

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

DRAFT Agenda

7:00 p.m. – Thursday, April 24th, 2025

- I. Call to Order and Roll Call**
- II. Consideration of Agenda**
- III. Consideration of Meeting Minutes**
 - a. Consideration of March 27th, 2025, Planning Commission Regular Meeting Minutes
- IV. Inquiry of Conflict of Interest**
- V. Public Comment**
- VI. New Business**
 - 1. Public Hearings**
 - a. 9744 Meadow Valley – Special Use Permit – Accessory Building
 - b. Stoneco 2025 Annual Operating Plan
 - 2. Site Plan Review**
 - a. None
 - 3. Items not requiring a Public Hearing**
 - a. 10505 Hanna Lake – 4 to 1 Ratio Wavier
- VII. General Discussion**
- VIII. 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.

DRAFT Minutes of the Gaines Charter Township Planning Commission

Regular Meeting held March 27th, 2025, at 7 pm

8555 Kalamazoo Ave., SE, Caledonia, MI 49316

MEMBERS PRESENT: Billips, Rober, Waayenberg, Wiersema, Giarmo, Haagsma

MEMBERS ABSENT: Thomas, with notice

STAFF PRESENT: Dan Wells, Community Development Director; Dakota Swan, Assistant Planner

I. CALL TO ORDER AND ROLL CALL

Chair Giarmo called the meeting to order at 7:02 PM.

II. CONSIDERATION OF MEETING AGENDA

No changes to the agenda.

III. CONSIDERATION OF MEETING MINUTES

Consideration of the February 27th, 2025, regular Planning Commission meeting minutes.

Motion: Motion by Haagsma, supported by Rober to approve the minutes of February 27th, 2025, with corrections.

DISCUSSION: On page two, 78th Street should be corrected to say 76th Street.

AYES: All

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (6-0)

IV. INQUIRY OF CONFLICT OF INTEREST

None.

V. PUBLIC COMMENT

Tom Werkema of 3547 68th Street said that he feels as though the Planning Commission should be including more than five items on their meeting agendas and that limiting the agenda to five items is holding back economic activity in the Township. He also shared some of his thoughts on the proposed updated Zoning Ordinance. Werkema stated that he feels as though inoperable vehicles should be permitted to be on someone's property longer than 48 hours. He also stated that he does not approve of the limitation on how many RV's are permitted to be stored on someone's property and the regulations regarding how they

should be stored. Planner Wells assisted Werkema in identifying the difference between the Future Land Use Map and the Zoning Map.

Bruce Beebe of 4645 76th Street approached the podium to speak about his experience negotiating a land deal with Microsoft. He explained that after the last Planning Commission meeting, Microsoft's Community Affairs Director was supposed to reach out to Beebe; 13 days passed with no contact. Beebe contacted Microsoft and got a response from Chris Irwin, Microsoft's Senior Land Acquisition Manager, who said that in late November he had instructed Microsoft's broker to contact Beebe's broker. Beebe said he still has not heard from Microsoft and he has questions for them.

Brian Sikkema, a land broker in the area, explained that Microsoft didn't do anything illegal. Negotiations were made in good faith; Microsoft has an extensive due diligence period, and although they put a lot of pressure on Beebe during negotiations, they were still acting within the due diligence period. Sikkema added it was never communicated that Microsoft had cold feet. Although Microsoft did nothing illegal, Sikkema said he feels as though this was a jarring way to treat people.

VI. NEW BUSINESS

1. Public Hearings

a. None

2. Site Plan Review

a. Eden Forest – Site Plan Amendment

Brad Walsh and Justin Longstreth of Orion Construction explained that they are seeking a site plan amendment to account for some changes they have implemented in the Eden Forest development. The changes implemented are as follows: remove one 4-unit building from site plan, increase one 4-unit building to become a 6-unit building, realign pedestrian path/ add a mid-street crossing, and relocate the playground equipment.

Walsh explained that the 4-unit building removed from the site plan was identified as having impacts on wetlands; Orion eliminated that building and increased the unit count of an adjacent building from four units to six units. Walsh said the playground was slightly shifted due to grading problems; collaboration with the Township Engineer on stormwater calculations revealed that the detention pond would have to increase in size, and therefore the playground would have to be relocated. Now the playground is proposed as being adjacent to an auxiliary building.

Commissioner Wiersema stated that his understanding was that the auxiliary building would be eliminated, however, he now can see that the playground will be between the building and Chartway Drive.

Chair Giarmo inquired about the relocation of the pedestrian path to the other side of the road; Walsh explained that Kentwood Community Church had concerns about the path's proximity to the road, so they shifted the roadway closer to the development and relocated the sidewalk to the eastern side of the road to create a buffer between the playground and the road.

Commissioner Wiersema and Planner Wells inquired about whether the road was actually relocated or if the sidewalk was not installed; Longstreth explained that they removed part of the road and shifted it approximately 10 to 15 feet westward. Longstreth added that they also included an elevated pedestrian crossing to slow traffic. Chair Giarmo said that the sidewalk not being on the same side of the road as the playground is not ideal in her way of thinking, as that would complicate access to the park space.

Planner Wells gave a brief overview of the request and explained that since there have been changes to the site plan that the Planning Commission had previously approved, Orion was required to come back to the Planning Commission for their consideration of the changes. Wells reiterated that two units were added to building 16, and that the reduction of 2 units from the removal of a four-unit building avoids impacts to wetlands. Wells added that although it is unclear what playground equipment will be used, Orion has committed to fencing the street facing side of the playground, but has not submitted detailed plans.

Commissioner Wiersema inquired about whether the sidewalk will be ADA compliant, to which Walsh responded yes. Planner Wells added that during the permitting process, the building official will also check for ADA compliance. Chair Giarmo stated that adequate playground space in a development is appreciated, however, she is unsure if crossing the road twice to get there is ideal.

Commissioner Wiersema said that the removal of a four-unit building makes sense to him, although he does have issues with the elevated pedestrian crossing being installed without approval from the Fire Marshall. Wiersema referenced previous discussion regarding poor communication from Microsoft and argued that the same thing may be happening here. Wiersema agreed with Giarmo and said he has concerns about children having to cross the road several times to access the playground and also mentioned that he was under the impression that the auxiliary building would be removed. Wiersema specified that he is unsure this request satisfies standards H, I, and M, which pertain to vehicle circulation, pedestrian circulation, and safety/ general welfare, respectively.

Commissioner Haagsma agreed with Wiersema that he has no issue with the reconfiguration of residential buildings; however, he expressed that it is unclear to him why the sidewalk to the playground has to cross the road. Planner Wells responded that there is a steep drop on the other side of the road; Commissioner Wiersema added that although topographical challenges persist on the site, this was an issue before the road was moved. Haagsma explained that he has concerns with Orion relocating the road and relocating the sidewalk to the other side of the road. He added that the playground feels like it was an afterthought.

Vice Chair Rober commented that once residents get used to the area, they will likely be driving at high speeds near the playground. Chair Giarmo agreed, and reiterated that although speeding is anticipated, two road crossings are necessary to access the playground, and she is not fond of this idea. Giarmo also said that moving the road and sidewalk without letting the Planning Commission know is a concern and was not done in good faith.

Commissioner Haagsma stated that if the sidewalk remained on the west side of Chartway Drive, he would feel more comfortable with the playground being relocated to its proposed location. Haagsma added that if the proposed pedestrian crossing is vegetative or includes significant landscaping, it could obstruct vision when looking to the north. He added that he understands the reconfiguration of residential buildings, but that he was struggling to grapple with the rest of the changes, especially since they were executed without approval or consideration from the Planning Commission.

MOTION: Motion by Wiersema, supported by Rober, to separate the first two items (removal of one 4-unit building and increase unit count of one building from 4 units to 6 units) from items 3 and 4.

DISCUSSION: None

AYES: ALL

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (6-0)

MOTION: Motion by Haagsma, supported by Waayenberg, to approve the removal of one 4-unit building and allow for an increase in the unit count on one 4-unit building to become a 6-unit building.

DISCUSSION: None

AYES: ALL

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (6-0)

MOTION: Motion by Waayenberg, supported by Billips, to postpone items 3 and 4 on staff report; realignment of pedestrian path, addition of a mid-street crossing, and relocation of playground.

DISCUSSION: Haagsma suggested addressing the relocation of the road in a separate motion, as that was a change to the site plan that was not granted approval by the Planning Commission or addressed in the staff report. Rober agreed that the road relocation is serious enough to warrant a separate motion to address it.

AYES: ALL

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (6-0)

MOTION: Motion by Haagsma, supported by Rober, to require the applicant to ask for road realignment when they return to the Planning Commission for further consideration.

DISCUSSION: Commissioner Haagsma inquired about denying certificates of occupancy until the road is remedied. Planner Wells advised that the Planning Commission may not have the authority to deny occupancy. Haagsma said that he thinks the Planning Commission needs to have Orion return for consideration since the road was moved without approval or consideration from the Planning Commission. Longstreth responded that the road was not moved in an effort to deceive the Planning Commission and that they did not realize moving the road would be of such concern. Ultimately the road was relocated for the sake of being a good neighbor to Kentwood Community Church. Commissioner Haagsma added that in addition to two road crossings being necessary to access the playground, the sidewalk terminates into a parking lot, which may confuse pedestrians. Planner Wells inquired about whether Orion has any plans to stripe the crosswalk near the playground, to which Longstreth responded that crossings are not planned for any other locations, however, if the Planning Commission would like to see that, Orion would be willing to incorporate striping into their site plan. Planner Wells advised that staff recommends striping on all crossings, and staff also requests the location of the playground and the equipment be determined and submitted for consideration. Chair Giarmo agreed and added that typically the Planning Commission requires sidewalks on both sides of the street, and that she thinks Orion would be well served to return to the Planning Commission and demonstrate sidewalks on both sides of the street.

AYES: ALL

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (6-0)

3. Items not requiring a Public Hearing

a. 6326, 6330, and 6338 Hanna Lake Avenue – Preliminary PUD – Authentix

Jordan Teichen of Continental Properties explained that Continental is seeking preliminary PUD approval to build a multifamily development featuring 336 units that also includes a dedicated park space to honor the legacy of the current property owner. The site plan provided has a reduction in the number of units as compared to previous submissions, in which 360 units were being proposed. Continental revised their site plan to eliminate a residential building, providing additional open space in the development and better pedestrian circulation. Continental intends to dedicate almost five acres of park space on Hanna Lake to the Township to honor the Verduin's legacy on the parcel, and Continental intends to present this idea to

the Township Board to get feedback on how they would like management of the park to be run; Teichen added that Continental will present the Board feedback at the next Planning Commission meeting. The architecture of the clubhouse has also been revised to better compliment the aesthetics and architecture of the residential buildings, and masonry is planned to be incorporated in the front façade of the clubhouse. Teichen stated that Continental is interested in getting feedback from the Planning Commission on the proposed color scheme of the residential buildings and added that the revised architecture and proposed color schemes aim to pay homage to a farmhouse style. Two building types are being proposed with two color schemes each, for a total of four different building variations. Teichen also clarified that the apartments will be garden style with individual points of entry for ground level units, and second floor units will share corridors for access. Teichen concluded by adding that wetland impacts have been significantly reduced since their submission for initial consideration.

Planner Wells clarified that if approval is granted, Continental would move on to seek final site plan approval from the Planning Commission and approval on the PUD rezoning from the Township Board.

MOTION: Motion by Waayenberg, supported by Haagsma, to take this item off the table for further discussion.

DISCUSSION: None

AYES: ALL

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (6-0)

Discussion: Commissioner Wiersema explained that he had visited Continental's Authentix property in Holland to view the development and inquired about building counts in the proposed Authentix community for Gaines Township. Wiersema suggested potentially relocating the clubhouse to be more central to the development to provide adequate access by foot to all residents. He added that it may be prohibitive to community building if only two residential buildings are in close proximity to the clubhouse. Wiersema also expressed concern that Continental is seeking PUD approval and site plan approval all in one application, as they are both reviewed under different sets of standards from the Zoning Ordinance. Although relocating the clubhouse would likely imply the elimination of several residential buildings, Wiersema advocated that centralizing the clubhouse would enhance the community aspect of the development and provide adequate access to all residents. Planner Wells clarified that if that many units were eliminated from the development, Continental would not be able to afford to finance the two lane bridge over the creek, which is required by the Fire Department. The proposed bridge is an expensive piece of infrastructure, and eliminating units would likely make the project impossible to finance.

Teichen echoed Wells's comments and added that there has been much discussion about the clubhouse location, and trying to find a balance between street frontage for the clubhouse and ease of access to

residents. To accommodate residents that would be farther from the clubhouse and other amenities, Continental is committing to providing a multi-use trail on the east side of the development, and plenty of parking spaces at the clubhouse.

Commissioner Waayenberg said that he appreciates the applicant not abandoning this project since the site is highly complicated and has required additional preliminary work, and he also appreciates the public benefits associated with this project. The Planning Commission previously expressed uncertainty regarding the unit counts of the residential buildings; Waayenberg added that these will not be the only 24-unit buildings in the township, and this PUD allows the Planning Commission to do something different. He also said that the location of the clubhouse closer to Hanna Lake would not be of nuisance to him if he lived in this development, and he anticipates that the walk to the clubhouse will be appreciated by residents who choose not to access the clubhouse by car. Overall, Waayenberg said that he is pleased with the progression of this project.

Commissioner Billips said that she sees both sides to the argument for relocating the clubhouse; it may be nice to leave it rather isolated to reduce nuisance for the majority of residents, but it also could be nice to centralize it for the sake of access. Building elevations identified workspaces in the clubhouse; Billips inquired about how many workspaces will be provided. Teichen responded that he would guess there are about 20 workspaces between high top tables and booths.

Commissioner Rober said that she likes the idea of centralizing the clubhouse; Teichen responded that the clubhouse is arguably the most interesting structure in the development, and it would make sense for it to be fronting on Hanna Lake.

Chair Giarmo inquired about how Continental intends to deal with non-residents visiting the park who may attempt to enter the pool, to which Teichen responded that Authentix management staff will be tasked with redirecting park visitors who do not have access to the pool. Chair Giarmo thanked Teichen on behalf of Continental's diligence during the development of this project. Planner Wells added that when Continental comes in for final site plan review, more details will be provided, and the Planning Commission will be able to review and provide comments again.

MOTION: Motion by Waayenberg, supported by Billips, to grant preliminary approval for site plan review and PUD rezoning.

DISCUSSION: None

AYES: ALL

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (6-0)

VII. GENERAL DISCUSSION

a. Use of 7330 Kalamazoo – Moxie Development

Max Grover, a local developer with Moxie Development, explained that he and his partner Trevor Petroelje are interested in getting the Planning Commission's thoughts on what the options for

development may be at 7330 Kalamazoo Avenue. The property is currently zoned as RL-14, and the owner is ready to sell and maximize the value of the property under O-S zoning; Grover and Petroelje are hoping to introduce a similar user to other retail buildings in the area, such as Arbor Credit Union or Heidi Christine's Salon. Grover clarified that they would want whatever goes into that parcel to work well and add value to the community.

Petroelje explained that this parcel fits well with adjacent uses in the area, and that the parcel is naturally buffered to the north and the east. Petroelje added that Moxie has developed sites for Metro Health, veterinary users, and several other multi-tenant buildings with similar uses. Currently they are considering an access drive either off of Kalamazoo Avenue, which may be safer, or an access point off of Crystal Springs Boulevard, which would entail some easement negotiations with another landowner in the immediate area.

Planner Wells explained that the property is future zoned as residential, and rezoning from residential use to something other than residential is going to be a big change. Wells noted that Grover contacted him a month prior to the meeting to inquire about the site, and Wells recommended that he seek preliminary consideration from the Planning Commission before moving forward due to what the future land use plan is designating this property as. Wells added that this parcel may be fitting for a neighborhood commercial development, and that he figured it would be worthwhile to get a "temperature read" from the Planning Commission prior to encouraging Grover to apply for a rezoning or site plan review.

Grover explained that initially a prospective daycare tenant kicked off the discussion surrounding development of this parcel; the daycare tenant has since put development on hold for their own internal reasons, and the parcel very well could become a daycare again, but Grover stated that they would love to see a bakery or similar neighborhood commercial use.

Planner Wells inquired about whether this parcel is included in the Crystal Springs HOA, to which Grover responded no.

Chair Giarmo said that she thinks an access point connecting to Crystal Springs Boulevard may be the safer option.

Commissioner Haagsma said that he has no issue with a doctor or a dentist going in at that location, however, he would not like to see a drive-through, and a restaurant user may make him "uneasy". Haagsma added that office uses wouldn't be too far off from what is already existing in the area, and he also noted the existing buffer. Haagsma added that he would like to minimize the number of curb cuts on Kalamazoo Avenue and would be in favor of an access point off of Crystal Springs Boulevard.

Planner Wells explained that in the event the property gets rezoned, any use permitted under the new zoning district would be permitted, and the Planning Commission would have little ability to dictate what kind of user would occupy the site. Wells added that conditional rezonings typically include a site plan, however, the Planning Commission does not have the ability to request a conditional rezoning from an applicant, and that an applicant would have to request a conditional rezone on their own. Petroelje said that the development team would be more inclined to provide a site plan upon the time of being considered for a rezoning request. Petroelje said that the development team intends to consider their

options internally and return for consideration when they have more details, likely in the next month or two.

VIII. **ADJOURNMENT**

The meeting adjourned at 8:55 PM.

