

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

DRAFT Agenda

7:00 p.m. – Thursday, December 18th, 2025

- I. Call to Order and Roll Call**
- II. Consideration of Agenda**
- III. Consideration of Meeting Minutes**
 - a. Consideration of November 20th, 2025, Planning Commission Regular Meeting Minutes**
- IV. Inquiry of Conflict of Interest**
- V. Public Comment**
- VI. New Business**
 - 1. Public Hearings**
 - a. 7147 Patterson Avenue – Rezoning from Steelcase PUD to Light Industrial (LI)**
 - b. 8610 Kalamazoo Avenue- Special Use Permit – Accessory Building**
 - 2. Site Plan Review**
 - a. 6925 Dutton Industrial Drive – Kamps Hardwoods Expansion**
 - 3. Items not requiring a Public Hearing**
 - a. 8136 Breton Ave – 4 to 1 Ratio Wavier**
- VII. General Discussion**
- VIII. Adjournment**

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

DRAFT Minutes of the Gaines Charter Township Planning Commission

Regular Meeting held November 20th, 2025, at 7 pm

8555 Kalamazoo Ave., SE, Caledonia, MI 49316

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

MEMBERS ABSENT: Wiersema and Waayenberg, with notice

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

I. CALL TO ORDER AND ROLL CALL

Chair Giarmo called the meeting to order at 7:00 PM.

II. CONSIDERATION OF MEETING AGENDA

The agenda was approved as presented.

III. CONSIDERATION OF MEETING MINUTES

Consideration of the October 23rd, 2025, regular Planning Commission meeting minutes.

Motion: Motion by Haagsma, supported by Rober to approve the minutes of October 23rd, 2025.

DISCUSSION:

AYES: All

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (5-0)

IV. INQUIRY OF CONFLICT OF INTEREST

None.

V. PUBLIC COMMENT

Allen Bacon of Consumers Energy explained that he is the Engagement Manager for Consumers and is the Township's point of contact for anything electricity related. Bacon has offered to host an informal meeting with elected officials, appointed officials, and any staff that may be interested in learning more about electrical distribution and rate setting.

VI. NEW BUSINESS

1. Public Hearings

a. Zoning Ordinance Text Amendment – Electronic Messaging Centers in Residential Zoning Districts

Planner Wells explained that this request for a text amendment to the Zoning Ordinance is intended to allow institutional users in residential zoning districts to have electronic changeable messaging centers with a special use permit. The Township Board had their first hearing and review of the request on xx xxth and set a public hearing for their regularly scheduled meeting on December 9th, 2025; the Township Board is waiting to receive a resolution and positive recommendation from the Planning Commission prior to the scheduled public hearing.

Wells noted that in the large update to the Zoning Ordinance, which was approved and adopted in April of 2025, ECM's were no longer designated as a permitted use in residential zoning districts; the applicant for this request is looking to reinstate this use in residential zoning districts through the special use permit process. Both the Planning Commission and Township Board found it appropriate to limit the hours of operation although this was not included in the initial request; ECM's in residential zoning districts will now be required to be shut off from 10 PM to 7 AM.

Chair Giarmo opened the public hearing and closed the public hearing.

Motion:	Motion by Haagsma, supported by Billips to make a positive recommendation to the Township Board for the request for a text amendment to the Zoning Ordinance which will allow ECM's in residential zoning districts for institutional users with a special use permit, in which hours will be restricted, and ECM's must be off from 10 PM to 7 AM.
DISCUSSION:	Vice Chair Rober inquired about whether there is a specific deadline for when a user must swap out an existing message for a new one; Planner Wells explained that rarely does the Township regulate messages displayed on ECM's so as to not infringe upon the First Amendment and right to free speech.
AYES:	All
NAYS:	None
ABSTAIN:	None
DECISION:	Motion Carried (5-0)

b. 2844 100th Street – Special Use Permit – Ground Mounted Solar Array

Dave Van Haitsma, the applicant and builder for this request, was joined by Greg Oliver from Agathon Solar to explain the request for a special use permit to allow for an oversized ground mounted solar array to be constructed at 2844 100th Street. Oliver explained that the 8,880 square-foot array uses

panels that are designed and feature a coating which absorbs light and reduces glare, and the applicant intends to generate electricity via the panels to power the home on site. Since the proposed array is over 1,500 square feet, the applicant must obtain a special use permit. Planner Wells noted that the power generated on site may be used to power other elements on the parcel besides the home, and the Township has no ability to regulate what power is used for or where it may go on site.

Oliver clarified that the fixtures for the panels will be hot dipped galvanized steel to protect them from the elements, and although the fixtures will be grey, the applicant intends to implement screening to assist in buffering the view from neighboring properties. Van Haitsma noted that he would be happy to work with a neighbor who submitted a public comment concerning the view to achieve appropriate screening.

With regard to noise, Oliver noted that the panels do not emit any noise, and any noise would be generated from a small electrical room already existing on the parcel. Consumers Energy is responsible for inspecting the system and determining whether infrastructure in the area needs to be updated to accommodate the system or protect the system in the event of a power surge.

Chair Giarmo inquired about the provided landscape plan and whether there was a more detailed depiction of the landscaping being proposed, as the provided plan does not specify species or planting distances. Van Haitsma responded that the owners intend to make sure necessary screening is installed by enhancing the existing berm on the north side of the property and planting several additional evergreen trees – Van Haitsma stated that the applicant is willing to make the screening “as thick as we need it to be” to reduce nuisance for neighboring properties. Chair Giarmo expressed hesitancy, as this is a significant area to be screened, and typically the Planning Commission prefers a detailed landscaping plan to help inform their deliberation.

Chair Giarmo opened the public hearing.

Ron Whitwam of 2889 100th Street noted that he is not concerned about the quality of the work associated with this project, however, he does have concerns about the view from his home. Whitwam expressed that he would like to see the proposed row of evergreen trees extended to buffer the view from his home as well. Planner Wells said that he would be willing to make a site visit with Whitwam and Van Haitsma to ensure screening will be adequate.

Jason Prins of 2859 100th Street stated that although he is in full support of the homeowner using the property as they please, he is also concerned with visual obstruction.

Chair Giarmo closed the public hearing.

Commissioner Haagsma said that if the screening is executed appropriately, he is okay with approving the request, although he would’ve liked to see a more descriptive landscaping plan. Haagsma agreed that screening needs to be extended further east and further south along the driveway. Haagsma also noted that the tilt of the panels is directed to the south, in the direction of the home, meaning that any glare produced from the panels will not be facing outward towards any neighboring properties.

Commissioner Rober agreed that screening is of utmost importance with this request and encouraged the applicant to ensure that screening is done well. Thomas agreed that although a better visual of the landscaping plan would be nice, she is comfortable with the applicant working with staff to ensure

adequate screening. Chair Giarmo stated that she is comfortable with moving forward with administrative support on the landscaping requirements, and Commissioner Billips added that she is glad to hear neighbors are supportive of this project.

Motion: Motion by Haagsma, supported by Thomas to approve the request for a special use permit at 2844 100th Street SE to allow for a 8,880 square-foot ground mounted solar array with the following conditions:

1. The applicant must adhere to all feedback and requirements from the Township Engineer and Township Building Official.
2. The applicant must work with staff and neighbors to verify and ensure satisfaction of screening and landscaping needs.

AYES: ALL

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (5-0)

2. Site Plan Review

a. 4200 60th Street – Switch Phase II Substation – Site Plan Extension

Planner Wells explained that Switch is seeking a site plan extension for an electrical substation that was originally approved in October of 2024. Kevin Wilks, the applicant and engineer for this project, explained that the extension is being requested due to delays associated with obtaining wetland permits from EGLE.

Motion: Motion by Haagsma, supported by Rober to approve the site plan extension request.

DISCUSSION:

AYES: All

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (5-0)

b. Prairie Wolf Station – Senior Living Facility

Eric DeYoung of Nederveld, the applicant for this request, explained that the application for site plan approval is for the senior living facility within the Prairie Wolf Station PUD. In July, a Consent Judgement dictating the nature of the project was amended to swap the location of the senior living facility from the northern lot to the southern lot on the west side of the property. The Consent Judgement is currently waiting to be reviewed and approved by a judge, and the request for site plan approval is contingent on receiving approval from a Judge in the 17th Circuit District Court.

DeYoung explained that the facility features three types of units; independent living, assisted living, and memory care. The building will feature visual elements that make for an interesting, cohesive design, and the northern terminus of the building will feature a café to fulfill mixed-use requirements in the Village Residential zoning designation. The building will provide pedestrian access to a comprehensive sidewalk network that spans throughout the whole project, and will feature a patio, covered canopy towards the entrance for pick-ups and drop-offs, and bollard lighting to improve the pedestrian experience and enhance the overall streetscape. Utility details have been reviewed by the Township Engineer and the Fire Department, and construction plans are subject to review / must adhere to all feedback provided by both entities.

Planner Wells noted that the building will be approximately 75,000 square feet, and all specifications of the site plan are consistent with the requirements of the Zoning Ordinance. Parking calculations for the building were rather complex, as the applicant had to calculate parking based on the amount of square footage dedicated to apartments, senior living, and the mixed-use café element; furthermore, requirements for ADA-compliant and barrier-free spaces have also been satisfied. Wells pointed out that the landscaping plan is also compliant with the requirements of the Zoning Ordinance, and the applicant will ensure that overhead utility lines will not be obstructed by trees associated with the project.

Wells added that the only peculiar element about this request for site plan approval is that EGLE has required the developer to preserve a wetland on the western edge of the property, which restricts the buildable area. Mike Wagner of Leo Brown Group, the firm designing the senior living center, explained that Leo Brown Group has restored wetlands in the past and is interested in doing that for this project, and is hoping that EGLE will find a way to work with their desires for the project. Wells also said that signage plans have not been received but will need to be reviewed administratively, and the applicant will be required to obtain all outside agency approvals. Staff is recommending approval of the site plan review based on all applicable standards being met.

Commissioner Billips inquired about pricing of senior living units; Wells responded that the units in the facility will be market rate and will vary depending on the type of unit one is seeking.

