

**MINUTES OF THE GAINES CHARTER TOWNSHIP PLANNING COMMISSION
FOR THE REGULAR MEETING HELD ON
September 26, 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, Giarmo, Haagsma, Rober, Thomas, Waayenberg

MEMBERS ABSENT: Billips with notice.

OTHERS PRESENT: Matt McKernan, Assistant Planner
Robin Haaksma, Recording Secretary

II. CONSIDERATION OF MEETING AGENDA

No Changes

III. CONSIDERATION OF MEETING MINUTES

August 22, 2019 – Regular Meeting Minutes

Motion: By Member Haagsma, supported by Member Rober to approve the minutes for the August 22, 2019 Planning Commission Regular Meeting.

Discussion: None

Ayes: 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. Advertised Public Hearings

a. Rezoning Request – 7864 Kalamazoo Avenue (A-R)

Request to rezone property located at 7864 Kalamazoo Avenue from A-R Agricultural-Rural Residential to RL-14 Low-Density residential.

Salvatore Uccello, 7864 Kalamazoo Avenue, was present to request rezoning of his property.

Assistant Planner McKernan stated this location is planned for low density residential on the future land use map and the master plan allows for the rezoning to RL-14 since utilities are

available. An identical rezoning request was approved for the property directly south of Mr. Uccello's home. The rezoning would allow Mr. Uccello to split two lots in front of his home.

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

Member Haagsma asked for clarification on the difference between RL-10 and RL-14 to make sure the rezoning wouldn't allow duplexes to be built. Assistant Planner McKernan confirmed that the RL-14 zoning district would not allow for duplexes. The Planning Commission discussed drainage from neighboring properties and that utilities are available.

Motion: By Member Waayenberg, supported by Member Haagsma to recommend approval of the request to rezone the property at 7864 Kalamazoo Avenue from A-R Agricultural Rural Residential to RL-14 Low Density Residential to the Township Board of Trustees.

Discussion: None

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

Nays: None

Abstain: None

Decision: Passed

b. Major PUD Amendment – Staybridge Suites, 1439/1469 Eastport Drive (PUD)

Revised plans for PUD amendment to allow for construction of a 4-story hotel facility at 1439/1469 Eastport Drive SE.

Steve Bosch, **Bosch Architects**, addressed the Planning Commission. Staybridge Suites has introduced a new company wide design standard, which necessitated an amendment to the previous plans that were approved in July.

Assistant Planner McKernan explained that the revised site plan conforms to most Township standards. The most pressing concern is that the proposed front-yard building setback from Eastport Drive has been decreased from 11.5 feet to 5 feet. The new layout has additional parking spaces to accommodate a larger meeting room. The proposed number of parking spaces is consistent with Township standards. The Fire Inspector and Township Engineer have not identified any major concerns with the new layout of the site.

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

The Planning Commission expressed their concern that a 5-foot building setback would not be appropriate for a 4-story building at this corner. The initially proposed 11.5-foot setback was more palatable because only a small portion of the building fronted on Eastport Drive. The Planning Commission expressed its desire for the applicant to submit revised plans and a building rendering that show an increased setback between the building and street that would allow for landscaping to soften the appearance of the hotel.

Motion: By Member Haagsma, supported by Member Rober to postpone a decision on the request to allow the applicant to submit revised plans taking Planning Commission comments into consideration.

Discussion: None

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

Nays: None

Abstain: None

Decision: Passed

c. Ordinance Amendment – Chapter 22, Rural Open Space Community Developments

Public hearing for a proposed zoning ordinance amendment that would remove Chapter 22, Rural Open Space Community Development.

Assistant Planner McKernan addressed the Planning Commission. The Township has received proposals for developments under Chapter 22 that do not represent the original desired layout of Rural Open Space Developments. He recommends pulling the chapter to revise the language so more open space is preserved.

Chair Giarmo opened and closed the public hearing at 7:40 pm.

The Planning Commission agreed that some revisions are needed.

Motion: By Member Waayenberg, supported by Member Rober to recommend to the Township Board to amend the Zoning Ordinance to remove Chapter 22.

Discussion: None

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

Nays: None

Abstain: None

Decision: Passed

2. Agenda Items Not Requiring a Public Hearing

a. Ordinance Amendments – First Read

Discussion for proposed zoning ordinance amendments related to halfway houses.

Assistant Planner McKernan explained the proposed ordinance amendments are in response to resident concerns about halfway homes for sex offenders on Brownell Avenue. Part of the process of removing the homes on Brownell Avenue is to identify suitable alternative zoning designations for halfway homes. Planning Department staff held a subcommittee meeting with Supervisor Rob DeWard, Planning Commission Chair Connie Giarmo, and the Township Attorney to evaluate ordinance language and zoning designations that would be suitable for halfway homes. It was determined that Industrial zoning districts were the most desirable areas for these uses. There are numerous vacant lots and lots with existing legal nonconforming houses along Hanna Lake/East Paris Avenues, north of 68th Street, which would be suitable for these types of uses.

The Planning Commission expressed satisfaction with the proposed amendments and directed staff to schedule a public hearing for the October 24 meeting.

VII. UNFINISHED BUSINESS

None

VIII. GENERAL DISCUSSION

None

IX. ADJOURNMENT

Motion: By Member Haagsma, supported by Member Rober to adjourn the meeting at 8:20 pm.

Discussion: None

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

Nays: None

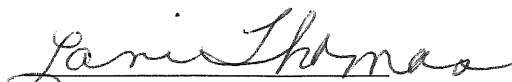
Abstain: None

Decision: Passed

CERTIFICATION

I hereby certify that the above is a true copy of the minutes from the September 26, 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,

A handwritten signature in cursive script that reads "Lari Thomas".

Lari Thomas, Secretary
Gaines Charter Township
Planning Commission

Dated: October 24, 2019