CERTIFICATION:

I hereby certify that the above is a true copy of the minutes from the March 27th, 2025, Planning Commission 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

Date: _____

Gaines Charter Township

Planning Commission Memo

Meeting Date: April 24th, 2025

AGENDA ITEM: VI.1.a

PROPOSED REQUEST: Special Use Permit

ADDRESS: 9744 Meadow Valley

PARCEL NUMBER: 41-22-26-400-025

FILE NUMBER: 250226GA

APPLICANT: Gerald Almy

PROPERTY ZONING DISTRICT:
Agricultural/Agri-Business (A-B)

PROPERTY SIZE: 10.02 Acres

REPORT BY: Dakota Swan, Assistant Planner



OVERVIEW

Staff requests the Planning Commission consider the request for a Special Use Permit to allow for a 3,200 square foot pole barn in the A-B zoning district. There are 2,643 SF of accessory buildings already on the site, making a total of 5,843 SF of residential accessory buildings on the property.

Based on the current zoning ordinance, the property is limited to 2,400 SF of accessory buildings, or 3% of the lot size, whichever is less, hence the request for a Special Use Permit.

Based on the proposed updated zoning ordinance, the property is limited to 2,400 SF of accessory buildings plus 500 square feet per whole acre over one; the applicant has 10.02 acres, meaning that the maximum square footage of accessory buildings allowed is 5,000 SF. This request would make for a total of 5,843 SF of accessory buildings on the property, hence the request for a special use permit.

The proposed accessory building addition will be used primarily for personal residential storage use, specifically for trailers and vehicles.

Surrounding zoning:

	NORTH: Agricultural/Agri-Business (A-B)	
WEST: Agricultural/Rural-Residential (A-R)	SUBJECT PARCEL	EAST: Agricultural/Agri-Business (A-B)
	SOUTH: Agricultural/Agri-Business (A-B)	

CURRENT STANDARDS OF REVIEW

The request has been reviewed using the applicable review standards of Section 19.8 “General Standards for All Special Land Uses” and the specific standards of Section 20.2 (A) “Accessory Buildings – Standards for Increasing Maximum Floor Area”.

Section 19.8 General Standards for All Special Land Uses

The Planning Commission shall review the particular circumstances and facts of each proposed special use. In addition to the specific standards of consideration stated for each special use type within this Ordinance, it shall be guided in rendering a decision by the following general standards:

- A. *The proposed special use shall be sufficiently designed to maintain adequate provision for the protection of the health, safety, conveniences, and social and economic welfare of those who will use the special use, residents and landowners adjacent to the special use, and the community as a whole.*

Meets standard. The proposed accessory building will be used for residential storage purposes. As proposed, the use and character of the building will not hinder the health, safety, or economic welfare of surrounding properties or landowners.

- B. *The proposed special use shall be consistent with the intent of this Ordinance and the intent of the Master Plan.*

Meets standard. The 2023 Future Land Use Plan designates this parcel as rural. A request for a detached accessory building is consistent with the Master Plan's guidance for rural residential properties and is provided for by the Zoning Ordinance subject to certain standards being met.

If it is determined that the proposed accessory building is consistent with the standards of Section 20.2 (D), then consistency with the zoning ordinance will be achieved.

- C. *The special use shall not create or substantially add to traffic hazards in the area.*

Meets standard. As an accessory building intended to be utilized for residential storage, it is not anticipated that traffic will be affected.

- D. *Public services and facilities such as roads, police and fire protection, drainage structures, water and sewage facilities or schools, shall be sufficiently extended to the proposed special use such that load capacities are not exceeded.*

Meets standard. As a residential accessory building addition, staff does not anticipate any impacts on roads, police and fire protection, drainage structures, water or sewage facilities, or schools.

- E. *The proposed special use shall not set precedents for development which could adversely affect the long-term plans or policies of the Township.*

Meets standard. Accessory buildings of this scale are typical in rural areas of the township; most surrounding lots have large accessory buildings.

If the Planning Commission determines that the proposed accessory building meets the standards of Section 20.2 (D), the proposed special use will not set precedents for development that adversely impact the long-term plans or policies of the Township.

- F. *The proposed special use shall not have significant adverse environmental, ecological or natural resource impacts.*

Meets standard. The accessory building is not anticipated to have any impact on the environment and natural resources.

- G. *The proposed special use shall not have significant adverse impacts upon adjoining properties or uses.*

Meets standard. The proposed accessory building addition will be located in the rear yard near an existing accessory building, and all minimum setback distance requirements are met.

Section 20.2(D).4: Accessory Buildings – Standards for Increasing Maximum Floor Area

In considering a special use permit for an accessory building exceeding the maximum floor area, the Planning Commission shall consider the standards stated in Chapter 19 and the following additional standards:

A. *The intended use for the Building.*

Meets standard. The proposed accessory building will be used for residential storage and will be secondary to a primary residential use.

B. *The size, proposed location, type and kind of construction and general architectural character of the Building.*

Regulation	Required Setback	Proposed
Distance from Primary Building	10 Feet	Greater than 10 feet
Front Yard Setback	60 Feet with Type I Buffer	N/A
Side Yard Setback	20 Feet	73 feet
Rear Yard Setback	3 Feet	Greater than 3 feet
Maximum Building Height	20 Feet	19.5 feet

Meets standard. All setback requirements for the building have been met.

The building addition will be of pole barn construction with steel siding. It is unclear what the color of the building addition will be. Staff is recommending a condition of approval that the building be architecturally similar to the existing accessory building on the site.

C. *The type and kind of principal and Accessory Buildings and Structures located on properties in the same neighborhood.*

Meets standard. There are several accessory buildings similar in size to the proposed building located in the surrounding neighborhood.

D. *Whether the Building will affect the light and air circulation or views of any adjoining properties.*

Meets standard. The proposed building is not anticipated to affect light or air circulation on surrounding properties.

E. *The reason why the applicant has requested an Accessory Building in excess of the maximum floor area.*

Meets standard. The applicant desires additional square footage for residential storage purposes. The accessory building will not be utilized for commercial purposes.

F. *The extent the building absorbs required yards and other open spaces.*

Meets standard. The total requested square footage of accessory building coverage is less than 1% of the total lot size.

PROPOSED UPDATED STANDARDS OF REVIEW

In anticipation of the Zoning Ordinance update, this request has also been reviewed using the standards from Section 27.40 "Special Land Use Approval Standards" and Section 18.20 (A) 9 "Accessory Buildings,

Structures, and Uses: Oversized Accessory Buildings” from the most recent iteration of the updated Zoning Ordinance Draft.

Section 27.40: Special Land Use Approval Standards

The Planning Commission shall review the particular circumstances and facts of each proposed special use. In addition to the specific standards of consideration stated for each special use type within this Ordinance, it shall be guided in rendering a decision by the following general standards:

- A. **Zoning Ordinance and Master Plan:** *The special land use will be consistent with the goals, intent, and purposes of the Zoning Ordinance and the Master Plan. The associated site plan will comply with all requirements of this Ordinance and satisfy all site plan standards of approval.*

Meets standard. Accessory buildings are a permitted use in the ARR zoning district and are fairly typical in this area of the Township. The parcel is future zoned as rural; accessory buildings of this nature are consistent with the intent for the rural category on the 2023 Future Land Use Map.

If it is determined that the proposed accessory building is consistent with the standards of Section 18.20 (A) 9, then consistency with the zoning ordinance will be achieved.

- B. **Use Compatibility and Character:** *The site plan and buildings associated with the use will be designed and constructed, and the use will be operated and maintained in ways to ensure compatibility with adjacent and nearby land uses. Establishment of the use will not degrade the essential character of the area in which it is proposed. Further, it will not impede the normal and orderly development and improvement of surrounding property and shall not have significant adverse impacts upon adjoining properties or uses.*

Meets standard. This request is compatible with the development of other parcels in the area: there are several accessory buildings similar in size to the proposed building located in the surrounding neighborhood. The accessory building is not proposed to be in a location that would impede or otherwise impact further development and improvement of surrounding properties. As an accessory building intended to be used for residential storage purposes, it is not anticipated that it will have adverse impacts upon adjoining properties or uses.

- C. **Public Services and Infrastructure:** *The use and its associated buildings and site improvements will be adequately served by essential infrastructure and services, such as roads, stormwater drainage infrastructure, schools, law enforcement, and fire protection; will not create excessive additional requirements at public cost for infrastructure; and will not be detrimental to the economic welfare of the community.*

Meets standard. As an accessory building intended to be used for residential storage purposes, it is not anticipated that this request will be detrimental to the economic welfare of the community or create excessive infrastructural requirements.

- D. **Impact and Nuisances:** *The use and its associated buildings and site improvements will not be hazardous or disturbing to existing or future uses in the same general vicinity and in the*

community as a whole, and it will not involve uses, activities, processes, materials, equipment, or conditions of operation that will be detrimental to persons, property or general welfare by reason of excessive activity, noise, vibration, smoke, fumes, glare, odor, or visual impact.

Meets standard. It is not anticipated that the proposed accessory building will propose hazards or disturbances to existing or future uses in the general vicinity.

- E. **Environmental Impact:** *The use and its associated buildings and site improvements will not cause environmental degradation or significant change to landscapes, topography, and sensitive natural resources.*

Meets standard. Staff does not anticipate that the proposed accessory building will cause environmental degradation or impact topography and sensitive natural resources in the area.

- F. **Traffic:** *The use will not result in unsafe traffic conditions or negative impacts on bicycle and pedestrian travel and shall not create or substantially add to traffic hazards in the area.*

Meets standard. As a residential accessory building, staff does not anticipate any impacts to vehicle or pedestrian circulation in the immediate area.

- G. **Precedence and Reasonable Land Use:** *The proposed use shall not set precedents for development, which could adversely affect the long-term plans or policies of the Township. The proposed use will be reasonable.*

Undetermined. While accessory buildings are a permitted use and are fairly typical in rural areas of the Township, the scale of the building and total amount of accessory building square footage on the property is unusual for residential property.

Section 18.20 (A) 9: Accessory Buildings, Structures, and Uses – Oversized Accessory Buildings

The Planning Commission shall review the particular circumstances and facts of each proposed special use. In addition to the specific standards of consideration stated for each special use type within this Ordinance, it shall be guided in rendering a decision by the following general standards:

- A. *Whether the intended use of the accessory building(s) is authorized within the applicable zoning district.*

Meets standard. Residential accessory buildings are a permitted use in the ARR zoning district.

- B. *The size, type of construction, and general architectural character of the residential accessory building(s) are compatible with buildings in the vicinity.*

Meets standard. The proposed accessory building requires a Special Use Permit as it will make the overall square footage of accessory buildings on the site exceed the square footage allowed by-right by 843 SF; the size of the building is large but constitutes less than one percent of the total lot area. The pole barn is planned to be compatible with the home on the parcel and will be of the same general character as other accessory buildings on the site.

- C. *The resulting increase in size and scale of the residential accessory building(s) does not result in a visible impact that is overly obtrusive to neighboring residents.*

Meets standard. The accessory building is planned to be located in the rear yard to the east of the home on the parcel; there is a residential private drive to the east of the subject parcel (Kateri Way). There is a tree line running along the eastern property boundary that is anticipated to buffer the view of residents on Kateri Way, and a second tree line along the western property boundary is similarly expected to buffer the view for residents to the west.

- D. *Proposed setbacks from lot lines and separation from dwellings on the adjacent properties are appropriate based on the size and scale of the proposed accessory building(s).*

Regulation	Required Setback	Proposed
Distance from Primary Building	10 Feet	Greater than 10 feet
Front Yard Setback	60 Feet with Type I Buffer	N/A
Side Yard Setback	20 Feet	73 feet
Rear Yard Setback	3 Feet	Greater than 3 feet
Maximum Building Height	20 Feet	19.5 feet

Meets standard. All setback requirements are met as seen in the proposed site plan, and tree lines along both the eastern and western property lines offer increased separation from dwellings on adjacent properties.

- E. *If the property is intended to be divided in the future, the location of the residential accessory building(s) does not impact the ability to divide the land in a compliant manner while maintaining required setbacks from the building(s).*

Meets standard. While the applicant has not provided any indication that they intend to divide the property, the accessory building is planned to be located in a relatively unobtrusive spot. The proposed accessory building will be behind an already existing accessory building, and is not anticipated to impact the applicants ability to divide land any more than the existing accessory building.

- F. *The increase in residential accessory building square footage does not result in adverse stormwater runoff impact and degradation of sensitive natural resources.*

Meets standard. Staff does not anticipate adverse stormwater runoff impacts or degradation of sensitive natural resources as a result of this request.

STAFF RECOMMENDATION

Staff recommends approval of the Special Use Permit if the Planning Commission determines the scale and overall square footage of the combined accessory buildings is reasonable for this property.



FILE NO.

250226GA

8555 Kalamazoo Avenue SE • Caledonia MI 49316

Ph: 616 698-6640 • Fax: 616 698-2490

www.gainestownship.org

Special Use Permit

Project Address	9744 Meadow Valley, Caledonia, MI 49316		
Owner Name	Gerald Lawrence Almy III		
Owner Address	Street Address	City, State, Zip	
	9744 Meadow Valley	Caledonia, MI 49316	
Parcel Number(s):	41-22- 26-400-025	41-22- 26-400-025	
Description of Proposed Project/Use	Replace existing trailer port with a 40x80 pole barn.		

Applicant/Contact	Gerald Almy		
Applicant/Contact Address	Street Address	City, State, Zip	
	9744 Meadow Valley	Caledonia, MI	
Contact Info	Home / Office / Cell	E-Mail	
	248-798-7446 (cell)	gerrad.almy@firepros.com	
<i>"I" hereby certify to the correctness and knowledge of the information submitted and hereby agree to comply with the terms and requirements of all applicable Township ordinances. I also grant Township staff permission to enter onto the subject property in review of this application.</i>			
Signature			
<i>Please complete the appropriate Worksheet as part of your application packet (see Staff for more information) for: Planning Commission, Zoning Board of Appeals requests, Land Divisions, Combinations or Lot Line Adjustments.</i>			

Township Use Only

Current Zoning District:	RL-14	RL-10	R-3	R-4	C-1	C-2	O-S	I-1	I-2	PUD	A-R	A-B
One / Two Family Construction	☐	Zoning Board of Appeals	☐	Planning Commission	☐	Land Combination	☐					
Site Plan Review	☐	Rezoning / PUD Rezoning	☐	PUD Amendment	☐	Land Division	☐					
Subdivision / Site Condo Review	☐			Special Use Permit	☒	Lot Line Adjustment	☐					
Other:	ACCESSORY BLDG.											
Approved	☐	Approved with Conditions	☐	Denied	☐	Withdrawn	☐					
Zoning Administrator:											Date:	

Applicant Response to General Standards of Review

Special Land Uses are those that have been identified as uses requiring special consideration based upon their potential effect on the adjacent area. Special regulation of these uses is necessary to protect and preserve the quality of the Township's residential and commercial neighborhoods and not all locations are appropriate for all special uses. The proposed location, the site design and layout of the use, the size and magnitude of the use and hours of operation may all be important considerations.

1. How much traffic, what kind of traffic and at what times of the day and or week will traffic be generated by the proposed use.

None.

2. Will the use or activity generate any noise, dust, odor, light or other emissions? If so what type and how frequently.

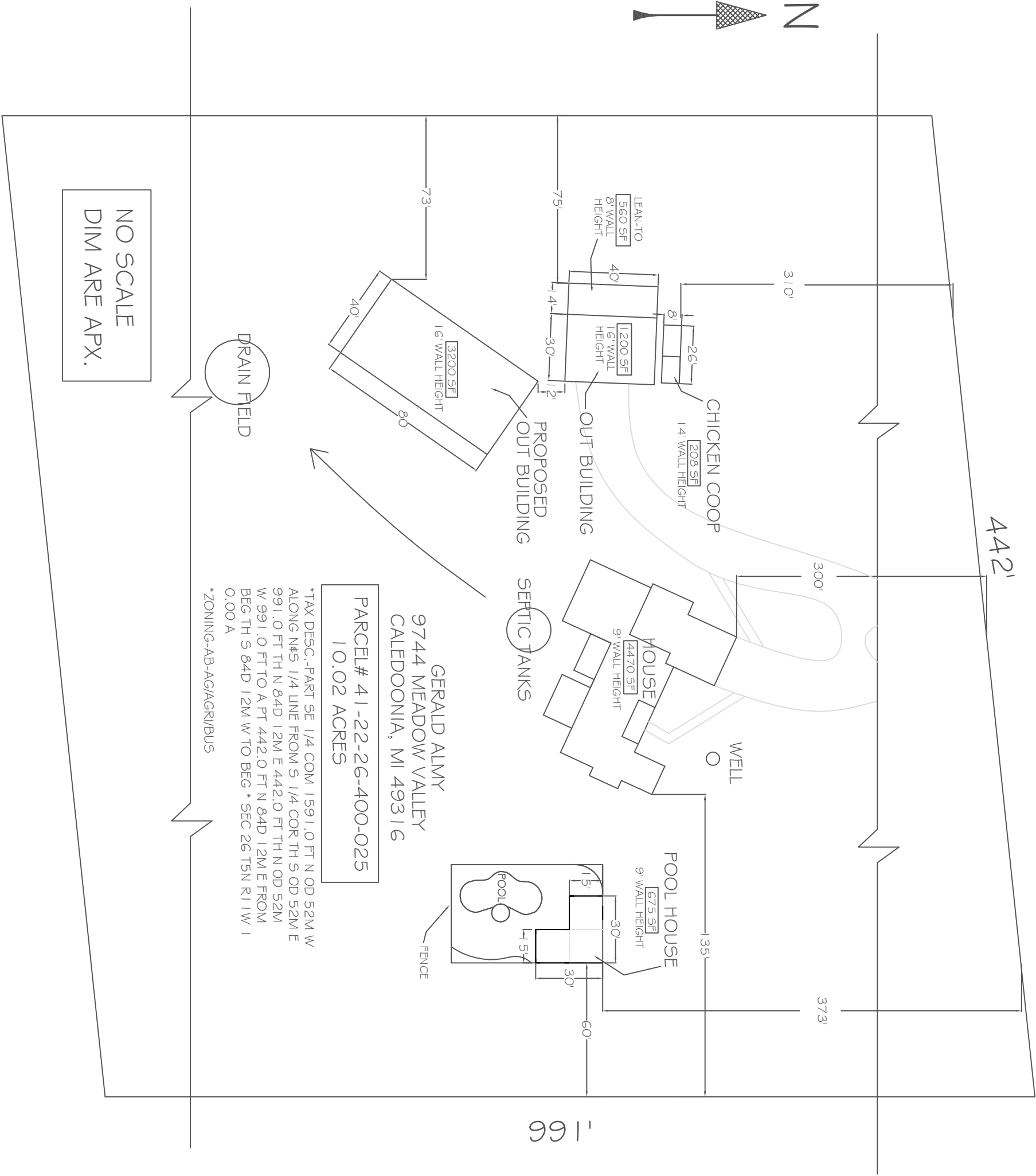
None.

