

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

DRAFT Agenda

7:00 p.m. – Thursday, August 22nd, 2024

- I. Call to Order and Roll Call**
- II. Consideration of Agenda**
- III. Consideration of Meeting Minutes**
 - a. Consideration of July 25th, 2024, Planning Commission Regular Meeting Minutes
- IV. Inquiry of Conflict of Interest**
- V. Public Comment**
- VI. New Business**
 - 1. Public Hearings**
 - a. 2701 76th Street – Tentative Preliminary Plat – Alexander Trails Phase 1
 - b. 2701 76th Street – Tentative Preliminary Plat – Alexander Trails Phase 2
 - 2. Site Plan Review**
 - a. 8460 Kalamazoo Avenue – Phase 1 Site Plan Review – Prairie Wolf Station PUD
 - 3. Items not requiring a Public Hearing**
 - a. 3316 68th Street – PUD Rezone and Site Plan - Dutton Center
 - b. 8190 Division Avenue – One Year Extension – Brewer Park Apartments
 - c. 3495 68th Street – PUD Amendment – Dutton Marathon
 - d. 4142 92nd Street – Special Use Permit – Solar Panels
- VII. General Discussion**
- VIII. Adjournment**

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

DRAFT Minutes of the Gaines Charter Township Planning Commission

Regular Meeting held June 27, 2024, at 7 pm

8555 Kalamazoo Ave., SE, Caledonia, MI 49316

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

MEMBERS ABSENT: None

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

Planner Wells stated that agenda item VI.2.a withdrew from the meeting and will be struck from the agenda.

Planner Wells went on to note that staff received a revised site plan for agenda item VI.1.b, in addition to digitally submitted public comments for agenda item VI.1.d.

III. CONSIDERATION OF MEETING MINUTES

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

Motion: Motion by Wiersema, supported by Waayeneberg to approve the minutes of June 27th, 2024, as is.

DISCUSSION: None

AYES: ALL

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (7-0)

IV. INQUIRY OF CONFLICT OF INTEREST

None.

V. PUBLIC COMMENT

Chair Giarmo opened the public hearing at 7:03 PM and closed it at 7:04 PM as nobody approached the podium to speak.

VI. NEW BUSINESS

1. Public Hearings

a. 4142 92nd Street – Special Use Permit – Solar Panels

As no representative for the project was present, Planner Wells explained that the applicant is seeking a special use permit for consumer scale ground mounted energy collectors. The applicant has stated that the panels are to be 46" x 90", and that they will be mounted no higher than 10 feet. The Township Engineer reviewed the site plans and found no issues, and Planner Wells clarified that the Building Inspector will review all applicable permits and do inspections on the project. In terms of installation, the applicant intends to safely mount the panels to the ground, which will also be reviewed for compliance by the Building Inspector. Planner Wells clarified that the applicant is requesting 1200 square feet (SF) worth of panels, which is well below the 1500 SF permitted by the Zoning Ordinance. Staff found all special land use standards to be met and didn't find any interference with other land uses in the immediate area. Planner Wells stated that the Planning Commission must determine if the visual impact of the panels contributes to special land use standards not being met; otherwise, staff recommends approval of this project.

Chair Giarmo opened and subsequently closed the public hearing as nobody approached the podium to speak.

Chair Giarmo began discussion by stating that determining if the screening from the right of way will be adequate enough. Commissioner Wiersema added that it appears as though the visual impact will be significant from 92nd Street, and that it sounds as though the panels are planned to be larger than what is depicted in the site plans.

Chair Giarmo and Secretary Thomas discussed the juxtaposition of needing to adequately screen the panels so as to minimize any visual impact while also ensuring they are not over screened and are still able to catch enough sunlight.

Commissioner Wiersema expressed concern about the additional visual impact this project could have on the property to the west, in addition to 92nd Street.

Planner Wells stated that the Planning Commission could make it a condition of approval that the applicant must plant additional evergreen trees between the panels and 92nd Street.

Chair Giarmo and Commissioner Haagsma agreed that a site plan drawn to scale is necessary to deliberate on this request; the Planning Commission needs to be able to ensure that all setbacks will be met. Ultimately the Planning Commission needs additional information from the applicant to be able to deliberate this matter further.

Motion:	Motion by Rober, supported by Thomas, to table this agenda item and request that the applicant submit an accurate and drawn to scale site plan.
DISCUSSION:	None
AYES:	ALL
NAYS:	None
ABSTAIN:	None

DECISION: Motion Carried (7-0)

b. 10648 Eastern Avenue – Special Use Permit – Solar Panels

Josh Saladin, the homeowner and applicant for this project, explained that he is requesting a special use permit to install 728 SF worth of ground mounted consumer scale energy collectors.

Planner Wells added that most standards found to not be met in the staff memo have now been found to be met after the submission of the revised site plan, specifically standard 4.18 (D). The new site plan indicates that the panels were originally set to be located in the side yard but have now been relocated to the rear yard to ensure compliance with the Zoning Ordinance.

Wells noted that the Building Inspector and Township Engineer will review the project and do inspections to ensure compliance. He went on to say that although some tree removal has occurred in the southwest area of the parcel, the screening in place should still be sufficient and provide an adequate buffer between the panels and neighboring properties. So long as the Planning Commission finds the screening to be accurate, staff recommends approval of this special use permit.

Chair Giarmo opened and subsequently closed the public hearing as nobody approached the podium to speak.

Commissioner Haagsma expressed concern with the proximity of the panels to the neighboring property to the west and stated that so long as neighboring properties aren't impacted or concerned with this project, he doesn't have any issue approving this request. Haagsma also explained that ideally, he would like to minimize the number of trees being removed prior to installation, while also maintaining adequate screening.

Motion: Motion by Waayenberg, supported by Haagsma, to approve the special use permit and associated site plan with the following conditions:

1. The Building Inspector and Township Engineer will inspect and approve the project
2. The current screening must be maintained until the panels are removed

DISCUSSION: None

AYES: ALL

NAYS: None

ABSTAIN: None

DECISION: 7-0

c. 9515 Hanna Lake Avenue – Special Use Permit – Home Occupation in Accessory Building

Applicant Mark Pyper explained his request for a special use permit to allow for a home occupation in an accessory building. Pyper stated that his son started a mobile diesel repair business, however, the nature of his services has led him to need a dedicated workspace. Pyper pointed out that the accessory building in which his son's business takes place was built in 2017 without permits or inspections, because at the

time it was constructed for agricultural purposes, specifically to care for pigs that they still own and tend to.

Planner Wells explained the Township's stance on this request and stated that for a building to be exempt from the permitting and inspection processes on the premise of being an agricultural use, it must be used solely for agricultural purposes, and the agricultural operations taking place in the building must adhere to Generally Accepted Management Practices (GAMPS). Unfortunately, a few pigs in the barn would be considered subordinate to the primary use of diesel repair services; Wells clarified that the primary use of the building has changed, and at best this would be considered a residential storage structure, which would be subject to inspections and permits. Wells continued by saying that it is the Township's duty to ensure that land uses are occurring safely and being used in a safe manner; unfortunately, without inspections, there is no guarantee that anything is being conducted in a safe manner. Wells went on to state that it is challenging for the Township to grant a special use permit when there is no guarantee that it's been built to code and added that this becomes a liability for the Township. As far as regulations surrounding home occupations go, the Zoning Ordinance stipulates that vehicle repair is prohibited as a home occupation in the Township, regardless of zoning district. Wells concluded by stating that the Planning Commission must first determine if this is a vehicle repair business; if it is found to be a vehicle repair business, the rest of the discussion becomes moot as that would be a prohibited use.

Chair Giarmo opened the public hearing.

Brandon Pyper of 9515 Hanna Lake approached the podium to explain the nature of the business he conducts within the accessory building in question. He stated that some aspects of his work require a shop setting, and the ultimate goal is to get a permanent location for the business within the next few years.

Chair Giarmo inquired about what a typical repair job looks like and what type of work is done on site, despite most work done being done off site; Pyper responded that in depth engine repairs require a clean shop area, which is typically done in the accessory building. Pyper confirmed for Chair Giarmo that in instances as such, either the engine is removed and brought to the premises, or the entire vehicle is brought to the premises.

Commissioner Haagsma inquired about the type of machinery that is being worked on within the premises; Pyper responded that typically he is working on farm tractors or other related farm equipment.

Commissioner Wiersema clarified that engine repair is being done in the accessory building, to which Pyper confirmed.

Chair Giarmo opened the public hearing.

Joel VanSolkema of 9375 Hanna Lake approached the podium to express support for the special use permit request, stating that he supports small businesses as such but would be weary of 5-10 employees reporting to the property, in addition to clutter that could accumulate on behalf of the business.

Planner Wells stated that staff received three public comments from residents directly adjacent to the property in question that did not support the approval of the special use permit.

Tom Polmanteer of 9399 Hanna Lake approached the podium to also express support for approval of the special use permit. He stated that he lives closest to the accessory building, and that although the doors to the building face his residence, he hasn't had any issues with the nature of the business.

Chair Giarmo closed the public hearing.

Vice Chair Rober inquired about if building permits and inspections would be required if this special use permit was granted approval; Planner Wells responded that it would be very strongly recommended that an inspection gets done.

Planner Wells advised that the discussion should be focused on the operations as being defined as "major vehicle repair" under the Zoning Ordinance. Chair Giarmo asked if it is determined that this is classified as major vehicle repair, would Pyper still be able to operate his business off site, to which Wells responded that yes, he could, however, vehicles stored in the accessory building would be limited to personal vehicles only.

Wiersema expressed that while he is very supportive of Pyper's ambition and believes small businesses are vital to the Township, this would be considered major vehicle repair according to the Zoning Ordinance, thus rendering this a non-permitted use.

Chair Giarmo explained that the business is not shut down, it just cannot take place within the accessory building.

Planner Wells explained that the intent of the regulation in the ordinance is to prevent a multitude of shops as such popping up throughout the Township.

Motion:	Motion by Billips, supported by Wiersema, to deny the special use permit to allow for a home occupation in the accessory building due to the nature of the business being found to fall under the definition of "major vehicle repair" in the Zoning Ordinance, which is a prohibited home occupation.
DISCUSSION:	None
AYES:	All
NAYS:	None
ABSTAIN:	None
DECISION:	7-0

1:03

d. 3495 68th Street – PUD Amendment/ Site Plan Review – Dutton Marathon

Adam Bryant of Irish Design & Build explained the request for a PUD Amendment/ Site Plan Review at the Dutton Marathon. This project was deliberated by the Planning Commission at the May meeting, but ultimately ended up getting tabled until the applicant could provide additional information and refine the site plans further. The basis of the project is an expansion to the Dutton Marathon to construct a 1200 SF walk-in beer cooler, while also implementing various improvements to the site, including parking lot resurfacing, adding storage space to the building, updating the landscaping of the site, and constructing an enclosure for the dumpsters.

Bryant began by discussing plans to replace damaged concrete on the site, in addition to updating the siding on the building to match the new dumpster enclosures. He also stated that the area between the building and the sewer easement that runs north of the site will be paved and used by delivery trucks. There are also lighting changes proposed around the sidewalk on the site and the dumpster enclosure that will conform to the lighting standards outlined in Chapter 17 of the Zoning Ordinance.

Planner Wells stated that downlighting is preferred so as to minimize the amount of light that spills onto adjacent properties and discouraged the use of angled LED's.

Bryant elaborated on the landscaping plan for the project and stated that the area that fronts 68th Street will be almost entirely filled with vegetation including various bushes and trees, and the housing development to the north granted him permission to landscape part of their property as well.

Planner Wells offered some context for this project and stated that at the time this PUD was constructed in the 1980's, it is possible there were no setback regulations in place, since there are no records on file that indicate what the setbacks originally were. Ultimately this PUD Amendment is to help determine the setbacks, and to decide how far back the building addition can extend, in addition to determining how close to the sewer easement pavement can be installed. Wells stated that there is adequate emergency access at the site and the Township Engineer has not expressed any concerns with the site plan. Wells added that adding lane striping for drivers coming in and out could be beneficial. As far as parking is concerned, the site was originally supposed to include more spaces, however, staff believes the current parking to be adequate.

Planner Wells went on to say that this project included too many updates to process and approve administratively, hence coming to the Planning Commission for review, and that staff has found all standards of review to be met.

Chair Giarmo opened the public hearing and subsequently closed it after nobody approached the podium to speak.

Commissioner Haagsma expressed that he is pleased with the improvements being proposed for the site, however, he is weary of the uncertainty there seems to be surrounding certain design choices. He stated that he would like to see a definitive plan of design elements they're going to be using, rather than a swath of options that they *might* go with.

Chair Giarmo agreed and added that lighting improvements can be worked on with staff to ensure compliance with the Zoning Ordinance.

Commissioner Waayenberg and Vice Chair Rober echoed the previous concerns about uncertainty in design choices and agreed that they would also like to see some more concrete plans being proposed before they grant this project approval and ultimately make a recommendation to the Township Board.

Motion: Motion by Waayenberg, supported by Rober, to table this until the applicant can provide more established details regarding certain design elements on the site plan.

DISCUSSION: The Planning Commission agreed that another Public Hearing will not be necessary when this project returns, and it can be heard as a site plan review after it is taken off the table.

AYES: ALL
NAYS: None
ABSTAIN: None
DECISION: (7-0)

2. Site Plan Review

a. None

3. Items Not Requiring a Public Hearing

a. None

VII. GENERAL DISCUSSION

a. Zoning Ordinance Issues

Planner Wells stated that he's interested in taking the Planning Commissions temperature on a number of items being discussed for the upcoming update to the Zoning Ordinance.

First, Wells inquired about increasing the permitted size for signs in industrial and commercial zoning districts if the signs are farther back from the road. Wells explained that it would make sense to allow signs to be larger if they are set further back from the right of way to allow for adequate visibility, and the Township's Planning Consultant said that it makes sense as long as the Planning Commission thinks it is appropriate.

Wells also inquired about accessory dwelling units in rural zoning districts due to the influx of residents asking about constructing units as such on their properties. Wells encouraged the Planning Commission to consider this and whether it could be done. He added that while it is likely these units may turn into rentals over time, the Planning Commission must determine if they should be allowed or permitted in the new Zoning Ordinance.

Finally, Wells inquired with the Planning Commission about various short-term rentals in the Township and the best path to regulating them, such as pools, Airbnb's, and yard rentals. He explained that internally, staff has been considering them commercial uses and wouldn't allow them to operate in suburban areas as they could be seen as a nuisance by neighboring properties. Wells encouraged the Planning Commission to read some articles regarding this matter and start thinking about the best way to address short-term rentals.

VIII. ADJOURNMENT

The meeting adjourned at 8:55 PM.

CERTIFICATION:

I hereby certify that the above is a true copy of the minutes from the July 25th, 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,

Lani Thomas,

Secretary

Gaines Charter Township Planning Commission

Date: _____, 2024

Gaines Charter Township

Planning Commission Memo

Meeting Date: August 22nd, 2024

AGENDA ITEM: VI.1.a

FILE NUMBER: 240620MM

PROPOSED REQUEST: Tentative Preliminary
Plat Review, Alexander Trails Phase 1 Plat

PROPERTY ZONING DISTRICT: PUD

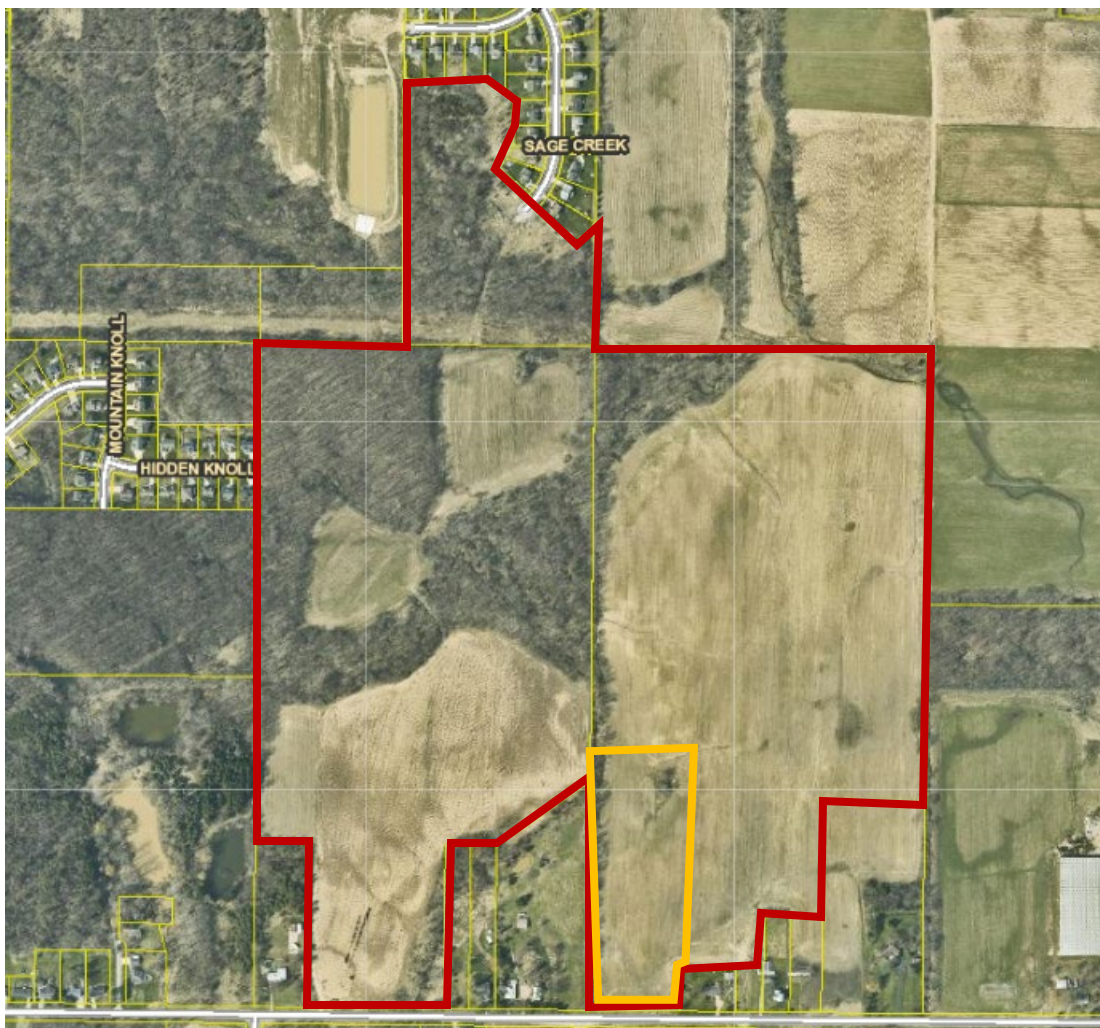
ADDRESS: 2701 76th Street SE

PROPERTY SIZE: 13.1 Acres (Plat Phase 1)

PARCEL NUMBER: 41-22-10-300-009

REPORT BY: Dan Wells, Community
Development Director

APPLICANT: Michael McGraw, Signature Land
Development Corp.



OVERVIEW

The applicant requests a tentative preliminary plat (TPP) review for Alexander Trails Phase 1. This TPP covers a 13.1-acre portion of the property, the overall property is 149.19 acres.



Overall, 25 residential lots (numbers 1-25) are proposed along with public roads and public utilities. The parcel sizes and setbacks are determined by the Alexander Trails PUD site plan, as amended.

The Planning Commission's role is to review the preliminary plat plan for consistency with zoning and subdivision requirements as part of the platting process. Section 112 (4) of the Land Division Act provides for initial acceptance of the overall development concept but does not consider detailed engineering design or final details.

The Land Division Act states that “[t]entative approval....confers upon the proprietor for a period of 1 year from date, approval of lot sizes, lot orientation, and street layout, and application of the then-current subdivision regulations.” Details concerning wetland impact, utilities, and final stormwater management design are addressed in later review phases. However, preliminary plans for utilities and other required infrastructure are considered during this process to identify potential concerns and future considerations.

Surrounding zoning:

	NORTH: PUD	
WEST: PUD	SUBJECT PARCELS	EAST: PUD
	SOUTH: Agricultural/Rural Residential	

STANDARDS OF REVIEW

This project is subject to review against the following requirements and standards:

- GCTZO Section 6.3 Development Standards and GCT Code of Ordinances Section 22-62 Compliance with Zoning Regulations
- GCTZO Section 6.4 Additional Requirements for Plats & Site Condominium Developments

- GCTZO Section 16.13 Residential Landscaping
- GCT Code of Ordinances, Section 22-63 Sidewalks
- GCT Code of Ordinances, Section 22-64 Street Lighting
- GCT Code of Ordinances Section 22-65 Public Utilities

We have reviewed the preliminary plat and associated application package and find that the plans provide enough information for this stage of the plat approval process. The following are the primary subject areas with comments.

1. GCTZO Section 6.3 Development Standards and GCT Code of Ordinances Section 22-62 Compliance with Zoning Regulations

The overall project is a PUD, which was recently amended to set the parcel sizes and setbacks for the proposed development. The proposed Phase 1 parcels are in accord with those outlined in the Alexander Trails PUD, as amended.

2. GCTZO Section 6.4 Additional Requirements for Plats & Site Condominium Developments

Section 6.4.A requires that a preliminary plat incorporates a variety of house models. Since the development is proposed to have 25 lots, a minimum of four house models is required. Each house model shall have multiple characteristics that clearly distinguish it from the other house models, such as different exterior materials, rooflines, garage placement, architectural style, number of stories, and/or building face.

The applicant submitted a model plan with over four house types during the PUD review. Staff has provided some feedback related to architectural consistency and recommends that the review of house models and future variations be an administrative responsibility during the zoning and building permitting process.

3. GCTZO Section 16.13 Residential Landscaping

Section 16.13 A requires that all platted subdivisions include one canopy tree for every 80 feet of road frontage. Street trees must be placed in accordance with Section 16.13 and the requirements of the Kent County Road Commission. The Landscaping Plan presented during the PUD amendment review was determined to meet the requirements under the current ordinance. The site plan review noted:

Landscaping plans show street trees planted at ca. 70–140-foot intervals along the streets; landscaping requirements under Section 16.13 Residential Landscaping require one canopy tree for every 80 feet of lot frontage. The landscaping plans show four species to be utilized, staff encourages planting more of a variety of native tree species where feasible and mixing species along road corridors to create diversity in case of loss due to species specific disease.

Staff recommends that the requirement for the graphic representation on the preliminary plat is unnecessary at this time, but should be included on the final plat. Staff notes that some trees are located in the Phase 1 area and seem to conform with the 80-foot requirement. Trees should also be placed outside of clear-vision areas at intersections.

4. GCT Code of Ordinances, Section 22-63 Sidewalks

In accordance with Section 22-63, sidewalks shall be installed by the proprietor as specified by Township ordinance or as otherwise required by the Township Board or its designated Township official or body. Five-foot-wide sidewalks are shown along both sides of public streets within the development.

5. GCT Code of Ordinances, Section 22-64 Street Lighting

In accordance with Section 22-64, street lighting shall be installed by the proprietor as specified by Township ordinance or as otherwise required by the Township Board or its designated Township official or body. Consistent with past developments, the developer should request that the Township create a Street Light Assessment District before a residential building permit is issued by the Township.

The applicant states that streetlights will be installed per ordinance requirements.

- The number and location of streetlights are to be determined by Consumers Energy for each phase of development.
- The developer must provide the necessary funds for installation within 30 days of Gaines Charter Township issuing an invoice for the installation costs.

6. GCT Code of Ordinances Section 22- 65 Public Utilities

The development will be served by extensions of municipal water and sanitary sewer lines. A storm drainage system consisting of both above ground and underground drainage facilities will also be installed, and the streets will be public. Provisions for the installation of buried power, telephone, gas distribution, and cable TV lines are also to be included. The applicant shall be required to comply with all utility and stormwater recommendations of the Township Engineer.

7. Engineering Review

The Township Engineering report includes comments to make some adjustments and edits to the infrastructure and utility plans for the proposed plat. These concerns are typically addressed prior to final approval of a preliminary plat.

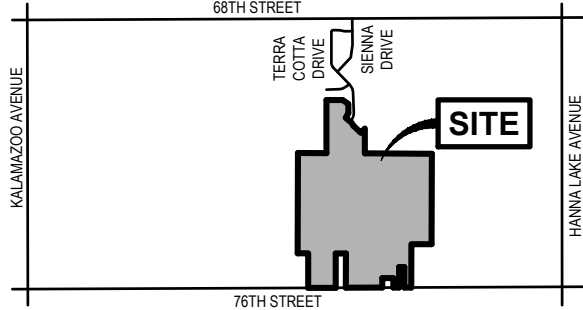
STAFF RECOMMENDATION

Per the Planning Enabling Act (MCL 125.3871(6)) the “planning commission shall recommend approval, approval with conditions, or disapproval of a plat within 63 days after the plat is submitted to the planning commission”. The Township Board must approve, approve with conditions, or deny the preliminary plat within 90 days of being received by the Clerk (July 25th, 2024), this being October 23, 2024.

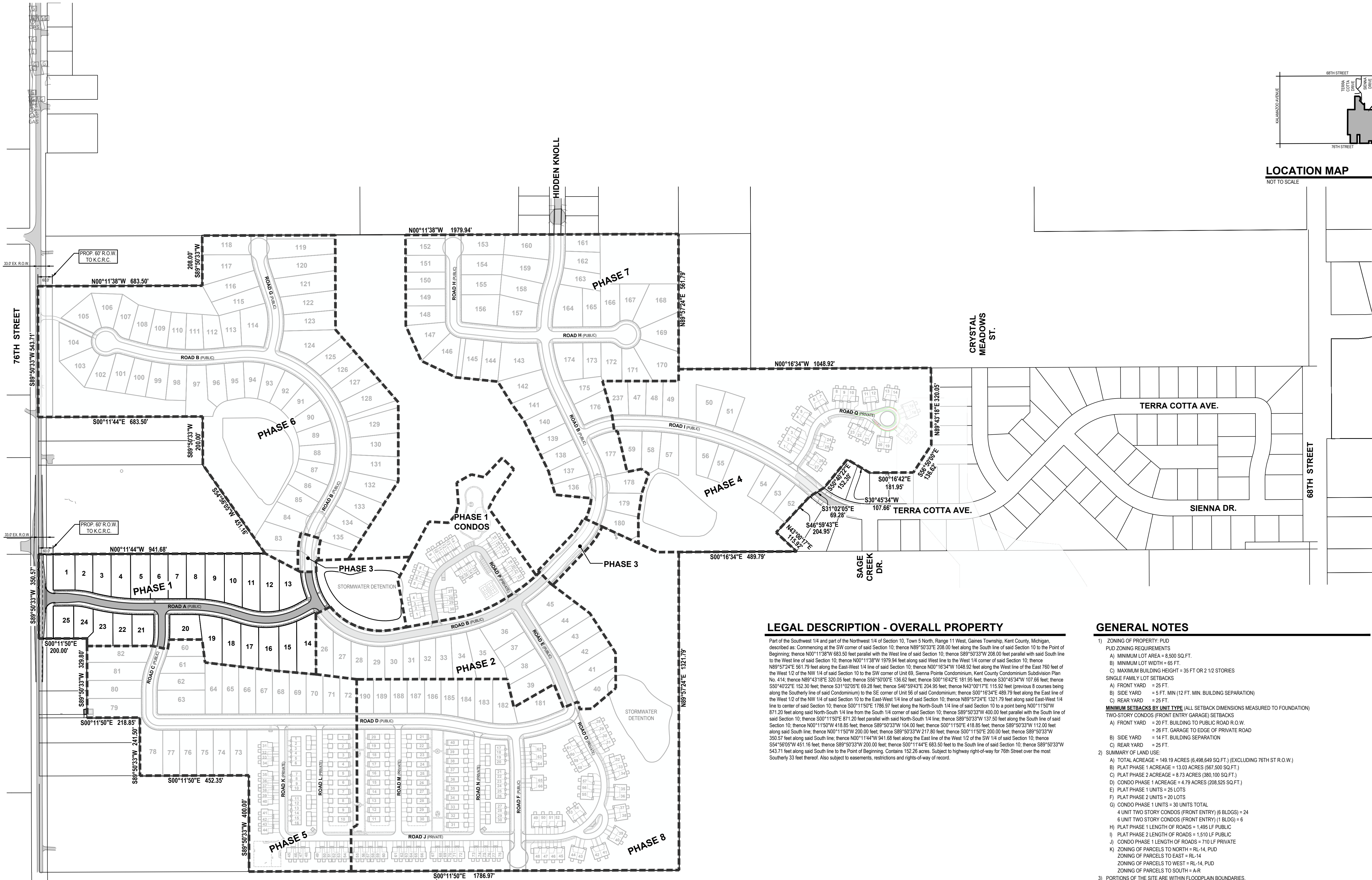
Based on our review of the Alexander Trails Phase 1 plat dated 07/25/2024, it is recommended that the Planning Commission recommend approval Tentative Preliminary Plat approval by the Township Board.

Please note that the applicant added area notations for each proposed lot within the development, a previous recommendation.

1. Staff shall confirm that no less than four house models that meet the requirements of the GCTZO Section 6.4 A are built within the plat.
2. Staff shall enforce the street tree requirement of the GCTZO Section 16.13 A at the time of final plat consideration.
3. The applicant must request the creation of a Street Light Assessment District before applying for residential building permits.
4. The applicant must adhere to all review comments provided by the Township Engineer.



