

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

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**DRAFT Agenda**

**7:00 p.m. – Thursday, April 25<sup>th</sup>, 2024**

- I. Call to Order and Roll Call**
- II. Consideration of Agenda**
- III. Consideration of Meeting Minutes**
  - a. Consideration of March 28<sup>th</sup>, 2024, Planning Commission Regular Meeting Minutes
- IV. Inquiry of Conflict of Interest**
- V. Public Comment**
- VI. New Business**
  - 1. Public Hearings**
    - a. 4598 84th Street - Special Use Permit – Accessory Building
    - b. 820 92nd Street - Special Use Permit – Accessory Building
    - c. 163 68<sup>th</sup> St - Special Use Permit – Accessory Building
    - d. 44 Brownell St- Special Use Permit – Production Brewery
  - 2. Site Plan Review**
    - a. None
  - 3. Items not requiring a Public Hearing**
    - a. Alexander Trails PUD – Major Amendment Preliminary
- VII. General Discussion**
  - a. None
- 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 28<sup>th</sup>, 2024, at 7 pm

8555 Kalamazoo Ave., SE, Caledonia, MI 49316

**MEMBERS PRESENT:** Thomas, Waayenberg, Wiersema, Giarmo, Rober, Haagsma

**MEMBERS ABSENT:** Billips 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 7:01 PM.

## **II. CONSIDERATION OF MEETING AGENDA**

## **III. CONSIDERATION OF MEETING MINUTES**

*Consideration of the February 22<sup>nd</sup>, regular Planning Commission meeting minutes.*

**Motion:** Motion by Waayenberg, supported by Wiersema to approve the minutes of February 22<sup>nd</sup>, 2024 with corrections.

### **DISCUSSION:**

**AYES:** All

**NAYS:** None

**ABSTAIN:** None

**DECISION:** Motion Carried (6-0)

## **IV. INQUIRY OF CONFLICT OF INTEREST**

None.

## **V. PUBLIC COMMENT**

## **VI. NEW BUSINESS**

### **1. Public Hearings**

#### **a) 2023 Stoneco Annual Review**

Austin Fisher, the Operations Manager for the 100<sup>th</sup> Street Stoneco Operation spoke on behalf of the project and offered insight into the progress being made. He stated that the reclamation on the 100<sup>th</sup> Street parcel, also known as the Barnaby parcel, is going very well and that everything is going to plan. He said that 75% of the regrading has been completed at this time.

Chair Giarmo inquired about whether MDOT intends to use part of the reclamation as wetlands, and Planner Wells responded that it is unlikely, seeing as this parcel is quite dry and doesn't hold water well. Chair Giarmo then asked if this land would go back to being used for agricultural purposes; Planner Wells responded that agricultural use is a possibility, but ultimately the landowner will be able to decide what the land is used for after reclamation is complete.

Commissioner Haagsma inquired about if the parcel is planned to get seeded this spring, and Fisher stated that while that is the plan, it is a possibility that some sections might not get completed. Planner Wells added that the timeline seems reasonable, and he had visited the parcel recently and they seem to be making good progress.

Fisher added that it is important to Stoneco to maintain consistent and transparent dialogue with the community and highlight how a responsible operator can function. Commissioner Haagsma inquired about the culvert that goes under the road and the plan for it, and Fisher mentioned that it is planned to be backfilled with clean fill.

Chair Giarmo opened the public hearing and subsequently closed it after no individuals approached the podium with comments or questions.

Planner Wells mentioned a note from staff that this review is on behalf of the Barnaby parcel, and the review for the Jeplawy parcel will happen sometime this summer.

**Motion:** Motion to approve annual review by Waayenberg, support from Thomas.

**DISCUSSION:** None.

**AYES:** ALL

**NAYS:** None

**ABSTAIN:** None

**DECISION:** Motion Carried (6-0)

#### **b) 8808 Eastern Avenue – Special Use Permit/ Site Plan Review**

Chair Giarmo invited applicant Matthew VanNoord to explain his request for a Special Use Permit.

Matthew VanNoord runs a lawncare business that has been in operation for 20 years out of an accessory building on an adjacent parcel owned by his dad, and as his parents are thinking about selling their property, he is requesting two Special Use Permits to allow for the construction of a 4,040 S.F accessory building on his property, and the ability to operate a lawncare business in the Agricultural/ Rural-Residential Zoning District. VanNoord went on to clarify that the lawncare business is seasonal and operates from April through October, meaning they do not do any snow removal, and they do not operate on weekends. He also stated that no equipment or materials are stored outside. In February, VanNoord gave fellow neighbors on their private drive an overview of the project seeking their approval, and 5 out of 8 neighbors wrote letters in support of his request.

Planner Wells offered the Township's perspective on this request, and clarified that under the current zoning, the applicant would be limited to 2,040 S.F of accessory buildings, hence the need for a special use permit. Wells clarified that the Planning Commission needed to make determinations on the Special Land Use Standards that were found to be undetermined by staff, including 19.8 B, which pertains to maintaining consistency with the intent of the Master Plan, and standard 19.9 K, which ensures that the

accessory building remains subordinate to the primary residential use on the property. Planner Wells expressed that in public comments submitted via email, some neighbors voiced concerns regarding traffic related to deliveries for the business, and that a possibility for mitigating this could be imposing a condition for weight limits on delivery vehicles entering the private drive. Wells also said that the building would likely have a prominent visual impact, and the Planning Commission should consider whether the proposed architecture would be harmonious with the area and the dwelling on the property. Clarification was provided on the nature of the proposed business, and Wells mentioned that no retail or wholesale operations would be happening in this space. Planner Wells stated that all setbacks are met with the proposed project, and that all applicable standards for a landscaping business are met. Wells addressed conditions of approval recommended by staff which are as follows; architectural similarities between the proposed accessory building and the existing home on the site, no outdoor storage besides material bins that were noted on the site plan, and no retail sales on the site.

Chair Giarmo then opened the public hearing and proceeded to close the public hearing when nobody approached the podium, however, the Planning Commission did review and reference several public comments that were submitted via email.

Commissioner Haagsma disclosed that he hired this company for lawncare services, however, he didn't believe it would interfere with his judgement or ability to deliberate this matter.

Commissioners Wiersema and Waayenberg inquired about other features seen on the arial image of the property, including a playhouse that was removed last summer, and a seasonal pond that fills up when it rains.

Commissioner Wiersema referenced a public comment that addressed materials being stored outside in a large liquid tank and inquired about where that would be located; VanNoord clarified that the tank stores weed control materials and while they are unsure exactly where it will be located at this time, it will likely be stored in the back of the facility. Waayenberg inquired about said weed control products and how often they get delivered and how much at a time; VanNoord clarified that it gets delivered in 55-gallon drums and they typically receive 24 of them at a time, which is a years' worth of product.

Waayenberg voiced concern with the proposed 60ft width of the paved driveway and said that it seems to be quite wide and a bit of an eyesore, to which VanNoord said they're open to adjusting the site plan. Wells clarified that the fire department requires 26ft driveways for emergency vehicles and that the width of the driveway could be reduced while still satisfying fire department requirements.

Wiersema sought clarification about the garages on the proposed building and what they would be used to store; VanNoord confirmed that their 4 employees all have trucks and corresponding trailers that would be stored in the garage spaces.

VanNoord confirmed that currently with 4 employees, they are operating out of a space that is 3,000 S.F, and they are accessing the space via the private drive. Chair Giarmo expressed concern with the fact that their business has been operating on this private drive for an extended period and is contributing significantly more wear and tear to the private drive than the other neighbors who are still contributing to maintenance of the road. Giarmo stated that this was also a concern that was brought up by one of the neighbors in an email comment.



Waayenberg added that since the criteria in the Zoning Ordinance dealing with landscape businesses is rather vague, it leaves room for interpretation, and is tricky to determine how commercial is *too* commercial of a business to be considered appropriate for the A-R zoning district. Chair Giarmo expressed concerns from a neighbor about the tree line being altered or removed upon construction of the accessory building.

Planner Wells added that accessory buildings in the front yard are permitted in the A-R zoning district, and if the existing tree line is left untouched, it would satisfy the criteria for the required Type I Buffer.

Commissioner Wiersema voiced concern regarding where the liquid tank would be stored, and VanNoord reassured the Planning Commission that it is able to be stored inside, and the material it houses is non-flammable.

Commissioner Rober inquired about the current building the business operated out of on VanNoord's fathers' adjacent property and if it is planned to be torn down in lieu of the new building; VanNoord confirmed that the old building would remain on the adjacent parcel, but all building operations would simply be moved into the new building.

Commissioner Haagsma stated that his concern isn't with additional traffic or the use of the building, but that his concern is rather the outside storage, and ensuring there is enough space and enough of a buffer between the neighbors and the new accessory building.

Rober and Haagsma both agreed they would rather see a larger accessory building that accommodates the business equipment and allows for it to be stored indoors rather than equipment and vehicles being stored outside. Chair Giarmo expressed a desire to ensure that the tree line would remain intact for the sake of maintaining a low visual impact for adjacent property owners.

VanNoord stated that he met with neighbors on Tuesday, March 26<sup>th</sup> to walk the property and discuss screening; they concluded that pine trees wouldn't be a great option for a buffer since it isn't likely they'd survive, and that their best option would probably be a fence. VanNoord also said they would be comfortable with installing whatever type of buffer would make the neighbors most comfortable.

Commissioner Wiersema inquired about pallets and other items that are stored in the back of the building currently, and if there is a way to ensure they would be stored internally with the new building. Planner Wells stated that junk stored on any property is subject to code enforcement, and if any of the neighbors brought it to the township's attention, formal code enforcement would be able to commence to resolve any potential issues.

**Motion:** Motion by Haagsma, supported by Rober, to approve a Special Use Permit for 4,040 S.F. in accessory buildings with the conditions that the building is architecturally and aesthetically similar to the home on the parcel, the buffer and setback requirements remain satisfied, and that the driveway is no more than 30ft wide within 60 ft of the building.

**DISCUSSION:**

**AYES:** Haagsma, Waayenberg, Thomas, Rober, Wiersema

**NAYS:** Giarmo

**ABSTAIN:** None

**DECISION:** Motion Carried (5-1)

**Motion:** Motion by Haagsma, supported by Rober, to approve a Special Use Permit to allow operation of a landscaping business in the A-R Zoning District with the conditions that there is no outdoor storage, meaning all materials and vehicles are to be stored inside, no retail sales will occur on the premises, and permitted operating season will be March through October.

**DISCUSSION:** Haagsma reiterated that the business already exists on the private drive and significant traffic will not be added to the area, the business is simply relocating to an adjacent parcel.

**AYES:** Giarmo, Thomas, Rober, Haagsma

**NAYS:** Waayenberg, Wiersema

**ABSTAIN:** None

**DECISION:** Motion Carried (4-2)

### c) 9889 East Paris Avenue – Special Use Permit

The applicant, Steven Redmond, took to the podium to introduce and explain his request for a Special Use Permit.

Redmond stated that there used to be a barn on his property that was approximately 120 years old, and he tore it down before it became too dilapidated and fell on its own. He plans on using the proposed building for residential storage for items such as trailers, lawnmowers, and toys, rather than storing items as such in the yard.

Planner Wells offered the Township's perspective on this request and confirmed that all applicable standards for special land uses have been evaluated and met. Wells stated that this type of accessory building is in character for the area, and that traffic and public services would not be impacted by the proposed accessory building. Wells also noted that approving this request wouldn't set precedence for any similar requests in the future since the original barn had already been there for over 100 years. Wells voiced that staff recommends a condition upon approval that the accessory building is similar in appearance to the home on the property and confirmed that the proposed building meets all setback requirements.

Chair Giarmo opened the public hearing and subsequently closed the public hearing as no residents approached the podium with comments or questions.

**Motion:** Motion by Haagsma, supported by Waayenberg, to approve the request for 2,304 S.F of accessory buildings with the condition that the accessory building is similar in appearance to the existing building, and isn't used for commercial purposes.

**DISCUSSION:** NONE

**AYES:** Thomas, Waayenberg, Wiersema, Rober, Giarmo, Haagsma

**NAYS:** NONE

**ABSTAIN:** NONE

**DECISION:** Motion Carried (6-0)

## 2. Site Plan Review

**a) 6141 East Paris Avenue – Stone Pro Warehouse/ Office**

Matt Kohle, the engineer for this project, spoke on behalf of StonePro's application for a Site Plan Review. He explained that on this site currently there is a primary residence and two outbuildings, and that they intend to build a 6000 S.F warehouse with some office space and a showroom as well. The applicant intends to use the two existing outbuildings as storage and repurpose the residence into either storage or office space. Kohle also mentioned that there are 13 parking spaces proposed with this project based on their calculations and township parking requirements.

Planner Wells offered the townships perspective on this request and began by clarifying that StonePro is a company that does exterior architectural stone applications. Planner Wells said that the two pole barns on the property are 1,600 and 2,300 S.F, respectively, and the house on the property is approximately 2,00 S.F. The 1,600 S.F pole barn is nonconforming but is not planned to be altered with this request, so the situation will not be made any worse. Wells stated that staff reviewed this request against Site Plan Review standards, and that all setbacks and height restrictions were found to be met; additionally, this site plan was reviewed by the Township Engineer and the Fire Chief, and no issues were found to be present. In terms of parking, Wells said that currently there are no designated parking spaces on the property, and that the 13 proposed spaces are an improvement to the site. Furthermore, it was clarified that signage for the building will be reviewed administratively by staff.

Wells highlighted the fact that there are a lot of utility easements that run through the front of this property and said that the Township Engineer advised altering the proposed landscape plan to accommodate said easements, which staff would review administratively if the Planning Commission were comfortable deferring that to staff. Wells added that this request is consistent with the intent of the Master Plan and the Future Land Use Plan; this is generally an industrial area within the Township and industrial development is anticipated to continue in the area over time. In terms of preservation of natural features, there are some plans for tree removal, however, most plants that are currently there will be left in place. Planner Wells highlighted a staff concern pertaining to sidewalks and noted that there isn't much continuity with the proposed sidewalks and encouraged the Planning Commission to address this issue. In general, staff found that all requirements were met, but Wells also encouraged the Planning Commission to discuss landscaping conditions.

Commissioner Wiersema inquired about the easement in question, and Kohle stated that the Township Engineer had recommended that no landscaping can be proposed unless the Township puts in writing that it's acceptable, given the location of the easement.

Due to the challenges posed by the easement, Chair Giarmo suggested moving the building back to the west and implementing landscaping between the building and the sidewalk. Planner Wells chimed in and added that the Townships point system for landscaping will be challenging to satisfy in this area; Kohle responded and said that the Township Engineer warned of wetlands in the proposed detention basin.

Commissioner Waayenberg stated that if the Planning Commission has the discretion to waive the landscaping requirements, this building will be an improvement visually to the site as it currently is. He added that the improvements to the site are well worth the loss of a few trees.

Commissioner Haagsma inquired about whose discretion it is to determine what can be planted on an easement; Planner Wells responded that it would be a combination of the Township Engineer, the Kent

County Road Commission, and the Byron-Gaines Utility Authority. Kohle commented that in the event of easement maintenance being necessary, it would be marginally easier to remove shrubs than it would be to remove asphalt on top of an easement.

Planner Wells suggested lowering the landscaping point requirements and requiring shrubs and grasses in this area; Chair Giarmo added that it could be taken further by working administratively with the applicant to iron out the details.

Commissioner Wiersema expressed concern about the presented landscape plan and inconsistencies between what is being proposed and the alterations that were being discussed during the meeting. Kohle explained that the applicant is waiting to hear comments from the Planning Commission to make any changes to the site plan, and that they were hesitant to alter any plans until they received direction and guidance from the Planning Commission.

Chair Giarmo inquired about the three existing buildings on the property and if they are planned to remain the same architecturally, Kohle stated that at this point that is not on the applicant's radar, however, it could be an idea that is entertained in the future.

Commissioner Haagsma suggested tabling this agenda item to allow time for alterations to the site plan to be made, rather than approving the request and leaving it up to the Township Engineer and Planner to revise the site plan after approval.

**Motion:** Motion by Haagsma, supported by Wiersema, to table this request and have the applicant come back with a site plan that clearly depicts the proposed detention basin and any other subsequent changes that might come along with that feature of the site plan.

**DISCUSSION:** Haagsma said that the new site plan must show where the detention basin will be and the impact it will have to determine where the building goes. Wells added that it is desirable to create landscaping in the front if possible, and the Township Engineer will need to review this proposal again as well.

**AYES:** Thomas, Waayenberg, Wiersema, Giarmo, Rober, Haagsma

**NAYS:** NONE

**ABSTAIN:** NONE

**DECISION:** Motion Carried (6-0)

#### **b) 3316 68<sup>th</sup> Street – Dutton Center PUD, Preliminary Review**

This agenda item was one the Planning Commission had seen before; however, the proposed Preliminary PUD underwent significant revisions after receiving Planning Commission feedback during the February meeting, so the applicant is back to address these changes and seek preliminary approval.

Representatives for this project include Rick Pulaski from Nederveld, who is the engineer for this project, alongside Dan Larabel and Mike West of Allen Edwin Homes.

Pulaski introduced the project and stated that the applicant seeks to satisfy the vision outlined in the Master Plan and subsequently, the vision for a Village Center in Dutton. Pulaski stated that the applicants referenced plans for Dutton dating back to 2007 and the Master Plan to help inform the changes they made to their original submittal; principles they highlighted in the redesign include front porches, an emphasis on the public realm/ common spaces, and rear-loaded garages. They reconsidered the commercial/ mixed-use areas on 68<sup>th</sup> Street and determined that bringing the buildings closer to the

road and having parking lots behind them would be ideal for maintaining a low visual impact and not contributing to excessive driveways on 68<sup>th</sup> Street. In terms of Hanna Lake, Pulaski stated that the entrance point accessed off Hanna Lake is seen as the gateway into the project and the primary entrance, and that the mixed-use buildings in that area are imagined having commercial uses on the first floor and residential uses on the second floor. The boulevard entrance proposed for Hanna Lake would feature sidewalks and street parking to make the project more inviting, protect pedestrians, and calm traffic, which was a goal listed in the Master Plan.

Wells interjected to inquire about road widths and if the proposed measurements are deemed suitable by the Fire Department, to which Pulaski responded that although the applicant hasn't spoken with the Township's fire department, 16ft wide roads have seemed to work well in the past.

Pulaski then gave an overview of the east side of the project off Dutton Avenue. Although a secondary road is proposed for that area, it isn't forgotten about, and dwellings in that area are still proposed to be equipped with front porches and rear loaded garages that emphasize walkability and the public realm. Engaging green spaces are present throughout the development, and multifamily units towards the west side of the development feature front porches and attempt to emulate a sort of "courtyard" feel.

Pulaski explained that the goal was to craft a development that didn't have a dull moment or bad location throughout the whole area. They aimed to make sure that the street is active, lively, and engaging to promote connectivity and keep with the spirit of the Master Plan and the Future Land Use Plan.

Planner Wells then explained the Townships perspective on this revamped proposal for a PUD, and started by saying that this development is meant to become a mixed-use hub that will integrate seamlessly with the historic fabric of Dutton. This is a new model of development for Allen Edwin Homes, and Wells said that the applicant did a good job of using previous Planning Commission feedback to inform their revisions and advised that the Planning Commission debate whether this request satisfies the 16 goals for Dutton that the Master Plan is aiming to achieve.

Planner Wells took some time to address reinvestment in the Dutton area and how if done right, this project could positively impact engagement in this area. Appropriate architecture, such as the use of pitched roofs instead of flat roofs, is an example of how this development could emulate a sort of "main street" atmosphere. Wells also mentioned that this arrangement reinforces retail uses on 68<sup>th</sup> Street and tucks residential structures towards the middle of the development, and that an influx of residential use in this area may encourage the Kent County Road Commission to address traffic concerns in the area. Additionally, there is a significant amount of underused property to the north of this parcel, which is future zoned as Neighborhood Commercial or Commercial, and as people move into the area, Wells is hopeful that we will also see a demand for the redevelopment of commercial properties; this project could very well likely set that plan in motion.

Wells confirmed that this project is compatible with adjacent land uses and that the scale of the buildings is reasonable, and it sets a good pattern for future development along 68<sup>th</sup> Street. Last time this project was heard by the Planning Commission, it was determined that the intent of the Master Plan wasn't met, but Wells said that the planning Commission would be able to better discuss that with the revisions that have been made. Wells also clarified that the need for a PUD comes from the desire to implement mixed-use structures and different setback requirements throughout the development that

wouldn't otherwise be attainable. He added that the proposed open space associated with the project could be revised and improved upon.

Chair Giarmo began the discussion by stating that while this proposal is a big improvement to what the applicant provided last time, there is still work to do. Thomas and Haagsma echoed Giarmo's concerns and explained that they would like to see the green space throughout the development be purposeful and conducive for activity, like a park or a sports field, however the proposed courtyard in the multifamily units is an example of intentional greenspace that they would like to see throughout the entire area.

Commissioner Waayenberg highlighted that Dutton Avenue is tiny and lacks shoulders, which would make widening the road to accommodate this PUD quite tricky.

Chair Giarmo said that these lots are planned to be 5,500 S.F. and despite the park that is planned to be installed in the southern platted part of the development, she feels as though this development needs to offer something more adequate for residents in terms of purposeful greenspace.

Commissioner Wiersema echoed earlier sentiments and agreed that this plan is a huge improvement to what had been brought to the Planning Commission last time around; he stated that he likes the idea of the new detention pond being a wet pond, and aside from traffic concerns, he is on board with the general flow of things overall. He did, however, state that there needs to be more community areas, for example, a walking path around the proposed detention pond and perhaps some benches. Wiersema proceeded to address parking within the development, and inquired about where residents are intended to park for the mixed-use and apartment buildings, and where retail patrons are intended to park.

