

**GAINES CHARTER TOWNSHIP**  
**PLANNING COMMISSION – REGULAR MEETING**  
Township Board Room - 8555 Kalamazoo Ave. S.E. Caledonia, MI 49316

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Tentative Agenda

7:00 p.m. – Thursday January 26, 2017

- I. **Call to Order and Roll Call**
- II. **Consideration of Agenda**
- III. **Consideration of Meeting Minutes**  
December 15, 2016 – *Regular Meeting Minutes*
- IV. **Inquiry of Conflict of Interest**
- V. **Public Comment on Non-Agenda Items**
- VI. **New Business**
  - 1. **Advertised Public Hearing Items**
    - a. **Paul Henry Trail Expansion in Dutton**  
Formal public hearing to receive public comments regarding proposed plans for the Paul Henry Non-Motorized Trail Connector in Dutton. The trail is to connect the existing trail north of 76<sup>th</sup> Street to 68<sup>th</sup> Street and to additionally extend a connection to Shadyside Park.
    - b. **7900 Kalamazoo Avenue SE-Rezoning Request**  
Request to rezone 7900 Kalamazoo Avenue from A-R Agricultural-Rural Residential to RL-10 Low-Density Residential.
  - 2. **Site Plan Review**
    - a. **Southland Autowash, 6700 Kalamazoo Avenue SE**  
Amendment to a site plan condition from February 2013 to allow Southland Autowash to extend the hours of operation to 9pm Monday thru Saturday.
- VII. **Unfinished Business-None**
- VIII. **General Discussion**
  - 1. **Paul Henry Trail Expansion in Dutton**
  - 2. **Election of Officers**
- IX. **Adjournment**

Persons with disabilities needing special accommodations should contact Kim Triplett at 616 698-6640 one week prior to the meeting to request mobility, visual or any other assistance.

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Tentative Agenda

**7:00 p.m. – Thursday, February 23, 2017**

- I. Call to Order and Roll Call**
- II. Consideration of Agenda**
- III. Consideration of Meeting Minutes**  
*January 26, 2017– Regular Meeting Minutes*
- IV. Inquiry of Conflict of Interest**
- V. Public Comment on Non-Agenda Items**
- VI. New Business**
  - 1. Advertised Public Hearing Items**
    - a. Special Use Permit: Group Child Day Care Center: 434 100<sup>th</sup> Street SE**  
Special use permit request to expand an existing Family Child Day Care Home (1-6 children) to a Group Child Day Care Home (7-12 children).
  - 2. Site Plan Review**
    - a. Hillside Community Church, 1440 68<sup>th</sup> Street SE**  
Hillside Community Church is requesting site plan approval for two expansions to the church located at 1440 68th Street. The church is located in the RL-10 Residential District where churches are classified as “Uses Permitted by Right.”
- VII. Unfinished Business-None**
- VIII. General Discussion**
- IX. Adjournment**

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Tentative Agenda

**7:00 p.m. – Thursday, March 23, 2017**

- I. **Call to Order and Roll Call**
- II. **Consideration of Agenda**
- III. **Consideration of Meeting Minutes**  
February 23, 2017– *Regular Meeting Minutes*
- IV. **Inquiry of Conflict of Interest**
- V. **Public Comment on Non-Agenda Items**
- VI. **New Business**
  - 1. **Advertised Public Hearing Items**
    - a. **610 Sunmeadow Drive: Special Use Permit-Accessory Building (RL-10 District)**  
Special Use Permit Request to allow an accessory building with a floor area of 576 square feet, exceeding the maximum square footage (392 SF) allowed by right in the RL-10 District.
    - b. **StoneCo Annual Operating Plan Review, StoneCo (StoneCo PUD-MR)**  
Annual review of the operating plan for the StoneCo Mineral Removal Operation.
    - c. **Major PUD Amendment to Preservation Lakes PUD at 9900 Eastern Avenue**  
Amendment to the Preservation Lakes Planned Unit Development to incorporate detached and 2-Unit condominium phase in the southeast corner of the PUD.
  - 2. **2016 Annual Report**
- VII. **Unfinished Business-None**
- VIII. **General Discussion**
- IX. **Adjournment**

