

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

Tentative Agenda

7:00 p.m. – Thursday, December 14th, 2023

I. Call to Order and Roll Call

II. Consideration of Agenda

III. Consideration of Meeting Minutes

a. Consideration of the November 16th, 2023, Planning Commission Regular Meeting Minutes

IV. Inquiry of Conflict of Interest

V. Public Comment

VI. New Business

1. Public Hearings

a. 1235 100th Street SE – Special Use Permit and Site Plan

Special Land Use permit for Agricultural Services Business in the Agricultural/Rural Residential zone, and site plan amendment review for a 1,900 square foot (SF) office space building addition at Sikkema Equipment

b. 9625 East Paris Avenue SE – Special Use Permit

Special Land Use permit for a 1,000 square-foot (S.F.) addition to an existing 1,600 S.F. accessory building, for a total of 2,600 S.F. of residential accessory buildings on the property.

2. Items not requiring a Public Hearing

a. 2024 Meeting Schedule

Consideration of the 2023 Planning Commission and Zoning Board of Appeals Regular Meeting Schedule.

b. 7610 Division Avenue SE

Request for rezone from Heavy Industrial to General Commercial.

c. 9050 Kalamazoo Ave SE

4:1 Ratio Waiver Request for land division.

3. Site Plan Review

a. 6729 Hanna Lake Ave. SE – Dutton Christian Elementary

For the construction of a six classroom 11,600 SF addition and related site improvements.

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 Gaines Charter Township Planning Commission
Regular Meeting Held 7:00 p.m. – Thursday,
November 16th, 2023**

Township Board Room - 8555 Kalamazoo Ave. S.E. Caledonia, MI 49316

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

ABSENT: None

STAFF PRESENT: Dan Wells, Community Development Director

Kim Triplett, Executive Assistant

I. CALL TO ORDER AND ROLL CALL – 7:00PM

II. Consideration of Meeting Minutes

a. Consideration of the October 26th, 2023, Planning Commission Regular Meeting Minutes
Motion by Haagsma to approve the minutes subject to the addition of the information of who made motions and 2nd them.

2nd: B Waayenberg

AYES: All

NAYS: None

ABSTAIN: NONE

MOTION CARRIED

III. Inquiry of Conflict of Interest - NONE

IV. Public Comment - NONE

V. New Business

1. Public Hearings

a. 7979 Kalamazoo Ave. SE– Special Use Permit

Special Land Use permit and site plan amendment for two building additions at South Christian High School; a 22,000 square foot education wing and 1,800 square foot building expansion for storage.

Aaron Mecker of South Christian High School spoke regarding the need for an addition at the school.

The existing building school was built in 2019. At that time classrooms were built to hold 700 students (had 600 at that time), with the gym and food service areas built to hold 1,200 students.

As of 2022 there were over 900 students. Plans for the addition will add 8 more general classrooms, 3 special education classrooms, and 1,800 feet of dry storage.

Jeff Van Laar of Excel Engineering spoke, giving more details. The addition will be

Planning Commission Meeting Minutes – November 16, 2023
at the NE corner of the existing building. He noted that they plan on tying into existing public utilities, new utilities will not be needed.

The area currently has 610 parking spaces, which should be sufficient. Although the building can hold more than that, all areas are not used at the same time, so the existing parking spaces will be sufficient.

They have worked with Brett Holmes and the Fire Department approves the current plan; they have no concerns.

Public services and facilities, police and fire protection, drainage structures, water and sewage facilities, will be extended to the proposed special use and will not exceed load capacities. Internal plumbing will be addressed at the proper time.

Signage – Considering school logo on sign/building on the north face of wall – existing sign is 32 sq feet (can be larger). Only one sign is allowed per street frontage. Any new wall signage will be reviewed by staff and an appropriate approval process determined at the time a sign permit or a variance is needed.

Wells advised the plan complies with all specific use requirements. It complies with the Township Master Plan. The site plan must comply the 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. This is a minor addition. Improvements do not require landscaping requirements. From the plans submitted, the existing trees planted in the area will not be removed. If during the construction trees need to be removed, they will be either moved and replanted, or new trees will be planted to replace them.

Lighting – They will need to install wall pack lighting above egress doors per code. There is also some desire for modest uplighting at the end of the building, but lighting plans have not been fully developed. Plans must be approved prior to issuing building permits.

After review there appears there are no major issues at this point. They Will be adding sidewalk to the north side of the building so it will go around The entire building.

Drainage – Plans must conform with the Kent County Drain commission's surface water drainage standards and the Township's stormwater ordinance.

Staff recommends approval of special use permit and sit plan with the conditions listed.

Chair declared public hearing open – no one in attendance wished to speak
Chair declared public hearing closed.

Motion: Motion by R Wiersema to approve the special land use permit and site plan for South Christian High School expansion, with the following conditions:

1. Waive excess parking requirements and permit the additions with the

current 610 parking spaces.

2. Any trees or shrubs removed due to construction activities shall be moved and replanted or replaced with other trees or shrubs in proximity to the removal.

3. The applicant shall submit a lighting plan for the addition that complies with lighting regulations under the zoning ordinance prior to applying for building permits. Staff shall review the lighting for zoning compliance.

4. 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

2nd: B Waayenberg

AYES: All

NAYS: None

ABSTAIN: NONE

MOTION CARRIED

b. Hoffman Meadows Phase II– Tentative Preliminary Plat

Fifty-five single family detached home lots on 46.58 acres

Tentative preliminary plat review – Chris Hoffman of Bosco Construction present.

Phase II of Hoffman Meadows is 15.36 acres and includes 55 single-family lots and is under development. Currently working with the county regarding drain system.

Wells stated he has met with the Fire Department; the area will connect with Crystal Meadows – Cornerstone Estates.

Wells explained the process from tentative preliminary plat review, then preliminary plat review, then final plat review. This process ensures everything is in line with the zoning ordinances. This process will allow one year to get required agency approvals, and two years to build (R-10 zoning) 55 single-family detached dwellings, numbered 41 through 95.

The Planning Commission approves the 4:1 depth-to-width ration waiver for lot 65.

There will be a variety of models, landscaping requirements are being met, there will be sidewalks, streets lights will be installed, and a special assessment district will be created. Public utilities, water/sewer (needs to be reviewed by engineer), cable, electric, gas, etc.

Staff recommends approval with conditions.

Chair declared public hearing open:

Leon Pratt – 2490 Crystal Meadows

Mr. Pratt stated they live in the last lot next to lot 77.

Issue # 1: Very dry rye grass was planted. They are worried about fireworks etc.

starting a grass fire. He has spoken to the fire department.

Wondering if they will be planting anything green.

Issue # 2: There are four wheelers and dirt bikes using the undeveloped areas. He did not call the law because they left. There were signs at one time, but they have been removed. When will the road connect – 1 ½ to 2 years until there are buildable lots, but probably next summer. He is worried about theft and vandalism if they build the streets too early.

Issue # 3: Construction workers cause a lot of congestion. They will block roads, mailboxes, driveways, fire hydrants, etc. He would like to see them use a separate entrance.

Comment: Asked if the Dutton Fire Department just got a new truck – yes. Wondering why there wasn't a public event (like a parade) held. Wells advised that there have been several community events where the truck has been on display.

Chair declared Public Hearing Closed

Planning Commission comments:

Wells: Staff commented that the roads are public so they can be used by anyone.

Haagsma: Asked if the moratorium on RL-10 had been lifted. Staff advised yes it had.

Chair asked if there was a motion.

MOTION BY HAAGSMA TO ADOPT THE RESOLUTION REGARDING THE TENTATIVE APPROVAL OF THE PRELIMINARY PLAT BE APPROVED, ALONG WITH GRANTING OF THE DEPTH-TO-WDITH WAIVER FOR LOT 65.

CONDITIONS ARE:

- 1.The applicant shall confirm lot width compliance for all lots within the Plat.
2. Staff shall confirm that no less than five house models that meet the requirements of the GCTZO Section 6.4 A are built within the plat.
3. Staff shall enforce the street tree requirement of the GCTZO Section 16.13 A at the time of building permitting.
4. The applicant shall update the plan to show sidewalks on both sides of the public street throughout the entire development.
5. The applicant shall request the creation of a Street Light Assessment District before applying for residential building permits.
6. The applicant shall adhere to all review comments provided by the Township Engineer.

2ND: Rober

ANY DISCUSSION

AYES: All

NAYS: NONE

ABSTAIN: NONE

MOTION CARRIED

2. Items not requiring a Public Hearing

a. 4645 100th Street - Special Use Permit for Home Occupation

Special Land Use request to allow for a home occupation in a residential accessory building in the Agricultural/Agri-Business (A-B) zoning district.

Three individuals approached podium. Will Schneider represented Jennifer & Manue Ranero. He heard the case at the first meeting, met with the Ranero's to discuss environmental matters, including: gas, oil, etc., and wastewater. They also discussed the number of employees that would be added, and hours of operation.

There is not an existing drain. They walked the creek, took the top off of the drain and it was not a drain, it was just dirt.

The Ranero's have changed their plans. The detailing business would be for interiors only. There will be no large amounts of water, no gas/oil/chemicals, and no additional employees. Only equipment will be a shop vac. They will also have one car from the dealership there at a time. They will bring a car in, detail the interior and it will be removed that day.

Wells advised this project meets all the standards. There was a concern regarding wastewater, the fact that they have no drain, etc. As they will no longer be doing engine cleaning, these matters resolved themselves. Additionally, per the applicant there will be no carports or employees, as originally planned.

The plan is permitted commercial use. The square footage cannot be more than 25% of the main building, which it is not. There does not appear to be any negative affect on the area.

Billips – No issues

Rober – soap and water run off into the ground, does not like that.

Wiersma – No concerns

Waayenberg – No extra buildings, no employees, no noise issues, etc. one car at a time is not much different than washing your own car at home.

Haagsma – No issues

Thomas – No building, only the existing pole barn which sits back off the road. No concerns.

Billips – Asked applicant if they lived on the property – answer is yes.

Haagsma – Appreciates they came in for permission to do this.

Motion by Haagsma to approve the special use with the listed conditions:

- Hours of Operation shall not exceed Monday through Friday 8 AM – 5 PM.
- (If still requested) accessory buildings shall be fully enclosed at all times when storing vehicles and/or equipment related to the home occupation.
- There shall be no more than one (1) vehicle related to the home occupation stored on the premises at one time, and the vehicle stored on-

site related to the home occupation must be within a fully enclosed structure.

- Detailing work shall be restricted to interior cleaning only, and no wastewater or waste chemicals will be generated by exterior or engine washing.
- No detailing will be undertaken by anyone other than the owners of the property. • Cleaners used will be “household cleaners”, and not stored in large quantities.
- Vacuum cleaning shall be restricted to a standard shop vac.

2ND Wiersema

ANY DISCUSSION

AYES: Thomas, Billips, Waayenber, Haagsma, Giarmo, Wiersema

NAYS: Rober

MOTION CARRIED

3. Site Plan Review

None

VI. General Discussion

Wells advised items on the December agenda:

1235 100th Street SE – special Use Permit and Site Plan

9625 East Paris Avenue – special Use Permit

2024 Meeting Schedule

7610 Division Avenue – request for rezone

9050 Kalamazoo Avenue – ratio waiver request for land division

6729 Hanna Lake Ave., SE – Dutton Christian Elementary

VII. Adjournment

Motion by Waayenberg to adjourn

2nd by Wiersema

AYES: All

NAYS: NONE

MOTION CARRIED

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.

CERTIFICATION:

I hereby certify that the above is a true copy of the minutes from the November 16, 2023, 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: _____, 2023

Gaines Charter Township Planning Commission Memo

Meeting Date: December 14th, 2023

AGENDA ITEM: VI.1.a

FILE NUMBER: 231109RW

PROPOSED REQUEST: Special Use Permit and Site Plan Review

PROPERTY ZONING DISTRICT: Agricultural-Rural Residential

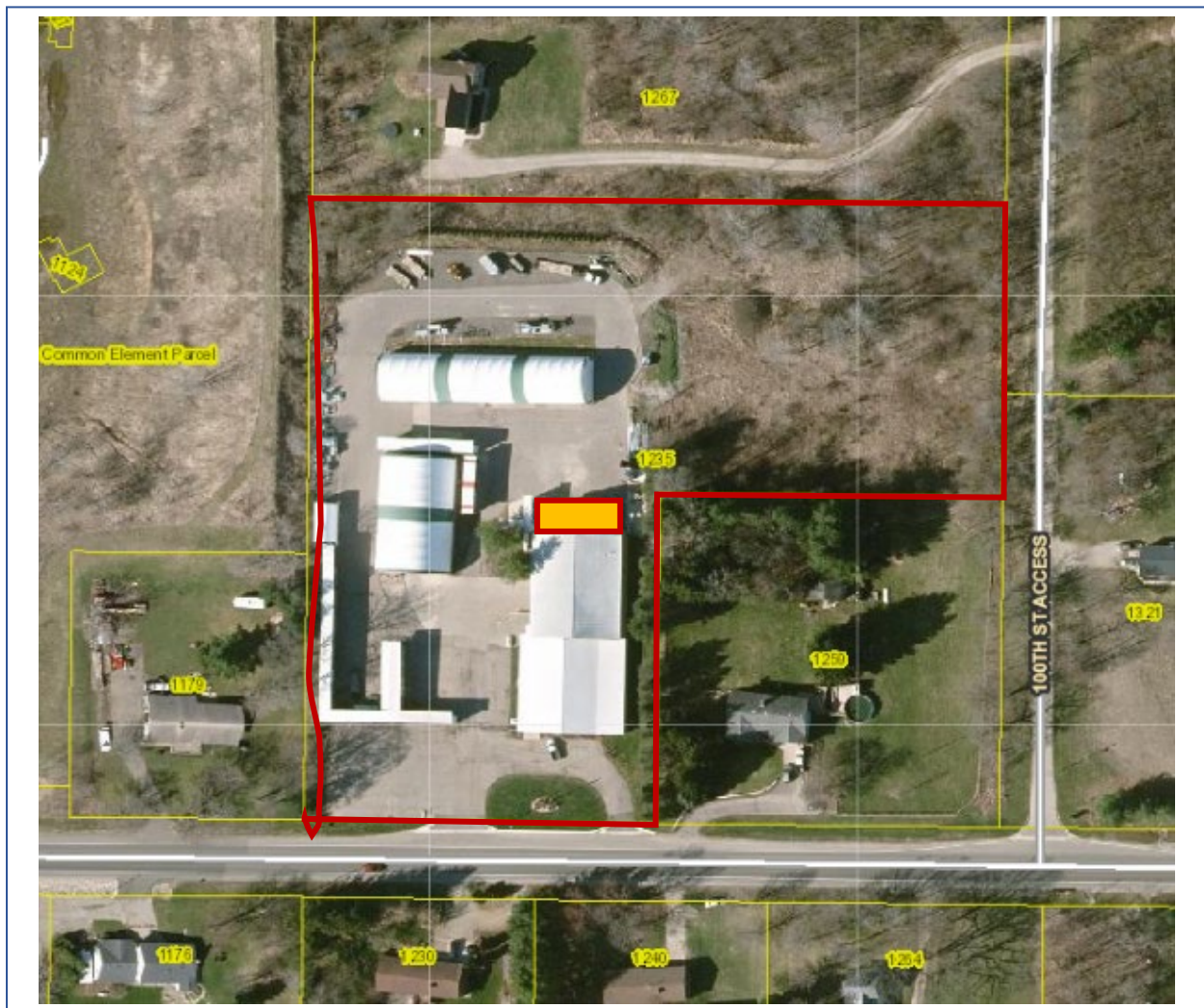
ADDRESS: 1235 100th Street SE

PROPERTY SIZE: 5.33 acres

PARCEL NUMBER: 41-22-29-400-064

REPORT BY: Dan Wells, Community Development Director

APPLICANT: Robert Woronko, Owner



OVERVIEW

The applicant is the new owner of Sikkema Equipment, Inc. and requests approval of a Special Land Use permit for Agricultural Services Business in the Agricultural/Rural Residential zone, and site plan review for a 1,900 square foot (SF) office space building addition at Sikkema Equipment, Inc.

Several actions have been undertaken by the Township for this site in the past.

- Prior to 1987 property was zoned for and used for agriculture.
- In 1987 the ZBA approved a use variance for a dog training facility.
- In 1997 the ZBA denied a use variance request to increase the number of dogs at the facility.
- Sikkema bought parcel and began current use, allowed as a permitted use under Ag-Business zoning.
- 2001 the parcel was rezoned to Ag-Rural Residential, and the business became legal non-conforming under that zoning (since it didn't have a Special Use Permit).
- In 2006 after a fire burned down a storage building, the ZBA approved a use and dimensional variance for expanding the non-conforming use of the property, and reducing the rear property line setbacks to twenty feet. Applicant would be able to build 7,040 SF of accessory buildings for the expansion of the non-conforming use.
- In 2008, staff approved an administrative review for a 1,078 SF building addition.

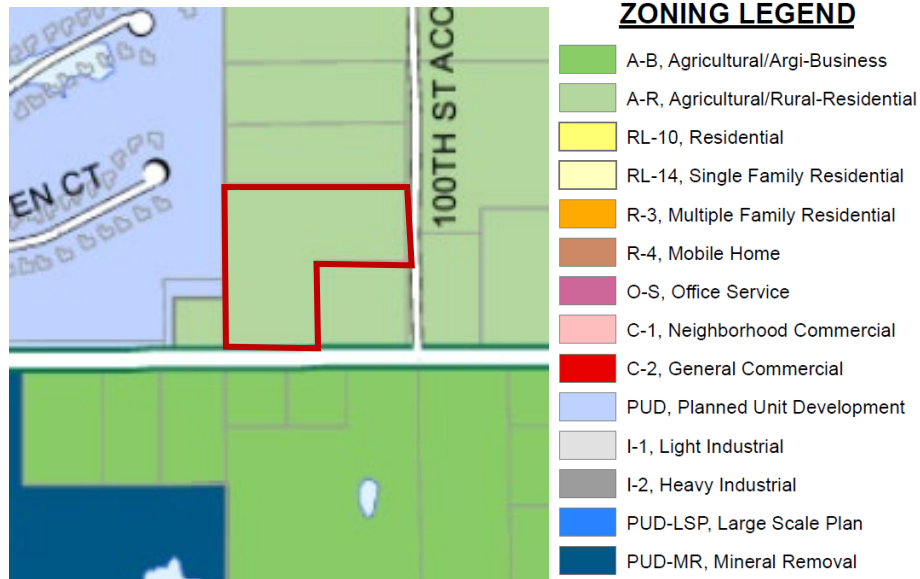
A condition of the 2006 ZBA approval was that the facility would undergo a site plan review. This was never completed by the prior owner. Staff does not know why the condition was not enforced in 2008. In addition, site plan review is required for any new commercial buildings or additions. This review will cover two actions:

1. Special Use Permit for the new owner to operate in a legally permitted manner.
2. Site Plan Review to fulfil the condition of the variance approved in 2006.

A public hearing is required before action can be taken on the Special Use Permit request, and the request has been noticed as such.

Surrounding zoning:

	NORTH: Agricultural-Rural Residential	
WEST: Residential PUD	SUBJECT PARCEL	EAST: Agricultural-Rural Residential
	SOUTH: Agricultural-Agri Business	



STANDARDS OF REVIEW

The request has been reviewed using the applicable review standards of “Section 19.8 General Standards for All Special Land Uses” and “Section 25.6 Site Plan Standards of Review”.

SECTION 19.8 GENERAL STANDARDS FOR ALL SPECIAL LAND USES

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

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

Meets standard. Sikkema Equipment has been operating at the site for over twenty years, so the office expansion is not likely to negatively impact any aspect of health, safety, conveniences, and social and economic welfare. The proposed addition is internal to the site as part of the main building and will be well within required setbacks.

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

Meets standard. The Future Land Use Plan designates this parcel as Rural, and Agricultural Service Business is an allowed use with a Special Use Permit in the Agricultural-Residential zoning district. If Planning Commission finds that the application meets the standards, then it will be consistent with the spirit and intent of the Master Plan.

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

Meets standard. Traffic to and from the site will remain the same, with no increase in hazards.

- 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.*

Meet standard, condition recommended. The proposed building additions and site improvements will have no impact on public facilities as none are available in the area. In the December 4 review, the Township Engineer noted that details related to how stormwater would be managed were not indicated on the site plan. Stormwater and utility plans are subject to review and approval by the Township Engineer. All site plans and measures for fire protection are subject to review and approval by the Fire Inspector.

- 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. Sikkema Equipment has been in existence for many years and hasn't affected the Township in any negative way. Authorizing a building addition will not set negative precedence in any manner.

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

Meets standard. The site is already developed, and the building additions are proposed for areas immediately adjacent to the principal building and internal to the site.

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

Meets standard. The addition is proposed internal to the site as part of the main building. The improvements will be no more noticeable from adjacent properties than the existing building, and the office addition will have a negligible impact on neighboring property.

SECTION 25.6 SITE PLAN STANDARDS OF REVIEW

The request has been reviewed using the applicable review standards of Section 25.6 Site Plan Review Standards. Additional information is included over 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.*

Meets standards, the materials submitted were adequate for review of the request.

Section 5.4 Dimensional Standards. Under the dimensional variance request in 2006 a 20-foot rear setback was approved. Staff considered the side setback to be 20 feet as required under section 5.4 for Farm Market uses, which is the closest use category for commercial operations in the A-R zone.

Yard	Setback Required	Proposed
Front	40 feet	Existing building is 47 feet
Side	20 feet	27.7 feet
Rear	20 feet	Ca. 255 feet
Height	35 feet	Not determined.

All setbacks and dimensional standards are met, but the building height is not specified, nor are the materials of the addition. Building height will be 35 feet or less, the maximum allowed under the ordinance.

Chapter 15 Parking and Loading Regulations. The business is a combination of office (3 spaces per 1,000 gross floor area) and warehouse (1 space per 4,000 gross floor area).