3. In addition to the above, describe any other the activities or characteristics associated with the building(s) and use and what measures will be taken in the location design, and operation of the use to keep the use, building or activity in harmony with neighboring properties and avoid the imposition of adverse impacts on them and the community.

It will be used for personal storage of trailers and vehicles.

4. Describe how the proposed special use will avoid the creation of adverse environmental, ecological or natural resource impacts.

None, all existing water flow will continue to flow as is.



General Notes

POLE BARN

~SITE PLAN~

No.	Revision/Issue	Date

Firm Name and Address

Project Name and Address

ALMY
9744 MEADOW
VALLEY SE

Project	Sheet
Date 9/18/24	2/2
Scale NO SCALE	

Below is a picture of our entire property, and location of proposed pole barn. Red circle indicates the current trailer port we would like to replace with a 40x80 pole barn.



Below is a zoomed in view showing the current trailer port. Approximate location of pole barn is the blue box.



Date: 05/31/2024 - 11:31 AM

Design Name: Post Frame Design

Design ID:

MENARDS®

Design & Buy™

POST FRAME

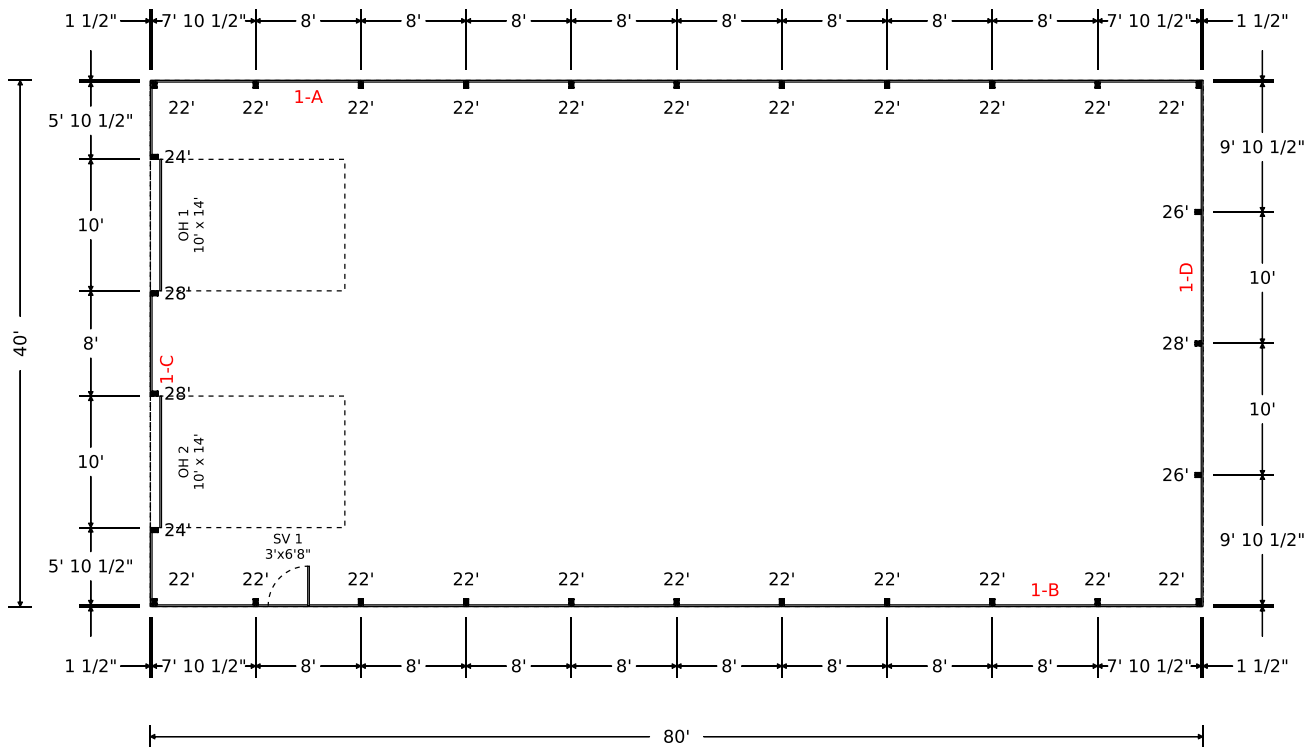
How to recall and purchase a saved design at home

- OR**
1. On Menards.com, enter "Design & Buy" in the search bar
 2. Select the Buildings Designer
 3. Recall your design by entering Design ID:
 4. Follow the on-screen purchasing instructions

How to purchase at the store

1. Enter Design ID: at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions.

FLOOR PLAN

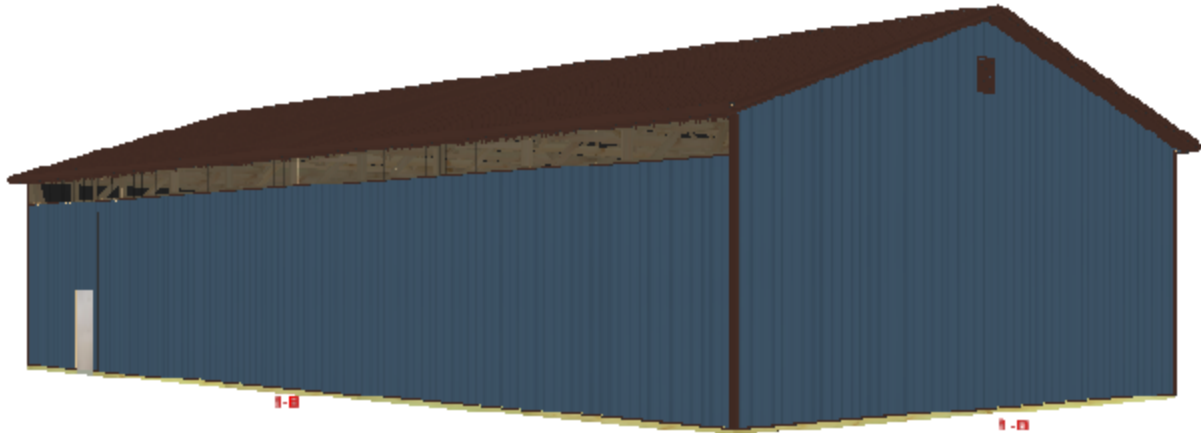
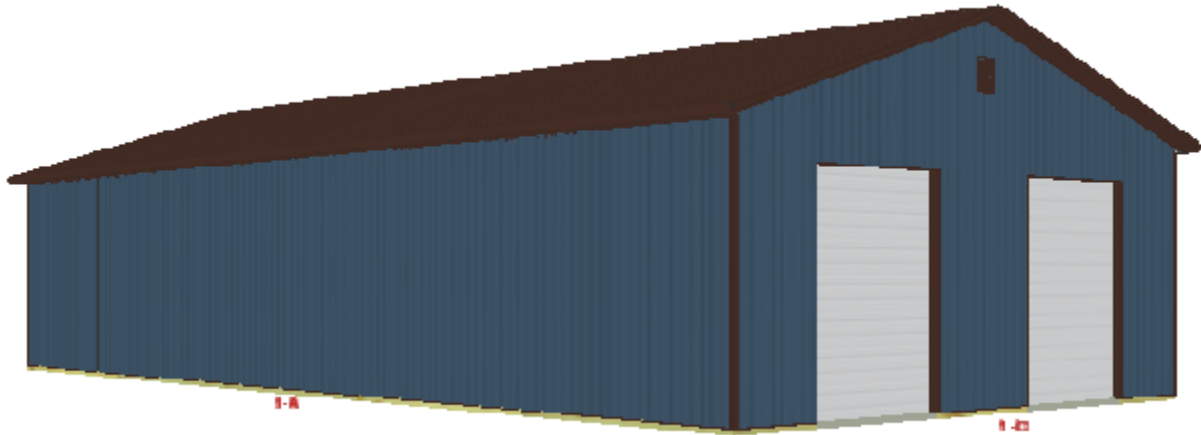


For other design systems search "Design & Buy" on Menards.com

Page 1 of 7



Elevation Views



Design #: 310153264071
Store: COMSTOCK PARK



Post Frame Building Estimate
Date: May 31, 2024 11:31:40 AM

Building Information

1. Building Use:	Code Exempt
2. Width:	40 ft
3. Length:	80 ft
4. Inside Clear Height:	16 ft
5. Floor Finish:	Concrete
6. Floor Thickness:	4 in
7. Post Foundation:	Post Embedded
8. Post Embedment Depth:	4 ft
9. Footing Pad Size:	14 in x 4 in

Wall Information

1. Post Spacing:	8 ft
2. Post Type:	Columns
3. Girt Type:	Flat
4. Exterior Wall Panel:	Pro-Rib
5. Exterior Wall Color:	Midnight Blue
6. Trim Color:	Brown
7. Gable Accent:	No
8. Sidewall A Eave Light:	None
9. Sidewall B Eave Light:	2 ft
10. Wall Fastener Location:	On the Rib
11. Bottom Trim:	Yes
12. Gradeboard Type:	2x8 Treated Gradeboard

Interior Finish

1. Wall Insulation Type:	None
2. Wall Liner Type:	None
3. Roof Condensation Control:	Block-It House Wrap

Roof Information

1. Pitch:	4/12
2. Truss Spacing:	8 ft
3. Roof Type:	Pro-Rib
4. Roof Color:	Brown
5. Ridge Options:	Universal Ridge Cap
6. Roof Fastener Location:	On the Rib
7. Endwall Overhangs:	1 ft
8. Sidewall Overhangs:	1 ft
9. Fascia Size:	6 in Fascia
10. Soffit Color:	Brown
11. Skylight Size:	None
12. Ridge Vent Quantity:	None
13. Ceiling Liner Type:	None
14. Purlin Placement:	On Edge
15. Ceiling Insulation Type:	None

Accessories

1. Outside Closure Strip:	Economy Vented
2. Inside Closure Strip:	Standard
3. Gable Vent Type:	18"x24"
4. Gable Vent Quantity:	2
5. Gable Vent Color:	Brown
6. Cupola Size:	None
7. Gutters:	Yes
8. Gutters Color:	Brown
9. End Cap:	No
10. Mini Print:	Email Only

Design #: 310153264071
Store: COMSTOCK PARK



Post Frame Building Estimate
Date: May 31, 2024 11:31:40 AM

Doors & Windows

Name	Size	Wall
Service Door	36"x80"	1-B
Overhead Door	10' x 14'	1-C
Overhead Door	10' x 14'	1-C

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

Midwest Manufacturing								Truss: P4035	
								JobName: PF STOCK Date: 02/16/17 14:26:37 Page: 1 of 1	
SPAN	PITCH	QTY	OHL	OHR	CANT L	CANT R	PLYS	SPACING	WGT/PLY
40-0-0	4/12	1	0-0-0	0-0-0	0-0-0	0-0-0	1	96 in	279 lbs

40-0-0

5-8-14 3-8-15 5-10-2 4-8-1 4-8-1 5-10-2 3-8-15 5-8-14

5-8-14 9-5-13 15-3-15 20-0-0 24-8-1 30-6-3 34-3-2 40-0-0

7x14 HS-18 8x12 HS-18 6x10 7x10 10x12 HS-18 8x12 HS-18 12x4 7x14 HS-18

0-0-0 9-5-13 10-6-3 10-6-3 10-6-3 9-5-13 40-0-0

9-5-13 20-0-0 30-6-3 40-0-0

All plates shown to be Eagle 20 unless otherwise noted.

Loading (psf)	General	CSI	Deflection	L/	(loc)	Allowed
TCLL: TABLE	Bldg Code: IBC 2015/	TC: 0.94 (10-11)	Vert TL: 1.09 in	L/ 431	(12-13)	L/ 120
TCDL: 4(rake)	TPI 1-2014	BC: 0.93 (11-12)	Vert LL: 0.78 in	L/ 600	(12-13)	L/ 180
BCCL: 0	Rep Mbr Increase No	Web: 0.89 (7-13)	Horz TL: 0.35 in		11	
BCDL: 5	Lumber D.O.L.: 115 %					

Reaction								
JT	Brg Combo	Brg Width	Rqd Brg Width	Max React	Max Grav Uplift	Max Wind Uplift	Max Uplift	Max Horiz
1	1	5.5 in	5.20 in	6,275 lbs	-	-409 lbs	-409 lbs	-80 lbs
11	1	5.5 in	5.20 in	6,275 lbs	-	-409 lbs	-409 lbs	-

THIS TRUSS ANALYZED FOR THE FOLLOWING LOADING CONDITIONS:						
GSL (PSF)	TCLL (PSF)	TCDL (PSF)	BCDL (PSF)	TOTAL (PSF)	(MAX.) O.C. Spacing	B.C. Purlin Spacing
40	24	4	5	33	9'-0"	Sheathed or Purlins at 10-0-0, Purlin design by Others.
50	30	4	5	39	8'-0"	Sheathed or Purlins at 10-0-0, Purlin design by Others.
70	40	4	5	39	6'-0"	Sheathed or Purlins at 10-0-0, Purlin design by Others.

Material

TC: SYP 2400/2.0 2 x 8

BC: SYP 2400/2.0 2 x 6

Web: SPF #2 2 x 4 except:

SPF 1650/1.5 2 x 4: 6-13

SPF Stud 2 x 4: 2-14, 4-14, 8-12, 10-12

Bracing

TC: Purlins at 24" OC, Purlin design by Others.

BC: Sheathed or Purlins at 10-0-0, Purlin design by Others.

Web: One Midpoint Row: 5-13, 7-13

Loads

1) This truss has been designed for the effects of balanced and unbalanced snow loads for hips/gables in accordance with ASCE7 - 10 with the following user defined input: TABLE psf ground snow load, Terrain Category C, Exposure Category Fully Exposed (Ce = 0.9), Risk Category I (I = 0.80), Thermal Condition Unheated (Ct = 1.2), DOL = 1.15. Unventilated. Unobstructed slippery surface. If the roof configuration differs from hip/gable, Building Designer shall verify snow loads.

2) This truss has been designed for the effects of wind loads in accordance with ASCE7 - 10 with the following user defined input: 105 mph (Factored), Exposure C, Enclosed, Gable/Hip, Risk Category I, h = 15 ft, Not End Zone Truss, Both end webs considered. DOL = 1.60

3) Minimum storage attic loading has not been applied in accordance with IBC 1607.1

4) In accordance with IBC 1607.1, minimum BCCL's do not apply.

5) This truss is designed as an agricultural truss which for the purposes of this program is defined as a structure that represents a low hazard to people and property. See BCSI-10 for installation and temporary bracing.

Member Forces													
Table indicates: Member ID, max CSI, max axial force, (max compr. force if different from max axial force). Only forces greater than 300lbs are shown in this table.													
TC	1-2	0.944	-15,070 lbs	4-5	0.792	-14,476 lbs	6-7	0.499	-9,936 lbs	8-10	0.900	-14,320 lbs	
	2-4	0.900	-14,320 lbs	5-6	0.499	-9,936 lbs	7-8	0.792	-14,476 lbs	10-11	0.944	-15,070 lbs	
BC	11-12	0.931	13,934 lbs	(-980 lbs)	12-13	0.910	11,148 lbs	(-609 lbs)	13-14	0.910	11,148 lbs	(-609 lbs)	
	14-1	0.931	13,934 lbs	(-980 lbs)	1-2	0.944	-15,070 lbs	2-3	0.900	-14,320 lbs	3-4	0.944	-15,070 lbs
Web	2-14	0.328	-812 lbs	5-13	0.886	-3,698 lbs	7-12	0.799	3,258 lbs	(-172 lbs)	12-13	0.910	11,148 lbs
	4-14	0.467	-1,684 lbs	6-13	0.750	4,621 lbs	(-263 lbs)	8-12	0.467	-1,684 lbs	10-11	0.944	-15,070 lbs
	5-14	0.799	3,258 lbs	(-172 lbs)	7-13	0.886	-3,698 lbs	10-12	0.328	-812 lbs			

JSI

1 = 0.90, 2 = 0.44, 3 = 0.59, 4 = 0.65, 5 = 0.84, 6 = 0.96, 7 = 0.84, 8 = 0.65, 9 = 0.59, 10 = 0.44, 11 = 0.90, 12 = 0.98, 13 = 0.95, and 14 = 0.98

Notes

- 1) Unless noted otherwise, do not cut or alter any truss member or plate without prior approval from a Professional Engineer.
- 2) When this truss has been chosen for quality assurance inspection, the Double Polygon Method per TPI 1-2007/Chapter 3 shall be used.
- 3) The fabrication tolerance for this roof truss is 5% (Cq = 0.95).
- 4) Building Designer shall verify self weight of the truss and other dead load materials do not exceed TCDL 4 psf.
- 5) Building Designer shall verify self weight of the truss and other dead load materials do not exceed BCDL 5 psf.
- 6) Design assumes minimum 2x (vertical orientation, visually graded) purlins attached to the TC at purlin spacing shown with at least 2-10d nails.
- 7) Brace bottom chord with approved sheathing or purlins per Bracing Summary.
- 8) Creep has been considered in the analysis of this truss.
- 9) The "SYP" label shown in the "Material Summary" above indicates the new SPIB design values effective June 1, 2013 were used.
- 10) Indicates lateral bracing required perpendicular to the plane of the truss at either the midpoint (one shown) or third points (two shown), bracing by others. See BCSI-B3 for additional information.
- 11) Listed wind uplift reactions based on MWFRS Only loading.