LOCATION MAP
NOT TO SCALE



LEGAL DESCRIPTION - OVERALL PROPERTY

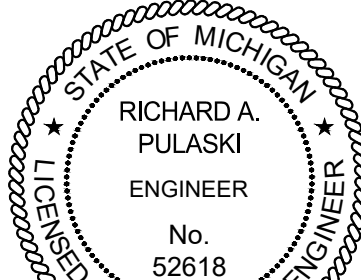
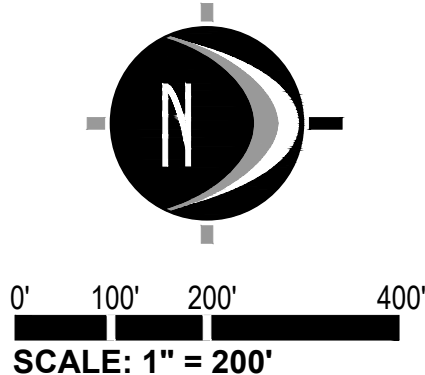
Part of the Southwest 1/4 and part of the Northwest 1/4 of Section 10, Town 5 North, Range 11 West, Gaines Township, Kent County, Michigan, described as: Commencing at the SW corner of said Section 10; thence N89°50'33"W 208.00 feet along the South line of said Section 10 to the Point of Beginning; thence N00°11'38"W 683.50 feet parallel with the West line of said Section 10; thence S89°50'33"W 208.00 feet parallel with said South line to the West line of said Section 10; thence N00°11'38"W 1979.94 feet along said West line to the West 1/4 corner of said Section 10; thence N89°57'24"E 561.79 feet along the East-West 1/4 line of said Section 10; thence N00°16'34"W 1048.92 feet along the West line of the East 760 feet of the West 1/2 of the NW 1/4 of said Section 10 to the SW corner of Unit 65, Sienna Pointe Condominium, Kent County Condominium Subdivision Plan No. 414; thence N89°43'18"E 320.05 feet; thence S56°50'00"E 136.62 feet; thence S00°16'42"E 181.95 feet; thence S30°45'34"W 107.66 feet; thence S50°40'22"E 152.30 feet; thence S31°02'05"E 69.28 feet; thence S46°59'43"E 204.95 feet; thence N43°00'17"E 115.92 feet (previous 8 courses being along the Southern line of said Condominium) to the SE corner of Unit 56 of said Condominium; thence S00°16'34"E 489.79 feet along the East line of the West 1/2 of the NW 1/4 of said Section 10 to the East-West 1/4 line of said Section 10; thence N89°57'24"E 121.79 feet along said East-West 1/4 line to center of said Section 10; thence S00°11'50"E 1786.97 feet along the North-South 1/4 line of said Section 10 to a point being N00°11'50"W 871.20 feet along said North-South 1/4 line from the South 1/4 corner of said Section 10; thence S89°50'33"W 400.00 feet parallel with the South line of said Section 10; thence S00°11'50"E 871.20 feet parallel with said North-South 1/4 line; thence S89°50'33"W 121.50 feet along the South line of said Section 10; thence N00°11'50"W 418.85 feet; thence S89°50'33"W 104.00 feet; thence S00°11'50"E 418.85 feet; thence S89°50'33"W 112.00 feet along said South line; thence N00°11'50"W 200.00 feet; thence S89°50'33"W 217.80 feet; thence S00°11'50"E 200.00 feet; thence S89°50'33"W 350.51 feet along said South line; thence N00°11'44"W 941.68 feet along the East line of the West 1/2 of said Section 10; thence S54°50'33"W 451.16 feet; thence S89°50'33"W 200.00 feet; thence S00°11'44"E 683.50 feet to the South line of said Section 10; thence S89°50'33"W 543.71 feet along said South line to the Point of Beginning. Contains 152.26 acres. Subject to highway right-of-way for 76th Street over the most Southerly 33 feet thereof. Also subject to easements, restrictions and rights-of-way of record.

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 (1/2 FT. MIN. BUILDING SEPARATION)
C) REAR YARD = 25 FT.
MINIMUM SETBACKS BY UNIT TYPE (ALL SETBACK DIMENSIONS MEASURED TO FOUNDATION)
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.
2) SUMMARY OF LAND USE:
A) TOTAL ACREAGE = 149.19 ACRES (6,498,649 SQ. FT.) (EXCLUDING 76TH ST R.O.W.)
B) PLAT PHASE 1 ACREAGE = 13.03 ACRES (567,500 SQ. FT.)
C) PLAT PHASE 2 ACREAGE = 8.73 ACRES (380,100 SQ. FT.)
D) CONDO PHASE 1 ACREAGE = 4.75 ACRES (208,526 SQ. FT.)
E) PLAT PHASE 1 UNITS = 26 LOTS
F) PLAT PHASE 2 UNITS = 20 LOTS
G) CONDO PHASE 1 UNITS = 30 UNITS TOTAL
4 UNIT TWO STORY CONDOS (FRONT ENTRY) (6 BLDGS) = 24
6 UNIT TWO STORY CONDOS (FRONT ENTRY) (1 BLDG) = 6
H) PLAT PHASE 1 LENGTH OF ROADS = 1,485 LF PUBLIC
I) PLAT PHASE 2 LENGTH OF ROADS = 1,510 LF PUBLIC
J) CONDO PHASE 1 LENGTH OF ROADS = 710 LF PRIVATE
K) 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.



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.



Richard A. Pulaski

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: Tentative Preliminary Plat Submittal
Drawn: JMW/S Checked: RP Date: 2/29/24
Title: Tentative Preliminary Plat Submittal
Drawn: M/V/S Checked: RP Date: 6/20/24

ALEXANDER TRAILS
TENTATIVE PRELIMINARY PLAT
PHASE 1 PLAT / PHASE 2 PLAT / PHASE 1 CONDOS
Phase 1 & 2 - Site Layout Plan

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

STAMP:


PROJECT NO:
17400405
SHEET NO:
C-102



REVISIONS:

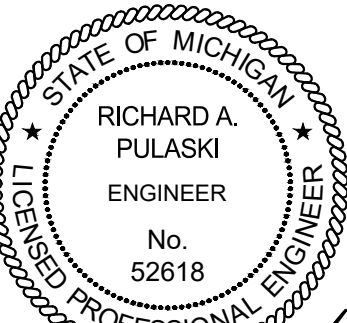
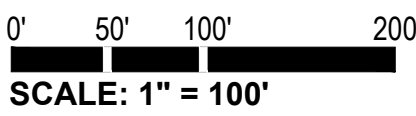
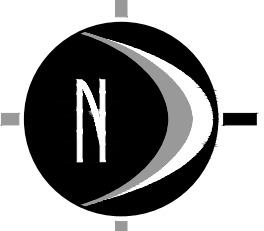
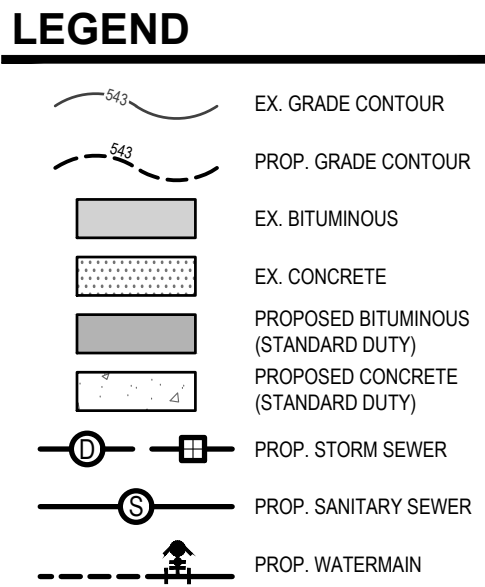
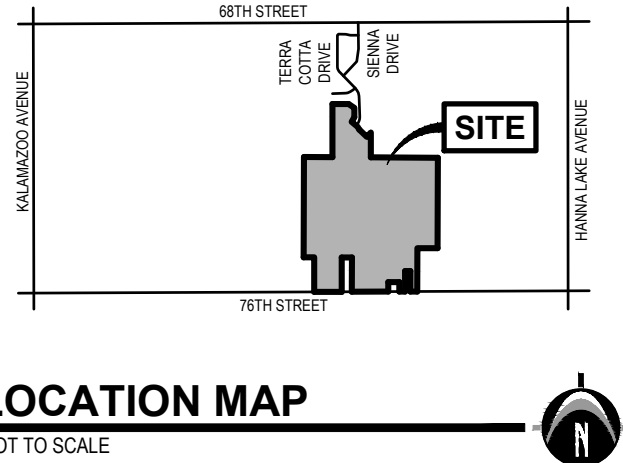
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Drawn: JM/WS	Checked: RP	Date: 2/29/24
Title: Tentative Preliminary Plat Submittal		
Drawn: MV/WS	Checked: RP	Date: 6/20/24

Phase 1 & 2 - Utility & Grading Plan

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

A circular professional seal for the State of Michigan. The outer ring contains the text "STATE OF MICHIGAN" at the top and "LICENSED PROFESSIONAL SURVEYOR" at the bottom, separated by two stars. The center of the seal contains the name "Scott A. Hendges" and the license number "License No. 4001047953". A blue ink signature is written across the top of the seal.

SHEET NO:
C-103



811 Know what's **below**.
CALL before you dig

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.

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**CHARTER TOWNSHIP OF GAINES
COUNTY OF KENT, MICHIGAN**

RESOLUTION NO. 24-08-22-01 PC

The following Resolution was offered and adopted by the Gaines Charter Township Planning Commission at a regular meeting held on August 22nd, 2024.

Members Present: _____

Member Absent: _____

The following Resolution was offered for adoption by Member _____ and supported by Member _____ to document the findings and decision by the Gaines Charter Township Planning Commission regarding a request made by Michael McGraw (Signature Development Corp.), for Tentative Preliminary Plat approval for Phase 1 of Alexander Trails, which includes 25 lots.

TENTATIVE PRELIMINARY PLAT FOR ALEXANDER TRAILS PHASE 1

WHEREAS, Michael McGraw (Signature Development Corp.), the “Applicant” has submitted the Tentative Preliminary Plat for Alexander Trails Phase 1 (the “Plat”);

WHEREAS, the proposed Plat consists of 25 single-family lots located within the 13.1-acre Phase 1 area of the proposed residential development;

WHEREAS, the Planning Commission held a public hearing on August 22nd, 2024, and has considered the application and the proposed Plat, and at a meeting on _____ 2024, recommends that the Gaines Charter Township Board of Trustees grant tentative preliminary approval of the Plat, upon certain terms and conditions.

IT IS, THEREFORE, RESOLVED AS FOLLOWS:

1. Tentative Preliminary Plat

The Planning Commission recommends tentative approval of the Preliminary Plat for Plat for Alexander Trails Phase 1, as shown on the Plat dated June 6, 2024, upon the terms and subject to the conditions stated in this Resolution. This Resolution recommends approval of the overall layout and tentative plan for lots, streets, open space, sidewalks, stormwater infrastructure, and utilities.

2. Lots

The Phase 1 Plat shall consist of 25 residential lots, for one single-family detached dwelling each, numbered from lot 01 through lot 25, inclusive. Residential construction shall comply with the Township Zoning Ordinance and subdivision requirements.

3. Land Division Act and Chapter 22 Land Divisions, Subdivisions and Land Development

The Plat shall comply in all respects with applicable provisions of the Michigan Land Division Act and Chapter 22 of the Gaines Charter Township Code, Land Divisions, Subdivisions and Land Development.

4. Other Required Approvals

Written approvals from other agencies having jurisdiction over the Plat shall be obtained, and copies shall be provided to the Township in accordance with the Land Division Act.

5. Recommended Conditions of Approval

- a. Staff shall confirm that no less than four house models that meet the requirements of the GCTZO Section 6.4 A are built within the Plat.
- b. Staff shall enforce the street tree requirement of the GCTZO Section 16.13 A at the time of building permitting.
- c. The applicant must request the creation of a Street Light Assessment District before applying for residential building permits.
- d. The applicant must adhere to all review comments provided by the Township Engineer.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission recommends tentative approval of the Preliminary Plat with the conditions outlined in this Resolution. Tentative approval confers upon the proprietor for a period of one (1) year from date, approval of lot sizes, lot orientation, and street layout, and application of the current subdivision regulations.

The vote on the motion to adopt this Resolution was as follows:

YES:

NO:

ABSTAIN:

RESOLUTION DECLARED ADOPTED

CERTIFICATION

I hereby certify that the above is a true copy of a Resolution adopted by the Gaines Charter Township Planning Commission at a meeting held on August 22nd, 2024.

Respectfully submitted,

Lani Thomas, Secretary
Gaines Charter Township Planning Commission

Dated: August 22nd, 2024

Gaines Charter Township

Planning Commission Memo

Meeting Date: August 22nd, 2024

AGENDA ITEM: VI.1.b

FILE NUMBER: 240620MM

PROPOSED REQUEST: Tentative Preliminary
Plat Review, Alexander Trails Phase 2 Plat

PROPERTY ZONING DISTRICT: PUD

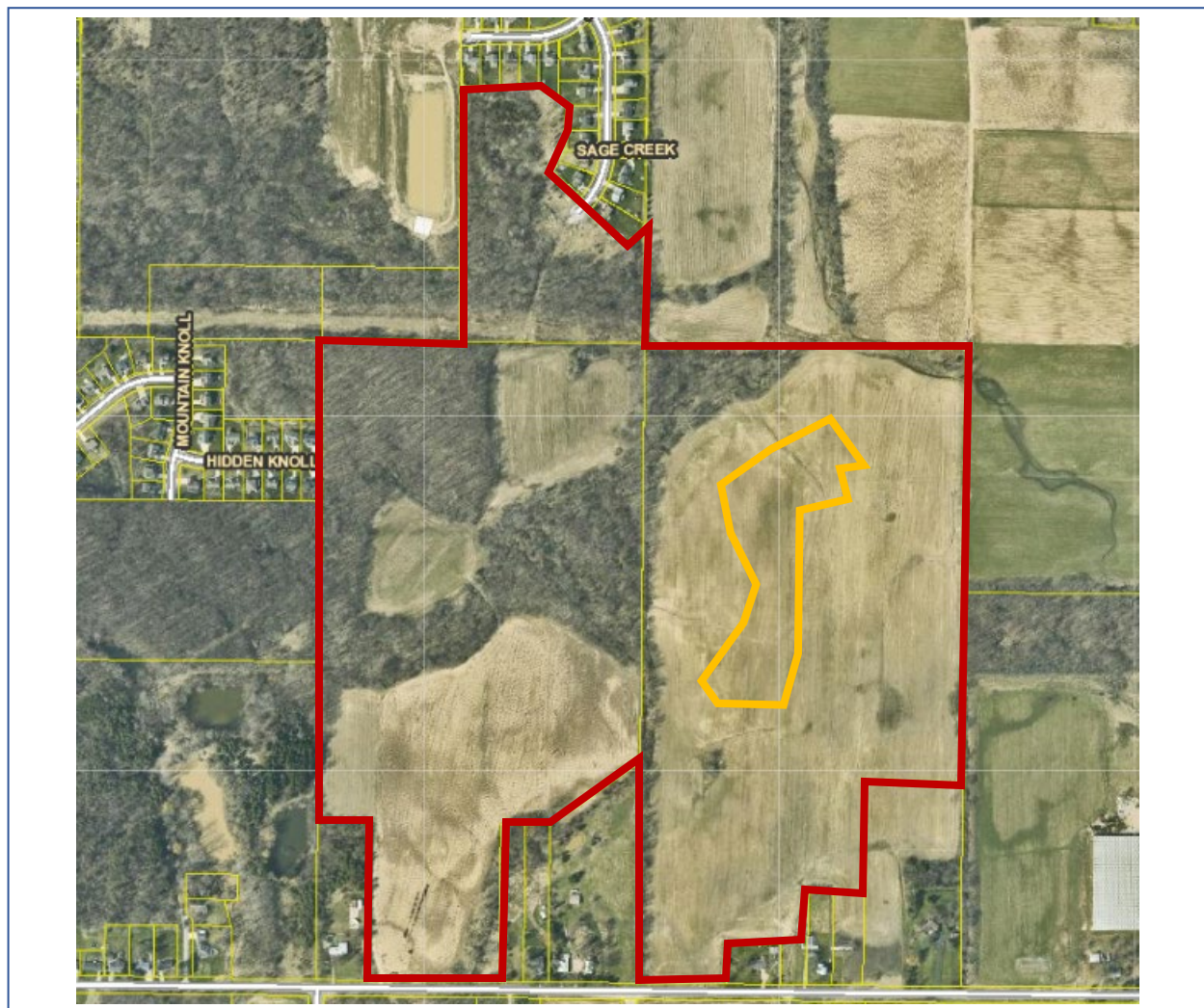
ADDRESS: 2701 76th Street SE

PROPERTY SIZE: 8.73 Acres (Plat Phase 2)

PARCEL NUMBER: 41-22-10-300-009

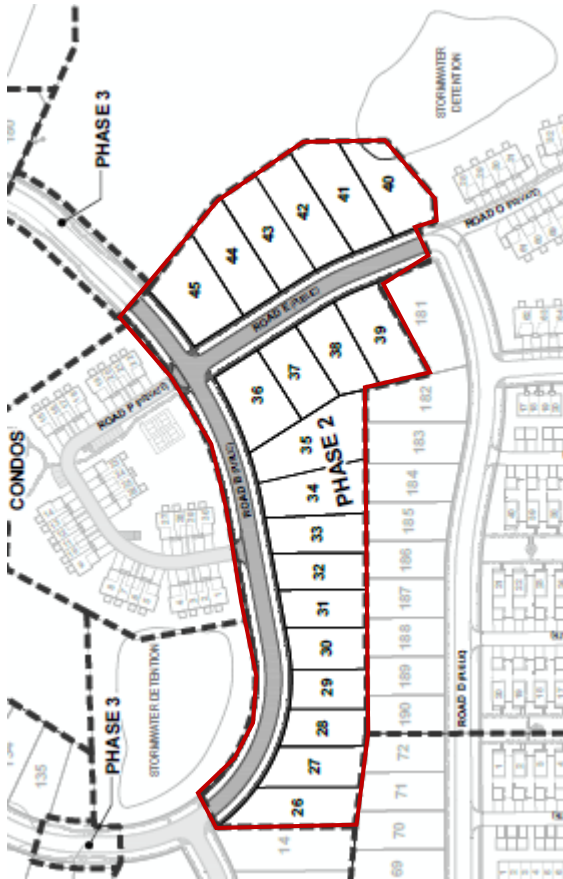
REPORT BY: Dan Wells, Community
Development Director

APPLICANT: Michael McGraw, Signature Land
Development Corp.



OVERVIEW

The applicant requests a tentative preliminary plat (TPP) review for Alexander Trails Phase 2. This TPP covers a 8.73-acre portion of the property, the overall property is 149.19 acres.



Overall, 20 residential lots (numbers 26-45) are proposed along with public roads and public utilities. The parcel sizes and setbacks are determined by the Alexander Trails PUD site plan, as amended.

The Planning Commission's role is to review the preliminary plat plan for consistency with zoning and subdivision requirements as part of the platting process. Section 112 (4) of the Land Division Act provides for initial acceptance of the overall development concept but does not consider detailed engineering design or final details.

The Land Division Act states that “[t]entative approval....confers upon the proprietor for a period of 1 year from date, approval of lot sizes, lot orientation, and street layout, and application of the then-current subdivision regulations.” Details concerning wetland impact, utilities, and final stormwater management design are addressed in later review phases. However, preliminary plans for utilities and other required infrastructure are considered during this process to identify potential concerns and future considerations.

Surrounding zoning:

	NORTH: PUD	
WEST: PUD	SUBJECT PARCELS	EAST: PUD
	SOUTH: PUD	

STANDARDS OF REVIEW

This project is subject to review against the following requirements and standards:

- GCTZO Section 6.3 Development Standards and GCT Code of Ordinances Section 22-62 Compliance with Zoning Regulations
- GCTZO Section 6.4 Additional Requirements for Plats & Site Condominium Developments

- GCTZO Section 16.13 Residential Landscaping
- GCT Code of Ordinances, Section 22-63 Sidewalks
- GCT Code of Ordinances, Section 22-64 Street Lighting
- GCT Code of Ordinances Section 22- 65 Public Utilities

We have reviewed the preliminary plat and associated application package and find that the plans provide enough information for this stage of the plat approval process. The following are the primary subject areas with comments.

1. GCTZO Section 6.3 Development Standards and GCT Code of Ordinances Section 22-62 Compliance with Zoning Regulations

The overall project is a PUD, which was recently amended to set the parcel sizes and setbacks for the proposed development. The proposed Phase 2 parcels are in accord with those outlined in the Alexander Trails PUD, as amended.

2. GCTZO Section 6.4 Additional Requirements for Plats & Site Condominium Developments

Section 6.4.A requires that a preliminary plat incorporates a variety of house models. Since the development is proposed to have 20 lots, a minimum of four house models is required. Each house model shall have multiple characteristics that clearly distinguish it from the other house models, such as different exterior materials, rooflines, garage placement, architectural style, number of stories, and/or building face.

The applicant has submitted a model plan with the required house types. Staff has provided some feedback related to architectural consistency and recommends that the review of house models and future variations be an administrative responsibility during the zoning and building permitting process.

3. GCTZO Section 16.13 Residential Landscaping

Section 16.13 A requires that all platted subdivisions include one canopy tree for every 80 feet of road frontage. Street trees must be placed in accordance with Section 16.13 and the requirements of the Kent County Road Commission. The Landscaping Plan presented during the PUD amendment review was determined to meet the requirements under the current ordinance. The site plan review noted:

Landscaping plans show street trees planted at ca. 70–140-foot intervals along the streets; landscaping requirements under Section 16.13 Residential Landscaping require one canopy tree for every 80 feet of lot frontage. The landscaping plans show four species to be utilized, staff encourages planting more of a variety of native tree species where feasible and mixing species along road corridors to create diversity in case of loss due to species specific disease.

Staff recommends that the requirement for the graphic representation on the preliminary plat is unnecessary at this time, but should be included on the final plat. Staff notes that some trees are located in the Phase 1 area that seem to conform with the 80-foot requirement. Trees should also be placed outside of clear-vision areas at intersections.

4. GCT Code of Ordinances, Section 22-63 Sidewalks

In accordance with Section 22-63, sidewalks shall be installed by the proprietor as specified by Township ordinance or as otherwise required by the Township Board or its designated Township official or body. Five-foot-wide sidewalks are shown along both sides of public streets within the development.

5. GCT Code of Ordinances, Section 22-64 Street Lighting

In accordance with Section 22-64, street lighting shall be installed by the proprietor as specified by Township ordinance or as otherwise required by the Township Board or its designated Township official or body. Consistent with past developments, the developer should request that the Township create a Street Light Assessment District before a residential building permit is issued by the Township.

The applicant states that streetlights will be installed per ordinance requirements.

- The number and location of streetlights are to be determined by Consumers Energy for each phase of development.
- The developer must provide the necessary funds for installation within 30 days of Gaines Charter Township issuing an invoice for the installation costs.

6. GCT Code of Ordinances Section 22- 65 Public Utilities

The development will be served by extensions of municipal water and sanitary sewer lines. A storm drainage system consisting of both above ground and underground drainage facilities will also be installed, and the streets will be public. Provisions for the installation of buried power, telephone, gas distribution, and cable TV lines are also to be included. The applicant shall be required to comply with all utility and stormwater recommendations of the Township Engineer.

7. Engineering Review

The Township Engineering report includes comments to make some adjustments and edits to the infrastructure and utility plans for the proposed plat. These concerns are typically addressed prior to final approval of a preliminary plat.

STAFF RECOMMENDATION

Per the Planning Enabling Act (MCL 125.3871(6)) the “planning commission shall recommend approval, approval with conditions, or disapproval of a plat within 63 days after the plat is submitted to the planning commission”. The Township Board must approve, approve with conditions, or deny the preliminary plat within 90 days of being received by the Clerk (July 25th, 2024), this being October 23, 2024.

Based on our review of the Alexander Trails Phase 2 plat dated 07/25/2024, it is recommended that the Planning Commission recommend approval Tentative Preliminary Plat approval by the Township Board.

Please note that the applicant added area notations for each proposed lot within the development, a previous recommendation.

1. Staff shall confirm that no less than four house models that meet the requirements of the GCTZO Section 6.4 A are built within the plat.

2. Staff shall enforce the street tree requirement of the GCTZO Section 16.13 A at the time of final plat consideration.
3. The applicant must request the creation of a Street Light Assessment District before applying for residential building permits.
4. The applicant must adhere to all review comments provided by the Township Engineer.

NEDERVELD

www.nederveld.com

800.222.1868

GRAND RAPIDS

217 Grandville Ave., Suite 302

Grand Rapids, MI 49503

Phone: 616.575.5190

ANN ARBOR

CHICAGO

COLUMBUS

HOLLAND

INDIANAPOLIS

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: Tentative Preliminary Plat Submittal

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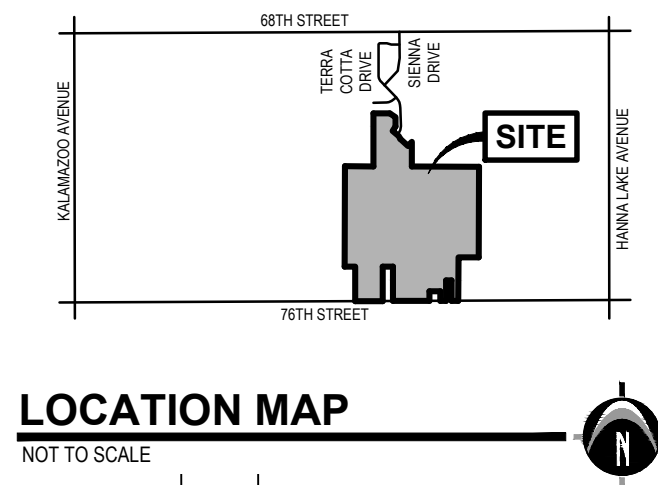
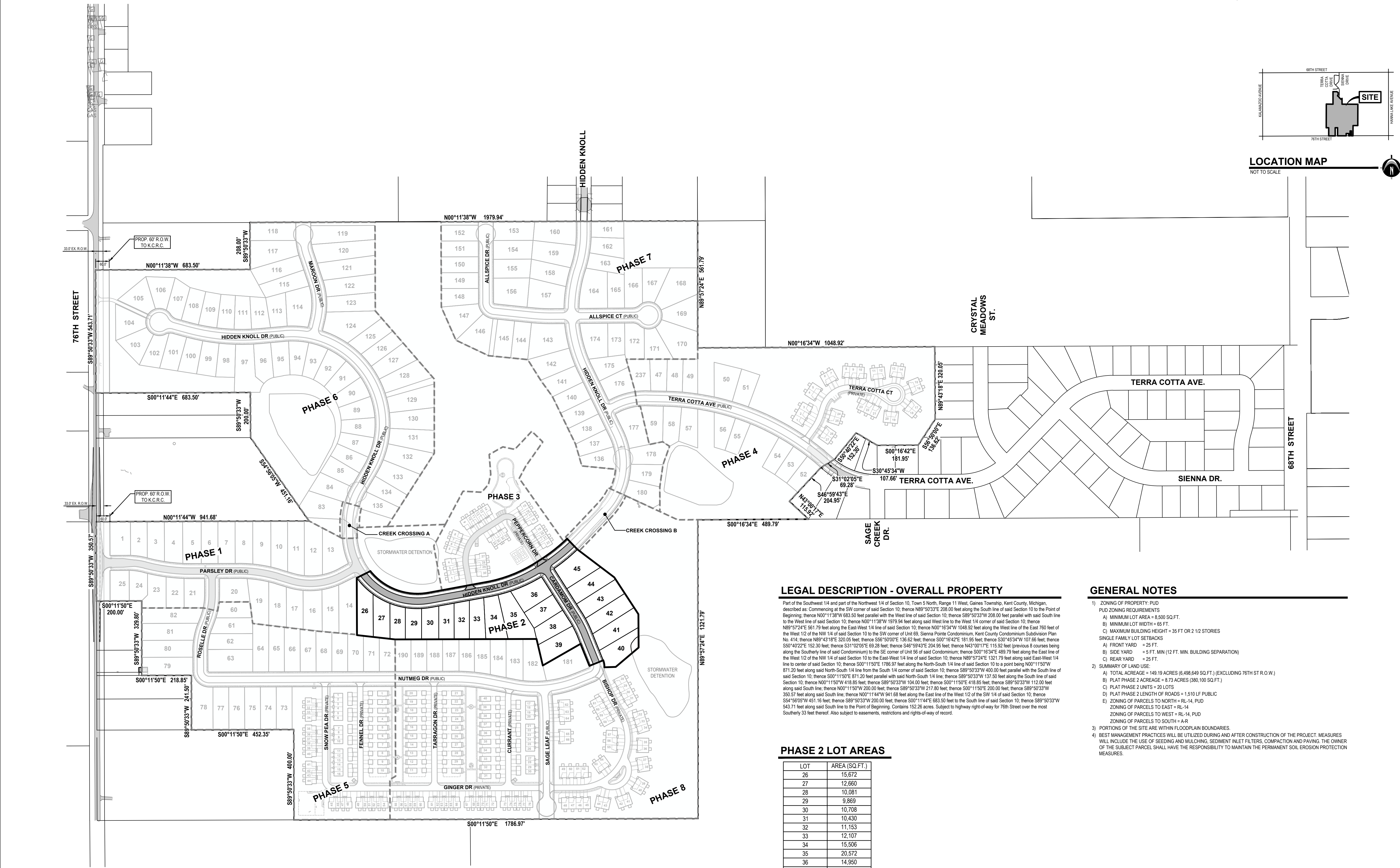
Date: 6/20/24

Title: Tentative Preliminary Plat Submittal

Drawn: JMW/S

Checked: RP

Date: 7/25/24



LEGAL DESCRIPTION - OVERALL PROPERTY

Part of the Southwest 1/4 and part of the Northwest 1/4 of Section 10, Town 5 North, Range 11 West, Gaines Township, Kent County, Michigan, described as: Commencing at the SW corner of said Section 10; thence N89°50'33"W 208.00 feet along the South line of said Section 10 to the Point of Beginning; thence N00°11'38"W 683.50 feet parallel with the West line of said Section 10; thence S89°50'33"W 208.00 feet parallel with said South line to the West line of said Section 10; thence N00°11'38"W 1979.94 feet along said West line to the West 1/4 corner of said Section 10; thence N89°57'24"E 561.79 feet along the East-West 1/4 line of said Section 10; thence N00°16'34"W 1048.92 feet along the West line of the East 760 feet of the West 1/2 of the NW 1/4 of said Section 10 to the SW corner of Unit 69, Sierra Pointe Condominium, Kent County Condominium Subdivision Plan No. 414; thence N89°43'18"E 320.05 feet; thence S56°50'00"E 136.62 feet; thence S00°16'42"E 181.95 feet; thence S30°45'34"W 107.66 feet; thence S50°40'22"E 152.30 feet; thence S31°02'05"E 69.26 feet; thence S46°59'43"E 204.95 feet; thence N40°00'00"E 13.44 feet; thence S31°02'05"E 69.26 feet; thence S00°11'50"E 1786.97 feet along the North-South 1/4 line of said Section 10 to a point being N00°11'50"W 871.20 feet along said North-South 1/4 line from the South 1/4 corner of said Section 10; thence S89°50'33"W 400.00 feet parallel with the South line of said Section 10; thence S00°11'50"E 871.20 feet parallel with said North-South 1/4 line; thence S89°50'33"W 127.50 feet along the South line of said Section 10; thence N00°11'50"W 418.85 feet; thence S89°50'33"W 104.00 feet; thence S00°11'50"E 418.85 feet; thence S89°50'33"W 112.00 feet along said South line; thence N00°11'50"W 200.00 feet; thence S89°50'33"W 217.80 feet; thence S00°11'50"E 200.00 feet; thence S89°50'33"W 350.57 feet along said South line; thence N00°11'44"W 941.68 feet along the East line of the West 1/2 of the SW 1/4 of said Section 10; thence S84°50'33"W 451.16 feet; thence S89°50'33"W 200.00 feet; thence S00°11'44"E 683.50 feet to the South line of said Section 10; thence S89°50'33"W 543.71 feet along said South line to the Point of Beginning. Contains 152.26 acres. Subject to highway right-of-way for 76th Street over the most Southerly 33 feet thereof. Also subject to easements, restrictions and rights-of-way of record.