Office $6,898 \text{ GFA} / 1,000 = 7 \text{ (x3)} = 21 \text{ spaces required}$

Warehouse $19,406 \text{ GFA} / 4,000 = 5 \text{ (x1)} = 5 \text{ spaces required}$

Combined office and storage uses require 26 spaces. The current site plan indicates 35 spaces provided, which is adequate to serve the business and employee parking.

Chapter 16 Landscaping Regulations. The building addition does not trigger additional landscaping requirements.

Chapter 17 Signage Regulations. No change to signage is requested.

Chapter 18 Lighting Regulations. No lighting is specified for the addition. If an exterior door is built it will need to conform with the building code for lighting.

- 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. Agriculture Business Services are compatible with and allowed in the Rural area with a special use permit.

- 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.

- 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 site development plan will be consistent with the character of the area. The additions are internal to the site and extend from the principal building. The additions will have no impact on internal site circulation or adjacent properties.

- 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. The site is already developed, and the use is currently in existence. The proposed building addition is on a paved area immediately adjacent to the principal building and internal to the site.

- 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 proposed additions are internal to the site as part of the main building and will be no closer to the property lines than other existing structures or existing portions of the principal building. The building expansions are internal to the site, and not so close to the property boundary as to be obtrusive to nearby properties. As such, no screening or buffering is recommended or required.

- 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, 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. No additional driveways are requested.

- 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 addition will not require construction of sidewalks.

- 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. As noted above, details on stormwater management have not been provided. Stormwater 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.*

Meets standard. Traffic will not significantly increase with additional employees that will be served by the addition.

- 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.*

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

- 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 proposed addition is not anticipated to have any impact on neighboring property, the environment, traffic conditions, or the community as a whole.

STAFF RECOMMENDATION

Staff recommends conditional approval of the site plan and special land use permit for Sikkema Equipment, Inc.

The following condition is recommended:

1. 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.



Vriesman
& Korhorn

December 4, 2023
1290

Via Email: dan.wells@gainestownship.org

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

RE: Sikkema Equipment – Site Plan Review
1235 100th Street, Section 29, Gaines Charter Township

Dear Dan:

We have reviewed the site plan that we received on November 15, 2023. We provide the following comments for the consideration of the Applicant and the Planning Commission:

1. The site plan does not address stormwater runoff from the paved surfaces or the building improvements. We recommend that the Applicant provide a complete stormwater design to address the runoff from the site. We recommend the approval of any new development or improvements to the property in question be contingent upon the Applicant and their engineer ensuring that the storm sewer on site is performing as designed. Any deficiencies with the system or its design shall be addressed and brought into compliance with Gaines Township's Stormwater Ordinance.
2. The location of the septic system/drain field are not shown on the site plan. We recommend that this information be included in future submittals.
3. We recommend the site plan be reviewed by the fire department and all comments be addressed by the Applicant.

If you have any questions, concerns, or require additional information, please do not hesitate to contact our office.

Sincerely,

VK Civil

A handwritten signature in blue ink, appearing to read 'Jeff M. Gritter', with a stylized flourish at the end.

Jeffrey M. Gritter, P.E.

JMG/nfb

- c. Rob DeWard, Supervisor
Rod Weersing, Manager
Connie Giarmo, Planning Commission Chair
John Stuyfzand, Building Inspector
Tracy Lawrence, Water & Sewer Administrator
Brett Holmes, Dutton Fire Department
Robb Lamer, P.E., Exxel Engineering

Description:
Part of the SE 1/4, Section 29, T5N, R11W, Gaines Township, Kent County, Michigan, described as: Commencing at the South 1/4 corner of said Section; thence N00°00'15"W along the West line of the SE 1/4 of said Section 565.0 feet; thence N89°59'25"E 592.0 feet; thence S00°00'15"E 250.0 feet; thence S89°59'25"W 292.0 feet; thence S00°00'15"E 315.0 feet to the South line of said Section; thence West along said South line 300.0 feet to beginning.

GENERAL NOTES:

- EXISTING PARCEL NUMBER: 41-22-29-400-064
- PROPOSED BUILDING USE: EQUIPMENT RENTAL
- EXISTING ZONING DISTRICT IS A-R, AGRICULTURAL/RURAL-RESIDENTIAL

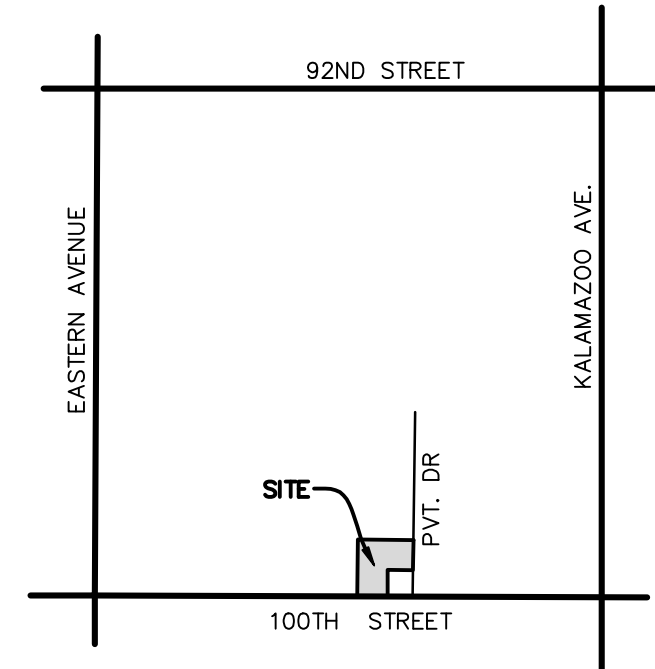
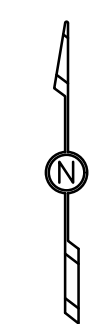
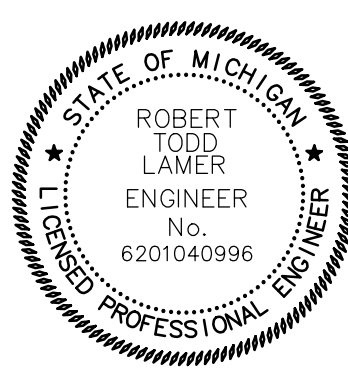
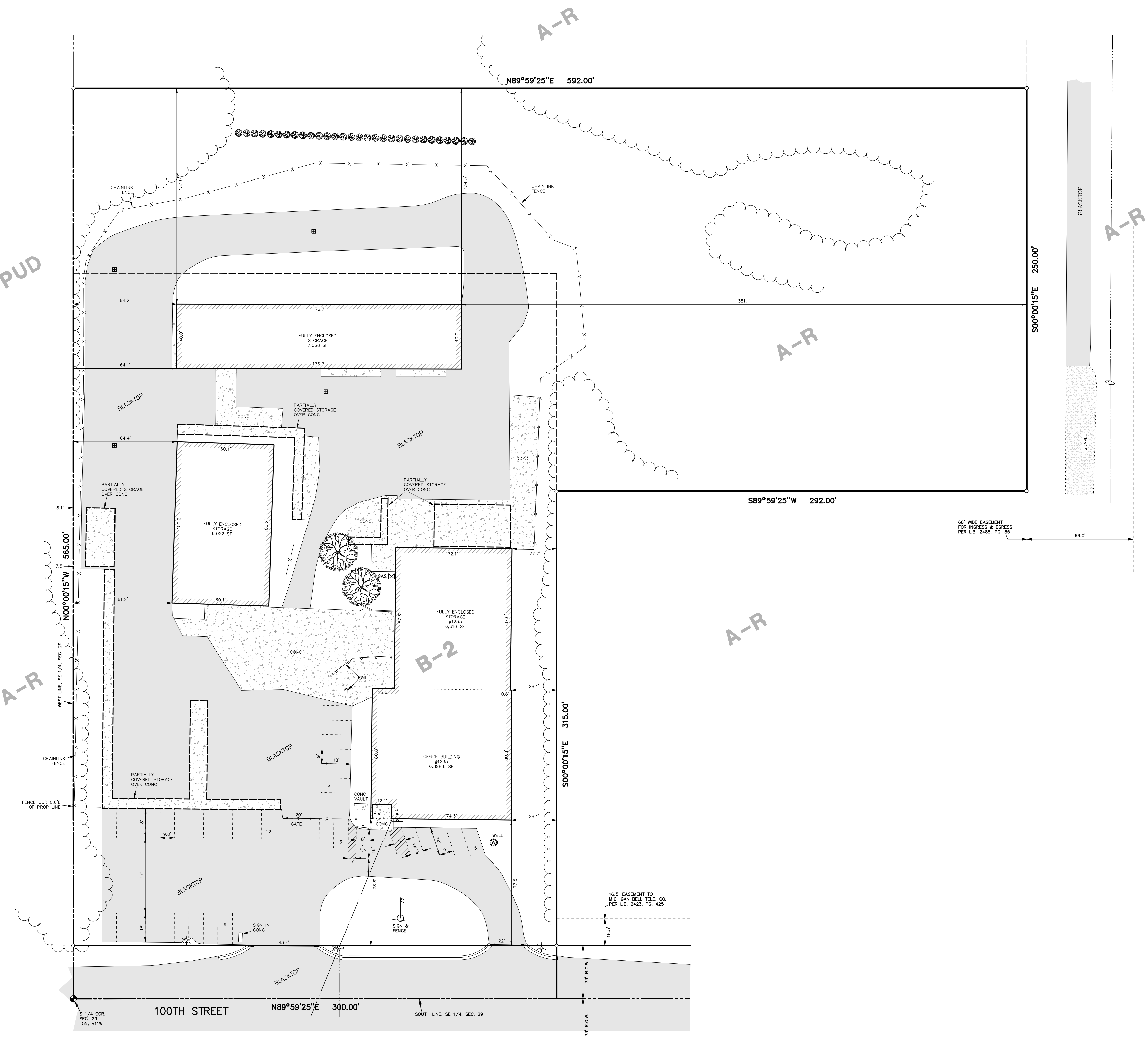
SETBACKS:
FRONT = 60'
SIDE = 60'
REAR = 40'

MINIMUM LOT AREA = 80,000 SF
MINIMUM LOT WIDTH = 200'

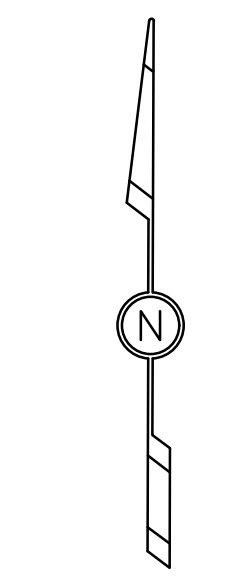
LOT AREA (WITH ROW) = 242,500 SF (5.57 ACRES)
LOT AREA (WITHOUT ROW) = 232,600 SF (5.34 ACRES)

MAXIMUM BUILDING HEIGHT = 35' OR 2.5 STORIES, WHICHEVER IS LESS
PROPOSED BUILDING HEIGHT = LESS THAN 2.5 STORIES

- PARKING REQUIREMENT:
WAREHOUSING = 1 SPACE PER 4,000 SF GROSS FLOOR AREA PLUS AMOUNT FOR OFFICE OR 1 PER EMPLOYEE
= 19,406 SF / 4,000 SF = 4.8 ≈ 5 SPACES
GENERAL OFFICE = 3 SPACES PER 1,000 SF GROSS FLOOR AREA
= 6,898.6 SF / 1,000 SF = 6.9 ≈ 7 SPACE
TOTAL REQUIRED PARKING SPACES = 12 SPACES
TOTAL PROVIDED PARKING SPACES = 35 SPACES.
- ADJACENT PROPERTIES ARE ZONED AS A-R, & PUD.
- ALL LIGHTING SHALL CONFORM TO GAINES TOWNSHIP STANDARDS.
- THE PROPERTY IS IN THE ZONE C AREA THAT REQUIRES ONLY PRE TREATMENT OF STORM RUNOFF FOR THE 2-YEAR EVENT AND RELEASE AT 0.05 CFS/AC. SMALL RETENTION AREAS ARE PROVIDED THROUGHOUT THE SITE THAT ENCOURAGE INFILTRATION INTO SANDY SOILS. OVERFLOWS ARE PROVIDED TO VAN OOSTEN DRAIN.
- LANDSCAPING
EXISTING LANDSCAPING ON THE SITE MEETS GAINES TOWNSHIP STANDARDS.



LOCATION MAP



1" = 30'
SCALE: 1" = 30'

SITE DEVELOPMENT PLAN			
RE: 1235 100TH ST SE			
FOR: SIKKEMA EQUIPMENT			
ATTN: DENNIS SIKKEMA			
1235 100TH ST SE			
BYRON CENTER, MI 49315			
PART OF THE SE 1/4, SECTION 29, T5N, R11W, GAINES TOWNSHIP, KENT COUNTY, MICHIGAN			
DRAWN BY: BAB		PROJ. ENG.: RTL	
APPROVED BY: JVD		PROJ. SURV.: .	
DATE: 11/08/23		FILE NO.: 231184E	
REVISION		DATE: 03/13/2023	
SHEET 1 of 1		SHEET 1 of 1	



Gaines Charter Township

Planning Commission Memo

Meeting Date: December 14th, 2023

AGENDA ITEM: VI.1.b

PROPOSED REQUEST: Special Use Permit

ADDRESS: 9625 East Paris Avenue SE

PARCEL NUMBER: 41-22-26-400-094

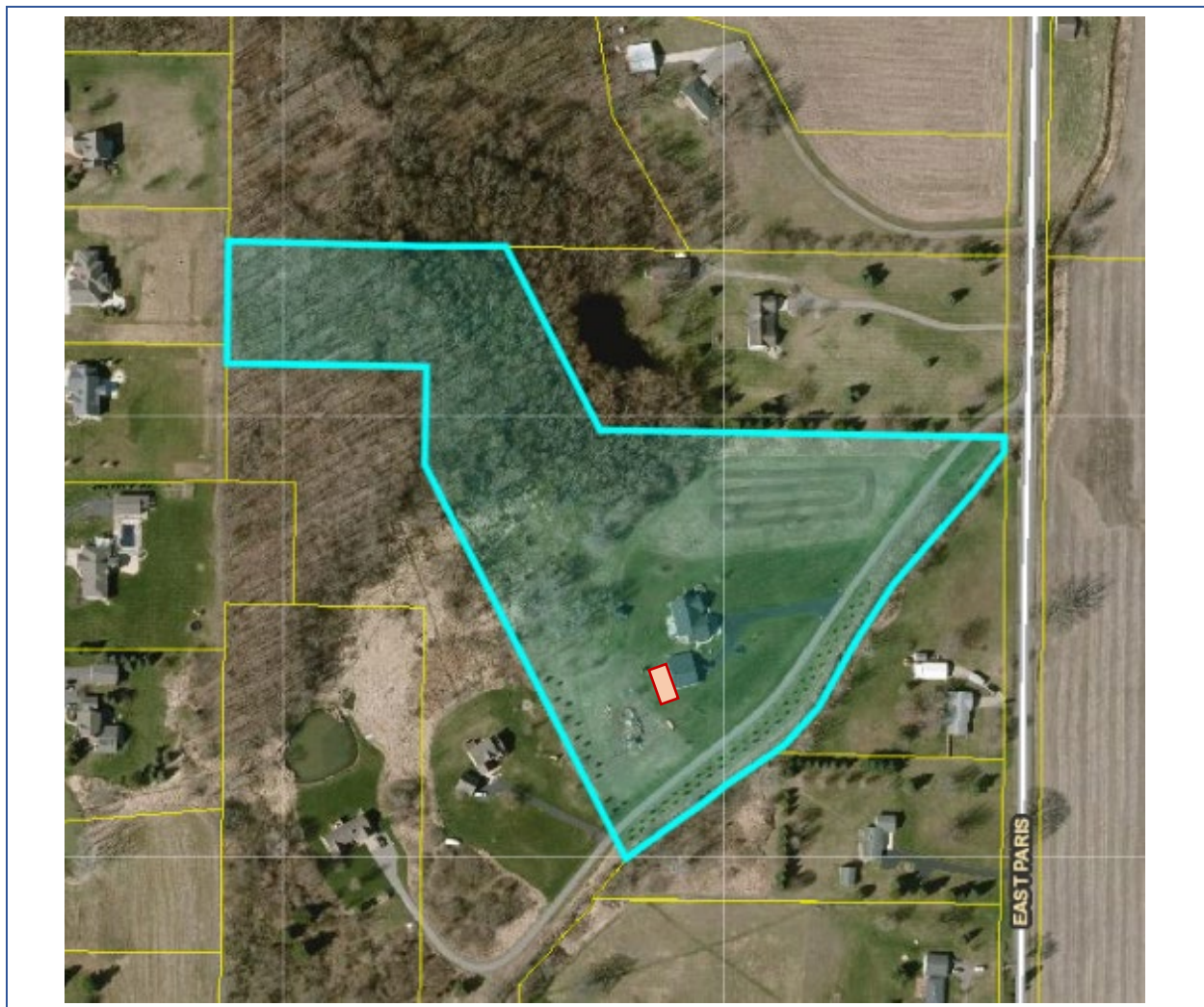
FILE NUMBER: 231031JV

APPLICANT: Jeremy Vander Vennen

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

PROPERTY SIZE: 11.76 Acres

REPORT BY: Dan Wells, Community Development Director



OVERVIEW

The applicant requests a Special Use Permit to allow for a 1,000 square-foot (S.F.) addition to an existing 1,600 S.F. accessory building, for a total of 2,600 S.F. of residential accessory buildings on the property, located in the Agricultural-Business (A-B) zoning district.

The existing garage is 1,600 S.F. (40' x 40'). The applicant wishes to construct a 1,000 S.F. (20' x 50') addition to the west (rear) end of the existing building.

Surrounding zoning:

	NORTH: Residential (A-B)	
WEST: Residential (A-B)	SUBJECT PARCEL	EAST: Residential (A-B)
	SOUTH: Residential (A-B)	

STANDARDS OF REVIEW

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

Section 19.8 General Standards for All Special Land Uses

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

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

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

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

Meets standard. The 2023 Future Land Use Map designates this parcel as Rural. The applicant's request for an accessory building addition ancillary to primary residential use is consistent with Master Plan's guidance for Rural and is provided for by the ordinance subject to certain standards being met.

If it is determined that the proposed accessory building is consistent with the standards of Section 20.2 (D), consistency with the Township's Ordinances and Master Plan shall be met.

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

Meets standard. The proposed building addition is not expected to result in more traffic or to alter existing traffic patterns along East Paris Avenue.

- 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. This area of the township is not serviced by water and sewer utilities. As a building to be used for personal storage, the proposed accessory building is not expected to impact or impair roads, police and fire protection, drainage structures, or schools.

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

Meets standard. Several of the surrounding properties both to the north and south have accessory buildings with a total combined square footage similar in size to the proposed.

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

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

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

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

Meets standard. The proposed building addition will be to the rear of the existing accessory building and is not anticipated to have any significant adverse impact upon adjoining properties and uses.

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

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

- A. *The intended use for the building.*

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

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

Regulation	Required Setback	Proposed
Distance from Primary Building	10 Feet	ca. 16 Feet
Front Yard Setback	60 feet w/buffer	ca. 70 feet from easement
Side Yard Setback	20 Feet	ca. 270 Feet
Rear Yard Setback	3 Feet	ca. 160 Feet
Maximum Building Height	20 Feet	17 Feet

To be determined. The proposed accessory building is in the front yard as driveway access to the home is provided via a shared drive running along its south side. There is a 100-foot-wide easement that follows the channel of the drain, and the proposed building is approximately 70 feet from its edge, so it meets the setback distance requirements as outlined in the zoning ordinance for front yard. It does, however, require a Type 1 Buffer (three plantings for every 30 feet) since it's in the front yard.

Staff is recommending a condition of approval; that the architectural character of the accessory building shall be compatible with and similar to the principal Building.

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

Meets standard. Several of the surrounding properties have accessory buildings with a total combined square footage similar in size to the proposed.

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

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

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

Meets standard. The applicant is requesting square footage in excess of the maximum floor area requirements for residential storage purposes.

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

Meets standard. The subject parcel is approximately 11.7 acres. The total requested square footage of accessory building coverage is less than 1% of the total lot area.

STAFF RECOMMENDATION

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

1. The architectural character of the accessory building shall be compatible with and similar to the principal building.
2. Type 1 Buffer shall be planted between the addition and driveway along the drain to the south.



