain:** None

**Decision:** Passed

**c. Special Use Permit: Expansion of Non-Conforming Use – 10454 Pease Avenue SE (A-R)**

*Request for a Special Use Permit to expand a non-conforming use by allowing a 2,700 sq. ft. membrane covered storage structure (hoop building).*

Dennis Sikkema of DDM Development explained that the property owner would like the semi-permanent "hoop" building to protect some of the materials that are currently being stored outside. The building will improve the overall look of the property.

Assistant Planner McKernan explained that the property has been used for recycling and gravel removal operation on the property since the 1960s. The property was confirmed to be legal nonconforming when the Planning Commission approved of the construction of a building to house a truck scale in 2007. The applicant's current request will not allow the applicant to expand their operation beyond its current borders, but is simply covering existing storage areas on the site.

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

Member Burns asked what would be stored in the building. Mr. Sikkema stated it would be steel and equipment that is already on site.

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

**Discussion:** None

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

**Nays:** None

**Abstain:** None

**Decision:** Passed

## 2. PUD Reviews

### a. Alexander Trails PUD, 2451 76<sup>th</sup> St. (RL-14 & PUD)

*Continued discussion for a proposed residential PUD encompassing 147 acres at 2451 76<sup>th</sup> St. The proposed PUD is to contain 218 single family homes and 46 multi-unit buildings supporting 178 townhouse and attached condominium units.*

**Mick McGraw of Eastbrook Homes** stated they have met with Engineers and The Kent County Road Commission to make some revisions after the public hearing in December. Mr. McGraw also shared the development name will be Alexander Trails. It is named after the first names of the first two settlers in the area.

Assistant Planner McKernan stated that sidewalk locations are now clearly indicated and the two story condos will be kept further away from existing neighbors.

The Planning commission asked for clarification of the setbacks. Assistant Planner McKernan explained that the setbacks would be similar to those found in Cook's Crossing. The townhomes off of Terra Cotta would be setback at least 35 feet with a landscape buffer.

**Motion:** By Member Waayenberg, supported by Member Haagsma to adopt Resolution No. 19-1A-PC.

**Discussion:** None

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

**Nays:** None

**Abstain:** None

**Decision:** Passed

**b. StoneCo, 10175 Kalamazoo Ave. & 1560 100<sup>th</sup> St. (A-B)**

*Continued discussion to rezone approximately 43 acres of land from agricultural/Agri-Business to PUD-MR Mineral Removal. If approved, the rezoning would authorize the eastward extension of their existing gravel mining operations, across Kalamazoo Ave. and along the south side of 100<sup>th</sup> St.*

**Tony Halloran of Stone Co.** was present to address the Planning Commission.

The Planning Commission inquired if Stone Co. had met with the surrounding neighbors and come to agreements. Mr. Halloran indicated they had met with the neighbors and developed a plan that is agreeable for everyone.

Assistant Planner McKernan explained that Mr. Halloran had agreed to delay sending the request to the Township Board until March to allow more time for discussions on the feasibility of relocating the school house on the corner to a different property.

**Motion:** By Member Waayenberg, supported by Member Haagsma to forward the PUD-MR rezoning and associated Preliminary Plan to the Township Board with a recommendation by way of a formal resolution and move to approve the final mineral removal plan contingent upon Township Board approval.

**Discussion:** None

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

**Nays:** None

**Abstain:** None

**Decision:** Passed

**VII. UNFINISHED BUSINESS**

None

**VIII. GENERAL DISCUSSION**

**1. Master Plan Update**

**Planning Consultant David Jirousek** gave a presentation on the proposed timeline for the 2019 Master Plan update. Jirousek outlined his four step plan and indicated if they stay on task it is possible to complete the Master Plan update in 2019. Jirousek asked the Planning Commission to consider the amount of public input was necessary for the plan.

**2. Election of Officers**

**Motion:** By Member Haagsma, supported by Member Waayenberg to appoint the following Planning Commission positions for 2019. 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 Waayenberg, supported by Member Billips to adjourn the meeting at 8:25 PM.

**Discussion:** None  
**Ayes:** Billips, Burns, Haagsma, Rober, Waayenberg  
**Nays:** None  
**Abstain:** None  
**Decision:** Passed

**CERTIFICATION**

I hereby certify that the above is a true copy of the minutes from the January 24, 2019 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: February 28, 2019