GENERAL NOTES

1) ZONING OF PROPERTY- PUD

PUD ZONING REQUIREMENTS

A) MINIMUM LOT AREA = 8,500 SQ.FT.

B) MINIMUM LOT WIDTH = 65 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 (1/2 FT. MIN. 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) PLAT PHASE 2 ACREAGE = 8.73 ACRES (380,100 SQ.FT.)

C) PLAT PHASE 2 UNITS = 20 LOTS

D) PLAT PHASE 2 LENGTH OF ROADS = 1,510 LF PUBLIC

E) ZONING OF PARCELS TO NORTH = RL-14, PUD

ZONING OF PARCELS TO EAST = RL-14

ZONING OF PARCELS TO WEST = RL-14, PUD

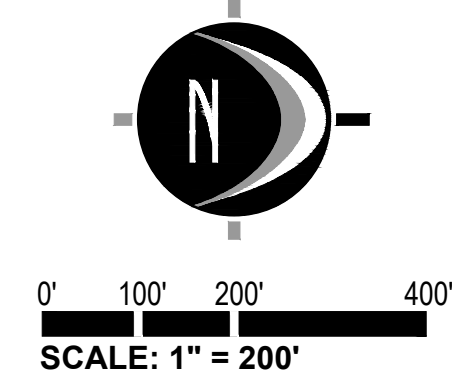
ZONING OF PARCELS TO SOUTH = A-R

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.

PHASE 2 LOT AREAS

LOT	AREA (SQ.FT.)
26	15,672
27	12,660
28	10,081
29	9,869
30	10,708
31	10,430
32	11,153
33	12,107
34	15,506
35	20,572
36	14,950
37	12,300
38	12,544
39	16,240
40	16,241
41	17,577
42	15,835
43	15,404
44	15,460
45	17,608



STATE OF MICHIGAN

RICHARD A. PULASKI

ENGINEER

No. 52618

LICENSED PROFESSIONAL ENGINEER

811

Know what's below.

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ALEXANDER TRAILS

PHASE 2 TENTATIVE PRELIMINARY PLAT

(Michigan Subdivision Name: Alexander Trails No. 2)

Overall Site Layout Plan

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

STAMP:

PROJECT NO:

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SHEET NO:

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GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.575.5190

ANN ARBOR
CHICAGO
COLUMBUS
HOLLAND
INDIANAPOLIS

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:

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ALEXANDER TRAILS
PHASE 2 TENTATIVE PRELIMINARY PLAT
(Michigan Subdivision Name: Alexander Trails No. 2)

Site Layout Plan

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

STAMP:



PROJECT NO:
17400405

SHEET NO:
C-102



PHASE TWO DESCRIPTION

Part of the Southwest 1/4 of Section 10, T5N, R11W, Gaines Township, Kent County, Michigan, described as: Commencing at the SW corner of said Section 10; thence N89°50'33"E 1672.44 feet along the South line of said Section 10; thence N00°09'27"W 200.00 feet; thence N89°50'33"E 31.66 feet; thence N00°07'18"W 271.93 feet; thence N12°32'11"E 66.00 feet; thence Northwesterly 40.96 feet along a 333.00 foot radius curve to the left, said curve having a central angle of 07°02'51"; and a chord bearing N80°59'14"W 40.93 feet; thence N00°11'50"W 135.97 feet; thence N82°58'03"E 96.19 feet; thence N06°23'08"E 464.52 feet to the Point of Beginning; thence S89°48'16"W 253.39 feet; thence N26°25'59"W 67.23 feet; thence Northeasterly 287.56 feet along a 267.13 foot radius curve to the left, said curve having a central angle of 61°40'42"; and a chord bearing N20°25'23"E 273.87 feet; thence N10°25'56"W 261.11 feet; thence Northwesterly 236.88 feet along a 617.00 foot radius curve to the left, said curve having a central angle of 21°59'51"; and a chord bearing N21°25'51"W 235.43 feet; thence N32°25'47"W 19.76 feet; thence Northwesterly 154.01 feet along a 767.00 foot radius curve to the left, said curve having a central angle of 11°30'16"; and a chord bearing N38°10'55"W 153.75 feet; thence N46°03'57"E 65.75 feet; thence N37°05'12"E 204.57 feet; thence N56°52'21"E 194.89 feet; thence N89°36'52"E 147.74 feet; thence S40°12'08"E 132.33 feet; thence S01°53'38"E 50.21 feet; thence Southwesterly 31.65 feet along a 73.00 foot radius curve to the left, said curve having a central angle of 24°50'21"; and a chord bearing S80°26'33"W 31.40 feet; thence S21°58'38"E 66.00 feet; thence S68°01'22"W 105.00 feet; thence S29°49'27"E 192.32 feet; thence S76°44'03"W 120.55 feet; thence S00°11'44"E 625.73 feet; thence S06°23'08"W 169.66 feet to the Point of Beginning. Contains 8.73 acres. Subject to easements, restrictions and rights-of-way of record.

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

A circular red seal for a Professional Surveyor in the State of Michigan. The outer ring contains the text "STATE OF MICHIGAN" at the top and "LICENSED PROFESSIONAL SURVEYOR" at the bottom, separated by two red stars. In the center, the name "Scott A. Hendges" is printed in red, with "Scott" and "A" on separate lines. Below the name, the text "License No. 4001047953" is printed in red. A blue ink signature is written across the top of the seal, overlapping the "STATE OF MICHIGAN" text.

SHEET NO:
C-103





Vriesman
& Korhorn

March 28, 2024
0656/1346/1347/1348

Via Email: dan.wells@gainestownship.org

Dan Wells, Community Development Director
Gaines Charter Township
8555 Kalamazoo Ave SE
Caledonia, MI 49316

Re: Alexander Trails Plat Phases 1 and 2, Condos Phase 1 – Preliminary Plat Review
2701 76th St SE, Section 10, Gaines Charter Township

Dear Dan:

We have reviewed the Preliminary Plat Phase 1 & 2 and Condominium Phase 1 plans that we received for the Alexander Trails development on March 20, 2024. We provide the following comments for the consideration of the Applicant and the Planning Commission:

1. The proposed public streets require the review and approval of the Kent County Road Commission (KCRC). The Applicant shall provide a copy of all KCRC review comments and approvals to the Township and the Township Engineer.
2. The Applicant shall include street names in the next submittal for clarity.
3. The Applicant's Engineer shall submit drainage plans and detailed stormwater management calculations for review. Review of the stormwater management facilities will be performed by the Kent County Drain Commissioner's Office and the Township Engineer and shall comply with all requirements of the Kent County Drain Commission's Development Drainage Rules. We note that a storm sewer connection is required for each of the proposed lots.
4. The Applicant shall establish a 433 Agreement for the long-term maintenance of the proposed stormwater management system in the plat phases of development. Consideration shall be given to including the condominium areas of the development in the 433 Agreement and this shall be coordinated with the Kent County Drain Commissioner's Office.
5. We recommend the Applicant contact the Gaines Water and Sewer Administrator to review if any water and sewer connection fees are due for the property.

6. The Applicant's Engineer shall add the names, addresses, and parcel numbers of all adjacent properties to the proposed development on the plan.
7. The Applicant's Engineer shall show and label all existing and proposed public and private utilities on the plan.
8. We note that the exact sizes and locations of the public water supply and sanitary sewer facilities to be constructed will be determined as part of the detailed construction plan review process. Proposed construction plans will need to be submitted by the Applicant's Engineer to the Byron-Gaines Utility Authority and an electronic copy of the plans sent to the Township Engineer for review and approval.
9. The Applicant's Engineer shall provide public utility easements for the proposed sanitary sewer and watermain extensions outside of the proposed public Rights-of-Way. Submit draft copies of the public utility easements including exhibits with legal descriptions of the easements to our office for review and approval.
10. The Applicant's Engineer shall provide an overall utility layout including all future phases of the development.
11. The Applicant will be required to construct a watermain extension along 76th Street to provide adequate water supply to the development.
12. The Applicant will be required to include 12-inch diameter watermain in the development in accordance with Township requirements. The exact location of this watermain will be determined at a later date.
13. The Applicant will be required to satisfy all rules and requirements of Gaines Charter Township ordinances along frontage areas to existing Rights-of-Way including the installation of sidewalks.
14. The Applicant's Engineer shall indicate the presence of wetlands on site in future submittals for the project. Any proposed impacts to wetlands will require a wetland disturbance permit from EGLE.
15. The Applicant will be required to abandon any existing wells and septic systems on the site in accordance with the Kent County Health Department.
16. We note that the proposed plat will be provided sanitary sewer service from a proposed forcemain and lift station that will be located inside the development. The Applicant's Engineer will be responsible for the design of the forcemain, and our office will be responsible for the design of the lift station. The Applicant will be responsible for all costs associated with the design and construction of the proposed forcemain and lift station. If the lift station is oversized the Township's policy is to participate in the expenses associated with the oversizing.

Dan Wells, Community Development Director

March 28, 2024

Page 3

Thank you for your consideration in this matter. If you have any questions or concerns, please do not hesitate to contact our office.

Sincerely,

VK Civil



Jeffrey M. Gritter, P.E.

JMG/nfb

- c. Rob DeWard, Township Supervisor
- Rod Weersing, Township Manager
- Connie Giarmo, Planning Commission Chair
- Dakota Swan, Assistant Planner
- Tracy Lawrence, Water & Sewer Administrator
- John Stuyfzand, Building Inspector
- Brett Holmes, Fire Marshall
- Dave Van Putten, Fire Inspector
- Casey Bennett, Byron-Gaines Utility Authority
- Joel Morgan, P.E., Kent County Drain Commissioner's Office
- Wayne Harrall, P.E., Kent County Road Commission
- Darren Vink, P.E., Kent County Road Commission
- Michael McGraw, Eastbrook Homes
- Rick Pulaski, P.E., Nederveld, Inc

**CHARTER TOWNSHIP OF GAINES
COUNTY OF KENT, MICHIGAN**

RESOLUTION NO. 24-08-22-02 PC

The following Resolution was offered and adopted by the Gaines Charter Township Planning Commission at a regular meeting held on August 22nd, 2024.

Members Present: _____

Member Absent: _____

The following Resolution was offered for adoption by Member _____ and supported by Member _____ to document the findings and decision by the Gaines Charter Township Planning Commission regarding a request made by Michael McGraw (Signature Development Corp.), for Tentative Preliminary Plat approval for Phase 2 of Alexander Trails, which includes 20 lots.

TENTATIVE PRELIMINARY PLAT FOR ALEXANDER TRAILS PHASE 2

WHEREAS, Michael McGraw (Signature Development Corp.), the “Applicant” has submitted the Tentative Preliminary Plat for Alexander Trails Phase 2 (the “Plat”);

WHEREAS, the proposed Plat consists of 20 single-family lots located within the 8.73-acre Phase 2 area of the proposed residential development;

WHEREAS, the Planning Commission held a public hearing on August 22nd, 2024, and has considered the application and the proposed Plat, and at a meeting on _____ 2024, recommends that the Gaines Charter Township Board of Trustees grant tentative preliminary approval of the Plat, upon certain terms and conditions.

IT IS, THEREFORE, RESOLVED AS FOLLOWS:

1. Tentative Preliminary Plat

The Planning Commission recommends tentative approval of the Preliminary Plat for Plat for Alexander Trails Phase 2, as shown on the Plat dated June 6, 2024, upon the terms and subject to the conditions stated in this Resolution. This Resolution recommends approval of the overall layout and tentative plan for lots, streets, open space, sidewalks, stormwater infrastructure, and utilities.

2. Lots

The Phase 2 Plat shall consist of 20 residential lots, for one single-family detached dwelling each, numbered from lot 26 through lot 45, inclusive. Residential construction shall comply with the Township Zoning Ordinance and subdivision requirements.

3. Land Division Act and Chapter 22 Land Divisions, Subdivisions and Land Development

The Plat shall comply in all respects with applicable provisions of the Michigan Land Division Act and Chapter 22 of the Gaines Charter Township Code, Land Divisions, Subdivisions and Land Development.

4. Other Required Approvals

Written approvals from other agencies having jurisdiction over the Plat shall be obtained, and copies shall be provided to the Township in accordance with the Land Division Act.

5. Recommended Conditions of Approval

- a. Staff shall confirm that no less than four house models that meet the requirements of the GCTZO Section 6.4 A are built within the Plat.
- b. Staff shall enforce the street tree requirement of the GCTZO Section 16.13 A at the time of building permitting.
- c. The applicant must request the creation of a Street Light Assessment District before applying for residential building permits.
- d. The applicant must adhere to all review comments provided by the Township Engineer.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission recommends tentative approval of the Preliminary Plat with the conditions outlined in this Resolution. Tentative approval confers upon the proprietor for a period of one (1) year from date, approval of lot sizes, lot orientation, and street layout, and application of the current subdivision regulations.

The vote on the motion to adopt this Resolution was as follows:

YES:

NO:

ABSTAIN:

RESOLUTION DECLARED ADOPTED

CERTIFICATION

I hereby certify that the above is a true copy of a Resolution adopted by the Gaines Charter Township Planning Commission at a meeting held on August 22nd, 2024.

Respectfully submitted,

Lani Thomas, Secretary
Gaines Charter Township Planning Commission

Dated: August 22nd, 2024

Gaines Charter Township

Planning Commission Memo

Meeting Date: August 22nd, 2024

AGENDA ITEM: VI.2.a

PROPOSED REQUEST: Site Plan Review- Phase
1

ADDRESS: 8460 Kalamazoo Avenue SE

PARCEL NUMBER: 41-22-21-100-013

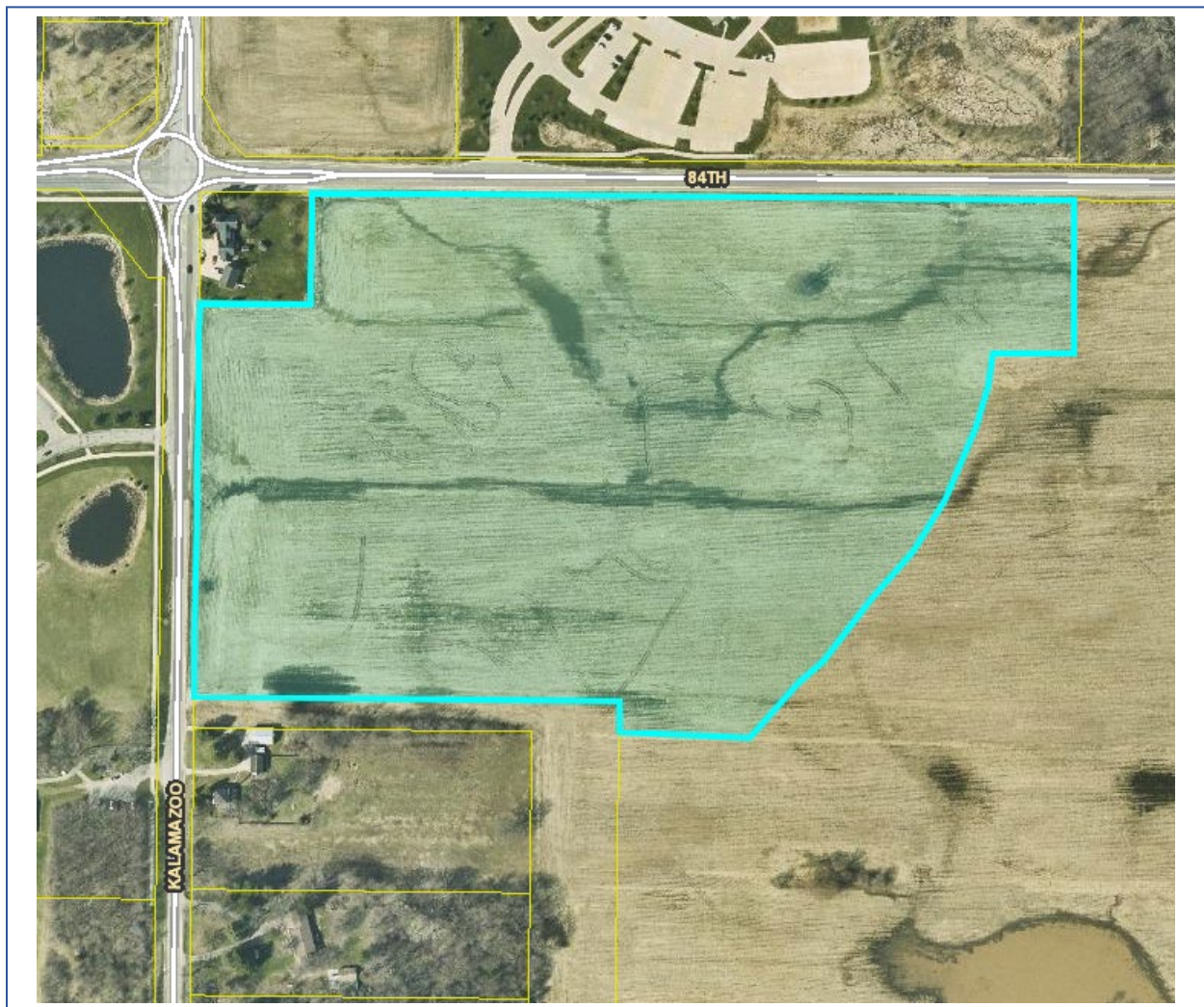
APPLICANT: American Kendall Properties LLC

FILE NUMBER: 240726AK

PROPERTY ZONING DISTRICT: PUD (Planned
Unit Development)

PROPERTY SIZE: 30.09 Acres

REPORT BY: Dakota Swan, Assistant Planner &
Dan Wells, Community Development Director



OVERVIEW

The applicant requests site plan approval for Phase 1 of the Prairie Wolf Station PUD, which is intended to be a walkable, mixed-use residential development featuring 308 total dwelling units, 6 acres of open space, and 18,118 square feet of commercial/ office/ retail space. The project will be constructed in multiple phases, and the development will be on 85.34 acres of land already zoned for a PUD.

Phase 1 will be constructed on 23 acres of land and will include multifamily housing units, commercial and mixed-use buildings, and a public plaza. The Prairie Wolf Station PUD was granted approval under consent judgement and the Phase 1 site plan must conform to Exhibit 2 as stipulated by the consent judgement.

The applicant has included building elevations, stormwater calculations, a landscaping plan, parking plans, and a utility & grading plan. The applicant has also been working with EGLE to obtain wetland permits within the Phase 1 area.

Surrounding zoning:

	NORTH: Agricultural/ Rural-Residential (A-R)	
WEST: PUD – Gaines Township Offices/ Prairie Wolf Park	SUBJECT PARCEL	EAST: Agricultural/ Rural-Residential (A-R)
	SOUTH: Agricultural/ Rural-Residential (A-R)	

SECTION 25.6 SITE PLAN STANDARDS OF REVIEW

The Site Plan dated August 9th, 2024, has been reviewed using the applicable review standards of Section 25.6 Site Plan Review Standards. Additional information is included on the following pages concerning site plan review considerations and standards.

- A. Adequacy of Information:** *Whether the required information has been furnished in sufficiently complete and understandable form so as to allow an accurate description of the proposed use(s) and structure(s) in terms of density, location, area, height, bulk, placement, setbacks, performance characteristics, parking, and traffic circulation.*

Section 8.3 Dimensional Standards.

Condition Recommended. The proposed uses and structures are clearly depicted on the site plan and are consistent with the site plan approved under Consent Judgement.

Setbacks:

	Min. Building to Building Separation	Minimum Setback to Road Centerline
Multifamily Buildings	20 ft	41 ft
Mixed Use Buildings	20 ft	41 ft

Chapter 15 Parking and Loading Regulations.

Condition Recommended. 668 spaces were initially proposed for the multiple-family dwelling area, however, in the site plan dated 08/09/2024, 646 spaces are proposed. 556 of those spaces are to be allocated to the multiple family residential area, and 90 of those spaces would be reserved for the commercial/ office/ retail areas. The Consent Judgement states that parking spaces may be adjusted from the counts depicted in Exhibits 1 and 2 based on project needs and current parking requirements in Zoning Ordinance Chapter 15 (Parking and Loading Regulations).

The applicant also intends to include three covered 6-stall parking areas, and one covered 12-stall parking area. Parking will include dedicated lots, in addition to street parking in designated areas, which will also provide a safety buffer between pedestrians circulating on sidewalks in the area and drivers on the roads within the development.

In calculating the number of spaces needed, the applicant broke the Phase 1 area into “areas” to give a more nuanced analysis of parking requirements within the area. Overall, the number of spaces meets the ordinance required parking based on the number of units and commercial square footage within Phase 1. There is a deficiency of 45 spaces in Area 1, which consists of the plaza area and surrounding mixed-use and apartment buildings. This is likely the outcome of dedicating a relatively large area to pedestrian amenities. Areas 2-4 have sight overages (+11, +13, +29 respectively).

Chapter 17 Signage Regulations.

Condition Recommended. The applicant intends to install a 2-sided internally illuminated aluminum sign cabinet that will feature push-thru acrylic text and a logo. The sign will be mounted on aluminum posts and beams and will sit on top of a stone veneer base. All signage will conform to sign regulations outlined in Chapter 17 of the Gaines Charter Township Zoning Ordinance. Staff recommends the applicant indicate the proposed location of monument signs on the overall site plans in order to verify the locations meet setback requirements. With two main entries on 84th Street, the applicant will need to decide which one is indicated. Wall signage for retail/commercial bays on the mixed-use buildings is clearly identified.

Chapter 16 Landscaping Regulations.

Meets Standard. The landscaping plan meets the point requirements for frontage along Kalamazoo Avenue and 84th Street. There are 48 landscaping points required along Kalamazoo and 811 required along 84th Street; the applicant has proposed 50 and 898, respectively. The applicant has also proposed sufficient landscaping for parking areas; in all parking areas, the number of landscaping points proposed exceeds the number of points required. Additionally, the applicant intends to use a diverse variety of native trees and shrubs that are locally nursery grown, and they have specified that non-colored hardwood bark mulch will be used when planting. The applicant has also specified that all parking lots for more than 5 vehicles shall be screened on each side that abuts a residential zoning district by a compact evergreen hedge, which is consistent with landscaping requirements outlined in the consent judgment. The entry points to the parking lots seem to be well screened from sidewalks, and parking areas are well screened from surrounding residential areas. Only one

location seems to have inadequate screening, the area between Gull Prairie Drive and the dog park is not detailed, it is however part of a different phase and can be detailed later

Chapter 18 Lighting Regulations.

Condition Recommended. The photometric plan indicates that light poles will be 22.5 feet high; staff recommends lowering them to a maximum height of 20 feet to maintain compliance with regulations outlined in Section 18.6 (C). Additionally, the footcandles at the southern property line behind building HA-8 exceed the 0.2 footcandles that are permitted adjacent to property zoned as A-R; staff recommends adjusting the LED's on the nearest lighting pole so as not to exceed 0.2 footcandle power along that property line. The applicant has also indicated that they intend to use cobra-style lighting fixtures for ground mounted light poles; staff recommends implementing lighting fixtures that are more conducive to a pedestrian friendly environment.

- B. *Compliance with Township Master Plan: The site plan must comply with the Township Master Plan and its goals and objectives and any secondary plans that may have been adopted by the Township for the area containing the site.***

Meets standard. The parcel in question is designated as Residential/ Retail and Village Residential in the 2023 Master Plan. A mixed-use "village center" is accounted for in this zoning designation and the proposed site plan is consistent with what is stipulated in the Consent Judgement. Areas designated as village center are intended to integrate multiple uses at a pedestrian scale and promote walkability and connectivity, while offering a variety of housing options and public amenities. The site plan and building plans provided are consistent with the intent of the Village Residential zoning designation, and the intent of the Master Plan.

- C. *Compliance with all Township Ordinances and Other Laws: The site plan must comply with the standards of this Ordinance and all other applicable Township ordinances, as well as all county, state, and federal regulations and laws.***

Condition recommended. The applicant is required to secure all applicable Township and outside agency approvals prior to site development, including Township Engineering/BGUA, Fire Department, Kent County Road Commission, and Kent County Drain Commission, as applicable.

- D. *Configuration of Uses: Whether there are ways in which the configuration of uses and structures could be changed that would improve the effect of the development on adjoining and nearby properties, persons, activities, and on the community, while allowing reasonable use of the property within the scope of district regulations and other regulations of this Ordinance that are applicable to the property and the proposed use and structures.***

Meets standard. The configuration of uses outlined in the site plan are consistent with those of the Consent Judgement. The Master Plan designates this phase as Retail/ Residential, and the mixed-use aspects of this development will integrate seamlessly into the residential areas to the east that will be subject to later review. A major goal of this development is to promote walkability and pedestrian-scale uses; it is anticipated that the layout of the site plan will encourage walkability and integrate well with Prairie Wolf Park directly to the west.

- E. Preservation of Natural Features: The landscape, natural features, and topography shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal and alteration of natural features, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.***

Meets standard. This parcel has been used as agricultural land for several years and there are not many natural features such as wood lots to be preserved. There are several areas in the parcel that have been determined to be wetlands. The applicant has received permits from EGLE to do the proposed development within Phase 1.

- F. Privacy: The site design must provide reasonable visual and sound screening and privacy for dwelling units on the site and on adjacent properties using fences, buffers, berms, and other measures, as appropriate.***

Meets standard. Adequate screening and landscaping along 84th Street and Kalamazoo Avenue should provide the residential aspects of the development with adequate privacy. Staff does not anticipate noise being an obstruction of privacy within the development. Mixed use buildings that are anticipated to be constructed along Kalamazoo Avenue, along with other buildings fronting 84th Street, should also provide the development with adequate screening and privacy from the right of way. With regard to privacy inside the development, there is also a sufficient buffer indicated on the landscape plan that will run between the townhome units and the apartment units, which will further increase the level of privacy for residents.

- G. Safety: Buildings and uses shall be arranged and designed to provide emergency vehicle access. Site plans shall conform to all applicable fire codes.***

Meets standard. The Fire Inspector has reviewed the site plan and anticipates there will not be any access or safety concerns. Detailed plans related to fire suppression systems will be reviewed in the future and require Fire Inspector approval. The Fire Chief met with a representative from Nederveld to discuss conditions of approval pertaining to fire protection measures, and the distances between access roads and exterior walls.

- H. Vehicular Circulation: The site design shall provide safe, convenient, and well defined vehicular and pedestrian circulation within and to/from the site. Access to/from the site shall be designed to minimize conflicts with traffic on adjacent streets. Shared curb cuts and service drives shall be utilized as necessary to reduce traffic conflicts and improve the functionality of the site.***

Meets standard. There are three ingress/ egress sites indicated on the site plan, one on Kalamazoo Avenue and two connecting to 84th Street. These access points are anticipated to mitigate incoming/ outgoing traffic appropriately within the development, and both Kalamazoo Avenue and 84th Street are well equipped to handle the additional traffic that will be generated from residents and visitors to the development. The addition of the traffic circle at the intersection of 84th and Kalamazoo in recent years is expected to also assist in mitigating the impact of additional trips generated by residents of the development.

- I. Pedestrian Circulation: The site plan shall provide a pedestrian circulation system that is insulated as completely as is reasonably possible from the vehicular circulation system for safety and convenience.***

Meets standard. Sidewalks indicated on the site plan are anticipated to provide adequate access for pedestrian circulation throughout the development. There will also be sidewalks outlining the development along 84th Street and Kalamazoo Avenue, which will be conducive to pedestrian access and circulation. Additionally, street parking along Prairie Wolf Drive and Central Circle Drive will provide safety to pedestrians moving on the sidewalks lining those streets.

- J. *Drainage: Site plans shall conform with the Kent County Drain Commission's surface water drainage standards and to the Township Stormwater Ordinance (and other applicable Township ordinances) with special attention given to proper site drainage so that removal of storm water will not adversely affect neighboring property owners. Stormwater management system and facilities shall preserve the natural drainage characteristics and enhance the aesthetics of the site to the maximum extent possible.***

Condition Recommended. The applicant is required to secure all applicable Township and outside agency approvals and permits related to stormwater and drainage prior to site development, including Township Engineering/BGUA and Kent County Drain Commission, as applicable.

The Township Engineer has determined that all current engineering plans are complete, which includes stormwater controls.

- K. *Traffic Impact: Measures must be taken to reduce any adverse effects on existing roads, circulation patterns on the roads, or access to the site from the expected volume of traffic to be generated by the proposed use.***

Meets standard. While the development will bring significant traffic to the intersection of Kalamazoo and 84th Street, the roadways are prepared to handle the anticipated increase in the number of daily trips. The traffic circle at the intersection has been installed in recent years and will assist in easing the traffic in the immediate area, while also providing safety for drivers navigating through the area.