New addition



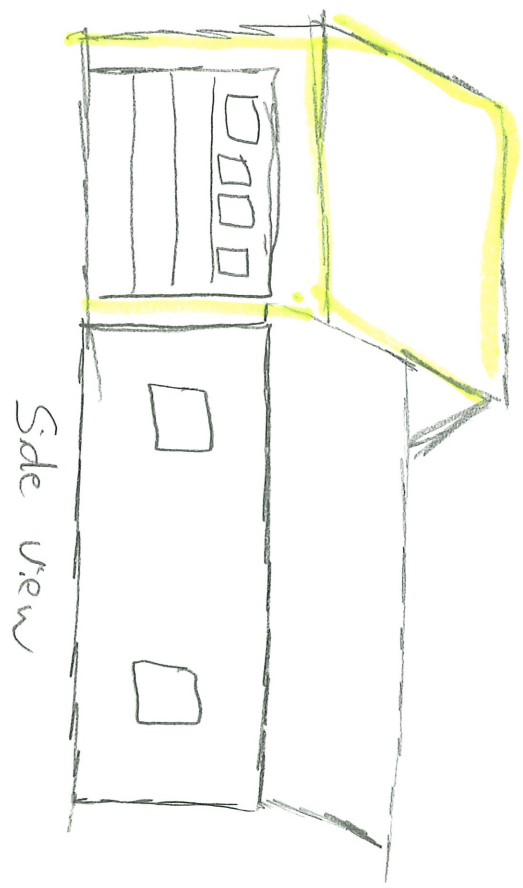
Total Addition 20' Deep to west of

50' wide

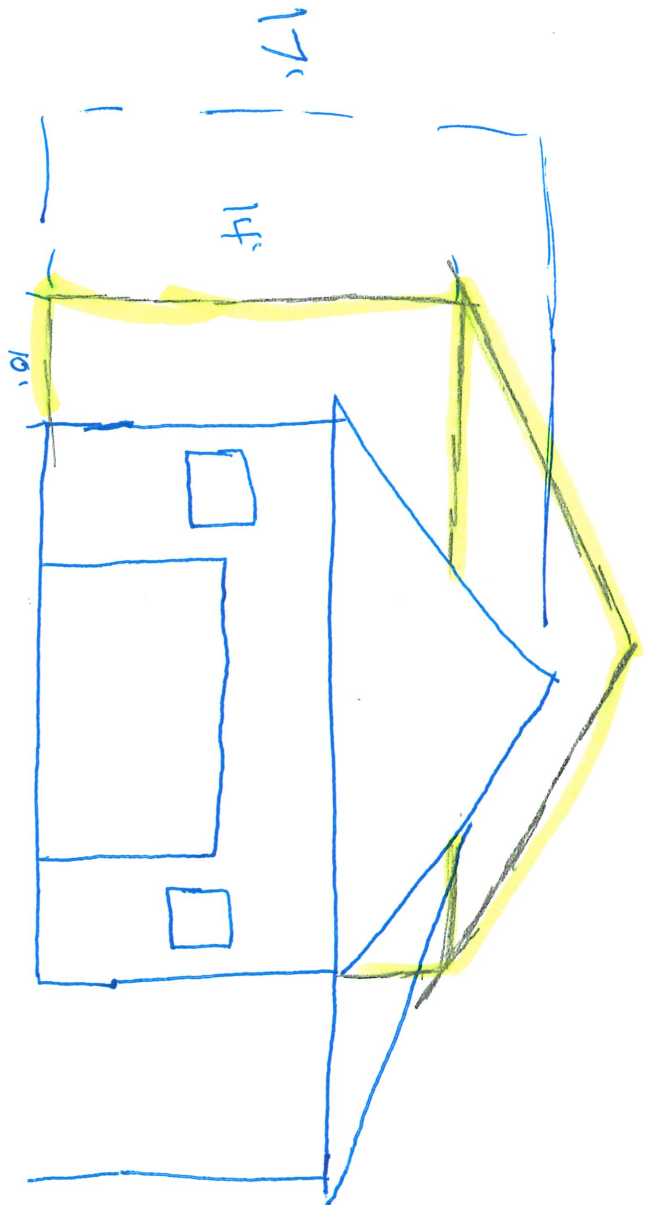


Total barn

Total sq. ft 2600



Side view



Front View

Same Materials & colors as Existing barn, - Steel walls - Asphalt Shingles



2024 Meeting Schedule and Application Deadlines Gaines Charter Township – Planning and Zoning Department

Planning Commission	
<i>Meeting Date</i>	<i>Application Deadline</i>
January 25, 2024	December 21, 2023
February 22	January 25
March 28	February 29
April 25	March 28
May 23	April 25
June 27	May 30
July 25	June 27
August 22	July 25
September 26	August 29
October 24	September 26
November 28	October 31
December 19	November 21
January 25, 2025	December 21, 2024

Zoning Board of Appeals	
<i>Meeting Date</i>	<i>Application Deadline</i>
January 10, 2024	December 6, 2023
February 14	January 10
March 13	February 14
April 10	March 13
May 8	April 10
June 12	May 8
July 10	June 12
August 14	July 10
September 11	August 14
October 9	September 11
November 13	October 9
December 11	November 13
January 8, 2025	December 11, 2024

Please note the following:

1. All meetings will be held in the Board Room at the Township Offices, 8555 Kalamazoo Avenue SE, Caledonia, MI 49316.
2. Planning Commission and Zoning Board of Appeals meetings begin at 7:00 PM
3. Meetings may be cancelled due to a lack of applications and/or agenda items
4. Meeting agendas are available at the Township Offices or on the Township website, www.gainestownship.org.

All interested persons are invited to attend and participate. Persons with disabilities needing accommodation for effective participation in the meeting should contact the Township Office at (616) 698-6640 one week in advance to request mobility, visual, hearing or other assistance.

Gaines Charter Township

Planning Commission Memo

Meeting Date: December 14th, 2023

AGENDA ITEM: VI.2.b

FILE NUMBER: 221013EC

PROPOSED REQUEST: Rezone from Heavy Industrial to General Commercial

PROPERTY ZONING DISTRICT: Agricultural-Rural Residential & Agricultural-Agri Business

ADDRESSES: 7610 Division Avenue SE

PROPERTY SIZE: Approximately 330 acres

PARCEL NUMBER: 41-22-18-101-020

REPORT BY: Dan Wells, Community Development Director; Natalie Davenport, Assistant Planner

APPLICANT: Brian DeSmit, Apex Realty, for Jon & Sandra Good Trust.



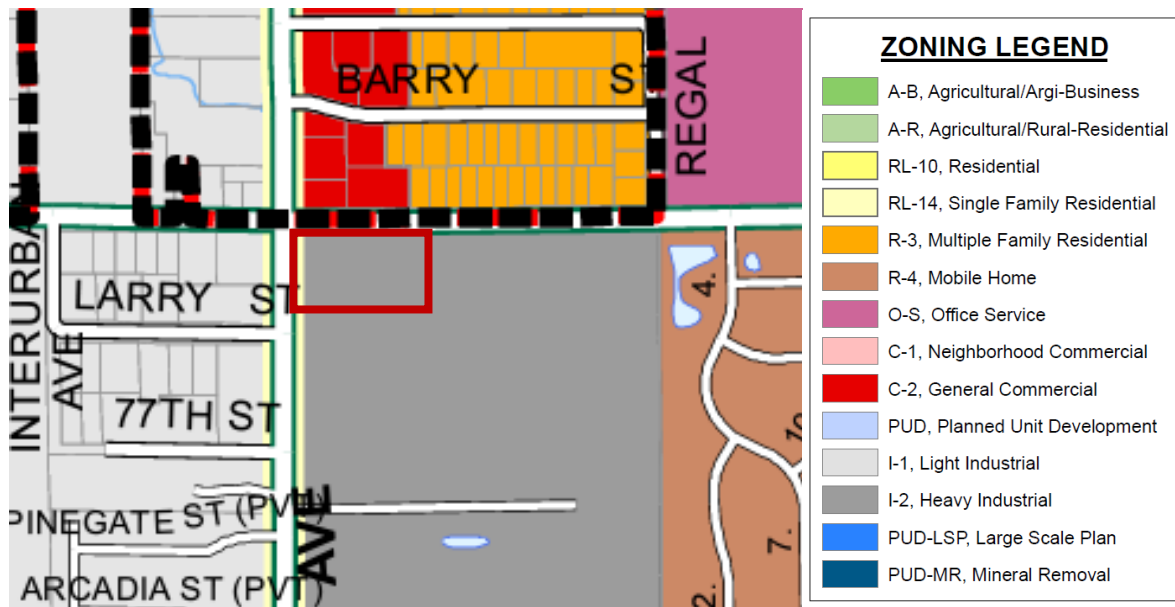
OVERVIEW

The applicant requests the rezoning of approximately 2.3 acres of land from Heavy Industrial (I-2) to General Commercial (GC).

The subject parcel is located at the intersection of 76th and Division and is currently partially vacant, and partially developed with a self-storage facility.

Surrounding zoning:

	NORTH: I-1; PUD-LSP	
WEST: A-R; PUD (Residential)	SUBJECT PARCEL	EAST: Caledonia Township
	SOUTH: A-R; A-B	



STANDARDS OF REVIEW

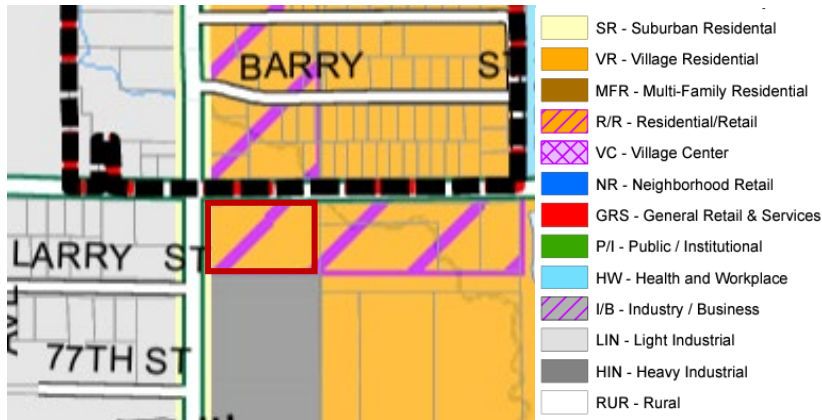
The request has been reviewed using the applicable review standards of Section 27.4, Review Standards for Amendments, which states:

In reviewing an application for the rezoning of land, whether the application is made without or with an offer of conditions (as in a conditional rezoning request), factors that should be considered by the Planning Commission and the Township Board include, but are not limited to, the following:

- A. Whether the proposed rezoning is consistent with the policies and uses proposed for that area in the Township's Master Land Use Plan;**

To be determined. The Township's current Future Land Use Plan designates the subject area parcel as Residential/Retail which is best described as a mixed-use category combining Neighborhood Commercial

with Medium density residential. The applicant is requesting a rezoning to GC, which in the Master Plan is outlined as General Retail and Services.



From the Master Plan regarding “Residential and Neighborhood Retail and Services”:

Neighborhood Commercial development would be allowed on main roads, in existing commercial buildings, or designated commercial areas within the overall development. The intent is to integrate the commercial with the surrounding neighborhood, not to mix the uses in a checkerboard, but to allow low intensity commercial activity adjacent to Village Residential (medium density) use.

Buffer areas between the two may include narrow parking lots, fencing, or landscaped areas. Pedestrian access between the two should be well integrated with sidewalks and pleasantly landscaped to promote a walkable connection. Site improvements should be included that encourage the use of alternative forms of transportation (e.g., bike racks, transit shelters).

These lots were considered for this designation due to this being a “gateway” into the township. The current uses of surrounding properties are not conducive to residential use, and in that sense pure commercial use might be considered appropriate at this time. If the Planning Commission decides that this is the case, then consideration of what type of commercial use is appropriate; Neighborhood Commercial, or General Commercial.

Regarding “Neighborhood Retail and Services”:

Small scale and designed to provide goods, restaurants, and services primarily to meet the needs of the immediate neighborhood and township residents. Facilities will be developed in harmony with the area’s natural features and in a scale and form to encourage pedestrian and multi-modal access and to minimize auto-pedestrian conflicts.

Regarding “General Retail and Services”:

The general retail areas are intended for generalized commercial activities including all highway commercial, regional based retail, and general business activities that service other businesses

as well as the public. Associated parking for General Retail and Services will not have minimum standards, but will rely on market determination of need, and shared or public parking.

The Master Plan contemplates areas that may have some flexibility in determining what the end use could be:

The Future Land Use Plan is general in scope. It is not, in most cases, intended to establish precise boundaries of land use or exact locations of future uses in the same way as the township's Zoning Map. Change is constant and usually unpredictable, and there may be circumstances that warrant changes to the zoning boundaries that are not consistent with the Master Plan. However, the intent and spirit of the Future Land Use Plan and categories should be followed.

The following list includes factors that may be used to determine if deviations from the Future Land Use Plan should be considered during zoning decisions.

- 1. Have any conditions changed in the area since the plan was adopted which may justify this change?*
- 2. Is the development proposal generally consistent with the intent and spirit of the Future Land Use Plan and its recommendations?*
- 3. Will there be any community impacts that should be considered, such as increased traffic or others that might create a need for additional services or improvements?*
- 4. Are there any environmental considerations or constraints?*
- 5. Will there be any adverse effects on adjacent properties as a result of the proposed land use change?*
- 6. What will the impacts be on the public health, safety, and welfare of the township residents?*

Since the applicant is requesting a zoning category that is not directly prescribed by the Future Land Use Plan, the Planning Commission will need to determine if rezoning to GC is warranted based on site specific circumstances, but still meet the spirit of the Master Plan.

B. Whether all of the uses and structures allowed under the proposed rezoning would be compatible with other zones and uses in the surrounding area;

Meets standard. The parcel in question is in a transitional area, with heavy industrial and commercial use to the west, south and east. There are residential homes on the north side of 76th and Brookshire Meadows mobile home park ca. 725 feet to the east. General Commercial zoning on this specific parcel would not conflict with any of the current uses on immediately surrounding properties which include self-storage, a nearly abandoned industrial building and the 76th Street/Division Avenue intersection which are both four-lane roads.

The Planning Commission should keep in mind that if the GC zoning is approved, it will enable any General Commercial use by right (or Special Use by permit). The applicant has expressed some concepts for site redevelopment, but rezoning to GC would not limit development to those stated concepts if approved.

C. Whether any public services and facilities would be significantly adversely impacted by a development or use allowed under the requested rezoning;

Meets standard. The area is served by all utilities necessary for commercial use and would not be adversely affected by development.

D. Whether the proposed zoning would be reasonable;

To be determined. The proposed rezoning to GC would enable a few uses that are not available under Neighborhood Commercial; drive through operations, larger retail business, vehicle repair, car washes and gas stations (with SUP) are all examples. If these uses are determined to be reasonable for this parcel then the standard will be met.

E. Whether circumstances in the area have changed;

Meets standard. This stretch of Division has seen very little reinvestment over the last decade. However, the Brewer Park Apartments a mile to the south were recently approved and are anticipated to be built over the next 2-3 years. Development of this parcel would be a signal of increasing investment in the area.

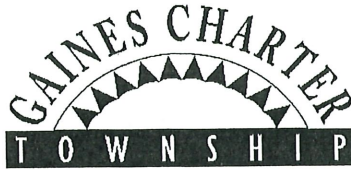
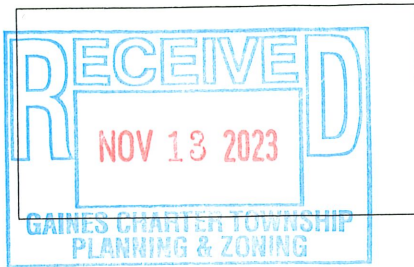
F. Whether the uses allowed under the proposed rezoning would be equally or better suited to the area than uses allowed under the current zoning of the land.

Meets standard. Due to the limited size of the parcel and its location at a crossroad, it is better suited for commercial development than industrial. It is unlikely to attract industrial users engaging in actual manufacturing, and other industrial uses would likely be considered eyesores on this high visibility corner.

STAFF RECOMMENDATION

Staff is recommending that the Planning Commission consider the specifics of the rezone request and set a public hearing if it finds the rezone to General Commercial appropriate.

If the Planning Commission finds that General Commercial is not appropriate based on the standards, it may be denied. The applicant would then have the option to request another zoning designation.



FILE NO.

231113BD

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

Application for Zoning Ordinance Amendment/Rezoning

Project Address	7610 DIVISION AVE SE		
Owner Name	JON SANDRA GOOD TRUST		
Owner Address	Street Address	City, State, Zip	
	7610 DIVISION AVE		
Parcel Number(s):	41-22-18-101-020	41-22-	
Description of Proposed Project/Use	REZONE FROM HIN TO GC. REZONE AND LAND DIVISION - 2 step 2 APPLICATIONS		

Applicant/Contact	BRIAN DESMIT		
Applicant/Contact Address	Street Address	City, State, Zip	
	8375 RIDGESTONE DR	BYRON CENTER MI 49315	
Contact Info	Home / Office / Cell	E-Mail	
	616.813.3402	BRIAN@SOLOBYAPPLY.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	A-B
One / Two Family Construction	☐	Zoning Board of Appeals	☐	Planning Commission	☐	Land Combination	☐					
Site Plan Review	☐	Rezoning / PUD Rezoning	☐	PUD Amendment	☐	Land Division	☐					
Subdivision / Site Condo Review	☐	Special Use Permit	☐	Lot Line Adjustment	☐							
Other:												
Approved	☐	Approved with Conditions	☐	Denied	☐	Withdrawn	☐					
Zoning Administrator:							Date:					

November 6, 2023

Jon and Sandra Good Trust

As the trustee of the Jon and Sandra Good Trust, I appoint Brian DeSmit to make application for the land division and rezoning of the property located at the corner of 76th Street and Division Ave S.

Any/all applications or functions that are needed to facilitate changes to this property are to be prepared and communicated through Brian DeSmit

x Bret Good Trustee
Bret Good 616 813 2764

x Brian DeSmit

Kent County Web Map

November 13, 20



Gaines Charter Township

Planning Commission Memo

Meeting Date: December 14th, 2023

AGENDA ITEM: VI.2.c

PROPOSED REQUEST: 4:1 Ratio Waiver

ADDRESS: 9050 Kalamazoo Ave SE

PARCEL NUMBER: 41-22-21-300-039

APPLICANT: Judith Crandall, Owner

FILE NUMBER: 231114JC

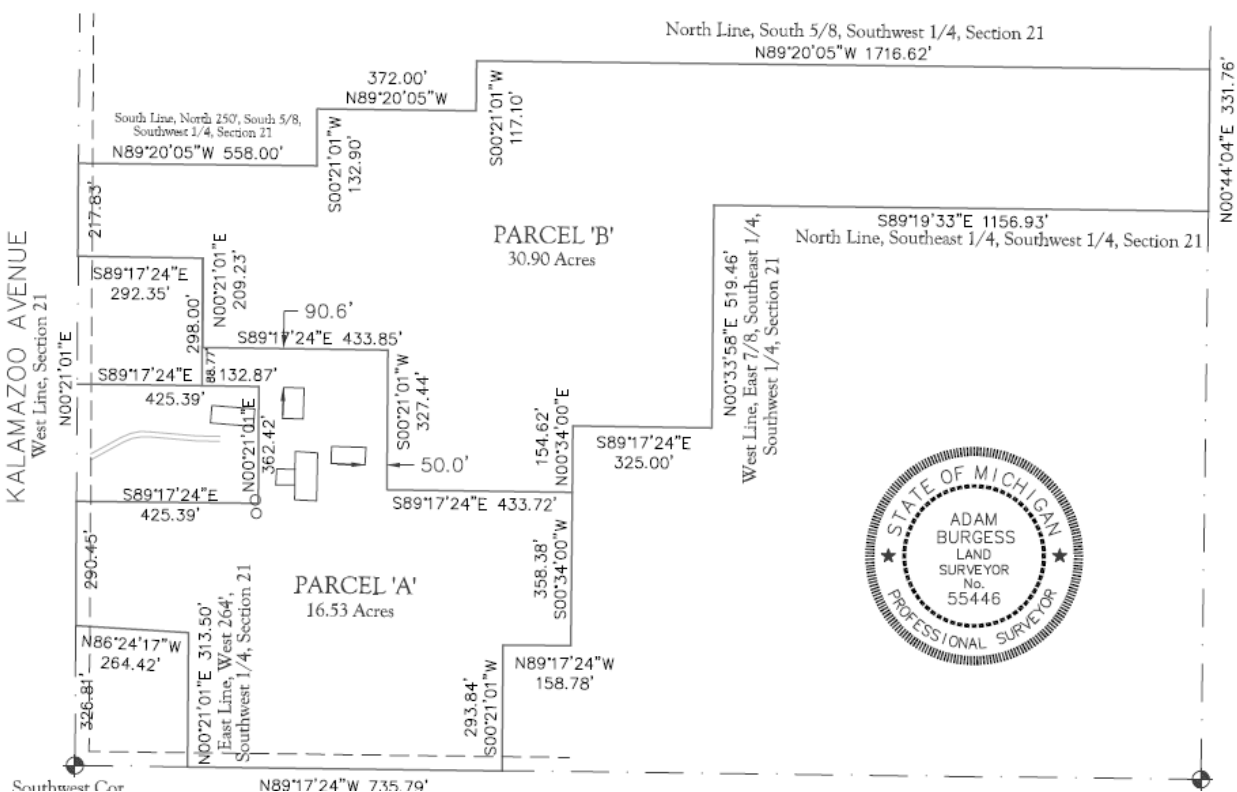
PROPERTY ZONING DISTRICT:
Agricultural/Rural Residential

PROPERTY SIZE: 46.5 Acres Before Split

REPORT BY: Dan Wells, Community
Development Director

OVERVIEW

Ms. Crandall requests a four to one (4:1) depth to width ratio waiver outlined in Section 22-24(4) of the Gaines Charter Township Land Division Ordinance. This request relates to the applicants' desire to divide their parcel to sell a portion of it (Parcel B) to a single owner. The waiver request is for the northern Parcel B, and if approved would make the parcel 217.83-feet wide at its intersection with Patterson Road and 2,646.62-feet long east-to-west thus not complying with the 4:1 ratio requirement.



DISCUSSION

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

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

a. If there are any unusual topographic or physical conditions on the property;

Below is a 10-foot interval topographic map.



This is a wetland inventory map (<https://www.mcgi.state.mi.us/wetlands/mcgiMap.html#>)



Based on these two maps it is clear that a majority of the Parcel B is either steeply sloped or wet soils, especially to the east and is likely not buildable.

b. If the parent parcel exceeds the four to one depth to width ratio and the division will bring the newly created parcel into greater compliance; or

The current parcel was approved for a lot line adjustment in March of 2023 and is a legally conforming parcel. If approved for a ratio waiver, any further divisions will be reviewed for conformance with the Land Division Act and local ordinances governing land divisions.

c. If there are any other conditions on the property that would warrant the need for a greater depth to width ratio.

Further development of the parcel will be dependent on finding sites with adequate access, drainage, and soils for septic systems. As noted above, the majority of the east end of the proposed parcel isn't buildable and will remain in an undeveloped state.

RECOMMENDATION

If the planning commission determines a waiver is appropriate, a resolution has been prepared for consideration.