ALL PERSONS FABRICATING, HANDLING, ERECTING OR INSTALLING ANY TRUSS BASED UPON THIS TRUSS DESIGN DRAWING ARE INSTRUCTED TO REFER TO ALL OF THE INSTRUCTIONS, LIMITATIONS AND QUALIFICATIONS SET FORTH IN THE EAGLE METAL PRODUCT'S DESIGN NOTES ISSUED WITH THIS DESIGN AND AVAILABLE FROM EAGLE UPON REQUEST. DESIGN VALID ONLY WHEN EAGLE METAL CONNECTORS ARE USED.	TrueBuild® Software v5.2.253 Eagle Metal Products Dallas, TX 75234
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My Company Name Address 1 Address 2 City, State Zip							Truss: p40e JobName: new pf ends Date: 10/22/16 13:23:46 Page: 1 of 1		
SPAN 40'-0"	PITCH 4/12	QTY 1	OHL 0'-0"	OHR 0'-0"	CANT L 0'-0"	CANT R 0'-0"	PLYS 1	SPACING 48 in	WGT/PLY 225 lbs

All plates shown to be Eagle 20 unless otherwise noted.

Loading (psf)	General	CSI Summary	Deflection	L/	(loc)	Allowed
TCLL: 30 Snow(Ps/Pg): 28/50 TCDL: 4 (rake) BCLL: 0 BCDL: 5	Bldg Code: IBC 2012/ TPI 1-2007 Rep Mbr Increase: No Lumber D.O.L.: 115 %	TC: 0.57 (5-6) BC: 0.09 (15-16) Web: 0.84 (5-13)	Vert TL: 0.01 in Vert LL: 0 in Horz TL: 0 in	L/999 L/999	(10-11) 9	L/120 L/180

Reaction Summary							
Brg Combo	Brg Width	Max React	Ave React	Max Grav Uplift	Max Wind Uplift	Max Uplift	Max Horiz
1		1,632 lbs	180 plf	-24 lbs	-167 lbs	-167 lbs	-223 lbs

Material Summary	Bracing Summary
TC SPF 2100/1.8 2 x 6 BC SPF #2 2 x 8 Webs SPF Stud 2 x 4	TC Bracing: Purlins at 24" OC, Purlin design by Others. BC Bracing: Sheathed or Purlins at 10'-0", Purlin design by Others.

Loads Summary

1) This truss has been designed for the effects of balanced and unbalanced snow loads for hips/gables in accordance with ASCE7 - 10 with the following user defined input: 50 psf ground snow load, Terrain Category C, Exposure Category Fully Exposed (Ce = 0.9), Risk Category I (I = 0.80), Thermal Condition Unheated (Ct = 1.2), DOL = 1.15. Unventilated. Unobstructed slippery surface. If the roof configuration differs from hip/gable, Building Designer shall verify snow loads.

2) This truss has been designed for the effects of wind loads in accordance with ASCE7 - 10 with the following user defined input: 105 mph (Factored), Exposure C, Enclosed, Gable/Hip, Risk Category I, h = 15 ft, Not End Zone Truss, Both end webs considered. DOL = 1.60

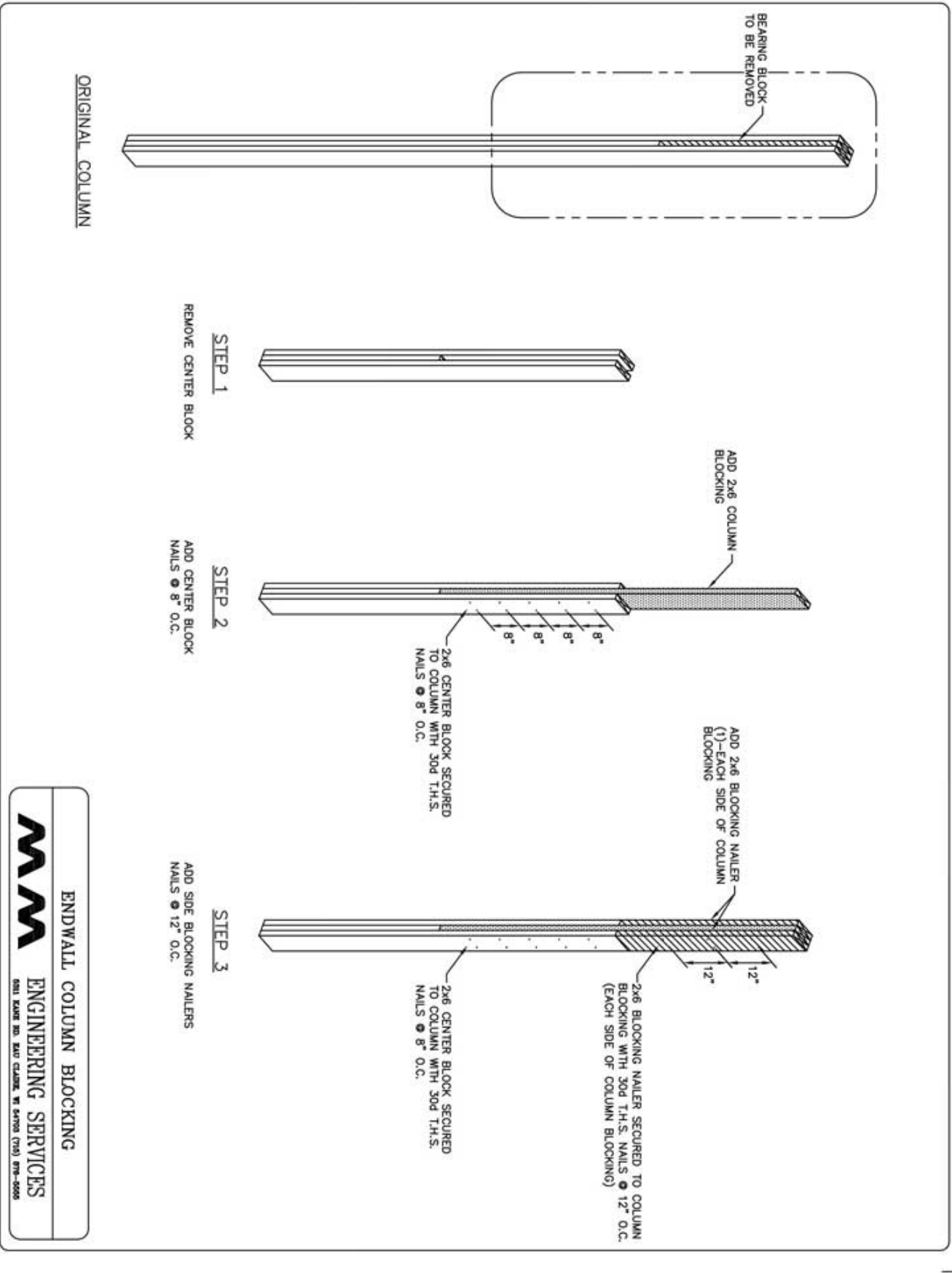
3) This truss is designed as an agricultural truss which for the purposes of this program is defined as a structure that represents a low hazard to people and property. See BCSI-10 for installation and temporary bracing.

Member Forces Summary							
Table indicates: Member ID, max CSI max axial force, (max compr. force if different from max axial force). Only forces greater than 300lbs are shown in this table.							
TC	2-4	0.558	-397 lbs	5-6	0.569	-520 lbs	
	4-5	0.569	-520 lbs	6-8	0.558	-397 lbs	
BC							
Webs	2-16	0.204	-923 lbs	5-13	0.838	-935 lbs	8-10
	4-15	0.542	-1,506 lbs	6-11	0.542	-1,506 lbs	

Notes:

- 1) Unless noted otherwise, do not cut or alter any truss member or plate without prior approval from a Professional Engineer.
- 2) Gable requires continuous bottom chord bearing.
- 3) Gable webs placed at 96" OC, U.N.O.
- 4) Attach gable webs with 2x6 20ga plates, U.N.O.
- 5) Bracing shown is for in-plane requirements. For out-of-plane requirements, refer to BCSI-B3 published by the SBCEA.
- 6) When this truss has been chosen for quality assurance inspection, the Effective Tooth Count Method per TPI 1-2002/A3.4 shall be used.
- 7) Building Designer shall verify self weight of the truss and other dead load materials do not exceed TCCL 4 psf.
- 8) Building Designer shall verify self weight of the truss and other dead load materials do not exceed BCDL 5 psf.
- 9) Design assumes minimum .x2 (flat orientation, visually graded) purlins attached to the top of the TC at purlin spacing shown with at least 2-10d nails.
- 10) Creep has been considered in the analysis of this truss.
- 11) Due to negative reactions in gravity load cases, special connections to the bearing surface at joints 1, 9 may need to be considered.
- 12) Listed wind uplift reactions based on MWFRS Only loading.

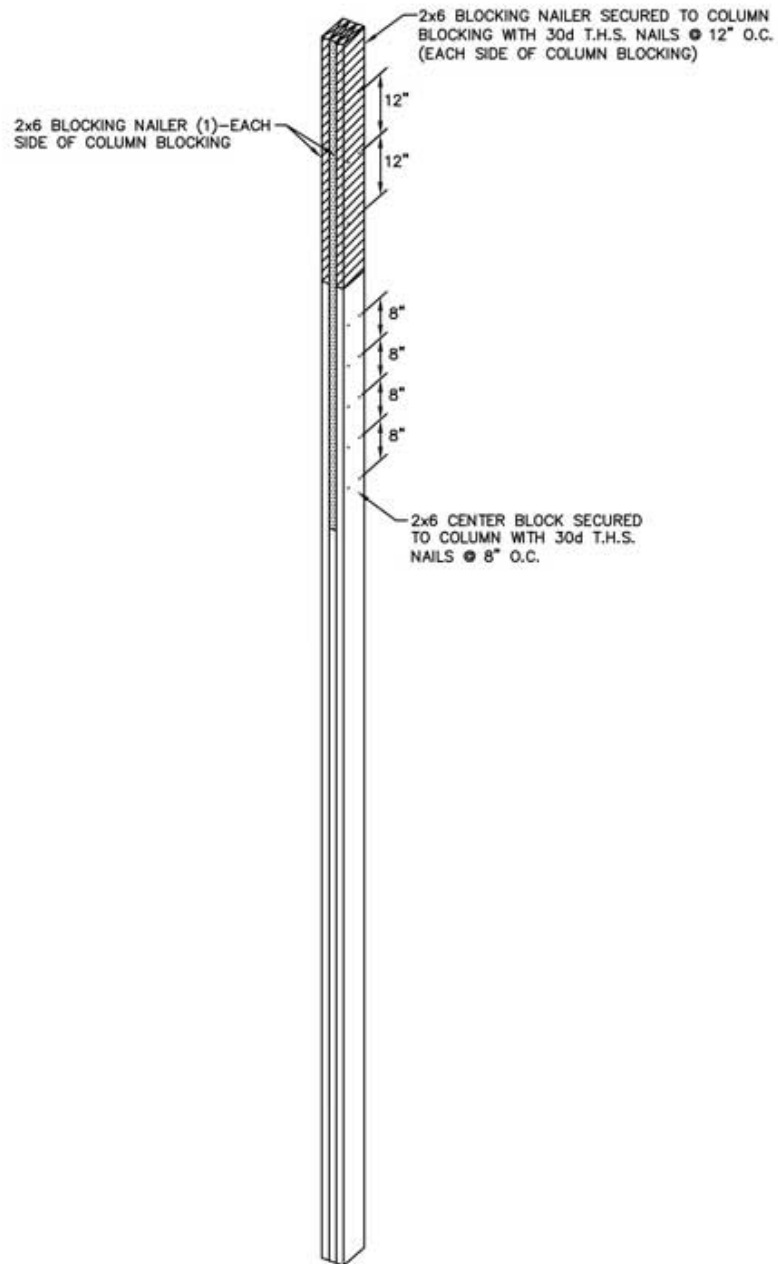
ALL PERSONS FABRICATING, HANDLING, ERECTING OR INSTALLING ANY TRUSS BASED UPON THIS TRUSS DESIGN DRAWING ARE INSTRUCTED TO REFER TO ALL OF THE INSTRUCTIONS, LIMITATIONS AND QUALIFICATIONS SET FORTH IN THE EAGLE METAL PRODUCTS DESIGN NOTES ISSUED WITH THIS DESIGN AND AVAILABLE FROM EAGLE UPON REQUEST DESIGN VALID ONLY WHEN EAGLE METAL CONNECTORS ARE USED.	TrueBuild® Software v5.5.2.220 Eagle Metal Products Dallas, TX 75234
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ENDWALL COLUMN BLOCKING

MM ENGINEERING SERVICES

ONEI EXETER RD. SAUD CLARK, WI 54703 (715) 878-6000



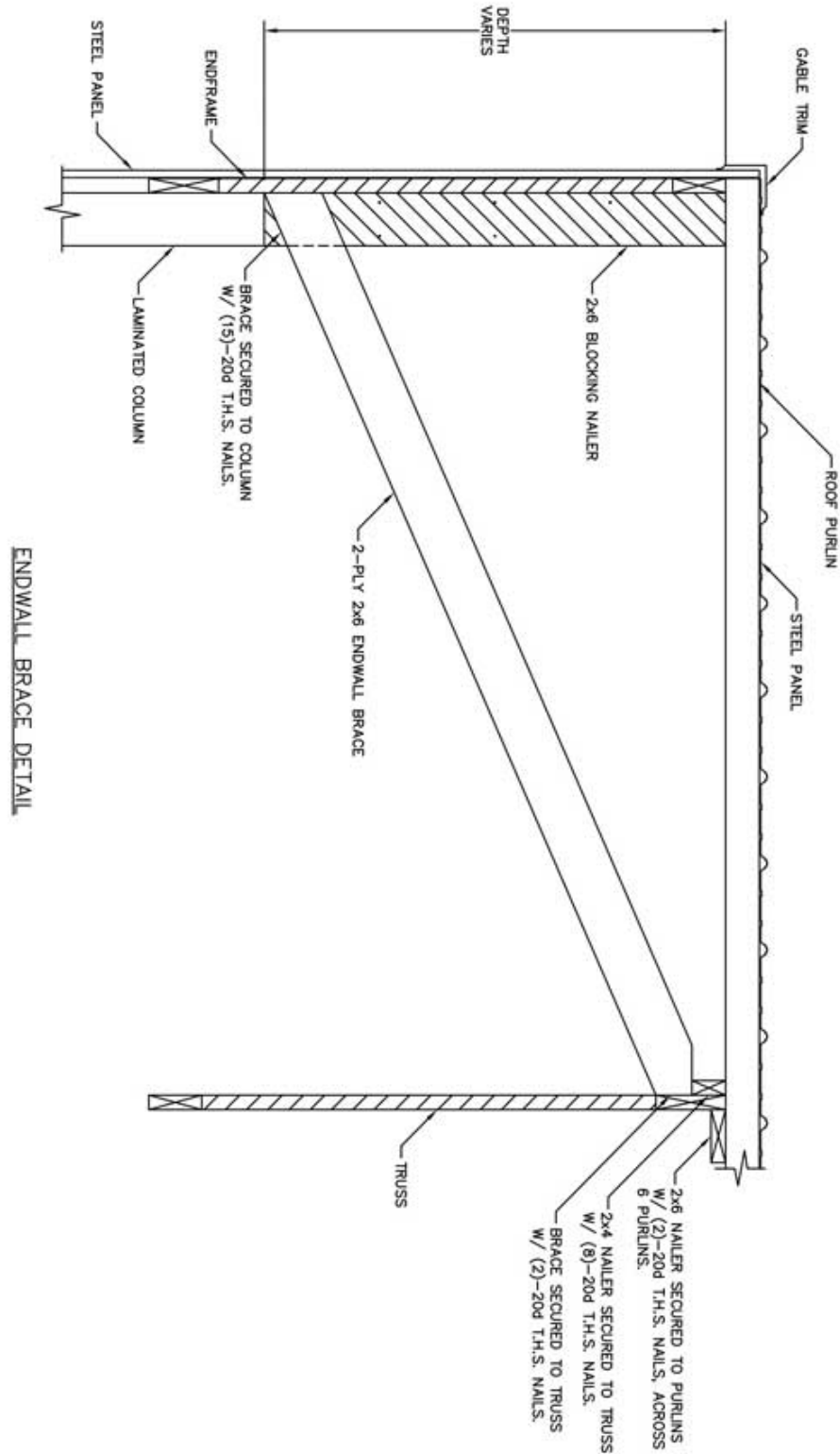
ENDWALL COLUMN BLOCKING DETAIL

ENDWALL COLUMN BLOCKING DETAIL



ENGINEERING SERVICES

5011 KANE RD. WAU CLATON, WI 54700 (715) 876-8800



ENDWALL BRACE DETAIL



ENGINEERING SERVICES
6001 KANE RD. SUIT 1000, WI 54705 (715) 878-6000

Gaines Charter Township

Planning Commission Memo

Meeting Date: April 24th, 2025

AGENDA ITEM: VI.1.b

FILE NUMBER: 250319GS

PROPOSED REQUEST: Annual Review 2024 and
Operating Plan for 2025

PROPERTY ZONING DISTRICT: "PUD-MR"
Planned Unit Development – Mineral Removal

ADDRESS: 1856 100th Street SE

PROPERTY SIZE: 72 Acres

PARCEL NUMBER: 41-22-33-100-022

REPORT BY: Dan Wells, Community
Development Director

APPLICANT: Garrett Singer for Stoneco



OVERVIEW

StoneCo Ltd. has provided their Annual Operating Plan for 2025 as required by Section 12.12 and 12.13 of the Zoning Ordinance (and by reference Sections 12.9B and 12.10). The Annual Operating Plan is also a requirement of the approving Resolution 2019-11.