- L. *Hazardous Materials: Sites which include storage of hazardous materials or waste, fuels, salt, or chemicals shall be designed to prevent spills and discharges of polluting materials to the surface of the ground, groundwater or nearby surface water bodies. Each site shall be designed to meet all applicable state and federal regulations.***

Meets standard. No significant hazardous materials are planned to be stored within the development. All buildings are subject to Fire Inspector annual review.

- M. *Public Health, Safety, or Welfare: The site plan must be adequate to provide for the health, safety, and general welfare of the persons and property on this site and in the neighboring community. The site plan and proposed buildings and uses must be reasonable and promote the goals and intent of this Ordinance. All elements of the site plan shall be designed to take into account the site's topography, the size and type of lot involved, the character of the adjoining properties, and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding properties for uses permitted in this Ordinance. The site plan must be harmonious with and not injurious to existing and projected uses in the immediate area.***

Meets Standard. The site is fully served by utilities and has adequate access for emergency services, the Kent County Sheriff's Substation is directly across Kalamazoo Avenue and adequate response times are anticipated due to the close proximity.

STAFF RECOMMENDATION

Staff recommends approval of the proposed site plan based on conformity with the Consent Judgement.

Staff recommends the following conditions:

1. Secure all Township departments and outside agency approvals:
 - a. Township Engineer/BGUA.
 - b. Fire Department.
 - c. Kent County Road Commission.
 - d. Kent County Drain Commission.
 - e. Department of Energy Great Lakes and Energy
2. Signage meeting current ordinance standards shall be reviewed administratively and the proposed location shall be depicted on the site plan.

REVISIONS:

Title: Phase One Final PUD/ Site Plan		
Drawn: JW	Checked: EDY	Date: 07.25.202
Title: Phase One Final PUD/ Site Plan Review Update		
Drawn: JW	Checked: EDY	Date: 08.08.202

Parcel #: 41-22-21-100-013

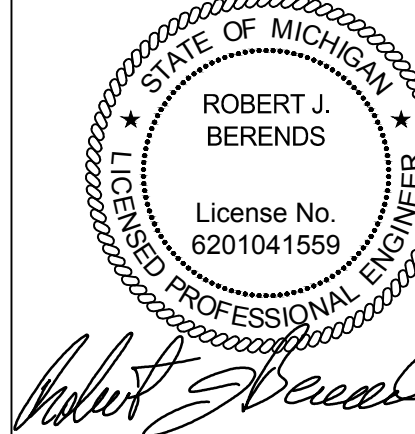
Part of the Northwest 1/4 of Section 21, Town 5 North, Range 11 West, Gaines Township, Kent County, Michigan, described as: Commencing at the Northwest corner of said Section; thence N89°41'39"E 240.00 feet along the North line of said Section to the Point of Beginning; thence continuing thence N89°41'39"E 1418.10 feet along said North line; thence S00°07'38"E 318.29 feet; thence S88°52'22"W 151.60 feet; thence S08°49'17"W 60.17 feet; thence S15°17'55"S 79.13 feet; thence S33°35'08"W 145.37 feet; thence S33°54'06"W 113.72 feet; thence S40°02'38"E 122.17 feet; thence S37°46'46"W 143.39 feet; thence S49°50'41"W 61.40 feet; thence S41°17'42"W 136.15 feet; thence S89°53'06"W 228.51 feet; thence N00°06'54"W 57.12 feet; thence N89°41'39"E 825.00 feet; thence N00°06'54"W 731.80 feet along the West line of said Section; thence N89°41'39"E 240.00 feet along the North line of the North 240 feet of the Northwest 1/4 of said Section; thence S00°07'38"E 240.00 feet along the East line of the North 240 feet of the Northwest 1/4 of said Section to the Point of Beginning. Contains 31.45 acres.

Subject to easements, restrictions and rights-of-way of record. Also subject to highway right-of-way for 84th Street over the most Northernly 330.00 feet thereof and for Kalamazoo Avenue over the most Westernly 33.00 feet thereof.

PRAIRIE WOLF STATION PHASE ONE

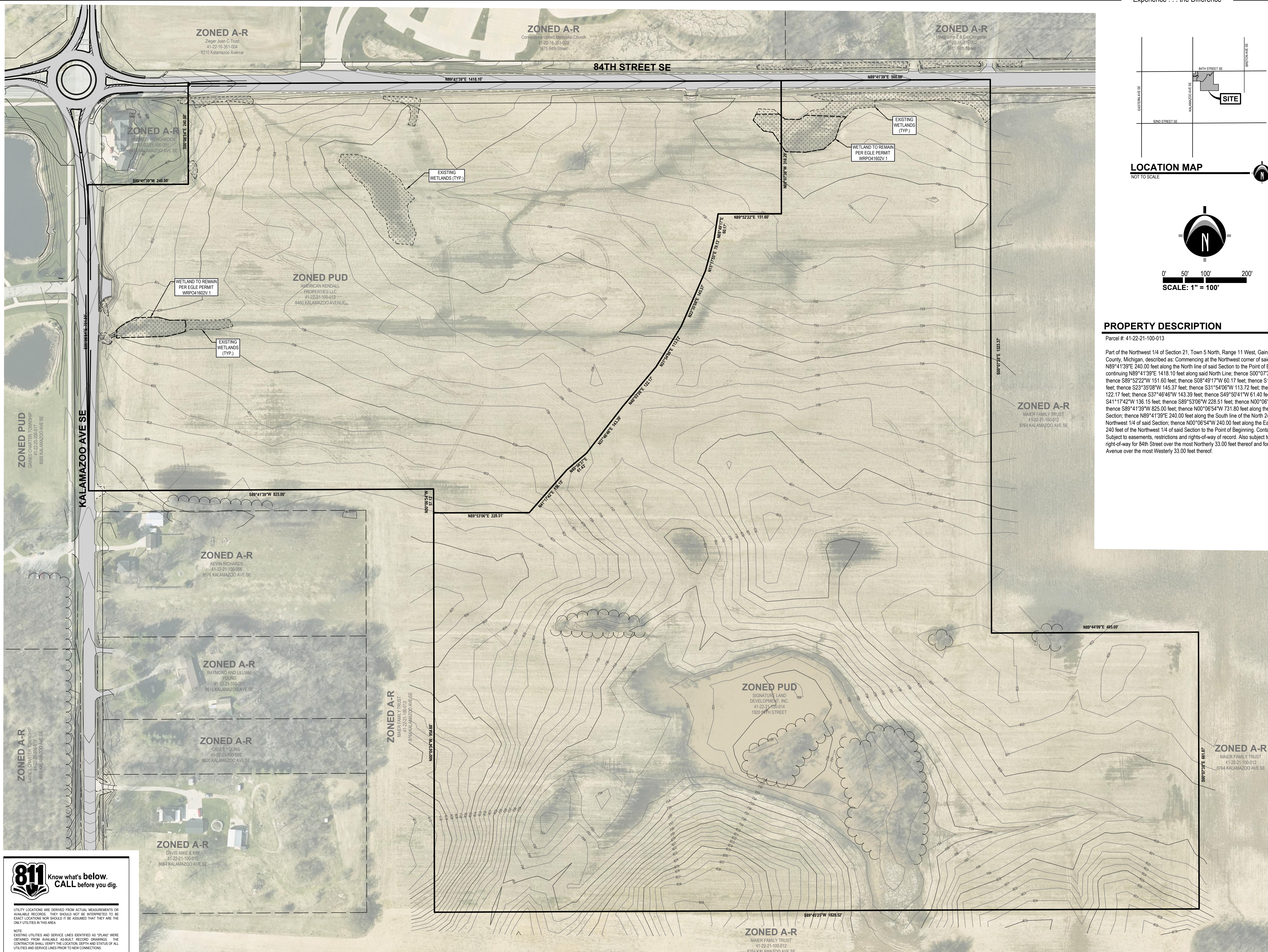
Existing Site Conditions Plan

STAMP:



PROJECT NO:
20400701

SHEET NO:
C-201



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 "PLAN" 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.

PREPARED FOR:
Kendall Property Group
Attn: J.R. Kendall

3600 Woodview Trail, Suite 130
Indianapolis, IN 46268
Phone: 317.872.4600

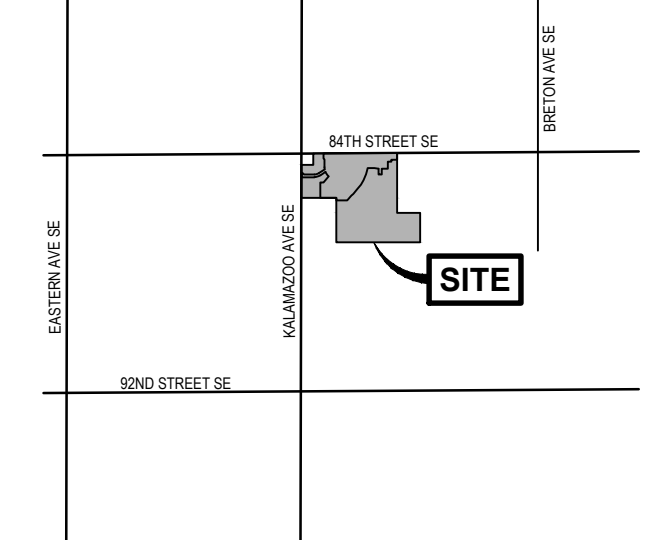
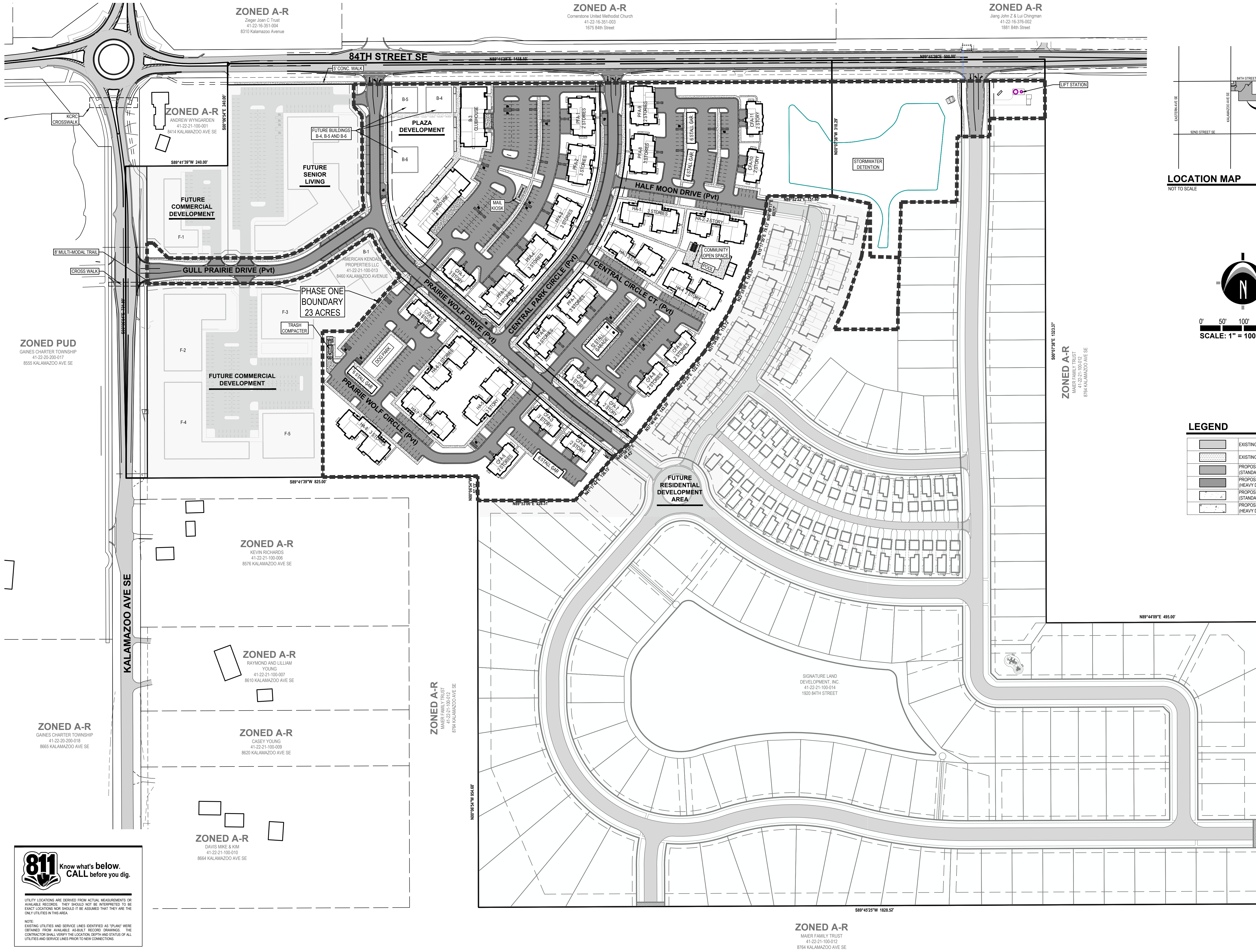
REVISIONS:
Title: Phase One Final PUD/Site Plan
Drawn: JWN Checked: EDY Date: 07.25.2024
Title: Phase One Final PUD/Site Plan Review Update
Drawn: JWN Checked: EDY Date: 08.08.2024

**PRAIRIE WOLF STATION
PHASE ONE**
Overall PUD Plan
8460 Kalamazoo Avenue, SE
PART OF THE NORTHWEST 1/4 OF SECTION 21, T5N, R11W,
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

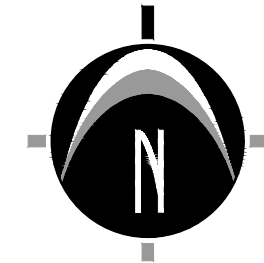
STAMP:
STATE OF MICHIGAN
ROBERT J. BERENDS
License No. 6201041559
PROFESSIONAL ENGINEER
Robert J. Berends

PROJECT NO:
20400701

SHEET NO:
C-205



LOCATION MAP
NOT TO SCALE



0' 50' 100' 200'
SCALE: 1" = 100'

LEGEND

	EXISTING BITUMINOUS
	EXISTING CONCRETE
	PROPOSED BITUMINOUS (STANDARD DUTY)
	PROPOSED BITUMINOUS (HEAVY DUTY)
	PROPOSED CONCRETE (STANDARD DUTY)
	PROPOSED CONCRETE (HEAVY DUTY)

811 Know what's below.
CALL before you dig.

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.

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Kendall Property Group
Attn: J.R. Kendall

3600 Woodview Trail, Suite 130
Indianapolis, IN 46268
Phone: 317.872.4600

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PRAIRIE WOLF STATION PHASE ONE

Phase One Site Layout Plan

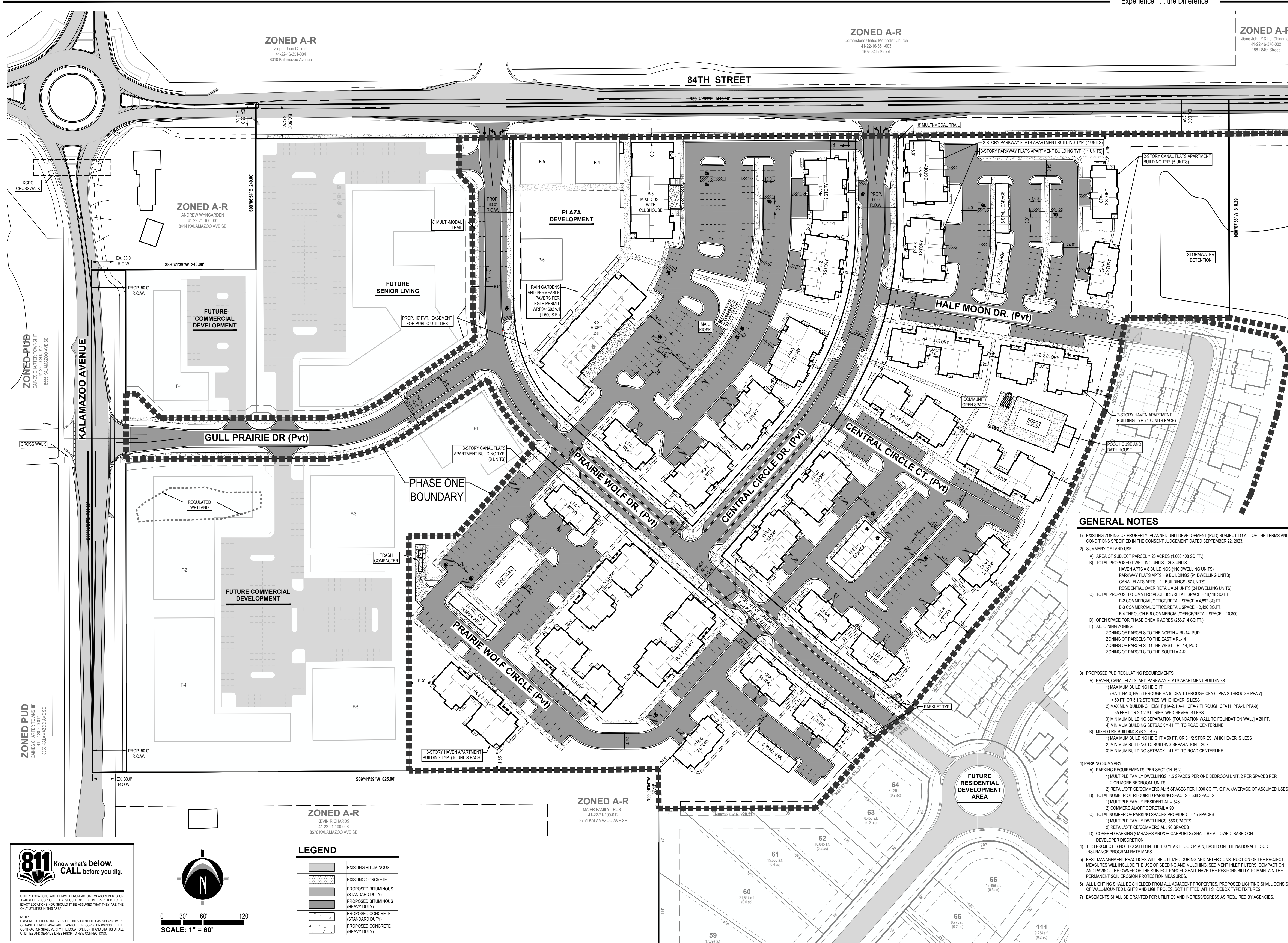
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GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

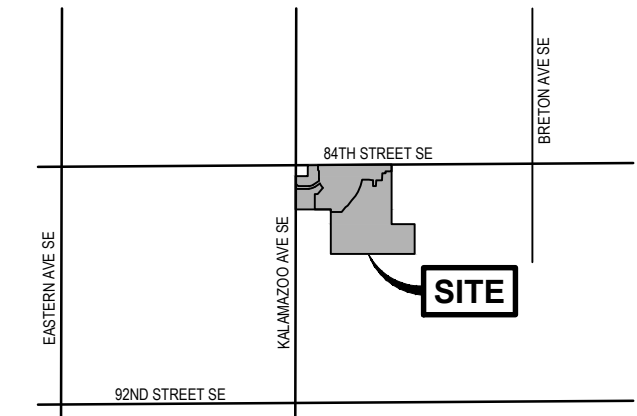
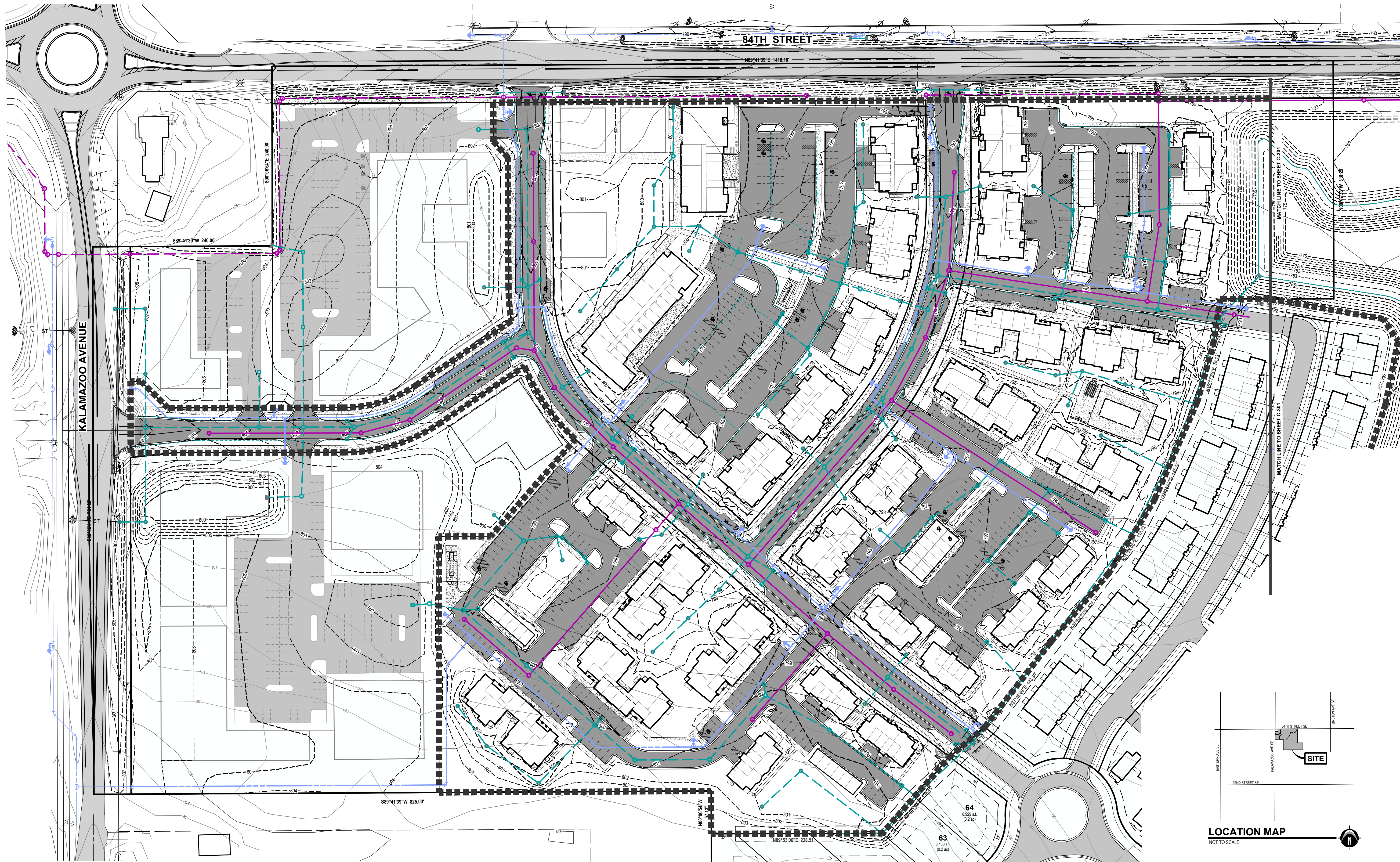
STATE OF MICHIGAN
ROBERT J. BERENDS
License No. 6201041559
LICENSED PROFESSIONAL ENGINEER

Robert J. Berends

PROJECT NO:
20400701

SHEET NO:
C-206

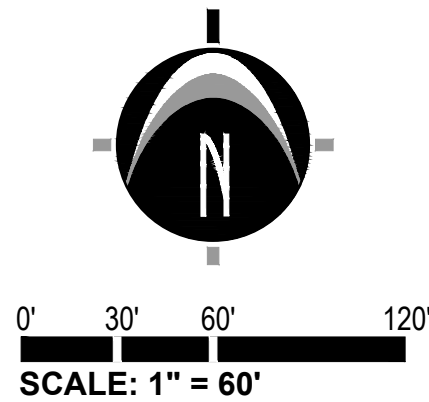




LOCATION MAP
NOT TO SCALE

LEGEND

	PROP. CONTOUR
	EX. GRADE CONTOUR
	PROPOSED BITUMINOUS (STANDARD DUTY)
	PROPOSED CONCRETE (STANDARD DUTY)
	PROP. 12" to 36" STM SEWER
	PROP. 8" SANITARY SEWER
	PROP. 12" WATERMAIN



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NEDERVELD
www.nederveld.com
800.222.1868
GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.575.5190
ANN ARBOR
CHICAGO
COLUMBUS
HOLLAND
INDIANAPOLIS

PREPARED FOR:
Kendall Property Group
Attn: J.R. Kendall

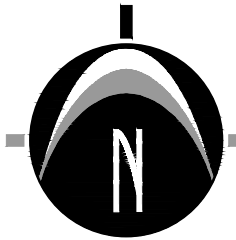
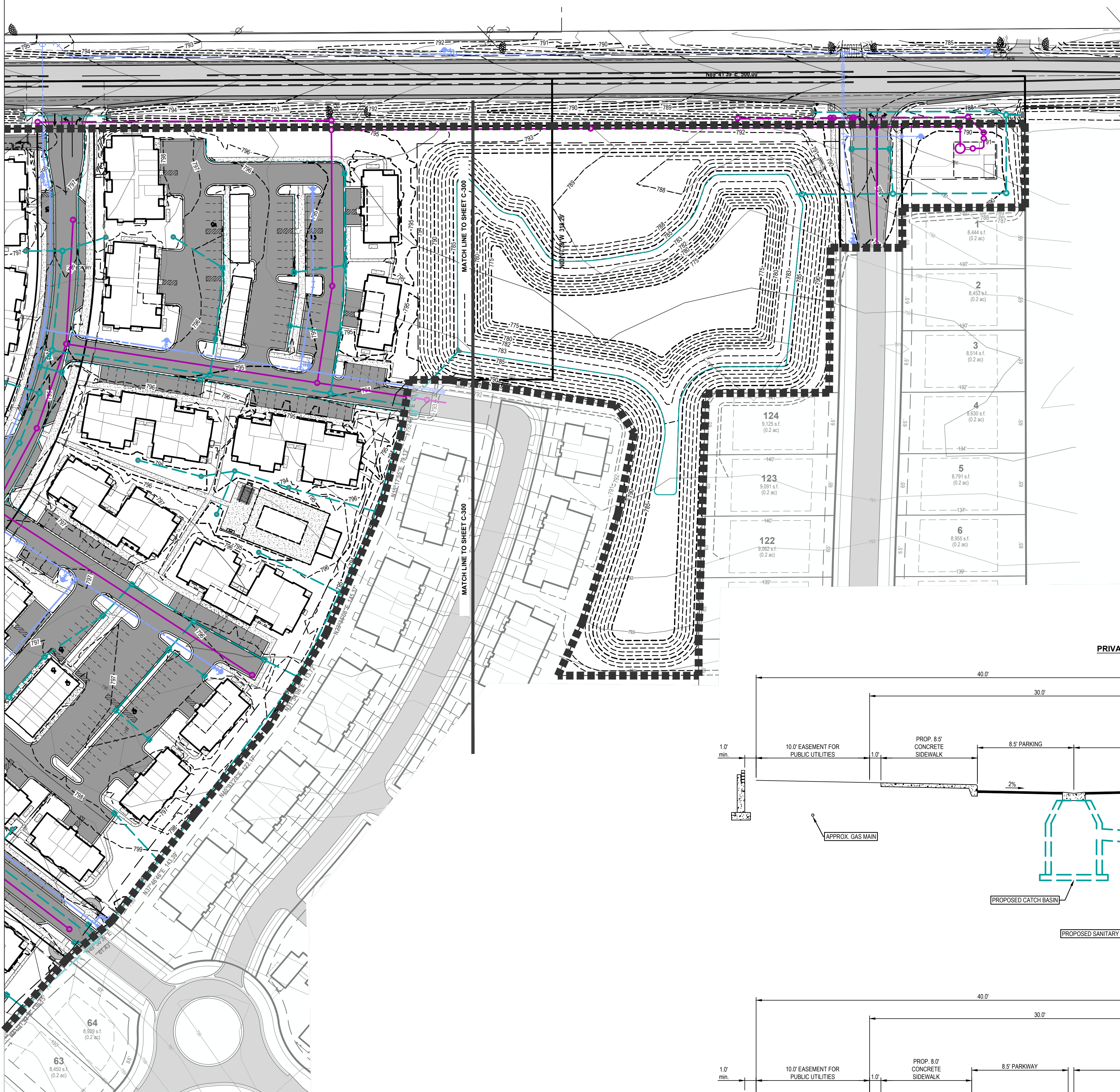
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Date: 08.08.2024

**PRAIRIE WOLF STATION
PHASE ONE**
Utility & Grading Plan
8460 Kalamazoo Avenue, SE
PART OF THE NORTHWEST 1/4 OF SECTION 21, T5N, R11W,
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

STAMP:
STATE OF MICHIGAN
ROBERT J. BERENDS
License No. 6201041559
PROFESSIONAL ENGINEER

PROJECT NO:
20400701
SHEET NO:
C-300

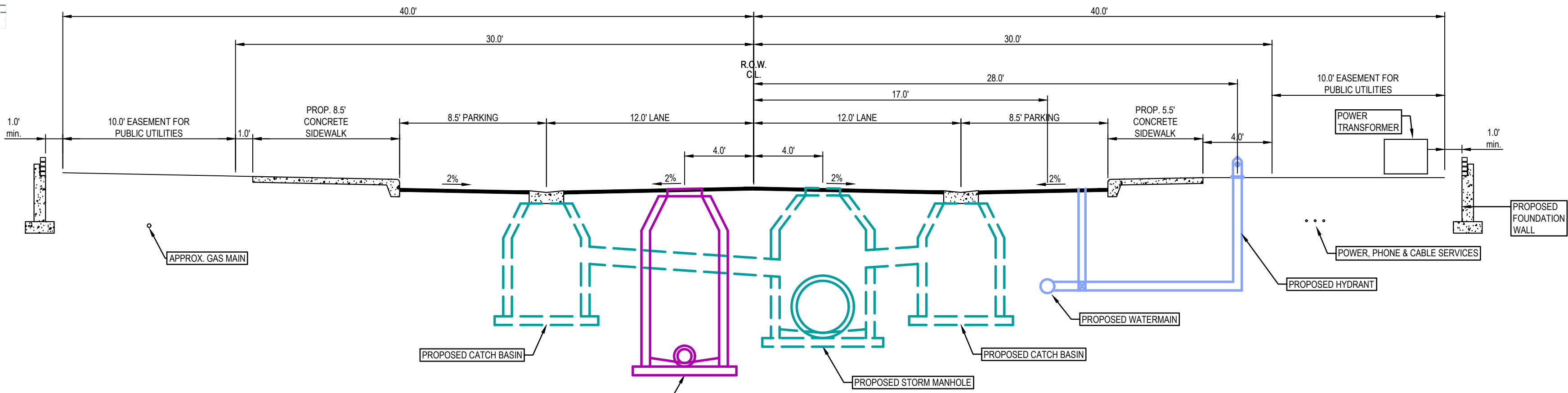


0' 30' 60' 120'
SCALE: 1" = 60'

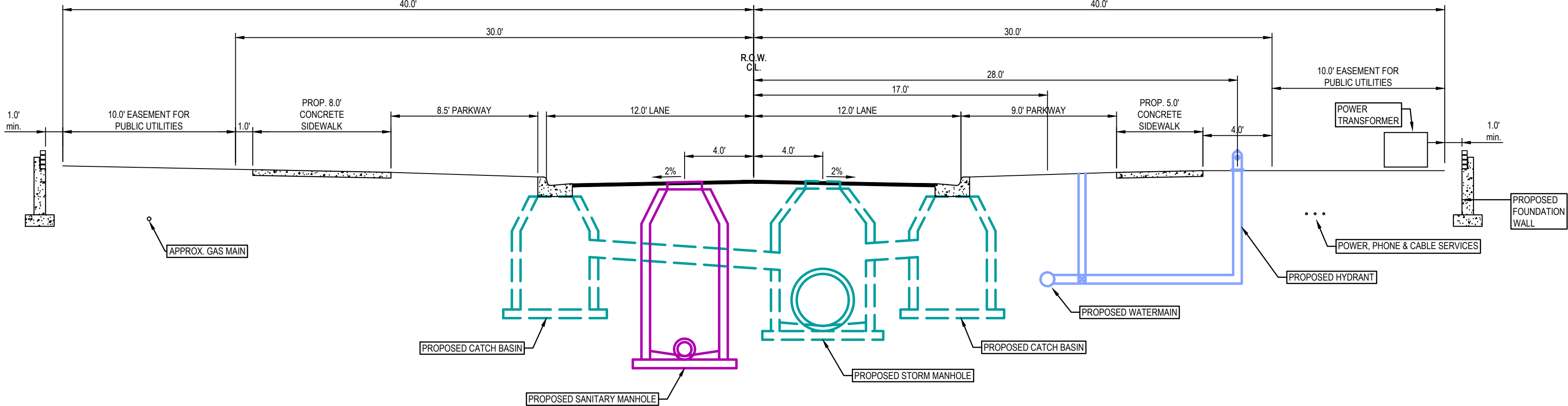
LEGEND

---	PROP. CONTOUR
- - -	EX. GRADE CONTOUR
▒	PROPOSED BITUMINOUS (STANDARD DUTY)
▒	PROPOSED CONCRETE (STANDARD DUTY)
—○—	PROP. 12" to 36" STM SEWER
—S—	PROP. 8" SANITARY SEWER
—W—	PROP. 12" WATERMAIN

PRIVATE ROAD CROSS SECTION W/ ON STREET PARKING



PRIVATE ROAD CROSS SECTION



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.