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Tentative Agenda

**7:00 p.m. – Thursday, April 27, 2017**

- I. Call to Order and Roll Call**
- II. Consideration of Agenda**
- III. Consideration of Meeting Minutes**  
March 23, 2017– *Regular Meeting Minutes*
- IV. Inquiry of Conflict of Interest**
- V. Public Comment on Non-Agenda Items**
- VI. New Business**
  - 1. Advertised Public Hearing Items**
    - a. 7900 Kalamazoo Rezoning (A-R to RL-14)**  
Request to rezone property located at 7900 Kalamazoo Avenue from A-R Agricultural-Rural Residential to RL-14 Low-Density Residential. The purpose of the requested zone is to enable development of up to three lots for single-family homes.
    - b. 765 68<sup>th</sup> Street Rezoning (C-1 to RL-10)**  
Request to rezone property located at 765 68th Street SE from C-1 Neighborhood Commercial to RL-10 Low-Density Residential. The purpose of the requested zone is to enable development of one duplex.
    - c. Chipotle, 6333 Kalamazoo Ave Suite 450- Minor Amendment to Crossings PUD**  
Request for a Minor Amendment to the Crossings PUD to allow a Chipotle restaurant to replace 3 parking spaces with an outdoor seating area.
  - 2. Site Plan Review**
    - a. 6630 Kalamazoo Avenue (C-1)**  
Approval of outdoor seating area for Irie restaurant.
    - b. Preservation Lakes (Preservation Lakes PUD)**  
Final Plan Review for Major Amendment to the Preservation Lakes PUD.
    - c. Siliconature, 4501 68<sup>th</sup> Street SE (Steelcase PUD-LSP)**  
Site Plan Review for a 152,300 square foot light industrial manufacturing and warehouse facility situated on 22.14 acres at 4581 68th Street SE.
- VII. Unfinished Business-None**
- VIII. General Discussion**
- IX. Adjournment**

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Final Agenda

**7:00 p.m. – Thursday, May 25, 2017**

- I. Call to Order and Roll Call**
- II. Consideration of Agenda**
- III. Consideration of Meeting Minutes**  
*April 27, 2017– Regular Meeting Minutes*
- IV. Inquiry of Conflict of Interest**
- V. Public Comment on Non-Agenda Items**
- VI. New Business**
  - 1. Advertised Public Hearing Items**
    - a. Pine Rest Rustic Market, 389 68<sup>th</sup> Street SE (O-S)**  
Request for a Special Use Permit to allow for a 50' x 20' Tent to be located on the property for a "Tent Sale" for a period of 4 months: July 5 to October 31.
    - 2. Site Plan Review**
      - a. Swan Orthodontics 1723 68<sup>th</sup> Street SE (O-S)**  
Request for site plan approval for a 5,633 SF two-suite office building at 1723 68<sup>th</sup> Street.
      - b. Creekside Storage PUD Amendment, 1115 68<sup>th</sup> Street SE (PUD)**  
Request for an amendment to the Creekside Storage PUD &. Final site plan approval. The amendments pertain to a needed change to the layout of private road and the siting of the attached condominium buildings as a result of wetland avoidance. The amendment will result in a net reduction of 4 buildings and 8 dwelling units from the previous plan and the relocation of the roadway internal to the residential portion of the development.
- VII. Unfinished Business-None**
- VIII. General Discussion**
- IX. Adjournment**

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Tentative Agenda

**7:00 p.m. – Thursday, June 22, 2017**

- I. Call to Order and Roll Call**
- II. Consideration of Agenda**
- III. Consideration of Meeting Minutes**  
*May 25, 2017– Regular Meeting Minutes*
- IV. Inquiry of Conflict of Interest**
- V. Public Comment on Non-Agenda Items**
- VI. New Business**
  - 1. Advertised Public Hearing Items**
    - a. Creekside Storage PUD- Advisory Public Hearing**