Chair Giarmo inquired about widening the proposed sidewalk as a precautionary measure for years down the line when the multimodal path will get plenty of use – DeYoung responded that the sidewalk within the development can be made wider, however, the proposed sidewalk matches the width of the sidewalk along Kalamazoo Avenue, which is 5 feet wide. Chair Giarmo said that the goal is ultimately to have sidewalk all the way down Kalamazoo Avenue eventually, and explained that she is hesitant that a smaller sidewalk may have negative consequences later down the line when the site is established and it is being well used. Commissioner Haagsma noted that sidewalk on the western side of Kalamazoo is between 8 to 10 feet wide, and he believes a 5-foot-wide sidewalk would be adequate. Commissioner Billips added that she appreciates that the facility has been designed to accommodate residents through various levels of care.

MOTION: Motion by Haagsma, supported by Billips to approve the site plan for the Senior Living Facility in the Prairie Wolf Station PUD located at 8460 Kalamazoo Avenue with the following conditions:

1. Building permits may only be obtained after approval of the first amendment to the consent judgement currently under consideration by the 17th Circuit Court in Kent County.
2. Signage will be reviewed administratively
3. Secure all Township department and outside agency approvals
 - a) Township Engineer/ BGUA
 - b) Fire Department
 - c) Kent County Road Commission (access and SESC)
 - d) Kent County Drain Commission
 - e) Department of Environment, Great Lakes, and Energy

DISCUSSION: None.

AYES: ALL

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (5-0)

3. Items not requiring a Public Hearing

a. 2026 Meeting Schedule

MOTION: Motion by Rober, supported by Thomas to approve the 2026 Meeting Schedule

DISCUSSION: None

AYES: ALL

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (5-0)

VII. GENERAL DISCUSSION

VIII. ADJOURNMENT

The meeting adjourned at 8:06 PM.

CERTIFICATION:

I hereby certify that the above is a true copy of the minutes from the November 20th, 2025, Planning Commission Meeting of the Gaines Charter Township Planning Commission held at the time and place mentioned above pursuant to the required statutory procedures.

Respectfully submitted,

Lani Thomas,

Secretary

Gaines Charter Township Planning Commission

Date: _____



PLANNING COMMISSION MEMO

Meeting Date: December 18th, 2025

AGENDA ITEM: VI.1.a

CURRENT ZONING: Steelcase PUD

REQUEST: Rezone from PUD-LSP to Light Industrial

PROPERTY SIZE: 40.5 acres

ADDRESS: 7147 Patterson SE

REPORT BY: Dan Wells, Community Development Director

APPLICANT: Microsoft Corporation



OVERVIEW:

The applicant requests the rezoning of a 40.5-acre parcel of land from Steelcase Planned Unit Development-Large Scale Plan (PUD-LSP) to Light Industrial (LI).

The subject parcel is located near the intersection of 68th and Patterson Avenue and is currently vacant,

SURROUNDING ZONING:

	NORTH: PUD-LSP (Amazon)	
WEST: PUD-LSP	SUBJECT PARCEL	EAST: Rural Residential (Caledonia Twp)
	SOUTH: Light Industrial	

PROCESS:

- The request for a rezoning is subject to the following process:
- 1. Submittal by applicant (Section 25.20 A-C)
 - 2. Completeness review by Zoning Administrator (25.20 D)
 - 3. If complete, a public hearing shall be scheduled (Section 25.70)
 - 4. Administrative review by Zoning Administrator
 - 5. Public hearing and review and recommendation by the Planning Commission (Section 25.50).
 - 6. First reading by the Township Board.
 - 7. Public hearing and decision by the Township Board.
 - 8. Publication of the approval notice within a newspaper of general circulation within the Township within 14 days.
 - 9. The effective date of the approval is the expiration of seven (7) days after publication unless a longer timeframe is set.

STANDARDS OF REVIEW:

The following standards shall be considered by the Planning Commission and Township Board while reviewing a proposed Zoning Map amendment under “Chapter 31 Zoning Amendment Review”:

- 1. The request is consistent with the recommendations of the Township Master Plan and the Future Land Use Map.**
- Meets Standard. The parcel is currently zoned PUD-LSP and future zoned Light Industrial.
- 2. The rezoning of land will not negatively impact adjacent and nearby property:**

a. The allowable land uses within the proposed zoning district are compatible with nearby land uses and zoning districts.

Meets Standard. The parcel to the south is Light Industrial and owned by Microsoft. The parcel to the north is developed with the Amazon warehouse facility. The Steelcase PUD-LSP allows uses that are all compatible with Light Industrial including transportation, manufacturing, corporate offices and warehousing, so a Light Industrial designation will not conflict with that.

b. There will be no adverse physical impact on surrounding properties.

Meets Standard. All improvements on the parcel will be subject to site plan review and follow zoning ordinance standards for light industrial development.

c. There will be no adverse effect on property values in the adjacent area.

Meets Standard. The currently vacant parcel will be developed along with other Microsoft parcels, increasing values over the long term.

d. It will not create a deterrent to the improvement or development of adjacent property in accordance with existing regulations.

Meets Standard. Rezoning to Light Industrial will have no effect on future development of the parcels to the west and south, as they are identical and compatible in use.

3. The site is adequately served by streets and public utilities, and the rezoning will not impact the delivery of public services.

Meets Standard. The parcel is very close to water and sewer service, and connections will be required when a site development plan is submitted.

4. There are no natural constraints to the development of land in accordance with the desired zoning district, and the zoning map amendment will not impact sensitive natural resources.

Meets Standard. The parcel is 40 acres+ and large enough for industrial development. Any natural resources like wetlands can be avoided.

5. The rezoning will not grant a special privilege to an individual property owner when contrasted with other property owners in the area or the general public (i.e. will rezoning result in spot zoning).

Meets Standard. The parcels is surrounded by industrial parcels and rezoning would not enable special uses.

6. There are no substantial reasons why the property cannot be used in accordance with its present zoning classifications.

Meets Standard. The Steelcase PUD outlined various uses compatible with light industrial use but didn't include all current uses outlined in the zoning ordinance.

STAFF RECOMMENDATION

Staff recommends PC make a recommendation to the Board of Trustees for approval of the rezoning request as it meets all the standards under Chapter 31.

The Planning Commission has the following options under Section 25.50.D:

1. Recommendation of approval.
2. Recommendation of approval with reasonable conditions.
3. Recommendation of denial.
4. Postpone action.
5. Table action.

ADDENDUM TO MICROSOFT REZONING APPLICATION

Microsoft respectfully requests rezoning of the subject parcel for the following reasons:

A. Changed conditions make the proposed amendment reasonably necessary to promote public health, safety, and general welfare.

The subject property is currently vacant or has been put to an agricultural use. Its current use is inconsistent with the Gaines Charter Township Master Plan, which proposes a Light Industrial use. But the property currently has no base zoning classification for reasons explained below. It also has changed hands, such that it is no longer part of the Steelcase development, for which the prior PUD approval was given. Microsoft accordingly requests that the property be zoned LI and that the PUD zoning (which is now just an overlay) be repealed at the same time.

The property's prior zoning classification was PUD-LSP, which supported light industrial use. Prior to the Township's recent overhaul of its zoning ordinance in April 2025, industrial complexes were permitted in the PUD-LSP subject to a final development plan. Unlike other PUDs, however, there was no final development plan approved for this property. And recently the zoning ordinance was amended to eliminate PUD-LSP as a base zoning classification.

A PUD classification is now an "overlay district." Zoning Ord. § 14.30. The PUD zoning overlay merely modifies or waives the base zoning district requirements and development standards for properties receiving approval as a PUD and imposes some additional requirements. *See id.* §§ 14.30(F), 29.30. The intent is that properties zoned PUD should be "dual zoned." *Id.* § 14.30. To determine what uses are authorized for a property zoned PUD, one looks to the base zoning classification, not the PUD classification. The zoning map does not identify a base zoning classification for this property. It is not dual-zoned and has no base zoning classification.

Because no final development plan was approved, there is no existing PUD ordinance that establishes a specific use for the property. And all of the provisions that previously dictated what uses could be authorized in a final development plan under former PUD-LSP, along with the applicable development standards, have been eliminated from the ordinance. The property is effectively unzoned.

The property needs to be assigned a base zoning classification to fulfill the intent of the revised zoning ordinance and establish what uses are authorized on the property. Granting this request will accomplish that.

At the same time, Microsoft requests that the PUD overlay designation be repealed. Because the property is no longer owned by Steelcase, there are no plans to complete the PUD-LSP approval process for this property. Microsoft also does not intend to pursue final approval of a planned unit development for its own project.

Instead, the subject parcel and LI Industrial parcels to the south will be used together to support a datacenter, which is a use permitted by right within the OS, MB, LI, and HI districts. Microsoft requests that the property be zoned LI to unify the zoning for all of the parcels used for

the datacenter under a single zoning district, which will support a consolidation of the parcels under one zoning classification.

The Master Plan proposes use of this property as “Light Industrial,” demonstrating the Township already determined that use of the property for this purpose will promote public health, safety, and general welfare.

B. The standards for rezoning under Gaines Township Zoning Ordinance § 31.40(A)(2) support the proposed zoning map amendment.

In addition to aligning the use of the property with the Township’s Master Plan and establishing a base zoning classification for the property to fulfill the new zoning scheme established under the revised zoning ordinance, the following factors under Zoning Ordinance § 31.40(A) favor rezoning the property:

1. *The request is consistent with the recommendations of the Township Master Plan and the Future Land Use Map.*

The Future Land Use Map proposes “Light Industrial” use of the property. The Master Plan identifies light industrial uses under two categories, but the one that directly applies is “Industrial, Business, Warehousing and Transportation.” See Master Plan, p. 65. The other category, “Industry and Business,” is a mixed-use category identified elsewhere on the Future Land Use Plan. The Plan states that “[t]he most appropriate location for additional industrial land is in the area south of the existing Steelcase Wood Plant and Amazon facilities.” That is exactly where this property is located.