NEDERVELD
www.nederveld.com
800.222.1868
GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.575.5190
ANN ARBOR
CHICAGO
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HOLLAND
INDIANAPOLIS

PREPARED FOR:

Kendall Property Group
Attn: J.R. Kendall

3600 Woodview Trail, Suite 130
Indianapolis, IN 46268
Phone: 317.872.4600

REVISIONS:

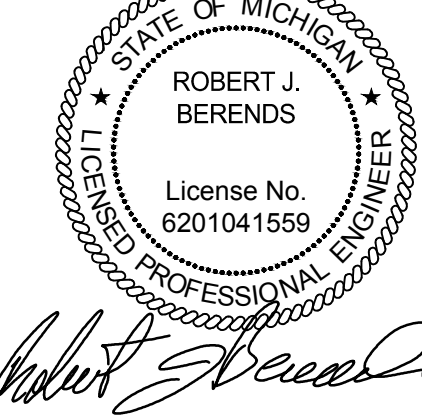
Title: Phase One Final PUD/Site Plan
Drawn: JW Checked: EDY Date: 07.25.2024
Title: Phase One Final PUD/Site Plan Review Update
Drawn: JW Checked: EDY Date: 08.08.2024

PRAIRIE WOLF STATION PHASE ONE

Utility & Grading Plan

8460 Kalamazoo Avenue, SE
PART OF THE NORTHWEST 1/4 OF SECTION 21, T5N, R11W,
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

STAMP:



PROJECT NO:
20400701

SHEET NO:
C-301

Gaines Charter Township

Planning Commission Memo

Meeting Date: August 22nd, 2024

AGENDA ITEM: VI.3.a

**PROPOSED REQUEST: Rezoning
to PUD, and Phase 1 Site Plan Review**

ADDRESS: 3316 68th Street SE

PARCEL NUMBER: 41-22-11-101-017

**APPLICANTS: J & A Post Family Farm, LLC;
Michiana Land Development LLC**

FILE NUMBER: 231219DL

**PROPERTY ZONING DISTRICT: Residential-10 &
-14, Office-Service, Neighborhood Commercial**

PROPERTY SIZE: ca. 30.8 acres

**REPORT BY: Dan Wells, Community
Development Director**



OVERVIEW

The applicant requests to rezone a single parcel of approximately 29.32 acres to a Planned Unit Development (PUD) named Dutton Center to create a mixed use residential and commercial development that will integrate with the existing historic urban fabric of Dutton. This project is intended to tie into the Thornapple Farms development to the south seamlessly and provide a denser housing type to fulfill the Master Plan vision for Dutton as a Village Center.

Note that since the plans dated April 25, 2024 were developed, discussions with the Fire Inspector and Township Engineer have necessitated some changes to Phase 1. The applicant presented proposed revisions at the June 27th meeting and has now submitted revised plans dated July 3rd, 2024 to address some of the changes presented June 27th.

The individual veranda homes and attached townhomes (Phase 1) will be leased and professionally managed by a property management company. The platted subdivision portion of the PUD (Phase 2) will be governed by plat restrictions and bylaws. An umbrella Homeowner's Association (HOA) will be established to oversee the amenities for the previously approved Thornapple Farms Plat and the proposed Dutton Center Plat (51 lots). The scope of authority of the HOA will include maintenance of the entrance statements, mail delivery boxes, open space/amenity areas, the storm water management area, authority over architectural review, community restrictions enforcement, and financial management. Each homeowner will pay a modest annual fee for the operation of the HOA.

The site plan indicates five phases (see narrative letter).

- Phase 1; for rent townhouses and "veranda" homes under single ownership and management
- Phase 2; are single-family detached homes on platted lots
- Phase 3; multiple family apartment buildings
- Phase 4; mixed-use buildings facing Hanna Lake
- Phase 5; commercial buildings facing 68th Street.

At this time only Phase 1 will be reviewed for final site plan compliance, and if approved by the Planning Commission is conditioned on the final approval of the PUD by the Township Board of Trustees. Phases 2-5 are considered preliminary as the exact layouts and use elements may change, but are generally accurate and will be the basis for site development without major deviations. This arrangement is allowed under the ordinance in Chapter 10, Section 10.10 Phasing. Phase 2 will be subject to the plat process once setbacks and lot size standards are set under the PUD. Staff recommends a condition requiring final site plan review by the Planning Commission when development plans are finalized for phases 3, 4, and 5.

The residential aspect of the overall PUD includes 232 dwelling units, with potential for up to 262 depending on the final use of the mixed-use buildings.

- 14 single-family "Veranda" homes (Phase 1)
- 47 four-unit and two-unit attached townhomes (Phase 1)
- 51 detached single-family homes on minimum 5,800 square foot lots (Phase 2)
- 120 multiple family apartment units (Phase 3: 10 buildings with 12 units each)

Mixed-Use aspects include:

- Two, 2-story 15,400 SF mixed use commercial/residential/office buildings along Hanna Lake (Phase 4: 30,800 SF total).
 - Up to 30 additional multiple family apartment units on the second story of mixed-use buildings,
 - Or, 30,800 SF commercial on second floor
 - The mixed-use buildings second floor use will be determined based on highest and best use by end users, and may be residential or commercial in nature.

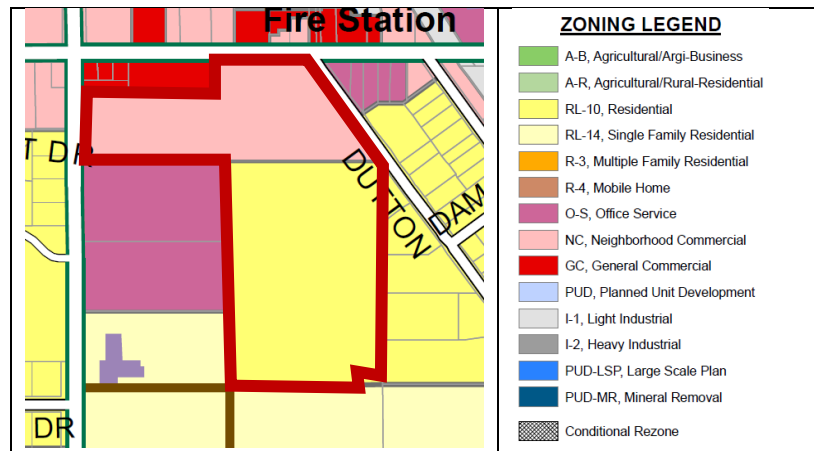
Commercial aspect includes:

- Two, 1-story 6,250 SF commercial buildings along 68th Street (Phase 5: 12,500 SF total)

The developer Michiana Land Development, LLC is a subsidiary of Allen Edwin Homes, which has a track record of developing housing projects regionally.

Surrounding zoning:

	NORTH: NC	
WEST: Hanna Lake/RL-10 & NC	SUBJECT PARCEL	EAST: RL-10/O-S
	SOUTH: RL-10 (Thornapple Farms Plat)	



STANDARDS OF REVIEW

Under Section 10.1, Planned Unit Developments are intended to meet the following objectives as outlined in the Zoning Ordinance:

- A. Encourage innovation and creativity in land use planning and development.
- 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.
- C. Create neighborhoods with a variety of housing options and a mix of land uses.

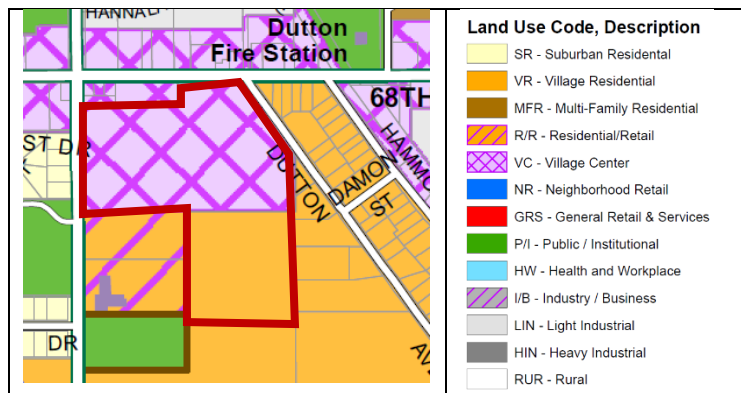
D. Create a package of amenities not typically achieved with conventional zoning, such as useable open space, preservation of key natural or historic resources, improvements to public roads or facilities, pathways, natural stormwater systems, more extensive landscaping, consistent and coordinated site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

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

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

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.**



To Be Determined. The western arm of the proposed PUD covers a parcel currently zoned Office-Service and is future zoned Village Center. The main body of the proposed PUD is Neighborhood Commercial at the north end, Residential-10 in the middle and Residential-14 at the south end. These zoning categories do not meet the desired development goals of the applicant, thus the request for a PUD.

The proposed site plan includes the following proposed setbacks and building heights that require PUD modifications.

- A) Phase 1 Rear-Loaded Veranda Homes (V1-V14)
1. Maximum building height = 35 ft. or 2.5 stories, whichever is less
 2. Minimum building to building separation (foundation wall to foundation wall) = 10 ft.
 3. Minimum porch to ROW Distance = 10 ft.
 4. Minimum garage (foundation wall) to alley pavement distance = 22 ft.
 5. Minimum distance from PUD boundary = 20 ft.
- B) Phase 1 Townhomes (TH1-47)
1. Maximum building height = 35 ft. or 2.5 stories, whichever is less
 2. Minimum building to building separation (wall of foundation to wall of foundation) = 15 ft.

3. Minimum distance from PUD boundary = 20 ft.
4. Minimum distance to single family lots = 25 ft. (proposed & existing adjacent)
5. Minimum garage (foundation wall) to alley pavement distance = 22 ft.
6. Minimum porch or building to ROW Distance = 10 ft.

C) Phase 2 Single Family Detached Lots (Lots 1-51)

1. Minimum lot width at front yard setback = 50 ft.
2. Minimum lot size = 6,250 SF
3. Maximum building height = 35 ft. or 2.5 stories, whichever is less
4. Setbacks:
 - a) Front yard setback = Varies 25-30 ft.
 - b) Secondary front yard setback on corner lots = 15 ft.
 - c) Side yard setback = 5 ft.
 - d) Rear yard setback = 20 ft.

D) Phase 3 Multiple Family Buildings (A1-A8)

1. Maximum building height = 45 ft. or 3.5 stories, whichever is less
2. Minimum distance to PUD boundary = 30 ft.
3. Minimum distance to adjacent ROW = 10 ft.
4. Minimum building to building separation (foundation wall to foundation wall) = 25 ft.
5. Minimum dwelling unit size = 720 SF

E) Phase 4 Mixed Use Buildings (MU1-MU2)

1. Maximum building height = 35 ft. or 2.5 stories, whichever is less
2. Minimum distance to PUD boundary (excluding frontages) = 30 ft.
3. Minimum distance to adjacent ROW = 10 ft.
4. Minimum building to building separation (foundation wall to foundation wall) = 15 ft.
5. Minimum dwelling unit size = 720 SF
6. Allowable first story uses = permitted uses within the Office Service (OS) and Neighborhood Commercial zone (NC). Allowable second story uses = multiple family dwellings, permitted uses within the Office Service (OS) zone, and permitted uses within the Neighborhood Commercial zone (NC)

F) Phase 5 Office/Commercial buildings (C1-C2)

1. Maximum building height = 25 ft. or 1.5 stories, whichever is less
2. Minimum distance to PUD boundary (excluding frontages) = 20 ft.
3. Minimum distance to adjacent ROW = 10 ft.
4. Minimum building to building separation (foundation wall to foundation wall) = 15 ft.
5. Allowable uses = permitted uses within the Office Service (OS) and Neighborhood Commercial district (NC)

Note for D & E; the ordinance requires apartments to be 820 SF when greater than single story, 720 SF is the minimum apartment square footage for single story apartments (e.g. 16x45 feet, or potentially a "studio").

The Future Land Use map indicates that this parcel was partially intended for a Village Center development, and partially intended to be Village Residential uses. These future land uses have been designated in this area of Dutton since the 2008 Master Plan.

Sixteen goals were set in the Master Plan specifically related to the development and redevelopment of Dutton (Pg. 42):

1. Create a “village center” along 68th Street that builds on the historic character of Dutton.
2. Promote mixed-use development in traditional development patterns, and a combination of multi-family and low-density development to provide a range of housing choices to attract workers to the area.
3. Promote mixed-use development near and/or within the same buildings including commercial, office and residential uses.
4. Promote compact, “traditional neighborhood” development and row houses near the historical center of Dutton. Encourage these neighborhoods to integrate with existing Dutton.
5. Encourage housing at varying densities near employment areas to provide a range of housing choices.
6. Provide businesses, entertainment, dining, cultural and recreation opportunities within the Dutton area to serve the workers and residents.
7. Provide parks, open space and pedestrian paths and sidewalks throughout the area to connect residential, commercial, and industrial employment areas.
8. Create a road network parallel to 68th Street and to Hanna Lake Avenue, to better distribute traffic through the area.
9. Consider traffic calming measures along 68th Street east and west of Hanna Lake.
10. Consider access management to ensure safe and efficient traffic movements along 68th Street, Hanna Lake Avenue and East Paris Avenue.
11. Provide inter-connected pedestrian and non-motorized paths between shopping, neighborhoods and employment areas, schools and parks/open spaces that connect to the Paul Henry Thornapple Trail and other trail systems.
12. Consider ordinances, guidelines and incentives for redevelopment that result in preserving and enhancing Dutton’s village character.
13. Determine the streetscape design elements that identify Dutton as a unique place and an exciting destination.
14. When necessary, acquire key properties to ensure that redevelopment meets the goals of this plan.
15. Integrate new residential and commercial areas into existing Dutton to capitalize on its unique village character.
16. Promote Dutton as an attractive place to live and work, as well as a premier location for industry, research and technology.

Village Center areas are intended to be mixed-use areas that integrate multiple uses at a pedestrian scale. The intent of the Village Center is to create a blend of commercial and residential structures and uses which are compatible and form a walkable “main street” atmosphere. This proposed plan does meet these goals as it includes mixed uses, retail/commercial use, and public space. Parking lots are wrapped by buildings in this design, reinforcing the pedestrian nature of the central street

corridor. Although a “Main Street” is not created in this plan, building infill along 68th and Hanna Lake helps reinforce the commercial nature of those corridors.

The road network as proposed does create a well-connected system of streets that enable walkability and other non-auto modes of transportation. The goal of traffic calming along Hanna Lake and 68th will need to be the duty of the Kent County Road Commission. Once plans are in place, they will evaluate necessary road improvements.

Village Residential is intended to have moderately higher residential density in areas served by utilities. Additionally, Village Residential zoning also aims to incorporate single family detached houses on relatively compact lots, and multi-unit connected townhomes for the sake of creating a neighborhood with mixed housing options. Townhouses are specifically included as a housing option, and vehicle access is intended to be rear loaded, via an alley facing garage or other method. The house types submitted for the project vary from single-family detached to attached townhouses. The proposed building and home types meets the goals of a pedestrian friendly neighborhood connecting residential and neighborhood commercial uses.

In terms of meeting the goals of #4 above, the townhouse and “veranda” home models do fit the Traditional Neighborhood Design intent as outlined in the Master Plan.

“Residential neighborhoods surrounding the village center should be developed with Traditional Neighborhood Design concepts; front porches, reduced front setbacks, slow auto speeds, and rear or side garages will make a pedestrian-first community.” (Master Plan, pg. 38)

In the southern platted portion of the PUD, many of the proposed single-family house types indicate homes with prominent front facing garages and limited front porches. None of the submitted house model plans indicate rear garages (note that side garages on 55-foot-wide lots would be difficult to lay out due to the required driveway space). This house type is at odds with what is commonly understood as Traditional Neighborhood Design, as outlined in the Master Plan. Current zoning is Residential-10, which does not prohibit garage fronted houses, but it is not in keeping with the intent of the Master Plan. The Planning Commission will need to determine whether the proposed house types are appropriate based on the current zoning, or whether the intent of the Master Plan should be adhered to and alternative house model plans provided.

The Planning Commission will need to determine;

- a. If the proposed setback modifications meet the intent of the Master Plan for the various land use types.
- b. If the development goals listed in the Master Plan for Dutton have been met

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 proposed elevations that meet current ordinance standards for smaller single family detached and townhome buildings. Elevations of the apartment, mixed use, and commercial buildings have not been provided but will be provided and subject to site plan review when each phase is fully developed. The developer intends to follow ordinance

requirements for landscaping, screening, and signage based on the appropriate zoning for the specific commercial or residential context of the development.

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. Mixed use and commercial buildings along the main roads follow the development pattern established historically and are in scale with existing businesses. Although there is not a similar residential development in the immediate area in terms of smaller lot sizes, it is residential development and is compatible with surrounding uses. It will integrate into the Thornapple Farms plat seamlessly and create a reasonable transition between larger lots in the south portion and smaller ones in the north.

D. *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.*

Meets Standard. The proposed PUD includes both townhouses and single-family detached homes on lots smaller than currently allowed in R-3 zoning, but in line with lot sizes under currently proposed revisions to R-3 (i.e. Village Neighborhood). While the current ordinance is under consideration for revision, the Master Plan calls for density of townhouses and single-family detached homes in the Village Neighborhood context ranging from 8-14 units per acre, and the proposed net density for this project is 8.38 (which does not include roads, right-of-ways, open space, and water detention areas).

Village Center density would be anticipated to be potentially higher due to the integration of mixed-use buildings with apartments or condominiums. The Planning Commission has discussed and determined that the R-3/Village Neighborhood density is appropriate for the area designated as Village Center. Since this is a PUD, there is flexibility if the Planning Commission considers this PUD plan as meeting the objectives and intent of the 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.*

Meets Standard. The increase in residential parcels will certainly increase traffic along main roads leading to the development; combined with the Thornapple Farms plat, there will be up to 441 homes between both developments. A traffic study has been completed and reviewed by Kent County Road Commission to better understand the potential impacts of increased traffic in the area, and to develop plans to adequately manage the increase of residential traffic.

Sidewalks have been expanded and detailed on the revised plan and create good pathways for pedestrian access both internally and to surrounding road corridors.

Two main entrances are proposed, one on Hanna Lake about 630 feet south of the Hanna Lake/68th Street intersection, and one on Dutton Avenue, which will help disperse traffic entering the major roads. The Kent County Road Commission will determine necessary safety controls at those intersections.

- 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 proposed project will be constructed on current agricultural land, and no natural features have been identified within the proposed PUD.

- 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 proposed project will certainly appeal to families, thus increases in the numbers of school-age children are likely. Three schools are located within walking distance to the development: Dutton Elementary (public), Dutton Christian Elementary (private), and Dutton Christian (private). It is likely that children will both walk and rely on parents driving or bussing to and from school. Pedestrian elements such as sidewalks will be located throughout the development, enabling school children to either walk directly or gather at bussing pick up points.

- 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 developer will consult with fire protection as the plans are developed to ensure adequate response times and access. Water and sewer utilities are currently available for the proposed PUD within the 68th Street and Hanna Lake Avenue rights-of-way. All utility work will be paid for by the developer.

- 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. The developer has provided initial engineering plans for utility extensions that have been reviewed by the Township Engineer. All future and final development and utility plans will be subject to Township Engineering and KCDC 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. No natural features exist on the site that have high recreational, aesthetic or wildlife value. A “wet” water retention pond will be constructed for stormwater management, and this will become an open space amenity since it will be circled by a paved footpath.

Other proposed public park spaces include:

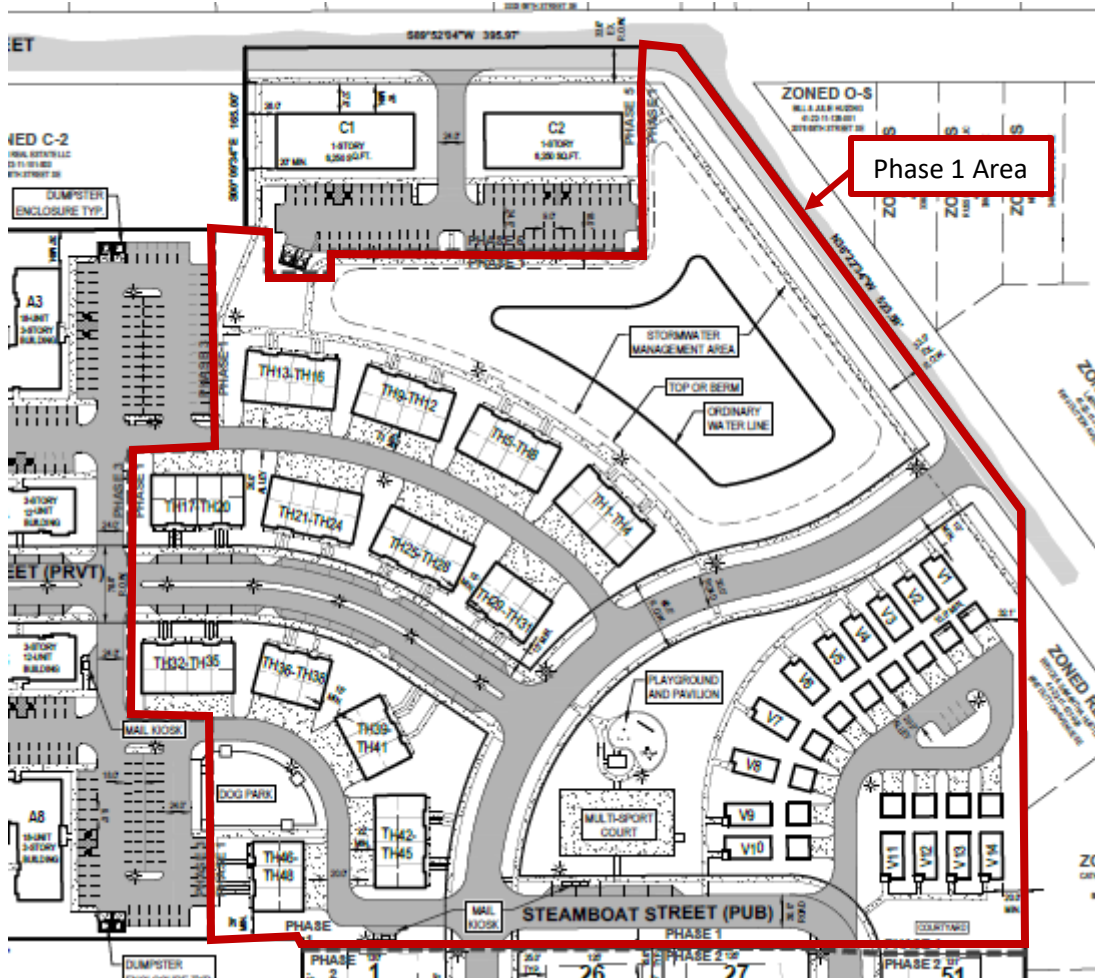
1. Tot lot playground oriented for children ages 2-5 years old including a play structure, swings, and a balance bridge.
2. A sport court sized 60’ by 105’. The brushed concrete court with painted lines will allow for basketball or up to three pickleball courts. Basketball hoops and pickleball nets will be modular and maintained by the property management organization.
3. Central between these two amenities is a 12’x16’ pavilion that will include picnic tables. The pavilion will incorporate white vinyl finishes offering an attractive low maintenance appearance.
4. A nearly 6,000 square foot dog park is proposed in a location that is not visually prominent, yet easily accessible for the most residentially dense portion of the project.

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

Meets standard. The 2010 Non-Motorized Plan does not designate any paths through the proposed PUD area. The approval of the Thornapple Farms plat will create a secondary road network that can serve as the basis for a marked bike path or trail to connect the PUD area to both Shadyside Park, and to the Paul Henry Thornapple Trail (via the dedicated path at Merrieville Court). Shared streets with bike path markers would be the minimum bike trail design. Staff recommends a condition that the developer define a specific trail with markers that directs cyclists towards Paul Henry Thornapple Trail.

SECTION 25.6 SITE PLAN REVIEW STANDARDS

This review is restricted to Phase 1, and if approved, is conditional to the approval of the PUD rezone by the Township Board of Trustees. Phases 2, 3, 4, and 5 will be subject to plat (Phase 2) and final site plan review (Phases 3-5) at a later date.



A. Adequacy of Information: Whether the required information has been furnished in sufficiently complete and understandable form so as to allow an accurate description of the proposed use(s) and structure(s) in terms of density, location, area, height, bulk, placement, setbacks, performance characteristics, parking, and traffic circulation.

Meets Standard, with consideration. The site plan mostly complies with the ordinance requirements, with some proposed PUD modifications to be considered.

Buildings/structures/signs.

The proposed architectural layout and design of the “veranda” homes and townhouses is compatible with the surrounding area in terms of mass and scale. Townhouses are a relatively new building form in the area but are not out of place considering typical building height and size along 68th Street. Building materials are a combination of vinyl siding and manufactured stone and brick veneer.

Dumpster Enclosure. Trash management will be via individual rolling carts stored within each property.

Dimensional Requirements. Requested PUD setbacks are listed in Section 11.1 Planned Unit Development - General Review Standards (A), above. If these dimensional requirements are approved, this standard will be met.

Parking. For the rear load townhomes an attached 2-stall garage is incorporated along with a driveway that would permit parking for two additional cars. Up to four cars can be parked at each 3-bedroom unit. Parallel parking along the private street has been incorporated into the site design to serve townhouse residents and their guests.

The detached veranda homes incorporate a detached 2-stall garage and a driveway that would permit parking for two additional cars. Up to four cars can be parked at each unit.

Additional parallel parking has been added along Cloudcroft and Steamboat Streets (25 and 18 spaces respectively) for guests visiting residents.

Lighting. A lighting plan has been submitted in accordance with Section 18.5. The light poles are compliant with the height requirements at 14 feet.

Note that the lighting plan in the Phase 1 area meets requirements for R-3 zoning, but slightly exceeds R-10 standards (0.2 footcandles) along several building facades. Since there is a mix of single family and multi-family housing types within Phase 1, the lower standard should apply. Also, the Kelvin rating of the lighting is not specified; the Township recommends a maximum of 3700K LEDs for streetlights in residential areas.

Landscaping. A landscaping plan has been submitted in accordance with Section 16.3. Since Phase 1 covers both frontage and residential portions of the site plan, it will be evaluated per Sections 16.9 Front Yard and 16.13 Residential Landscaping.

Frontage landscaping along Dutton Avenue exceeds the required 297 points and is located within the required parkway. Street trees in the residential area are placed with appropriate spacing and are located within the required parkways. Appropriate screening is provided where the development abuts adjacent properties. Plant species selected for the development are varied and there is a focus on native species.

B. Compliance with Township Master Plan: The site plan must comply with the Township Master Plan and its goals and objectives and any secondary plans that may have been adopted by the Township for the area containing the site.

Meets Standard. Please Review Standard 11.1 (A) above. The project is being proposed as a PUD, which leaves room for design flexibility to carry out the goals and intent of the Master Plan. If the Planning Commission finds that the standards of review for Sections 11.1 and 25.6 are met, then compliance with the ordinance will be achieved.