Staff also requests Planning Commission permits staff to review any proposed alterations to the legal description provided on the resolution in the circumstance that that proposed parcel is altered prior to the final division request.

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

RESOLUTION NO. 23-____-____- PC

The following Resolution was offered and adopted by the Gaines Charter Township Planning Commission at a regular meeting held on _____, 2023:

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 Judith Crandall (private landowner) for a 4:1 ratio waiver.

DEPTH TO WIDTH RATIO WAIVER FOR JUDITH CRANDALL

WHEREAS, Judith Crandall has requested a 4:1 depth to width ratio waiver for a proposed land division; and

WHEREAS, the Planning Commission may waive the 4:1 requirement under certain circumstances as outlined in Section 22-24(4) of the Land Division Ordinance.

IT IS, THEREFORE, RESOLVED AS FOLLOWS:

1. The Planning Commission acknowledges the proposed division of the subject property and is confident the project will proceed as planned.
2. The Planning Commission approves the 4:1 ratio waiver for a single parcel to be created through a land division. The property is currently located at 4100 68th Street, and the proposed parcel is described as follows:

That part of the Southwest 1/4 of Section 21, Town 5 North, Range 11 West, Gaines Township, Kent County, Michigan, described as: commencing at the Southwest corner of said Section; thence North 00°21'01" East 1188.91 feet along the West line of said Section to the point of beginning; thence South 89°17'24" East 292.35 feet parallel with the South line of said Section; thence South 00°21'01" West 209.23 feet parallel with said West Section line; thence South 89°17'24" East 433.85 feet parallel with said South Section line; thence South 00°21'01" West 327.44 feet parallel with said West Section line; thence South 89° 17'24" East 433.72 feet parallel with said South Section line; thence North 00°34'00" East 154.62 feet; thence South 89°17'24" East 325.00 feet

parallel with said South Section line to the West line of the East 7/8 of the Southeast 1/4 of said Southwest 1/4; thence North 00°33'58" East 519.46 feet along said West line of the East 7/8 to the North line of the Southeast 1/4 of said Southwest 1/4; thence South 89°19'33" East 1156.93 feet along said North line to the North-South 1/4 line of said Section; thence North 00°44'04" East 331.76 feet along said North-South 1/4 line to the North line of the South 5/8 of said Southwest 1/4; thence North 89°20'05" West 1716.62 feet along said North line of the South 5/8; thence South 00°21'01" West 117.10 feet parallel of said West Section line; thence North 89°20'05" West 372.00 feet; thence South 00°21'01" West 132.90 feet parallel with said West Section line to the South line of the North 250 feet of the South 5/8 of said Southwest 1/4; thence North 89°20'05" West 558.00 feet along said South line of said North 250 feet to said West line; thence South 00°21'01" West 217.83 feet along said West line to the point of beginning. Subject to restrictions, easements and right of ways of record. Parcel contains 30.90 acres

PLANNING COMMISSION CONSIDERATION

The Planning Commission __[approves] or [denies]__ the 4:1 depth to width ratio waiver for the parcel proposed for Ms. Crandall.

Planning Commission also permits staff to review any proposed alterations to the legal description provided above in the circumstance that that proposed parcel is altered prior to division.

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

Motion by _____ to _____[approve] or [deny] the 4:1 ratio waiver resolution, support by _____.

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 December 14th, 2023.

Respectfully submitted,

Lani Thomas, Secretary
Gaines Charter Township
Planning Commission

Dated: December 14th, 2023

Planning Commission Resolution No. 22-_____-_____-_____- PC
9050 Kalamazoo Road SE 4:1 Ratio
December 14th, 2023

Parcel 'A' Property Description:

That part of the Southwest 1/4 of Section 21, Town 5 North, Range 11 West, Gaines Township, Kent County, Michigan, described as: commencing at the Southwest corner of said Section; thence North 00°21'01" East 326.81 feet along the West line of said Section to the point of beginning; thence continuing North 00°21'01" East 290.45 feet along said West line; thence South 89°17'24" East 425.39 feet parallel with the South line of said Section; thence North 00°21'01" East 362.42 feet parallel with said West line; thence North 89°17'24" West 132.87 feet; thence North 00°21'01" East 88.77 feet; thence South 89°17'24" East 433.85 feet parallel with said South line; thence South 00°21'01" West 327.44 feet parallel with said West line; thence South 89°17'24" East 433.72 feet parallel with said South line; thence South 00°34'00" West 358.38 feet; thence North 89°17'24" West 158.78 feet parallel with said South line; thence South 00°21'01" West 293.84 feet parallel with said West line to said South line; thence North 89°17'24" West 735.79 feet along said South line; thence North 00°21'01" East 313.50 feet parallel with said West line; thence North 86°24'17" West 264.42 feet to the point of beginning. Subject to restrictions, easements and right of ways of record. Parcel contains 16.53 acres.

Parcel 'B' Property Description:

That part of the Southwest 1/4 of Section 21, Town 5 North, Range 11 West, Gaines Township, Kent County, Michigan, described as: commencing at the Southwest corner of said Section; thence North 00°21'01" East 1188.91 feet along the West line of said Section to the point of beginning; thence South 89°17'24" East 292.35 feet parallel with the South line of said Section; thence South 00°21'01" West 209.23 feet parallel with said West Section line; thence South 89°17'24" East 433.85 feet parallel with said South Section line; thence South 00°21'01" West 327.44 feet parallel with said West Section line; thence South 89°17'24" East 433.72 feet parallel with said South Section line; thence North 00°34'00" East 154.62 feet; thence South 89°17'24" East 325.00 feet parallel with said South Section line to the West line of the East 7/8 of the Southeast 1/4 of said Southwest 1/4; thence North 00°33'58" East 519.46 feet along said West line of the East 7/8 to the North line of the Southeast 1/4 of said Southwest 1/4; thence South 89°19'33" East 1156.93 feet along said North line to the North-South 1/4 line of said Section; thence North 00°44'04" East 331.76 feet along said North-South 1/4 line to the North line of the South 5/8 of said Southwest 1/4; thence North 89°20'05" West 1716.62 feet along said North line of the South 5/8; thence South 00°21'01" West 117.10 feet parallel of said West Section line; thence North 89°20'05" West 372.00 feet; thence South 00°21'01" West 132.90 feet parallel with said West Section line to the South line of the North 250 feet of the South 5/8 of said Southwest 1/4; thence North 89°20'05" West 558.00 feet along said South line of said North 250 feet to said West line; thence South 00°21'01" West 217.83 feet along said West line to the point of beginning. Subject to restrictions, easements and right of ways of record. Parcel contains 30.90 acres.

Maier Family

9050 Kalamazoo Avenue

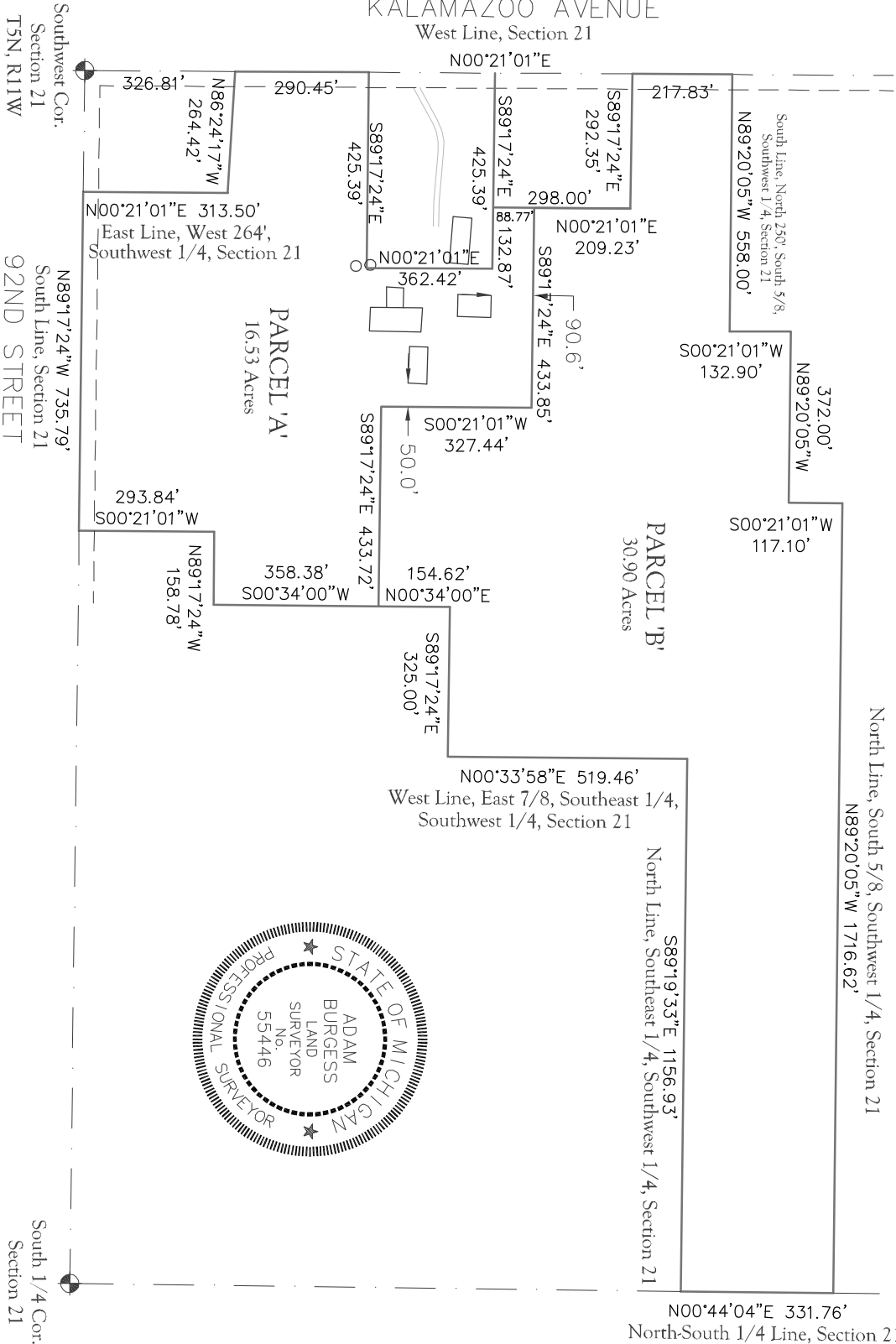
Date: 09/01/23	Drawn By: JTB	Project No.: 2207001
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2486 84th Street, SW, Byron Center, MI 49315
616-437-2249 - burgesssurveying@gmail.com



Scale 1" = 400'

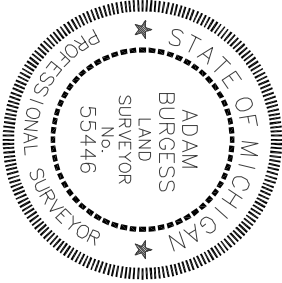


NOTE: This drawing was prepared for legal descriptions only. No corners were set.

SURVEYORS CERTIFICATE:
I certify that the requirements for 1970 PA 132, MCL 54.213 have been met. The relative positional precision of the corners identified for this survey and shown on the map are within the limits accepted by the practice of professional surveying.

This drawing was made from the description shown above.
The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.

By:
Adam C. Burgess, Licensed Professional Surveyor No. 55446



Gaines Charter Township

Planning Commission Memo

Meeting Date: December 14, 2023

AGENDA ITEM: VI.3.a

PROPOSED REQUEST: Site Plan Amendment

ADDRESS: 6729 Hanna Lake Avenue

PARCEL NUMBER: 41-22-03-476-035 & 031

APPLICANT: Dan Vos Construction Company

FILE NUMBER: 231116SB

PROPERTY ZONING DISTRICT: RL-10

PROPERTY SIZE: 63.2 acres

REPORT BY: David Jirousek, Planning
Consultant; Dan Wells, Community
Development Director

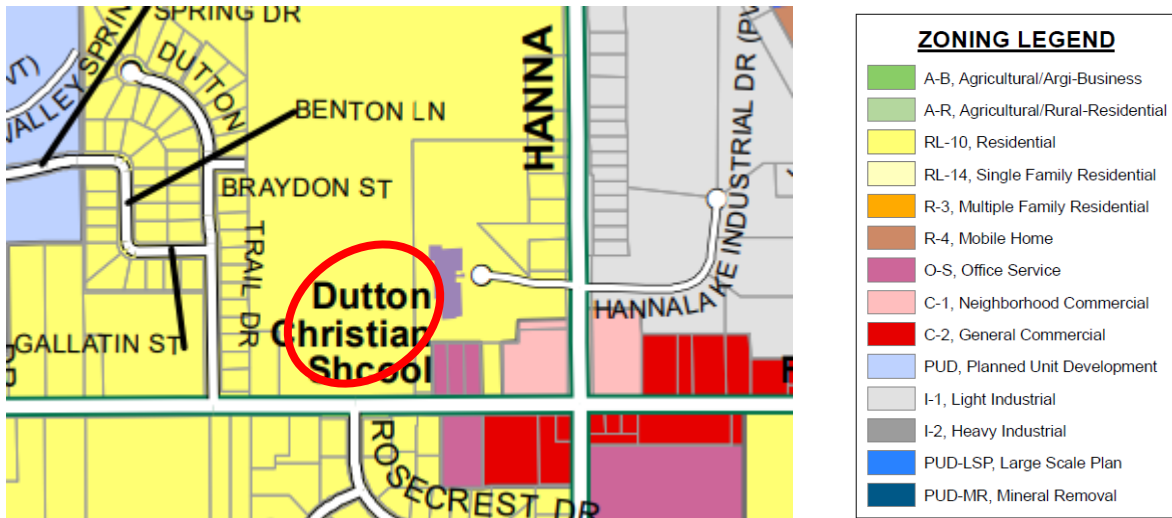


OVERVIEW

The applicant requests a site plan amendment for an 12,400-square-foot expansion to the Dutton Christian School. The project will accommodate six additional classrooms. Additionally, new driveway access is proposed from 68th Street, as well as a parking area on a newly acquired parcel to the west of the existing school site. The new parking area and driveway access will also accommodate future school expansion projects.

Surrounding zoning:

WEST: RL-10	NORTH: RL-10	EAST: RL-10 & I-1 (across Hanna Lake
	SUBJECT PARCEL	
	SOUTH: O-S, C-1, RL-10	



STANDARDS OF REVIEW

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

- 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.*

Conditions recommended. The proposed site plan meets most zoning requirements; however, general comments and compliance issues are outlined in the following paragraphs.

Sections 6.2 & 6.3 Dimensional Requirements. The proposed building addition complies with all setbacks from non-owned property. However, the building is proposed over a property line between the two (2) subject school-owned properties. As such, the parcels must be formally combined to comply with setback requirements. Additionally, the proposed building height is approximately 20 feet, well under the 35-foot height maximum for the subject RL-10 zoning district.

Chapter 15 Parking and Loading Regulations. The applicant has demonstrated compliance with parking requirements with calculations that consider the existing facility and the proposed 12,400-square-foot expansion. Additionally, extra pavement is included as a temporary recreational area that will serve as parking for future building expansions, but this area is intended to be un-striped during this phase. Calculations for future additions will be reviewed during future site plan review processes.

Chapter 16 Landscaping Regulations. Proposed site development triggers requirements for front yard landscaping along 68th Street, buffering/screening of the parking area along the western property line, and parking lot landscaping. The landscaping plan provided by Everett's is insufficient to demonstrate compliance with the following requirements and does not comply with the landscape plan submittal requirements of Section 16.3:

- Section 16.5 General Regulations
- Section 16.7 Planting Types
- Section 16.8 Calculation of Minimum Requirements
- Section 16.9 Front Yard Landscaping
- Section 16.10 Parking Lot Landscaping
- Section 16.11 Buffer and Screening Requirements

It is recommended that the applicant contact a Registered Landscape Architect familiar with Chapter 16, the Township's minimum requirements, and the point system that must be utilized to confirm landscaping compliance. Staff recommends a condition that a landscaping plan be submitted that demonstrates the points for retained and new plantings. Staff requests that the Planning Commission authorize review by staff.

Chapter 17 Signage Regulations. A new sign is proposed along 68th Street and must conform to all Township requirements. Approval of the site plan should not be construed as a freestanding sign approval.

Chapter 18 Lighting Regulations. A lighting plan was submitted in accordance with Section 18.5. Lighting levels and fixture specifications are compliant. However, it appears that 20-foot poles will be mounted on two-and-a-half (2.5) foot bases, so the pole-mounted fixtures will exceed the Township's 20-foot maximum requirement. Based on the type of development, the Planning Commission may wish to consider alternative compliance in accordance with Section 18.7. However, reducing the fixture height should not be problematic.

It should be noted that five (5) light poles are shown in the parking area on Sheet C4 while only three (3) are shown on the lighting plan. This discrepancy should be resolved.

- 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 land use is permitted in RL-10, and this district implements the Township's future land use plan. Community schools within residential areas are consistent with the spirit and intent of the Master Plan. With the recent property acquisition, the school site includes a significant amount of open space, which preserves the rural character of the area.

- 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.

- 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. There are no concerns with the location and positioning of the proposed 12,400-square-foot addition nor the location of the proposed driveway and parking area. As long as all development occurs in accordance with dimensional requirements, there will be minimal impact on nearby land uses and activities.

- 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. The site improvements will remain far under the required 35 percent maximum lot coverage requirement, leaving the majority of the acreage as open space and natural area. As mentioned earlier, the school site includes a significant amount of open space, which preserves the intended rural character of the area.

- 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.*

Does not meet standard, condition recommended. Site lighting is not anticipated to impact adjacent properties. However, the landscaping and screening requirements of Chapter 16 have not been satisfied, and a comprehensive landscaping plan must be provided to demonstrate compliance.

- 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, 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. There 68th Street driveway approach already exists, and the driveway will connect from this location to the internal parking area. Additionally, internal access will be provided to the south of the building to the Hanna Lake Avenue building frontage and parking area.

- 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. An internal sidewalk is proposed for pedestrian circulation within the site. The proposed parking area is connected to the school buildings by a proposed four (4) foot wide concrete sidewalk. The applicant may wish to consider widening the sidewalk to five (5) feet and also consider a sidewalk connecting to the existing 68th Street sidewalk for increased pedestrian accommodation.

- 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 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.*

Meets standard. Negative traffic impacts are not anticipated to result from the proposed expansion. Internal circulation routes will accommodate incoming and outgoing traffic to avoid congestion.

- 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.*

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

- 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 private school expansion plan as part of the current phase is not anticipated to have any impact on neighboring property, the environment, traffic conditions, or the community as a whole.

STAFF RECOMMENDATION

Staff recommends approval of the site plan amendment contingent upon the following:

1. Combine subject properties.
2. Provide a new landscaping plan in accordance with Section 16.3 to meet the requirements of the following Sections, and that it will be reviewed by staff for compliance with the GCTZO:
 - a. Section 16.5 General Regulations
 - b. Section 16.7 Planting Types
 - c. Section 16.8 Calculation of Minimum Requirements
 - d. Section 16.9 Front Yard Landscaping
 - e. Section 16.10 Parking Lot Landscaping
 - f. Section 16.11 Buffer and Screening Requirements
3. Reduce pole-mounted lighting fixture to 20 feet (unless alternative compliance is approved).
4. Revise sheet C4 and lighting plan to ensure consistent pole-mounted fixture locations.
5. Widen the internal sidewalk to five (5) feet and create a connecting sidewalk to the existing 68th Street sidewalk for increased pedestrian accommodation.
6. All Township departments and outside agency approvals are secured.
 - a. Township Engineer/BGUA.
 - b. Fire Department.
 - c. Kent County Road Commission (SESC), if applicable.
 - d. Kent County Drain Commission, if applicable.