2024 REVIEW

All economically viable sand and gravel reserves have been mined at the Barnaby parcel. Activities in 2024 included removing fencing, collapsing the berms that were formed from topsoil stockpiling into the open pit, and recontouring slopes to a 1:3 minimum slope. Portions of the pit were reseeded and some recontouring was done as erosion occurred.

2025 OPERATING PLAN

StoneCo has applied to conduct additional filling operations in the pit area. In cooperation with K&R, they desire to bring in 100,000-200,000 cubic yards of clean fill that is left over from the US 131 road project. The fill will be placed along the road frontage of 100th Street, creating a level area that can potentially be used for building homes. See the attached plan for details.

CURRENT STANDARDS OF REVIEW

The request has been reviewed using the applicable review standards of Sections 12.12 Submittal Requirements for Annual Operating Plan and 12.13 Review Standards for Annual Operating Plan, and the request has been reviewed using the applicable requirements contained in Resolution 2019-11, Section 7, paragraph gg.

Standard #1 – Requirements of Section 12.12

Section 12.12 of the Zoning Ordinance covers the annual operating plan submittal requirements and includes a reference back to Section 12.9 and an operation plan for the applicant.

Meets standard of Section 12.12 (and by reference Section 12.9).

Standard #2 – Requirements of Section 12.13

StoneCo has submitted maps/plans of the subject properties showing the limits of mining activity in 2023, and the area where reclamation activities occurred in 2024.

Meets Standards of Section 12.13 (and by reference Section 12.10).

Standard #3 – Requirements of Resolution 2019-11, Section 7, paragraph gg.

The resolution contains the same requirements as Section 12.10, Section 12.12, and Section 12.13 of the Zoning Ordinance but also contains additional detail regarding the permitted mining activity. Staff is unaware of any violations of the 33 standards contained in paragraph (gg) of the Resolution.

The Sand & Gravel Subcommittee determined it meets standards of Resolution 2019-11 and gave a positive recommendation for PC consideration.

PROPOSED UPDATED STANDARDS OF REVIEW

In anticipation of the Zoning Ordinance update, this request has also been reviewed using the standards from Section 18.190 E “Specific Use Requirements: Mineral Extraction, Operational Plan” from the most recent iteration of the updated Zoning Ordinance Draft.

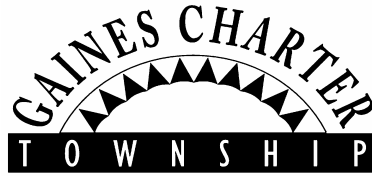
STAFF RECOMMENDATION

The Sand & Gravel Subcommittee met on March 17th, 2025, to review the operating and closure plan and determined the 2024 report and Annual Operating Plan for 2025 met the standards of Sections 12.12 and 12.13 of the Zoning Ordinance. They recommended approval of the 2025 Annual Operating Plan outlining fill operations.

Staff recommends approval of the 2025 Annual Operating Plan based on the applicant’s compliance with the requirements of the Zoning Ordinance and Resolution 2019-11.

FILE NO.

Gaines Charter Township
8555 Kalamazoo Avenue SE
Caledonia, MI 49316
Phone (616)6986640 Fax (616)698-2490



Application for Zoning Approval

Project Address	1856 100TH ST SE	
Owner Name	Michigan Materials and Aggregates (Stoneco)	
Owner Address	900 100th St.	
Parcel Number(s):	41-22- 33-100-022	41-22-
Description of Proposed Project/Use	Bring in Fill material to support reclamation efforts	

Applicant/Contact	Garrett Singer
Phone/Email	734-777-3874
"I" hereby certify to the correctness and knowledge of the information submitted and hereby agree to comply with the terms and requirements of all applicable Township ordinances. I also grant Township staff permission to enter onto the subject property in review of this application	
Signature	
For Planning Commission/Zoning Board of Appeals requests, and Land Divisions/Combinations, please complete the appropriate Worksheet as part of your application packet – See staff for more information	

Township Use Only

Current Zoning District: RL-14 RL-10 R-3 R-4 C-1 C-2 O-S I-1 I-2 PUD A-R A-B

___ One/Two-Family Construction	___ Rezoning/PUD Rezoning	___ Land Division
___ Special Use Permit Request	___ PUD Amendment	___ Text Amendment
___ Zoning Board of Appeals Request	___ Site Plan Review	
___ Subdivision/Site Condo Review	Other _____	

DENIED _____ APPROVED _____ APPROVED, WITH CONDITIONS _____ WITHDRAWN _____

ZONING ADMINISTRATOR SIGNATURE

DATE

FILE NO.

Site Plan

Please Show:

The property lines and their dimensions

The location, dimensions, setbacks, minimum building openings and distance between all existing and proposed structures

The gross floor area, listed by floor level, including basements.

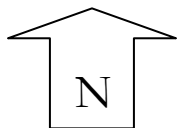
The location of all roads bordering or private drives/easements on the property

The location of all bodies of water, easements, utility lines, sidewalks, drives, septic systems, drain, and other improvements

Please Note: Setbacks must be measured from the edge of the street right of way (which is not the edge of the pavement) or from the edge of an access easement. Staff reserves the right to determine whether or not an application is complete.

Place site plan in this area*(failure to do this may result in an incomplete application)*

Gross Floor Area Calculations



Main Floor: _____ Second Floor: _____ Basement: _____ Total: _____ Garage: _____

Annual operating Plan for 2025
**STONECO 100th STREET OPERATION – 900 100th STREET,
BYRON CENTER, MICHIGAN 49315
February 27, 2025**

Stoneco has completed all Mining on the Barnaby parcel located east of Kalamazoo Avenue. Currently Stoneco is working on reclamation of the pit in accordance with the mining permit issued by Gaines township and the SESC permit with Kent County.

As progress on the Barneby East parcel continues, Stoneco in cooperation with our contractor Kamminga & Roodvoets inc. has an opportunity to bring additional clean fill material on site to aid and improve reclamation of the property beyond the original plans. This would allow for easier use of a portion of the property. Stoneco is currently working to obtain all requirements for allowing clean fill to be brought in. Due to a number of variables the exact amount of clean fill to be brought in is estimated to be between 100,000 and 200,000 C.Y. the prepared final grading plans has been based on 100,000 C.Y of clean fill being brought onsite. The sloping and grading of the property will remain the same grade as it currently is and originally approved as a 1:3 (V:H). Mr.Wells had several initial questions we have answered below.

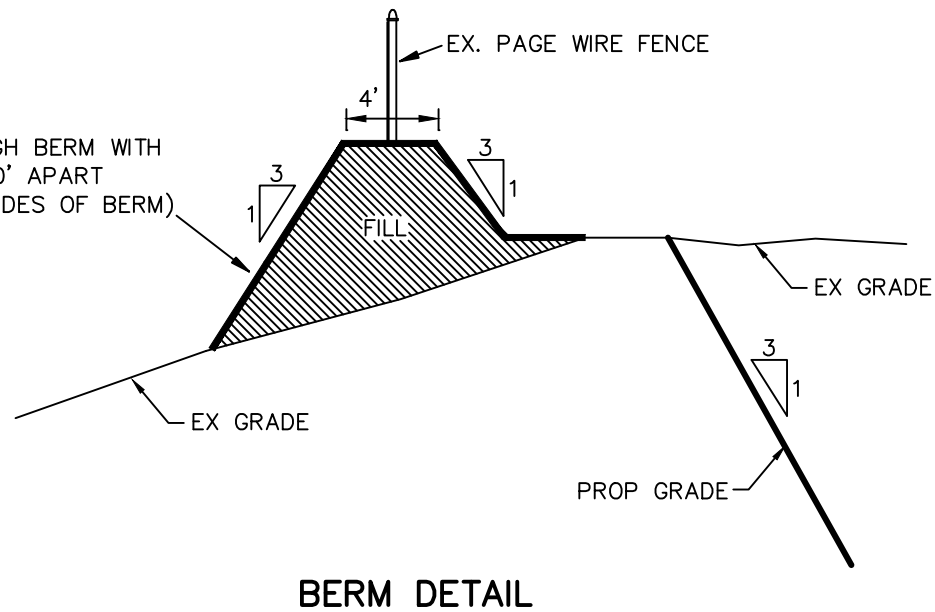
1. Existing conditions plan should be submitted for the baseline conditions.
 - Please see attached site maps 1 of 3.
2. Final grading plan
 - Please see attached site map 2 of 3.
3. Volume (estimate) of materials to be brought in (include source of materials) and type of fill to be placed on the Barnaby parcel - must specifically exclude any contaminated soils, tree stumps, asphalt millings, concrete, and similar materials from being placed
 - Estimated to be about 100,000 C.Y to 200,000 C.Y
4. Access and KCRC approval of access point/design of driveway.
 - Currently working with the KCRC, proposed locations were deemed acceptable, however still working on obtaining a permit. Dave Beck is the Permit Manager we are working with.
5. SESC permit
 - This property falls under our current SESC permit with KCRC. once the Driveway permit is approved the SESC permit will be updated.
6. Estimated number of trucks per day
 - Estimated number of trucks per day will be about 10 to 20 trucks making round trips between this location and the road construction site on US -131.
7. Equipment to spread/compact materials
 - Equipment used on site for material handling is likely to Bulldozers, likely D6 and D8 sized.

-
8. Hours of operation
No change to hours of operation is expected. With hours and days of operations currently limited to the following:
1. Monday - Friday - 7:00 a.m. to 7:00 p.m.
 2. Saturday - 9:00 a.m. to 3 :00 p.m. (maintenance work only on Saturday - no mining or mining operations)
 3. Sunday - No operation whatsoever.
 4. Holidays - Christmas Eve, Christmas Day, Thanksgiving, July 4th, Memorial Day, Labor Day and New Year's Day - No operations whatsoever.
9. Restoration plan
- Please see site plans 2 of 3. Most of the site will not have a change in restoration plan or grading plan, as any new activity will take place in the northern half of the property. all final slopes will be minimum 1:3 (V:H) slopes and seeded for stability. Site plan 3 of 3 shows a similar end use as previously provided.
10. Restoration bond ~ \$6,000 per acre
- Stoneco will obtain bond prior to any inbound material arriving onsite.
11. Dust control plan/noise control/street sweeping
- Dust and street sweeping will be performed as need by water trucks and street sweeping equipment operated by K&R.
12. End use plan /include septic drain field locations and how fill material will work with septic systems? Does it have infiltration capacity
- Proposed fill material will be clean fill from road subbase and local soils and likely to be similarly compatible with septic systems as typical soils in the area, however no infiltration capacity testing has been completed or is expected to be performed. This fill would not be a substitute for a proper septic system and drain field.
13. Storm water plan/environmental plan
- Stoneco will obtain any permits required through EGLE.
14. Monitoring plan, pencil in potential for monthly inspections by V&K, paid for by Stoneco.
- This should not be any problem.

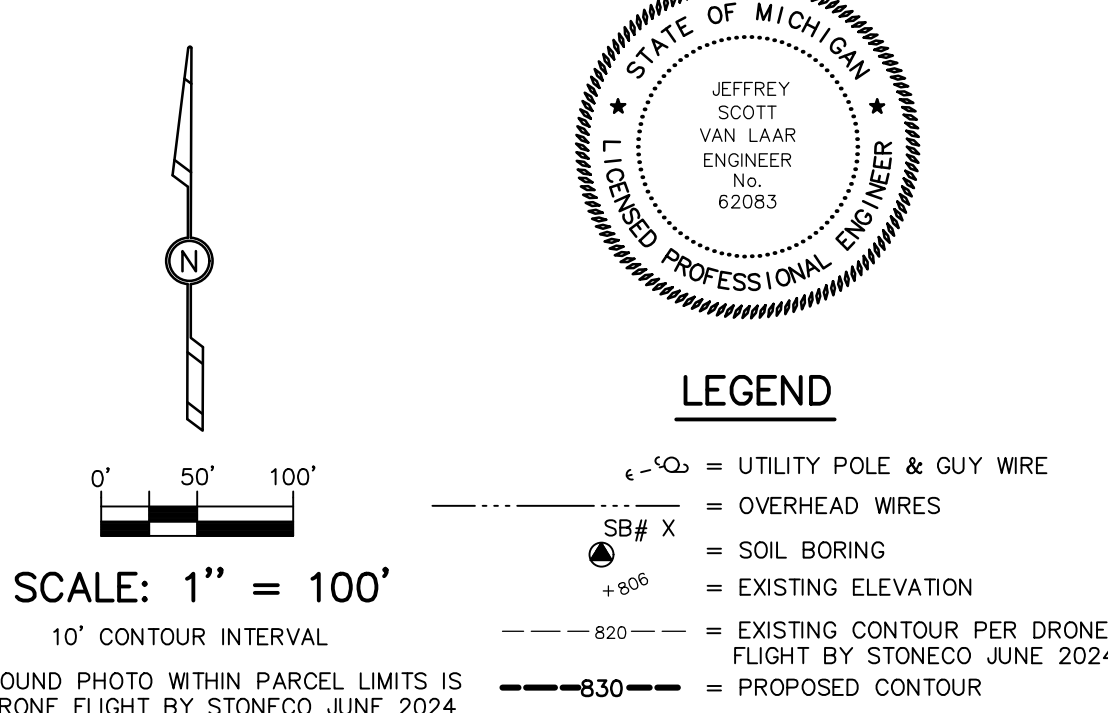


SOIL BORING LOG

BORING #1			
Depth	Material	Notes	
0-0	Top Soil		
0-10	Sand		
10-15	Sand w/ 20-30% Stone		
15-20	Sand w/ 20-30% Stone		
20-25	Sand w/ 20-30% Stone		
25-30	Sand w/ 20-30% Stone		
30-35	Sand w/ 20-30% Stone		
35-40	Sand w/ 20-30% Stone		
40-45	Sand w/ 20-30% Stone		
45-50	Sand w/ 20-30% Stone		
50-55	Sand w/ 20-30% Stone		
55-60	Sand w/ 20-30% Stone		
60-65	Sand w/ 20-30% Stone		
65-70	Sand w/ 20-30% Stone		
70-75	Sand w/ 20-30% Stone		
75-80	Sand w/ 20-30% Stone		
80-85	Sand w/ 20-30% Stone		
85-90	Sand w/ 20-30% Stone		
90-95	Sand w/ 20-30% Stone		
95-100	Sand w/ 20-30% Stone		
100-105	Sand w/ 20-30% Stone		
105-110	Sand w/ 20-30% Stone		
110-115	Sand w/ 20-30% Stone		
115-120	Sand w/ 20-30% Stone		
120-125	Sand w/ 20-30% Stone		
125-130	Sand w/ 20-30% Stone		
130-135	Sand w/ 20-30% Stone		
135-140	Sand w/ 20-30% Stone		
140-145	Sand w/ 20-30% Stone		
145-150	Sand w/ 20-30% Stone		
150-155	Sand w/ 20-30% Stone		
155-160	Sand w/ 20-30% Stone		
160-165	Sand w/ 20-30% Stone		
165-170	Sand w/ 20-30% Stone		
170-175	Sand w/ 20-30% Stone		
175-180	Sand w/ 20-30% Stone		
180-185	Sand w/ 20-30% Stone		
185-190	Sand w/ 20-30% Stone		
190-195	Sand w/ 20-30% Stone		
195-200	Sand w/ 20-30% Stone		
200-205	Sand w/ 20-30% Stone		
205-210	Sand w/ 20-30% Stone		
210-215	Sand w/ 20-30% Stone		
215-220	Sand w/ 20-30% Stone		
220-225	Sand w/ 20-30% Stone		
225-230	Sand w/ 20-30% Stone		
230-235	Sand w/ 20-30% Stone		
235-240	Sand w/ 20-30% Stone		
240-245	Sand w/ 20-30% Stone		
245-250	Sand w/ 20-30% Stone		
250-255	Sand w/ 20-30% Stone		
255-260	Sand w/ 20-30% Stone		
260-265	Sand w/ 20-30% Stone		
265-270	Sand w/ 20-30% Stone		
270-275	Sand w/ 20-30% Stone		
275-280	Sand w/ 20-30% Stone		
280-285	Sand w/ 20-30% Stone		
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295-300	Sand w/ 20-30% Stone		
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305-310	Sand w/ 20-30% Stone		
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320-325	Sand w/ 20-30% Stone		
325-330	Sand w/ 20-30% Stone		
330-335	Sand w/ 20-30% Stone		
335-340	Sand w/ 20-30% Stone		
340-345	Sand w/ 20-30% Stone		
345-350	Sand w/ 20-30% Stone		
350-355	Sand w/ 20-30% Stone		
355-360	Sand w/ 20-30% Stone		
360-365	Sand w/ 20-30% Stone		
365-370	Sand w/ 20-30% Stone		
370-375	Sand w/ 20-30% Stone		
375-380	Sand w/ 20-30% Stone		
380-385	Sand w/ 20-30% Stone		
385-390	Sand w/ 20-30% Stone		
390-395	Sand w/ 20-30% Stone		
395-400	Sand w/ 20-30% Stone		
400-405	Sand w/ 20-30% Stone		
405-410	Sand w/ 20-30% Stone		
410-415	Sand w/ 20-30% Stone		
415-420	Sand w/ 20-30% Stone		
420-425	Sand w/ 20-30% Stone		
425-430	Sand w/ 20-30% Stone		
430-435	Sand w/ 20-30% Stone		
435-440	Sand w/ 20-30% Stone		
440-445	Sand w/ 20-30% Stone		
445-450	Sand w/ 20-30% Stone		
450-455	Sand w/ 20-30% Stone		
455-460	Sand w/ 20-30% Stone		
460-465	Sand w/ 20-30% Stone		
465-470	Sand w/ 20-30% Stone		
470-475	Sand w/ 20-30% Stone		
475-480	Sand w/ 20-30% Stone		
480-485	Sand w/ 20-30% Stone		
485-490	Sand w/ 20-30% Stone		
490-495	Sand w/ 20-30% Stone		
495-500	Sand w/ 20-30% Stone		
500-505	Sand w/ 20-30% Stone		
505-510	Sand w/ 20-30% Stone		
510-515	Sand w/ 20-30% Stone		
515-520	Sand w/ 20-30% Stone		
520-525	Sand w/ 20-30% Stone		
525-530	Sand w/ 20-30% Stone		
530-535	Sand w/ 20-30% Stone		
535-540	Sand w/ 20-30% Stone		
540-545	Sand w/ 20-30% Stone		
545-550	Sand w/ 20-30% Stone		
550-555	Sand w/ 20-30% Stone		
555-560	Sand w/ 20-30% Stone		
560-565	Sand w/ 20-30% Stone		
565-570	Sand w/ 20-30% Stone		
570-575	Sand w/ 20-30% Stone		
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585-590	Sand w/ 20-30% Stone		
590-595	Sand w/ 20-30% Stone		
595-600	Sand w/ 20-30% Stone		
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605-610	Sand w/ 20-30% Stone		
610-615	Sand w/ 20-30% Stone		
615-620	Sand w/ 20-30% Stone		
620-625	Sand w/ 20-30% Stone		
625-630	Sand w/ 20-30% Stone		
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815-820	Sand w/ 20-30% Stone		
820-825	Sand w/ 20-30% Stone		
825-830	Sand w/ 20-30% Stone		
830-835	Sand w/ 20-30% Stone		
835-840	Sand w/ 20-30% Stone		
840-845	Sand w/ 20-30% Stone		
845-850	Sand w/ 20-30% Stone		
850-855	Sand w/ 20-30% Stone		
855-860	Sand w/ 20-30% Stone		
860-865	Sand w/ 20-30% Stone		
865-870	Sand w/ 20-30% Stone		
870-875	Sand w/ 20-30% Stone		
875-880	Sand w/ 20-30% Stone		
880-885	Sand w/ 20-30% Stone		
885-890	Sand w/ 20-30% Stone		
890-895	Sand w/ 20-30% Stone		
895-900	Sand w/ 20-30% Stone		
900-905	Sand w/ 20-30% Stone		
905-910	Sand w/ 20-30% Stone		
910-915	Sand w/ 20-30% Stone		
915-920	Sand w/ 20-30% Stone		
920-925	Sand w/ 20-30% Stone		
925-930	Sand w/ 20-30% Stone		
930-935	Sand w/ 20-30% Stone		
935-940	Sand w/ 20-30% Stone		
940-945	Sand w/ 20-30% Stone		
945-950	Sand w/ 20-30% Stone		
950-955	Sand w/ 20-30% Stone		
955-960	Sand w/ 20-30% Stone		
960-965	Sand w/ 20-30% Stone		
965-970	Sand w/ 20-30% Stone		
970-975	Sand w/ 20-30% Stone		
975-980	Sand w/ 20-30% Stone		
980-985	Sand w/ 20-30% Stone		
985-990	Sand w/ 20-30% Stone		
990-995	Sand w/ 20-30% Stone		
995-1000	Sand w/ 20-30% Stone		