C. Compliance with all Township Ordinances and Other Laws: The site plan must comply with the standards of this Ordinance and all other applicable Township ordinances, as well as all county, state, and federal regulations and laws.

Meets standard, condition recommended. The applicant is required to secure all applicable township and outside agency approvals prior to site development, including the Township Engineer/BGUA, Fire Department, Kent County Road Commission, Kent County Drain Commission, and EGLE.

D. Configuration of Uses: Whether there are ways in which the configuration of uses and structures could be changed that would improve the effect of the development on adjoining and nearby properties, persons, activities, and on the community, while allowing reasonable use of the property within the scope of district regulations and other regulations of this Ordinance that are applicable to the property and the proposed use and structures.

Meets standard. The proposed final PUD plan has been modified throughout the review process to meet the guidelines of the Gaines Charter Township 2023 Master Plan and the expectations set by the Planning Commission.

E. Preservation of Natural Features: The landscape, natural features, and topography shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal and alteration of natural features, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

Meets standard. No notable natural features are present on the site. Some grade changes will need to be made, which will require a soil erosion and sedimentation control permit from the KCRC prior to the start of any site work. The proposed landscaping will help to keep the site in keeping with the general expectations for neighborhood development.

F. Privacy: The site design must provide reasonable visual and sound screening and privacy for dwelling units on the site and on adjacent properties using fences, buffers, berms, and other measures, as appropriate.

Meets standard. The landscaping on the northern and eastern boundaries will provide reasonable privacy measures for adjacent properties.

G. Safety: Buildings and uses shall be arranged and designed to provide emergency vehicle access. Site plans shall conform to all applicable fire codes.

Condition recommended. All site plans, along with measures for fire protection and access, are subject to review and approval by the Fire Inspector.

H. Vehicular Circulation: The site design shall provide safe, convenient, and well defined vehicular and pedestrian circulation within and to/from the site. Access to/from the site shall be designed to minimize conflicts with traffic on adjacent streets. Shared curb cuts and service drives shall be utilized as necessary to reduce traffic conflicts and improve the functionality of the site.

Meets standard, condition recommended. Traffic within the development will be served by private streets with four separate access points; Hanna Lake, Dutton Avenue, and two to the south into the Thornapple Farms plat. Within the development itself, the street plan has been designed to adequately move traffic internally. Roadway widths vary from 30 feet on Pileated (public) and Steamboat (public) to two 20-foot lanes on the divided Cloudcroft Street (private). Access alleys for the townhouses and Veranda homes are 20 feet wide.

All work within the public right-of-way and public roads must be approved by the Kent County Road Commission.

I. Pedestrian Circulation: The site plan shall provide a pedestrian circulation system that is insulated as completely as is reasonably possible from the vehicular circulation system for safety and convenience.

Meets Standard. The site plan has been designed to promote pedestrian circulation throughout the development. Each residential building is served by a sidewalk, and there are sidewalks on both sides of the street along the main streets.

Sidewalks are not planned for the rear sides of the homes where driveways lead into the homes (Palisades Street), or along Toggenburg Street. Planning Commission has determined they are not required in those areas due to the number of driveways along those roads that would interrupt sidewalks at a very short interval making an uneven walking surface.

J. Drainage: Site plans shall conform with the Kent County Drain Commission's surface water drainage standards and to the Township Stormwater Ordinance (and other applicable Township ordinances) with special attention given to proper site drainage so that removal of storm water will not adversely affect neighboring property owners. Stormwater management system and facilities shall preserve the natural drainage characteristics and enhance the aesthetics of the site to the maximum extent possible.

Condition recommended. Stormwater will drain into the pond at the intersection of Pileated and Dutton Avenue where it will be held as a wet pond. Stormwater and utility plans are subject to review and approval by the Township Engineer.

K. Traffic Impact: Measures must be taken to reduce any adverse effects on existing roads, circulation patterns on the roads, or access to the site from the expected volume of traffic to be generated by the proposed use.

Condition recommended. A Traffic Study has been prepared that will allow the Kent County Road Commission to review driveway access to the development and will help determine if traffic controls are warranted.

L. Hazardous Materials: Sites which include storage of hazardous materials or waste, fuels, salt, or chemicals shall be designed to prevent spills and discharges of polluting materials to the surface of the ground, groundwater or nearby surface water bodies. Each site shall be designed to meet all applicable state and federal regulations.

Not applicable.

M. Public Health, Safety, or Welfare: The site plan must be adequate to provide for the health, safety, and general welfare of the persons and property on this site and in the neighboring community. The site plan and proposed buildings and uses must be reasonable and promote the goals and intent of this Ordinance. All elements of the site plan shall be designed to take into account the site's topography, the size and type of lot involved, the character of the adjoining properties, and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding properties for uses permitted in this Ordinance. The site plan must be harmonious with and not injurious to existing and projected uses in the immediate area.

Meets standard. The site plan has been designed to promote the goals and intent of the zoning ordinance and master plan and is connected to utilities. Emergency services are practically across the street and can fully access the site. The landscaping plan will ensure an aesthetically pleasing mixed-use development, and the residential house plans are in keeping with appropriate architectural styles.

STAFF RECOMMENDATION

The Planning Commission should consider the proposed PUD rezoning and determine if it meets the goals of creating a Village Center in Dutton (as outlined in the Master Plan) and meets review standards of Sections 10.1 and 11.1. Specific feedback should be given to the developer if alterations of the final site plans are warranted.

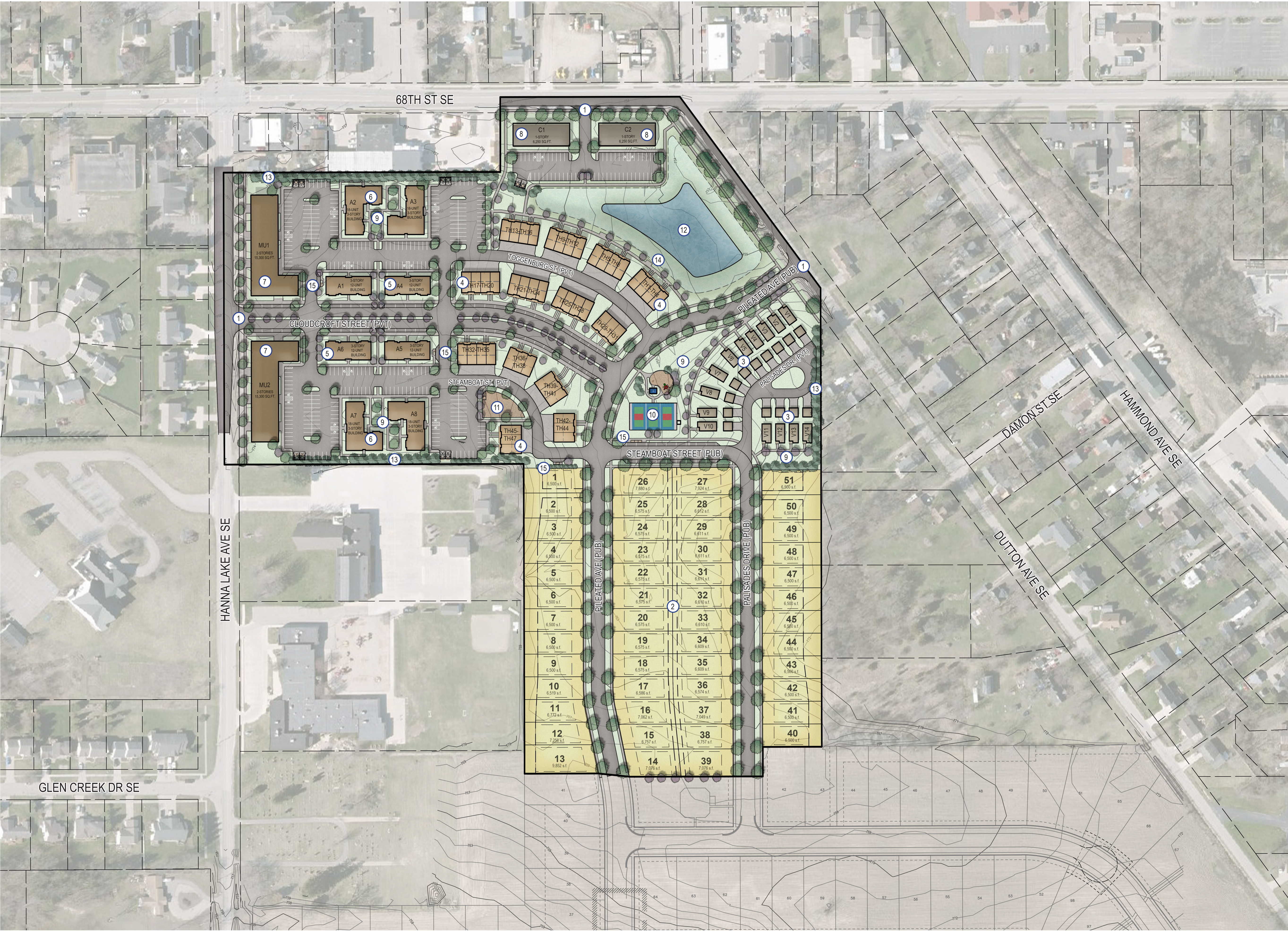
If the Planning Commission finds the PUD to meet the standards for rezoning staff recommends they make a positive recommendation for approval to the Township Board of Trustees.

If the Planning Commission finds the Phase 1 Site Plan to meet the standards and conforms to the proposed PUD Staff recommends approval.

Staff recommends the following conditions;

1. Site plan approval for Phase 1 is contingent on receiving approval for the PUD rezoning by the Township Board of Trustees.
2. Phases 2 (plat), 3, 4, and 5 shall be subject to the final site plan review process by the Planning Commission.
3. Secure all Township department and outside agency approvals:
 - a. Township Engineer/BGUA.
 - b. Fire Department.
 - c. Kent County Road Commission (SESC), if applicable.
 - d. Kent County Drain Commission, if applicable.
 - e. Environment, Great Lakes and Energy, if applicable.

22400615-20240519-PUD_06/24/2024 @ 12:55 pm



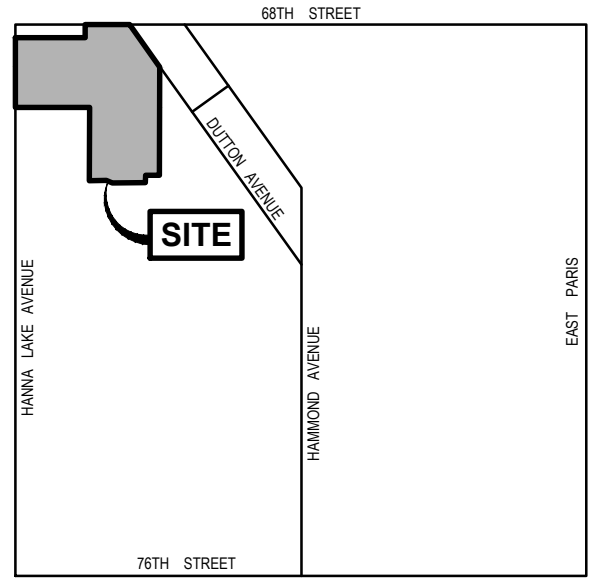
LEGEND

- 1 SITE ENTRANCE
- 2 SINGLE FAMILY LOT TYP.
- 3 DETACHED SINGLE FAMILY VERANDA HOMES TYP.
- 4 TOWNHOME TYP.
- 5 12-UNIT MULTIPLE FAMILY BUILDING TYP.
- 6 18-UNIT MULTIPLE FAMILY BUILDING TYP.
- 7 MIXED-USE BUILDING
- 8 COMMERCIAL BUILDING TYP.
- 9 COMMUNITY OPEN SPACE
- 10 MULTI-SPORTS COURT, PLAYGROUND, AND PAVILION
- 11 DOG PARK
- 12 POND
- 13 LANDSCAPE BUFFER
- 14 PEDESTRIAN OUTLOOKS
- 15 MAIL KIOSK

NOTES

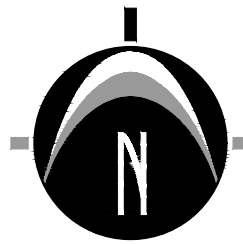
Site Location:	3316 68th Street SE Caledonia, MI
Site Area	= 29.32 ac.
Unit Total	= 232 dwellings
Single Family Lots	= 51
Detached Single Family Home	= 14
Townhomes	= 47 (13 buildings)
Multiple Family Dwellings	= 120 (10 buildings)
Second Floor Multiple Family Dwellings in Mixed Use Buildings	= Up to 30 Additional Units
Total Commercial/Office Space	= 43,280 sq.ft. (Plus up to an Additional 30,780 sq.ft. on Second Story of Mixed Use Buildings)
Proposed Density	= 7.9 units per ac.





LOCATION MAP

NOT TO SCALE



0' 50' 100' 200'
SCALE: 1" = 100'

LEGAL DESCRIPTION

PART OF THE NW 1/4 OF SECTION 11, T5N, R11W, GAINES TOWNSHIP, KENT COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NW CORNER OF SAID SECTION 11; THENCE N89°52'04"E 610.50 FEET ALONG THE NORTH LINE OF SAID NW 1/4 TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE S00°09'54"E 165.00 FEET; THENCE S89°52'04"W 610.50 FEET TO THE WEST LINE OF SAID NW 1/4; THENCE S00°09'54"E 543.41 FEET ALONG SAID WEST LINE; THENCE N89°52'04"E 660.00 FEET; THENCE S00°09'34"E 682.44 FEET; THENCE N89°50'26"E 162.77 FEET; THENCE S83°59'26"E 69.21 FEET; THENCE N89°51'03"E 228.05 FEET; THENCE N89°51'03"E 66.00 FEET; THENCE N00°08'57"W 64.92 FEET; THENCE N89°51'03"E 130.00 FEET TO THE SW CORNER OF C. H. DEMING'S ADDITION TO DUTTON (AS RECORDED IN LIBER 20 OF PLATS ON PAGE 35, KENT COUNTY RECORDS); THENCE N00°08'57"W 1010.85 FEET ALONG THE WEST LINE OF SAID C. H. DEMING'S ADDITION TO DUTTON TO THE CENTERLINE OF DUTTON AVENUE (66 FOOT WIDE); THENCE N36°22'34"W 523.59 FEET ALONG SAID CENTERLINE TO THE NORTH LINE OF SAID NW 1/4; THENCE S89°52'04"W 395.97 FEET ALONG SAID NORTH LINE TO THE PLACE OF BEGINNING.

NEDERVELD
www.nederveld.com
800.222.1868
GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.575.5190
ANN ARBOR
CHICAGO
COLUMBUS
HOLLAND
INDIANAPOLIS
ST. LOUIS

PREPARED FOR:

Allen Edwin Homes
Attn: Mr. Dan Larabel

795 Clyde Court
Byron Center, MI 49315
Phone: 616.878.1748

REVISIONS:

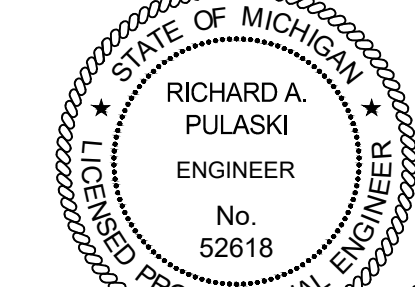
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Title: Final PUD / Site Plan Submittal Revised	Checked: RP	Date: 7.03.2024
Drawn: DC	Checked: RP	Date: 7.03.2024

DUTTON CENTER

Existing Site Conditions Plan

3316 68TH STREET SE
PART OF THE NW 1/4 OF SECTION 11, T5N, R11W,
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

STAMP:



PROJECT NO:

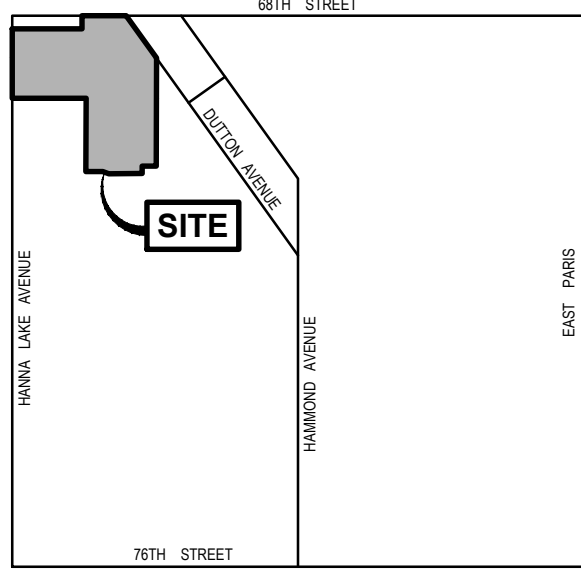
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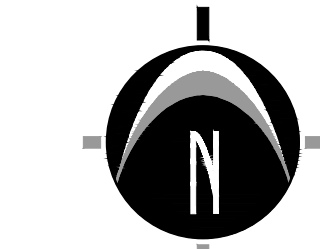
C-201



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.



LOCATION MAP
NOT TO SCALE



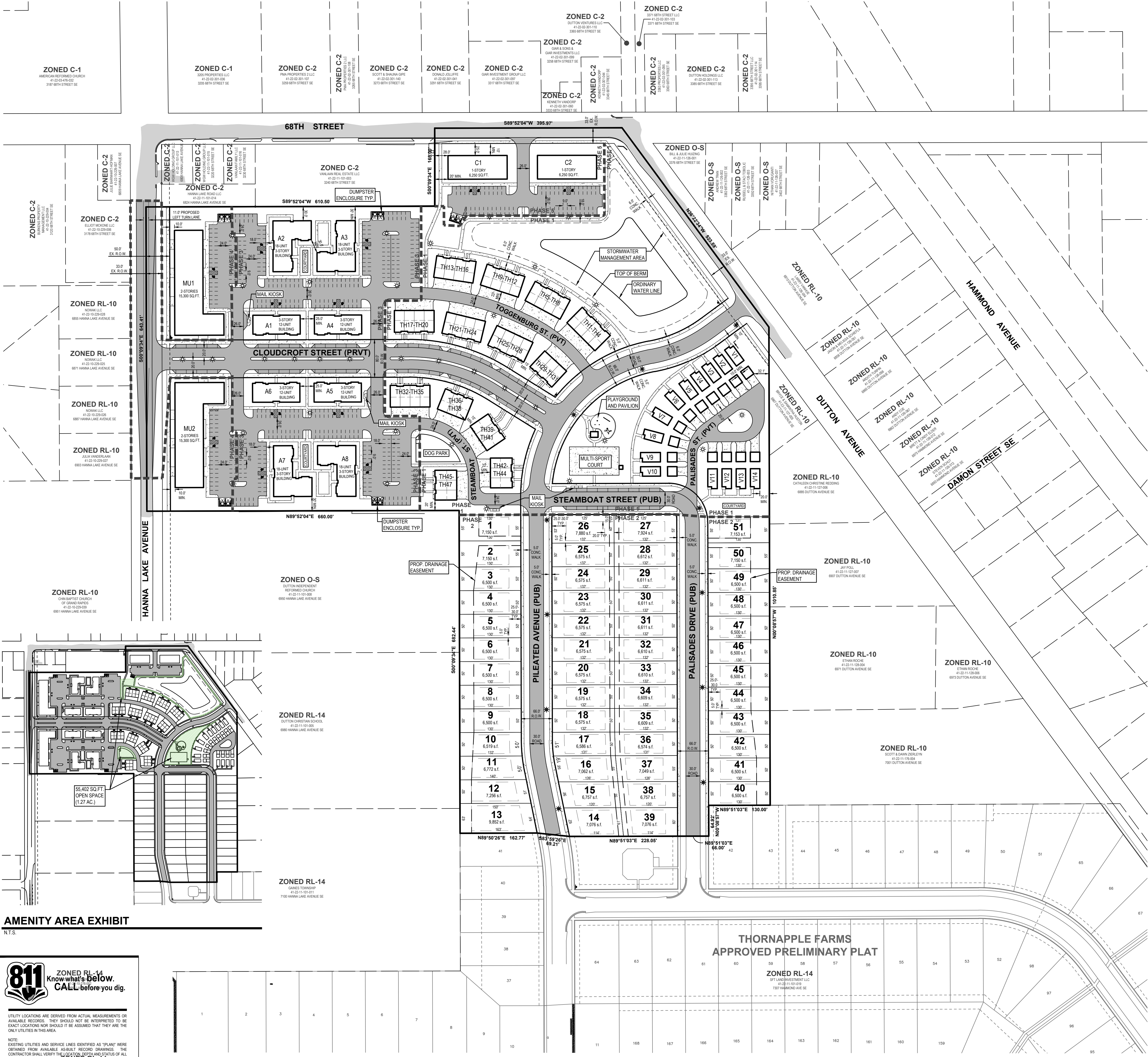
SCALE: 1" = 100'

LEGEND

- EXISTING BITUMINOUS
- EXISTING CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- STREET LIGHT - CONSUMERS ENERGY
- STREET LIGHT - MPR SERIES
- NON-MOTORIZED TRAIL
- WAYFINDING SIGNAGE

GENERAL NOTES

- ZONING OF PROPERTY: RL-10 (RESIDENTIAL) & O-S (OFFICE SERVICE)
- PROPOSED ZONING OF PROPERTY: PUD (PLANNED UNIT DEVELOPMENT)
- SUMMARY OF LAND USE:
 - A) TOTAL ACREAGE = 29.32 ACRES (1,277,381 SQ. FT.) (EXCLUDING R.O.W.)
 - B) TOTAL DWELLING UNITS PROPOSED = 232 DWELLINGS (PLUS UP TO 30 ADDITIONAL SECOND STORY DWELLING IN MIXED USE BUILDINGS)
 - 1. SINGLE FAMILY LOTS = 51 DWELLINGS
 - 2. DETACHED SINGLE FAMILY VERANDA HOMES = 14 DWELLINGS
 - 3. TOWNHOMES = 47 DWELLINGS
 - 4. MULTIPLE FAMILY UNITS = 120 DWELLINGS
 - C) TOTAL COMMERCIAL/OFFICE SPACE = 43,280 (PLUS UP TO AN ADDITIONAL 30,780 SQ. FT. ON SECOND STORY OF MIXED USE BUILDINGS)
 - D) TOTAL AMENITY AREAS = 1.27 AC (55,402 SQ. FT.)
 - E) ZONING OF PARCELS TO NORTH = C-2
 - ZONING OF PARCELS TO EAST = RL-10
 - ZONING OF PARCELS TO WEST = C-2, RL-10, & O-S
 - ZONING OF PARCELS TO SOUTH = RL-14
- SITE REGULATING STANDARDS:
 - A) SINGLE FAMILY LOTS (LOTS 1-51)
 - 1. MINIMUM LOT WIDTH AT FRONT YARD SETBACK = 50 FT.
 - 2. MINIMUM LOT SIZE = 6,250 SQ. FT.
 - 3. MAXIMUM BUILDING HEIGHT = 35 FT. OR 2.5 STORIES, WHICHEVER IS LESS
 - 4. SETBACKS:
 - FRONT YARD SETBACK 1-17, 21-23, 27-29, 33-35 AND 38-51 = 25 FT. MIN.
 - FRONT YARD SETBACK FOR LOTS 18-20, 24-26, 30-32, AND 36-37 = 30 FT. MIN.
 - SECONDARY FRONT YARD SETBACK ON CORNER LOTS = 15 FT. MIN.
 - SIDE YARD SETBACK = 5 FT. MIN.
 - REAR YARD SETBACK = 20 FT. MIN.
 - B) ALLEY-LOADED VERANDA HOMES (V1-V14)
 - 1. MAXIMUM BUILDING HEIGHT = 35 FT. OR 2.5 STORIES, WHICHEVER IS LESS
 - 2. MINIMUM BUILDING TO BUILDING SEPARATION DISTANCE (FOUNDATION WALL TO FOUNDATION WALL) = 10 FT.
 - 3. MINIMUM PORCH TO O.W. DISTANCE = 10 FT.
 - 4. MINIMUM GARAGE (FOUNDATION WALL) TO ALLEY PAVEMENT DISTANCE = 22 FT.
 - 5. MINIMUM DISTANCE FROM PUD BOUNDARY = 20 FT.
 - C) TOWNHOMES (TH1-TH47)
 - 1. MAXIMUM BUILDING HEIGHT = 35 FT. OR 2.5 STORIES, WHICHEVER IS LESS
 - 2. MINIMUM BUILDING TO BUILDING SEPARATION DISTANCE (WALL OF FOUNDATION TO WALL OF FOUNDATION) = 15 FT.
 - 3. MINIMUM DISTANCE FROM PUD BOUNDARY = 20 FT.
 - 4. MINIMUM DISTANCE TO SINGLE FAMILY LOTS = 25 FT. (PROPOSED & EXISTING ADJACENT)
 - 5. MINIMUM GARAGE (FOUNDATION WALL) TO ALLEY PAVEMENT DISTANCE = 22 FT.
 - 6. MINIMUM PORCH OR BUILDING TO R.O.W. DISTANCE = 10 FT.
 - D) MULTIPLE FAMILY BUILDINGS (A1-A8)
 - 1. MAXIMUM BUILDING HEIGHT = 45 FT. OR 3.5 STORIES, WHICHEVER IS LESS
 - 2. MINIMUM DISTANCE TO PUD BOUNDARY = 30 FT.
 - 3. MINIMUM DISTANCE TO ADJACENT R.O.W. = 10 FT.
 - 4. MINIMUM BUILDING TO BUILDING SEPARATION DISTANCE (FOUNDATION WALL TO FOUNDATION WALL) = 25 FT.
 - 5. MINIMUM DWELLING UNIT SIZE = 720 SQ. FT.
 - E) MIXED USE BUILDINGS (MU1-MU2)
 - 1. MAXIMUM BUILDING HEIGHT = 35 FT. OR 2.5 STORIES, WHICHEVER IS LESS
 - 2. MINIMUM DISTANCE TO PUD BOUNDARY (EXCLUDING FRONTAGES) = 30 FT.
 - 3. MINIMUM DISTANCE TO ADJACENT R.O.W. = 10 FT.
 - 5. MINIMUM BUILDING TO BUILDING SEPARATION DISTANCE (FOUNDATION WALL TO FOUNDATION WALL) = 15 FT.
 - 6. MINIMUM DWELLING UNIT SIZE = 720 SQ. FT.
 - 7. ALLOWABLE FIRST STORY USES = PERMITTED USES WITHIN THE OFFICE SERVICE (OS) AND NEIGHBORHOOD COMMERCIAL DISTRICT (NC)
 - 8. ALLOWABLE SECOND STORY USES = MULTIPLE FAMILY DWELLINGS, PERMITTED USES WITHIN THE OFFICE SERVICE (OS), AND PERMITTED USES WITHIN THE NEIGHBORHOOD COMMERCIAL DISTRICT (NC)
 - F) OFFICE / COMMERCIAL BUILDINGS (C1-C2)
 - 1. MAXIMUM BUILDING HEIGHT = 25 FT. OR 1.5 STORIES, WHICHEVER IS LESS
 - 2. MINIMUM DISTANCE TO PUD BOUNDARY (EXCLUDING FRONTAGES) = 20 FT.
 - 4. MINIMUM DISTANCE TO ADJACENT R.O.W. = 10 FT.
 - 5. MINIMUM BUILDING TO BUILDING SEPARATION (FOUNDATION WALL TO FOUNDATION WALL) = 15 FT.
 - 7. ALLOWABLE USES = PERMITTED USES WITHIN THE OFFICE SERVICE (OS) AND NEIGHBORHOOD COMMERCIAL DISTRICT (NC)
- PARKING REQUIREMENTS:
 - A) MINIMUM REQUIRED SPACE PER TOWNSHIP = 9'x18' (24' AISLE)
 - B) TYPICAL PARKING SPACE PROVIDED = 9'x18' (24' AISLE)
 - C) TYPICAL VAN ACCESSIBLE PARKING SPACE = 11'x18' WITH 5' AISLE
 - D) TYPICAL CAR ACCESSIBLE PARKING SPACE = 9'x18' WITH 5' AISLE
 - E) NUMBER OF SPACES REQUIRED IN MIXED USE / MULTIPLE FAMILY AREAS = 348 (BASED ON CITY REQUIREMENTS)
 - F) NUMBER OF SPACES PROVIDED IN MIXED USE / MULTIPLE FAMILY AREAS = 354 (INCLUDING 49 ON-STREET SPACES)
 - 1. NORTHERN PARKING AREA = 181 SPACES (INCLUDING 25 ON-STREET SPACES)
 - 2. SOUTHERN PARKING AREA = 173 SPACES (INCLUDING 24 ON-STREET SPACES)
 - G) NUMBER OF SPACES REQUIRED IN COMMERCIAL AREA (4 PER 1,000 SQ. FT.) = 50
 - H) NUMBER OF SPACES PROVIDED IN COMMERCIAL AREAS = 54
 - I) PARKING FOR SINGLE FAMILY LOTS WILL BE PROVIDED WITHIN EACH LOT
 - J) PARKING FOR TOWNHOMES AND DETACHED SINGLE FAMILY VERANDA UNITS WILL BE PROVIDED IN GARAGES AND DRIVEWAYS
- THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS
- 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.
- ALL LIGHTING SHALL BE SHIELDED FROM ALL ADJACENT PROPERTIES.
- THE PERMANENT PARCEL NUMBER FOR THE SITE IS 41-22-11-01-017.
- THE ADDRESS OF THE PROPERTY IS 3316 68TH STREET SE.
- THERE IS CURRENTLY A VACANT HOUSE ON THE PARCEL.
- THE EXISTING HOUSE WILL BE DEMOLISHED AS PART OF THIS PROJECT.
- PALISADE STREET PVT., STEAMBOAT STREET PVT., AND TOGENBURG STREET PVT. DRIVE WIDTHS ARE REDUCED BELOW THE GAINES TOWNSHIP PRIVATE ROAD ORDINANCE STANDARDS, AS SHOWN ON THIS PLAN.



AMENITY AREA EXHIBIT
N.T.S.