2. *The rezoning of land will not negatively impact adjacent and nearby property.*

a. Permitted uses in the LI district are compatible with the nearby land uses.

Permitted uses in light industrial generally must be conducted wholly within enclosed buildings unless a specific exception is made in the zoning ordinance. The only notable exceptions apparent in the ordinance are:

- i. Recreation Facility, Outdoor
- ii. Agribusiness
- iii. Public Park or Preserve
- iv. Essential Public Services
- v. Self-Storage (of vehicles)
- vi. Construction and Landscape Supply, Outdoor
- vii. Vehicle and Equipment Sales and Rental, Major

The surrounding properties are zoned for heavy or light industrial use or have a PUD for light industrial use, except for a set of residential lots to the east of the property. The majority of those are in Caledonia Township and separated from the subject parcel by Patterson Avenue. Only two residential lots abut the property on the east side of Patterson Avenue. Light industrial uses commonly abut residential uses in the Township and serve as a beneficial buffer between heavy industrial uses and residential uses. The Future Land Use Map proposes light industrial

uses adjacent to residential uses. All of those residential properties already abut light industrial uses or light industrial-zoned property or are themselves zoned for light industrial use. There is a setback assigned specifically for abutting residential properties. Zoning Ord. § 12.20.

b. There will be no adverse physical impact on surrounding properties. Existing applicable zoning standards ensure there would be no adverse physical impacts. In the light industrial district, “[n]o permitted activity shall emit or produce odor, fumes, smoke, particulates, dust, glare, vibration, or heat that will adversely affect permitted uses on an adjacent property.” *Id.* § 18.160. “No permitted activity shall emit noise that is readily discernable to the average person in any adjacent residential zoning district providing that air handling equipment in proper working condition shall be deemed to comply with this provision if located on a roof with intervening noise reduction baffles or if located on the side of a building facing away from the residential zone.” *Id.* § 18.160(C). “No permitted use shall discharge effluent of any kind onto or into the ground or in violation of sewage treatment regulations.” *Id.* § 18.160(D). And, “[n]o permitted use shall emit electromagnetic radiation, which would adversely affect the operation of equipment beyond the confines of the building, producing the effect.” *Id.* § 18.160(E). With these restrictions, there can be no adverse impact on adjacent properties.

c. There will be no adverse impact on property values in the adjacent area. This is true for the reasons given above and the zoning map amendment will not create a deterrent to the improvement or development of adjacent property in accordance with existing regulations. This property was previously zoned for light industrial use before the recent amendment; the area has long been identified in the Future Land Use Plan for industrial development; and the surrounding uses and classifications are almost entirely industrial. Any impact on property values would have already occurred long ago and was likely positive.

d. The project will not deter the improvement or development of adjacent property in accordance with existing regulations. Development of the property as LI will encourage the development of surrounding property in accordance with its LI zoning (if not already developed for that purpose) because it will permit the development of the larger LI-zoned parcel to the south as a datacenter.

3. *The site is adequately served by streets and public utilities, and the rezoning will not impact the delivery of public services.*

The property was previously zoned for light industrial development. Patterson Road is a major thoroughfare, capable of supporting the traffic that would accompany development of the property. Adequate utility services are expected in the vicinity of the property because the property abuts an Amazon distribution center and Great Lakes Coca-Cola, a beverage distributor, and is in the vicinity of a number of other industrial uses to the north.

4. *There are no natural constraints to the development of land in accordance with the desired zoning district, and the zoning map amendment will not impact sensitive natural resources.*

There are no floodplains on the property according to relevant FEMA flood maps, and there is no critical habitat on this agricultural parcel according to the U.S. Fish & Wildlife Service inventory of final critical habitat features.

A small area in the southwestern portion of this agricultural parcel remains forested. Within that area, a smaller portion of the land is present on the 1978 Michigan Resource Inventory Survey (MIRIS) as lowland hardwood, which may be forested wetlands. The presence of a lowland hardwood on the 1978 MIRIS is not conclusive of the existence of wetlands. It is also not an indication that the wetland is regulated. Regulated wetlands must be more than 5 acres in size, have the presence of an endangered or threatened species present, or be a rare or imperiled wetland to be regulated. Information presently available does not illustrate that this area of lowland hardwoods is a wetland or, if it is, meets any of the jurisdictional requirements. The portion of the lowland hardwoods on the parcel to be rezoned is less than one acre. Moreover, there is no data to suggest that the purported wetland is rare or imperiled or contains any protected species.

In any event, development of this parcel for light industrial use can be done without affecting the small area identified as potential wetlands by ensuring that no use will be maintained in that portion of the property, and that no placement of fill or drainage of surface waters (if any exist) will occur in that portion of the property.

5. *The rezoning will not grant a special privilege to an individual property owner when contrasted with other property owners in the area or the general public (i.e., will rezoning result in spot zoning).*

The property is surrounded on three sides by light and heavy industrial uses or property zoned for industrial use. Uses allowed under the proposed rezoning would not be significantly different than the uses allowed under the pre-existing zoning before the Township's recent zoning ordinance amendment and would be equally suited to the area for the reasons given above.

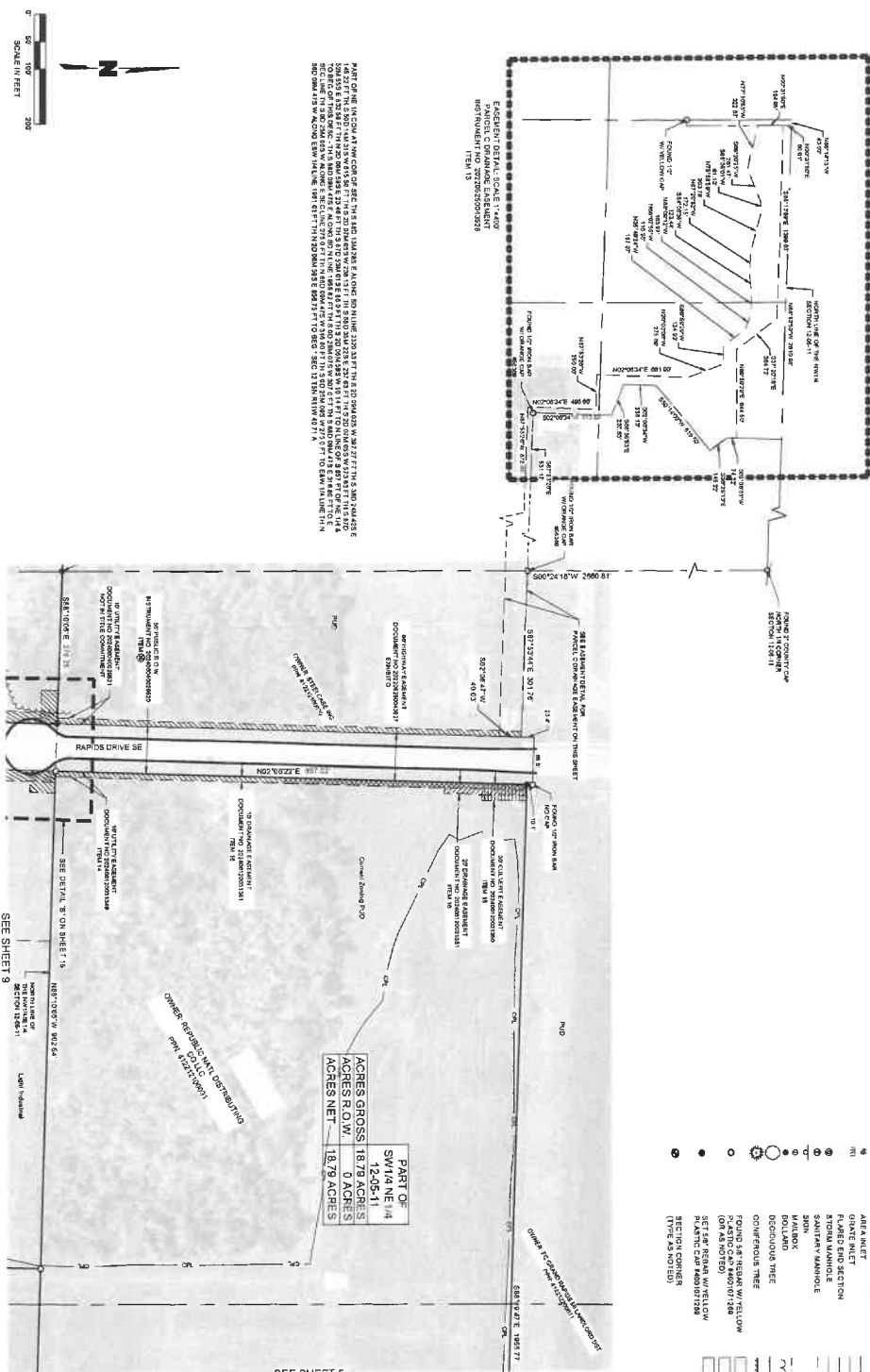
6. *The property cannot be used in accordance with its present zoning classifications.*

The property cannot currently be used in accordance with its present zoning classification because, as explained above, the property no longer has a base zoning classification. Under the current zoning ordinance, the base zoning classification provides the base standards for development and use of any property in the Township, even if it has a PUD designation.