Pulaski confirmed that parking requirements have been met, and Wiersema suggested that perhaps removing an apartment building or a townhouse would be more conducive to providing adequate parking. Planner Wells added that the townhouses feature integrated parking on the ground floor, and Dan Larabel of Allen Edwin Homes confirmed that the townhouse units will have 2-stall garages with 25 ft long driveways, which would be enough parking for 4 cars. Wells added that shared parking is encouraged in areas with apartments and mixed-use retail buildings.

Chair Giarmo explained that traffic in the area is a big concern, and the Planning Commission is interested in having the Public Hearing for this project after the traffic study is available. Larabel confirmed that the traffic study should be complete within the next two weeks.

Planner Wells inquired about the timeline regarding utility and engineering plans, and Larabel responded that compiling that information would likely take months, to which Wells stated that the Public Hearing then wouldn't be able to happen for months.

Commissioner Haagsma echoed Wiersema's previous comments and said that he would love to see a walking path around the pond. Chair Giarmo stated that her biggest concern is open space, and that giving up a few lots would be worthwhile if it means gaining additional open space. She encouraged the applicants to consider their audience and what they like to do outside when implementing purposeful open space; for example, a tot-lot for small children in the area, and perhaps a basketball court for teenagers.

Larabel asked if centralized open space achieved by expanding the park in the platted portion would satisfy the Planning Commissions desire for more intentional greenspace, and Haagsma confirmed that the Planning Commission would like to see the park in the southern portion expanded in addition to implementing more in the northern PUD portion of the development.

Commissioner Haagsma agreed with previous comments and stated that this plan is getting a lot closer to what is envisioned in the Master Plan, however, he would like to see retail spaces succeed and be integrated a little more. Waayenberg added that there are several businesses that could thrive in this area, and Planner Wells took that idea further by reiterating that the number of people moving to this area is going to drive development all over 68<sup>th</sup> Street, and there is a lot of potential for redevelopment throughout the greater Dutton area.

Chair Giarmo suggested that the applicant schedules a Public Hearing after the traffic study is complete, and after an improved version of the overall plan with more open space is submitted; she voiced that hearing from the public regarding this project is of utmost importance. Haagsma said that he is hopeful the next plan will have adequate changes that will appease the public.

|                    |                                                                                                                                                                                                                                                 |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Motion:</b>     | Motion by Haagsma, supported by Thomas, to forward this application to the Public Hearing phase and let staff schedule the Public Hearing upon receiving the necessary supporting information, such as the traffic study and engineering plans. |
| <b>DISCUSSION:</b> | NONE                                                                                                                                                                                                                                            |
| <b>AYES:</b>       | ALL                                                                                                                                                                                                                                             |
| <b>NAYS:</b>       | NONE                                                                                                                                                                                                                                            |
| <b>ABSTAIN:</b>    | None                                                                                                                                                                                                                                            |
| <b>DECISION:</b>   | Motion Carried (6-0)                                                                                                                                                                                                                            |

### **3. Items not requiring a Public Hearing**

#### **a) 8269 Kalamazoo Avenue – Ratio Wavier Request**

Eric Kusters is the applicant for this request and is a homebuilder for/ owner of Kusters Homes Inc. The property owners contacted Kusters to build a home for them, and the lot is proving to be difficult to work with, hence the request for a 4:1 Ratio Waiver.

Planner Wells provided the Townships point of view on this request and said that the applicants are looking to divide their parcel into two lots, but there isn't enough frontage, therefore there is no chance the 4:1 ratio can be met. The applicant is requesting to build a home on the parcel without having to meet the 4:1 frontage ratio. Wells expressed that the Future Land Use Plan designates this parcel as village residential, and at some point in the future someone may be interested in building this parcel out in a high density way, so it is advised that enough room is left on the south side of the parcel for an access easement. Wells also warned that once this is approved, it's ultimately up to the landowner to decide how they want to divide up the parcel, therefore applying conditions to this request is obsolete. Planner Wells then noted that the back portion of the lot specifically is currently leased farmland and has good development potential in the future.

|                |                                                                                                                |
|----------------|----------------------------------------------------------------------------------------------------------------|
| <b>Motion:</b> | Motion by Waayenberg, supported by Haagsma, to approve the resolution and waive the 4:1 ratio for this parcel. |
|----------------|----------------------------------------------------------------------------------------------------------------|

**DISCUSSION:** NONE  
**AYES:** ALL  
**NAYS:** NONE  
**ABSTAIN:** None  
**DECISION:** Motion Carried (6-0)

**VII. GENERAL DISCUSSION**

Planner Wells said that next month Alexander Trails is planning on coming in with a Preliminary PUD request to set parameters in place for subsequent site condos and plats. He also mentioned that there are a few Special Use Permits next month, including a production facility for a local small-scale brewery.

**VIII. ADJOURNMENT**

The meeting adjourned at 9:48 PM.



CERTIFICATION:

I hereby certify that the above is a true copy of the minutes from the March 28<sup>th</sup>, 2024, 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,

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Lani Thomas,

Secretary

Gaines Charter Township Planning Commission

Date: March 28<sup>th</sup>, 2024

# Gaines Charter Township

## Planning Commission Memo

Meeting Date: April 25<sup>th</sup>, 2024

AGENDA ITEM: VI.1.a

PROPOSED REQUEST: Special Use Permit

ADDRESS: 4598 84<sup>th</sup> Street SE

PARCEL NUMBER: 41-22-24-200-038

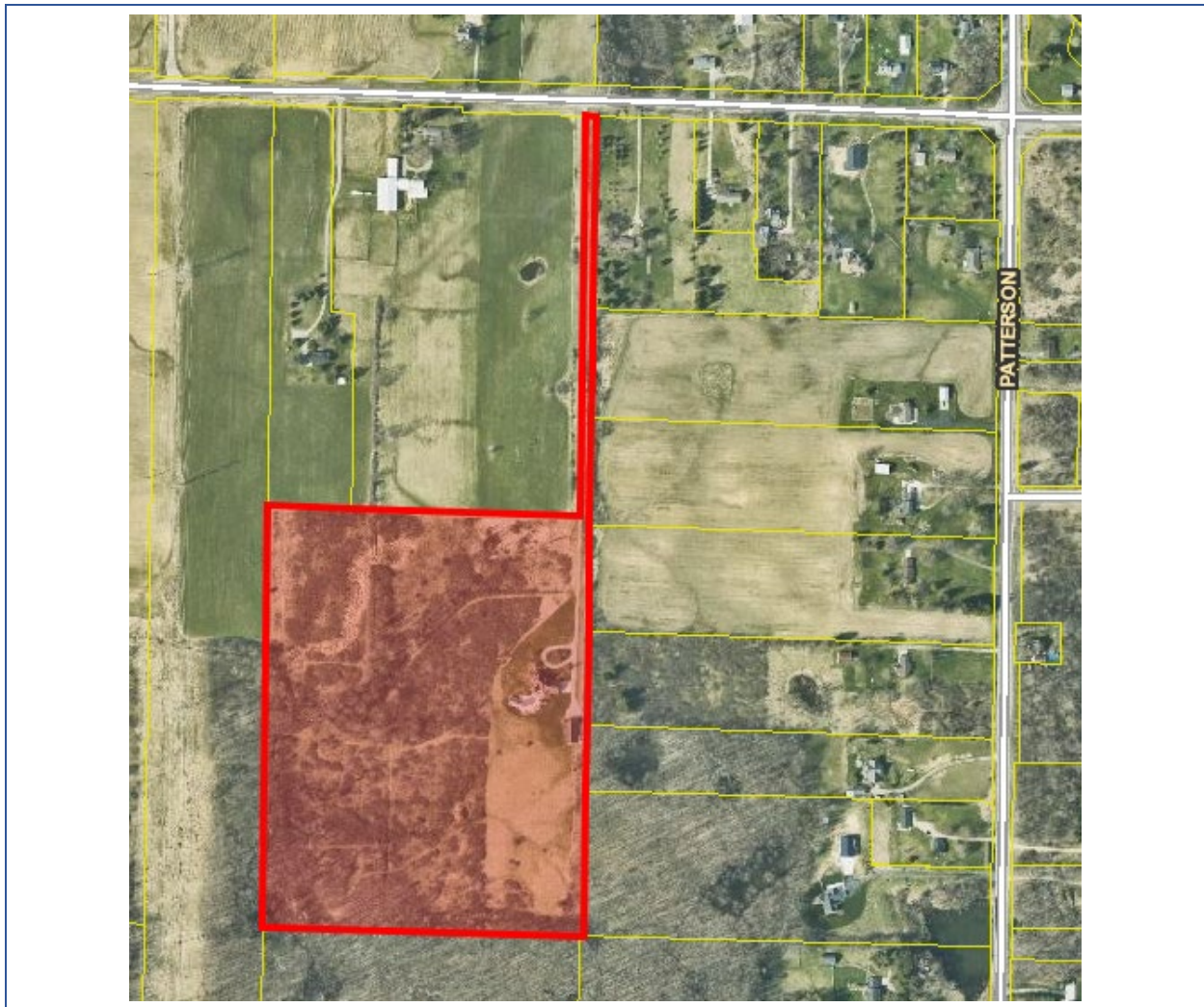
FILE NUMBER: 240313MN

APPLICANT: Mike Naber

PROPERTY ZONING DISTRICT:  
Agricultural/Rural-Residential (A-R)

PROPERTY SIZE: 32.17 Acres

REPORT BY: Dakota Swan, Assistant Planner



## OVERVIEW

The applicant is requesting a Special Use Permit to allow adding an additional 1,600 square feet (SF) addition to an existing accessory building. There are 3,032 SF of accessory buildings already on the site, making a total of 4,632 SF of residential accessory buildings on the property.

Based on the zoning ordinance, the property is limited to 2,400 SF of accessory buildings, or 3% of the lot size, whichever is less.

The proposed accessory building addition will be used primarily for personal residential storage use; specifically for trophy mounts and hosting family gatherings.

Surrounding zoning:

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

## 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 and for hosting family gatherings. 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.** The proposed accessory building is intended to be used for the storage of trophy mounts and for hosting family gatherings. As an accessory building set to be utilized for residential storage and hosting space for gatherings, it is not anticipated that traffic will be affected. The applicant stated that gatherings are currently being held in the existing barn, and that traffic related to events will remain unchanged.

- 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 attached to 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 purposes and for hosting family events, 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                    | Ca. 140 Feet |
| Front Yard Setback             | 60 Feet with Type I Buffer | Ca. 90 Feet  |
| Side Yard Setback              | 20 Feet                    | 64 Feet      |
| Rear Yard Setback              | 3 Feet                     | Ca. 470 Feet |
| Maximum Building Height        | 20 Feet                    | ? Feet       |

**Undetermined.** The setback requirements for the building have been met, with the exception that height has not been defined. The building addition is in the rear yard of the house. Height is not specified but requirements stipulate a maximum height of 20 feet.

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 and the same color as 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. Properties to the east of the subject parcel have similarly sized pole barns.

- 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.*

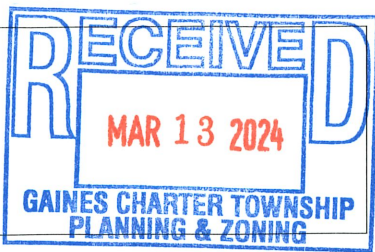
**Meets standard.** The total requested square footage of accessory building coverage is less than 2% of the total lot size.

## STAFF RECOMMENDATION

Staff recommends approval of the Special Use Permit with the following conditions of approval:

1. The accessory building addition shall be architecturally similar to and the same color as the existing accessory building on the site.
2. The accessory building shall not be utilized for commercial purposes.





FILE NO.

240313 MN

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

## Special Use Permit Application

|                                     |                                                                                       |                  |  |
|-------------------------------------|---------------------------------------------------------------------------------------|------------------|--|
| Project Address                     | 4598 84th St SE, Caledonia, MI 49316                                                  |                  |  |
| Owner Name                          | Mike Naber                                                                            |                  |  |
| Owner Address                       | Street Address                                                                        | City, State, Zip |  |
| Parcel Number(s):                   | 41-22- 24-200-038                                                                     | 41-22-           |  |
| Description of Proposed Project/Use | Additional room on existing barn to display trophy mounts and have family gatherings. |                  |  |

|                                                                                                                                                                                                                                                                                                    |                                      |                             |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|-----------------------------|--|
| Applicant/Contact                                                                                                                                                                                                                                                                                  | Mike Naber                           |                             |  |
| Applicant/Contact Address                                                                                                                                                                                                                                                                          | Street Address                       | City, State, Zip            |  |
| Contact Info                                                                                                                                                                                                                                                                                       | Home / Office / Cell<br>616-893-9360 | E-Mail<br>mike@midwayrv.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                                                                                                                                                                                                                                                                                          |                                      |                             |  |
| Please complete the appropriate Worksheet as part of your application packet (see Staff for more information) for:<br>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 | <u>A-R</u> | A-B |
| One / Two Family Construction   | <input type="checkbox"/> | Zoning Board of Appeals  | <input type="checkbox"/> | Planning Commission | <input type="checkbox"/> | Land Combination | <input type="checkbox"/> |     |     |     |            |     |
| Site Plan Review                | <input type="checkbox"/> | Rezoning / PUD Rezoning  | <input type="checkbox"/> | PUD Amendment       | <input type="checkbox"/> | Land Division    | <input type="checkbox"/> |     |     |     |            |     |
| Subdivision / Site Condo Review | <input type="checkbox"/> | Special Use Permit       | <input type="checkbox"/> | Lot Line Adjustment | <input type="checkbox"/> |                  |                          |     |     |     |            |     |
| Other:                          |                          |                          |                          |                     |                          |                  |                          |     |     |     |            |     |
| Approved                        | <input type="checkbox"/> | Approved with Conditions | <input type="checkbox"/> | Denied              | <input type="checkbox"/> | Withdrawn        | <input type="checkbox"/> |     |     |     |            |     |
| 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.

*no more traffic than we already have. we are already having the gatherings in the existing barn.*

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

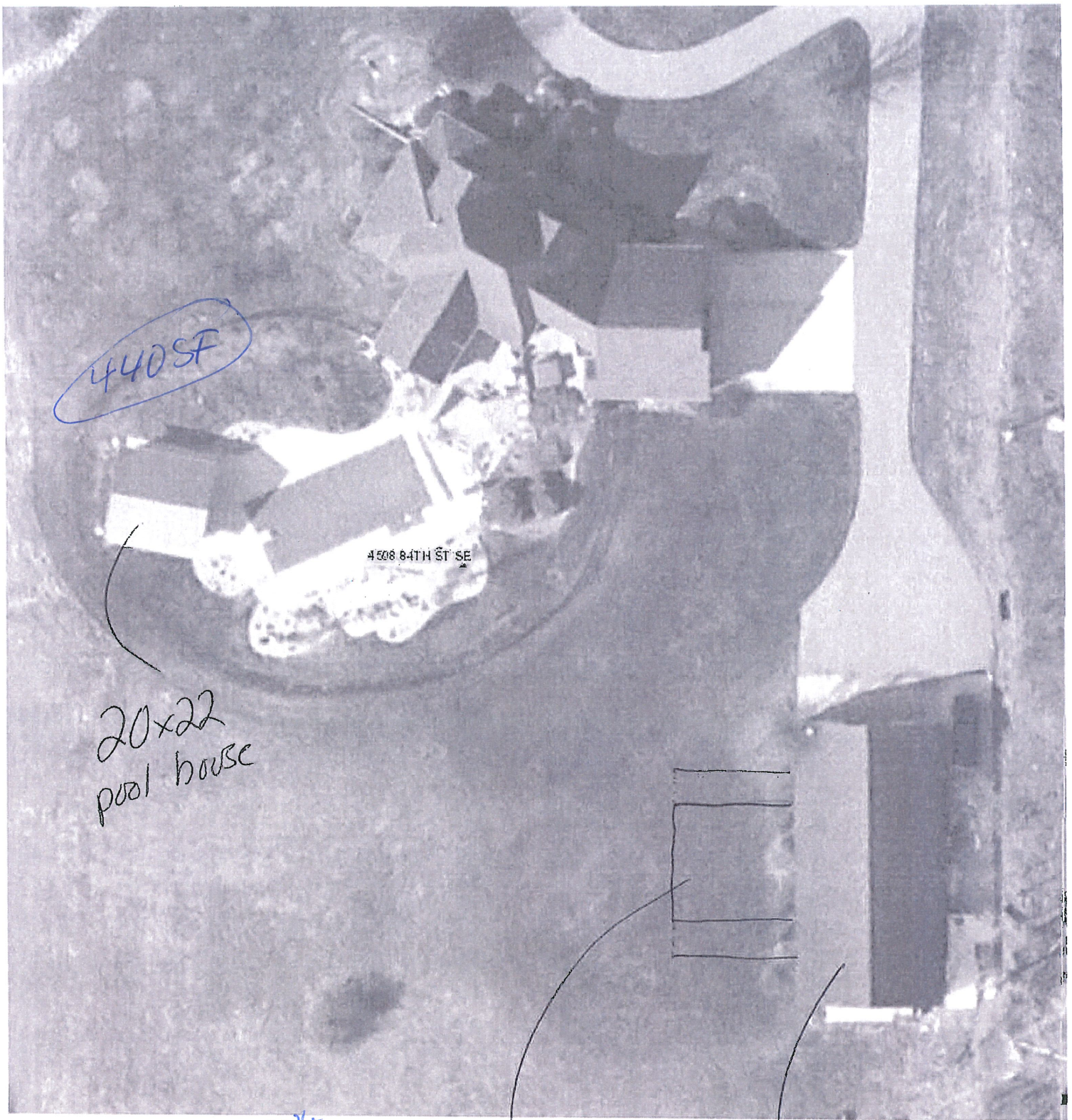
*No.*

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.

*the addition would be placed in between the existing barn and the pool area. it would be hard to see until you are up close. we are also 2000 feet off the road, making it almost unnoticeable from the road.*

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





4508 84TH ST SE

20x22  
pool house

36x72  
existing  
barn

2592 SF

3032 EXISTING  
+ 1600 NEW  
4632 TOTAL

40x40 proposed  
addition with  
10' covered patio  
on north and  
south side

+ 1600 SF



# Gaines Charter Township

## Planning Commission Memo

Meeting Date: April 25<sup>th</sup>, 2024

AGENDA ITEM: VI.1.b

PROPOSED REQUEST: Special Use Permit

ADDRESS: 820 92<sup>nd</sup> Street SE

PARCEL NUMBER: 41-22-29-100-050

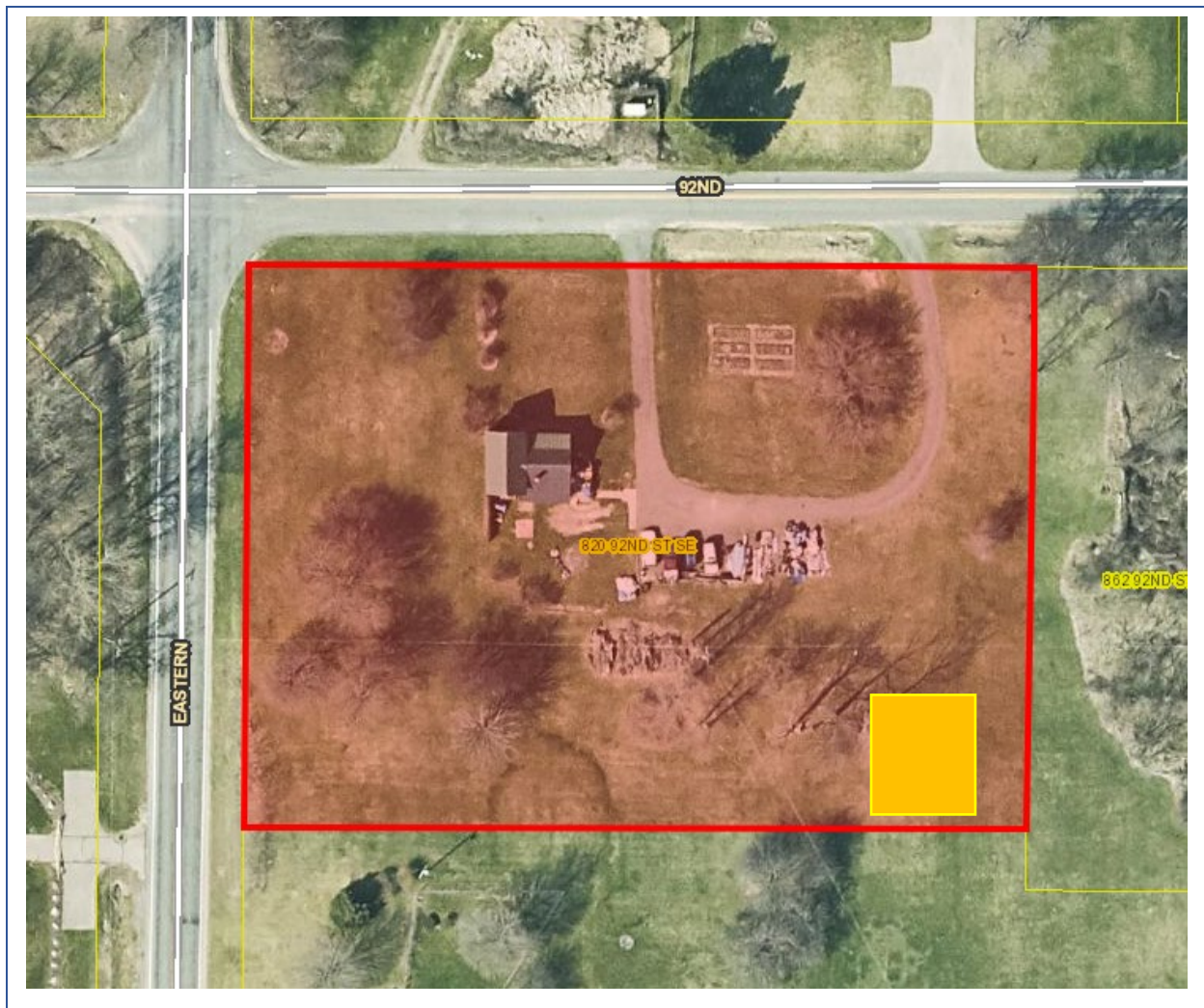
FILE NUMBER: 240307JVM

APPLICANT: John VanderMeulen

PROPERTY ZONING DISTRICT:  
Agricultural/Rural-Residential (A-R)

PROPERTY SIZE: 2.05 Acres

REPORT BY: Dakota Swan, Assistant Planner



## OVERVIEW

The applicant is requesting a Special Use Permit to allow for 1,536 square feet (SF) in accessory buildings to construct a 32' x 48' pole barn. There are no other existing accessory buildings on the property,

Based on the zoning ordinance, the property is limited to 2,400 SF of accessory buildings, or 3% of the lot size, which ever is less. In this instance, 3% of the lot size limits the applicant to 1,341 SF, thus the request for a special use permit.

