

**MINUTES OF THE GAINES CHARTER TOWNSHIP PLANNING COMMISSION
FOR THE REGULAR MEETING HELD ON
OCTOBER 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 Chair Giarmo. A quorum was present.

MEMBERS PRESENT: Billips, Burns, Giarmo, Haagsma, Rober, Thomas, Waayenberg

MEMBERS ABSENT: None

OTHERS PRESENT: Matt McKernan, Assistant Planner

II. CONSIDERATION OF MEETING AGENDA

No Changes

III. CONSIDERATION OF MEETING MINUTES

September 26, 2019 – Regular Meeting Minutes

Motion: By Member Haagsma, supported by Member Rober to approve the minutes for the September 26, 2019 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. Site Plan Review

a. Major PUD Amendment-Staybridge Suites, 1439/1469 Eastport Drive (PUD)

Continued review for a PUD amendment to allow for construction of a 4-story, foot hotel facility at 1439/1469 Eastport Drive SE.

Steve Bosch, Bosch Architecture

Bosch explained that the Planning Commission had requested that the hotel be setback further from Eastport Drive and that additional landscaping be planted to soften the look of the building. The hotel's setback from Eastport Drive has been increased from 7.5 feet to 22 feet. The setback increases even further on the west side of the property. Bosch presented renderings that showed how the increased building setbacks and additional landscaping

effectively soften the appearance of the building. Bosch explained that the height of the building (46 feet) is compatible with surrounding structures (Celebration Cinema- 45 feet, Crossings Apartments-35 feet).

Assistant Planner McKernan explained that the number of provided parking spaces has been altered due to the reconfiguration of the hotel/conference center, but still meets the Township's minimum requirements. McKernan instructed the Planning Commission to discuss whether the revisions to the site plan adequately addressed their concerns from the September meeting. The Fire Inspector has reviewed the site plans and only identified minor issues with the entrance drive that can be resolved following site plan approval. The Fire Inspector has no concerns about the height of the building.

The Planning Commission expressed satisfaction with the revised location of the hotel on the property. The majority of the Planning Commission stated that they were comfortable with the proposed height of the building. The Planning Commissioners expressed general approval of the landscaping plan but requested that the applicant submit a revised plan with more evergreen trees prior to the final public hearing at the Township Board in December.

Motion: By Member Haagsma, supported by Member Waayenberg to approve Resolution No. 19-10-PC, recommending approval of the Major PUD Amendment to the Township Board of Trustees. Approval of the Resolution is subject to the following condition:

1. The applicant shall submit a revised landscaping plan with additional evergreen trees along Eastport Drive prior to the December 9 Township Board meeting.

Discussion: None

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

Nays: None

Abstain: None

Decision: Passed

2. Public Hearings

a. Ordinance Amendments

Public hearing and review for proposed zoning ordinance amendments related to halfway houses.

McKernan explained that the proposed definition of "Family" had been amended to refer to "domestic help" in place of the term "servants". The revision was in response to Planning Commission comments at the first read of the ordinance amendments in September.

The Planning Commission approved of the change and requested that the definition of the functional equivalent of a family be amended to allow up to four unrelated adults instead of the proposed three unrelated adults. McKernan stated that he would make the requested alteration before presenting the amendments to the Township Board.

Chair Giarmo opened and closed the public hearing at 7:22 pm.

Motion: By Member Haagsma, supported by Member Rober to recommend approval of the proposed ordinance amendments to the Township Board of Trustees.

Discussion: None

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

Nays: None

Abstain: None

Decision: Passed

VII. UNFINISHED BUSINESS

None

VIII. GENERAL DISCUSSION

1. Upcoming Ordinance Amendments

Assistant Planner McKernan explained that there would be a first read for an ordinance amendment to remove the minimum required lot size for General Use Planned Unit Developments. McKernan explained that the proposed ordinance amendment is in response to the discussions pertaining to a gas station in Dutton. The Planning Commission expressed their willingness to approve a gas station in Dutton if it were built in a manner consistent with the Dutton subarea plan, which would not be possible under conventional zoning. Removing the minimum lot size for PUDs would allow the Township greater flexibility in creating developments that are consistent with the Township Master Plan.

IX. ADJOURNMENT

Motion: By Member Waayenberg, supported by Member Rober to adjourn the meeting at 7:45 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 October 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: November 21, 2019