Request for final site plan approval & an amendment to the Creekside Storage PUD. Amendment pertains to the avoidance of wetlands and the resultant realignment of the private road, layout of the dwellings, and a net reduction of 4 buildings (8 dwelling units) from the previously approved plan. No changes are proposed for the personal storage facility.
    - b. 99 Coleman Street SE- Accessory Building Request**

Special Use Permit Request to allow for construction of an accessory building with a floor area of 576 square feet, exceeding the maximum square footage (200 SF) allowed by right in the R-3 District.
    - c. 7743 Eastern Avenue SE- Accessory Building Request**

Special Use Permit Request to allow for construction of an accessory building with a floor area of 896 square feet, exceeding the maximum square footage (443 SF) allowed by right on this property in the RL-10 District.
  - 2. Site Plan Review**
    - a. Hanna Lake Trails-Final Preliminary Plat Review**

Approval of plans for development of a 52 unit (lot) single family platted subdivision utilizing open space preservation provisions of Section 6.4 (B) to allow for reduced minimum lot sizes on approximately 33.2 acres of land.
- VII. Unfinished Business-None**
- VIII. General Discussion**
- IX. Adjournment**

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Tentative Agenda

**7:00 p.m. – Thursday, July 27, 2017**

- I. Call to Order and Roll Call**
- II. Consideration of Agenda**
- III. Consideration of Meeting Minutes**  
*June 22, 2017– Regular Meeting Minutes*
- IV. Inquiry of Conflict of Interest**
- V. Public Comment on Non-Agenda Items**
- VI. New Business**
  - 1. Advertised Public Hearing Items**
    - a. 7921 Eastern Avenue SE-SPU Group Child Day Care Home (RL-10)**  
Special use permit request to expand an existing Family Child Day Care Home (1-6 children) to a Group Child Day Care Home (7-12 children).
    - b. Raitown Brewing Company- Major PUD Amendment**  
Request for a major amendment to the Dutton Mill Village PUD to allow for construction of a 5,983 SF Microbrewery & Restaurant.
- VII. Unfinished Business-None**
- VIII. General Discussion**
- IX. Adjournment**

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Tentative Agenda

**7:00 p.m. – Thursday, August 24, 2017**

- I. Call to Order and Roll Call**
- II. Consideration of Agenda**
- III. Consideration of Meeting Minutes**  
*July 27, 2017– Regular Meeting Minutes*
- IV. Inquiry of Conflict of Interest**
- V. Public Comment on Non-Agenda Items**
- VI. New Business**
  - 1. Advertised Public Hearing Items**
    - a. Huntington Bank, 6333 Kalamazoo Avenue SE- Minor PUD Amendment**  
Request for a Minor Amendment to the Crossings PUD to allow for the installation of a standalone drive-up automatic teller machine in the northeast corner of the Crossings Retail Center parking lot.
  - 2. Site Plan Review**
    - a. Railtown Brewing Company, 3595 68<sup>th</sup> Street SE-Major PUD Amendment**  
Request for a major amendment to the Dutton Mill Village PUD to allow for construction of a 5,983 SF Microbrewery & Restaurant.
- VII. Unfinished Business-None**
- VIII. General Discussion**
- IX. Adjournment**

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Tentative Agenda

7:00 p.m. – Thursday, September 28, 2017

- I. **Call to Order and Roll Call**
- II. **Consideration of Agenda**
- III. **Consideration of Meeting Minutes**  
*August 24, 2017– Regular Meeting Minutes*
- IV. **Inquiry of Conflict of Interest**
- V. **Public Comment on Non-Agenda Items**
- VI. **New Business**
  - 1. **Advertised Public Hearing Items**
    - a. **7471 Sunview Drive SE- SPU for Group Day Care Home (RL-10)**  
Special Use Permit Request to allow a single-family residence to be used as a Group Child Day Care Home (7-12 children).
    - b. **Preservation Lakes Phase 2- Preliminary Plat (PUD)**  
Approval of the preliminary plat of Preservation Lakes Estates Phase 2. Proposed development is a 30 lot single-family platted subdivision, having received prior conceptual approval within the Preservation Lakes PUD.
  - 2. **Site Plan Review**
    - a. **Dutton Christian Middle School (RL-10)**  
Site Plan Review for a 14,336 addition to the north side of Dutton Christian Middle School at 6729 Hanna Lake Avenue.
- VII. **Unfinished Business-None**
- VIII. **General Discussion**
- IX. **Adjournment**