The proposed accessory building will be used primarily for personal residential storage use.

Surrounding zoning:

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

## 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 and in addition to the specific standards of consideration stated for each special use type within this Ordinance, and 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 set 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, 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; several surrounding lots have similarly sized 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, and all setbacks will be met. It is not expected that there will be any adverse impacts on adjoining properties or uses.

#### **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 purposes 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                    | Ca. 167 Feet |
| Front Yard Setback             | 60 Feet with Type I Buffer | Ca. 203 Feet |
| Side Yard Setback              | 20 Feet                    | 41.6 Feet    |
| Rear Yard Setback              | 3 Feet                     | 3 Feet       |
| Maximum Building Height        | 20 Feet                    | 17 Feet      |

**Meets standard.** The setback and height requirements for the building have been met. For gable roofs, height is measured at the midpoint between the eave and the peak. The sidewalls are proposed at 16' with a 4/12 truss pitch; the midpoint of the roof is approximately 19.3 Feet. The addition will be structurally attached to the existing building, thus not requiring a 10-foot separation distance between the two.

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 and the same color as 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. Properties to the south and east of the subject parcel have similarly sized pole barns.

- 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.*

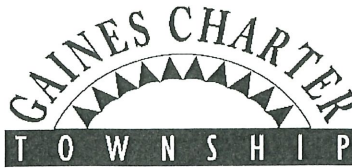
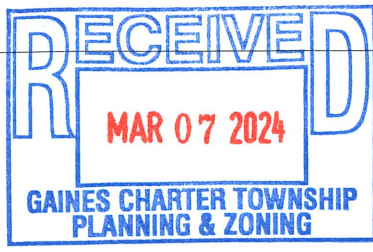
**Meets standard.** The total requested square footage of accessory building coverage is less than 2% of the total lot size.

## STAFF RECOMMENDATION

Staff recommends approval of the Special Use Permit with the following conditions of approval:

1. The accessory building addition shall be architecturally similar to and the same color as the existing building on the site.
2. The accessory building shall not be utilized for commercial purposes.





FILE NO.

240307JVM

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

## Special Use Permit Application

|                                     |                                 |                  |  |
|-------------------------------------|---------------------------------|------------------|--|
| Project Address                     | 820 92nd Byron Center MI 49315  |                  |  |
| Owner Name                          | John Vander Meulen              |                  |  |
| Owner Address                       | Street Address                  | City, State, Zip |  |
|                                     | 820 92nd SE                     | MI 49315         |  |
| Parcel Number(s):                   | 41-22- 29-100-050               | 41-22-           |  |
| Description of Proposed Project/Use | 32x48 Steel Building 1500 sq ft |                  |  |

|                                                                                                                                                                                                                                                                                                    |                      |                  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|------------------|--|
| Applicant/Contact                                                                                                                                                                                                                                                                                  | 616 520 1955         |                  |  |
| Applicant/Contact Address                                                                                                                                                                                                                                                                          | Street Address       | City, State, Zip |  |
|                                                                                                                                                                                                                                                                                                    | 820 92nd SE BC.      | MI 49315         |  |
| Contact Info                                                                                                                                                                                                                                                                                       | Home / Office / Cell | E-Mail           |  |
| <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                                                                                                                                                                                                                                                                                          | John Vander Meulen   |                  |  |
| 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 | <u>A-R</u> | A-B |
| One / Two Family Construction   | <input type="checkbox"/> | Zoning Board of Appeals  | <input type="checkbox"/>            | Planning Commission | <input type="checkbox"/> | Land Combination | <input type="checkbox"/> |     |     |     |            |     |
| Site Plan Review                | <input type="checkbox"/> | Rezoning / PUD Rezoning  | <input type="checkbox"/>            | PUD Amendment       | <input type="checkbox"/> | Land Division    | <input type="checkbox"/> |     |     |     |            |     |
| Subdivision / Site Condo Review | <input type="checkbox"/> | Special Use Permit       | <input checked="" type="checkbox"/> | Lot Line Adjustment | <input type="checkbox"/> |                  |                          |     |     |     |            |     |
| Other:                          |                          |                          |                                     |                     |                          |                  |                          |     |     |     |            |     |
| Approved                        | <input type="checkbox"/> | Approved with Conditions | <input type="checkbox"/>            | Denied              | <input type="checkbox"/> | Withdrawn        | <input type="checkbox"/> |     |     |     |            |     |
| Zoning Administrator:           |                          |                          |                                     |                     |                          |                  |                          |     |     |     | Date:      |     |

# Site Plan

DEC 18 2023

## Please Show:

The property lines and their dimensions.

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

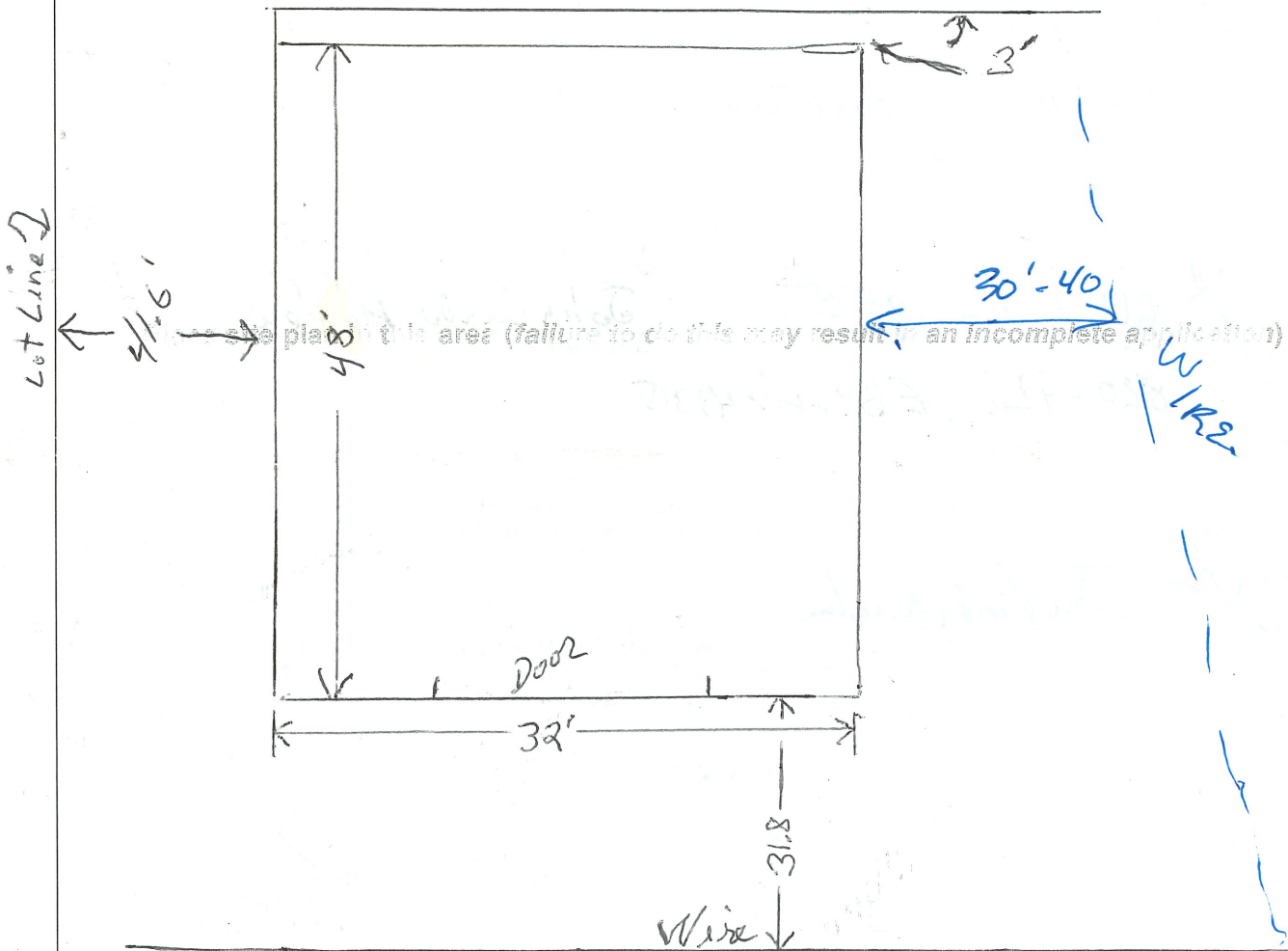
The gross floor area, listed by floor level, including basements.

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

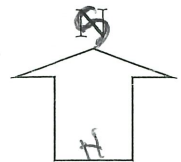
The location of all bodies of water, easements, utility lines, sidewalks, drives, septic systems, drain, and other improvements.

**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.

Lot Line Back yard



Gross Floor Area Calculations



Main Floor: 1530' Second Floor: \_\_\_\_\_ Basement: \_\_\_\_\_ Total: \_\_\_\_\_ Garage: \_\_\_\_\_





92ND

820 92ND ST SE

86292ND ST SE

EASTERN

86292ND ST SE



# Gaines Charter Township

## Planning Commission Memo

Meeting Date: April 25<sup>th</sup>, 2024

AGENDA ITEM: VI.1.c

PROPOSED REQUEST: Special Use Permit

ADDRESS: 163 68<sup>th</sup> Street

PARCEL NUMBER: 41-22-06-356-010

FILE NUMBER: 240306DSL

APPLICANT: Daniel Suarez-Lopez

PROPERTY ZONING DISTRICT: Residential (RL-10)

PROPERTY SIZE: 0.48 Acres

REPORT BY: Dakota Swan, Assistant Planner



OVERVIEW

The applicant is requesting a Special Use Permit to allow for the construction of 900 square feet (SF) in accessory buildings. There is an existing garage on the property currently, and the applicant intends to tear that down and replace it with a new and improved 900 SF garage.

Based on the zoning ordinance, the property is limited to 1,200 SF of accessory buildings, or 1.5% of the lot size, whichever is less. In this instance, 1.5% of the lot size limits the applicant to approximately 314 SF, thus the request for a special use permit.

The proposed garage will be used primarily for personal residential storage use, specifically for vehicles.

Surrounding zoning:

|                           |                             |                           |
|---------------------------|-----------------------------|---------------------------|
|                           | NORTH: Residential (RL-10)  |                           |
| WEST: Residential (RL-10) | SUBJECT PARCEL              | EAST: Residential (RL-10) |
|                           | SOUTH: Office Service (O-S) |                           |

## 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 and in addition to the specific standards of consideration stated for each special use type within this Ordinance, and 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 Suburban Residential. A request for a detached garage is consistent with the Master Plan’s guidance for suburban 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 set to be utilized for residential storage of vehicles, 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 the proposed residential accessory building is set to replace an already existing structure, 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 common in suburban residential areas of the township; several surrounding lots have similarly sized 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 side yard, and all setbacks will be met. It is not expected that there will be any adverse impacts on adjoining properties or uses.

#### **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 purposes 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          | 10 Feet  |
| Front Yard Setback (West)      | N/A              | 18 Feet  |

|                         |         |             |
|-------------------------|---------|-------------|
| Side Yard Setback       | 8 Feet  | 37 Feet     |
| Rear Yard Setback       | 3 Feet  | 74 Feet     |
| Maximum Building Height | 20 Feet | Ca. 15 Feet |

**Meets standard.** The residence on this parcel is lawfully nonconforming due to the orientation of the home on the parcel. Since this is a corner lot, this dwelling has two front yards; one adjacent to Adrian Street, and one adjacent to 68<sup>th</sup> Street. Accessory buildings are not permitted in the front yard within RL-10 areas, however, staff determined that in this instance, the existing accessory building is in the side yard. Furthermore, the Zoning Ordinance does not provide front yard setback information for accessory buildings in RL-10 areas, therefore staff made a determination that the garage will be conforming to setback standards

The building addition will be constructed with pressure treated wood, shingle roofing, and vinyl siding to compliment the architectural style of the home on the parcel.

- 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. Properties to the north and west have similarly sized garages.

- 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 vehicle storage and residential storage use. The building will not be used 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 5% of the total lot size.

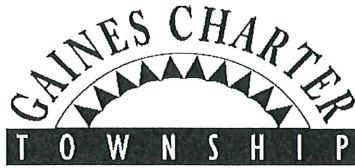
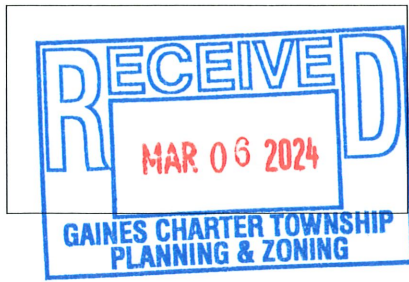
## STAFF RECOMMENDATION

Staff recommends approval of the Special Use Permit with the following conditions of approval:

1. The accessory building addition shall be architecturally similar to and the same color as the existing building on the site.



2. The accessory building shall not be utilized for commercial purposes.



FILE NO.

240306DSL

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

## Special Use Permit

|                                     |                                                                         |                         |  |
|-------------------------------------|-------------------------------------------------------------------------|-------------------------|--|
| Project Address                     | 163 68th St SE, Grand Rapids, MI, 49548                                 |                         |  |
| Owner Name                          | Daniel Suarez-Lopez                                                     |                         |  |
| Owner Address                       | Street Address                                                          | City, State, Zip        |  |
|                                     | 163 68th St SE                                                          | Grand Rapids, MI, 49548 |  |
| Parcel Number(s):                   | 41-22- 06-356-010                                                       | 41-22-                  |  |
| Description of Proposed Project/Use | Building a new detached garage (30'x30') and demolish the existing one. |                         |  |

|                                                                                                                                                                                                                                                                                                    |                      |                         |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-------------------------|--|
| Applicant/Contact                                                                                                                                                                                                                                                                                  | Daniel Suarez-Lopez  |                         |  |
| Applicant/Contact Address                                                                                                                                                                                                                                                                          | Street Address       | City, State, Zip        |  |
|                                                                                                                                                                                                                                                                                                    | 163 68th St SE       | Grand Rapids, MI, 49548 |  |
| Contact Info                                                                                                                                                                                                                                                                                       | Home / Office / Cell | E-Mail                  |  |
|                                                                                                                                                                                                                                                                                                    | (616) 438-3961       | dasualo@gmail.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                                                                                                                                                                                                                                                                                          |                      |                         |  |
| Please complete the appropriate Worksheet as part of your application packet (see Staff for more information) for:<br>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 Family Construction   | <input type="checkbox"/> | Zoning Board of Appeals  | <input type="checkbox"/> | Planning Commission | <input type="checkbox"/> | Land Combination    | <input type="checkbox"/> |     |     |       |     |     |
| Site Plan Review                | <input type="checkbox"/> | Rezoning / PUD Rezoning  | <input type="checkbox"/> | PUD Amendment       | <input type="checkbox"/> | Land Division       | <input type="checkbox"/> |     |     |       |     |     |
| Subdivision / Site Condo Review | <input type="checkbox"/> |                          |                          | Special Use Permit  | <input type="checkbox"/> | Lot Line Adjustment | <input type="checkbox"/> |     |     |       |     |     |
| Other:                          |                          |                          |                          |                     |                          |                     |                          |     |     |       |     |     |
| Approved                        | <input type="checkbox"/> | Approved with Conditions | <input type="checkbox"/> | Denied              | <input type="checkbox"/> | Withdrawn           | <input type="checkbox"/> |     |     |       |     |     |
| Zoning Administrator:           |                          |                          |                          |                     |                          |                     |                          |     |     | Date: |     |     |

## Special Use Permit Applicant Worksheet

File No. \_\_\_\_\_

Special Land Use review and approval is required for certain uses of land that have increased potential to impact adjacent properties and the neighborhood. The Special Land Use application and review procedure is therefore intended to ensure that the proposed use will be designed, operated, maintained and managed in a way that will be compatible with neighboring properties and will not be detrimental to the Township or its surroundings. The application process includes public notice of the proposed use and a public hearing before the Planning Commission. Conditions of approval may be required by the Planning Commission to less on or mitigate potentially adverse effects of the use.

Please indicate request type and the applicable Section(s) of the zoning ordinance.  
Leave blank if uncertain.

- |                                                                |                  |
|----------------------------------------------------------------|------------------|
| <input checked="" type="checkbox"/> Residential Special Use    |                  |
| <input checked="" type="checkbox"/> Accessory Building         | Section(s) _____ |
| <input type="checkbox"/> Other                                 | Section(s) _____ |
| <input type="checkbox"/> Commercial / Industrial Special Use * | Section(s) _____ |
| <input type="checkbox"/> Wireless Communication Facility *     | Section(s) _____ |
| <input type="checkbox"/> Signs/Billboard                       | Section(s) _____ |

\* Please check with the Planning and Zoning Department staff to determine additional applicable Site Plan Approval requirements.

File No. \_\_\_\_\_

### General Standards for All Special Land Uses (Section 19.8)

**In addition to utilizing the Zoning District standards and the site plan review standards of Section 25.6, "The Planning Commission shall review the particular circumstances and facts of each proposed special use and in addition to the specific standards of consideration stated for each special use type within this Ordinance, 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.
- b. The proposed special use shall be consistent with the intent of this Ordinance and the intent of the Master Plan.
- c. The special use shall not create or substantially add to traffic hazards in the area.
- 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.
- e. The proposed special use shall not set precedents for development which could adversely affect 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.
- g. The proposed special use shall not have significant adverse impacts upon adjoining properties or uses."

## 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.

The proposed garage will not generate any additional traffic. The garage will allow for more car storage space, eliminating the need for parking on the road and thus helping with traffic flow and snow removal services.

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

The garage will not generate any additional noise, dust, odor or light. It will be used to store cars and perform the ordinary activities that a garage is used for.

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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.

The proposed garage will be build and sided to match the look of the residence building. The garage will also enhance the look of the neighborhood as it will be more aesthetically pleasant to the eye than the current building (the current garage being in rough shape).

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

The proposed garage will be built up to building codes and the floor will have proper slope. The lot of the property is big enough to have plenty of green areas. No animal habitat will be destroyed for the purpose of the construction. The building will not cast shadows that impact the neighbors or animal/floral life.

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## Site Plan.

**Please submit a reproducible site plan, or sketch plan.** The plan must be drafted to an accurate minimum scale of 1 inch to 50 feet. If the drawing has not been professionally prepared and sealed, a certified legal survey of the property shall be required in order to verify the accuracy of the site plan. If the site plan is not to scale or it is lacking accuracy and detail, the application will be rejected.

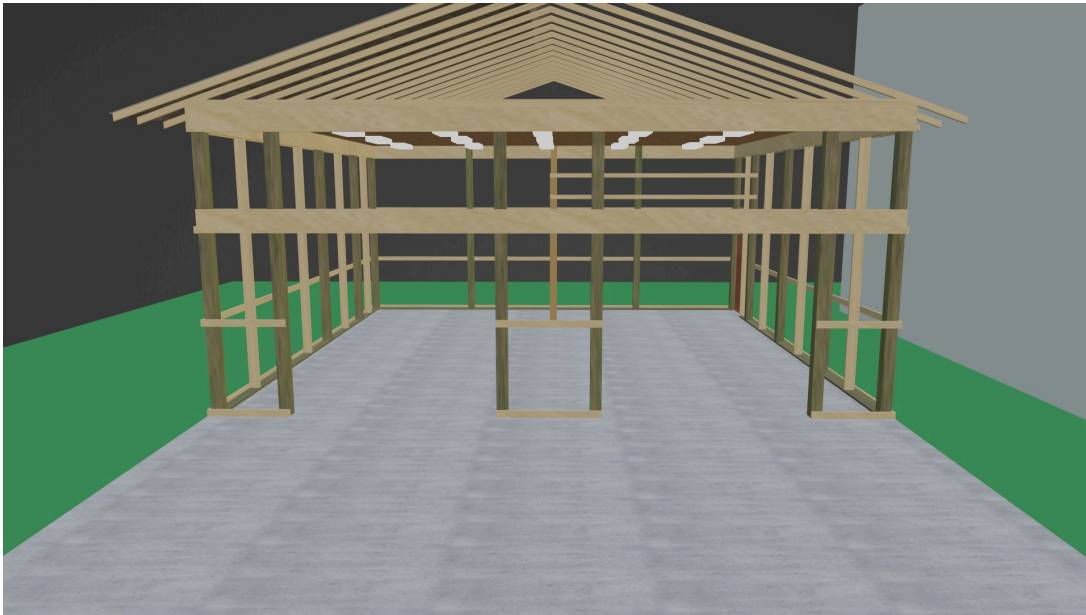
The following checklist itemizes the minimum requirements, as applicable, for a site plan that is submitted with a special land use application. If the Planning and Zoning Department determines that more information and project detail is required you may be directed to provide additional information as outlined in Chapter 25 of the Gaines Charter Township Zoning Ordinance.