BERM DETAIL



EXISTING CONDITIONS PLAN
STONECO OF MICHIGAN – 100TH STREET OPERATION
(EAST OF KALAMAZOO AVE.)

FOR: STONECO OF MICHIGAN, INC.
ATTN: GARRETT SINGER
3700 PATTERSON ROAD
MIDDLEVILLE, MI 49333

IN: PART OF SECTIONS 32 & 33, T5N, R11W,
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

REVISIONS:

exxel engineering, inc.
planners • engineers • surveyors
5252 Clyde Park, S.W. • Grand Rapids, MI 49509
Phone: (616) 531-3660 www.exxelengineering.com

DRAWN BY: JSV
APPROVED BY: JSV
FILE NO.: 171931E

PROJ. ENG.: JSV
PROJ. SURV.: VAD
DATE: 02/27/2025

SHEET
1 of 3

11. HOURS OF OPERATION WILL BE 7 AM — 7 PM MONDAY THROUGH FRIDAY; 7 AM — 3 PM SAT. WORK WILL EXCLUDE CHRISTMAS, THANKSGIVING, NEW YEARS DAY MEMORIAL DAY, LABOR DAY, AND THE FOURTH OF JULY.
12. DUST WILL BE CONTROLLED BY WATER TRUCKS AS NEEDED.
13. SIX SOIL BORINGS HAVE BEEN PERFORMED ON THE SITE. SEE SHEET EXISTING CONDITIONS PLAN.
14. THE PROPOSED DRIVE ENTRANCES ON 100TH STREET SHALL BE APPROVED BY THE K.C.R.C. AND CONSTRUCTED TO K.C.R.C. STANDARDS.
15. A SOIL EROSION, SEDIMENT CONTROL PERMIT AS REQUIRED BY STATUTE SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF ANY EARTHWORK.
16. AN NPDES PERMIT AS REQUIRED BY STATUTE WILL BE OBTAINED PRIOR TO COMMENCEMENT OF THE PROJECT.
17. ALL STORMWATER RUNOFF TO BE OBTAINED ON SITE DURING FILL OPERATION.
18. FILL SHOWN IS APPROXIMATELY 100,000 CY. IF MORE MATERIAL IS IMPORTED, SLOPE SHALL BE MOVED TO SOUTH.
19. FILL SHALL BE COMPACTED TO 95% PER THE MODIFIED PROCTOR TEST.



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PROPOSED CONTOUR
PER PREVIOUS 2015
MINING APPROVAL

EXISTING BERM 6'-8' ABOVE
KALAMAZOO AVE. C/L

EXISTING ENTRY DRIVE

EXISTING TUNNEL
LOCATION

SEE SHEET
2 OF 3

EXISTING BERM 6'-8' ABOVE
KALAMAZOO AVE. C/L

EXISTING BERM
AND FENCE

JAMIE & AMBER RAMIREZ
10195 KALAMAZOO AVE.
41-22-33-100-012

PUD-MR
ZONING
LIMITS

PAUL J. RELAWY
10267 KALAMAZOO AVE.
41-22-33-100-008

PARCEL 1
(6.9± ACRES)

PARCEL 2
(5.6± ACRES)

PARCEL 3
(10.1± ACRES)

PARCEL 4
(10.1± ACRES)

PARCEL 5
(10.1± ACRES)

SALTANDLIGHT LLC
9928 KALAMAZOO AVE.
41-22-33-100-103

KATHY VANDERHEIL
10034 KALAMAZOO AVE.
41-22-33-100-101

EXISTING
HOUSE & BARN
(TO REMAIN)

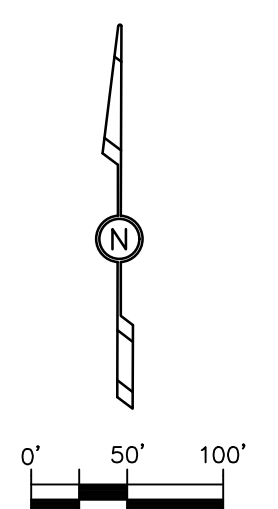
BARNABY FAMILY TRUST
1854 100TH ST. SE
41-22-33-100-122

PUD-MR
ZONING
LIMITS

EXISTING BERM

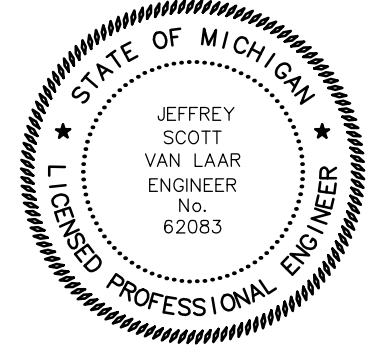
PAUL J. RELAWY
10267 KALAMAZOO AVE.
41-22-33-100-008

DORETTA ANEMA
10388 KALAMAZOO AVE.
41-22-33-100-025



SCALE: 1" = 100'

10' CONTOUR INTERVAL
BACKGROUND PHOTO WITHIN PARCEL LIMITS IS
FROM DRONE FLIGHT BY STONECO JUNE 2024

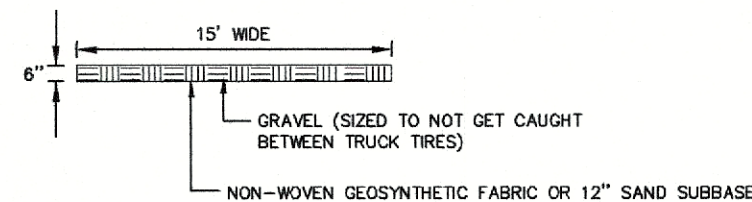
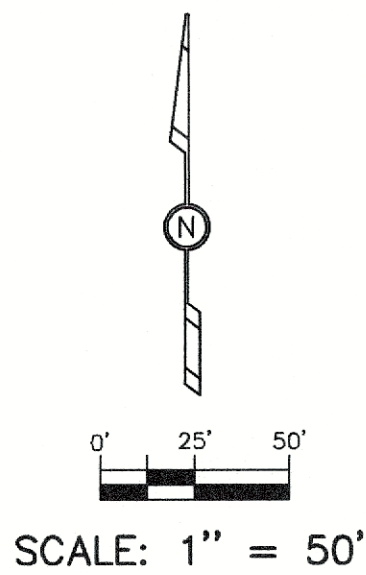
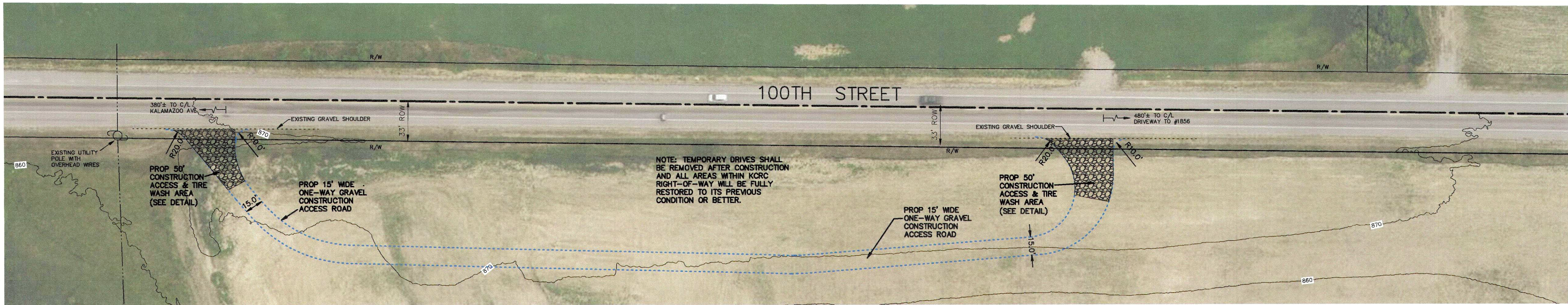


LEGEND

- UTILITY POLE & GUY WIRE
- OVERHEAD WIRES
- SB# X
- SOIL BORING
- EXISTING ELEVATION
- EXISTING CONTOUR PER DRONE FLIGHT BY STONECO JUNE 2024
- PROPOSED CONTOUR

END USE PLAN
STONECO OF MICHIGAN — 100TH STREET OPERATION
FOR: STONECO OF MICHIGAN, INC. (EAST OF KALAMAZOO AVE.)
ATTN: GARRETT SINGER
3700 PATTERSON ROAD
MIDDLEVILLE, MI 49333
IN: PART OF SECTIONS 32 & 33, T5N, R11W,
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

REVISIONS:		 exxel engineering, inc. planners • engineers • surveyors 5252 Clyde Park, S.W. • Grand Rapids, MI 49509 Phone: (616) 531-3660 www.exxelengineering.com
DRAWN BY: JSD	PROJ. ENG.: JSV	SHEET 3 of 3
APPROVED BY: JSV	DATE: 02/27/2025	
FILE NO.: 171931E		



K.C.R.C. GENERAL NOTES

- All workmanship and materials shall be according to the current Michigan Department of Transportation (MDOT) Standard Specifications for Construction.
- Driveway approach to be bituminous or concrete. Concrete shall be used when the distance between the new curb and the highway right of way, or street edge of sidewalk, is 15 feet or less.
- Concrete curb and gutter to be B2 or as approved by the KCRC Engineer.
- Where poor soil conditions exist, the depth of the gravel and sand subbase between the new curb and existing pavement, shall be determined by the Engineer.
- No advertising sign or device shall be placed in, or overhang into the existing highway right of way.
- Kent County Road Commission is to be notified 48 hours prior to the start of construction, excluding Saturdays, Sundays, and Holidays. This agency will inspect all work within the highway right of way. Concrete forms must be inspected by the KCRC Inspector before concrete is poured.
- Prior to the start of construction, it will be mandatory for the applicant or contractor to have in place the necessary safety traffic signs, cones, barricades and any other safety device to ensure safety to the public. No lane closures will be allowed from November 1 to April 1 unless approved by the KCRC Engineer.
- All disturbed areas are to be leveled and restored with topsoil, seeded with an approved turf seed mix, and allowed to grow to a mow-able condition so as to prevent future erosion or maintenance problems. Slopes that are 1 on 2 or steeper shall be sodded.
- The highway right of way shall not be used for private business purposes.
- No parking of vehicles, equipment, or material storage permitted within the highway right of way.
- The owner must provide for adequate drainage from parking areas, and clear same with the Kent County Road Commission. Issuance of a permit does not alleviate owner of this responsibility.
- Culverts, storm sewer, or other drainage structures shall be inspected by the Kent County Road Commission Inspector before backfill is placed.
- Water from this property shall not drain into County or State Highway right of way without approval.
- Resurface existing public roadway as necessary to fit drive approach, correct crown, correct drainage, or repair damage by construction. Sawcut remove all curb, concrete, and bituminous as required by the Kent County Road Commission.
- Property owner is responsible for obtaining a Soil Erosion & Sedimentation Control Permit for any earth change greater than one acre, or within 500 feet of a regulated water of the State.
- A utility permit must be obtained for placement and hookup of utilities (i.e. water, gas, oil, sewer, telephone, electric, cable TV, etc.) in the highway right of way.
- Contact "Miss Dig" toll free at 1-800-482-7171 or 811 three (3) days prior to the start of construction, excluding Saturdays, Sundays, and Holidays.
- Additional work (bituminous paving, grading, etc.) may be required by the Kent County Road Commission Inspector to correct poor workmanship and/or alleviate drainage problems.
- All work in the highway right of way approved by a commercial drive/private street approach permit must be completed within one year of permit issuance date.
- Performance Bonds, Letters of Credit, and Bank Cashiers Checks (in lieu of a bond) must remain in effect through one winter season to spring season after the completion of work allowed under the permit.
- Kent County Road Commission reserves the right to terminate or revoke any permit if any terms, construction, or safety requirements as deemed necessary by the Road Commission or as shown on the approved permit plan are not met, or resolved in a timely manner.
- Any paving performed in the highway right of way between November 1 to May 1 requires prior approval from the KCRC Engineer.
- All overcuts in sawcut pavement must be filled and sealed with a sealer approved by the Kent County Road Commission.
- Any landscaping in the highway right of way must be noted on the permit/drive plan approved by the KCRC. (Revised February 8, 2022)

DISTANCE BETWEEN TRAFFIC CONTROL DEVICES "D"	
"D"	POSTED SPEED LIMIT, MPH (PRIOR TO WORK AREA)
DISTANCES	25 30 35 40 45 50 55 60 65 70
"D" (FEET)	250 300 350 400 450 500 550 600 650 700

GUIDELINES FOR LENGTH OF LONGITUDINAL BUFFER SPACE "B"	
SPEED, MPH	LENGTH, FEET
20	33
25	50
30	67
35	83
40	100
45	117
50	133
55	150
60	167
65	183
70	200

*POSTED SPEED, OFF PEAK 85TH PERCENTILE SPEED PRIOR TO WORK STARTING, OR THE ANTICIPATED OPERATING SPEED.

1 BASED ON AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) BRAKING DISTANCE PORTION OF STOPPING SIGHT DISTANCE FOR WET AND LEVEL PAVEMENTS (A POLICY ON GEOMETRIC DESIGN OF HIGHWAY AND STREETS), AASHTO. THIS AASHTO DOCUMENT ALSO RECOMMENDS ADJUSTMENTS FOR THE EFFECT OF GRADE ON STOPPING AND BRAKING FOR TRUCKS.