811 ZONED RL-14
Know what's below.
CALL before you dig.

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JOEL & ANGELA WARDEN
11001 TOWNSHIP

PREPARED FOR:
Allen Edwin Homes
Attn: Mr. Dan Larabel

795 Clyde Court
Byron Center, MI 49315
Phone: 616.878.1748

REVISIONS:

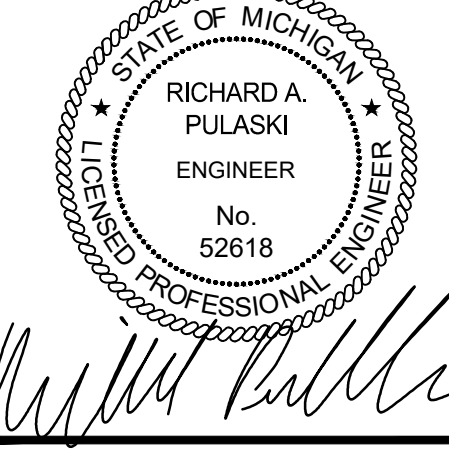
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Drawn: DC	Checked: RP	Date: 7.03.2024

DUTTON CENTER

Utilities & Grading Plan

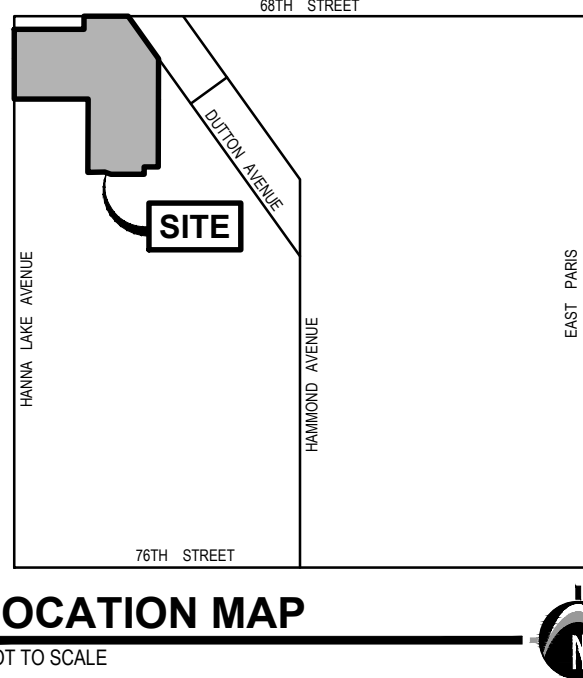
3316 68TH STREET SE
PART OF THE NW 1/4 OF SECTION 11, T5N, R11W,
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

STAMP:



PROJECT NO:
22400615

SHEET NO:
C-300

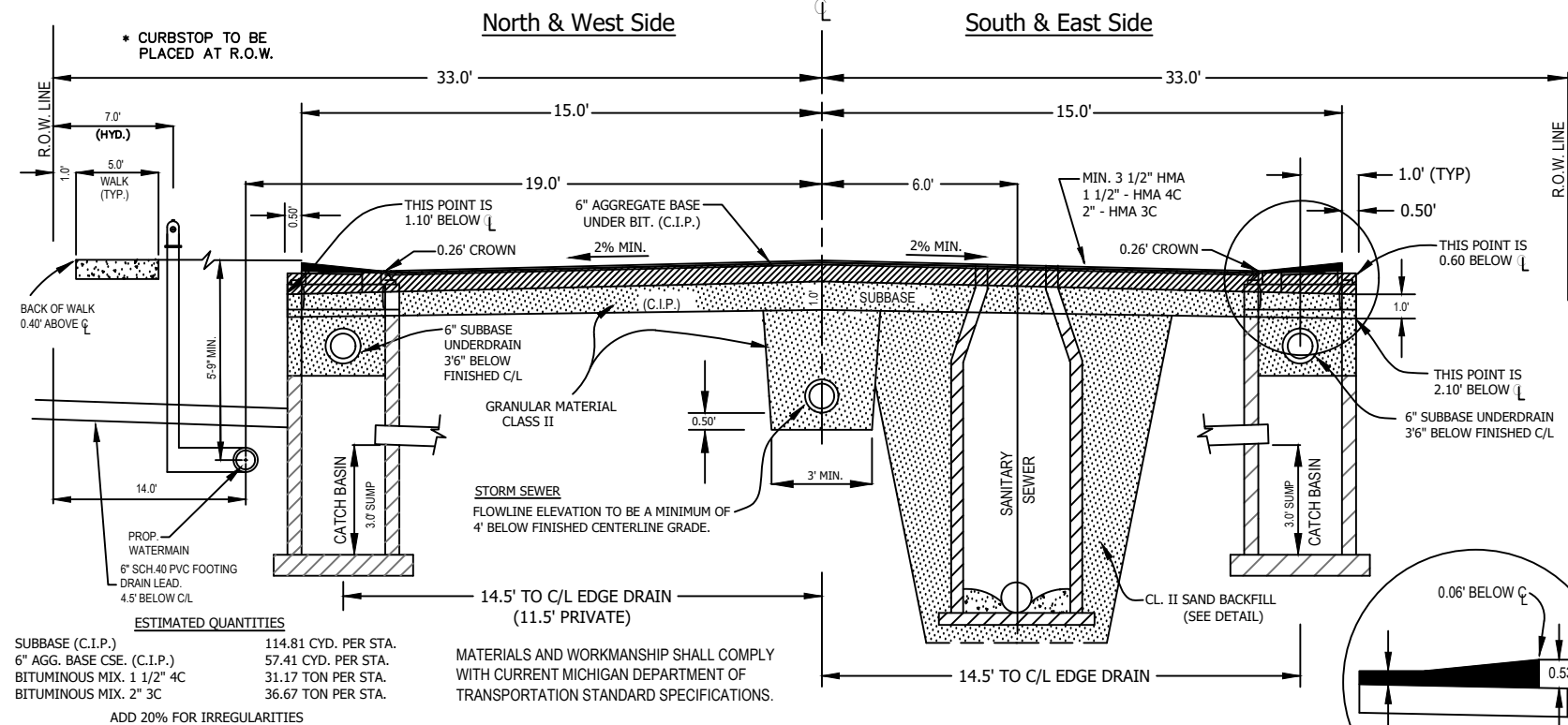
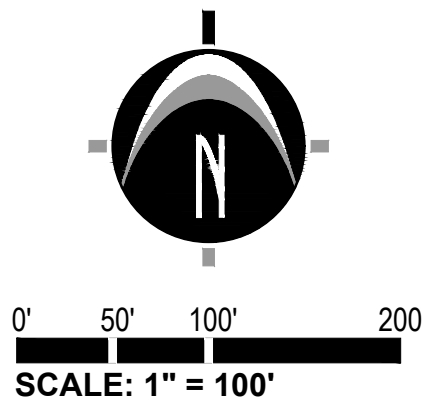


LEGEND

	EX. GRADE CONTOUR
	PROPOSED BITUMINOUS (STANDARD DUTY)
	PROPOSED CONCRETE (STANDARD DUTY)
	PROP. 12" to 36" STM SEWER
	PROP. 8" SANITARY SEWER
	PROP. 12" WATERMAIN

NOTES

BUILDINGS C1 & C2 TO BE SERVICED BY EXISTING 68TH STREET WATERMAIN (DIRECTIONAL DRILL TO AVOID OPEN CUTS)



KENT COUNTY ROAD COMMISSION STANDARD
30" PUBLIC & PRIVATE ROAD W/ BITUMINOUS VALLEY GUTTER SECTION
N.T.S.



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PREPARED FOR:

Allen Edwin Homes
Attn: Mr. Dan Larabel

795 Clyde Court
Byron Center, MI 49315
Phone: 616.878.1748

REVISIONS:

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Drawn: DC	Checked: RP	Date: 7/03/2024

DUTTON CENTER

Landscape Plan

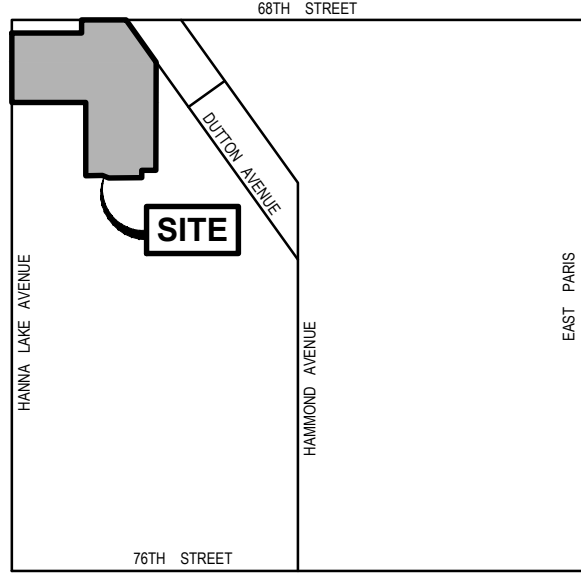
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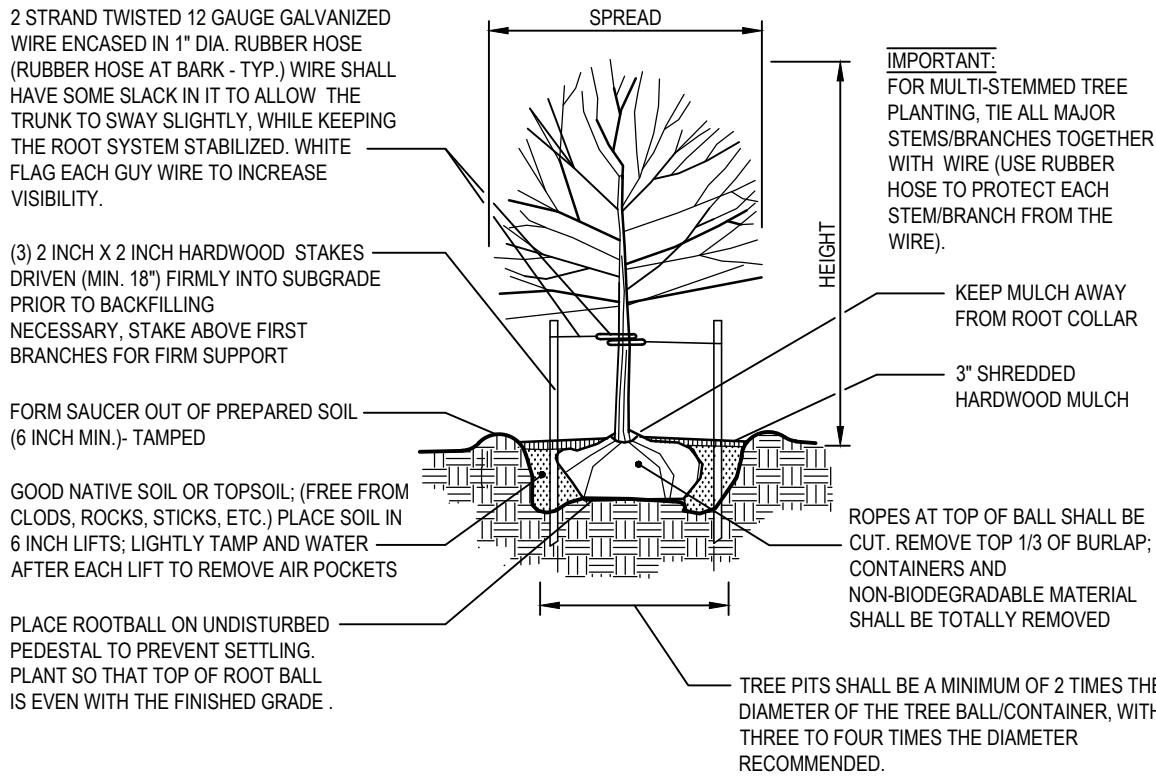
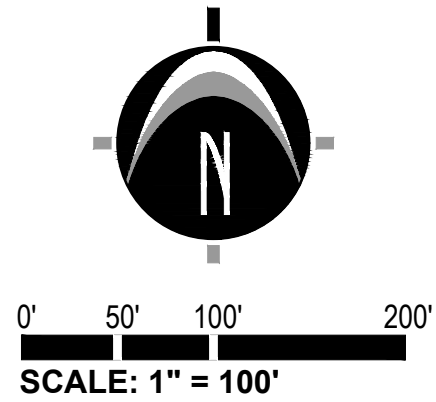
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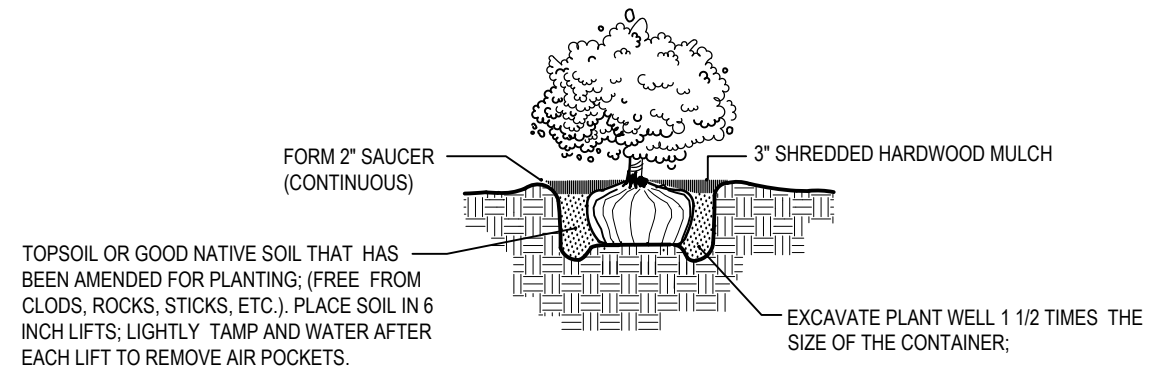
LOCATION MAP
NOT TO SCALE

LEGEND

	EX. GRADE CONTOUR
	PROPOSED BITUMINOUS (STANDARD DUTY)
	PROPOSED CONCRETE (STANDARD DUTY)
	PROP. 12" to 36" STM SEWER
	PROP. 8" SANITARY SEWER
	PROP. 12" WATERMAIN



TYPICAL TREE PLANTING DETAIL
N.T.S.



TYPICAL SHRUB / PERENNIAL / ORNAMENTAL GRASS PLANTING DETAIL
N.T.S.

LANDSCAPE LEGEND / SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
TREES				
	Ac	Abies concolor / White Fir	10' Hgt.	25
	Aa	Acer x freemanii 'Jeffersred' TM / Autumn Blaze Freeman Maple	2.5" cal.	59
	Ag	Amelanchier x grandiflora 'Autumn Brilliance' CL / Clump - Autumn Brilliance Serviceberry	10' Hgt.	30
	Ar	Amelanchier x grandiflora 'Robin Hill' / Robin Hill Apple Serviceberry	1.75" cal.	42
	Cc	Carpinus caroliniana 'Uxbridge' / Rising Fire® American Hornbeam	2.5" cal.	31
	Ls	Liquidambar styraciflua / Sweet Gum	2.5" cal.	33
	Na	Nyssa sylvatica 'Autumn Cascades' / Autumn Cascades Tupelo	2.5" cal.	13
	On	Ostrya virginiana 'JFS-KW5' / Autumn Treasure® American Hophornbeam	2.5" cal.	20
	Pd	Picea glauca 'Densata' / Black Hills White Spruce	8' Hgt.	51
	Ps	Pinus strobus / White Pine	10' Hgt.	13
	Pb	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	2.5" cal.	8
	Tp	Thuja occidentalis 'Het'z Wintergreen' / Het'z Wintergreen Arborvitae	6' Hgt.	27
	Tb	Tilia americana 'Boulevard' / Boulevard American Linden	2.5" cal.	41
	Up	Ulmus americana 'Princeton' / Princeton American Elm	2.5" cal.	17
	Zg	Zelkova serrata 'Green Vase' / Green Vase Sawleaf Zelkova	2.5" cal.	11

SHRUBS/PERENNIALS				
	Am	Achillea x 'Moonshine' / Moonshine Yarrow	#1	174
	Bg	Buxus x 'Green Mountain' / Green Mountain Boxwood	#5	53
	Jw	Juniperus scopulorum 'Wichita Blue' / Wichita Blue Juniper	#5	33
	Ns2	Nepeta x 'Six Hills Giant' / Six Hills Giant Catmint	#1	48
	Pn	Picea abies 'Nidiformis' / Bird's Nest Norway Spruce	#5	4
	Pm	Pinus mugo 'Misty' / Misty Variegated Mugo Pine	#5	24
	Ta	Thuja orientalis 'Aurea Nana' / Dwarf Golden Oriental Arborvitae	#5	6

LANDSCAPE NOTES

PLANTING NOTES:

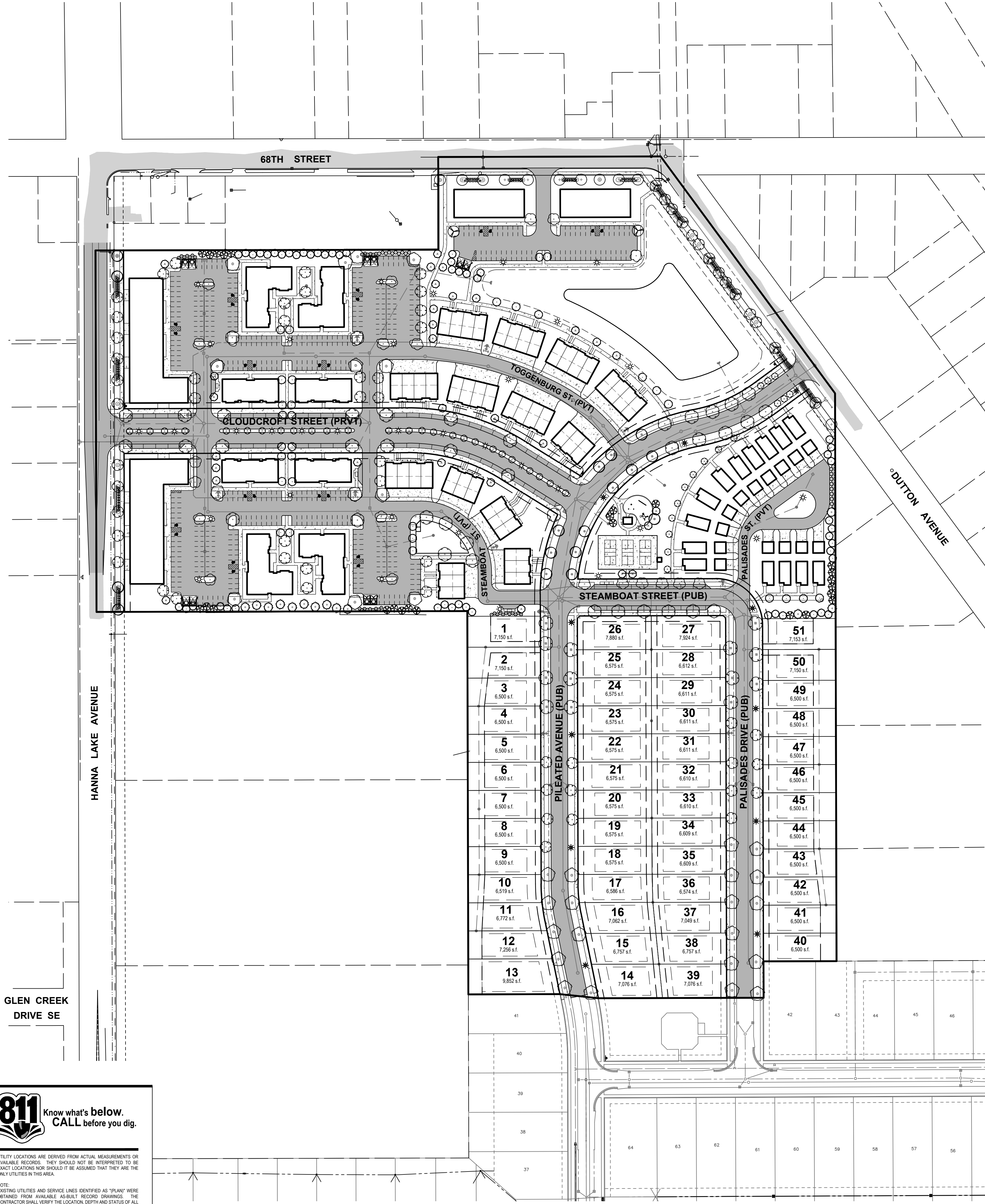
- ALL PLANT MATERIAL SHALL BE LOCALLY NURSERY GROWN NO.1 GRADE AND INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES. ALL PLANT MATERIALS SHALL MEET CURRENT AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. DO NOT PLANT MATERIALS UNTIL DIRECTED BY OWNER, LANDSCAPE ARCHITECT, AND/OR CONSTRUCTION MANAGER. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL, FOR ANY REASON BEFORE OR AFTER IT IS INSTALLED.
- SIZES SPECIFIED ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE INSTALLED.
- ANY PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
- MAINTENANCE OF LANDSCAPING ITEMS, TREES, AND PLANTS SHALL BE PERFORMED BY THE PROPERTY OWNER OR A QUALIFIED PROFESSIONAL. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH APPLICABLE MUNICIPAL STANDARDS AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTHY AND WEED FREE CONDITION. ANY DEAD, DISEASED OR DAMAGED PLANT MATERIALS ARE TO BE REPLACED IMMEDIATELY AFTER NOTIFIED TO DO SO.
- PLANT TREES AND SHRUBS IN ACCORDANCE WITH PLANTING DETAILS. DIG TREE PITS PER DETAILS. PLANT TREES AND SHRUBS AT THE SAME GRADE LEVEL AT WHICH THEY WERE GROWN AT THE NURSERY. IF HEAVY CLAY SOILS ARE EVIDENT, PLANT TREES AND SHRUBS HIGHER, APPROX. 1/4 OF THE ROOT BALL ABOVE GRADE, AND BACKFILL TO TOP OF ROOT BALL.
- REMOVE ALL TWINE, WIRE, NURSERY TREE GUARDS, TAGS AND INORGANIC MATERIAL FROM ROOT BALLS. REMOVE THE TOP 1/3 OF BURLAP FROM EARTH BALLS AND REMOVE BURLAP FROM AROUND TRUNK.
- FINELY SHREDDED HARDWOOD BARK MULCH, NATURAL COLOR (NON-COLORED), IS REQUIRED FOR ALL PLANTINGS AND PLANTING BEDS. MULCH PER PLANTING DETAILS. MULCH IN PLANT BEDS SHALL BE 3" THICK AT TIME OF INSPECTION AND AFTER COMPACTED BY RAIN OR IRRIGATION. ALL PLANTING BEDS SHALL BE EDGED WITH 6" X 12 GAUGE STEEL LANDSCAPE EDGING.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES. IF A CONFLICT WITH UTILITIES (EXIST.) NOTIFY OWNER/CONSTRUCTION MANAGER PRIOR TO PLANTING.
- PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER PLANTING AND ACCEPTANCE.

TOPSOIL AND TURF NOTES:

- WHEREVER GROUND IN ITS NATURAL STATE HAS BEEN DISTURBED, APPROVED LANDSCAPING OR GRASS SHALL BE FULLY INSTALLED, AND ESTABLISHED WITHIN A REASONABLE PERIOD OF TIME, BUT NO LONGER THAN ONE GROWING SEASON (UNLESS OTHERWISE NOTED AND APPROVED).
- DURING EXCAVATION, GRADING, AND INSTALLATION OF REQUIRED LANDSCAPING, ALL SOIL EROSION AND SEDIMENTATION CONTROL REGULATIONS SHALL BE STRICTLY FOLLOWED AND COMPLIED WITH.
- ALL LAWN AREAS SHALL RECEIVE SOD OR HYDROSEED. TURF SHALL BE INSTALLED ON TOPSOIL UNLESS APPROVED OTHERWISE. DO NOT PLANT UNTIL ACCEPTANCE OF FINISH GRADE.
- SOD SHALL BE GROWN ON TOPSOIL UNLESS APPROVED OTHERWISE. SOD SHALL BE 2 YEARS OLD AND STRONGLY ROOTED. PLACE SOD TIGHTLY WITH NO GAPS AND WITH GRASS IN SAME DIRECTION. SEAMS OF SOD SHALL BE STAGGERED IN A RUNNING BOND PATTERN. SOD SHALL BE WATERED IMMEDIATELY TO AVOID DRYING OUT. DO NOT INSTALL SOD UNTIL ACCEPTANCE OF FINISH GRADE AND IRRIGATION SYSTEM IS OPERATING PROPERLY UNLESS DIRECTED IN WRITING TO DO OTHERWISE. FINISH ROLL SOD WITH A WATER FILLED LAWN ROLLER, ROLL PERPENDICULAR TO LENGTH OF SOD.
- TURF SHALL BE INSTALLED ON A MIN. OF 3"-4" OF LIGHTLY COMPACTED APPROVED TOPSOIL. TOPSOIL SHALL BE FERTILE, SCREENED, FRIABLE TOPSOIL FREE OF STONES 1/2" IN DIA. AND LARGER ROOTS, STICKS, OR OTHER EXTRANEOUS MATERIAL, INCLUDING NOXIOUS PLANTS. PH BETWEEN 6.0 AND 6.5. SALTS 500 PARTS PPM. ORGANIC CONTENT 3% MIN. DO NOT INSTALL TOPSOIL UNTIL APPROVED BY OWNER/C.M. TOPSOIL SHALL BE FINE GRADED TO A SMOOTH FINISH, FREE OF LUMPS AND DEPRESSIONS.
- ALL LANDSCAPE ISLANDS WITHIN PARKING LOTS SHALL BE BACK FILLED WITH TOPSOIL TO A DEPTH OF 18" MIN.

IRRIGATION NOTES:

- ALL PLANTING AREAS, LAWN AREAS AND LANDSCAPE ISLANDS SHOWN ARE TO HAVE A COMPLETE IRRIGATION SYSTEM. THE G.C. SHALL BE RESPONSIBLE FOR RETAINING A QUALIFIED FIRM FOR THE DESIGN OF THE IRRIGATION SYSTEM. THE DESIGN MUST SHOW HOW THE SYSTEM TIES INTO THE BUILDING AND MUST SHOW ALL OF THE NECESSARY EQUIPMENT FOR A COMPLETE SYSTEM. THE G.C. SHALL SUBMIT THE IRRIGATION SYSTEM DESIGN TO THE ARCHITECT/OWNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.



GLEN CREEK
DRIVE SE



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

PREPARED FOR:
Allen Edwin Homes
Attn: Mr. Dan Larabel

795 Clyde Court
Byron Center, MI 49315
Phone: 616.878.1748

REVISIONS:

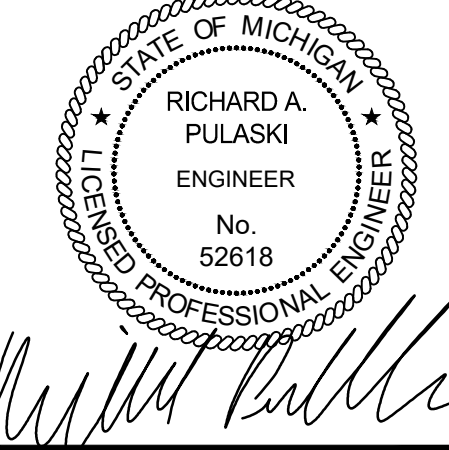
Title: Final PUD / Site Plan Submittal
Drawn: DCJW Checked: RP Date: 4.25.2024
Title: Final PUD / Site Plan Submittal Revised
Drawn: DCJW Checked: RP Date: 6.24.2024

DUTTON CENTER

Fire Access Exhibit

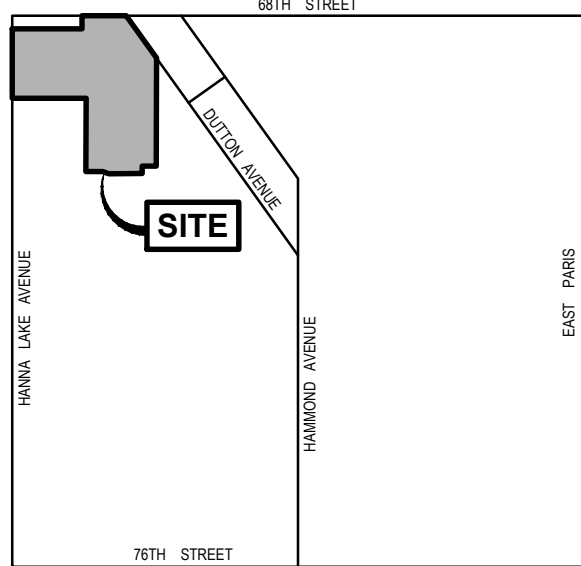
3316 68TH STREET SE
PART OF THE NW 1/4 OF SECTION 11, T5N, R11W,
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

STAMP:

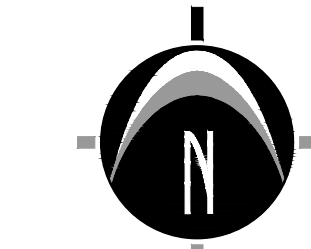


PROJECT NO:
22400615

SHEET NO:
C-900

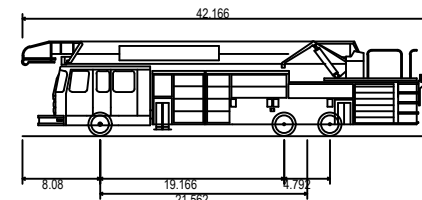


LOCATION MAP
NOT TO SCALE



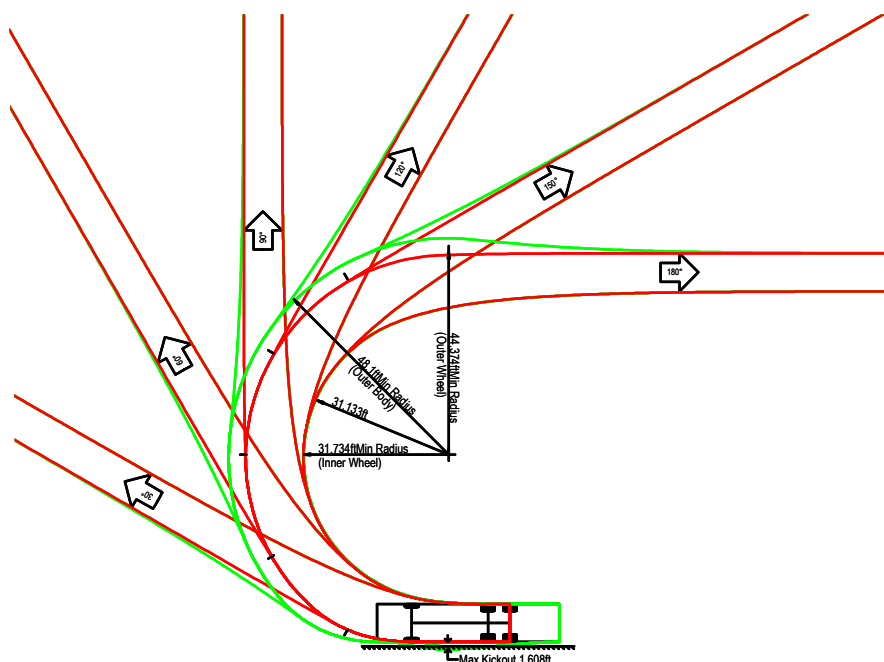
0' 50' 100' 200'
SCALE: 1" = 100'

FIRE TRUCK LEGEND



Fire Truck-Cyclone Chassis
Overall Length 42' 100"
Overall Width 8' 3/8"
Overall Body Height 9' 8 1/2"
Min Body Ground Clearance 0' 6 1/2"
Track Width 7' 0 1/2"
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 36.00ft

FIRE TRUCK TURN DETAIL



811 Know what's below. CALL before you dig.

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.