Dutton Christian School

6729 Hanna Lake Avenue, Dutton, Michigan, 49316

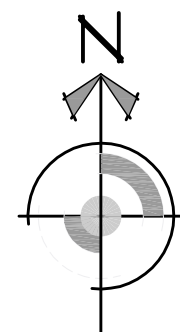
6 Classroom Addition

Project Narrative

November 15th, 2023

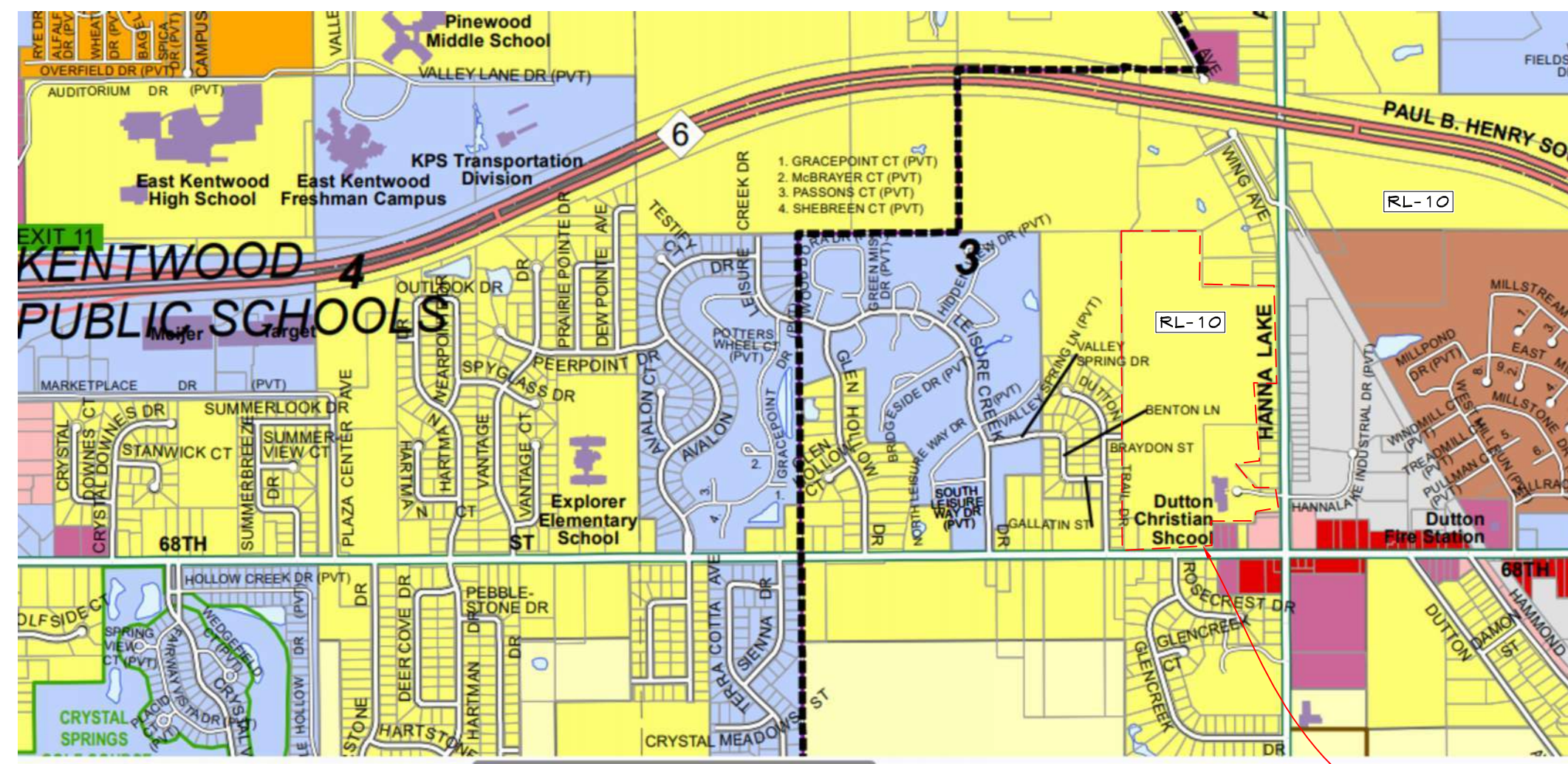
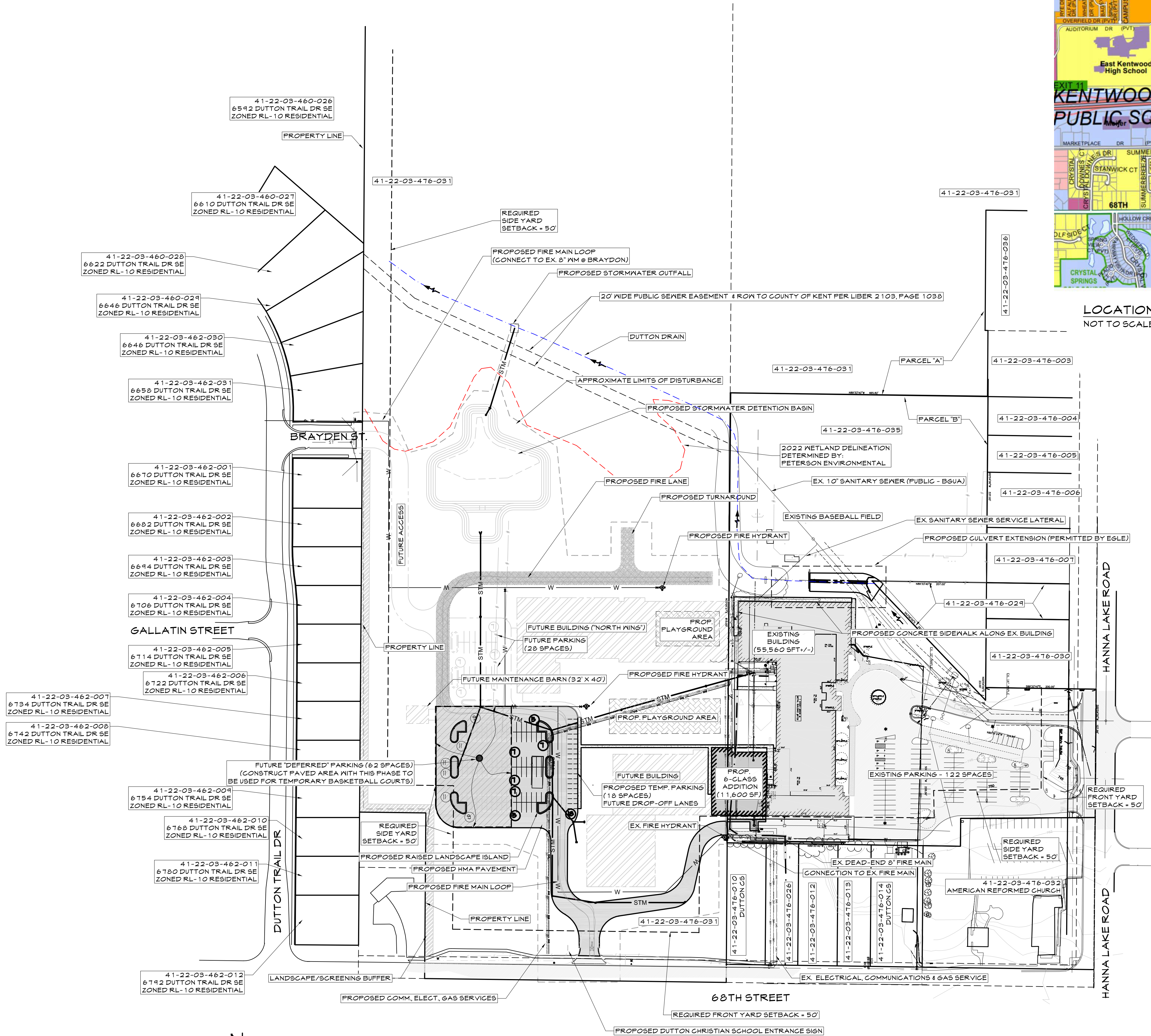
Dutton Christian School is proposing to construct an 11,600 square foot addition that will house 6 classrooms at the southwest corner of the existing facility. The appearance of the proposed addition will resemble the existing facility.

In this phase of construction, Dutton Christian School hopes to construct the site infrastructure needed for the 6-Classroom Addition as well future building expansions. The proposed site improvements include storm sewer, stormwater detention basin, fire main loop, fire lane, access drive from 68th Street, paved parking lot, sanitary lateral relocation, sidewalk, landscaping, and site lighting. Additionally, this project includes relocation of the existing gas, electrical, and communication services.

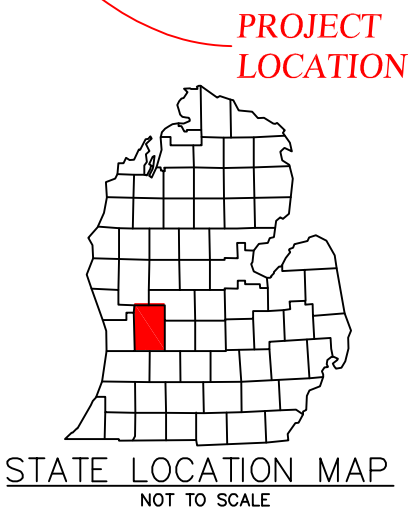


OVERALL SITE LAYOUT

SCALE: 1" = 100'



ZONING LEGEND	
■	A-B, Agricultural/Arli-Business
■	A-R, Agricultural/Rural-Residential
■	RL-10, Residential
■	RL-14, Single Family Residential
■	R-3, Multiple Family Residential
■	R-4, Mobile Home
■	O-S, Office Service
■	C-1, Neighborhood Commercial
■	C-2, General Commercial
■	PUD, Planned Unit Development
■	I-1, Light Industrial
■	I-2, Heavy Industrial
■	PUD-LSP, Large Scale Plan
■	PUD-MR, Mineral Removal
■	Conditional Rezone



GENERAL NOTES:

1. PROPERTY TAX DESCRIPTION -

PARCEL 'A' - 41-22-03-476-035

THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4, EXCEPT THE WEST 1/2 OF THE SOUTH 300 FEET, SECTION 3, TOWN 5 NORTH, RANGE 11 WEST, GAINES TOWNSHIP, KENT COUNTY, MICHIGAN, AND PART OF THE SOUTHEAST 1/4 OF COMMENCING 1404.86 FEET NORTH ALONG THE EAST SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION, THENCE NORTH ALONG THE EAST SECTION LINE TO A POINT 462 FEET SOUTH ALONG THE EAST SECTION LINE FROM THE EAST 1/4 CORNER, THENCE WEST 663.41 FEET (MEASURED 665.28 FEET) TO THE WEST LINE OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4, THENCE SOUTH ALONG SAID WEST LINE TO A POINT 106.8 FEET NORTH ALONG SAID WEST LINE FROM THE SOUTH SECTION LINE, THENCE EAST 465.83 FEET, THENCE NORTH PARALLEL WITH SAID EAST LINE 119.00 FEET, THENCE WEST 5.06 FEET, THENCE NORTH 217.86 FEET, THENCE EAST 205.00 FEET TO BEGINNING, SECTION 3, TOWN 5 NORTH, RANGE 11 WEST, GAINES TOWNSHIP, KENT COUNTY, MICHIGAN, 55.95 ACRES.

PARCEL 'B' - 41-22-03-476-031

412203476031 PART OF SE 1/4 COM 308.50 FT N OD 04M 00S E ALONG E SEC LINE FROM SE COR OF SEC TH N OD 04M 00S E ALONG E SEC LINE 232.50 FT TH N 84D 33M 40S N 200.0 FT TH S OD 04M 00S N 23.0 FT TH N 43D 56M 00S N 241.18 FT TO N LINE OF S 131.1 FT OF SE 1/4 TH S 84D 33M 40S E ALONG SD N LINE 207.0 FT TO N LINE OF E 200 FT OF SE 1/4 TH N 84D 33M 40S E ALONG SD N LINE 337.0 FT TO N LINE OF S 106.8 FT OF SE 1/4 TH N 84D 33M 00S N ALONG SD N LINE 465.82 FT TO N LINE OF E 1/2 E 1/2 SE 1/4 TH S OD 054 21S N ALONG SD N LINE 815.0 FT TO N LINE OF S 253 FT OF SE 1/4 TH S 84D 33M 40S E ALONG SD N LINE 422.82 FT TH N OD 04M 00S E 50.40 FT TH N 84D 14M 18S E 243.31 TO BEG * SEC 3 T5N R 11W 4.24 A SPLIT/COMBINED ON 02/13/2011 FROM 41-22-03-476-024, 41-22-03-476-028;

2. REGULATORY APPROVALS:

- GAINES TOWNSHIP - SITE PLAN REVIEW
- GAINES TOWNSHIP - STORMWATER PERMIT
- BYRON-GAINES - WATER CONSTRUCTION PERMIT
- KENT COUNTY ROAD COMMISSION - SESC
- GAINES TOWNSHIP BUILDING PERMIT
- EGLE PART 394 - PUBLIC WATER SUPPLY
- EGLE PART 301 - WETLAND PERMIT FOR UTILITY CROSSING
- KENT COUNTY DRAIN COMMISSION - DRAIN PERMIT

3. STORMWATER MANAGEMENT

- STORMWATER WILL BE COLLECTED BY A STORM SEWER SYSTEM AND CONVEYED TO THE PROPOSED STORMWATER DETENTION BASIN. THE STORMWATER DETENTION BASIN IS PROPOSED TO DRAIN TO THE COUNTY DRAIN NORTH OF THE DEVELOPMENT AREA (DUTTON DRAIN).

4. WETLANDS

- THERE ARE KNOWN WETLANDS ON THE PROPERTY. THIS PROJECT PROPOSED A UTILITY CROSSING THROUGH EXISTING WETLANDS.

6. SITE LIGHTING

- LIGHTING WILL BE CONSISTENT WITH OTHER USED AND WILL COMPLY WITH ORDINANCE REQUIREMENTS.

7. EMERGENCY ACCESS

- EXISTING EMERGENCY ACCESS TO BE MAINTAINED.

8. WATER/SEWER:

- THE SITE IS SERVICED BY PUBLIC WATER AND SEWER.

ZONING NOTES:

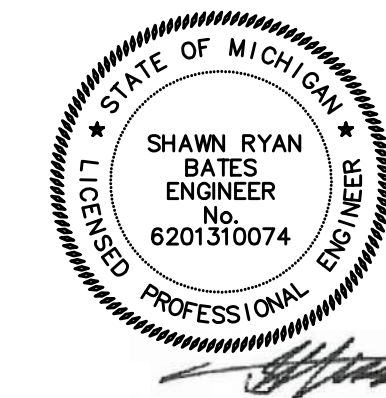
- CURRENT ZONING - RL-10 - LOW DENSITY RESIDENTIAL
- SCHOOL ARE A PERMITTED USE IN THE RL-10 DISTRICT
- LOT AREAS:
 - TOTAL PROPERTY AREA = 392,208 SF (9.24 AC)
 - TOTAL LOT AREA = 118,000 SF
- MINIMUM SETBACKS ARE 50' FOR FRONT, SIDE AND REAR YARDS
- LOT COVERAGE - 35% MAX LOT COVERAGE FOR STRUCTURES - 15% PROPOSED
- PARKING:
 - REQUIRED:
FOR MIDDLE SCHOOL - 2 PER CLASSROOM + 1 PER EMPLOYEE -OR- 1 SPACE PER 4 SEATS IN THE GYM, WHICHEVER IS GREATER:
-PARKING REQ'D = 2 X 27 CLASSROOMS + 46 EMPLOYEES = 100 (REQUIRED)
-PARKING REQ'D = 1 SPACE PER 4 SEATS IN GYM X 308 SEATS = 77
 - EXISTING PARKING = 122 SPACES (EAST PARKING LOT OFF OF HANNA LAKE)
- (PROPOSED) ADDED PARKING SPACES WITH THIS PHASE = 56 SPACES, NET TOTAL = 178 SPACES
- PROPOSED 'FUTURE' DEFERRED PARKING SPACES = 118 SPACES
118 + 178 = (18 spaces in drop-off lanes) = 278 SPACES

PROPOSED LEGEND

	PROP. STORM CB
	PROP. STORM CB
	PROP. STORM SEWER
	PROP. FLOWLINE
	PROP. HMA PAVEMENT
	PROP. HMA PAVEMENT PARKING
	PROP. BUILDING EXPANSION
	EXISTING BUILDING
	PROPOSED RIPRAP
	PROP. CONG PAVEMENT
	EX. CONG PAVEMENT
	BUILDING SETBACK
	PROPERTY LINE
	PROP. FENCE
	PARKING COUNT

SHEET INDEX

C1	OVERALL SITE PLAN
C2	SITE NOTES & LEGEND
C3	EXISTING CONDITIONS & SITE DEMO
C4	SITE LAYOUT PLAN
C5	SITE UTILITY PLAN
C6	SITE GRADING & SESC
C7	6 CLASS ENLARGED SITE PLAN
E1	SITE PHOTOMETRIC PLAN
L1	LANDSCAPE PLAN



PROPERTY OWNER:
DUTTON CHRISTIAN SCHOOL
6729 HANNA LAKE
DUTTON, MI, 49316

APPLICANT & PREPARER:
SHAWN R. BATES, P.E.
DAN VOS CONSTRUCTION CO.
6160 E. FULTON, PO BOX 189
ADA, MI 49301
231-633-1437
SHAWN@DANVOSCC.COM

Building For Life.

6160 E FULTON | ADA, MI 49301

616.676.9169

DANVOSCONSTRUCTION.COM

DESIGN | BUILD

ARCHITECTURAL SERVICES

CIVIL ENGINEERING

GENERAL CONTRACTING

CONSTRUCTION MANAGEMENT

STEEL SERVICES

FACILITY SERVICES

6-CLASSROOM ADDITION FOR:

DUTTON CHRISTIAN SCHOOL

6729 HANNA LAKE AVE., DUTTON, MI 49316

ISSUED FOR:
11-15-2023: SITE PLAN
REVIEW

DRAWN: SRB

PROJECT #: 30-038907

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GENERAL NOTES

- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).
- THE OWNER WILL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FOR THE PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE FAMILIAR WITH THE APPLICABLE PROVISIONS OF EACH PERMIT AS THEY APPLY TO THE WORK PRIOR TO BIDDING AND ABIDE BY THOSE PROVISIONS DURING CONSTRUCTION. COPIES OF ALL OBTAINED PERMITS ARE AVAILABLE FOR REVIEW FROM THE OWNER.
- THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY RIGHTS OF WAY AND EASEMENTS. THE CONTRACTOR SHALL VERIFY THAT THE NECESSARY EASEMENTS HAVE BEEN SECURED BY THE OWNER. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE FAMILIAR WITH THE APPLICABLE PROVISIONS OF EACH EASEMENT AS THEY APPLY TO THE WORK PRIOR TO BIDDING AND ABIDE BY THOSE PROVISIONS DURING CONSTRUCTION. COPIES OF ANY SUCH RIGHTS-OF-WAY AND EASEMENTS ARE AVAILABLE FOR REVIEW FROM THE OWNER.
- THE CONTRACTOR SHALL ABIDE BY ANY AND ALL STATE AND FEDERAL RULES AS THEY PERTAIN TO THE PLACEMENT OF FILL WITHIN AND ADJACENT TO WETLAND AREAS.
- THE CONTRACTOR SHALL INSTALL AND MAINTAIN TRAFFIC CONTROL DEVICES AS NECESSARY AND IN A MANNER CONSISTENT WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND MDOT STANDARD PLANS AND RULES.
- BELOW GRADE UTILITY INFORMATION IS BASED ON RECORD DRAWINGS, LOCATION OF PUBLIC UTILITIES SHOWN IS ONLY APPROXIMATE AND MAY NOT BE COMPLETE. PRIVATE UNDERGROUND UTILITIES SUCH AS, BUT NOT LIMITED TO, SEWER LINES, WATER LINES AND BURIED ELECTRICAL SERVICE ENTRANCES ARE NOT SHOWN.
- ADJUSTMENTS OF ALL UTILITY STRUCTURES WILL BE PERFORMED BY THE APPROPRIATE UTILITY OR ITS AUTHORIZED REPRESENTATIVE. CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL UTILITY RELOCATION AND INSTALLATION WITH THE APPROPRIATE UTILITY.
- ALL EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION ARE TO REMAIN IN SERVICE UNLESS OTHERWISE NOTED. AT NO ADDITIONAL COST TO THE OWNER, THE CONTRACTOR SHALL REPAIR OR COORDINATE WITH THE RESPECTIVE UTILITY ON DAMAGE TO EXISTING UTILITIES.
- IN THOSE INSTANCES WHERE POWER OR TELEPHONE POLE SUPPORT IS REQUIRED, THE CONTRACTOR SHALL PROVIDE A MINIMUM 48 HOUR NOTIFICATION TO POWER COMPANY. NO ADDITIONAL PAYMENT WILL BE PROVIDED FOR TEMPORARY BRACING OF UTILITIES.
- EXISTING SIGNS IMPACTED BY THIS PROJECT SHALL BE RESET AT NO ADDITIONAL COST TO THE OWNER. PLACEMENT SHALL CONFORM TO THE REQUIREMENTS OF MDOT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION OF EROSION. ALL DISTURBED EARTH SURFACES ARE TO BE STABILIZED IN THE SHORTEST PRACTICAL TIME AND TEMPORARY EROSION CONTROL DEVICES SHALL BE EMPLOYED UNTIL SUCH TIME AS ADEQUATE SOIL STABILIZATION HAS BEEN ACHIEVED. TEMPORARY STORAGE OF EXCAVATED MATERIAL IS TO BE IN A MANNER THAT WILL MINIMIZE EROSION. MATERIALS AND METHODS USED FOR TEMPORARY EROSION CONTROL SHALL BE AS SPECIFIED ON THE CONSTRUCTION PLANS. BEST MANAGEMENT PRACTICES SHALL BE USED TO ADDRESS ANY OBSERVED EROSION OR SEDIMENTATION PROBLEMS.
- CONTRACTOR SHALL MINIMIZE CLEARING OPERATIONS. ALL TREES, GRUBBING AND STUMP MATERIALS ARE THE PROPERTY OF THE CONTRACTOR AND WILL BE DISPOSED OF AT A SITE PROVIDED BY CONTRACTOR IN COMPLIANCE WITH ALL STATE AND LOCAL LAWS.
- ALL DISTURBED AREAS ARE TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER AND STRAW MULCH. CONTRACTOR SHALL OBTAIN ENGINEER'S APPROVAL OF ANY OFF-SITE TOPSOIL SOURCE. ANY FERTILIZER OR LIME APPLICATION IS NOT TO BE DONE WITHOUT OWNER APPROVAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL DEMOLITION MATERIAL, UNSUITABLE MATERIAL, EXCESS MATERIAL, AND COLLECTED SEDIMENT IN ACCORDANCE WITH ALL STATE LAWS AND LOCAL LAWS.
- CONTRACTOR SHALL CONTROL DUST ON THE CONSTRUCTION SITE TO AN ACCEPTABLE LIMIT, AS DETERMINED BY THE ENGINEER.
- CONTRACTOR SHALL NOT TRACK OR SPILL EARTH, DEBRIS OR OTHER CONSTRUCTION MATERIAL ON PUBLIC OR PRIVATE STREETS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE ASSOCIATED CLEAN UP.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL DEBRIS AND EXCESS EXCAVATED MATERIAL FROM WITHIN THE CONSTRUCTION LIMIT OF WORK, TO A SUITABLE SITE PROVIDED BY THE CONTRACTOR, IN COMPLIANCE WITH ALL STATE AND LOCAL REGULATIONS.
- CONTRACTOR SHALL REMOVE AND REPLACE OR REPAIR, ALL OTHER ITEMS DAMAGED BY HIS CONSTRUCTION ACTIVITIES TO AT LEAST THEIR ORIGINAL CONDITION, TO THE SATISFACTION OF THE OWNER AND ENGINEER.
- SUITABLE EXCAVATED MATERIALS MAY BE INCORPORATED INTO THE PROJECT. THE OWNER HAS THE RIGHT OF FIRST REFUSAL OF ALL EXCESS SUITABLE MATERIAL FROM THE PROJECT. THIS PROVISION SHALL IN NO WAY RELIEVE THE CONTRACTOR OF HIS OBLIGATIONS TO REMOVE AND DISPOSE OF ANY MATERIAL DETERMINED BY THE ENGINEER TO BE UNSUITABLE FOR BACKFILLING OR EXCESS SUITABLE MATERIAL UNWANTED BY THE OWNER.
- REFER TO DETAILS FOR PIPE AND STRUCTURE BEDDING AND BACKFILL REQUIREMENTS.
- ALL STRUCTURES AND PIPELINES LOCATED ADJACENT TO ANY TRENCH EXCAVATION SHALL BE PROTECTED AND FIRMLY SUPPORTED BY THE CONTRACTOR UNTIL THE TRENCH IS BACKFILLED. DAMAGE TO ANY SUCH STRUCTURES CAUSED BY OR RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

EROSION AND SEDIMENTATION CONTROL NOTES

THIS PLAN HAS BEEN DEVELOPED AS A STRATEGY TO CONTROL SOIL EROSION AND SEDIMENTATION DURING AND AFTER CONSTRUCTION.