ALTANSPS LAND TITLE SURVEY

HICKORY

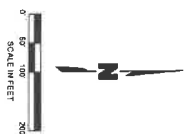
LEGEND



1	MAINTENANCE	PROPERTY LINE
2	TELEPHONE WALL	SECTION LINE
3	TELEPHONE POST	PERMANENT LINE
4	FIBER OPTIC FIBER PL.	NON-ADJ. ALY LINE
5	ELECTRIC BOX	CERTIFICATE
6	ELECTRIC BOX	3" DIA. SEWER
7	LEAST POLE	3" DIA. WATER
8	POWER POLE WITH OIL	SAFETY BARRIER
9	POWER POLE	OVERHEAD POWER
10	TRAFFIC BARRIER	UNDERGROUND POWER
11	AIR CONDITIONING UNIT	TELEPHONE
12	GRATE INLET	COALE. TELEVISION
13	FLARED END SECTION	CABLELINE FENCE
14	STORM WATERS	WIRE FENCE
15	SEWER	WOOD FENCE
16	SEWER	MINOR CONTORLIN
17	WATERS	EDGE OF WATER
18	DOORWAYS HERE	CRIMP LINE
19	CONCRETE TIE	EXISTING BUILDING HATCH
20	FOUND 36" REBAR W/ YELLOW	EXISTING SPOKE (E) HATCH
21	FOUND 36" REBAR W/ YELLOW	EXISTING SPOKE (E) HATCH
22	SET 36" REBAR W/ YELLOW	EXISTING SPOKE (E) HATCH
23	PLASTIC CAP 4000017268	EXISTING SPOKE (E) HATCH
24	PLASTIC CAP 4000017268	EXISTING SPOKE (E) HATCH
25	CEILING CORNER	EXISTING SPOKE (E) HATCH
26	(TYPE 24 NOTED)	EXISTING SPOKE (E) HATCH
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SHEET 4 of 29	prepared by _____ JAC checked by _____ JAC designed by _____ JAC plotted by _____ JAC project no. _____ 025-0434 date _____ 11-12-2002	ALTA/NSPS LAND TITLE SURVEY HICKORY CALLEDONIA, KENT COUNTY, MICHIGAN

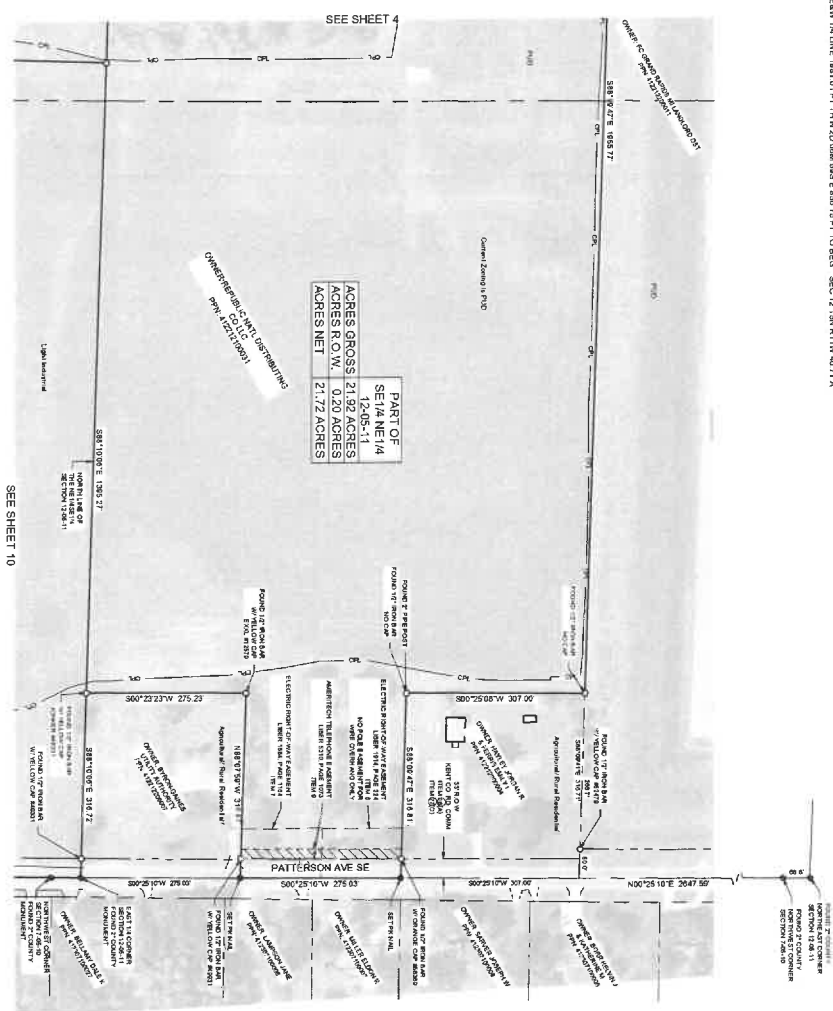


ALTA/NSPS LAND TITLE SURVEY

HICKORY

LEGEND

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[illegible]

olsson

1717 Ingersoll Avenue
Suite 111
Des Moines, IA 50301
olson.com
TEL 515 331 6617
FAX 515 331 6518



LARA MPSC

[About the MPSC](#)[Commission Activities](#)[Consumer Information](#)[Regulatory Information](#)[E-Dockets](#)

MPSC approves terms of service between Consumers Energy and data centers, other very large customers; adds protections for existing customers

November 06, 2025

News media contact: [Matt Helms](#) 517-284-8300

Customer Assistance: 800-292-9555

The Michigan Public Service Commission today approved Consumers Energy's application to amend the terms and conditions under which it serves data centers and other similarly energy-intensive very large electric customers, with provisions meant to protect residential and other ratepayers from subsidizing data centers or otherwise bearing additional costs ([Case No. U-21859](#)).

The Commission said its aim in the proceeding was to harness potential benefits to the electric grid while ensuring that these new large load customers fully pay for the costs needed to serve them, and that there are adequate guardrails in place to avoid both cross-subsidization from other customers and the risk of stranded costs that would be paid by other customers should the anticipated load fail to fully materialize. [\[HRI\]](#)

While noting that the additional demand represented by data centers and other customers could potentially benefit all customers by spreading out the fixed costs of the utility's electric grid over a larger amount of grid usage, the Commission found that additional protections were necessary to leverage these potential benefits in a way that was good for all customers and the state as a whole.

Consumers filed an application in February for approval to amend the utility's Rate GPD, or general primary demand rate, to establish a data center provision meant to prevent financial risks to the utility or its other customers.

Under tariff provisions the Commission approved today, Consumers Energy's tariff for data centers and other similar large-load users would apply to any customer with a minimum service threshold of 100 megawatts (MW), or aggregated loads of 100 MW with individual sites within Consumers Energy's service territory having loads of 20 MW or more with the same common owner. For comparison, Consumers Energy currently has only one customer larger than 100 MW, which it serves under a special rate established by the Legislature. The largest customer currently taking service under Rate GPD is 28 MW.

The Commission approved requiring a minimum contract term of 15 years; a minimum billing demand of 80% that must be paid regardless of use; a ramp-up period of up to 5 years to reach full service levels; and automatic contract extensions of 5 years with a required 4 years' notice for contract termination. The order also requires prospective customers to pay an administrative fee for studies and plans required to develop a project, similar to the process used for large generators seeking to interconnect with the company's system, with the fee ultimately reconciled to actual costs. These requirements are meant to ensure large load customers remain in service long enough that they will contribute significantly to new and embedded costs while also giving Consumers time to plan for unprecedented changes to its overall load.

The Commission also approved an exit fee a large-load customer must pay for ending service before the end of a contract. The fee is equal to the minimum monthly bill multiplied by the number of months remaining on the customer's contract. Consumers will be required to try to minimize the exit fee by, for example, reassigning leftover capacity to other customers.

The Commission approved allowing a large-load customer to seek a one-time capacity reduction of no more than 10%, with a 4-year written notice. Requests to reduce capacity by more than 10% will require Commission approval.

Consumers also would be permitted to suspend service to the customer if its usage exceeds its contracted capacity.

The Commission required a default collateral requirement that's equal to half of a large-load customer's exit fee, to ensure that the customer can and will pay the exit fee. The collateral requirement will be reduced over the course of the large-load user's contract.

The Commission did not establish specific cost allocation or rate design, leaving these issues to be considered in general rate cases. The Commission directed Consumers to file six distinct cost of service study and rate design proposals meant to analyze large load customers' impact on rates and their contribution to interconnection costs, which will be used to set the rate for these customers going forward. These proposals include studies with direct assignment of costs, large load customers as a separate rate class, and using different cost allocators.

The Commission directed Consumers to file ex parte cases before the Commission for each large load customer taking the company's service, showing that costs caused by the new user are not being subsidized by any other residential, commercial, or industrial electric customers. Such filings should include details on how Consumers plans to provide service without subsidy from these other customers, including detail on the generation and other resources (potentially including batteries and demand-side resources) used to serve these new customers, and how the customer is contributing to the costs of these resources. These provisions, as well as any proposed changes to the default collateral provisions or other provisions, may be incorporated into special contracts between Consumers Energy and large load customers pursuant to this tariff, with the Commission stating that it would endeavor to review such applications within 90 days of the filing date. In addition, Consumers will file annual reports on data including aggregated large load provision, demand and energy use, changes in capacity requirements, and exit fees.

The Commission determined that the impact of large load customers on integrated resource planning, renewable and clean energy standards, and interconnection standards are matters best addressed in relevant, ongoing proceedings before the Commission. Similarly, the Commission did not include requirements related to state [sales and use tax exemptions](#), finding the statute delegates responsibility for compliance to the Michigan Strategic Fund.

Intervenors in the case included the Michigan Department of Attorney General; Data Center Coalition; Association of Businesses Advocating Tariff Equity; Michigan Environmental Council; Natural Resources Defense Council; Sierra Club; Citizens Utility Board of Michigan; Ecology Center; Environmental Law & Policy Center; Union of Concerned Scientists; Vote Solar; Switch LTD; Michigan Energy Innovation Business Council; Institute for Energy Innovation, and Advanced Energy United. MPSC Staff also participated in the case.

MPSC ISSUES CEASE AND DESIST NOTICE TO UNLICENSED TELECOMMUNICATIONS PROVIDER, ASSESSES FINES, ORDERS REFUNDS

The MPSC issued an order directing CMC Telecom and Internet Inc. to cease and desist providing basic local exchange phone service or holding itself out as a provider of the service without a license issued by the Commission, and to stop providing non-licensed voice service without registering as required under state law. The Commission found the company in violation of the Michigan Telecommunications Act (MTA), determining the company violated section 301(1) of the act ([Case No. U-21904](#)). Further, the Commission ordered CMC Telecom and Internet to pay \$60,100 in fines — \$500 per day over the period of April 1, 2024, to May 31, 2024 — and directed the company to issue refunds to two customers who filed complaints with the MPSC in summer and fall of 2024. The Commission's order is a result of a history of ongoing concerns that included the denial of CMC Telecom and Internet's original 2018 application to provide basic local exchange service in Michigan. As a result, CMC Telecom and Internet does not and has never had a license to provide basic local exchange service in Michigan. In addition, CMC Telecom and Internet is also not registered in the Commission's Intrastate Telecommunications Service provider database as required under section 211a of the MTA. An affiliate of CMC Telecom and Internet had previously been licensed to provide basic local exchange service in Michigan, but that license was revoked by the Commission in March 2021 for other violations of the MTA.