- ☐ Name of applicant.
- ☐ Owner or owners, if different than the applicant.
- ☐ Name and address of the development
- ☐ North arrow, scale and date
- ☐ Lot dimensions.
- ☐ Legal description for the property.
- ☐ Zoning of the site and adjacent properties
- ☐ The location and setback of all buildings, signs and structures from property lines and street right-of-way lines.
- ☐ The height and dimensions of all buildings, structures,
- ☐ Depiction of all freestanding and wall signs.
- ☐ Outside storage areas, with a description of the materials or equipment to be stored.
- ☐ Dumpsters, dumpster screening.
- ☐ Vegetation, fences, walls, buffers or other screening methods.
- ☐ Easements (access, utility, service road, and all other
- ☐ Outdoor lighting fixtures
- ☐ Driveways,/ streets/ private roads clearly labeled.
- ☐ Parking, loading areas, and circulation areas (show surface material, dimensions and layouts of parking spaces and direction size of travel of lanes, aisles, and driveways).
- ☐ Sidewalks, trails, and walkways as applicable.
- ☐ Site drainage patterns, and proposed grading.
- ☐ Natural features (tree lines, wooded areas, streams, ponds, drainage ditches, wetlands).

## Building Elevations.

- ☐ Building elevation drawings or pictures and a description of the materials and colors to be used on the building(s).

# Garage Project



163 68<sup>th</sup> ST SE

Daniel Suarez-Lopez

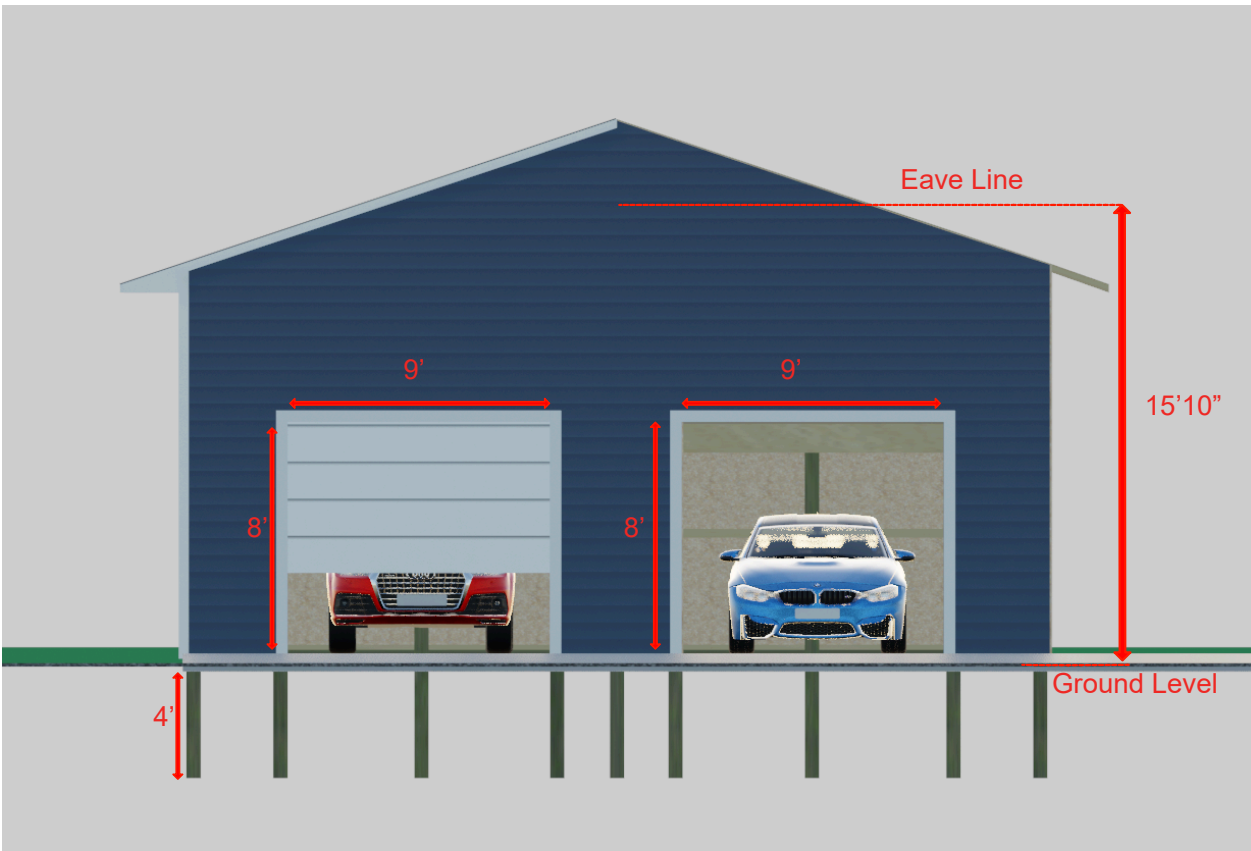
[dasualo@gmail.com](mailto:dasualo@gmail.com)

(616) 438-3961

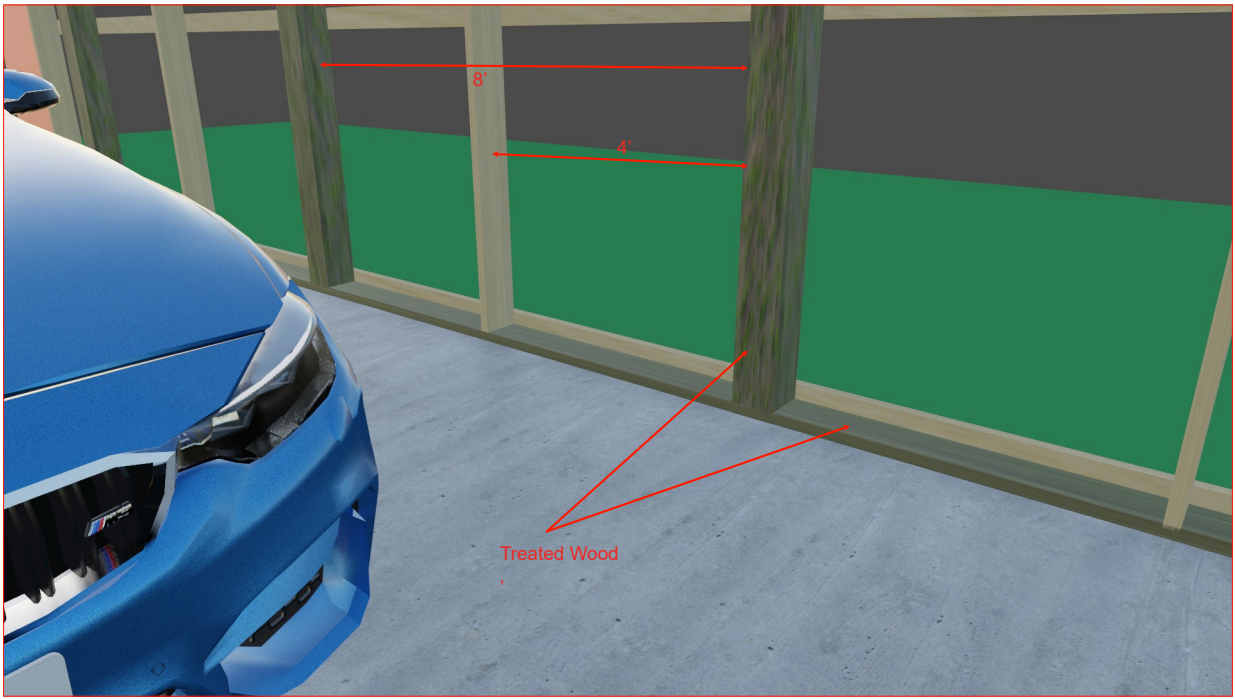
The plan is to demolish the existing single stall garage and build a 30' x 30' garage. The height of the building will be 15'10" from ground level to eave line. The west side of the building will be flush with the west side of the residence and the south side of the building will stand 10' from the residence building. The finishing of the garage will include shingle roofing and vinyl siding to match the residence building.



The posts will be 6"x6" pressure treated wood, and will be 4' deep into the ground. The posts will be spread at a max distance of 8'. In between the posts 2"x6" studs will be used to provide support for walls and headers. Any lumber in contact with the concrete will also be pressure treated.







Add To List

6



6 x 6 x 18' #2 Critical Structural CCA .60 Green Pressure Treated Timber

(Actual Size 5-1/2" x 5-1/2" x 18')

Model Number: 1098080 | Menards® SKU: 1098080

Menards® Low Price!

\$76<sup>49</sup> each

-

1

+

ADD TO CART

• Nominal size

• Pressure treated to prevent rot and decay

• Southern yellow pine

View More Information >

Length: 18'

▼

Ship To Store - Free!

499 Available for Special Order and immediate shipment

View Shipping & Delivery Options

Share

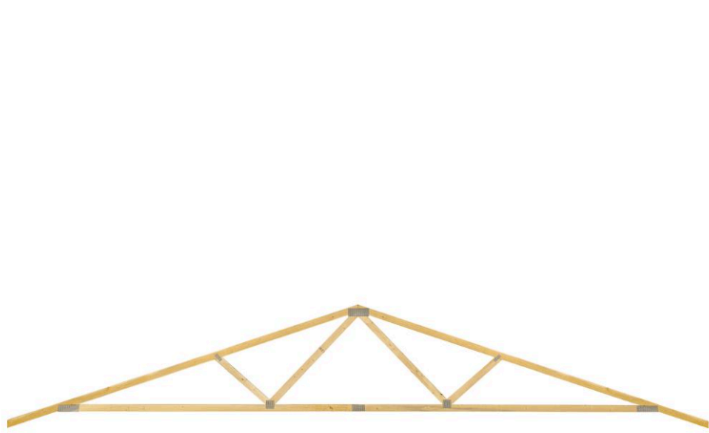
| Specifications     |                                                    |                     |                                                           |
|--------------------|----------------------------------------------------|---------------------|-----------------------------------------------------------|
| Nominal Dimensions | 6 in x 6 in x 18 ft                                | Grade               | #2                                                        |
| Actual Thickness   | 5-1/2 inch                                         | Resistance Features | Pressure treated to prevent rot and decay                 |
| Actual Width       | 5-1/2 inch                                         | Special Features    | Pressure treated for Critical Structure (CS) applications |
| Length             | 18 foot                                            | Wood Species        | Southern Yellow Pine                                      |
| Contact Type       | Ground Contact Critical Structural - Category UC4B | Shipping Dimensions | 216.00 H x 5.50 W x 5.50 D                                |
| Shipping Weight    | 216.0 lbs                                          | Return Policy       | Special Order Merchandise (view Return Policy)            |

The trusses will spaced at 2' on dead center and will have a 4/12 pitch. The trusses will be supported by double 12" headers and will be nailed horizontally to the posts/studs/wood-blocks. The trusses will have a 2' overhang.

A 3D architectural rendering of a carport structure. It shows the roof trusses supported by vertical posts. Red arrows point to the trusses with labels "Nailed to post", "Nailed to wood-block", and "Nailed to stud". A red car and a blue car are parked inside. A red arrow points to a "Side Door" on the right. A red dimension line indicates a 2' spacing between trusses.

A close-up 3D architectural rendering of a carport structure. It shows the intersection of wooden trusses and a vertical post. The ground is covered with wood chips. A green wall is visible in the background.





30' Residential Common Truss 4/12 Pitch 40#  
Model Number: 1871431 | Menards® SKU: 1871431

\* This product is not available at this store.  
To see current price, please **Check Another Store for Availability**, find a store showing inventory, and select Make My Store.

DESIGN & BUY

- Fully assembled, clear span
- 40 pounds per square foot total load
- Designed for 2' on center spacing

View More Information >

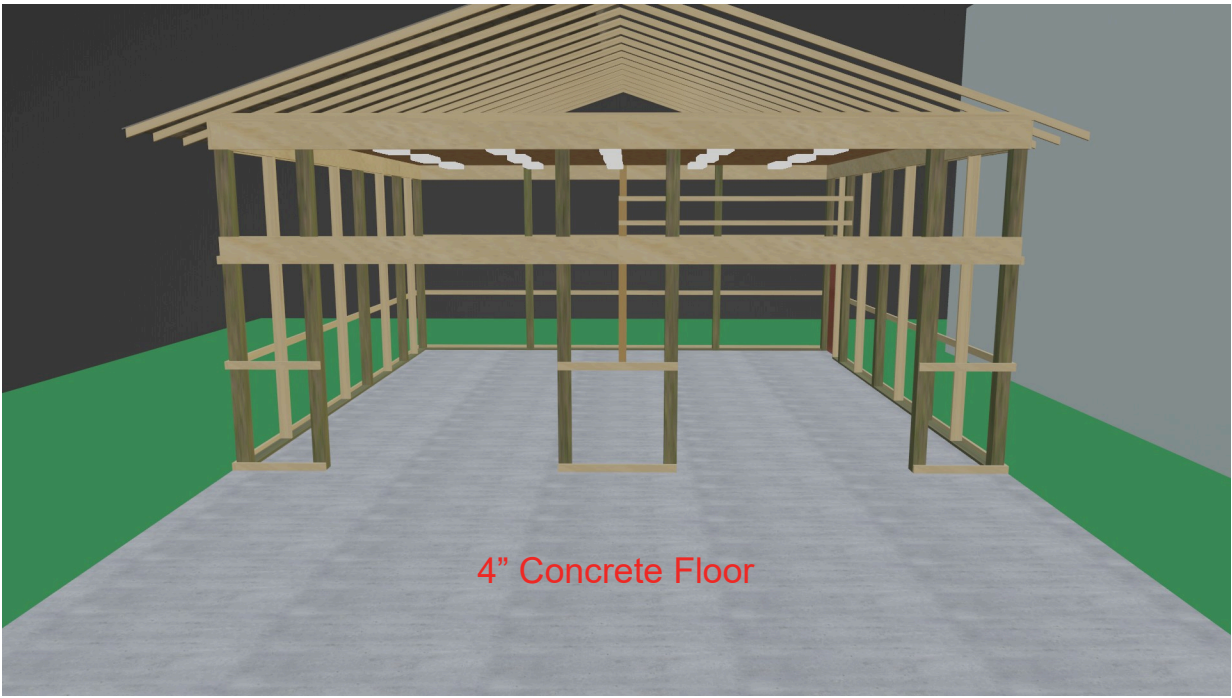
Variation: 40# at 2' OC 30' Span



Design your project around our In-Stock trusses and don't wait to build! The largest stock truss selection in the Midwest! Check your local building codes prior to purchase. Need help? Stop by your local Menards today.

Share

| Specifications         |                                                |                     |                          |
|------------------------|------------------------------------------------|---------------------|--------------------------|
| Product Type           | Residential Roof Truss                         | Style               | Common                   |
| Total Designed Load    | 40 pound per square foot                       | Live Load Top Chord | 20 pound per square foot |
| Span                   | 30 foot                                        | Pitch               | 4/12                     |
| Dead Load Top Chord    | 10 pound per square foot                       | On Center Spacing   | 2 foot                   |
| Live Load Bottom Chord | 0 pound per square foot                        | Overhang            | 2 foot                   |
| Dead Load Bottom Chord | 10 pound per square foot                       | Weight              | 92 pound                 |
| Shipping Dimensions    | 360.00 H x 72.00 W x 1.50 D                    | Shipping Weight     | 92.0 lbs                 |
| Return Policy          | Special Order Merchandise (view Return Policy) |                     |                          |



The building will have two garage doors and a standard side door. The garage doors will be twins and will measure 9'x8'.



Ideal Door® Traditional 9' x 8' White Insulated  
Garage Door (R-Value 6.5)  
Model Number: White\_Prem\_Rp\_Mdp38\_9X8 | Menards® SKU: 4254687

Menards® Low Price!  
**\$759<sup>00</sup>** each

1 ADD TO CART

- Traditional Steel Panel door with deep embossed Elegant Short Panel Design
- Window options are available
- Better construction with 1-3/8" insulation, R-value 6.5

View More Information >

Size: 9 ft. wide x 8 ft. high  
R-Value: 6.5

Pick Up At Store

2 In-Stock at Wyoming

Check Another Store for Availability

View Shipping & Delivery Options

Share







# Gaines Charter Township

## Planning Commission Memo

Meeting Date: April 25<sup>th</sup>, 2024

AGENDA ITEM: VI.1.d

PROPOSED REQUEST: Special Use Permit

ADDRESS: 44 Brownell Street SE

PARCEL NUMBER: 41-22-07-151-007

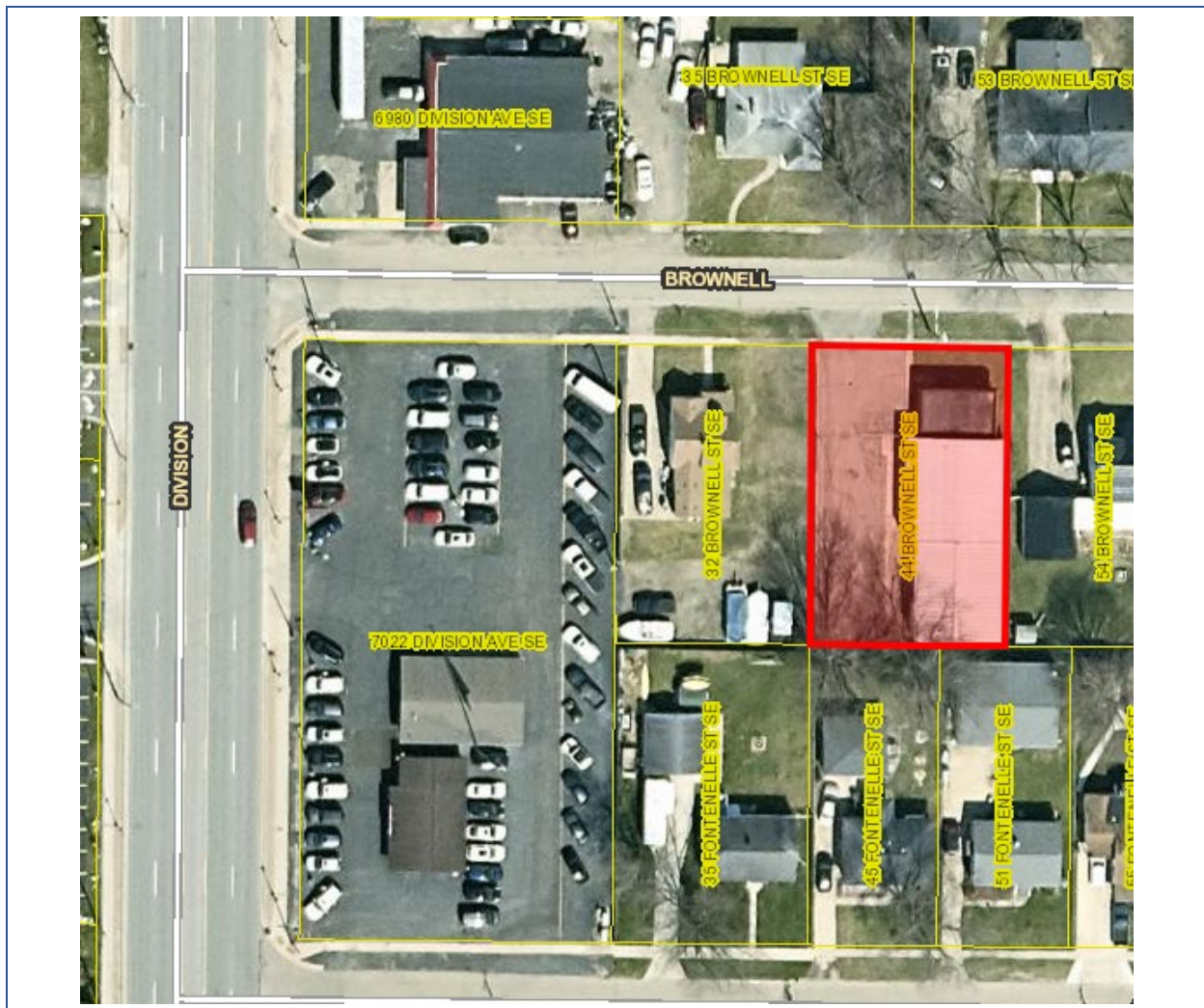
FILE NUMBER: 240328MS

APPLICANT: Matt Szukalowski OBO Adesanya  
Mead & Microbrewery

PROPERTY ZONING DISTRICT: Neighborhood  
Commercial (C-1)

PROPERTY SIZE: 0.22 Acres

REPORT BY: Dakota Swan, Assistant Planner



**OVERVIEW**

The applicant is requesting a Special Use Permit to allow for a brewery production space within the Neighborhood Commercial (NC) zoning district. Their primary location/ storefront is Adesanya Mead & Microbrewery in Grandville, and they are intending on using this space for brewing and production only; no retail sales are planned to occur at this site.

The interior will consist of warehouse/production and office space. Equipment to be installed includes mash tuns, fermentation tanks, hot water tanks, a cooler, and packaging equipment.

Surrounding zoning:

|                                         |                                          |                                         |
|-----------------------------------------|------------------------------------------|-----------------------------------------|
|                                         | NORTH: Multiple Family Residential (R-3) |                                         |
| WEST: Multiple Family Residential (R-3) | SUBJECT PARCEL                           | EAST: Multiple Family Residential (R-3) |
|                                         | SOUTH: Multiple Family Residential (R-3) |                                         |

**STANDARDS OF REVIEW**

The request has been reviewed using the applicable review standards of Section 19.8 “General Standards for All Special Land Uses”.

**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 and in addition to the specific standards of consideration stated for each special use type within this Ordinance, and 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 use will be used for brewery production operations and isn't anticipated to infringe upon the health, safety, convenience, and social/ economic welfare of employees or adjacent 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 Residential/ Retail. A request for a brewery production facility is consistent with the Master Plan's guidance for Residential/ Retail properties and is provided for by the Zoning Ordinance subject to certain standards being met. The current zoning is Neighborhood Commercial which allows Brewpub ( $\leq$  12,000 barrels per year) use with approval of a special use permit.

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

**Meets standard.** The proposed use is intended for beer, mead, and wine production, and isn't anticipated to have any substantial traffic impacts in the area. The applicant stated that they anticipate 1-2 personal vehicles to come and go daily for brewing activity, and to transport beer to their previously mentioned retail space in Grandville. The applicant also stated that they anticipate occasional traffic for deliveries and pickups.