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Tentative Agenda

**7:00 p.m. – Thursday, October 26, 2017**

- I. Call to Order and Roll Call**
- II. Consideration of Agenda**
- III. Consideration of Meeting Minutes**  
September 28, 2017– *Regular Meeting Minutes*
- IV. Inquiry of Conflict of Interest**
- V. Public Comment on Non-Agenda Items**
- VI. New Business**
  - 1. Advertised Public Hearing Items**
    - a. Explorer Estates Tentative Preliminary Plat (RL-10)**  
Approval of the tentative preliminary plat of Explorer Estates, an 8 lot single-family platted subdivision along Peerpoint Drive SE.
    - b. Hash Tag Acres Tentative Preliminary Plat (RL-10)**  
Approval of the tentative preliminary plat of Hash Tag Acres, a 27 lot single-family platted subdivision.
  - 2. Site Plan Review**
    - a. Summer Shores Minor PUD Amendment**  
Site Plan Review & Minor Amendment to the Summer Shores PUD to change the configuration and layout of Phase 3 from the originally approved four 4-Unit and one 3-Unit attached condominium buildings to four 2-Unit, one 3-Unit, and two 4-Unit attached condominiums.
- VII. Unfinished Business-None**
- VIII. General Discussion**
- IX. Adjournment**

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Tentative Agenda

7:00 p.m. – Thursday, November 16, 2017

- I. **Call to Order and Roll Call**
- II. **Consideration of Agenda**
- III. **Consideration of Meeting Minutes**  
*October 26, 2017– Regular Meeting Minutes*
- IV. **Inquiry of Conflict of Interest**
- V. **Public Comment on Non-Agenda Items**
- VI. **New Business**
  - 1. **Conceptual Discussion of Crystal Springs PUD: Commercial Development on the East Side of Kalamazoo Avenue.**
- VII. **Unfinished Business-None**
  - 1. **Site Plan Review**
    - a. **Hash Tag Acres Tentative Preliminary Plat (RL-10)**  
Discussion pertaining to the tentative preliminary plat of Hash Tag Acres, a 27 lot single-family platted subdivision.
- VIII. **General Discussion**
  - 1. **Master Plan Discussion**
- IX. **Adjournment**

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## Tentative Agenda

7:00 p.m. – Thursday, December 21, 2017

- I. **Call to Order and Roll Call**
- II. **Consideration of Agenda**
- III. **Consideration of Meeting Minutes**  
November 16, 2017– *Regular Meeting Minutes*
- IV. **Inquiry of Conflict of Interest**
- V. **Public Comment on Non-Agenda Items**
- VI. **New Business**
  1. **Advertised Public Hearings**
    - a. **Stonewater-Crystal Springs PUD**

The applicants request zoning approval of a 7.2 acre PUD extending approximately 750 feet north of Crystal Springs Drive SE on Kalamazoo Ave SE. Proposed are a credit union, a medical office and a retail/ service building. A three acre back lot is also included and planned to support professional offices or similar low impact non-retail uses. The request will rezone part of the existing Crystal Springs PUD and part of parcel 41-22-09-151-006 from RL -10 Residential and create a new commercial PUD.
- VII. **Unfinished Business-None**
  1. **Site Plan Review**
    - a. **Hash Tag Acres Tentative Preliminary Plat (RL-10)**

Discussion pertaining to the tentative preliminary plat of Hash Tag Acres, a 27 lot single-family platted subdivision.
- VIII. **General Discussion**
  1. **Master Plan Discussion**
- IX. **Adjournment**