COMMISSION APPROVES CONSUMERS ENERGY SOLAR POWER CONTRACTS

The Commission approved Consumers' application for approval of a build transfer agreement (BTA) between the utility and 45th Parallel Solar LLC to acquire the 45th Parallel Solar Project in Otsego County ([Case No. U-21816](#)). The 45th Parallel project will be 200 MW with an estimated installed capital cost of \$436 million and a levelized cost of energy of \$76 per megawatt hour over 35 years. The target date for commercial operation is Dec. 31, 2027. In addition, the Commission also approved applications for approval of Consumers Energy Co. power purchase agreements (PPAs) for the output of two solar plants ([Case No. U-20604](#)). The Commission approved a 15-year Consumers PPA with Pivot Energy MI 10 for the 3 MW output of the Pivot Energy MI 10 Solar Plant in Calhoun County, from July 31, 2027, to July 31, 2042, with an approximate cost of \$3,541,005, and a 15-year Consumers PPA with Pivot Energy Michigan 19 LLC



PLANNING COMMISSION MEMO

Meeting Date: December 18th, 2025

APPLICANT: Peter Sherman

AGENDA ITEM: VI.1.1.b

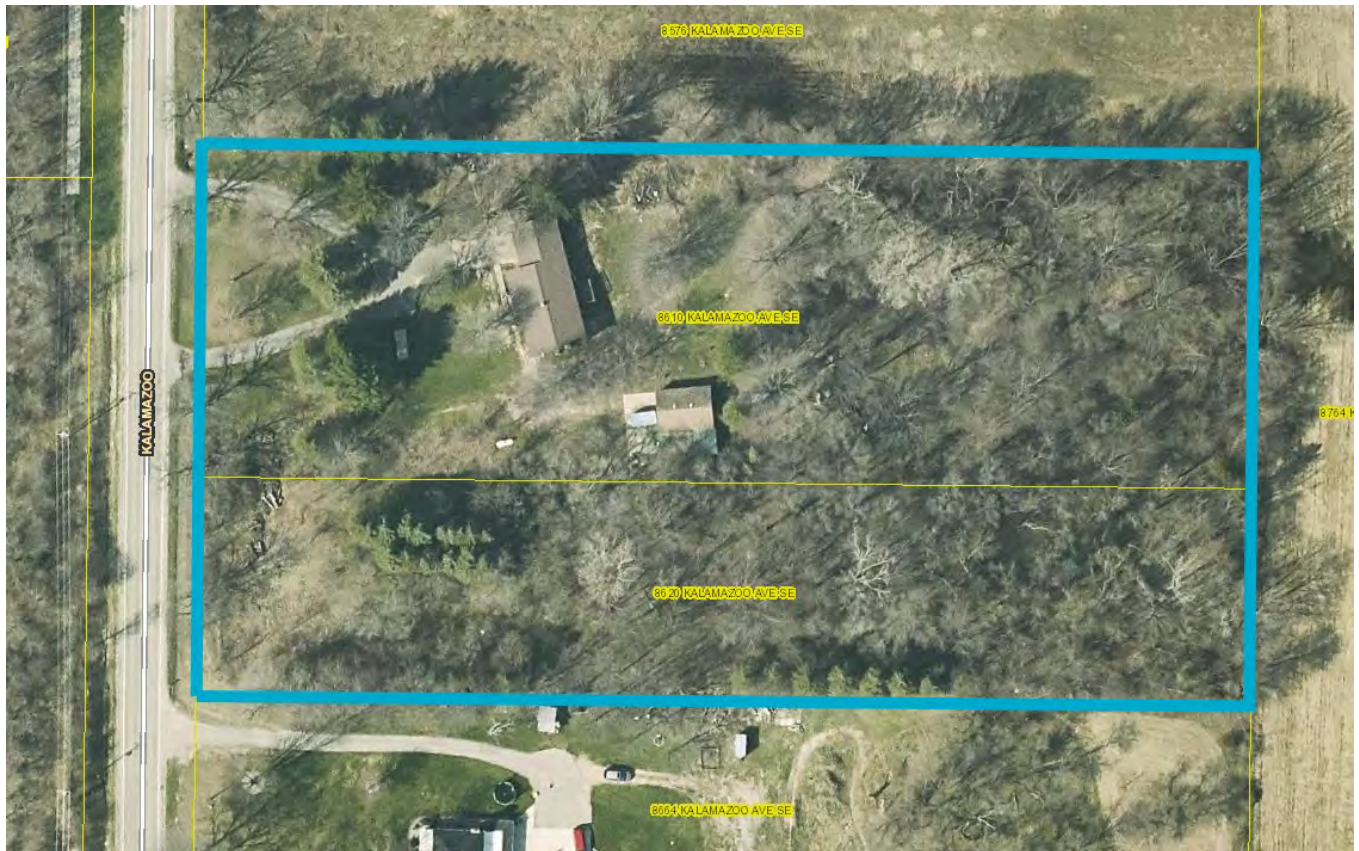
ZONING AND PROPERTY SIZE:

REQUEST: Special Use Permit

Agricultural/Rural Residential, 4.73 acres

REPORT BY: Dakota Swan, Assistant Planner

ADDRESS: 8610 Kalamazoo Avenue



OVERVIEW:

The applicant requests a special use permit to allow the construction of a 4,800 square-foot accessory building in the Agricultural/Rural Residential zoning district, which is 900 square feet in excess of what is permitted for this property as per Section 18.20 of the Gaines Charter Township Zoning Ordinance (GCTZO). The Planning Commission has the ability to issue a special use permit for accessory buildings larger than what is permitted “by-right”.

The Planning Commission's role is to review the special use permit request for consistency with Section 27.40 – Special Land Use Standards, and Section 18.20.A.9 – Oversized Accessory Buildings.

The site plan depicts the proposed accessory building as being located across a property line and on two parcels, 41-22-21-100-007 and -009. Approval of the special use permit is contingent upon the applicant applying to execute a parcel combination for parcels -007 and -009. Staff received an application to combine the two parcels on December 3rd, 2025. After the parcel combination is executed, the resultant parcel will be 4.73 acres; staff used this acreage as reference while reviewing the application against all applicable standards from Chapter 18 and Chapter 27.

SURROUNDING ZONING:

	NORTH: Agricultural/Rural Residential	
WEST: Township Offices/ Prairie Wolf Park	SUBJECT PARCEL	EAST: Agricultural/Rural Residential
	SOUTH: Agricultural/Rural Residential	

PROCESS:

The request for a special use permit is subject to the following process:

1. Submittal by applicant (Section 25.20 A-C)
2. Completeness review by Zoning Administrator (25.20 D)
3. If complete, a public hearing shall be scheduled (Section 25.70)
4. Administrative review of special land use and preliminary plan by Zoning Administrator
5. Public hearing and review and decision by the Planning Commission (Section 25.50)

STANDARDS OF REVIEW:

This special use permit request is subject to review against Section 18.20.A.9 – Oversized Accessory Buildings, and Section 27.40 – Special Land Use Approval Standards. The Planning Commission shall review all details of the application and submittal to ensure satisfaction of requirements outlined in Sections 18.20.A.9 and 27.40.

Section 18.20.A.9 – Oversized Accessory Buildings:**A. Whether the intended use of the accessory building is authorized within the applicable zoning district.**

Meets standard. Detached accessory buildings are a permitted use in the ARR zoning district, and oversized accessory buildings are fairly typical in this area of the Township.

B. The size, type of construction, and general architectural character of the residential accessory building is compatible with buildings in the vicinity.

Meets standard. The accessory building will be of pole barn construction on a concrete slab, which is not an uncommon mode of construction for accessory buildings in the ARR zoning district. The building is planned to include two gray colors, and the architectural style of the building is compatible with the dwelling on the property and other similarly sized accessory buildings in the vicinity.

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

Meets standard. Staff does not anticipate that the accessory building will be visually obtrusive or unappealing to neighboring properties. The building will be well buffered from Kalamazoo Avenue and adjacent residences by the presence of dense, mature trees on the property. The applicant has specified that they intend to minimize degradation of existing trees on the property.

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

	Required	Proposed
Front Setback	60 feet	275 feet
Side Setback	20 feet	80 feet; 185 feet
Rear Setback	5 feet	Ca. 300+ feet

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

Meets standard. Approval of the special land use request for the oversized accessory building is contingent on executing a parcel combination of the two parcels involved; an application for a parcel combination was received on December 3rd, 2025. Staff does not anticipate that the location of the accessory building would be entirely prohibitive to executing a future land division.

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

Meets standard. Staff does not anticipate any adverse stormwater runoff impacts to arise should the application be approved and the building be constructed.

Section 27.40 Special Land Use Approval Standards:**A. ZONING ORDINANCE AND MASTER PLAN**

Undetermined. Staff finds that the request is consistent with the intent of the Zoning Ordinance but may not be consistent with the intent of the Master Plan. Accessory buildings are a permitted use in the ARR zoning district and are fairly typical in rural areas of the Township.

The parcel is identified in the 2023 Master Plan as being future zoned for Village Residential (VR), which is a zoning designation that calls for higher densities and intends to provide a mix of housing options, such as townhouses, and platted or unplatted single family home development. Staff notes that the Master Plan designates parcels immediately to the south as being future zoned for Suburban Residential, which calls for greater setbacks and larger buildings than Village Residential.