- 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, condition recommended.** Since the applicant intends to operate out of an already existing structure, staff does not anticipate any changes to already existing impacts on roads, police and fire protection, drainage structures, water or sewage facilities, or schools. Wastewater from brewery operations tend to have high sugar and solids components, and the City of Wyoming Wastewater Treatment Plant requires a survey to be completed prior to discharge to determine any possible mitigation measures. Review by the Township Engineer is recommended to ensure this process is complete, and their approval is obtained if necessary.

- 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.** Staff does not see this as setting a precedent for adverse development; Neighborhood Commercial is intended for enhancing a sense of identity in the community and supporting a wide range of local businesses.

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

**Meets standard.** The proposed use is not anticipated to have any impact on the environment and natural resources. The applicant stated that after production, they intend to repurpose spent grain and donate it to local farmers for their livestock.

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

**Meets standard.** The applicant is requesting to operate within an existing building, which is legally non-conforming in that the side and rear setbacks of 25 feet when adjacent to residential is not met. Assessing records indicate the building is at least 30 years old.

Section 21 Non-Conforming Uses; 21.3 (Alteration of Buildings and Structures and Enlargement of Facilities, Equipment or Structures; Lawful Nonconforming Uses; Abandonment) does allow for the use:

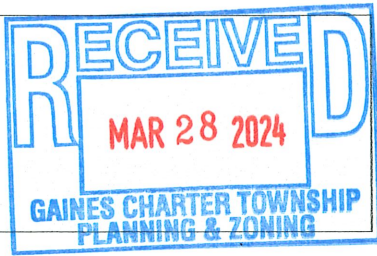
*Any structure existing and lawful at the time of the enactment of this Ordinance, or amendments thereto, may be continued although the structure does not conform to the current provisions of this Ordinance.*

The applicant stated there is a possibility for odor to occasionally be present from spent grain being put in the dumpster and left in the summer heat, however, staff and the applicant do not anticipate this will be a nuisance due to the plans to donate spent grain to local farmers.

#### **STAFF RECCOMENDATION**

Staff recommends approval of the Special Use permit with the condition that approval for wastewater discharge by City of Wyoming is obtained, and it is reviewed by the Township Engineer, and approved if necessary.

Staff has waived the need for a full site plan review with the changing use as the applicant is not making any exterior alterations. Planning Commission may consider additional site plan details to be reviewed by staff if any aspects of the operation are determined to be a concern.



FILE NO.

240328MS

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

## Special Use Permit

|                                     |                                                                                                                                                                                                     |                                            |  |
|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|--|
| Project Address                     | 44 Brownell Street SW, Grand Rapids, MI                                                                                                                                                             |                                            |  |
| Owner Name                          | Vander Hyde Holdings, LLC                                                                                                                                                                           |                                            |  |
| Owner Address                       | Street Address<br>14200 Ironwood Dr NW                                                                                                                                                              | City, State, Zip<br>Grand Rapids, MI 49534 |  |
| Parcel Number(s):                   | 41-22- 07-151-007                                                                                                                                                                                   | 41-22-                                     |  |
| Description of Proposed Project/Use | This location will be used for a brewery production space. This will only be used for a production space. There will be no retail sales at this location. Beer, wine, and mead will be brewed here. |                                            |  |

|                                                                                                                                                                                                                                                                                                    |                                       |                                           |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-------------------------------------------|--|
| Applicant/Contact                                                                                                                                                                                                                                                                                  | Matt Szukalowski                      |                                           |  |
| Applicant/Contact Address                                                                                                                                                                                                                                                                          | Street Address<br>3263 Primrose Drive | City, State, Zip<br>Hudsonville, MI 49426 |  |
| Contact Info                                                                                                                                                                                                                                                                                       | Home / Office / Cell<br>616-304-4472  | E-Mail<br>matt@adesanyamead.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                                                                                                                                                                                                                                                                                          |                                       |                                           |  |
| Please complete the appropriate Worksheet as part of your application packet (see Staff for more information) for:<br>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 Family Construction   | <input type="checkbox"/> | Zoning Board of Appeals  | <input type="checkbox"/> | Planning Commission | <input type="checkbox"/> | Land Combination    | <input type="checkbox"/> |     |     |       |     |     |
| Site Plan Review                | <input type="checkbox"/> | Rezoning / PUD Rezoning  | <input type="checkbox"/> | PUD Amendment       | <input type="checkbox"/> | Land Division       | <input type="checkbox"/> |     |     |       |     |     |
| Subdivision / Site Condo Review | <input type="checkbox"/> |                          |                          | Special Use Permit  | <input type="checkbox"/> | Lot Line Adjustment | <input type="checkbox"/> |     |     |       |     |     |
| Other:                          |                          |                          |                          |                     |                          |                     |                          |     |     |       |     |     |
| Approved                        | <input type="checkbox"/> | Approved with Conditions | <input type="checkbox"/> | Denied              | <input type="checkbox"/> | Withdrawn           | <input type="checkbox"/> |     |     |       |     |     |
| 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.

Daily traffic of 1-2 personal vehicles for brewing responsibilities and moving beer to retail space.

We do not expect more than 2 cars or 2 trips per day.

Occassional traffic for delivery purposes. Occassional traffic for locals to pick up spent grain for livestock feed.

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

The only possible odors could be from spent grain if left in the dumpster in the summer where it could begin to break down.

We DO NOT anticipate this being a concern as we will have local farmers pick up the spent grain to feed their livestock.

If we do have any grain it will be sealed in 55 galon drums if left out for more than one day.

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.

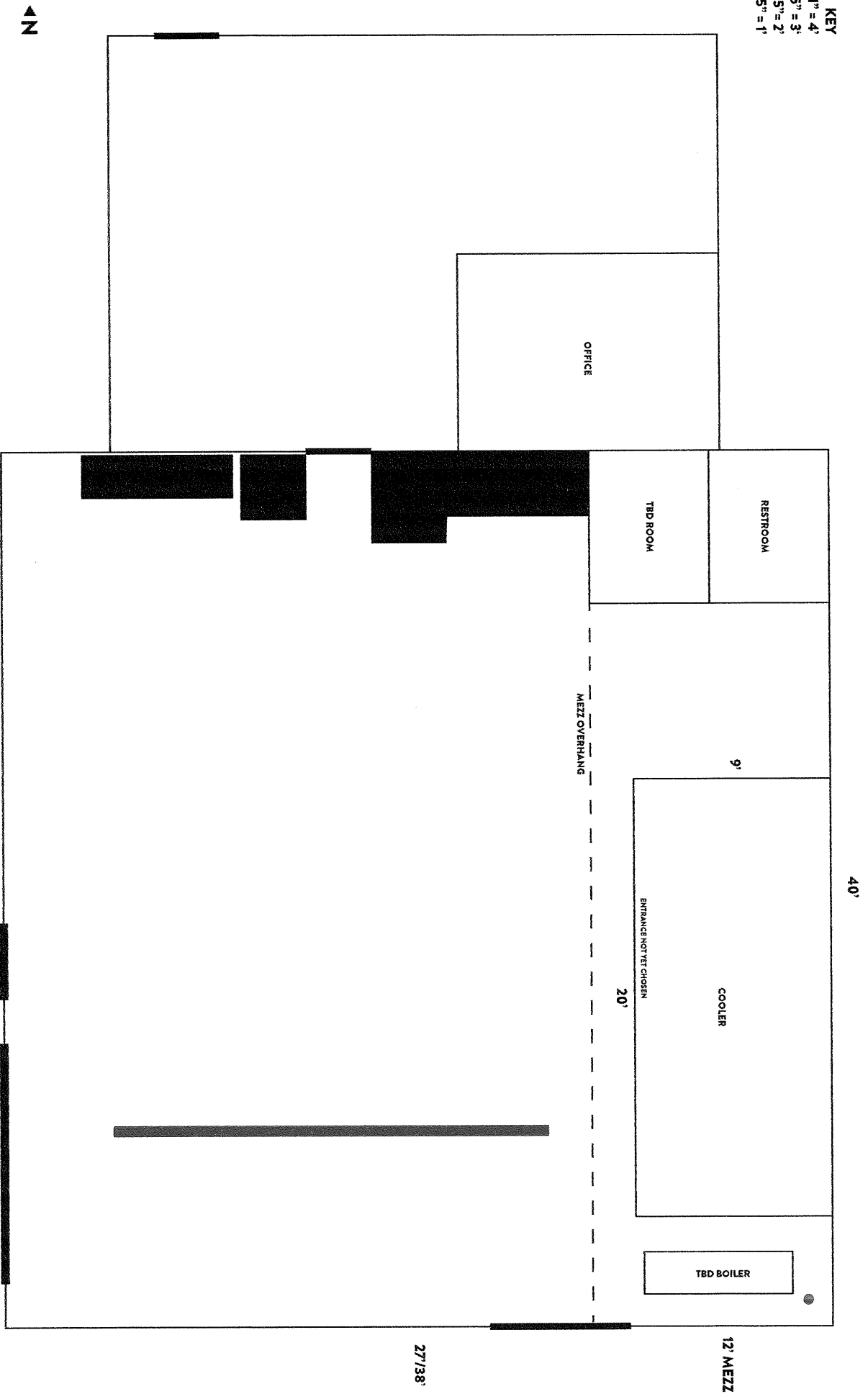
There are no activities that will impact the neighboring community.

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

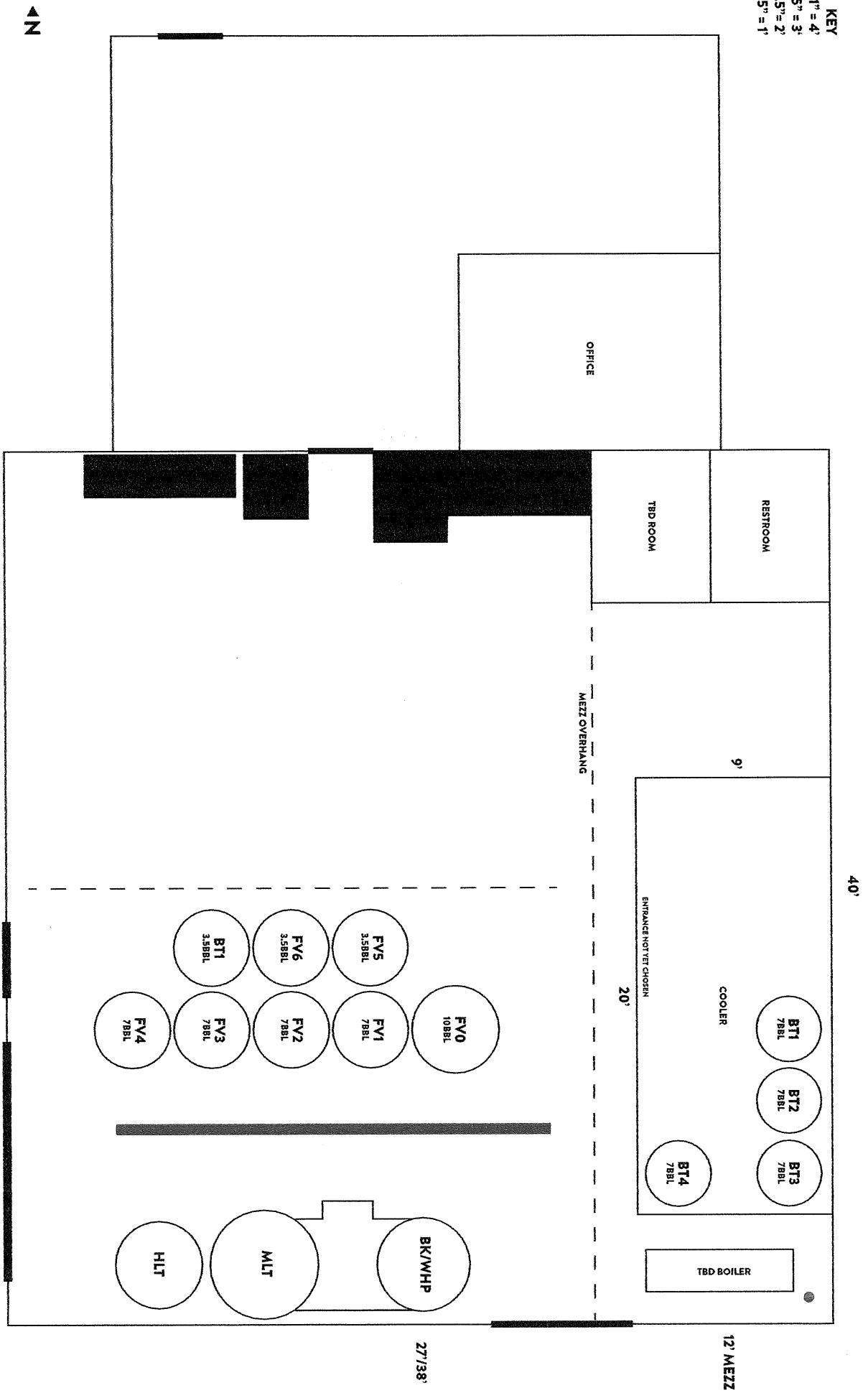
We do not anticipate the creation of any adverse impact to any of the above.



KEY  
1" = 4'  
.75" = 3'  
.5" = 2'  
.25" = 1'



KEY  
1" = 4'  
.75" = 3'  
.5" = 2'  
.25" = 1'



# Gaines Charter Township

## Planning Commission Memo

Meeting Date: April 25<sup>th</sup>, 2024

AGENDA ITEM: VI.3.a

PROPOSED REQUEST: Alexander Trails Planned  
Unit Development Amendment - Preliminary  
Review

ADDRESSES: 2701 & 2451 76<sup>th</sup> Street

PARCEL NUMBERS: 41-22-10-300-009 &  
41-22-10-300-019

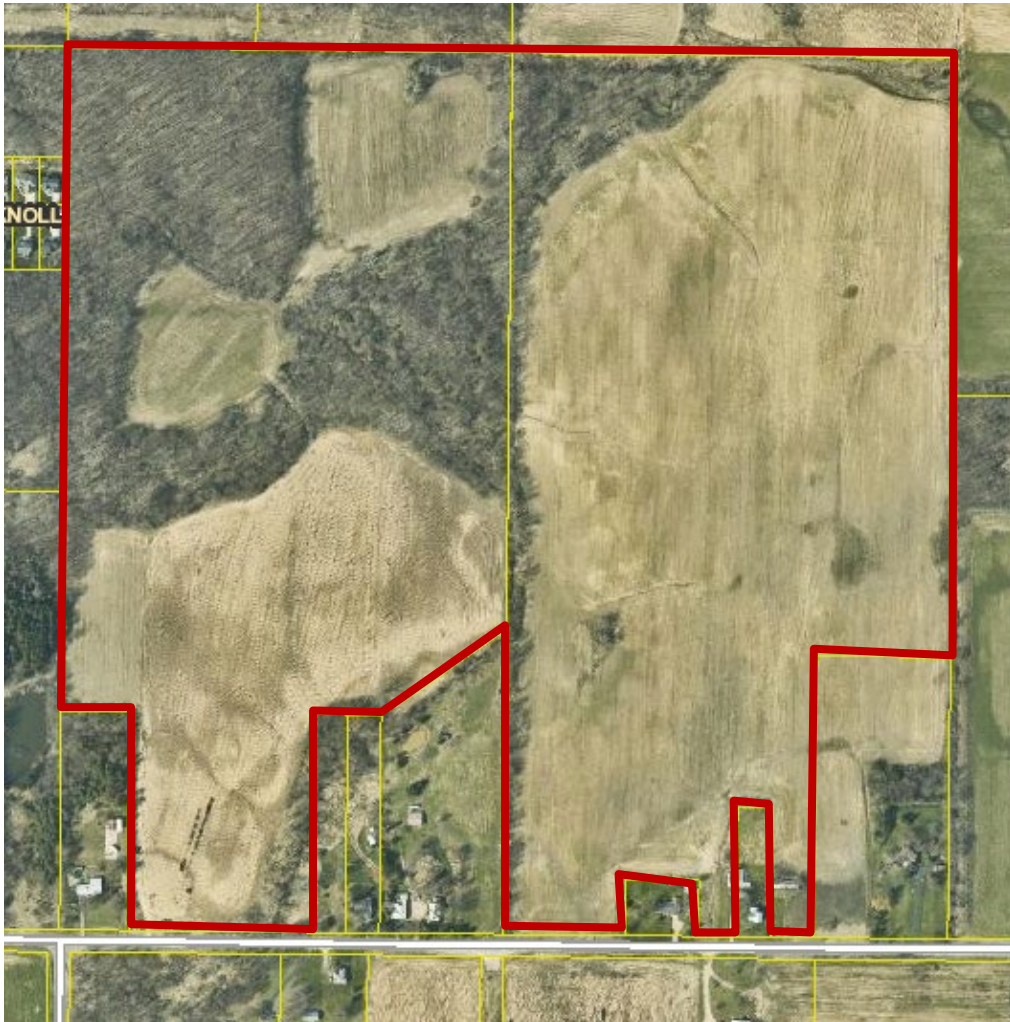
APPLICANT: Michael McGraw, Signature Land  
Development/Eastbrook Homes

FILE NUMBER: 240229MM

PROPERTY ZONING DISTRICT: PUD

PROPERTY SIZE: 149.2 Acres

REPORT BY: Dan Wells, Community  
Development Director



## OVERVIEW

The applicant requests a new site plan review for the Alexander Trails Planned Unit Development, which was approved August 10<sup>th</sup> of 2020, but wasn't initiated nor extended in time to maintain validity for the site plan, plats, or site condominium approvals. Signature Land Development Corporation (AKA Eastbrook Homes) is now ready to initiate the land development process.

The PUD was approved in 2021 but there have been some modifications to the setbacks under the new plan, so a major amendment is required. The preliminary site condominium, and tentative preliminary plats for Phases 1 & 2 all need to be considered, and each will be covered under separate actions by the Planning Commission and Township Board after the development standards are set by the PUD site plan.

The project generally retains its original street layout with three neighborhoods separated by greenways along Plaster Creek as approved in 2020. Several changes are notable, including integration of "terrace" housing along the eastern side of the plan rather than just townhouses, and adding a cluster of townhouses in the central area.

The overall project features 404 single-family homes including:

- 190 platted detached homes,
- 40 condominium detached homes with detached garages (AKA "terrace" homes),
- 66 condominium attached single-story "ranch" homes,
- 108 condominium two-story attached homes (townhomes).

The plan includes 16.7 miles of roads (11.7 miles public and 5 miles private), and 49.9 acres of open space (approximately one-third of the overall area, but includes wetland and stormwater retention basin area acreage). Seven open space park activity areas have been identified, and a trail system runs along the greenways adjacent to Plaster Creek.

This preliminary review is for initial acceptance of the overall development concept but does not consider detailed engineering design or final details.

Surrounding zoning:

|                 |                                    |             |
|-----------------|------------------------------------|-------------|
|                 | NORTH: PUD/RL-14                   |             |
| WEST: PUD/RL-14 | SUBJECT PARCELS                    | EAST: RL-14 |
|                 | SOUTH: 76 <sup>th</sup> Street/A-R |             |

## PROCESS

Review of the PUD amendment application is subject to the following process:

1. Preliminary PUD plan review and Planning Commission approval based on Section 11.1
2. Final PUD plan review based on Section 25.3 and a public hearing held by the Planning Commission
3. Recommendation concerning the final PUD plan and rezoning by the Planning Commission through a resolution and draft ordinance
4. Review by the Township Board at first reading



5. Review, public hearing, and approval of the final PUD plan and rezoning by the Township Board at second reading.

### SUBMITTAL REQUIREMENTS

The applicant provided a complete application with fees. A preliminary PUD plan was provided, along with a narrative concerning the project. Additionally, proposed building elevations were provided for review. The applicant has primarily satisfied the requirements of Section 10.5 Preliminary Plan - Submittal Requirements.

### PUD STANDARDS OF REVIEW

The preliminary PUD request has been reviewed using the applicable review standards of Section 11.1, Planned Unit Development - General Review Standards. Additional information is included over the following pages concerning review considerations and standards.

***A. Consistency with Master Plan and Zoning Ordinance: The Planned Unit Development must further the goals and objectives of the Township Master Plan and must be consistent with it. It must also be consistent with the intent and purpose of this Zoning Ordinance.***

**Meets standard.** The parcel is currently zoned Planned Unit Development, which was approved in 2020. The current site plan is close to the plan approved then except that some of the setbacks have been modified.

Minimum lot area remains 8,500 square feet, lot width is 65 feet, and buildings are limited to 35 feet or 2 ½ stories. Proposed setbacks are as follows:

#### TERRACE HOMES

- A) Front Yard = 20 feet Building to Public Road R.O.W./ 8 feet Building to Sidewalk
- B) Side Yard = 10 feet Building Separation
- C) Rear Yard = 20 feet Garage to Edge of Private Road

#### TWO-STORY CONDOS (FRONT ENTRY GARAGE) SETBACKS

- A) Front Yard = 20 feet Building to Public Road R.O.W / 26 feet Garage to Edge of Private Road
- B) Side Yard = 14 feet Building Separation
- C) Rear Yard = 25 feet

#### TWO-STORY CONDOS (REAR ENTRY GARAGE) SETBACKS

- A) Front Yard = 10 feet Building to Public Road R.O.W / 8 feet Building to Sidewalk
- B) Side Yard = 14 feet Building Separation / 10 feet Garage to Garage Separation
- C) Rear Yard = 20 feet Garage to Edge of Private Road

#### RANCH CONDOMINIUM SETBACKS

- A) Front Yard = 20 feet Building to Public Road R.O.W /26 feet Garage to Edge of Private Road
- B) Side Yard = 14 feet Building Separation
- C) Rear Yard = 25 feet

Staff would prefer setbacks to be measured from either the ROW or the sidewalk rather than both, which is confusing when reviewing individual home plans for building permits.