MINIMUM MERGING TAPER LENGTH "L" (FEET)	
OFFSET, FEET	POSTED SPEED LIMIT, MPH (PRIOR TO WORK AREA)
1	25 30 35 40 45 50 55 60 65 70
2	21 30 41 53 60 100 110 120 130 140
3	31 42 61 80 135 150 165 180 190 210
4	42 60 82 107 180 200 220 240 250 280
5	52 75 102 133 225 250 275 300 325 350
6	63 90 123 162 270 300 330 360 390 420
7	73 105 143 187 315 350 385 420 455 490
8	83 120 163 213 360 400 440 480 520 560
9	94 135 184 240 405 450 495 540 590 630
10	104 150 204 267 450 500 550 600 650 700
11	115 165 225 293 495 550 605 660 715 770
12	125 180 245 320 540 600 660 720 780 840
13	135 195 266 347 585 650 715 780 845 910
14	146 210 288 374 630 700 770 840 910 980
15	157 225 307 400 675 750 825 900 975 1050

THE FORMULAS FOR THE MINIMUM LENGTH OF A MERGING TAPER IN OBTAINING THE "L" VALUES SHOWN IN THE ABOVE TABLES ARE AS FOLLOWS:

"L" = $W \times S^2$ WHERE POSTED SPEED IS PRIOR TO 60 THE WORK AREA IS 40 MPH OR LESS

"L" = $S \times W$ WHERE POSTED SPEED IS PRIOR TO THE WORK AREA IS 45 MPH OR GREATER

L = MINIMUM LENGTH OF MERGING TAPER

S = POSTED SPEED LIMIT IN MPH PRIOR TO WORK AREA

W = WIDTH OF OFFSET

TYPES OF TAPERS

UPSTREAM TAPERS

MERGING TAPER

SHOULDER TAPER

TWO-WAY TRAFFIC TAPER

DOWNSTREAM TAPERS

TAPER LENGTH

L = MINIMUM

1/2 L = MINIMUM

1/3 L = MINIMUM

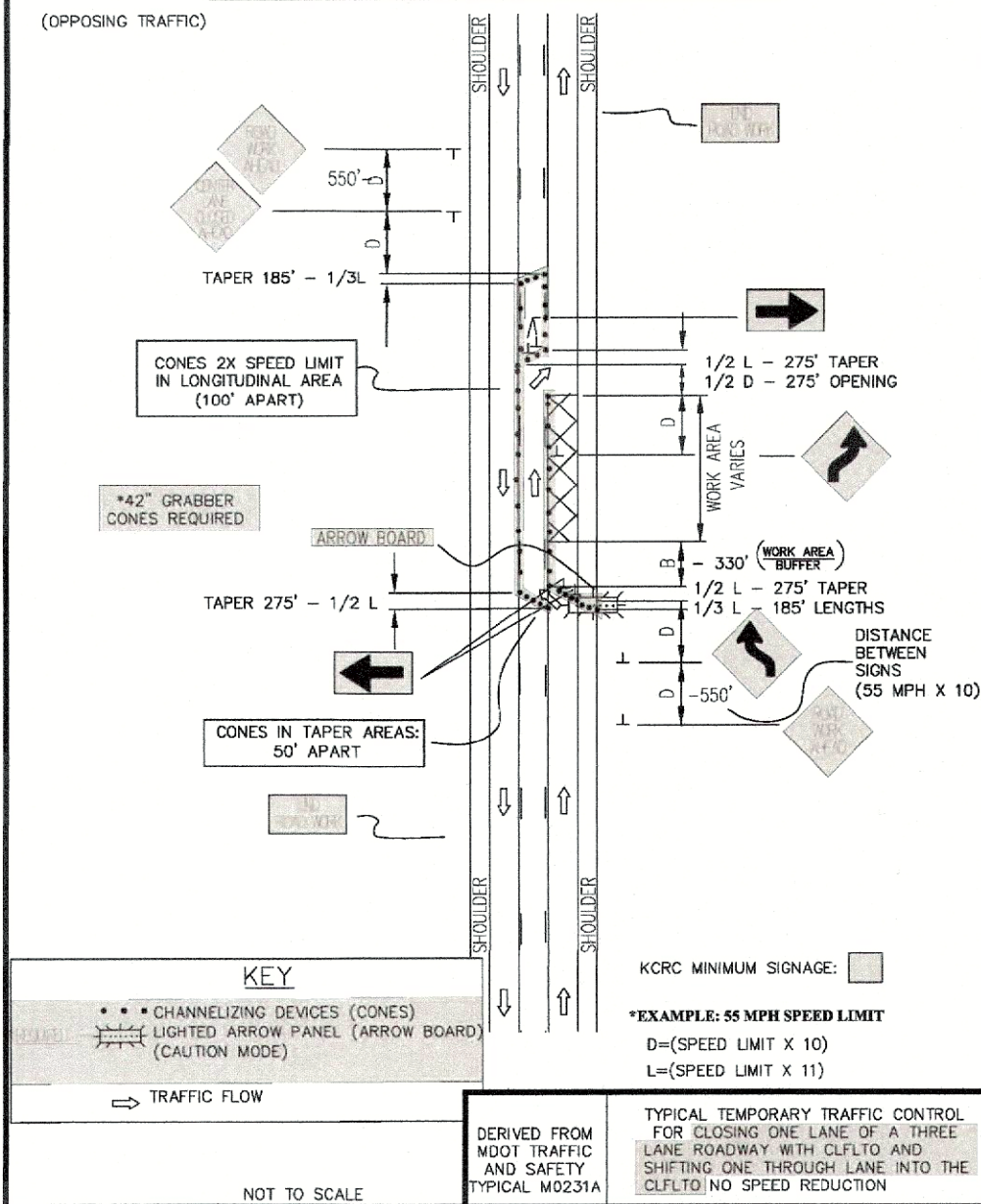
100' = MAXIMUM

(PER LANE)

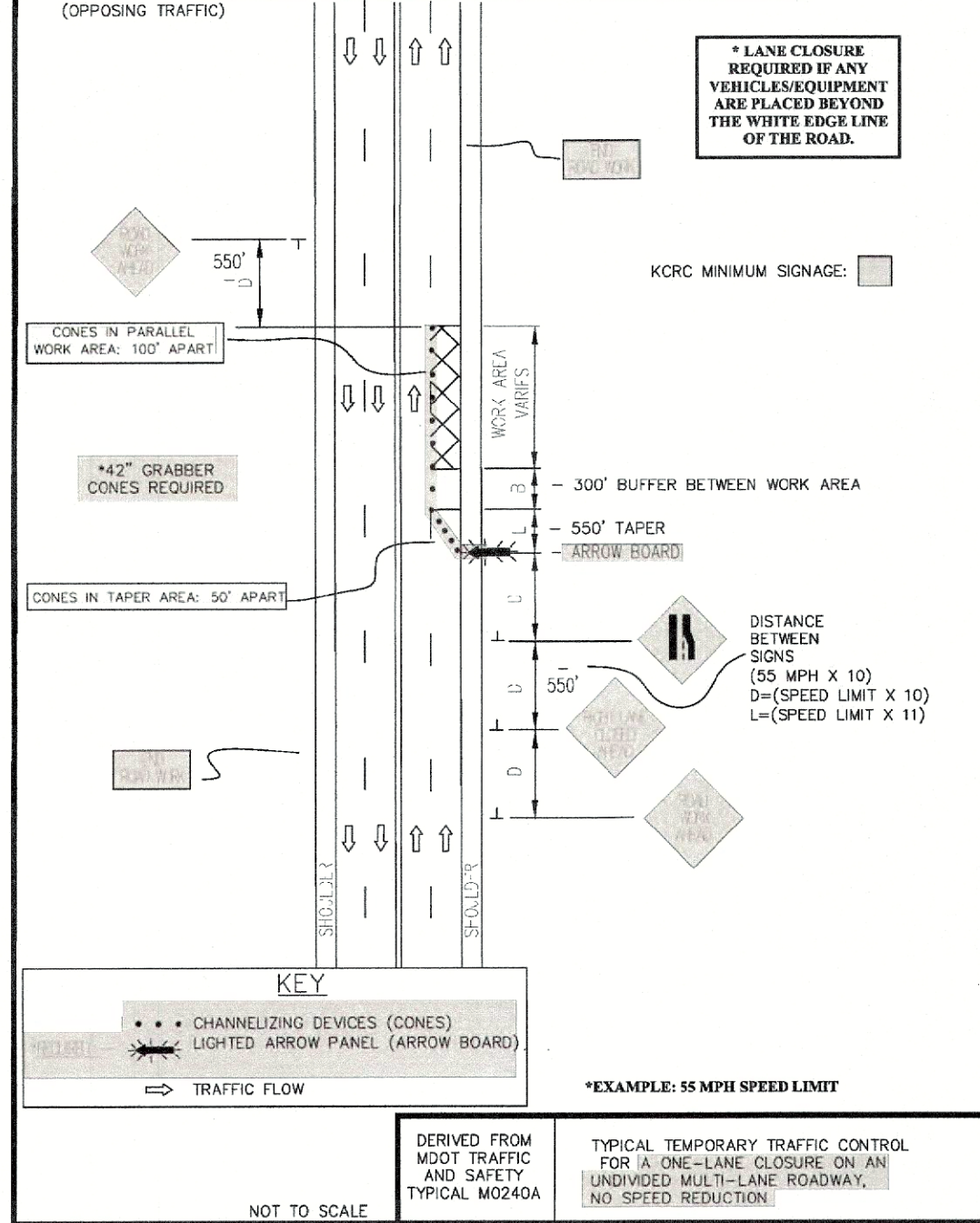
DERIVED FROM MDOT TRAFFIC AND SAFETY TYPICAL M0140A

TYPICAL TEMPORARY TRAFFIC CONTROL FOR A TWO-LANE TWO-WAY ROADWAY WHERE ONE LANE IS CLOSED UTILIZING TRAFFIC REGULATORS, NO SPEED REDUCTION

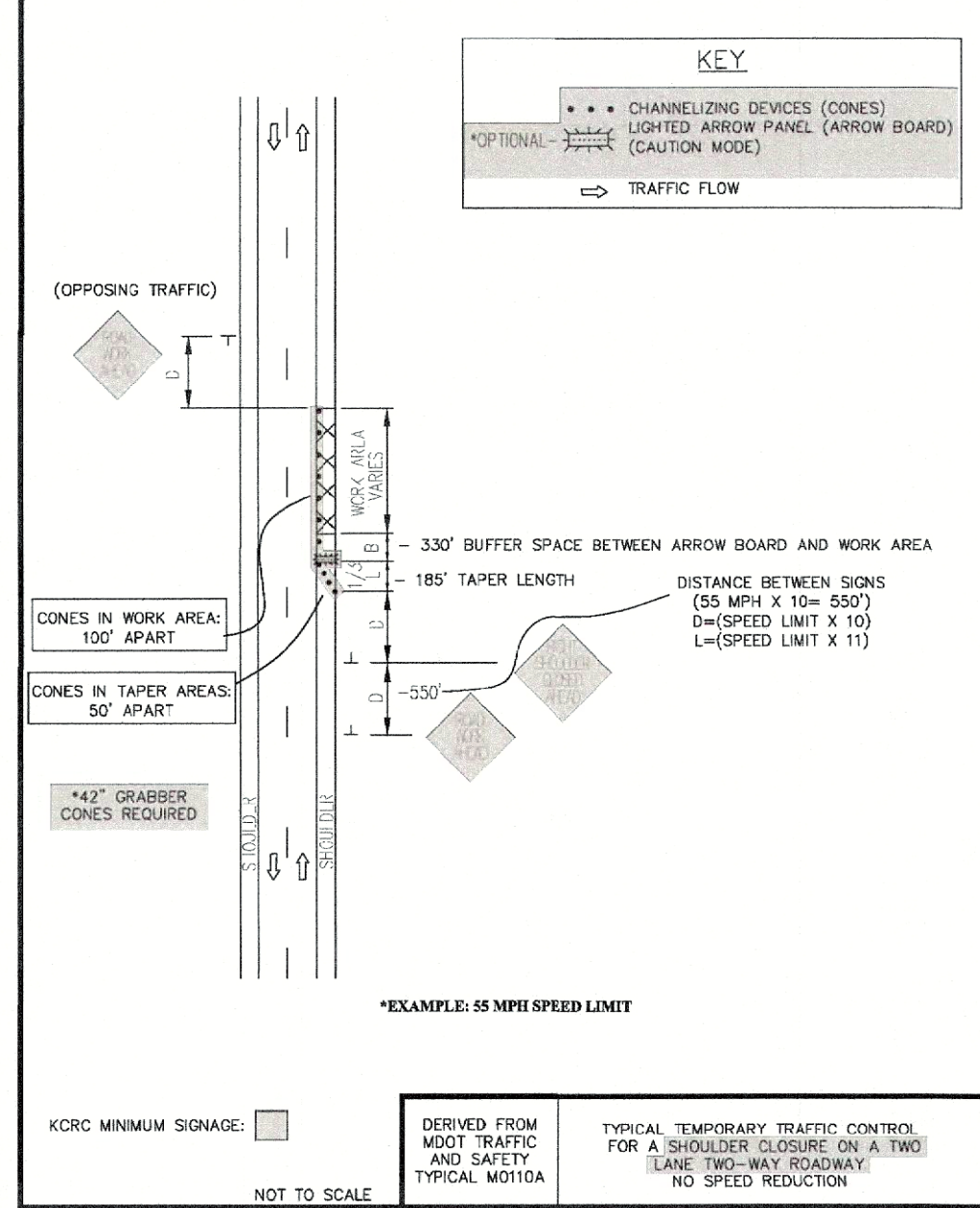
KENT COUNTY ROAD COMMISSION
LANE CLOSURE, THREE LANE ROAD WITH CENTER TURN LANE, USED FOR THRU-TRAFFIC



KENT COUNTY ROAD COMMISSION
LANE CLOSURE, MULTI-LANE UNDIVIDED ROAD



KENT COUNTY ROAD COMMISSION
SHOULDER CLOSURE ON A TWO-LANE TWO-WAY ROADWAY



KENT COUNTY ROAD COMMISSION
MAR 13 2025
ENGINEERING DEPT.

THIS PERMIT FOR DRIVE ACCESS ONLY - A UTILITY PERMIT AND SOIL EROSION PERMIT MAY BE REQUIRED.

NOTE: NO WORK REQUIRING LANE CLOSURES SHALL BE PERFORMED BETWEEN NOVEMBER 1st AND APRIL 1st UNLESS APPROVED BY THE KENT COUNTY ROAD COMM.

excel engineering, inc.
planners - engineers - surveyors
5252 Clyde Park, S.W. • Grand Rapids, MI 49509
Phone: (616) 531-3650 www.excelengineering.com

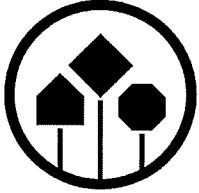
DRAWN BY: JDR DATE: 02/27/25
03/07/25 REV PER KCRC

KENT COUNTY ROAD COMMISSION DRIVEWAY PLAN FOR:

STONECO OF MICHIGAN - TEMPORARY CONSTRUCTION DRIVEWAYS
1856 100TH STREET SE

Erik Easterly
KRCR DEPUTY MANAGING DIRECTOR - ENGINEERING
DATE Mar 13, 2025
Lin Nguyen
KRCR DIRECTOR OF TRAFFIC & SAFETY
DATE Mar 12, 2025
2025-048647
PERMIT NUMBER ISSUED
DATE 3-14-25

PLAN NUMBER: 25-009



Kent County Road Commission
1900 4 Mile Road NW
Walker, MI 49544
Phone: 616-242-6920

Permit No. **2025-048647**
Issue Date **03/14/2025**

**PERMIT TO CONSTRUCT, OPERATE, USE AND/OR MAINTAIN
WITHIN THE RIGHT-OF-WAY OF; OR TO CLOSE, A COUNTY ROAD
Commercial Dwy**

APPLICANT	Stoneco of Michigan 3700 Patterson Rd Middleville, MI 49333	CONTRACTOR	
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Applicant/Contractor requests a permit for the following work within the right of way of a county road:
Commercial - Commercial Dwy

LOCATION: County Road 1856 100th St. Between _____ And _____
Municipality: CALEDONIA TOWNS Section _____ Side of Road _____ Property ID _____
DATE: Work to begin on 3/14/25 Work to be completed by 3/14/26 Plat _____ Lot _____

I certify and acknowledge that (1) the information contained in this application is true and correct, (2) the commencement of the work described in this application shall constitute acceptance of the permit as issued, including all terms and conditions thereof and, (3) if this permit is for commercial or residential driveway work, I am the legal owner of the property that this driveway will serve, or I am the authorized representative.

PERMIT

The term "Permit Holder" in the terms and conditions set forth on the reverse side hereof, refers to the applicant and the contractor, where applicable. By performing work under this permit, the Permit Holder acknowledges and agrees that this permit is subject to all the rules, regulations, terms and conditions set forth herein, including on the reverse side hereof. Failure to comply with any of said rules, regulations, terms and conditions shall render this permit NULL AND VOID.

	FEE TYPE	AMOUNT	RECEIPT NO	DATE			
REQUIREMENTS					Letter of Credit	☐ Y ☒ N	
					Surety Bond	☒ Y ☐ N	<u>20,000</u>
					Retainer Letter	☐ Y ☒ N	
					Approved Plans on File	☒ Y ☐ N	<u>25-009</u>
					Certificate of Insurance	☐ Y ☒ N	
					Attachments/Supplemental Specifications	☐ Y ☒ N	
		Other To Be Billed					

OTHER REQUIREMENTS:

KCRC TO BE NOTIFIED 48 HOURS IN ADVANCE OF WORK - CONTACT JULIO ALMANZA (616) 481-4789 OR
jalmanza@kentcountyroads.net ALL WORK TO BE DONE IN ACCORDANCE WITH KCRC ENGINEERING PLAN.