THE PROPOSED LOCATIONS OF SILTATION AND EROSION CONTROL STRUCTURES AND MEASURES ARE SHOWN ON THE PLANS.

- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE IN ACCORDANCE WITH THE MICHIGAN EGLE NPS BMP MANUAL.
- THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE MAINTAINED IN AN UNVEGETATED CONDITION FOR THE MINIMUM TIME REQUIRED. IN GENERAL, AREAS TO BE VEGETATED SHALL BE TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL AND PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING.
- SEDIMENT BARRIERS (SILT FENCE, FENCE, STONE, CHECK DAMS, SEDIMENT TUBES, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF UP GRADIENT DRAINAGE AREAS.
- INSTALL SILT FENCE AT TOE OF SLOPES TO FILTER SILT FROM RUNOFF. SEE SILT FENCE DETAIL FOR PROPER INSTALLATION. SILT FENCE WILL REMAIN IN PLACE PER NOTE #5.
- ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT. A INSPECTION LOG SHALL BE MAINTAINED WITH REPORTS. SED. MEASURES SHALL BE REPAIRED AND/OR REPLACED WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE PERMANENTLY STABILIZED.
- NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN THREE HORIZONTAL TO ONE VERTICAL (3 TO 1) UNLESS STABILIZED WITH MULCH BLANKET OR OTHER STRUCTURAL MEANS.
- IF FINAL SEEDING AND SODDING IS NOT EXPECTED PRIOR TO THE ANTICIPATED DATE OF THE FIRST KILLING FROST, USE TEMPORARY ANNUAL RYEGRASS SEEDING AND MULCHING ON ROUGH GRADED SUBSOIL TO PROTECT THE SITE AND DELAY PERMANENT TOPSOILING, FINE GRADING, AND SEEDING OR SODDING UNTIL SPRING.
- WHEN FEASIBLE, TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINISH GRADED SHALL BE COMPLETED 30 DAYS PRIOR TO THE FIRST KILLING FROST.
- DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS. POST SEEDING SEDIMENT, IF ANY, WILL BE DISPOSED OF IN AN ACCEPTABLE MANNER.
- REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND REVEGETATED. ALL UPLAND DISTURBED AREAS ARE TO BE RESTORED WITH A MINIMUM 3" TOPSOIL AND HYDROSEED. ALL WETLAND AREAS SHALL BE RESTORED WITH NATIVE TOPSOIL, SALVAGED FROM THE WETLAND AND SEEDED WITH AN APPROPRIATE WETLAND PLANT SEED MIXTURE.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED.

DEMO LEGEND:



REMOVE EX. HMA



EXISTING BUILDING



TREE REMOVAL



SOIL BORING LOCATION



CLEARING LIMITS



REMOVAL ITEM



PHOTO ID

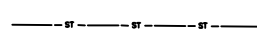
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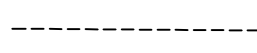
PROP. STORM CB



PROP. STORM CB



PROP. STORM, SEWER



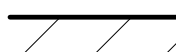
PROP. FLOWLINE



PROP. HMA PAVEMENT



PROP. BUILDING EXPANSION



EXISTING BUILDING



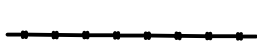
PROP. CONC PAVEMENT



EX. CONC PAVEMENT



PROPERTY LINE



PROP. FENCE



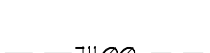
PROP. SILT FENCE



EXISTING BUILDING



PROP. MINOR CONTOUR



PROP. MAJOR CONTOUR



EX. MINOR CONTOUR



EX. MAJOR CONTOUR



PROPERTY LINE



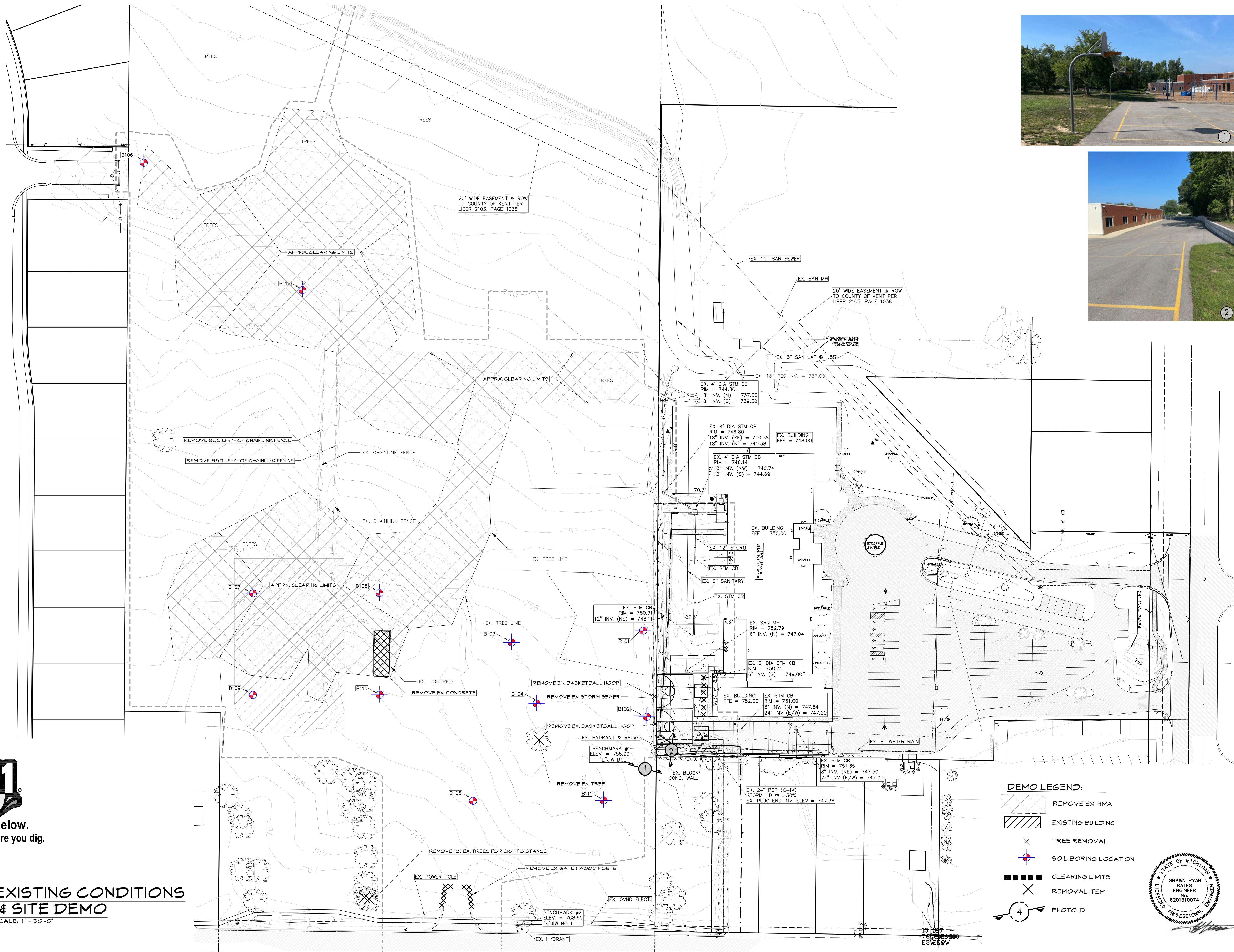
PROP. RIPRAP



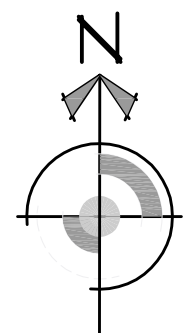
PROP. SILT SACK



Know what's below.
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**EXISTING CONDITIONS
& SITE DEMO**
SCALE: 1" = 50'-0"

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6-CLASSROOM ADDITION FOR:

DUTTON CHRISTIAN SCHOOL

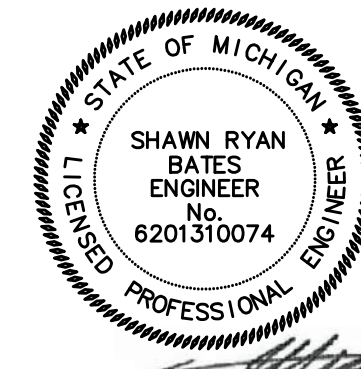
6729 HANNA LAKE AVE., DUTTON, MI 49316

ISSUED FOR:
11-15-2023: SITE PLAN
REVIEW

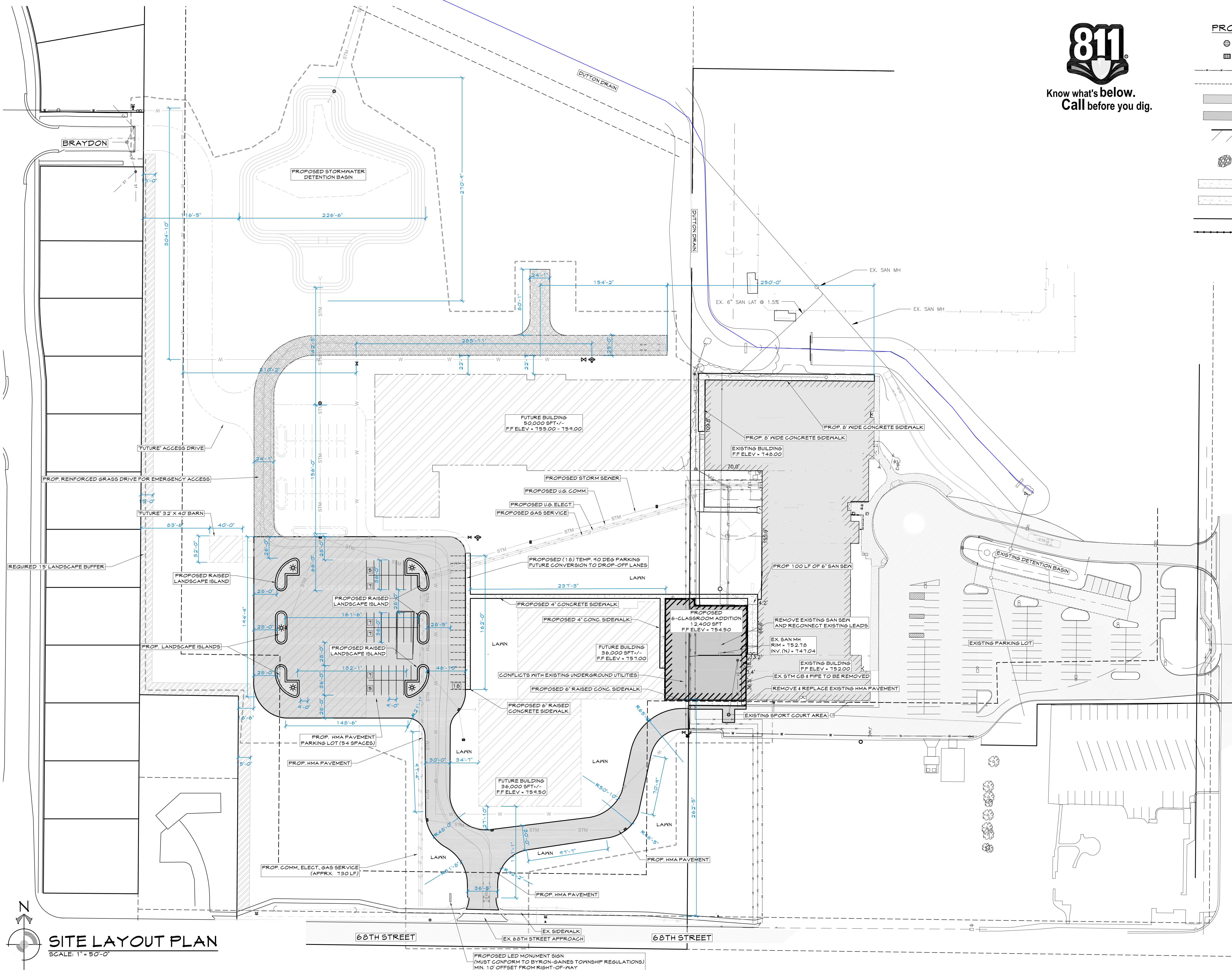
DRAWN: SRB

PROJECT #: 30-038907

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C3



Know what's below.
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- PROPOSED LEGEND**
- ⊕ PROP. STORM CB
 - ⊞ PROP. STORM CB
 - PROP. STORM SEWER
 - PROP. FLOWLINE
 - ▒ PROP. HMA PAVEMENT
 - ▒ PROP. BUILDING EXPANSION
 - /// EXISTING BUILDING
 - ⬤ PROPOSED RIPRAP
 - ▒ PROP. CONG PAVEMENT
 - ▒ EX. CONG PAVEMENT
 - PROPERTY LINE
 - PROP. FENCE

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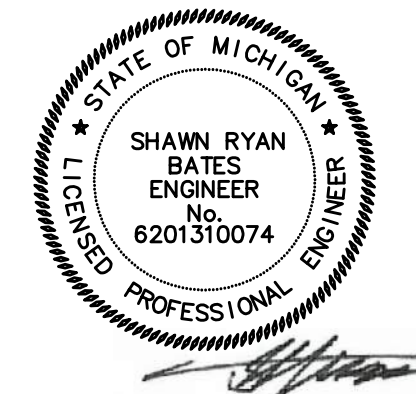
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STEEL SERVICES
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6-CLASSROOM ADDITION FOR:
DUTTON CHRISTIAN SCHOOL
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ISSUED FOR:
11-15-2023: SITE PLAN
REVIEW

DRAWN: SRB

PROJECT #: 30-038907



SITE LAYOUT PLAN
SCALE: 1" = 50'-0"

6-CLASSROOM ADDITION FOR:

DUTTON CHRISTIAN SCHOOL

6729 HANNA LAKE AVE., DUTTON, MI 49316

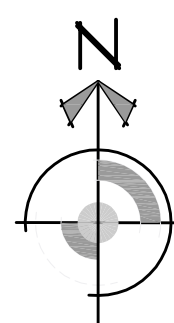
ISSUED FOR:
11-15-2023: SITE PLAN
REVIEW

DRAWN: SRB

PROJECT #: 30-038907

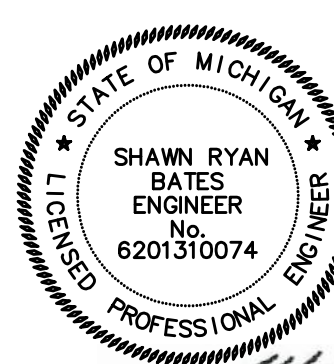
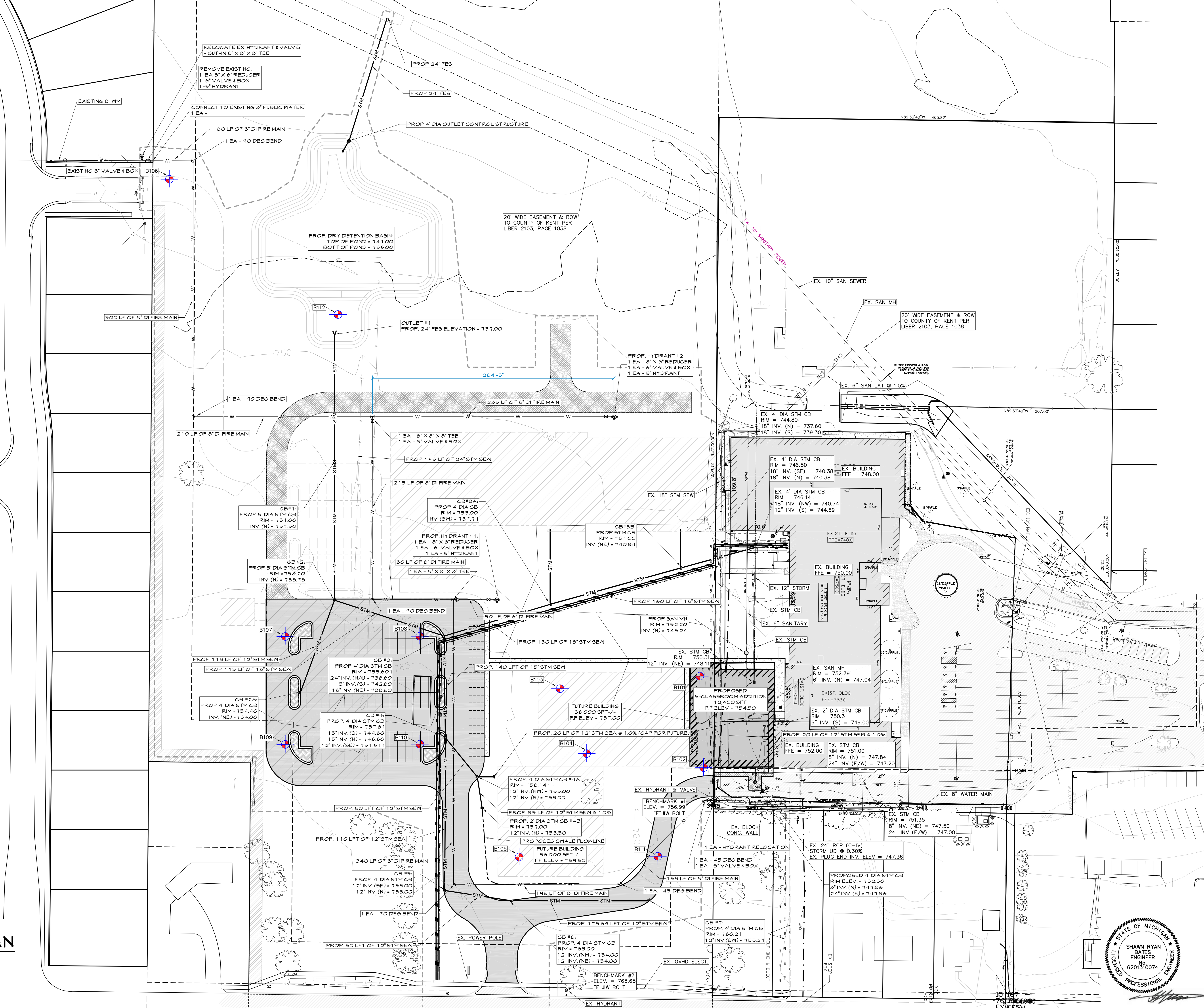
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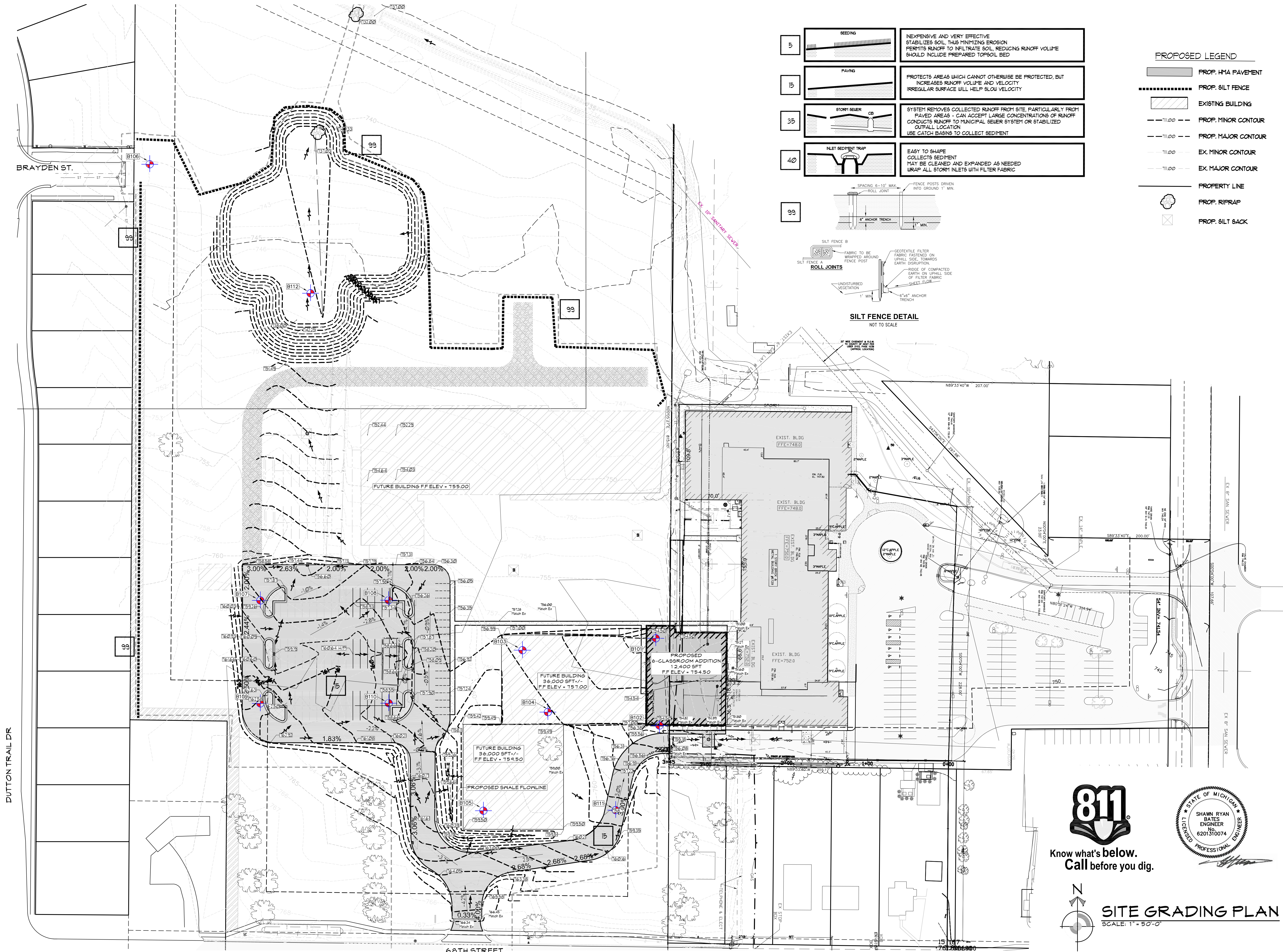
C5