***B. Aesthetics: The Planned Unit Development must be aesthetically pleasing and be an integrated development with respect to building facades, building materials, landscape and berming, noise and visual screening mechanisms, and signs. It should contribute to creating a distinctive attractive community with a strong sense of place.***

**Meets standard.** The applicant has submitted a pattern book that indicates a variety of homes will be available to customers. In general Eastbrook homes are aesthetically pleasing with good quality exterior materials and architectural detailing. Most of the single family detached home types are front-loaded with two bay garages, the Township encourages home plans that recess garages and feature front porches to encourage community interaction.

**Undetermined.** Detailed landscaping plans have not been submitted, but concept plans show street trees planted at 80–100-foot intervals along the streets; landscaping requirements under the zoning ordinance require one canopy tree for every 80 feet of lot frontage. The Township encourages planting of a variety of native tree species where feasible.

***C. Compatibility with Adjacent Uses: The Planned Unit Development must be compatible with surrounding uses. Efforts must be made to reduce any adverse effects on surrounding uses.***

**Meets standard.** The surrounding uses are predominantly residential to the north and west. The Future Land Use Plan for the surrounding area is to transition to residential housing over the course of time. To the east is Revolution Farms, a greenhouse facility that has generated complaints of light pollution at night since it began operation. This will likely be a source of irritation for residents.

***D. Density: The density requirements of the proposed Planned Unit Development shall be based on the underlying land use district in the Master Plan. The Township Board, upon recommendation of the Planning Commission, may vary the density requirements if doing so would result in a development that better achieves the intent of the Master Plan.***

**Undetermined.** The project consists of 404 units on 149.2 acres, which is a gross residential density of approximately 2.7 units per acre. However, net residential density is undetermined as acreage of site infrastructure, parks and open space areas has not been calculated. Net residential density guidelines in Suburban Residential areas under the Master Plan are for 1-4 units per acre.

***E. Traffic: The Planned Unit Development shall be designed to minimize the effect of traffic generated by the proposed development on surrounding uses. Consideration should be given to: 1. The amount and type of traffic generated by the proposed project and capacity of existing and proposed streets to safely absorb that additional traffic. Whether the streets and pedestrian walkways within each project are designed to facilitate safe pedestrian and vehicular traffic flow patterns. 3. All points of ingress and egress to the project shall be located and designed to maximize safety.***

**Meets standard.** The increase in residential use on the parcel will certainly increase traffic, primarily to 76<sup>th</sup> Street, but Hidden Knoll to the west and Terra Cotta/Sienna Drive to the north will also likely see increases when the neighborhoods north of Plaster Creek are built. Within the development, the road network provides for efficient circulation and connection to 76<sup>th</sup> Street. Sidewalks are indicated on both sides of the roads throughout the development except on one side of roads “Q”, “O” and “P”. The Planning Commission should decide if this is acceptable on those roads. The main entrance onto 76<sup>th</sup> Street will be designed based on Kent County Road Commission standards.

Considering potential future development on parcels to the north and east, a roadway that would extend into the parcel to the northeast is indicated as “Road F”.

***F. Protection of Natural Environment: Each project shall be designed to minimize adverse effects on the environment. Special emphasis shall be placed on maintaining the quality of air, soils, groundwater, streams, wetlands, and rivers.***

**Meets standard.** The Plaster Creek corridor and adjacent wetlands cut through the middle of the site. The site plan avoids these corridors by maintaining 160-300 foot buffers and preserving the existing trees within them. A bridge crossing will be necessary connect to Terra Cotta/Sienna Drive to the north.

***G. Schools: Whether a project can be served by existing schools and school related facilities and the impact upon schools if the property is developed in accordance with the Planned Unit Development plans or in accordance with the conventional zoning district requirements shall both be considered. In addition, streets and pedestrian walkways shall be designed and located in any project to facilitate the ability of students to make the best and safest use of existing schools and school related facilities.***

**Meets standard.** The project area is split by the boundary between the Kentwood and Caledonia School Districts. There will certainly be an impact on schools; it is anticipated that Gaines Charter Township will continue to grow with an increase in family households with school-age children. The streets are adequately sized to safely pick up and drop off school age children and sidewalks are placed along roadways for kids to use to get to bus stops.

***H. Public Facilities: The Planning Commission shall consider the impact a project will have on:***

- 1. Public safety and protection services.***
- 2. Water and sewer facilities.***
- 3. The costs for such services.***

***Each project shall be designed and located so as to facilitate use of, access to, or the logical expansion or extension of existing facilities in order to minimize any adverse financial or other impact upon the Township and to promote public health and safety.***

**Meets standard.** The project is located approximately two miles from the Dutton Fire Department and Sheriff's Department, so response times are anticipated to be adequate.

Initial review comments from the Township Engineer and Fire Department should be considered during the preliminary plan review.

***I. Water, Sewer, and Drainage Systems: A Planned Unit Development shall be served by a public or private water and sanitary sewer systems. The Kent County Health Department and/or the Township Engineer must approve the systems. A PUD shall also have a drainage system for surface water run-off which the Kent County Drain Commission and / or the Township Engineer must approve.***

**Meets standard, Conditions Recommended.** Water utilities will be extended by the developer from a stub in 76th Street near the Crystal Springs entrance, and sewer will require that a lift station be installed to push waste to sewer lines between Hidden Knoll and Terra Cotta. Utility extensions make sense in this area as they are on the margins of areas already served by sewer and water. Sewer service is not possible south of Alexander Trails, as 76th is the southern extent of the Grand Rapids Sewer Service Agreement. The applicant should be required to comply with all the requirements of the Township Engineer during the final PUD review.

***J. Open Space: The Planning Commission and Township Board should consider whether the PUD permanently preserves significant amounts of open space or significant natural features. The Township Board may require, upon recommendation of the Planning Commission, that natural amenities such as, but not limited to, ravines, rock outcrops, wooded areas, tree or shrub specimens, unique wildlife habitat, ponds, streams, and wetlands be preserved as part of the open space system.***

**Meets Standard.** The development includes a relatively high percentage of open space in gross terms, but it has not been determined what the net open space percentage is. The most sensitive wetland areas along Plaster Creek will not be impacted by development (they are also within the 100-year floodplain, so those areas are not conducive to development).

Usable open space includes seven designated areas on the site plan; community gathering areas, play equipment, a dog park, open lawn areas, and a trail system. Notes on each follow.

Park 1; “Bus Stop and Small Passive Lawn Space”. Staff don’t view this as a park. It’s for transit not recreation, and it’s located along a road. It’s unlikely to be used for anything other than a bus stop.

Park 2; “Dog park” or alternatively “Community Garden”. The area measures 100’x100’ which is relatively small for a dog park. It is in an area where yard space is limited, so it will likely get well used by residents in this part of the development. Benches are indicated for dog owners to rest on while the dogs play.

Parks 3 & 4; Linear yards. Generally open with some canopy trees for shade and paved activity areas (fire pits, picnic tables). About 45 feet wide and surrounded by sidewalks, these areas will serve residents of the terrace homes.

Park 5; Ball court and lawn. Approximately 160’x120’, for active and passive recreation. May be used by all residents, seven parking spaces are available.

Park 6; Child play area and lawn. 240’x100’. Play set and picnic areas with grills and open yards.

Park 7; Mailboxes and benches. Staff don’t view this as a park, it will likely be a place where residents meet during mail pick up and talk.

Specific pathways through the Plaster Creek corridor are not indicated but are noted as “natural” paths implying an unimproved trail, see discussion below.

Overall, the 2023 Parks and Trails Plan guidance is that the scale for passive recreation parks or natural resource areas at the scale of 5+ acres, and neighborhood parks at the scale of 1-2 acres are ideal.

***K. Non-Motorized Transportation Network: Projects within an identified trail network corridor may be required to construct a portion of the trail.***

**Meets standard.** While not in line with a specific corridor identified in the 2010 Non-Motorized Transportation Plan, the area is roughly parallel to a broad southwest-to-northeast corridor identified in it. The non-motorized paths identified in this PUD create an important linkage between 76th and 68th to the north. A trail system along Plaster Creek is a good corridor for a non-motorized greenway that could extend further south toward Prairie Wolf Park in the future.

No indication is made as to what the pathways are made of or how they will be maintained. Staff suggests that a main trail be determined that is built to 10 feet wide and hard surfaced along the Plaster Creek corridor that will tie into a network to extend north and south of the project area.



**STAFF RECOMMENDATION**

Staff recommends the Planning Commission approve the preliminary PUD and allow the applicant to revise plans and submit them for a public hearing. Items to include in a revised plan; construction methods of the trails and pathways and how they can fit into a wider trail system, provide some new or expanded ideas for common elements or amenities for use by residents.



February 29, 2024

Mr. Dan Wells, Planner  
Gaines Charter Township  
8555 Kalamazoo Avenue, SE  
Caledonia, MI 49316

RE: Alexander Trails – PUD/Overall Site Plan Submittal  
Gaines Township, Kent County, Michigan

Dear Mr. Wells:

Enclosed please find the following items that are being submitted for review and approval of the PUD/Overall Site Plan for Alexander Trails.

- Narrative
- Architectural Packet
- Photometric Plan
- Site Plan Set
- Application
- Application Fee (\$500)
- Escrow Fee (\$1,000)

A digital copy is also enclosed with this submittal.

These items are being submitted for the March 28, 2024, Planning Commission meeting.

If you have any questions or require additional information, please contact me at (616) 575-5190 or via email at [rpulaksi@nederveld.com](mailto:rpulaksi@nederveld.com).

Sincerely,

Rick Pulaski, P.E.  
Director of Planning

Enclosures

# Alexander Trails – Planned Unit Development

## NARRATIVE AND STATEMENT OF COMPLIANCE

### Narrative and Project Overview

The Planned Unit Development (PUD) located at 2451 76<sup>th</sup> Street (Et al.) is proposed by Signature Land Development Corporation, and is a proposed 149-acre residential community nestled along the banks of Plaster Creek. This new neighborhood will contain 190 platted single-family residential lots, 40 single-family detached condominiums with detached garages, 66 attached one-story “ranch-style” condominiums, and 108 attached two-story condominium homes.

Roads serving the single-family residential homes will be public roads dedicated to the Kent County Road Commission; and roads serving the condominium homes will be private roads.

The homesites have been predominantly designed along views of proposed ponds, professionally landscaped open spaces, amenity areas, wooded ravine areas, and along Plaster Creek.

The proposed community features sidewalks throughout the proposed neighborhood that will ultimately connect to existing development to the north and to the west.

The site will be serviced by public sanitary sewer and public watermain meeting the standards of the Byron-Gaines Utility Authority. The stormwater management system will meet or exceed the requirements of the Kent County Drain Commissioner and Gaines Charter Township.

### Statement of Compliance

The project meets the goals, objectives, and requirements of Gaines Charter Township PUD Zoning Ordinance Section 10.1, 10.3, 10.5, and 11.1 as follows (requirement in **bold**, statement of response in normal typeface):

#### SECTION 10.1 INTENT AND PURPOSE

**A. Encourage innovation and creativity in land use planning and development.**

The Planned Unit Development (PUD) option allows for the financially feasible development of quality amenities and a mix of housing types that conventional zoning does not allow. For instance, the Zoning Ordinance does not contain an easily-adaptable provision for ranch-style condominium homes and two-story condominium homes, so the PUD provides this opportunity. Additionally, the PUD option helps minimize development costs and inefficiencies, so more funds can be allocated toward amenities like walking trails, intentional gathering spaces, robust landscaping, and a dog park.

- B. Allow design flexibility that benefits the community and the environment and results in a better overall project than would be permitted under conventional zoning.**

Conventional zoning would provide a substantially homogenous community meeting the provisions of the RL-14 Zoning District, with no requirements for provision of open space, preservation of the sensitive Plaster Creek watercourse, community gathering areas, neighborhood pavilion, or mix of housing types like ranch-style condominium homes and two-story condominium homes.

- C. Create neighborhoods with a variety of housing options and a mix of land uses.**

This new neighborhood will contain 190 platted single-family residential lots, 40 single-family detached condominiums with detached garages, 66 attached one-story “ranch-style” condominiums, and 108 attached two-story condominium homes, community gathering spaces, and preservation of sensitive environmental areas.

- D. Create a package of amenities not typically achieved with conventional zoning, such as useable open space, preservation of key natural or historic resources, improvements to public roads or facilities, pathways, natural stormwater systems, more extensive landscaping, consistent and coordinated site design details among various projects (lighting, signs, building design, etc.) and high quality architectural design or materials.**

Signature Land Development Corporation is proposing preservation of existing wetlands, preservation of the creek corridor, robust landscaping along the roads and within open space areas, and architecturally-coordinated building design throughout the new community.

- E. Encourage the use, redevelopment, and improvement of existing sites.**

Not applicable.

- F. Provide regulations for land uses that because of their character or size require a specialized review process.**

Proposed Alexander Trails is substantial in size at 149 acres and will contain several different housing types, requiring the flexibility of the Planned Unit Development zoning designation and its accompanying review process.

### **SECTION 10.3 ELIGIBILITY CRITERIA**

Land considered for rezoning to the PUD District must satisfy all of the following requirements:

- A. Recognizable Benefit: The Planned Unit Development must create a greater benefit to the Township than a development permitted under the conventional zoning of the property.**

The Planned Unit Development (PUD) option allows for the development of quality amenities and a mix of housing types that conventional zoning does not allow. For instance, the Zoning Ordinance does not contain an easily-adaptable provision for condominium homes, so the PUD provides this opportunity.



Additionally, the PUD option helps minimize development costs and inefficiencies, so more funds can be allocated toward amenities like walking trails, intentional gathering spaces, robust landscaping, and a neighborhood pavilion.

Finally, a successful rezone to PUD would help ensure the preservation of the Plaster Creek watercourse and a large open space corridor along the creek. Conventional zoning would allow development of lots and roads over, across, and up to the creek. This preservation of the creek area is accomplished most effectively under PUD zoning.

- B. Minimum Required Area: 1. General – 2 acres. 2. Mobile Home Park – 25 acres. 3. Industrial or Research Park – 10 acres.**

The site is approximately 149 acres.

- C. Coordination: A Planned Unit Development shall be under the control of one owner or unified group of owners and shall be capable of being planned and developed as one integral unit. A Planned Unit Development initiated by the Township shall be capable of being developed in a coordinated manner. If a PUD is approved the requirements shall be transferred to all future owners, and any changes shall require approval of both the Township and the affected landowner(s) within the PUD.**

The PUD is comprised of several parcels, but is proposed to be developed solely by Signature Land Development Corporation, with homes to be constructed solely by Eastbrook Homes. Ultimately, all properties within the PUD will be transferred to individual home buyers, condominium buyers, and the owners' association(s).

- D. Must meet the review standards as contained in Chapter 11.**

The proposed PUD meets the review standards of Chapter 11 as discussed further below.

## **SECTION 10.5 A & B PRELIMINARY PLAN - SUBMITTAL REQUIREMENTS**

- A. Rezoning Application. On forms approved by the Planning Department.**

The rezoning application is provided within the submittal packet.

- B. Final Project Description. Must include:**

- 1. Sketch of properties, streets and uses within 1/2 mile of the PUD.**

The sketch of properties and uses is provided within the submittal packet.

- 2. A narrative describing:**

- a. The overall objectives of the PUD.**

In short, the proposed Planned Unit Development (PUD) located at 2451 76th Street (Et al.) is a 149-acre residential community nestled along the banks of Plaster Creek. This new neighborhood is proposed to contain 190 platted single-family residential lots, 40 single-family detached condominiums with detached garages, 66 attached one-story "ranch-style" condominiums, and 108 attached

two-story condominium homes. The overall objectives are discussed further throughout this Narrative and Statement of Compliance.

**b. Proposed uses and accessory uses and the number of acres allocated to each use**

In general, residential uses in the platted subdivision area will be allowed the same uses described in Chapter 20 of the Zoning Ordinance (Residential Accessory Uses). Some of the uses in Chapter 20 will be further restricted by the applicant via Deed Restrictions and the Owners' Association documents. These provisions will be described and detailed further on the Final PUD plan submittal.

The condominium areas are also intended for residential use; however, uses in the condominium areas will be far more tightly controlled, as anything other than buildings and roads will be "General Common Element" (GCE), which is generally intended to be open space. As a result, many of the allowable uses in the single-family subdivision lots will be prohibited in the condominium areas (such as pools, accessory structures, ponds, individual fences, etc.). These provisions will be further detailed within the Master Deed documents, and a final description of allowable and prohibited uses will be described on the Final PUD plan submittal for Township review.

Number of homes/units that are served by only one entrance will be limited to no more than 30 occupancy permits, as required by the Fire Department.

**c. Details about the design standards of the development**

Details on architecture style, architectural materials, building sizes are depicted on the sample elevations and floor plans provided in the submittal packet.

**d. Method of financing.**

Financing for the proposed site has been secured. The project will be primarily applicant-financed as a cash transaction.

**e. Gross and net densities.**

Gross density (total units divided by total acreage) is 2.7 units per acre (404 units, 149.19 acres)

Net density (total units divided by total acreage less rights-of-way) is 3.18 units per acre (404 units, 149.19 total acres, 22.3 acres of ROW).

**f. Description of access to site.**

The site gains access from one location along 76th Street and two connections to existing subdivision roads (Terra Cotta Avenue to the north and Hidden Knoll Drive to the west). These locations have been reviewed by the Kent County Road Commission (KCRC), with preliminary concurrence for the three locations from KCRC staff.

- g. Proposed method of providing sewer and water service as well as other necessary public and private utilities.**

The site will be serviced by public sanitary sewer and public watermain meeting the standards of the Byron-Gaines Utility Authority.

- h. Proposed method of providing storm drainage.**

The stormwater management system will meet or exceed the requirements of the Kent County Drain Commissioner and Gaines Charter Township. Storm water runoff will be collected in rear yard swales, rear yard catch basins, roadside gutters, and roadside catch basins, where it will then be directed to one of several detention basins where it will be detained prior to its ultimate discharge to the creek.

- i. Environmentally sensitive areas and the effect on natural resources.**

Environmentally sensitive areas include the Plaster Creek watercourse and the adjoining wetlands along the creek. These areas are proposed to be placed into permanent open space. Because farmland and agricultural uses drained into these areas with very little control of pesticides, herbicides, and sedimentation, it is expected that the wetland areas and creek corridor will substantially benefit from the stormwater detention, stormwater collection system, and erosion controls inherent to the residential building process.

- j. Beginning date of construction, length of construction, and any phasing.**

It is anticipated the initial phase of infrastructure construction will occur toward the Fall of 2024 or early Spring of 2025. Single-family home and condominium home construction will be built based on market demand, but it is anticipated that each phase of construction will last approximately two to three years. Based on knowledge of the market and decades of similar experience, Signature Land anticipates that each phase will be comprised of approximately 25-30 units, with an approximate timeframe of two to three years per phase.

- 3. Current proof of ownership of land to be rezoned or evidence of a contractual ability to acquire such land.**

The property is owned by

#### **SECTION 11.1 PLANNED UNIT DEVELOPMENT - GENERAL REVIEW STANDARDS**

- A. Consistency with Master Plan and Zoning Ordinance:** The Planned Unit Development must further the goals and objectives of the Township Master Plan and must be consistent with it. It must also be consistent with the intent and purpose of this Zoning Ordinance.

The proposed PUD solidly achieves the goals and intents of the Gaines Township Master Plan, as envisioned by the community at large. The 2023 Master Plan designates the land as “Suburban Residential,” call for development “in the traditional scale of about 1-5 homes per acre.” The proposed PUD provides an overall density of about 2.7 units per acre, meeting the density goals of the Township’s Master Plan.

- B. Aesthetics: The Planned Unit Development must be aesthetically pleasing and be an integrated development with respect to building facades, building materials, landscape and berming, noise and visual screening mechanisms, and signs. It should contribute to creating a distinctive attractive community with a strong sense of place.**

With its gathering areas, substantial landscaping, preservation areas, appropriately-designed screening, water bodies, and plentiful sidewalks, the proposed PUD will be a notably distinctive and attractive community within Gaines Charter Township.

- C. Compatibility with Adjacent Uses: The Planned Unit Development must be compatible with surrounding uses. Efforts must be made to reduce any adverse effects on surrounding uses.**

Surrounding uses include single-family subdivisions to the north and west and agricultural uses to the northeast and east.

In the single-family lot portion of the proposed PUD, the site density, layout, architectural character, and home sizes are compatible and fully consistent with the adjoining neighborhoods.

The ranch condominium portion of the proposed PUD is consistent in size of home (square feet of living space) and architectural character (single-story ranch units) with the adjoining properties, and helps to fulfill the intents and objectives of the Master Plan for the area.

The two-story condominium portion of the proposed PUD is also consistent in size (square feet of living space) and architectural character (maximum two stories, residential use) with both the proposed PUD uses and the surrounding land uses.

- D. Density: The density requirements of the proposed Planned Unit Development shall be based on the underlying land use district in the Master Plan. The Township Board, upon recommendation of the Planning Commission, may vary the density requirements if doing so would result in a development that better achieves the intent of the Master Plan.**

A variance from the Master Plan is not expected, as the proposed site meets the density prescribed with the Township’s Master Plan.



- E. Traffic:** The Planned Unit Development shall be designed to minimize the effect of traffic generated by the proposed development on surrounding uses. Consideration should be given to:
1. The amount and type of traffic generated by the proposed project and capacity of existing and proposed streets to safely absorb that additional traffic.
  2. Whether the streets and pedestrian walkways within each project are designed to facilitate safe pedestrian and vehicular traffic flow patterns.
  3. All points of ingress and egress to the project shall be located and designed to maximize safety.

The site gains access from one location along 76th Street and two connections to existing subdivision roads (Terra Cotta Avenue to the north and Hidden Knoll Drive to the west). These locations have been reviewed by the Kent County Road Commission (KCRC), with preliminary concurrence for the three locations from KCRC staff.

With the completion of construction of all the roads in the development, connections to Terra Cotta Avenue and Hidden Knoll Drive will be completed, which will provide a secondary access to over 100 existing homesites that are currently served by only one means of ingress and egress.