From the Master Plan on accessory buildings in Village Residential:

“The preference is for [townhouses] to have front porches, and rear or side garages to create an environment for neighbor interaction, and setbacks may be shallow” (2023 Gaines Township Master Plan, page 51)

The Planning Commission must determine whether the request is consistent with the intent of the 2023 Master Plan, and to what extent the proposed accessory building may be prohibitive to future village residential development.

B. USE COMPATABILITY AND CHARACTER

Meets standard. This request is consistent with adjacent and nearby land uses. Accessory buildings are permitted in the ARR zoning district, however, due to the size of the proposed building, a special use permit is necessary. Staff does not anticipate that the proposed accessory building will impede development or otherwise degrade the character of the area.

C. PUBLIC SERVICES AND INFRASTRUCTURE

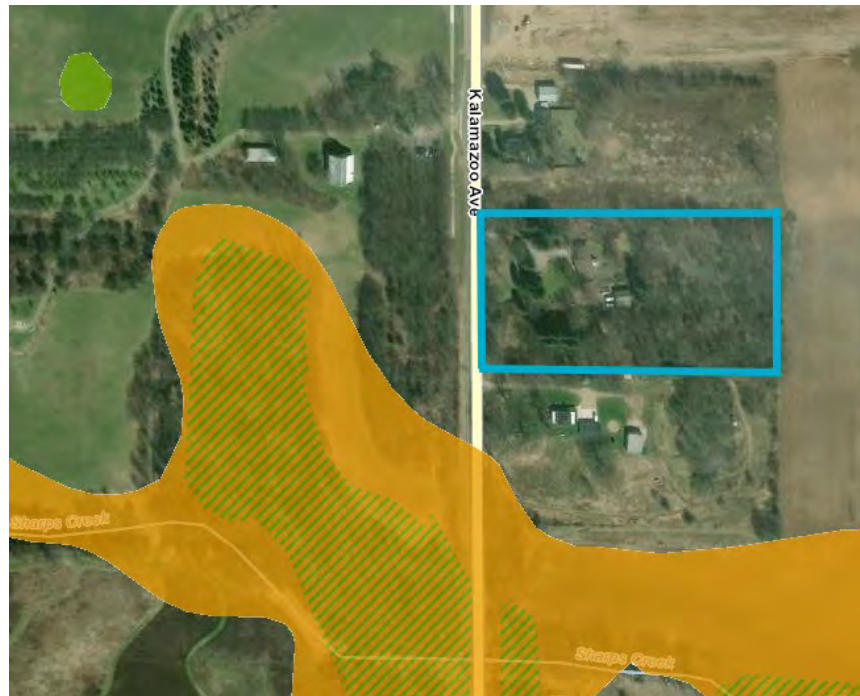
Meets standard. The proposed accessory building will have no bearing on public utilities or infrastructure.

D. IMPACT AND NUISANCES

Meets standard. An oversized accessory building is not anticipated to be hazardous or detrimental to any individuals, property, or the general welfare. The main impact of the accessory building would be visual from adjacent properties or Kalamazoo Avenue, however, the subject property has dense tree coverage which consists of mature trees. Staff finds that the visual impact will be adequately screened by existing trees on the property. Additionally, the applicant has specified that they intend to minimize degradation of existing trees.

E. ENVIRONMENTAL IMPACT

Meets standard. The proposed oversized accessory building is not anticipated to cause environmental degradation or negative consequences to sensitive natural resources. The area in which the building is planned to be installed does not have any identified wetlands or other vulnerable areas; EGLE wetland mapping software indicates the presence of wetlands to the south of the parcel, but not on the subject property itself.



From EGLE Wetlands Mapper, approximate parcel boundaries

F. TRAFFIC

Meets standard. Staff does not find that the proposed special land use will create an excessive amount of additional traffic.

G. PRECEDENCE AND REASONABLE LAND USE

Undetermined. Given the guidance provided for accessory buildings in the VR zoning district, which is the future land use designation for both parcels involved, the Planning Commission must determine whether the proposed accessory building would set negative precedence for future development.

STAFF RECOMMENDATION

Based on our review, Staff recommends that the site plan be approved. The only recommended condition is as follows:

1. The applicant shall adhere to all review comments provided by the Building Official.
2. Approval is contingent on executing a parcel combination.

Application for Special Land Use

Special Land Use review and approval is required for certain uses of land that have increased potential to impact adjacent properties and the neighborhood. The Special Land Use application and review process ensures that the proposed use will be designed, operated, maintained and managed in a way that will be compatible with neighboring properties and will not be detrimental to the Township or its surroundings.

The application process includes **public notice of the proposed use and a public hearing** before the Planning Commission. Conditions of approval may be required by the Planning Commission to lessen or mitigate the adverse effects of the use.

Approval of Special Land Use is **valid for one (1) year**. If progress on the project has not been made, the approval expires.

General Standards apply to all Special Land Use requests and are outlined in Chapter 27. They include:

- A. Consistency with the goals, intent, and purposes of the Zoning Ordinance and the Master Plan.
- B. Compatibility with adjacent and nearby land uses.
- C. Adequate service by essential infrastructure and public services.
- D. Use and its associated buildings are not detrimental to persons, property or general welfare.
- E. The use and its associated buildings and site improvements will not cause environmental degradation.
- F. The use will not result in unsafe traffic conditions or negative impacts on pedestrian travel.
- G. The use won't set precedence that will adversely affect long-term plans and policies of the Township.

Please answer the following questions that inform the General Standards of Review:

1. Is the proposed Special Land Use generally in keeping with surrounding rural/suburban/commercial/industrial uses? Would it be considered typical activity or construction by the neighbors?
The project would be considered typical activity.
2. Will the use or activity generate any adverse visual, noise, dust, odor, light or other impacts? If so, list what type and how frequently.
This will not generate any more noise or dust.
3. What measures will be taken to avoid adverse impacts of the building, site or use of the property on the community?
This project dose not impact in anyway the community or Traffic.

Application for Special Land Use

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

*There will not be much or any Traffic
add with this garage.*

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

*We have taken extra caution and
care to keep as many trees as
possible.*

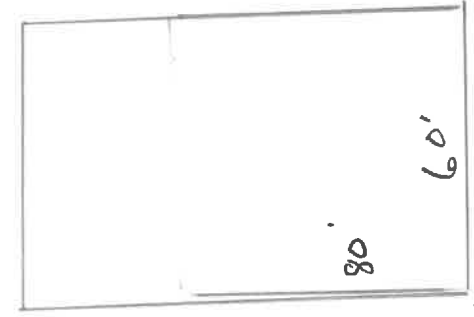
CHECKLIST FOR SPECIAL LAND USE, OR ACCESSORY BLG. SPECIAL LAND USE REVIEW	
General Information	
Name and firm address of the professional individual responsible for preparing site plan and professional seal, if applicable	
Project address and parcel number	
Name and address of the property owner (signature required if owner is not the applicant and applicant is not under contract)	
Name, address, phone number, signature, and email of applicant	
Date of original plan and document revisions	
Scale and north arrow	
Acreage excluding public right-of-way	
Legal property description	
Existing Conditions	
Vicinity map showing overall location	
Lot lines and required setbacks (building envelope)	
Location, width, and purpose of all existing easements	
Site Planning Elements	
Proposed buildings, structures, fences, light poles, driveways, parking lots, landscaped areas, and other proposed physical infrastructure, as applicable	
Lot width, lot coverage, and setbacks noted for all buildings and structures	
Proposed changes to lot lines, if applicable	
Well and septic or connections to existing water and sewer lines, if applicable	
Supplemental Information	
Project description and brief narrative description of the project, including proposed use, existing floor area (square feet), size of proposed expansion (square feet), and any change in the number of parking spaces	
Building details	
Exterior elevations, showing building height and describing building materials	
Any other information required by the Zoning Administrator, Zoning Board of Appeals or Planning Commission to demonstrate compliance with other applicable provisions of this ordinance.	



4.73 acreage

North Lot Line

185'



80'

Septic



House

Well

80'

275'

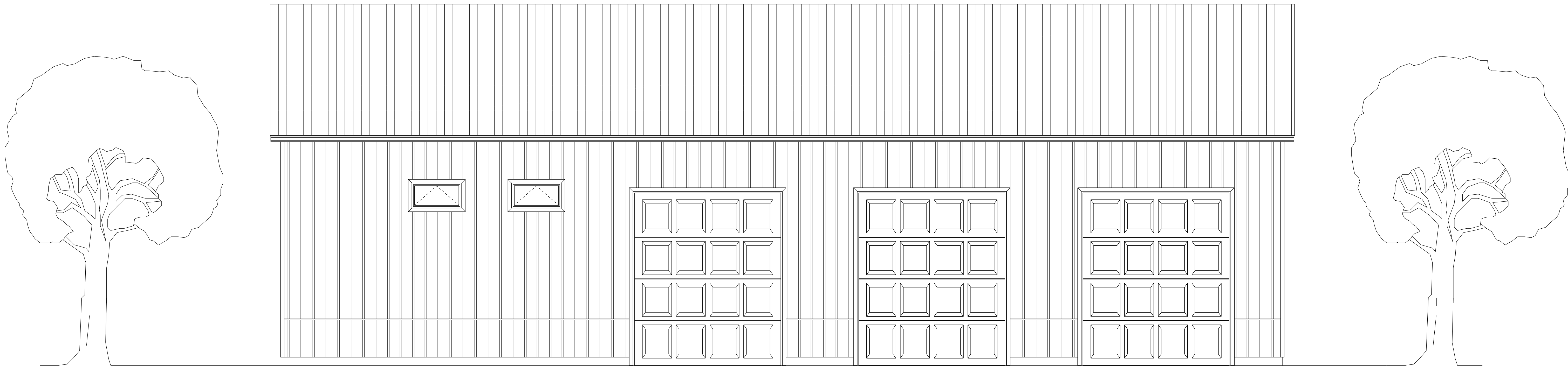
South Lot Line

← 2

Kalamazoo Ave

SHERMAN POLE BARN

- 80x60 -



NOTES:

- 1. ALL DIMENSIONS ARE TO FACE OF STUDS OR CENTER OF POST.
- 2. UNLESS NOTED OTHERWISE ALL HEADERS TO BE SIZED PER OPENING
- 3. PROVIDE SOLID BLOCKING UNDER ALL GIRDERS, BEAMS, AND POINT LOADS

GENERAL NOTES:

- 1. TYPICAL SLAB FLOOR:
4" CONCRETE SLAB c/w
FIBRE MESH REINFORCEMENT
6 mil POLY VAPOR BARRIER
COMPACTED GRANULAR FILL
- 2. TYPICAL TRUSS ROOF:
METAL ROOF SYSTEM
5/8" ROOFING PLYWOOD c/w
1" CLIPS
2X BLOCKING AS REQUIRED
PRE-ENGINEERED TRUSSES @ 24" o.c.
2x4 TRUSS BRACING

SHEET INDEX:

- A-1 COVER SHEET
- A-2 FLOOR PLAN & DETAILS
- A-3 ROOF PLAN
- A-4 ELEVATIONS
- A-5 ELEVATIONS
- A-6 BARN SECTIONS

PROJECT INFORMATION:

2015 RESIDENTIAL BUILDING CODE
BUILDING SQUARE FOOTAGE

MAIN FLOOR PLAN: 4,800 S.F.