TERMS AND CONDITIONS

1. **Specifications.** All work performed under this permit must be done in accordance with the application, plans, specifications, maps and statements filed with the County Road Commission ("Road Commission") and must comply with the Road Commission's current procedures and regulations on file at its offices and the current MDOT Standard Specifications for Construction, if applicable.
2. **Fees and Costs.** The Permit Holder shall be responsible for all costs incurred by the Road Commission in connection with this permit and shall deposit estimated fees and costs as determined by the Road Commission, at the time the permit is issued.
3. **Bond.** The Permit Holder shall provide a cash deposit, irrevocable letter of credit or bond in a form and amount acceptable to the Road Commission at the time permit is issued.
4. **Insurance.** The Permit Holder shall furnish proof of general liability insurance in amounts not less than \$1,000,000 each occurrence and general aggregate, proof of automobile liability in amounts not less than \$1,000,000 combined single limit for each accident, bodily injury per accident, and property damage per accident, and in an amount not less than \$500,000 for bodily injury per person. Such proof of insurance shall include a valid certificate of insurance demonstrating that the Road Commission is an additional insured party on the policy. Such insurance shall cover a period not less than the term of this permit and shall provide that it cannot be cancelled without 30 days advance written notice to the Road Commission, by certified mail, first-class, return receipt requested. This permit is invalid if insurance expires during the authorized period of work described herein.
5. In addition to any other liability or obligation that may otherwise exist, the Permit Holder, to the fullest extent permitted by law, shall indemnify and hold harmless the Road Commission and its agents and employees from and against all claims, damages, losses, and expenses including, but not limited to, attorneys' fees, arising out of or resulting from the performance of the work performed including claims, damages, losses, and expenses attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property, but only to the extent caused by the fault, negligent acts, or omissions of the Permit Holder, a Subcontractor, anyone directly or indirectly employed by them, or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss or expense is caused in part by the parties indemnified hereunder. This obligation does not include an obligation to indemnify the parties indemnified hereunder for their sole negligence and shall not be construed to negate or modify other rights or obligations of indemnity that otherwise exist as to the parties or persons described herein.
6. **Miss Dig.** The Permit Holder must comply with the requirements of Act 53 of Public Acts of 1974, as amended. CALL MISS DIG AT (800) 482-7171 or www.missdig.org AT LEAST THREE (3) FULL WORKING DAYS, BUT NOT MORE THAN FOURTEEN (14) CALENDAR DAYS, BEFORE YOU START WORK. The Permit Holder assumes all responsibility for damage to or interruption of underground utilities.
7. **Notification of Start and Completion of Work.** The Permit Holder must notify the Road Commission at least 48 hours before starting work, when work is completed, and additionally as directed by the Road Commission.
8. **Time Restrictions.** All work shall be performed Mondays through Fridays between and unless written approval is obtained from the Road Commission, and work shall be performed only during the period set forth in this permit. Perform no work except emergency work, unless authorized by the Road Commission on Saturdays, Sundays, or from on the day proceeding until the normal starting time the day after the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
9. **Safety.** Furnish, install and maintain all necessary traffic controls and protection during Permit Holder's operations in accordance with the Manual of Uniform Traffic Control Devices, Part 6 and any supplemental specifications set forth herein.
10. **Restoration and Repair of Road.** The construction, operation and maintenance of the activity covered by this permit shall be performed by the Permit Holder without cost to the Road Commission unless specified herein. The Permit Holder shall also be responsible for the cost of restoration and repair of the right-of-way determined by the Road Commission to be damaged as a result of the activity which is the subject of this permit. Restoration shall meet or exceed conditions when work is commenced and be in accordance with specifications. The Permit Holder shall be responsible for costs incurred by the Road Commission for emergency repairs performed by or on behalf of the Road Commission for the safety of the motoring public. Said repairs shall be performed with or without notice to the Permit Holder if immediate action is required. This determination shall be in the sole and reasonable opinion of the Road Commission.
11. **Limitation of Permit.** Issuance of this permit does not relieve Permit Holder from meeting any and all requirements of law, or of other public bodies or agencies. The Permit Holder shall be responsible for securing and shall secure any other permits or permission necessary or required by law from cities, villages, townships, corporations, property owners, or individuals for the activities hereby permitted. Any work not described by the application, including the time and place thereof, is strictly prohibited in the absence of the application for and issuance of an additional permit or amendment to this permit.
12. **Revocation of Permit.** This permit may be suspended or revoked at will, and the Permit Holder shall surrender this permit and alter, relocate or remove its facilities at its expense at the request of the Road Commission. It is understood that the rights granted herein are revocable at the will of the Road Commission and that the Permit Holder acquires no rights in the right-of-way and expressly waives any right to claim damages or compensation in case this permit is revoked.
13. **Assignability.** This permit is not assignable and not transferable unless specifically agreed to by the Road Commission.
14. **Authority.** The statutory authority of the Road Commission to require compliance with permit requirements is predicated upon its jurisdictional authority and is set forth in various statutes including, without limitation and in no particular order, MCL

Gaines Charter Township

Planning Commission Memo

Meeting Date: April 27th, 2025

AGENDA ITEM: VI.3.a

FILE NUMBER: 250313CMC

PROPOSED REQUEST: 4:1 Ratio Waiver

PROPERTY ZONING DISTRICT: Ag-Business

ADDRESS: 10585 Hanna Lake Avenue

PROPERTY SIZE: 55 Acres

PARCEL NUMBER: Proposed Division of 41-22-34-400-021

REPORT BY: Dan Wells, Community Development Director

APPLICANT: Craig McCarty, Owner

OVERVIEW

The applicant requests a four to one (4:1) depth to width ratio waiver outlined in Section 22-24(4) of the Gaines Charter Township Land Division Ordinance. The waiver would be applied to two proposed parcels that would be the result of dividing 10585 Hanna Lake Avenue. This request relates to the applicants' desire to split the larger parcel into four parcels total, to divide the property between family members (see attached survey). As proposed, resulting Parcel 1, and resulting Parcel 3 both exceed the 4:1 depth to width ratio required by the Gaines Charter Township land division ordinance.

DISCUSSION

The Planning Commission may waive the 4:1 requirement under certain circumstances as outlined in Section 22-24(4).

STANDARDS

4) The ratio of depth to width of any parcel created by the division (including remnant parcels) shall not exceed 4:1. The planning commission may by resolution allow a greater depth to width ratio. In considering such authorization, the planning commission shall consider:

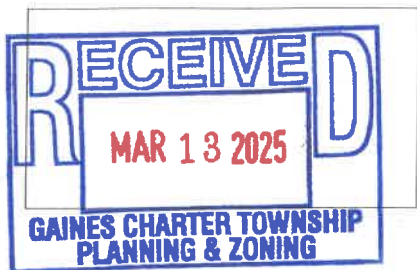
- a. If there are any unusual topographic or physical conditions on the property;*
- b. If the parent parcel exceeds the four to one depth to width ratio and the division will bring the newly created parcel into greater compliance; or*
- c. If there are any other conditions on the property that would warrant the need for a greater depth to width ratio.*

RECOMMENDATION

It is staff's opinion that there are no unusual physical conditions on the property, and it will not bring the property into greater dimensional compliance.

Planning Commission should discuss standard 4.C and determine if a waiver is warranted.

If the planning commission determines a waiver is appropriate, a resolution of approval will be prepared for consideration.



FILE NO.

250313CMC

8555 Kalamazoo Avenue SE • Caledonia MI 49316
Ph: 616 698-6640 • Fax: 616 698-2490
www.gainestownship.org

Application for Zoning Approval

Project Address	10505 Hanna Lake Ave		
Owner Name	Craig A. McCarty		
Owner Address	Street Address	City, State, Zip	
	10505 Hanna Lake Ave	Caledonia MI 49316	
Parcel Number(s):	41-22-	41-22-	
	Proposal Survey 1-3		
Description of Proposed Project/Use	Land Division		

Applicant/Contact	as Owner See above		
Applicant/Contact Address	Street Address	City, State, Zip	
Contact Info	Home / Office / Cell	E-Mail	
	616-893-6582	Craig McCarty Trustees@gmail.com	
"I" hereby certify to the correctness and knowledge of the information submitted and hereby agree to comply with the terms and requirements of all applicable Township ordinances. I also grant Township staff permission to enter onto the subject property in review of this application.			
Signature	Craig A. McCarty		
Please complete the appropriate Worksheet as part of your application packet (see Staff for more information) for: Planning Commission, Zoning Board of Appeals requests, Land Divisions, Combinations or Lot Line Adjustments.			

Township Use Only

Current Zoning District:	RL-14	RL-10	R-3	R-4	C-1	C-2	O-S	I-1	I-2	PUD	A-R	A-B
One/Two Unit Residential	☐	Zoning Board of Appeals	☐	Planning Commission	☐	Land Combination	☐					
Site Plan Review	☐	Rezoning / PUD Rezoning	☐	PUD Amendment	☐	Land Division	☐					
Subdivision / Site Condo Review	☐	Special Use Permit	☐	Lot Line Adjustment	☐							
Other:	4:1 RATIO WAIVER			☐	Required Sidewalks:	Yes	☐	No	☐			
Approved	☐	Approved with Conditions	☐	Denied	☐	Withdrawn	☐					
Zoning Administrator:											Date:	

CONCEPTUAL LAYOUT FOR: CRAIG McCARTY
10505 HANNA LAKE AVE. SE
CALEDONIA, MI 49316

RE: TENTATIVE PARCEL LAYOUT
10585 HANNA LAKE AVE. SE
CALEDONIA, MI 49316

PRELIMINARY

JONKER LAND SURVEYS P.C.

8373 MERTON AVE. SW
BYRON CENTER, MI 49315

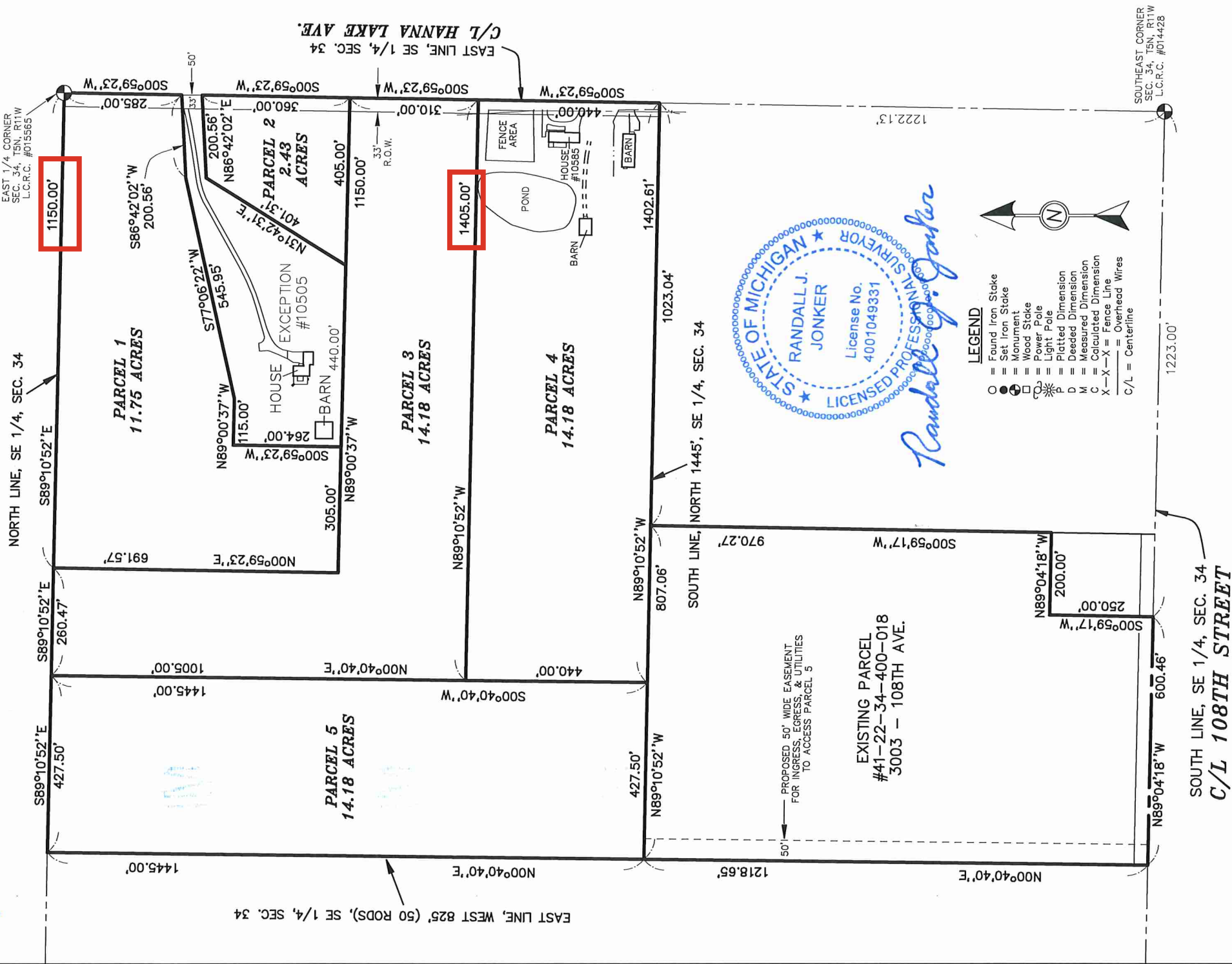


PHONE
(616) 878-1607

SHEET 1 OF 2

DRAWN BY: RUJ WWW.JONKERSURVEYS.COM

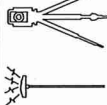
SCALE 1" = 300' FILE NO.: 24-206 DATE: 1/08/25



CONCEPTUAL LAYOUT FOR: CRAIG MCCARTY
10505 HANNA LAKE AVE. SE
CALEDONIA, MI 49316

RE: TENTATIVE PARCEL LAYOUT
10585 HANNA LAKE AVE. SE
CALEDONIA, MI 49316

JONKER LAND SURVEYS P.C.

8373 MERTON AVE. SW BYRON CENTER, MI 49315		PHONE (616) 878-1607	
SHEET 2 OF 2			
DRAWN BY: RJJ		WWW.JONKERSURVEYS.COM	
SCALE 1" = 300'		FILE NO.: 24-206	DATE: 1/08/25

PROPOSED DESCRIPTION OF PARCEL 1:

THAT PART OF THE SE 1/4 OF SECTION 34, TOWN 5 NORTH, RANGE 11 WEST, GAINES TOWNSHIP, KENT COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION; THENCE S00°59'23" W 285.00 FEET ALONG THE EAST LINE OF SAID SE 1/4; THENCE S86°42'02" W 200.56 FEET; THENCE S77°06'22" W 545.95 FEET; THENCE N89°00'37" W 115.00 FEET; THENCE S00°59'23" W 264.00 FEET; THENCE N89°00'37" W 305.00 FEET; THENCE N00°59'23" E 691.57 FEET TO THE NORTH LINE OF SAID SE 1/4; THENCE S89°0'52" E 1150.00 FEET ALONG SAID NORTH LINE TO THE PLACE OF BEGINNING. SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.

PROPOSED DESCRIPTION OF PARCEL 2:

THAT PART OF THE SE 1/4 OF SECTION 34, TOWN 5 NORTH, RANGE 11 WEST, GAINES TOWNSHIP, KENT COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION; THENCE S00°59'23" W 335.00 FEET ALONG THE EAST LINE OF SAID SE 1/4 TO THE PLACE OF BEGINNING; THENCE CONTINUING S00°59'23" W 360.00 FEET ALONG SAID EAST LINE; THENCE N89°00'37" W 405.00 FEET; THENCE N31°42'31" E 401.31 FEET; THENCE N86°42'02" E 200.56 FEET TO THE PLACE OF BEGINNING. SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.

PROPOSED DESCRIPTION OF PARCEL 3:

THAT PART OF THE SE 1/4 OF SECTION 34, TOWN 5 NORTH, RANGE 11 WEST, GAINES TOWNSHIP, KENT COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION; THENCE S00°59'23" W 695.00 FEET ALONG THE EAST LINE OF SAID SE 1/4 TO THE PLACE OF BEGINNING; THENCE CONTINUING S00°59'23" W 310.00 FEET ALONG SAID EAST LINE; THENCE N89°10'52" W 1405.00 FEET; THENCE N00°40'40" E 1005.00 FEET TO THE NORTH LINE OF SAID SE 1/4; THENCE S89°10'52" E 260.47 FEET ALONG SAID EAST LINE; THENCE S00°59'23" W 691.57 FEET; THENCE S89°00'37" E 1150.00 FEET TO THE PLACE OF BEGINNING. SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.

PROPOSED DESCRIPTION OF PARCEL 4:

THAT PART OF THE SE 1/4 OF SECTION 34, TOWN 5 NORTH, RANGE 11 WEST, GAINES TOWNSHIP, KENT COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION; THENCE S00°59'23" W 1005.00 FEET ALONG THE EAST LINE OF SAID SE 1/4 TO THE PLACE OF BEGINNING; THENCE CONTINUING S00°59'23" W 440.00 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF THE NORTH 1445 FEET OF SAID SE 1/4; THENCE N89°10'52" W 1402.61 FEET ALONG SAID SOUTH LINE; THENCE N00°40'40" E 440.00 FEET; THENCE S89°10'52" E 1405.00 FEET TO THE PLACE OF BEGINNING. SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.

PROPOSED DESCRIPTION OF PARCEL 5:

THAT PART OF THE SE 1/4 OF SECTION 34, TOWN 5 NORTH, RANGE 11 WEST, GAINES TOWNSHIP, KENT COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION; THENCE N89°10'52" W 1410.47 FEET ALONG THE NORTH LINE OF SAID SE 1/4 TO THE PLACE OF BEGINNING; THENCE S00°40'40" W 1445.00 FEET TO THE SOUTH LINE OF THE NORTH 1445 FEET OF SAID SE 1/4; THENCE N89°10'52" W 427.50 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF THE WEST 825 FEET OF SAID SE 1/4; THENCE N00°40'40" E 1445.00 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF SAID SE 1/4; THENCE S89°10'52" E 427.50 FEET ALONG SAID NORTH LINE TO THE PLACE OF BEGINNING. SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD. TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER THE EAST 50 FEET OF THE WEST 875 FEET OF THE SAID SE 1/4, EXCEPT THE NORTH 1445 FEET THEREOF.

PRELIMINARY