Sidewalks and walking trails are generously provided throughout the development for the safety and enjoyment of pedestrians.

- F. Protection of Natural Environment:** Each project shall be designed to minimize adverse effects on the environment. Special emphasis shall be placed on maintaining the quality of air, soils, groundwater, streams, wetlands, and rivers.

Environmentally sensitive areas include the Plaster Creek watercourse and the adjoining wetlands along the creek. These areas are proposed to be placed into permanent open space. Because farmland and agricultural uses drained into these areas with very little control of pesticides, herbicides, and sedimentation, it is expected that the wetland areas and creek corridor will substantially benefit from the stormwater detention, stormwater collection system, and erosion controls inherent to the residential building process.

- G. Schools:** Whether a project can be served by existing schools and school related facilities and the impact upon schools if the property is developed in accordance with the Planned Unit Development plans or in accordance with the conventional zoning district requirements shall both be considered. In addition, streets and pedestrian walkways shall be designed and located in any project to facilitate the ability of students to make the best and safest use of existing schools and school related facilities.

The property is located within the Caledonia Public Schools school district, which will welcome new students within the proposed PUD.

**H. Public Facilities:** The Planning Commission shall consider the impact a project will have on:

1. Public safety and protection services.
2. Water and sewer facilities.
3. The costs for such services.

Each project shall be designed and located so as to facilitate use of, access to, or the logical expansion or extension of existing facilities in order to minimize any adverse financial or other impact upon the Township and to promote public health and safety.

The overall project has been designed for safety in its overall road configuration, multiple access points, ease of travel, redundant watermain connections, and numerous fire hydrants.

The cost of the infrastructure for the project will be borne by the applicant. The additional taxes collected from the greatly increased property taxes will help to fund public safety and protection services.

**I. Water, Sewer, and Drainage Systems:** A Planned Unit Development shall be served by a public or private water and sanitary sewer systems. A PUD shall also have a drainage system for surface water run-off which the Kent County Drain Commission and / or the Township Engineer must approve.

The site will be serviced by public sanitary sewer and public watermain meeting the standards of the Byron-Gaines Utility Authority. The stormwater management system will meet or exceed the requirements of the Kent County Drain Commissioner and Gaines Charter Township.

**J. Open Space:** The Planning Commission and Township Board should consider whether the PUD permanently preserves significant amounts of open space or significant natural features.

The proposed PUD will provide over 33 percent open space throughout the site. A substantial portion of the open space is intended to preserve sensitive environmental areas, such as the Plaster Creek watercourse and the adjoining wetlands along the creek. As noted previously, because farmland and agricultural uses drained into these areas with very little control of pesticides, herbicides, and sedimentation, it is expected that the wetland areas and creek corridor will substantially benefit from the stormwater detention, stormwater collection system, and erosion controls inherent to the residential building process.

- K. Non-Motorized Trail Network:** Projects within an identified trail network corridor may be required to construct a portion of the trail.

Signature Land Development Corporation is proposing both an extensive public sidewalk network with opportunities to interact with the wooded area that surrounds Plaster Creek. If desired by Gaines Township, there is a willingness of the applicant to help integrate the private trail into the Township's Trail Network.

- L. Other Development Regulations:** Except as expressly authorized by the approval of the PUD Plan, all other regulations and requirements of this Zoning Ordinance shall apply. These regulations include but are not limited to parking, signs, landscaping and outdoor lighting.

The proposed PUD will meet these regulations.

#### PLANNED UNIT DEVELOPMENT DEPARTURES (PUD vs RL-14 ZONING)

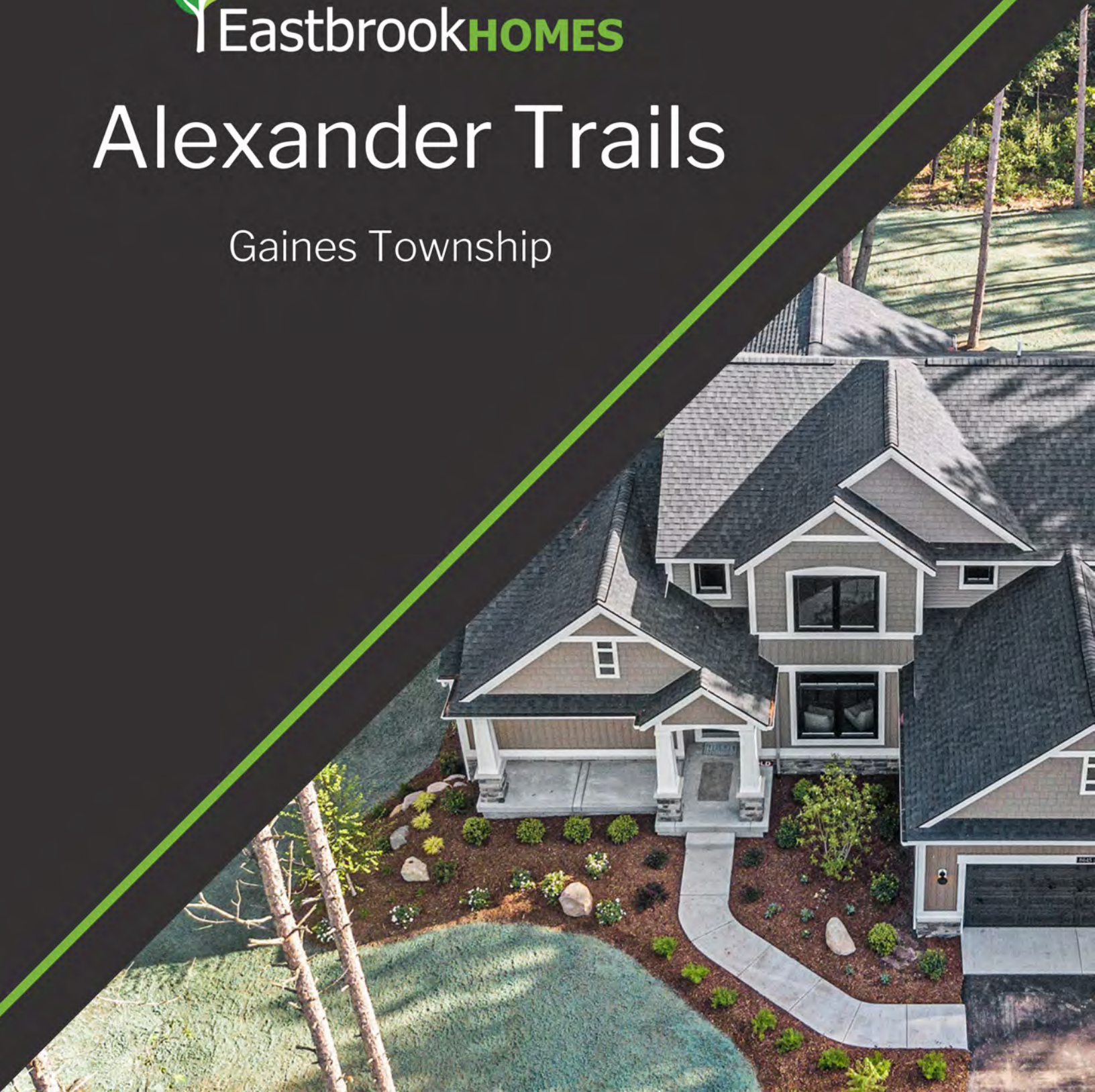
|                   | <b>RL-14 Zone</b> | <b>Proposed PUD Platted Lots</b> | <b>Proposed Terrace Home Condominiums</b>         | <b>Proposed PUD Ranch (One-Story) Condominiums</b>    | <b>Proposed PUD Two-Story Condominiums (Rear Garage)</b>        | <b>Proposed PUD Two-Story Condominiums (Front Garage)</b> |
|-------------------|-------------------|----------------------------------|---------------------------------------------------|-------------------------------------------------------|-----------------------------------------------------------------|-----------------------------------------------------------|
| <b>Lot Area</b>   | 14,000 sqft       | 8,500 sqft                       | Not Applicable                                    | Not Applicable                                        | Not Applicable                                                  | Not Applicable                                            |
| <b>Lot Width</b>  | 80 ft             | 65 ft **                         | Not Applicable                                    | Not Applicable                                        | Not Applicable                                                  | Not Applicable                                            |
| <b>Front Yard</b> | 35 ft             | 25 ft                            | 20 ft to public ROW;<br>8 ft building to sidewalk | 20 ft to public ROW;<br>26 ft, garage to edge of road | 10 ft to public ROW;<br>8 ft building to sidewalk               | 20 ft to public ROW;<br>26 ft, garage to edge of road     |
| <b>Side Yard</b>  | 8 ft (16 ft)      | 5 ft (12 ft)                     | 10 ft building separation                         | 14 ft building separation                             | 14 ft building separation;<br>10 ft garage to garage separation | 14 ft building separation                                 |
| <b>Rear Yard</b>  | 35 ft             | 25 ft                            | 20 ft garage door to edge of private road (alley) | 25 ft                                                 | 20 ft garage door to edge of private road (alley)               | 25 ft                                                     |

\*\* Note that, while 65 feet will be the minimum allowable lot width in the PUD, a large portion of the lots will be wider than 65 feet to help vary architectural styles and character throughout the PUD, avoid homogeneousness, and achieve several pricepoints.



# Alexander Trails

Gaines Township





March 22, 2024

Mr. Dan Wells, Planner  
Gaines Charter Township  
8555 Kalamazoo Avenue, SE  
Caledonia, MI 49316

RE: Alexander Trails – PUD/Overall Site Plan Submittal  
Gaines Township, Kent County, Michigan

Dear Mr. Wells:

Enclosed please find the following items that are being submitted for review and approval of the PUD/Overall Site Plan for Alexander Trails.

- Narrative
- Architectural Packet
- Photometric Plan
- Site Plan Set
- Application
- Application Fee (\$500) previously submitted
- Escrow Fee (\$1,000) previously submitted

A digital copy is also enclosed with this submittal.

These items are being submitted for the April 25, 2024, Planning Commission meeting.

If you have any questions or require additional information, please contact me at (616) 575-5190 or via email at [rpulaksi@nederveld.com](mailto:rpulaksi@nederveld.com).

Sincerely,

Rick Pulaski, P.E.  
Director of Planning

Enclosures



# Alexander Trails – Planned Unit Development

## NARRATIVE AND STATEMENT OF COMPLIANCE

### Narrative and Project Overview

The Planned Unit Development (PUD) located at 2451 76<sup>th</sup> Street (Et al.) is proposed by Signature Land Development Corporation, and is a proposed 149-acre residential community nestled along the banks of Plaster Creek. This new neighborhood will contain 190 platted single-family residential lots, 40 single-family detached condominiums with detached garages, 66 attached one-story “ranch-style” condominiums, and 108 attached two-story condominium homes.

Roads serving the single-family residential homes will be public roads dedicated to the Kent County Road Commission; and roads serving the condominium homes will be private roads.

The homesites have been predominantly designed along views of proposed ponds, professionally landscaped open spaces, amenity areas, wooded ravine areas, and along Plaster Creek.

The proposed community features sidewalks throughout the proposed neighborhood that will ultimately connect to existing development to the north and to the west.

The site will be serviced by public sanitary sewer and public watermain meeting the standards of the Byron-Gaines Utility Authority. The stormwater management system will meet or exceed the requirements of the Kent County Drain Commissioner and Gaines Charter Township.

### Statement of Compliance

The project meets the goals, objectives, and requirements of Gaines Charter Township PUD Zoning Ordinance Section 10.1, 10.3, 10.5, and 11.1 as follows (requirement in **bold**, statement of response in normal typeface):

#### SECTION 10.1 INTENT AND PURPOSE

A. **Encourage innovation and creativity in land use planning and development.**

The Planned Unit Development (PUD) option allows for the financially feasible development of quality amenities and a mix of housing types that conventional zoning does not allow. For instance, the Zoning Ordinance does not contain an easily-adaptable provision for ranch-style condominium homes and two-story condominium homes, so the PUD provides this opportunity. Additionally, the PUD option helps minimize development costs and inefficiencies, so more funds can be allocated toward amenities like walking trails, intentional gathering spaces, robust landscaping, and a dog park.

- B. Allow design flexibility that benefits the community and the environment and results in a better overall project than would be permitted under conventional zoning.**

Conventional zoning would provide a substantially homogenous community meeting the provisions of the RL-14 Zoning District, with no requirements for provision of open space, preservation of the sensitive Plaster Creek watercourse, community gathering areas, neighborhood pavilion, or mix of housing types like ranch-style condominium homes and two-story condominium homes.

- C. Create neighborhoods with a variety of housing options and a mix of land uses.**

This new neighborhood will contain 190 platted single-family residential lots, 40 single-family detached condominiums with detached garages, 66 attached one-story “ranch-style” condominiums, and 108 attached two-story condominium homes, community gathering spaces, and preservation of sensitive environmental areas.

- D. Create a package of amenities not typically achieved with conventional zoning, such as useable open space, preservation of key natural or historic resources, improvements to public roads or facilities, pathways, natural stormwater systems, more extensive landscaping, consistent and coordinated site design details among various projects (lighting, signs, building design, etc.) and high quality architectural design or materials.**

Signature Land Development Corporation is proposing preservation of existing wetlands, preservation of the creek corridor, robust landscaping along the roads and within open space areas, and architecturally-coordinated building design throughout the new community.

- E. Encourage the use, redevelopment, and improvement of existing sites.**

Not applicable.

- F. Provide regulations for land uses that because of their character or size require a specialized review process.**

Proposed Alexander Trails is substantial in size at 149 acres and will contain several different housing types, requiring the flexibility of the Planned Unit Development zoning designation and its accompanying review process.

### **SECTION 10.3 ELIGIBILITY CRITERIA**

Land considered for rezoning to the PUD District must satisfy all of the following requirements:

- A. Recognizable Benefit: The Planned Unit Development must create a greater benefit to the Township than a development permitted under the conventional zoning of the property.**

The Planned Unit Development (PUD) option allows for the development of quality amenities and a mix of housing types that conventional zoning does not allow. For instance, the Zoning Ordinance does not contain an easily-adaptable provision for condominium homes, so the PUD provides this opportunity.

Additionally, the PUD option helps minimize development costs and inefficiencies, so more funds can be allocated toward amenities like walking trails, intentional gathering spaces, robust landscaping, and a neighborhood pavilion.

Finally, a successful rezone to PUD would help ensure the preservation of the Plaster Creek watercourse and a large open space corridor along the creek. Conventional zoning would allow development of lots and roads over, across, and up to the creek. This preservation of the creek area is accomplished most effectively under PUD zoning.

- B. Minimum Required Area: 1. General – 2 acres. 2. Mobile Home Park – 25 acres. 3. Industrial or Research Park – 10 acres.**

The site is approximately 149 acres.

- C. Coordination: A Planned Unit Development shall be under the control of one owner or unified group of owners and shall be capable of being planned and developed as one integral unit. A Planned Unit Development initiated by the Township shall be capable of being developed in a coordinated manner. If a PUD is approved the requirements shall be transferred to all future owners, and any changes shall require approval of both the Township and the affected landowner(s) within the PUD.**

The PUD is comprised of several parcels, but is proposed to be developed solely by Signature Land Development Corporation, with homes to be constructed solely by Eastbrook Homes. Ultimately, all properties within the PUD will be transferred to individual home buyers, condominium buyers, and the owners' association(s).

- D. Must meet the review standards as contained in Chapter 11.**

The proposed PUD meets the review standards of Chapter 11 as discussed further below.

## **SECTION 10.5 A & B PRELIMINARY PLAN - SUBMITTAL REQUIREMENTS**

- A. Rezoning Application. On forms approved by the Planning Department.**

The rezoning application is provided within the submittal packet.

- B. Final Project Description. Must include:**

- 1. Sketch of properties, streets and uses within 1/2 mile of the PUD.**

The sketch of properties and uses is provided within the submittal packet.

- 2. A narrative describing:**

- a. The overall objectives of the PUD.**

In short, the proposed Planned Unit Development (PUD) located at 2451 76th Street (Et al.) is a 149-acre residential community nestled along the banks of Plaster Creek. This new neighborhood is proposed to contain 190 platted single-family residential lots, 40 single-family detached condominiums with detached garages, 66 attached one-story "ranch-style" condominiums, and 108 attached

two-story condominium homes. The overall objectives are discussed further throughout this Narrative and Statement of Compliance.

**b. Proposed uses and accessory uses and the number of acres allocated to each use**

In general, residential uses in the platted subdivision area will be allowed the same uses described in Chapter 20 of the Zoning Ordinance (Residential Accessory Uses). Some of the uses in Chapter 20 will be further restricted by the applicant via Deed Restrictions and the Owners' Association documents. These provisions will be described and detailed further on the Final PUD plan submittal.

The condominium areas are also intended for residential use; however, uses in the condominium areas will be far more tightly controlled, as anything other than buildings and roads will be "General Common Element" (GCE), which is generally intended to be open space. As a result, many of the allowable uses in the single-family subdivision lots will be prohibited in the condominium areas (such as pools, accessory structures, ponds, individual fences, etc.). These provisions will be further detailed within the Master Deed documents, and a final description of allowable and prohibited uses will be described on the Final PUD plan submittal for Township review.

Number of homes/units that are served by only one entrance will be limited to no more than 30 occupancy permits, as required by the Fire Department.

**c. Details about the design standards of the development**

Details on architecture style, architectural materials, building sizes are depicted on the sample elevations and floor plans provided in the submittal packet.

**d. Method of financing.**

Financing for the proposed site has been secured. The project will be primarily applicant-financed as a cash transaction.

**e. Gross and net densities.**

Gross density (total units divided by total acreage) is 2.7 units per acre (404 units, 149.19 acres)

Net density (total units divided by total acreage less rights-of-way) is 3.18 units per acre (404 units, 149.19 total acres, 22.3 acres of ROW).

**f. Description of access to site.**

The site gains access from one location along 76th Street and two connections to existing subdivision roads (Terra Cotta Avenue to the north and Hidden Knoll Drive to the west). These locations have been reviewed by the Kent County Road Commission (KCRC), with preliminary concurrence for the three locations from KCRC staff.

- g. Proposed method of providing sewer and water service as well as other necessary public and private utilities.**

The site will be serviced by public sanitary sewer and public watermain meeting the standards of the Byron-Gaines Utility Authority.

- h. Proposed method of providing storm drainage.**

The stormwater management system will meet or exceed the requirements of the Kent County Drain Commissioner and Gaines Charter Township. Storm water runoff will be collected in rear yard swales, rear yard catch basins, roadside gutters, and roadside catch basins, where it will then be directed to one of several detention basins where it will be detained prior to its ultimate discharge to the creek.

- i. Environmentally sensitive areas and the effect on natural resources.**

Environmentally sensitive areas include the Plaster Creek watercourse and the adjoining wetlands along the creek. These areas are proposed to be placed into permanent open space. Because farmland and agricultural uses drained into these areas with very little control of pesticides, herbicides, and sedimentation, it is expected that the wetland areas and creek corridor will substantially benefit from the stormwater detention, stormwater collection system, and erosion controls inherent to the residential building process.

- j. Beginning date of construction, length of construction, and any phasing.**

It is anticipated the initial phase of infrastructure construction will occur toward the Fall of 2024 or early Spring of 2025. Single-family home and condominium home construction will be built based on market demand, but it is anticipated that each phase of construction will last approximately two to three years. Based on knowledge of the market and decades of similar experience, Signature Land anticipates that each phase will be comprised of approximately 25-30 units, with an approximate timeframe of two to three years per phase.

- 3. Current proof of ownership of land to be rezoned or evidence of a contractual ability to acquire such land.**

The property is owned by

#### **SECTION 11.1 PLANNED UNIT DEVELOPMENT - GENERAL REVIEW STANDARDS**

- A. Consistency with Master Plan and Zoning Ordinance: The Planned Unit Development must further the goals and objectives of the Township Master Plan and must be consistent with it. It must also be consistent with the intent and purpose of this Zoning Ordinance.**



The proposed PUD solidly achieves the goals and intents of the Gaines Township Master Plan, as envisioned by the community at large. The 2023 Master Plan designates the land as “Suburban Residential,” call for development “in the traditional scale of about 1-5 homes per acre.” The proposed PUD provides an overall density of about 2.7 units per acre, meeting the density goals of the Township’s Master Plan.

- B. **Aesthetics: The Planned Unit Development must be aesthetically pleasing and be an integrated development with respect to building facades, building materials, landscape and berming, noise and visual screening mechanisms, and signs. It should contribute to creating a distinctive attractive community with a strong sense of place.**

With its gathering areas, substantial landscaping, preservation areas, appropriately-designed screening, water bodies, and plentiful sidewalks, the proposed PUD will be a notably distinctive and attractive community within Gaines Charter Township.

- C. **Compatibility with Adjacent Uses: The Planned Unit Development must be compatible with surrounding uses. Efforts must be made to reduce any adverse effects on surrounding uses.**

Surrounding uses include single-family subdivisions to the north and west and agricultural uses to the northeast and east.

In the single-family lot portion of the proposed PUD, the site density, layout, architectural character, and home sizes are compatible and fully consistent with the adjoining neighborhoods.

The ranch condominium portion of the proposed PUD is consistent in size of home (square feet of living space) and architectural character (single-story ranch units) with the adjoining properties, and helps to fulfill the intents and objectives of the Master Plan for the area.

The two-story condominium portion of the proposed PUD is also consistent in size (square feet of living space) and architectural character (maximum two stories, residential use) with both the proposed PUD uses and the surrounding land uses.

- D. **Density: The density requirements of the proposed Planned Unit Development shall be based on the underlying land use district in the Master Plan. The Township Board, upon recommendation of the Planning Commission, may vary the density requirements if doing so would result in a development that better achieves the intent of the Master Plan.**

A variance from the Master Plan is not expected, as the proposed site meets the density prescribed with the Township’s Master Plan.