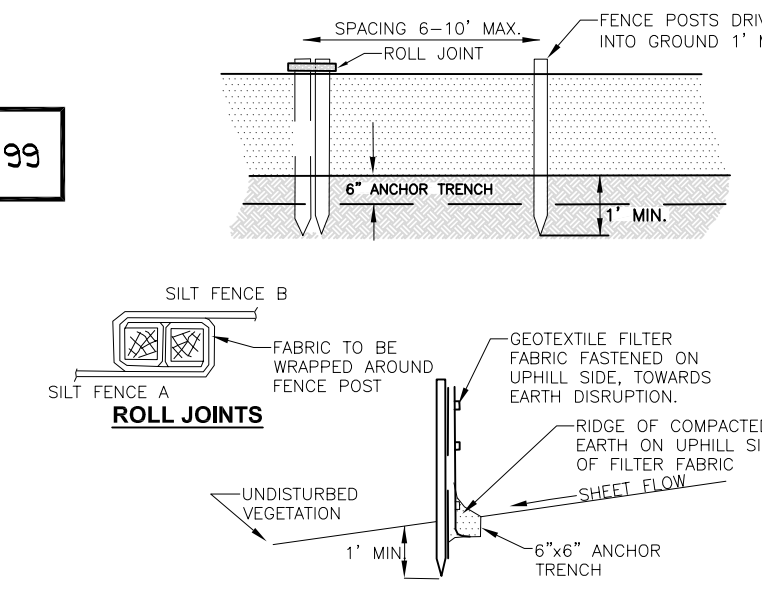
SITE UTILITY PLAN

SCALE: 1" = 50'-0"





5		INEXPENSIVE AND VERY EFFECTIVE STABILIZES SOIL, THIS MINIMIZING EROSION PERMITS RUNOFF TO INFILTRATE SOIL, REDUCING RUNOFF VOLUME SHOULD INCLUDE PREPARED TOPSOIL BED
15		PROTECTS AREAS WHICH CANNOT OTHERWISE BE PROTECTED, BUT INCREASES RUNOFF VOLUME AND VELOCITY IRREGULAR SURFACE WILL HELP SLOW VELOCITY
35		SYSTEM REMOVES COLLECTED RUNOFF FROM SITE, PARTICULARLY FROM PAVED AREAS - CAN ACCEPT LARGE CONCENTRATIONS OF RUNOFF CONDUCTS RUNOFF TO MUNICIPAL SEWER SYSTEM OR STABILIZED CUTALL LOCATION USE CATCH BASINS TO COLLECT SEDIMENT
40		EASY TO SHAPE COLLECTS SEDIMENT MAY BE CLEANED AND EXPANDED AS NEEDED WRAP ALL STORM INLETS WITH FILTER FABRIC



SILT FENCE DETAIL
NOT TO SCALE

- PROPOSED LEGEND
- PROP. HMA PAVEMENT
 - PROP. SILT FENCE
 - EXISTING BUILDING
 - PROP. MINOR CONTOUR
 - PROP. MAJOR CONTOUR
 - EX. MINOR CONTOUR
 - EX. MAJOR CONTOUR
 - PROPERTY LINE
 - PROP. RIPRAP
 - PROP. SILT SACK

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6-CLASSROOM ADDITION FOR:
DUTTON CHRISTIAN SCHOOL
6729 HANNA LAKE AVE., DUTTON, MI 49316

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SITE GRADING PLAN
SCALE: 1" = 50'-0"

SHAWN RYAN BATES
ENGINEER
No. 6201310074
PROFESSIONAL ENGINEER

ISSUED FOR:
11-15-2023: SITE PLAN REVIEW

DRAWN: SRB

PROJECT #: 30-038907

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C6

6-CLASSROOM ADDITION FOR:
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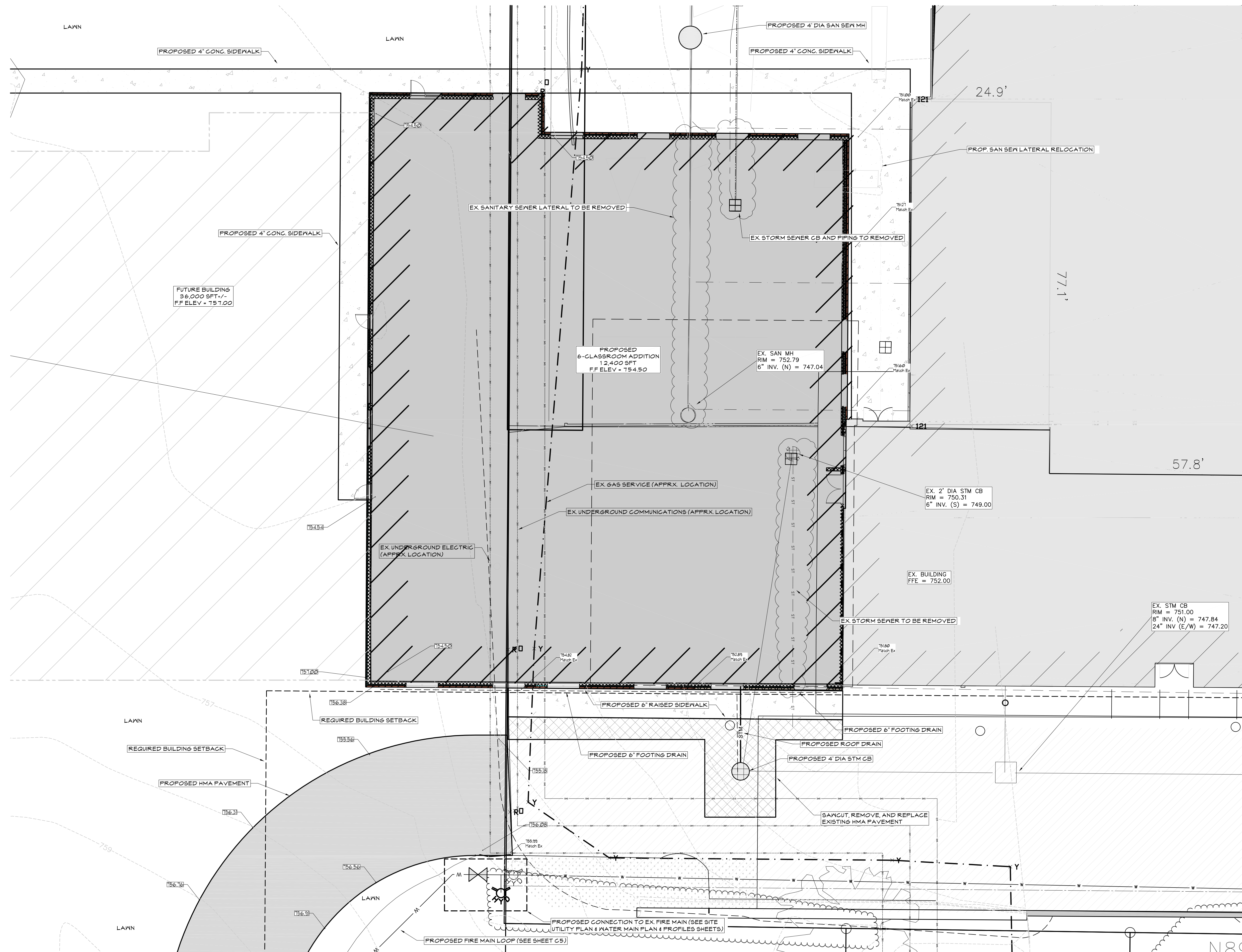
ISSUED FOR:
11-15-2023: SITE PLAN
REVIEW

DRAWN: SRB

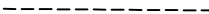
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CT

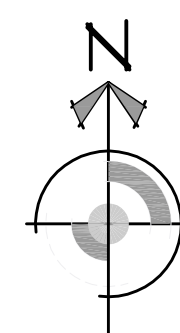


PROPOSED LEGEND

- | | |
|---|--------------------------|
|  | PROP. STORM CB |
|  | PROP. STORM CB |
|  | PROP. STORM. SEWER |
|  | PROP. FLOWLINE |
|  | PROP. HMA PAVEMENT |
|  | PROP. BUILDING EXPANSION |
|  | EXISTING BUILDING |
|  | PROPOSED RIRAP |
|  | PROP. CONG. PAVEMENT |
|  | EX. CONG. PAVEMENT |
|  | PROPERTY LINE |
|  | PROP. FENCE |

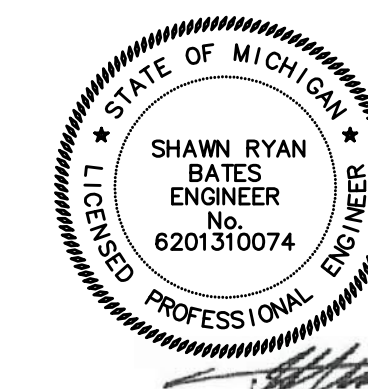


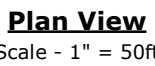
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6 CLASSROOM ADDITION - ENLARGED SITE PLAN

SCALE: 1" = 10'-0"





Schedule					
Symbol	Label	Manufacturer	Catalog Number	Description	Wattage
	S5	Lithonia Lighting	RSX2 LED PS 40K RS MVOLT SP4 MLTAIR2PIRNN DBBXD ON 20 SPS POLE WITH 2"6" BASE	RSK Area Fixture Size 2 P5 Lumens Package 4000K CCT Type RS Distribution	213.48
	W1	Lithonia Lighting	WPX1 LED P2 40K Mvolt	WPX1 LED wallpack 3000lm 4000K color temperature 120-277 Volts	24.42

WPX LED Wall Packs

Color Rendering Index: WPX2 LED 40K MVMT DBXBD

Size

W

H

Specifications

Front View

Side View

Luminaires	Height (in)	Width (in)	Depth (in)	Side Mount Location	Height (in)
WPX1	8.7 (26.6mm)	3.7 (113mm)	3.7 (113mm)	4.2 (128mm)	6.1 (36.2mm)
WPX2	11.7 (357mm)	3.7 (113mm)	4.2 (128mm)	8.7 (266mm)	6.1 (36.2mm)
WPX3	15.7 (479mm)	4.7 (143mm)	4.7 (143mm)	8.7 (266mm)	8.7 (266mm)

Ordering Information

EXAMPLE: WPX2 LED 40K MVMT DBXBD

Series	Color Temperature	Voltage	Options	Finish
WPX1 LED, 1500 Lumens, 18W	30K	300V	327V	327V
WPX2 LED, 2500 Lumens, 30W	40K	400V	347	347V
WPX3 LED, 4000 Lumens, 47W	50K	500V		
WPX3 LED, 5200 Lumens, 60W				

Note: The Nominal output and input power shown in the ordering tree are average representations of all configurations options. Specific values are available on request.

FEATURES & SPECIFICATIONS

INTENDED USE
The WPX LED wall pack is designed to provide a cost efficient, emergency response solution for the immediate replacement of existing wall pack lighting. The WPX1, WPX2 and WPX3 are ideal for replacing up to 150W, 200W and 400W LED luminaires respectively. WPX luminaires are designed to be used in applications up to 40°C to 60°C.

CONSTRUCTION
WPX family has a cast aluminum body with built-in optical management that both enhances light output and minimizes glare. The luminaires are IP68-rated, and mounted using a stainless steel mounting bracket.

ELECTRICAL
WPX1, WPX2 and WPX3 are composed of high efficiency LED chips and LED driver incorporating a 100,000 hour life expectancy. Color temperatures of 3000K, 4000K and 5000K with minimum CRI of 90. WPX1 is available with 1500 lumens, WPX2 with 2500 lumens and WPX3 with 4000 lumens. WPX3 is available with 5200 lumens. WPX1 has a 30 degree beam spread, WPX2 and WPX3 have a 45 degree beam spread. WPX1 LED is packaged onto a single standard package protection strip (SPT) and is factory tested with an optional 40,000 hour warranty.

WARRANTY
Have the required WPX LED wall pack luminaire come with a five-year limited light output warranty. The luminaire should be tested by the output current of the LED luminaire to ensure the luminaire is within the warranty.

NOTES

- WPX1 and WPX2 come with 80V surge protection standard. WPX3 WPX1 LED includes surge comes with 250V surge protection standard. Add SP400V option to get WPX1 LED with 400V surge protection.
- Simple replacement: WPX1 LED 1500 LM 30K MVMT SPT 327V
- Battery pack options are available on WPX1 and WPX2.
- Battery pack options not available on WPX3 and PE options.

INSTALLATION
WPX LED can be mounted directly onto a standard electrical conduit. These LED luminaire can be used on steel studs for surface mounting. A slot on the back surface allows mounting on metal studs for surface mounting. WPX LED luminaire can be mounted on a wall or ceiling using the supplied mounting bracket. WPX LED luminaire can be mounted on a wall or ceiling using the supplied mounting bracket. WPX LED luminaire can be mounted on a wall or ceiling using the supplied mounting bracket.

TESTING
CUL tested to meet UL and Canadian standards. Suitable for use in commercial, public, retail, residential and industrial applications. WPX LED luminaire can be tested to meet UL and Canadian standards. Suitable for use in commercial, public, retail, residential and industrial applications. WPX LED luminaire can be tested to meet UL and Canadian standards. Suitable for use in commercial, public, retail, residential and industrial applications.

WARRANTY
WPX LED luminaire has a 5-year limited light output warranty. All other options and installed warranties are installed. Complete warranty terms located at: [www.lithonia.com](#)

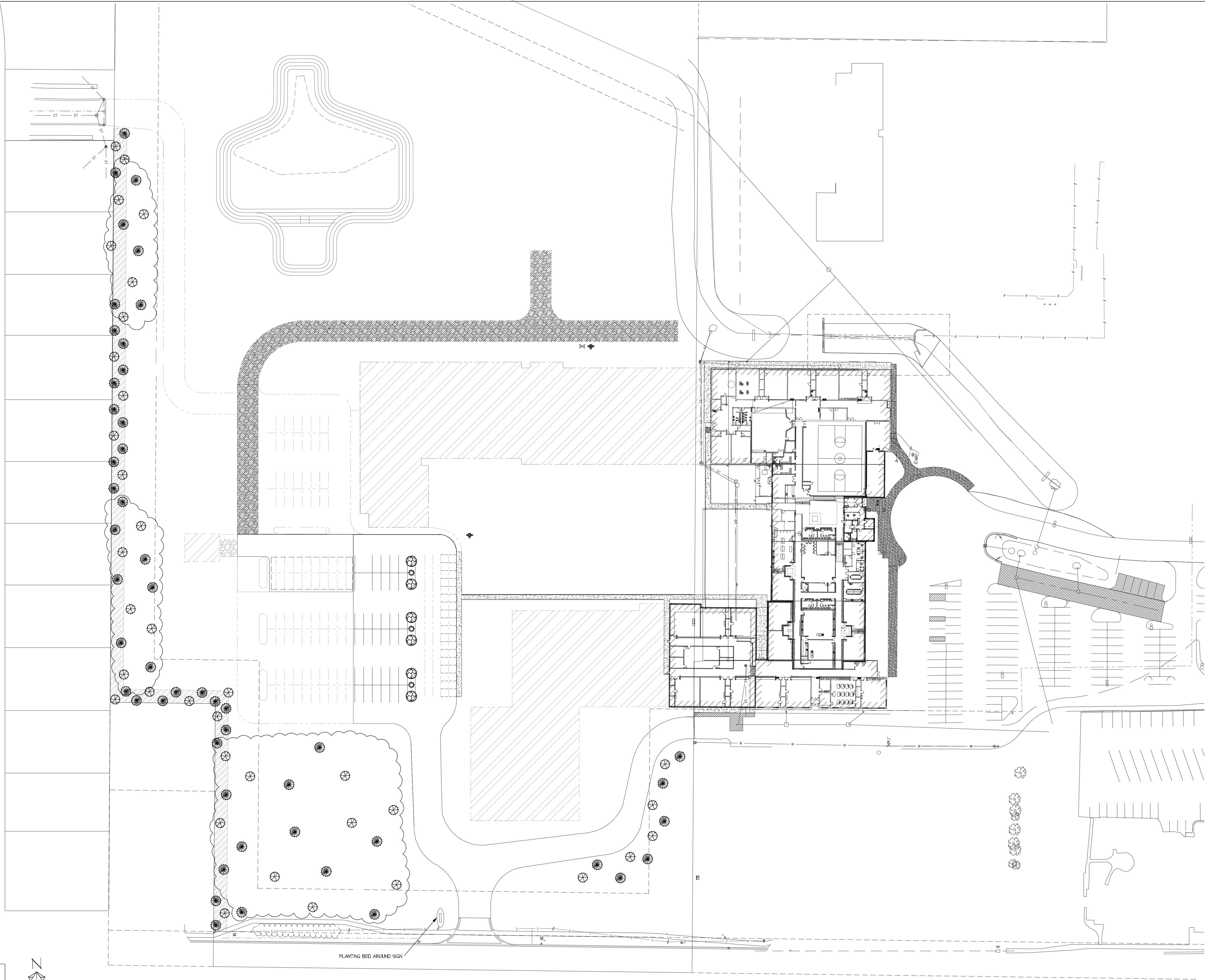
Note: All performance may differ as a result of environmental conditions and application. All options are subject to change without notice. All other options and installed warranties are installed. Complete warranty terms located at: [www.lithonia.com](#)

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WPX LED
Rev. 01/2020

SHEET # "E1 - SITE PHOTOMETRIC PLAN"



ELM - FRONTIER

SPRUCE - HOWELL'S DWARF TIGERTAIL

SPRUCE - NORWAY

PINE - EASTERN WHITE

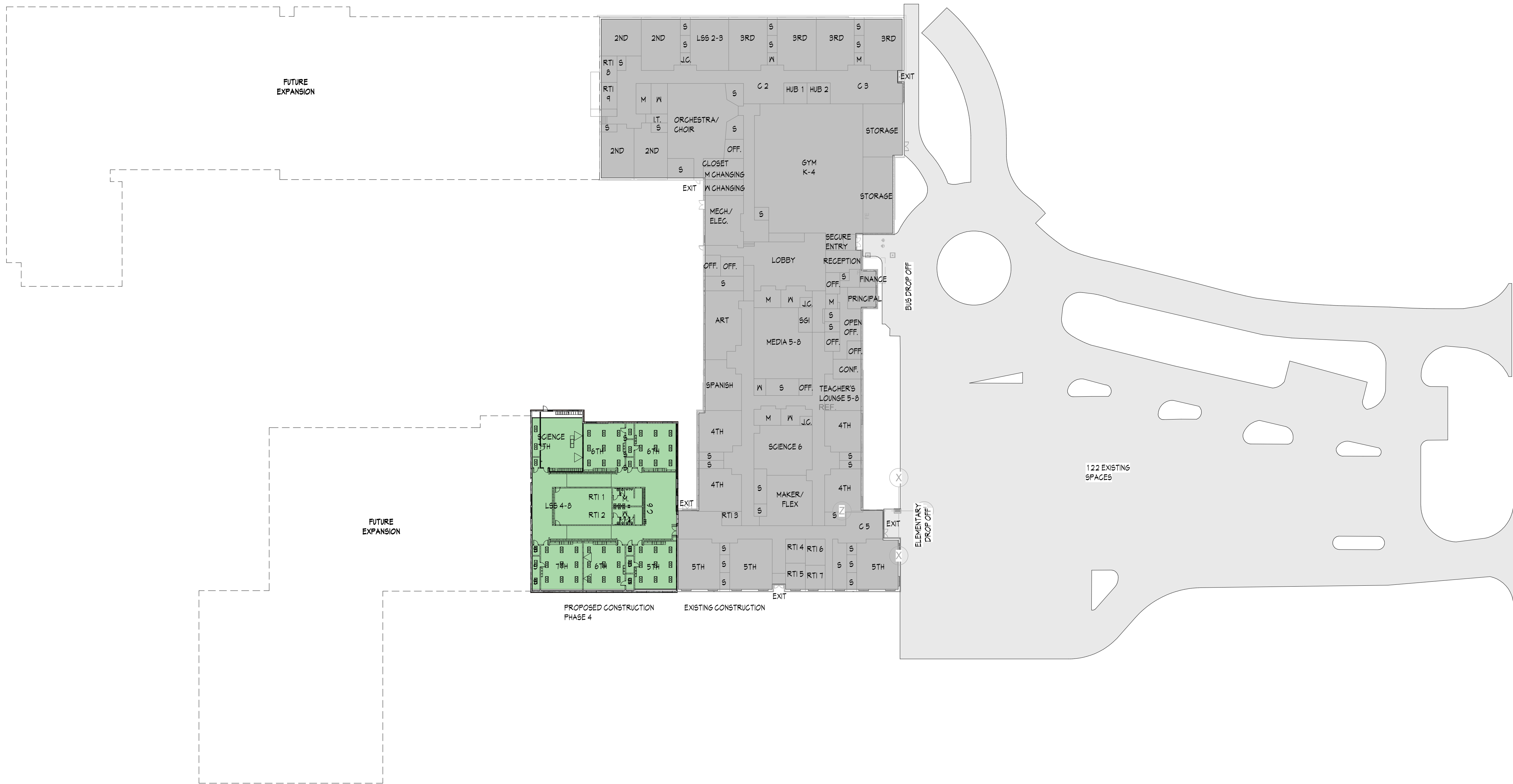
PLANTING BED AROUND SIGN

SHEET # "L1 - LANDSCAPE PLAN"

