

**MINUTES OF THE GAINES CHARTER TOWNSHIP PLANNING COMMISSION
FOR THE REGULAR MEETING HELD ON
July 25, 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: Billips, Burns, Giarmo, Haagsma, Rober, Thomas, Waayenberg

MEMBERS ABSENT: None

OTHERS PRESENT: Matt McKernan, Assistant Planner
David Jirousek, Planning Consultant
Cliff Bloom, Township Attorney
Robin Haaksma, Recording Secretary

II. CONSIDERATION OF MEETING AGENDA

No Changes

III. CONSIDERATION OF MEETING MINUTES

July 11, 2019 Special Meeting Minutes

Motion: By Member Rober, supported by Member Haagsma to approve the minutes for the July 11, 2019 Planning Commission Special 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. Stoneco, 1856 100th Street (A-B)

Continued discussion for a request to rezone 43 acres at the southeast corner of Kalamazoo Avenue and 100th St. from A-B to PUD-MR for the purpose of expanding Stoneco's mineral removal operation.

Chair Giarmo opened the floor for final public comments on the Stoneco rezoning request at 7:05 pm. There was no one present to comment on the rezoning request.

The Planning Commission is satisfied with the thorough resolution drafted by staff and the attorney. The resolution includes a detailed history of the rezoning request, a through list of findings, and conditions of approval. Member Haagsma noted that the resolution gives the impression that the entire membership of the Planning Commission and Township Board of Trustees attended the site visit to the Stoneco property and Doretta Anema's farm on June 19. Haagsma suggested that the third paragraph on page 5 be reworded to reflect that only some members of both bodies were there.

Ken Vermeulen, Attorney for Stoneco, requested to have condition listed under Subsection 7(c) revised to waive the requirement for evergreen trees along the tops of the berm in places in that are heavily wooded. Some of the property lines contain mature trees and evergreens along those berms will not have an impact. Attorney Bloom suggested changing the condition to read, "Township Zoning Administrator can determine which property lines require evergreens to be planted on berms."

- Motion:** By Member Burns, supported by Member Thomas to approve Resolution No. 19-07-PC with the following changes:
1. The third paragraph on page 5 shall be reworded to reflect the fact that not all members of the Township Board and Planning Commission were present for the June 19 visit to Stoneco property and Ms. Anema's farm.
 2. Add language to Subsection 7(c) on page 29 that will allow the zoning administrator to waive the requirement for evergreen trees on the berm in areas that are heavily wooded.

Discussion: None

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

Nays: None

Abstain: None

Decision: Passed

2. Advertised Public Hearings

a. 7930 East Paris Avenue (A-R)

Special Use Permit Request to allow for construction of an accessory building with a floor area of 2,400 square feet, exceeding the maximum square footage allowed by right in the A-R district.

Grant Baker, 7930 East Paris Ave. Baker would like to build an accessory building for storage of recreation vehicles (boat, trailer) currently being stored outside.

Assistant Planner McKernan explained that Baker already has an 800 sq. foot building and the proposed 2,400 sq. foot building put him over the limit of what he is allowed by right. The building is over 900 feet away from the nearest occupied structure and is not anticipated to create any issues for adjoining properties.

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

The Planning Commission asked the applicant if the building would be used for commercial purposes. Baker explained that it would be used solely for residential storage. Baker

explained that he would be happy to agree to an explicit prohibition of commercial activity as a condition of approval.

Motion: By Member Haagsma, supported by Member Billips 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.
3. The accessory building cannot be used for commercial purposes.

Discussion: None

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

Nays: None

Abstain: None

Decision: Passed

b. 7988 Division Avenue (RL-10)

Request to rezone the property from RL-10 to C-2 to allow for construction of a 4,500 square foot storage building for Freezer Depot.

Rick Weidenfeller, 7988 Division Avenue. Weidenfeller, owner of the Freezer Depot on Division Avenue would like to combine his two properties and construct a building to be used to clean and store commercial freezers that are currently housed outside on the property. The storage building would allow Weidenfeller to clean up the appearance of his property and protect his inventory from thieves.