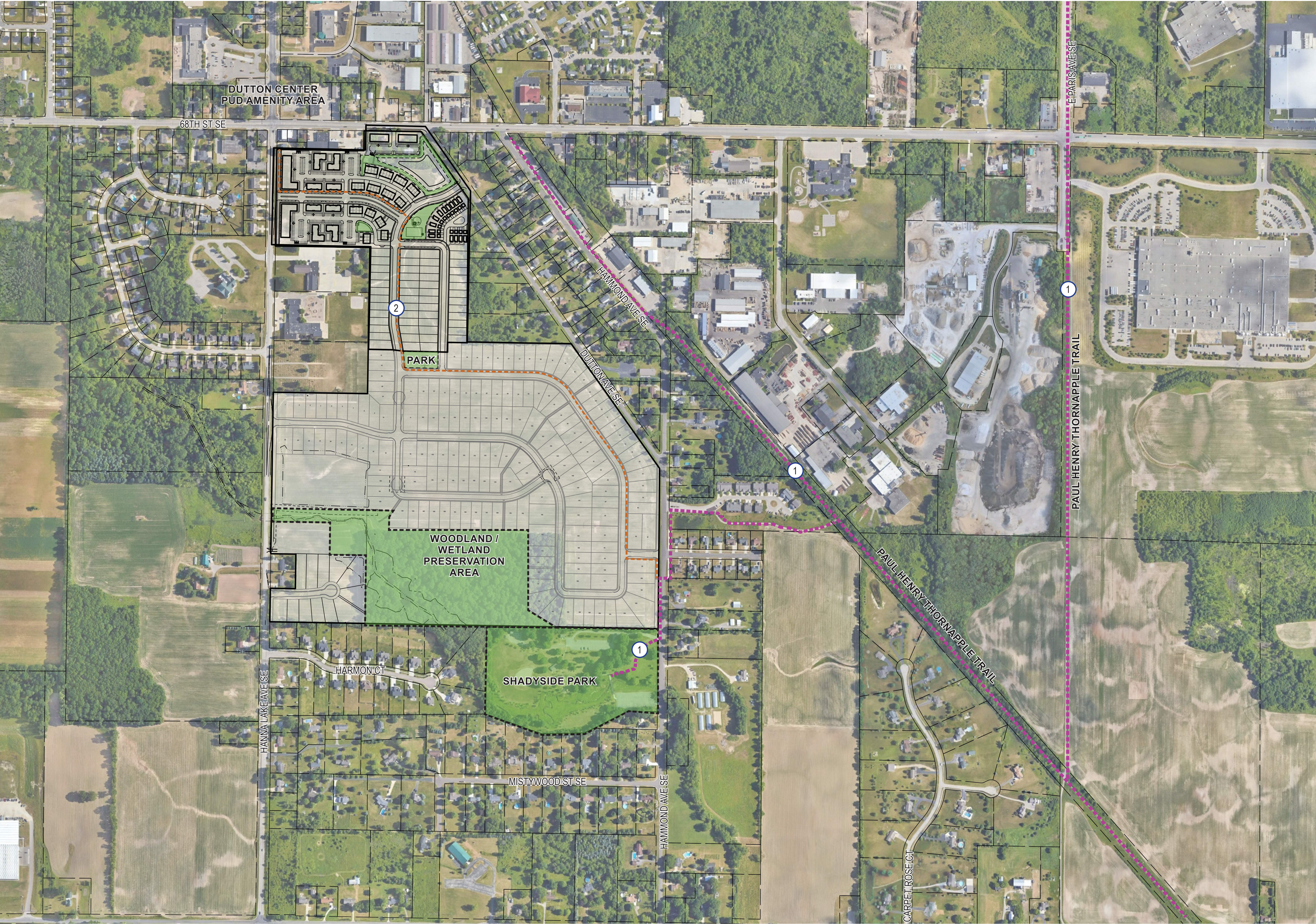
NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

ZONED RL-14
GAINES TOWNSHIP
41-22-11-101-001
7700 HANNA LAKE AVENUE SE

- LEGEND
- 1

PORTION OF 10' WIDE TRAIL IS EXISTING OR CURRENTLY UNDER CONSTRUCTION
- 2

CONNECTOR TRAIL THROUGH DUTTON PUD WITH WAYFINDING SIGNAGE AT INTERSECTIONS





PHOTOMETRIC PLAN

SCALE: NTS



CTA LIGHTING & CONTROLS
908C West River Center Dr
Comstock Park, MI 49321
616.647.2400
www.cta-lc.com

PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION
Based on the information provided, all dimensions and luminaire locations represent a recommended application. The engineer and/or architect must determine the applicability of the layout regarding existing or future field conditions.
This lighting layout represents illumination levels calculated using laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved method. Actual performance of a manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in LEDs, and other field conditions. Calculations may not include obstructions such as buildings, curbs, landscaping, or other architectural elements. Future nomenclature may not include mounting hardware or poles. This layout is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

DESIGNED FOR:



DUTTON LIGHTING 2

ADDRESS

SALES
QUOTES

DATE
4.23.2024

DESIGNER
J YONKERS

REVISIONS
DATE NAME
6212024 D CORR
732024 D CORR

SHEET

1

integrity 1610

1,607 SF

3-5 bedrooms

2-3 bathrooms

2-3 car attached garage



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integrity 1750

1,736 SF

3-4 bedrooms

2-2.5 bathrooms

2 car attached garage



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integrity 1810

1,822 SF

4 bedrooms

2.5-3.5 bathrooms

2-3 car attached garage



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integrity 1830

1,830 SF

4-5 bedrooms

2.5-3.5 bathrooms

2-3 car attached garage



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integrity 2060

2,060 SF

3-4 bedrooms

2-2.5 bathrooms

2 car attached garage



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integrity 2280

2,278 SF

3-6 bedrooms

2.5-4 bathrooms

2-3 car attached garage



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Kent County Road Commission

MEMORANDUM

To: Dan Wells
Community Development Director, Gaines Charter Township

From: Timothy J. Likens, PE, PTOE
Traffic & Safety Engineer, Kent County Road Commission

Date: May 7, 2024

Subject: Dutton Center PUD
Traffic Impact Study Review

The Kent County Road Commission (KCRC) is in receipt of the Traffic Impact Study (TIS) for the proposed Dutton Corners Planned Unit Development (PUD). The project site is generally located in the southeast quadrant of the 68th Street and Hanna Lake Avenue intersection. The TIS was completed on behalf of the applicant by Fleis & VandenBrink (F&V) dated April 14, 2024. F&V corresponded with KCRC during the TIS process regarding study scope and assumptions.

KCRC finds that the TIS was performed according to accepted traffic engineering practices, Institute of Transportation Engineers (ITE) methodologies, and the agreed upon scope and assumptions. KCRC is satisfied with the findings and recommendations of the TIS, with the following exceptions:

Traffic Signal Operations

The traffic signal at 68th Street and Hanna Lake Avenue will continue to operate the existing left-turn phasing scheme with permissive flashing yellow arrows and lagging protected green arrows. Leading the left-turn phase is inconsistent with driver expectation and presents safety concerns for drivers completing left-turns and red-light running. KCRC will continue to monitor traffic signal operations and optimize signal timings as necessary.

Right Turn Tapers

All driveways and private/public road approaches to 68th Street, Hanna Lake Avenue, and Dutton Avenue must be designed and constructed according to KCRC geometric standards and guidelines, including right-turn tapers as specified therein. Full width right-turn deceleration lane(s) are not required for this project.

Left-Turn Lanes

Left-turn lanes are required as follows to facilitate site-generated turning movements:

1. As cited in the TIS there is an existing center two-way left-turn lane on 68th Street along the site frontage; therefore, no additional left-turn lane is required.
2. No left-turn lane is required on Dutton Avenue.
3. A left-turn lane is required on Hanna Lake Avenue at the proposed site access. The existing northbound (NB) left-turn lane at 68th Street should be continued at full-width to the proposed access point to provide storage for NB left-turns onto 68th Street and SB left-turns into the proposed development. Hanna Lake Avenue should be tapered back the existing two-lane cross section south of the proposed access point according to the posted 40 mile per hour speed limit and prevailing geometric standards.

In addition to direct response to the TIS recommendations, KCRC offers the following input for consideration by Gaines Township:

Commercial Buildings on 68th Street

There are two buildings (C-1 and C-2) proposed with this PUD that are served by a single driveway to 68th Street. These buildings and associated parking area are not interconnected to the remainder of the PUD. KCRC understands and accepts the rationale to not provide interconnection for these buildings as to not create direct access to 68th Street for the entire PUD and future connected parcels to the south.

That stated, the TIS presents discrepancies and uncertainty in the intended use of buildings C-1 and C-2; whereby the site plan (dated February 29, 2024) indicates 14,500 square feet of office/commercial space. The trip generation forecast for the site has lumped these buildings in with the overall PUD as “shopping plaza” space. While the ITE land use selected can include office space, this does not preclude buildings C-1 and C-2 from being occupied by more intense uses.

KCRC has concerns with traffic spilling back from this isolated parking area and driveway onto 68th Street. To mitigate this concern, KCRC recommends that this space be designated specifically for office or other similar/compatible use that generates less intense traffic volumes and turnover of parking spaces than general shopping center space. Patrons of retail stores, restaurants, and similar high-turnover uses would likely have difficulty circulating this isolated parking area to find a space during peak times. This would result in internal circulation conflicts that would potentially delay vehicles from entering the site. Conversely, office or similar land uses with directional morning arrival and afternoon departure patterns are less likely to cause overflow of the isolated parking area and relative safety concerns on 68th Street.

Gaines Charter Township

Planning Commission Memo

Meeting Date: August 22nd, 2024

AGENDA ITEM: VI.3.d.

PROPOSED REQUEST: Special Use Permit for
Consumer Scale Ground Mounted Solar Energy
Collector

ADDRESS: 4142 92nd Street SE

PARCEL NUMBER: 41-22-25-100-006

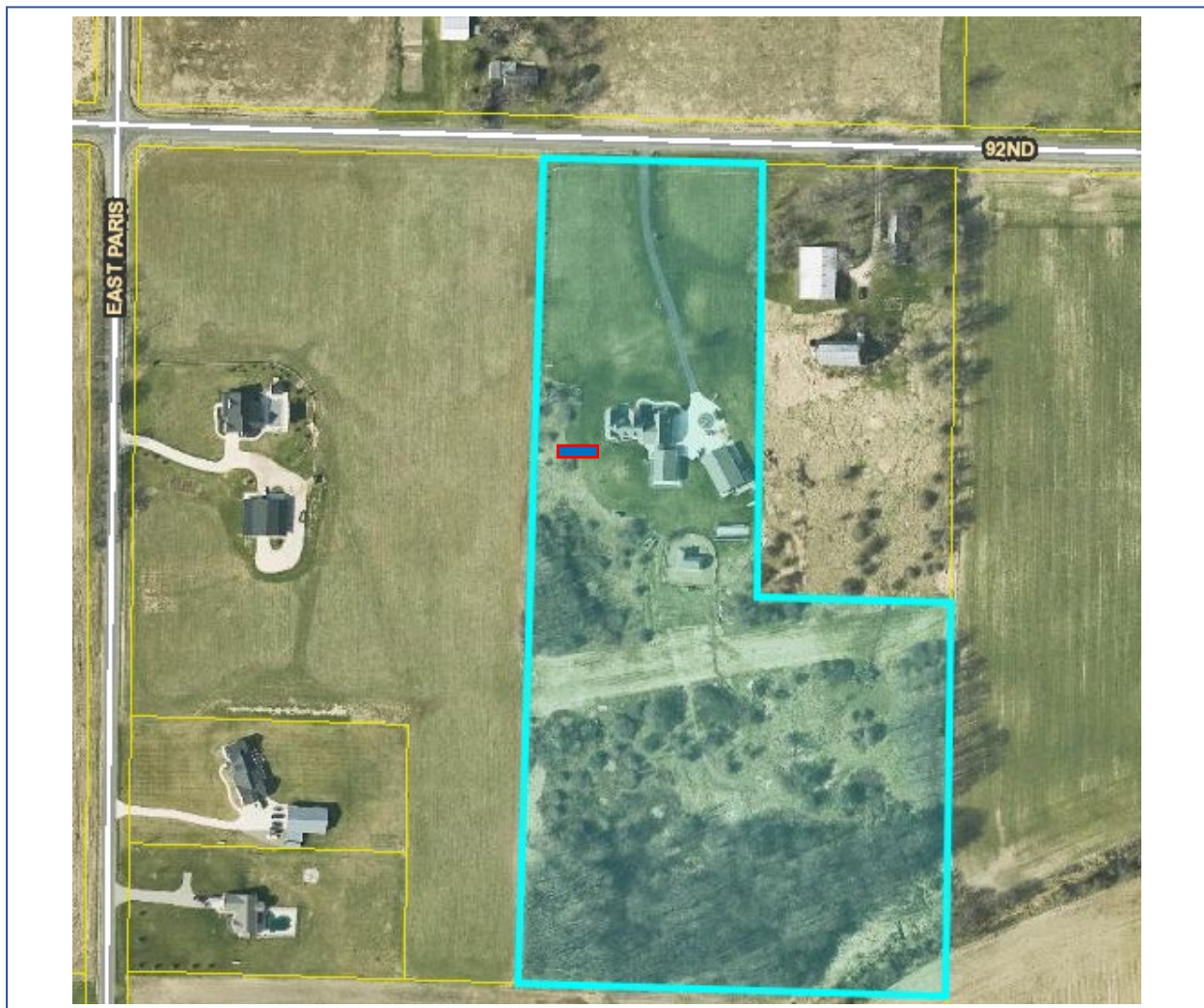
APPLICANT: Jeff Williams

FILE NUMBER: 240603JW

PROPERTY ZONING DISTRICT: A-B,
Agricultural/ Agri-Business

PROPERTY SIZE: 14.93 acres

REPORT BY: Dakota Swan, Assistant Planner





 = proposed location of panels

OVERVIEW

The applicant requests to obtain a Special Use Permit in order to construct a ground mounted solar array located on the north side of the house at 10648 Eastern Ave SE. The array will consist of forty 46 x 90-inch panels and cover a 75 x 16-foot area and be mounted to a height of no more than 10 feet. The power generated by the solar array will be used by the homeowner.

Surrounding zoning:

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

STANDARDS OF REVIEW

Ground mounted solar systems greater than 50 square feet and higher than five feet high may only be established as accessory uses when authorized by the Planning Commission through the issuance of a

special use permit per Section 4.18 Solar Energy Collectors and Commercial Solar Energy Systems (4.18.A). The permit is obtained under the review requirements of Section 4.18.B “General Requirements”, 4.18.D; “Consumer Scale Ground Mounted Solar Energy Collectors”, and Section 19.8 “Special Land Uses”.

4.18.B General Requirements

The following specific standards shall apply to all Solar Energy Collectors:

1. ***Applications. In addition to all other content required for the completion of an application for building permit and zoning approval, the applicant shall submit for review unit renderings and plan details for the proposed solar energy collector equipment.***

Meets Standard, Condition Recommended. See attachments to the application for site location of the proposed panels. Details regarding mounting, electrical connections to the home, and the type of panels to be used have been provided and shall be subject to approval by the Building Inspector.

2. ***Glare and Reflection. The exterior surfaces of solar energy collectors shall be generally neutral in color and substantially non-reflective of light. A unit shall not be installed or located so that sunlight or glare is reflected into neighboring residences or occupied yard space or onto adjacent streets.***

Meets Standard. The panels being used feature low-reflection white glass.

3. ***Location. To the maximum extent practical while still being functional, solar energy equipment shall be located so as to be visually unobtrusive to adjacent residential properties.***

Meets Standard. The view of the panels will be screened by a tree line along the western property line, blocking them from the view of neighbors to the west. The panels may be slightly visible from 92nd Street, however, there are some trees that extend out from the tree line that will likely assist in screening the view from the right of way. The applicant has provided drone photos (see attached) that indicate the panels will be located between two tree lines on the western property line.

4. ***Installation.***

- a. ***A solar energy collector shall be permanently and safely attached to the ground or an approved structure. Solar energy collectors and the installation and use thereof, shall comply with building codes and other applicable Township, County, State and Federal requirements.***

Meets Standard, Condition Recommended. The applicant has stated that the panels will be ground mounted and secured using underground concrete pilings measuring 5 feet deep. The applicant has also stated that installation plans have been calculated based on anticipated snow and wind loads. Details provided regarding the installation method shall be subject to review by the Building Inspector and Township Engineer.

- b. ***Solar energy collectors shall be installed, maintained and used only in accordance with the manufacturer’s instructions. Upon request of the building inspector, a copy of the instructions shall be submitted to the building department prior to the issuance of a permit allowing installation.***

Meets Standard, Condition Recommended. The applicant has provided details on how the panels will be mounted, and site plans depicting the location of the panels and the respective electrical system. All plans should be subject to Building Inspector and Township Engineer review.

5. **Power lines. On-site power lines between solar panels and inverters shall be placed underground.**

Meets Standard, Condition Recommended. The applicant has stated that the power lines are planned to run underground to the meter on the side of the house, and underground wiring is already in place between the house and the array. Furthermore, the applicant stated that all electrical components will be within the mechanical room of the dwelling. The wiring and electrical distribution system should be subject to Building Inspector and Township Engineer review.

4.18.D. Consumer Scale Ground-Mounted Solar Energy Collectors.

The following specific requirements shall apply:

1. ***Location. The unit shall be located in the rear yard and shall be subject to the setbacks for accessory buildings.***

Meets Standard. The panels are set to be located in the rear yard, and all setbacks for accessory buildings in the A-B zoning district are met. The applicant has stated that the panels will be a minimum of 50 feet from the house, and that they will be 30 feet off the western property line.

2. ***Maximum Size. 1,500 square feet of collector panels per ground-mounted solar energy collector structure.***

Meets Standard. The panels are set to total 1,200 SF; the applicant intends to install two 75 foot long panel arrays.

3. ***Maximum Height. 12 feet, measured from the natural grade below the unit to the highest point.***

Meets Standard. The exact height of the panels is undetermined at this time; however, the applicant has stated they will not exceed 10 feet in height.

4. ***Screening. Screening may be required in cases where ground-mounted units impact views from adjacent residential properties.***

Meets Standard. The proposed location is currently adequately screened by a tree line to the west that runs along the property line. The visibility from 92nd Street will also be mildly buffered by a few trees that extend off the tree line and run east to west. The applicant has expressed a willingness to increase the number of pine trees on the property to screen the panels if the Planning Commission desires.

Section 19.8 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, 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. In the broad sense, energy generated by solar collectors is the most sustainable energy source available and will reduce carbon emission use by the homeowner compared to any other energy generation system. The solar array itself presents no threat to health or safety or welfare of residents. Its only negative impact would be visual.

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

Meets Standard. The proposed array is consistent with alternative energy rules in the ordinance and is in accord with Agricultural/Agri-Business zoning in the Master Plan.

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

Meets Standard. No additional traffic will be generated at the residence.

- 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. The proposed array will not draw on public facilities.

- 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. While solar arrays may well become more common, this array is not setting any precedents that would adversely affect the Township.

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

Meets Standard. Solar energy is generally regarded as very environmentally friendly, and this array is not located in an area that has any special environmental considerations.

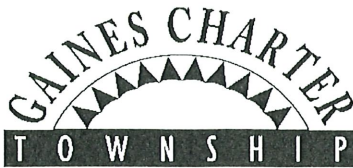
- g. *The proposed special use shall not have significant adverse impacts upon adjoining properties or uses.***

To be Determined by Planning Commission. The system will not interfere with any uses of adjoining properties. However, it has the potential to adversely affect the visual qualities in the immediate area, as it is essentially a mechanical installation. If current screening is considered to be adequate, negative visual impacts are unlikely to bother surrounding landowners.

STAFF RECOMMENDATION

Staff recommends approval of the site plan for the construction of the solar array, with the following condition and an optional condition:

- 1) Solar panel mounting and electrical systems shall be reviewed by the Building Inspector and Township Engineer and approval by both is required.
- 2) Optional; adequate screening shall be maintained until the panels are removed.



FILE NO.

240603JW

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

Special Use Permit Application

Project Address	4142 92nd st SE Caledonia MI 49316		
Owner Name	Jeff Williams		
Owner Address	Street Address	City, State, Zip	
	4142 92nd st SE	Caledonia MI 49316	
Parcel Number(s):	41-22- 25-100- 006	41-22-	
Description of Proposed Project/Use	SOLAR PANEL Electric installed - Ground Mounted.		

Applicant/Contact	SAME		
Applicant/Contact Address	Street Address	City, State, Zip	
	SAME		
Contact Info	Home / Office / Cell	E-Mail	
	616-690-1039 Cell	jeff@powerchute.com	
"I" hereby certify to the correctness and knowledge of the information submitted and hereby agree to comply with the terms and requirements of all applicable Township ordinances. I also grant Township staff permission to enter onto the subject property in review of this application.			
Signature			
Please complete the appropriate Worksheet as part of your application packet (see Staff for more information) for: Planning Commission, Zoning Board of Appeals requests, Land Divisions, Combinations or Lot Line Adjustments.			

Township Use Only

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

Applicant Response to General Standards of Review

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

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

NONE

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

N/A

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.

N/A

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

*This system will lighten the load on our grid
No other adverse impacts*



Panel array in front of this tree line

Panel array behind this group of trees

Distance from edge of road to tree line is 365'

92nd Street



SOLAR PANELS
30' OFF PROPERTY LINE

92nd street

The distance from property line to house is 126'

2 rows of panels
facing south

Panel array is 75' long

Notes For Gaines Township

- ① Solar PANEL Array Approx 420' from 92nd st.
- ② Array is behind a tree line that is 365' from 92nd st. 60' of Array will be blocked SEE Color Photo
- ③ South Tree line is All woods.
- ④ West property line is open to Reut-frow family. They will see a side profile of Solar array.
- ⑤ Panels will be min 50' from Corner of House.
- ⑥ I Am more than willing to Install more Pine Trees for cover up.
- ⑦ Please look at Drone Photo's

the
best day
Ever

AXIbipremium XXL HC MW 530 - 555 Wp

High performance bifacial solar module
144 halfcell, monocrystalline



German-American-Engineering

The advantages:



15 years Manufacturer's warranty



High module performance through
Half-Cut-technology and selected materials



Guaranteed positive power tolerance
from 0-5 Wp by individual measurement



100 % visual electroluminescence inspection
in production



High stability due to innovative frame design



High quality junction box
and connector systems

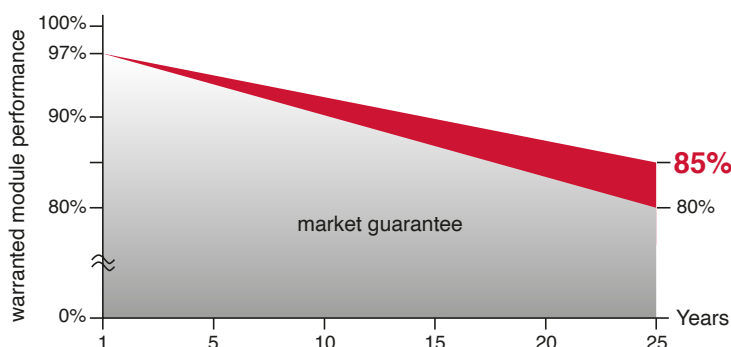


25 years Performance guarantee



Fig. similar 144MHUSA230801A

Exclusive linear AXITEC high performance guarantee!



**85% AXITEC Warranty Added Value: up to
5% more power after 25 years**



Conforms to ETL STD No.1703
Certified to ULC/ORD Std. C1703

AXIbipremium XXL HC MW 530 - 555 Wp

Electrical data (at standard conditions (STC) irradiance 1000 watt/m², spectrum AM 1.5 at a cell temperature of 25°C)

Type	AC-530MBT/144V	AC-535MBT/144V	AC-540MBT/144V	AC-545MBT/144V	AC-550MBT/144V	AC-555MBT/144V
Nominal output	530 Wp	535 Wp	540 Wp	545 Wp	550 Wp	555 Wp
Nominal voltage U _{mp}	41.31 V	41.47 V	41.64 V	41.80 V	41.96 V	42.11 V
Nominal current I _{mp}	12.83 A	12.91 A	12.97 A	13.04 A	13.11 A	13.18 A
Short circuit current I _{sc}	13.72 A	13.79 A	13.86 A	13.93 A	14.00 A	14.07 A
Open circuit voltage U _{oc}	49.30 V	49.45 V	49.60 V	49.75 V	49.90 V	50.05 V
Module conversion efficiency	20.52 %	20.71 %	20.90 %	21.10 %	21.29 %	21.48 %

Bifacial output - Backside Power gain

10% Power output	583.00 Wp	588.50 Wp	594.00 Wp	599.50 Wp	605.00 Wp	610.50 Wp
Module Efficiency	22.57 %	22.78 %	22.99 %	23.21 %	23.41 %	23.62 %
15% Power output	609.50 Wp	615.25 Wp	621.00 Wp	626.75 Wp	632.50 Wp	638.25 Wp
Module Efficiency	23.59 %	23.82 %	24.04 %	24.26 %	24.47 %	24.70 %
20% Power output	636.00 Wp	642.00 Wp	648.00 Wp	654.00 Wp	660.00 Wp	666.00 Wp
Module Efficiency	24.62 %	24.85 %	25.08 %	25.32 %	25.54 %	25.77 %
25% Power output	662.50 Wp	668.75 Wp	675.00 Wp	681.25 Wp	687.50 Wp	693.75 Wp
Module Efficiency	25.65 %	25.89 %	26.13 %	26.37 %	26.60 %	26.84 %

Design

Frontside	0.13 inch (3.2 mm) hardened, low-reflection white glass
Cells	144 monocrystalline high efficiency cells
Backside	Composite film, cell caps white
Frame	1.38 inch (35 mm) silver aluminium frame

Mechanical data

L x W x H	89.68 x 44.64 x 1.38 inch (2278 x 1134 x 35 mm)
Weight	61.73 lbs (28 kg) with frame

Mechanical load

Design load (pressure/suction)	33.3 PSF / 33.3 PSF
Test load (pressure/suction)	50 PSF / 50 PSF

Power connection

Socket	Protection Class IP68
Wire	51.18 inch, AWG 11
Plug-in system	Plug/socket IP68, Stäubli EVO2

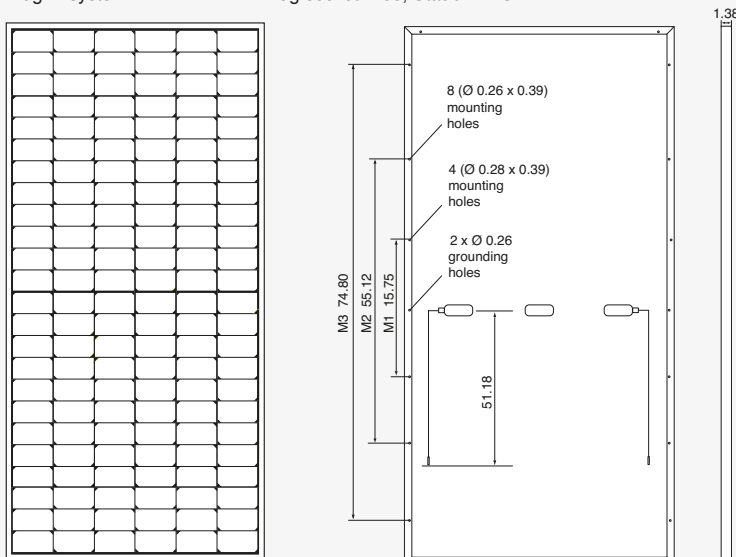


Fig. principle sketch

All dimensions in inch

Limit values

System voltage	1500 VDC (UL) 1000 VDC (IEC)
Module Fire Performance	TYPE 1 (UL 1703) or CLASS C (IEC 61730)
NOCT (nominal operating cell temperature)*	45°C +/-2K
Reverse current feed IR	30.0 A

Permissible operating temperature	-40°C to 85°C / -40°F to 185°F
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Bifaciality	70 % ± 10 %
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(No external voltages greater than V_o may be applied to the module)

* NOCT, irradiance 800 W/m²; AM 1.5; wind speed 1 m/s; Temperature 20°C

Temperature coefficients

Voltage U _{oc}	-0.29 %/K
Current I _{sc}	0.048 %/K
Output P _{mp}	-0.35 %/K

Low-light performance (Example for AC-555MH/144V)

I-U characteristic curve	Current I _{mp}	Voltage U _{mp}
200 W/m ²	2.69 A	40.53 V
400 W/m ²	5.43 A	40.99 V
600 W/m ²	8.12 A	41.31 V
800 W/m ²	10.73 A	41.67 V
1000 W/m ²	13.18 A	42.11 V

Packaging

Module pieces per pallet	31
Module pieces per HC-container	620