TOTAL NON-LIVABLE: 4,800 S.F.

DRAWN FOR:

JOB:

SCALE:

DRAWN BY:

SHERMAN RESIDENCE

NEW CONSTRUCTION

AS NOTED

CHARLES E. OSWALD

DATE:

DATE:

DATE:

DATE:

COMPLETED:

08/04/2025

08/22/2025

08/25-093

CHECKED BY:

08/25-093

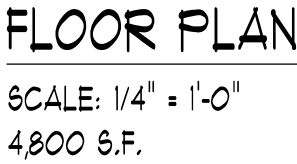
Barry County

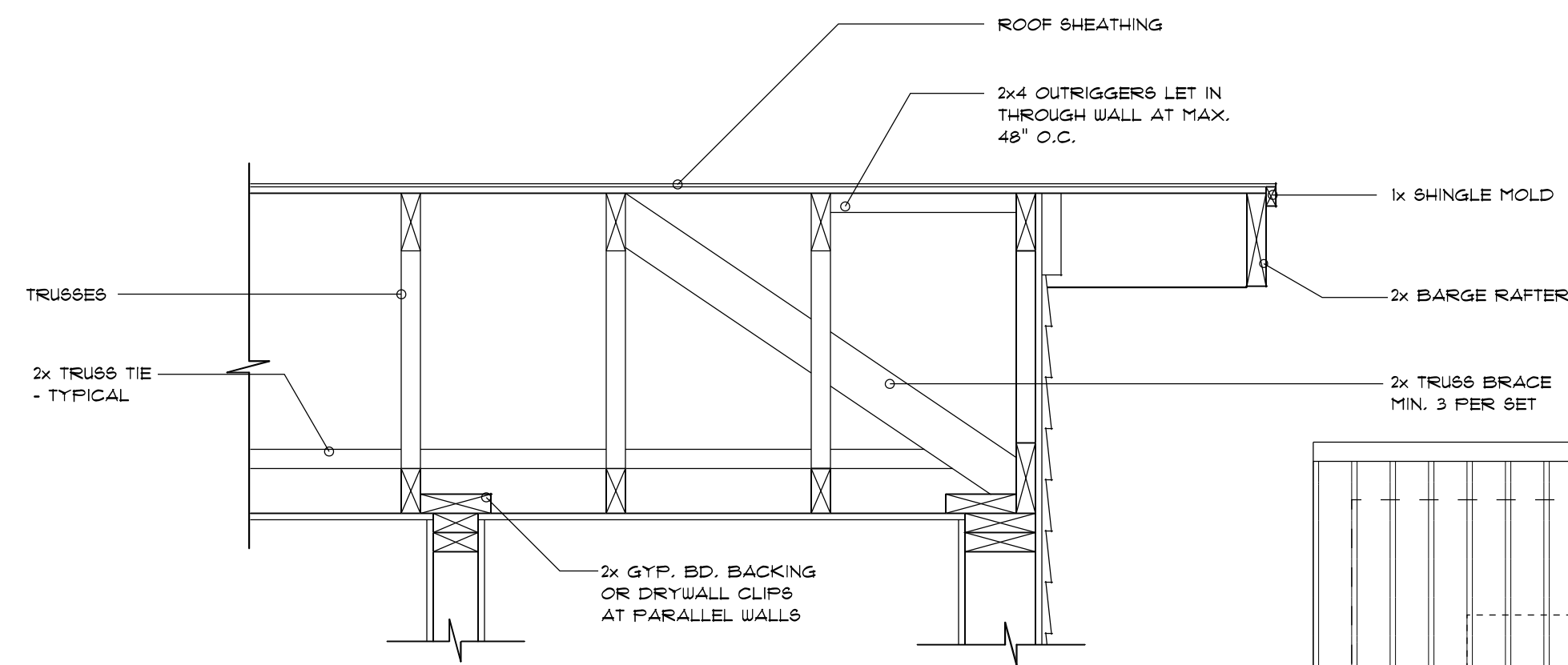
BCU

SHEET NO. 1

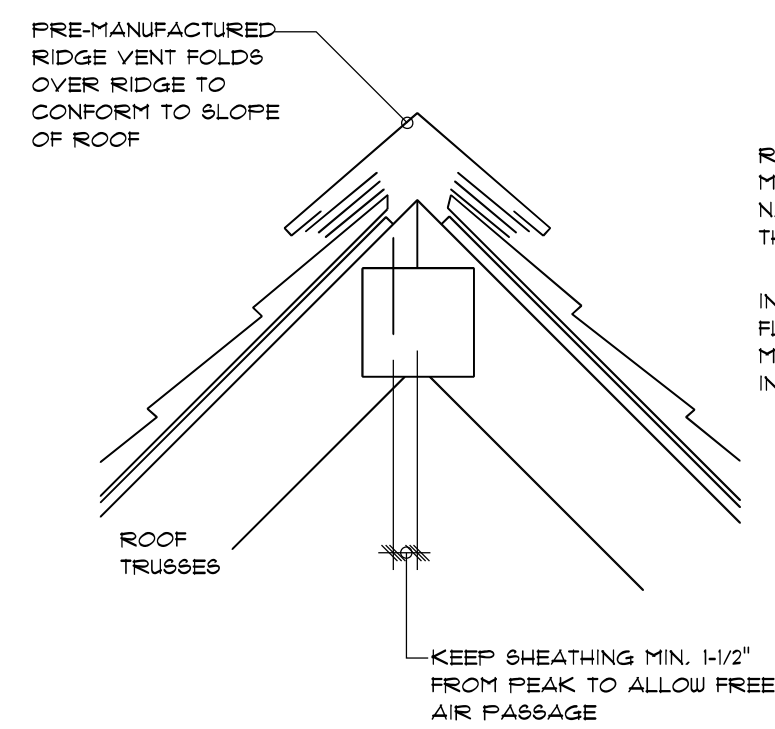
A-1

GREAT CARE AND EFFORT HAVE GONE INTO THE DESIGN AND ENGINEERING OF THE PLANS TO MEET THE SPECIFICATIONS SET FORTH BY THE CONTRACTOR AND/OR HOMEOWNER IN COMPLIANCE WITH BUILDING CODE REQUIREMENTS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, SPECIFICATIONS AND CONDITIONS ON THE JOB.





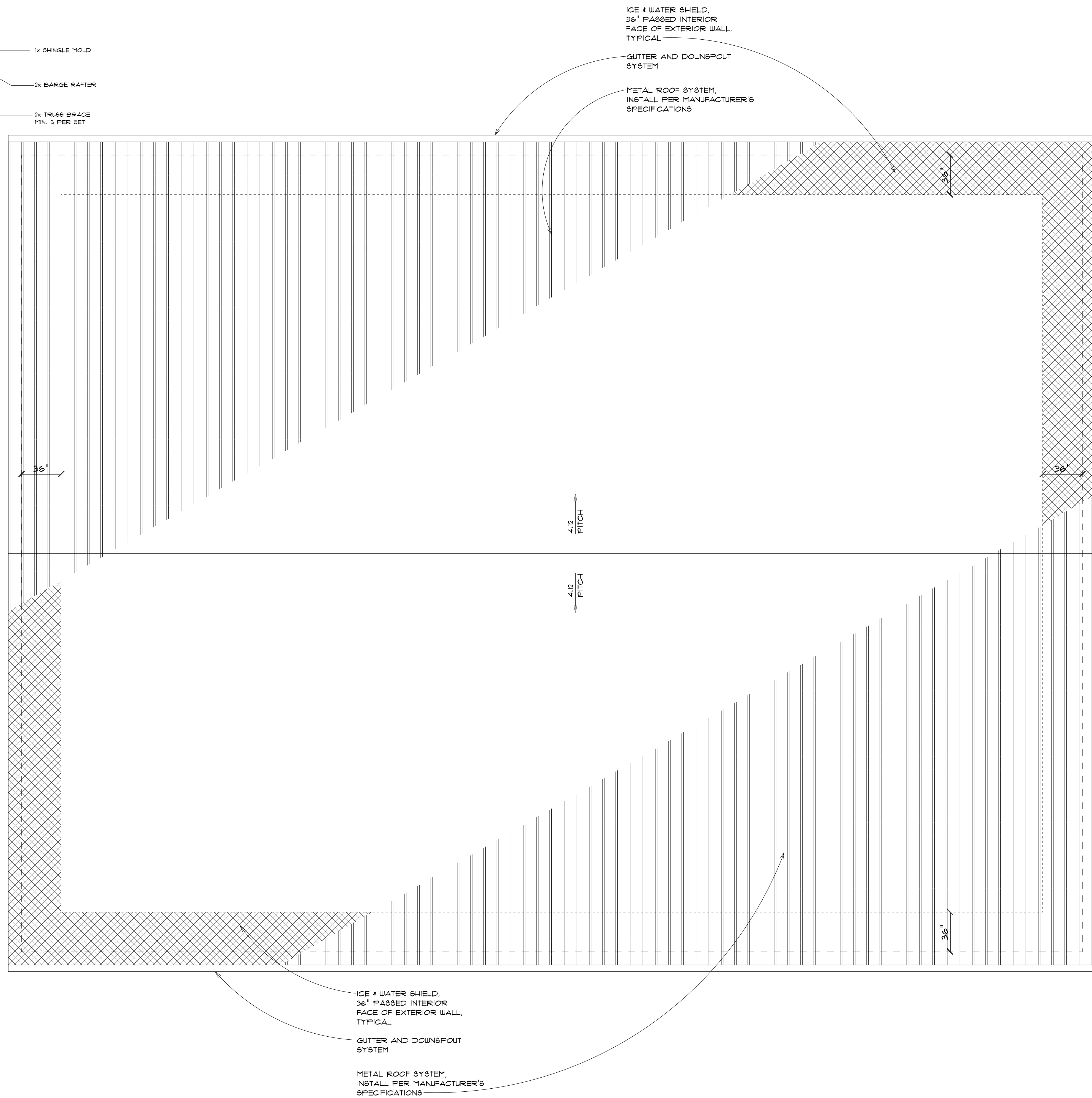
TRUSS FRAME GABLE END ROOF DETAIL



RIDGE DETAIL

RIDGE CAP OF SAME MATERIAL AS ROOFING NAILED TO SHEATHING THROUGH VENT

INSTALLATION AND FLASHING AS PER MANUFACTURER'S INSTRUCTIONS



ROOF PLAN

SCALE: 1/4" = 1'-0"