- E. **Traffic:** The Planned Unit Development shall be designed to minimize the effect of traffic generated by the proposed development on surrounding uses. Consideration should be given to:
1. The amount and type of traffic generated by the proposed project and capacity of existing and proposed streets to safely absorb that additional traffic.
  2. Whether the streets and pedestrian walkways within each project are designed to facilitate safe pedestrian and vehicular traffic flow patterns.
  3. All points of ingress and egress to the project shall be located and designed to maximize safety.

The site gains access from one location along 76th Street and two connections to existing subdivision roads (Terra Cotta Avenue to the north and Hidden Knoll Drive to the west). These locations have been reviewed by the Kent County Road Commission (KCRC), with preliminary concurrence for the three locations from KCRC staff.

With the completion of construction of all the roads in the development, connections to Terra Cotta Avenue and Hidden Knoll Drive will be completed, which will provide a secondary access to over 100 existing homesites that are currently served by only one means of ingress and egress.

Sidewalks and walking trails are generously provided throughout the development for the safety and enjoyment of pedestrians.

- F. **Protection of Natural Environment:** Each project shall be designed to minimize adverse effects on the environment. Special emphasis shall be placed on maintaining the quality of air, soils, groundwater, streams, wetlands, and rivers.

Environmentally sensitive areas include the Plaster Creek watercourse and the adjoining wetlands along the creek. These areas are proposed to be placed into permanent open space. Because farmland and agricultural uses drained into these areas with very little control of pesticides, herbicides, and sedimentation, it is expected that the wetland areas and creek corridor will substantially benefit from the stormwater detention, stormwater collection system, and erosion controls inherent to the residential building process.

- G. **Schools:** Whether a project can be served by existing schools and school related facilities and the impact upon schools if the property is developed in accordance with the Planned Unit Development plans or in accordance with the conventional zoning district requirements shall both be considered. In addition, streets and pedestrian walkways shall be designed and located in any project to facilitate the ability of students to make the best and safest use of existing schools and school related facilities.

The property is located within the Caledonia Public Schools school district, which will welcome new students within the proposed PUD.

H. **Public Facilities:** The Planning Commission shall consider the impact a project will have on:

1. **Public safety and protection services.**
2. **Water and sewer facilities.**
3. **The costs for such services.**

Each project shall be designed and located so as to facilitate use of, access to, or the logical expansion or extension of existing facilities in order to minimize any adverse financial or other impact upon the Township and to promote public health and safety.

The overall project has been designed for safety in its overall road configuration, multiple access points, ease of travel, redundant watermain connections, and numerous fire hydrants.

The cost of the infrastructure for the project will be borne by the applicant. The additional taxes collected from the greatly increased property taxes will help to fund public safety and protection services.

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- L. **Other Development Regulations:** Except as expressly authorized by the approval of the PUD Plan, all other regulations and requirements of this Zoning Ordinance shall apply. These regulations include but are not limited to parking, signs, landscaping and outdoor lighting.

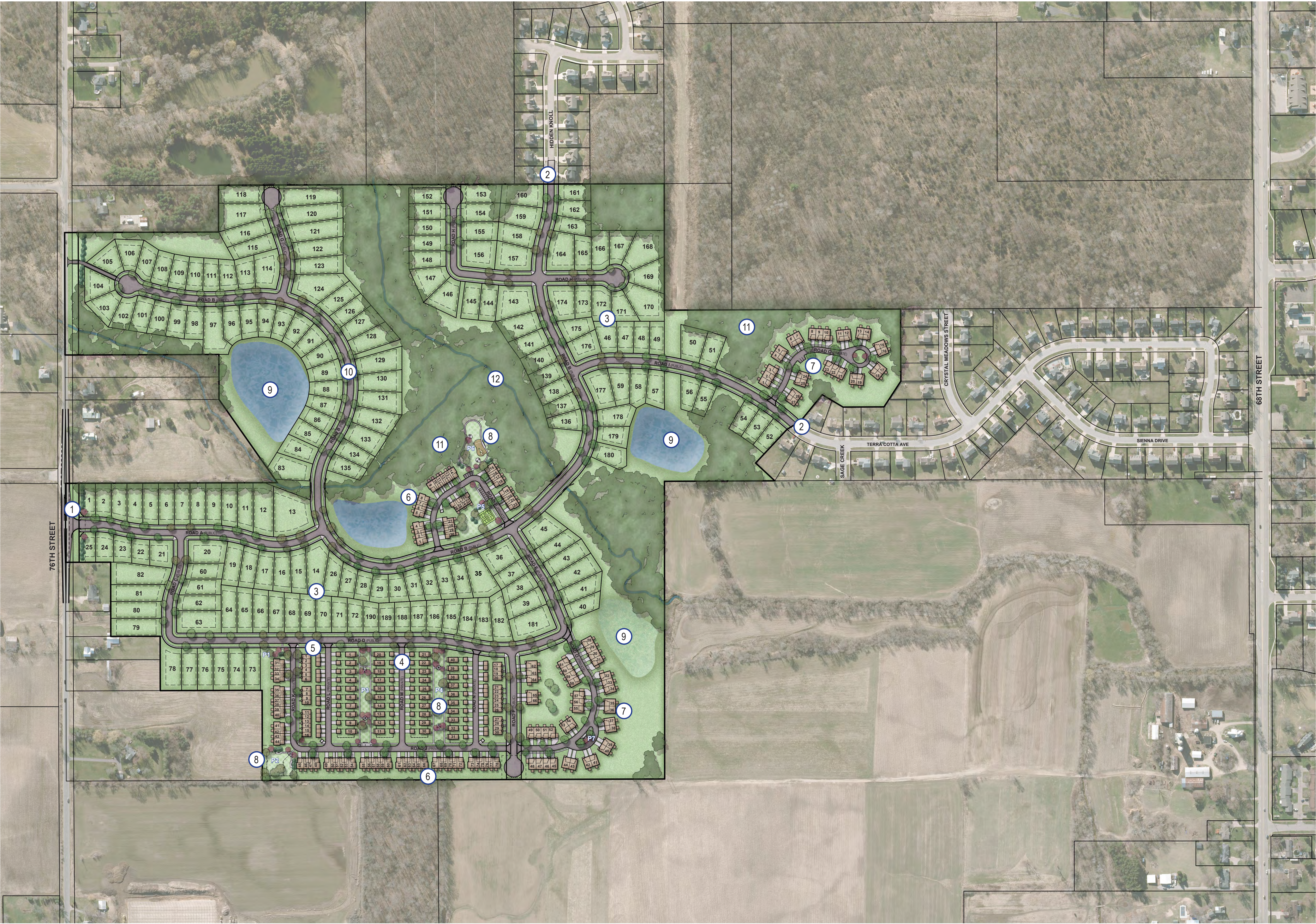
The proposed PUD will meet these regulations.

#### PLANNED UNIT DEVELOPMENT DEPARTURES (PUD vs RL-14 ZONING)

|                   | <b>RL-14 Zone</b> | <b>Proposed PUD Platted Lots</b> | <b>Proposed Terrace Home Condominiums</b>         | <b>Proposed PUD Ranch (One-Story) Condominiums</b>    | <b>Proposed PUD Two-Story Condominiums (Rear Garage)</b>        | <b>Proposed PUD Two-Story Condominiums (Front Garage)</b> |
|-------------------|-------------------|----------------------------------|---------------------------------------------------|-------------------------------------------------------|-----------------------------------------------------------------|-----------------------------------------------------------|
| <b>Lot Area</b>   | 14,000 sqft       | 8,500 sqft                       | Not Applicable                                    | Not Applicable                                        | Not Applicable                                                  | Not Applicable                                            |
| <b>Lot Width</b>  | 80 ft             | 65 ft **                         | Not Applicable                                    | Not Applicable                                        | Not Applicable                                                  | Not Applicable                                            |
| <b>Front Yard</b> | 35 ft             | 25 ft                            | 20 ft to public ROW;<br>8 ft building to sidewalk | 20 ft to public ROW;<br>26 ft, garage to edge of road | 10 ft to public ROW;<br>8 ft building to sidewalk               | 20 ft to public ROW;<br>26 ft, garage to edge of road     |
| <b>Side Yard</b>  | 8 ft (16 ft)      | 5 ft (12 ft)                     | 10 ft building separation                         | 14 ft building separation                             | 14 ft building separation;<br>10 ft garage to garage separation | 14 ft building separation                                 |
| <b>Rear Yard</b>  | 35 ft             | 25 ft                            | 20 ft garage door to edge of private road (alley) | 25 ft                                                 | 20 ft garage door to edge of private road (alley)               | 25 ft                                                     |

\*\* Note that, while 65 feet will be the minimum allowable lot width in the PUD, a large portion of the lots will be wider than 65 feet to help vary architectural styles and character throughout the PUD, avoid homogeneousness, and achieve several pricepoints.



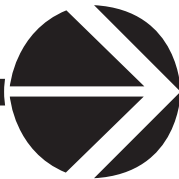


## LEGEND

- 1 PRIMARY SITE ENTRANCE
- 2 CONNECTIONS TO EXISTING NEIGHBORHOODS
- 3 PLATTED LOTS
- 4 TERRACE CONDOMINIUMS
- 5 2-STORY CONDOMINIUM (REAR GARAGE)
- 6 2-STORY CONDOMINIUM (FRONT GARAGE)
- 7 RANCH CONDOMINIUM
- 8 COMMUNITY PARKS (SEE AMENITY EXHIBITS)
- 9 STORMWATER BASIN
- 10 ILLUSTRATIVE LANDSCAPE (SEE LANDSCAPE PLANS)
- 11 WOODLANDS TO REMAIN
- 12 EXISTING WETLANDS AND CREEK WITH FUTURE NATURAL PATHWAY

## NOTES

|                             |                               |
|-----------------------------|-------------------------------|
| Site Location:              | 76th Street<br>Gaines Twp, MI |
| Site Area                   | = 149.19 ac.                  |
| Unit Total                  | = 404 units                   |
| Platted Lots                | = 190 lots                    |
| Terrace Condominium         | = 40 units                    |
| 2-Story Condo(rear garage)  | = 30 units                    |
| 2-Story Condo(front garage) | = 78 units                    |
| Ranch Condominium           | = 66 units                    |





**PREPARED FOR:**

Signature Land Development Corp.  
Attention: Michael McGraw  
1188 East Paris Ave SE  
Suite 100  
Grand Rapids, MI 49546  
Phone: 616.455.0200

**REVISIONS:**

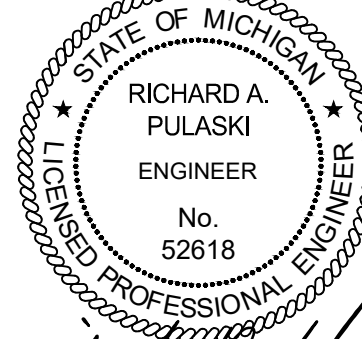
Title: Site Plan Submittal  
Drawn: JMW/S Checked: RP Date: 2/29/24

**ALEXANDER TRAILS**

**Overall Site Layout Plan**

PART OF SECTION 10, T5N, R10W,  
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

**STAMP:**

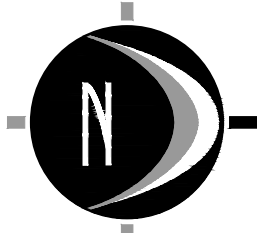


**PROJECT NO:**  
17400405

**SHEET NO:**  
**C-205**

**LEGEND**

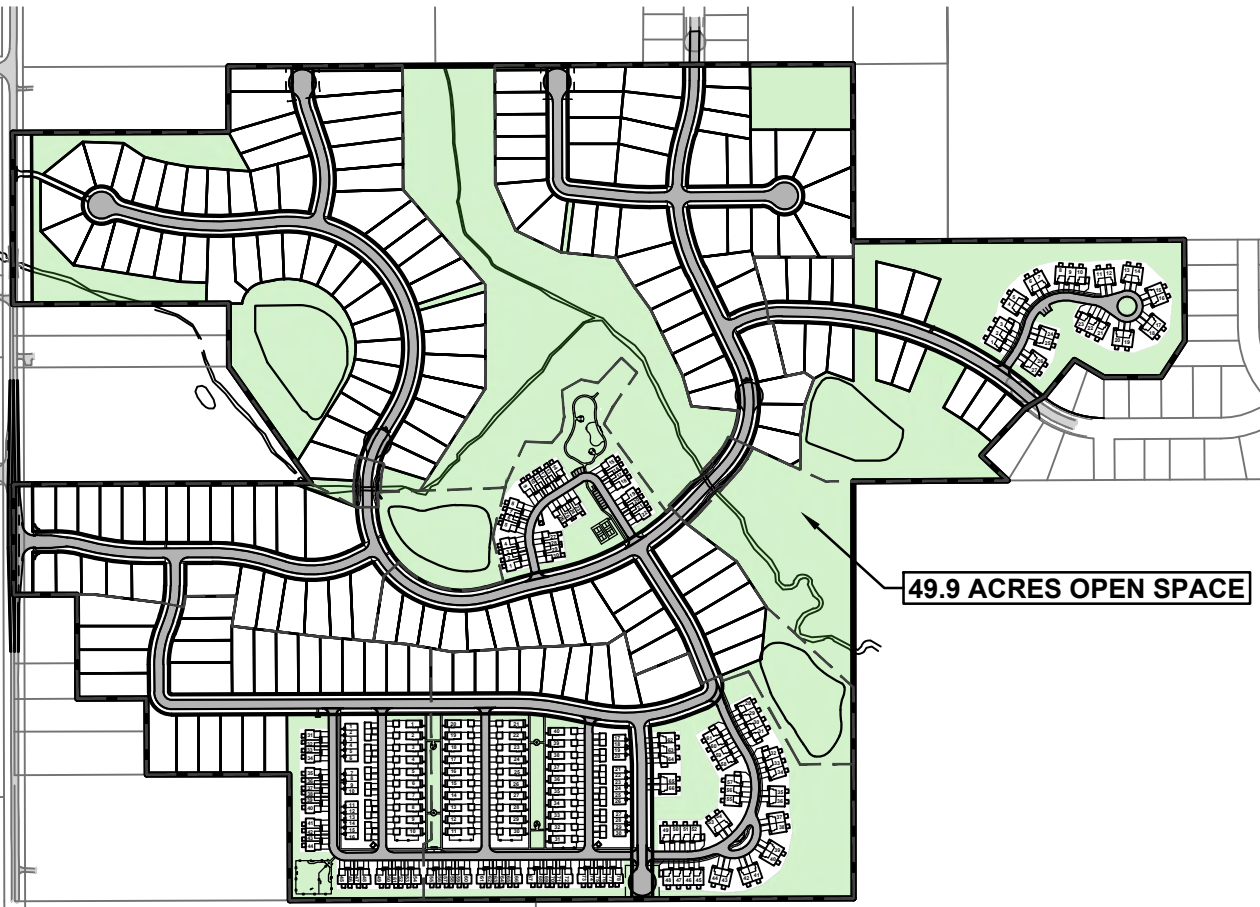
|  |                                        |
|--|----------------------------------------|
|  | EXISTING BITUMINOUS                    |
|  | EXISTING CONCRETE                      |
|  | PROPOSED BITUMINOUS<br>(STANDARD DUTY) |
|  | PROPOSED CONCRETE<br>(STANDARD DUTY)   |



0' 100' 200' 400'  
SCALE: 1" = 200'

**GENERAL NOTES**

- ZONING OF PROPERTY: PUD  
PUD ZONING REQUIREMENTS  
A) MINIMUM LOT AREA = 8,500 SQ. FT.  
B) MINIMUM LOT WIDTH = 66 FT.  
C) MAXIMUM BUILDING HEIGHT = 35 FT OR 2 1/2 STORIES  
SINGLE FAMILY LOT SETBACKS  
A) FRONT YARD = 25 FT.  
B) SIDE YARD = 5 FT. MIN (12 FT. MIN. BUILDING SEPARATION)  
C) REAR YARD = 25 FT.  
MINIMUM SETBACKS BY UNIT TYPE (ALL SETBACK DIMENSIONS MEASURED TO FOUNDATION)  
TERRACE UNIT SETBACKS  
A) FRONT YARD = 20 FT. BUILDING TO PUBLIC ROAD R.O.W.  
= 8 FT. BUILDING TO SIDEWALK  
B) SIDE YARD = 10 FT. BUILDING SEPARATION  
C) REAR YARD = 20 FT. GARAGE TO EDGE OF PRIVATE ROAD  
TWO-STORY CONDOS (FRONT ENTRY GARAGE) SETBACKS  
A) FRONT YARD = 20 FT. BUILDING TO PUBLIC ROAD R.O.W.  
= 26 FT. GARAGE TO EDGE OF PRIVATE ROAD  
B) SIDE YARD = 14 FT. BUILDING SEPARATION  
C) REAR YARD = 25 FT.  
TWO-STORY CONDOS (REAR ENTRY GARAGE) SETBACKS  
A) FRONT YARD = 10 FT. BUILDING TO PUBLIC ROAD R.O.W.  
= 8 FT. BUILDING TO SIDEWALK  
B) SIDE YARD = 14 FT. BUILDING SEPARATION  
= 10 FT. GARAGE TO GARAGE SEPARATION  
C) REAR YARD = 20 FT. GARAGE TO EDGE OF PRIVATE ROAD  
RANCH CONDOMINIUM SETBACKS  
A) FRONT YARD = 20 FT. BUILDING TO PUBLIC ROAD R.O.W.  
FRONT YARD = 26 FT. GARAGE TO EDGE OF PRIVATE ROAD  
B) SIDE YARD = 14 FT. BUILDING SEPARATION  
C) REAR YARD = 25 FT.  
2) SUMMARY OF LAND USE:  
A) TOTAL ACREAGE = 149.19 ACRES (6,498,649 SQ. FT.) (EXCLUDING 76TH ST. R.O.W.)  
B) UNIT SUMMARY:  
PLATTED SINGLE FAMILY LOTS = 190  
4 UNIT TWO STORY CONDOS (REAR ENTRY) (3 BLDGS) = 12  
6 UNIT TWO STORY CONDOS (REAR ENTRY) (3 BLDGS) = 18  
4 UNIT TWO STORY CONDOS (FRONT ENTRY) (3 BLDGS) = 36  
6 UNIT TWO STORY CONDOS (FRONT ENTRY) (7 BLDGS) = 42  
2 UNIT RANCH CONDOS (16) = 32  
3 UNIT RANCH CONDOS (8) = 18  
4 UNIT RANCH CONDOS (4) = 16  
TERRACE CONDOS = 40  
UNIT TOTAL = 484  
C) LENGTH OF ROADS = 16,723 LF TOTAL  
11,727 LF PUBLIC  
4,996 LF PRIVATE  
D) OPEN SPACE = 49.90 ACRES (2,173,704 SQ. FT.)  
E) ZONING OF PARCELS TO NORTH = RL-14, PUD  
ZONING OF PARCELS TO EAST = RL-14  
ZONING OF PARCELS TO WEST = RL-14, PUD  
ZONING OF PARCELS TO SOUTH = A-R  
3) PORTIONS OF THE SITE ARE WITHIN FLOODPLAIN BOUNDARIES.  
4) BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.  
5) ALL LIGHTING SHALL BE SHIELDED FROM ALL ADJACENT PROPERTIES. PROPOSED LIGHTING SHALL CONSIST OF WALL MOUNTED LIGHTS AND LIGHT POLES, BOTH FITTED WITH DOWN CAST TYPE FIXTURES TO BE SPECIFIED BY LIGHTING CONSULTANT.



**OPEN SPACE EXHIBIT**

N.T.S.



UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE:  
EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

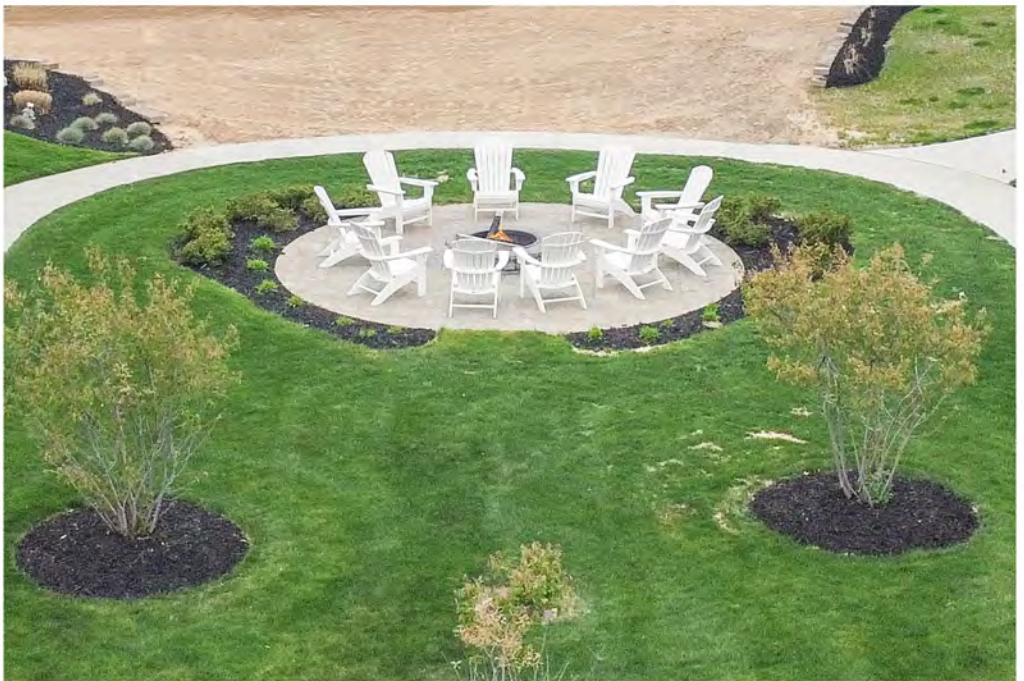


# Common Spaces





# Common Spaces





# Common Spaces







*Elevation 'A'*



*Elevation 'B'*



*Elevation 'C'*



*Elevation 'E'*



*Elevation 'G'*



# Lily







*Elevation Town Square*



*Elevation Cook's Crossing*



# Thayer