EVERETT'S
LANDSCAPE ARCHITECTURE & DESIGN
7804 EASTERN AVE.
GRAND RAPIDS, MI 49506
616-400-0064
www.everettslandscape.com

Dutton Christian School
Classroom Addition

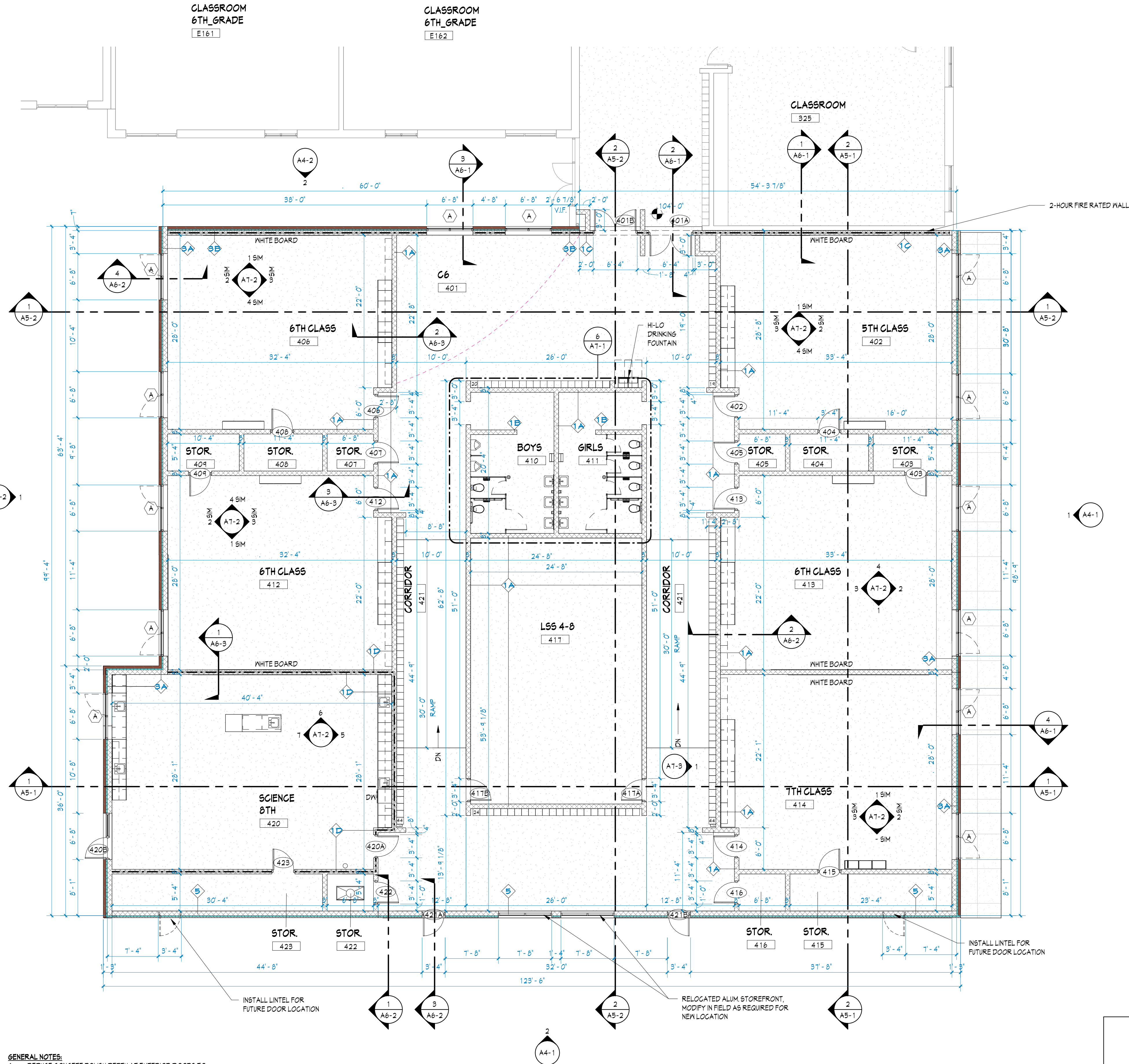
Client:	John DeBlois / Shaun Bates	Scale:	1/4" = 1'	Date:	11/15/23
Designed By:	Brian Diener	Drawn By:	Shannon Matthes		



1 OVERALL PHASE 4 PLAN
A0-1 1"=40'-0"

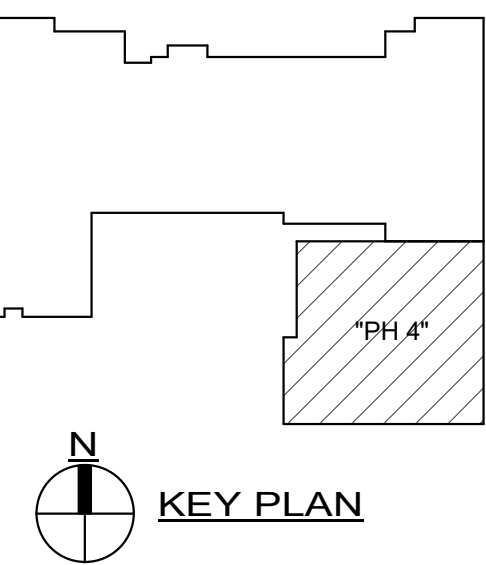


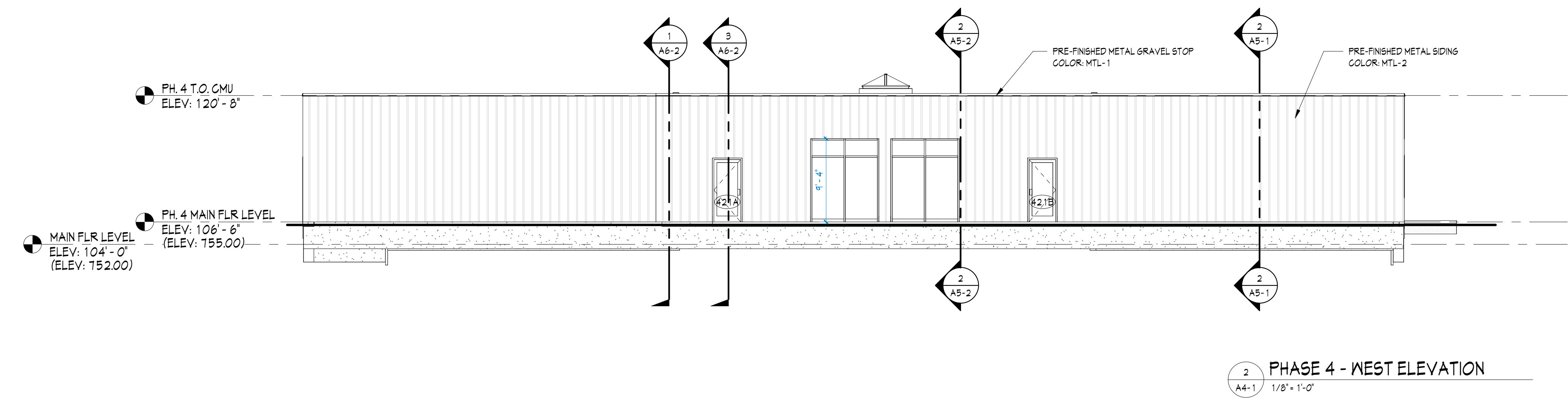
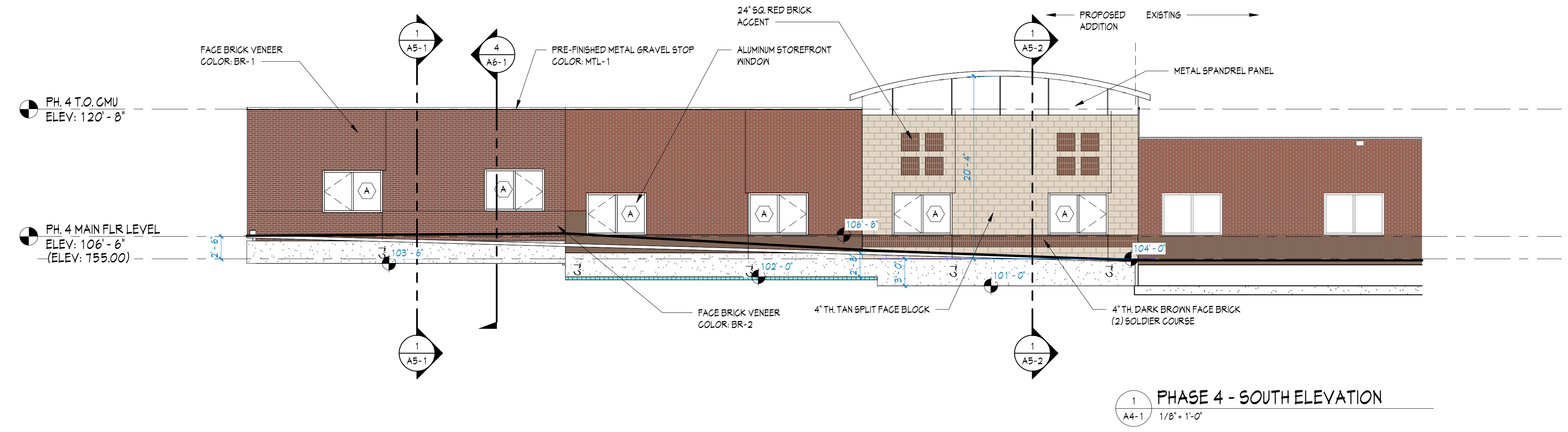
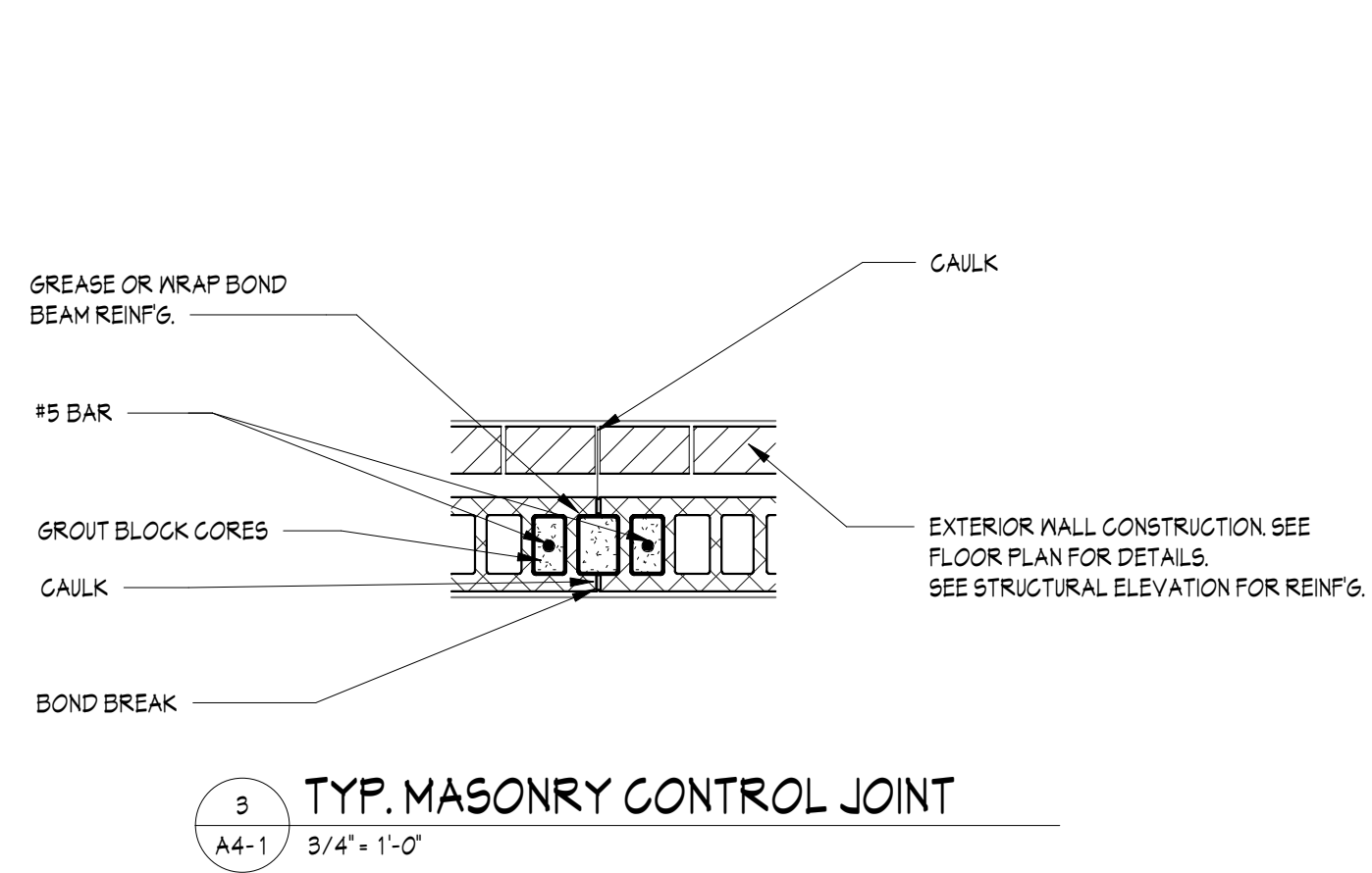
WALL TYPES	
MALL TYPE, SEE NOTES BELOW	CURB TYPE, SEE ROOM FINISH SCHEDULE SHEET
WALL TYPES KEY	
	1A 8" C.M.U. w/ WIRE REINFG. @ 16" O.C. (SEE STRUCT. PLAN FOR REINFG.). PROVIDE BULLNOSE BLOCK AT ALL EXPOSED EDGES. EXTEND FROM FOOTING, FOUNDATION WALL, OR SLAB TO BOTTOM OF CONCRETE OR STEEL STRUCTURAL FLOORS OR ROOFS. PROVIDE 1 1/2" CONTINUOUS DEFLECTION JOINT ALONG EDGE TOP OF WALL. COURSE TO MATCH EXISTING. PROVIDE CLOSED CELL FOAM INSULATION CORES AT INTERIOR WALLS IN UNREINFORCED CORES. SEE ELEVATIONS FOR BLOCK TYPES AND FINISH.
	1B 8" C.M.U. w/ WIRE REINFG. @ 16" O.C. (SEE STRUCT. PLAN FOR REINFG.). PROVIDE BULLNOSE BLOCK AT ALL EXPOSED EDGES. EXTEND FROM FOOTING, FOUNDATION WALL, OR SLAB TO ABOVE SUSPENDED CEILING. PROVIDE CLOSED CELL FOAM INSULATION CORES AT INTERIOR WALLS IN UNREINFORCED CORES. SEE ELEVATIONS FOR BLOCK TYPES AND FINISH.
	1C 8" C.M.U. w/ WIRE REINFG. @ 16" O.C. (SEE STRUCT. PLAN FOR REINFG.). PROVIDE BULLNOSE BLOCK AT ALL EXPOSED EDGES. EXTEND FROM FOOTING, FOUNDATION WALL, OR SLAB TO BOTTOM OF CONCRETE OR STEEL STRUCTURAL FLOORS OR ROOFS. PROVIDE 1 1/2" CONTINUOUS DEFLECTION JOINT ALONG EDGE TOP OF WALL. COURSE TO MATCH EXISTING. SEE ELEVATIONS FOR BLOCK TYPES AND FINISH. 2 HOUR FIRE WALL, PER UL U405, NON-BEARING WALL. FIRE WALL TO BE STRUCTURALLY INDEPENDENT FROM CONSTRUCTION ON EITHER SIDE.
	1D 8" C.M.U. w/ WIRE REINFG. @ 16" O.C. (SEE STRUCT. PLAN FOR REINFG.). PROVIDE BULLNOSE BLOCK AT ALL EXPOSED EDGES. EXTEND FROM FOOTING, FOUNDATION WALL, OR SLAB TO BOTTOM OF CONCRETE OR STEEL STRUCTURAL FLOORS OR ROOFS. PROVIDE 1 1/2" CONTINUOUS DEFLECTION JOINT ALONG EDGE TOP OF WALL. COURSE TO MATCH EXISTING. PROVIDE CLOSED CELL FOAM INSULATION CORES AT INTERIOR WALLS AND EXTERIOR WALLS IN UNREINFORCED CORES. SEE ELEVATIONS FOR BLOCK TYPES AND FINISH. 1 HOUR FIRE BARRIER PER UL U405, BEARING WALL.
	2 4" C.M.U. w/ WIRE REINFG. @ 16" O.C. (SEE STRUCT. PLAN FOR REINFG.). PROVIDE BULLNOSE BLOCK AT ALL EXPOSED EDGES. EXTEND FROM FOOTING, FOUNDATION WALL, OR SLAB TO BOTTOM OF CONCRETE OR STEEL STRUCTURAL FLOORS OR ROOFS. PROVIDE 1 1/2" CONTINUOUS DEFLECTION JOINT ALONG EDGE TOP OF WALL. COURSE TO MATCH EXISTING. PROVIDE CLOSED CELL FOAM INSULATION CORES AT INTERIOR WALLS IN UNREINFORCED CORES. SEE ELEVATIONS FOR BLOCK TYPES AND FINISH.
	3A - 4" BRICK VENEER WITH ADJ. GLAZ. WIRE TIES AT 16" O.C., EACH WAY. SEE EXTERIOR ELEVATIONS FOR VENEER TYPES AND FINISH. - 3/4" AIRSPACE - 2" MIN. OF 2LB DENSITY CLOSED CELL SPRAY FOAM (R-13). - INTERIOR 8" C.M.U. BEARING WALL WITH WIRE REINFG. AT 16" O.C. HORIZ. (SEE STRUCT. PLAN FOR ADDITIONAL VERT. REINFG.). PROVIDE BULLNOSE BLOCK AT ALL EXPOSED INTERIOR EDGES. INSULATE ALL CORES NOT GROUTED WITH FIELD INSTALLED FOAM INSULATION.
	3B - 4" BRICK VENEER WITH ADJ. GLAZ. WIRE TIES AT 16" O.C., EACH WAY. SEE EXTERIOR ELEVATIONS FOR VENEER TYPES AND FINISH. - 3/4" AIRSPACE - 2" MIN. OF 2LB DENSITY CLOSED CELL SPRAY FOAM (R-13). - 8" C.M.U. BEARING WALL WITH WIRE REINFG. AT 16" O.C. HORIZ. (SEE STRUCT. PLAN FOR ADDITIONAL VERT. REINFG.). PROVIDE BULLNOSE BLOCK AT ALL EXPOSED INTERIOR EDGES. INSULATE ALL CORES NOT GROUTED WITH FIELD INSTALLED FOAM INSULATION. - 1 HOUR FIRE BARRIER, PER UL U405, BEARING WALL.
	4 5/8" GYP. BOARD ON EACH SIDE OF 3625 162-30, STEEL STUDS AT 16" O.C. w/ 3 1/2" SOUND BATT INSUL. EXTEND STUDS UP TO ROOF DECK ABOVE. PROVIDE CONTINUOUS SLIP TRACK & JOINT THAT ALLOWS FOR 1 1/2" DEFLECTION JOINT ALONG EDGE TOP OF WALL AT ROOF DECK. PROVIDE ACOUSTIC SEAL AT WALL/ROOF INTERSECTION.
	5 1 1/2" METAL SIDING ON TYVEK MOISTURE BARRIER ON 2" METAL FURRING @ 16" O.C. WITH 2" XPS R-10 RIGID INSUL. WITH ALL JOINTS TAPPED ON 8" C.M.U. BEARING WALL w/ WIRE REINFG. @ 16" O.C. HORIZ. (SEE STRUCTURAL PLAN FOR ADDITIONAL VERTICAL REINFG.). PROVIDE BULLNOSE BLOCK AT ALL INTERIOR EDGES. INSULATE ALL BLOCK CORES NOT GROUTED WITH FIELD INSTALLED FOAM INSULATION. CORE FILL 90°.



- GENERAL NOTES:**
- REDUCE CONCRETE POLISH DEPTH AT EXTERIOR DOORS TO MATCH FINISH FLOOR ELEVATION
 - (102) NEW SINGLE HEIGHT LOCKERS, LOCKERS TO BE BARRIER FREE
 - SEE TYPICAL LOCKER ELEVATION
 - ROOM SIGNAGE TO BE SUPPLIED AND INSTALLED BY OWNER
 - REFER TO DETAIL... FOR TYPICAL SLAB JOINT DETAILS. PROVIDE SEALANT AT ALL JOINTS.

ENLARGED CLASSROOM ADDITION FLOOR PLAN
1 A1-1 1/8" = 1'-0"





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Building For Life.

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ISSUED FOR:
11-15-2023: SITE PLAN REVIEW

DRAWN: JR

PROJECT #: 30-038401

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DRAWING NO:
A4-1

ADDITION FOR:
DUTTON CHRISTIAN SCHOOL
6129 HANNA LAKE AVE., DUTTON, MI 49316

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