Assistant Planner McKernan explained that this was the first step in a three-step process. The applicant's request will also require site plan approval and a variance from the Zoning Board of Appeals for the applicant's desired building setbacks. The ZBA meeting is scheduled for early August. The rezoning is rather straight forward. The applicant's property is master planned for "general commercial" uses and will be used in conjunction with an existing commercial property on Division Avenue. The applicant still has a bit more work to do on his site plan but the rezoning can proceed.

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

Brad Vanderband, 8012 Division Avenue. Vanderband's home is located directly south of the proposed building. His home is located uphill from the site and Vanderband is concerned about erosion at the property line and whether the building will be an eyesore. Vanderband has no issue with the rezoning, but would like the Planning Commission to register his concerns for the site plan review in the future.

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

The Planning Commission told Mr. VanderBand that his concerns can be addressed during the site plan review. The commissioners felt that approving the rezoning and combining the two lots would make the two lots easier to develop in the future if the Freezer Depot ever went away.

Motion: By Member Haagsma, supported by Member Waayenberg to recommend approval of the rezoning request to the Township Board.

Discussion: None

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

Nays: None

Abstain: None

Decision: Passed

3. Items Not Requiring a Public Hearing

a. Ada Bible, 2045 68th St. SE (RL-10)

Site plan review for an expansion to the parking lot of Ada Bible Church, 2045 68th St. SE.

Mani Rose, Ada Bible Church. Ada Bible would like to expand their parking lot. They intend to relocate the shrubs along the south side of the parking expansion to the east side of the entrance drive.

Assistant Planner McKernan explained that this was a straightforward request. The church has demonstrated that they need additional parking and have agreed to staff's request that all displaced landscaping be replanted on the site.

The Planning Commission agreed that Ada Bible church needed additional parking and approved of the location of the expansion.

Motion: By Member Waayenberg, supported by Member Haagsma to approve the parking lot expansion with the following conditions:

- 1.** The applicant shall comply with all recommendations of the Township Engineer and Fire Inspector.
- 2.** The existing approved landscaping on the south side of the parking lot shall be replaced with an equivalent amount of plantings.

Discussion: None

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

Nays: None

Abstain: None

Decision: Passed

b. 3526 and 3530 68th St. (C-2)

Informal discussion pertaining to a potential gas station on the south side of 68th St. in Dutton.

The Planning Commission has always had an informal rule that gas stations would not be allowed south of 68th Street. The Planning Commission agreed that it might make sense in this occasion due to the Amazon fulfillment center going in a mile to the east. The Planning Commission agreed with Staff that a gas station should only be allowed in this location if it were a unique design that met the intent of the 2008 Dutton subarea plan. This would mean setting the building back 10-15 feet from 68th Street and hiding the gas pumps behind the structure.

Assistant Planner McKernan explained that there were examples of “new urbanist” and “form-based code” style gas stations that might work on the site. McKernan explained that these types of designs couldn’t be developed under the current C-2 standards and that the ordinance would need to be amended or an overlay zoning district would need to be created to facilitate the request.

Robb Lamer, Exxel Engineering was present to get guidance from the planning commission. Before developing site plans his client wanted input on design and if variances on setbacks were a possibility.

The Planning Commission reiterated that they would be open to a well-designed gas station at this location and instructed the applicant to work with staff on designs and zoning changes to possibly facilitate a request.

c. Billboard Signs

First read for proposed amendments to the zoning ordinance pertaining to billboard regulations.

David Jirousek went over proposed changes for billboard signs in the Township. Jirousek instructed the Planning Commission to hold a public hearing on August 22.

Motion: By Member Haagsma, supported by Member Waayenberg to have staff schedule a public hearing to approve the zoning ordinance amendments.

Discussion: None

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

Nays: None

Abstain: None

Decision: Passed

VII. UNFINISHED BUSINESS

None

VIII. GENERAL DISCUSSION

None

IX. ADJOURNMENT

Motion: By Member Rober, supported by Member Waayenberg to adjourn the meeting at 8:10 pm.

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 25, 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: August 22, 2019