GREAT CARE AND EFFORT HAVE GONE INTO THE DESIGN AND ENGINEERING OF THE PLANS TO MEET THE SPECIFICATIONS SET FORTH BY THE CONTRACTOR AND/OR HOMEOWNER IN COMPLIANCE WITH BUILDING CODE REQUIREMENTS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, SPECIFICATIONS AND CONDITIONS ON THE JOB.

SHERMAN RESIDENCE

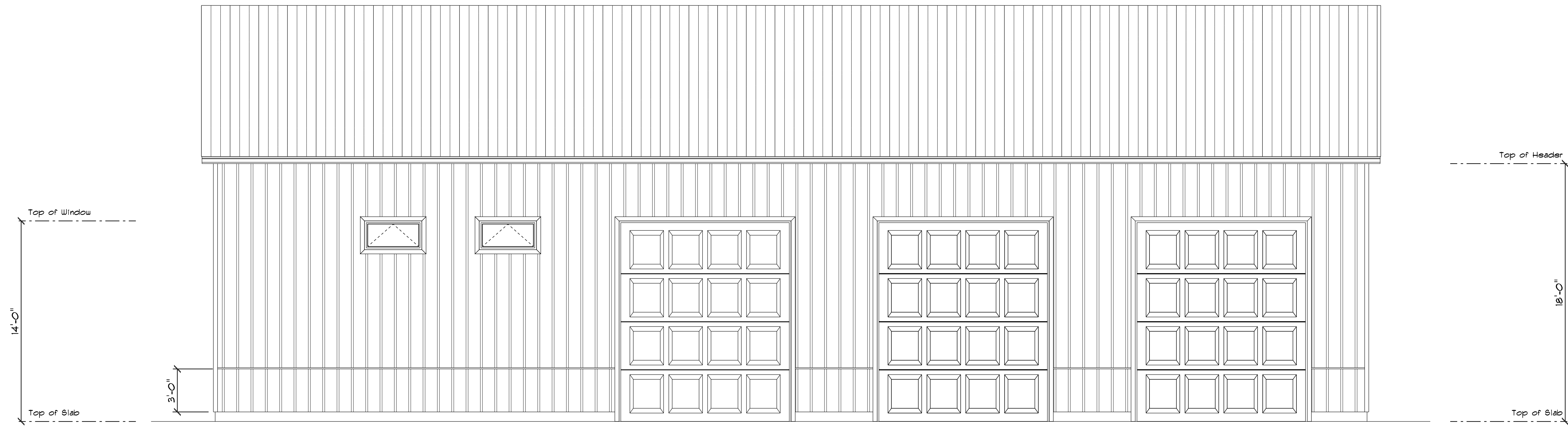
NEW CONSTRUCTION

Barry County LUMBER

BCU

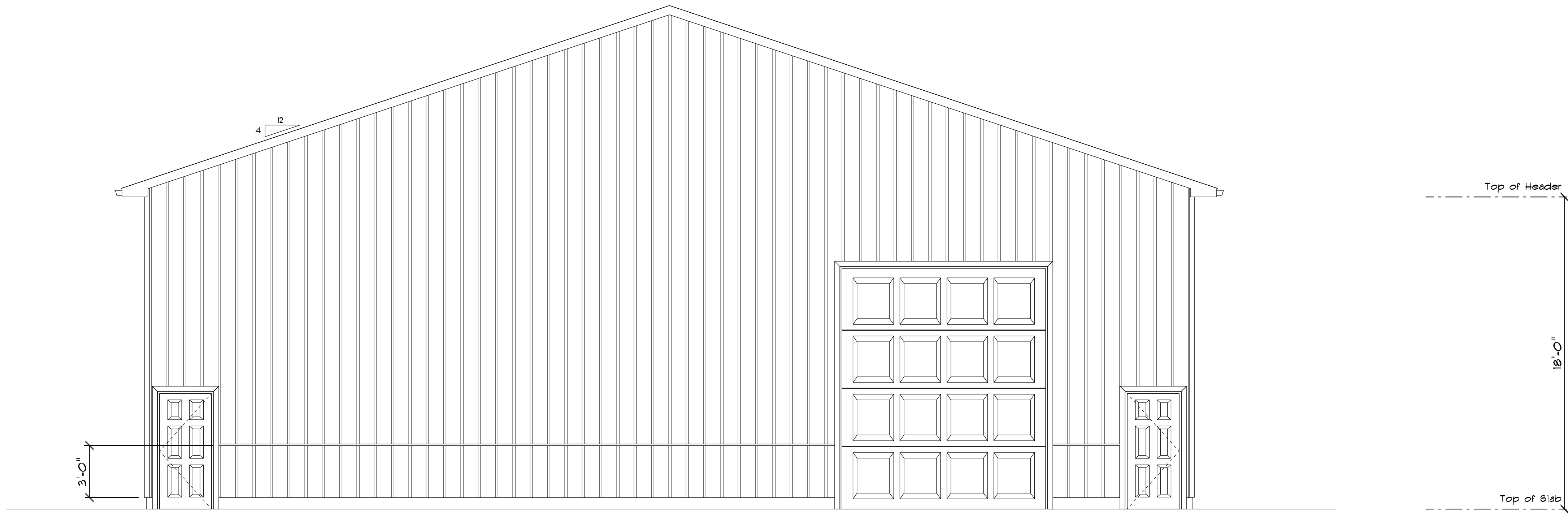
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A-3



FRONT ELEVATION

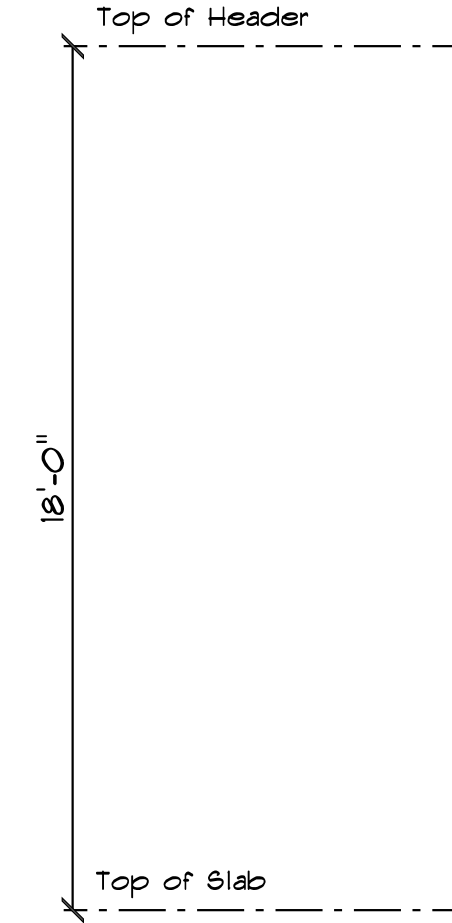
SCALE: 1/4" = 1'-0"



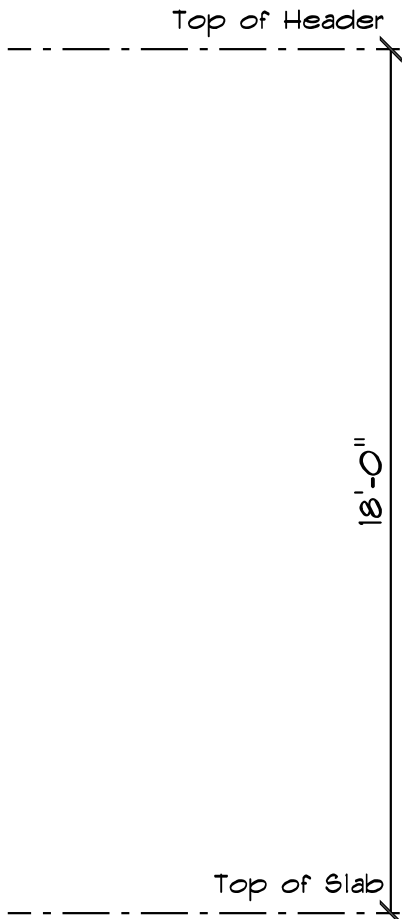
LEFT ELEVATION
SCALE: 1/4" = 1'-0"

GREAT CARE AND EFFORT HAVE GONE INTO THE DESIGN
SPECIFICATIONS SET FORTH BY THE CONTRACTOR
AND/OR HOMEOWNER IN COMPLIANCE WITH BUILDING
CODE REQUIREMENTS. CONTRACTORS SHALL VERIFY AND
BE RESPONSIBLE FOR ALL DIMENSIONS, SPECIFICATIONS
AND CONDITIONS ON THE JOB.

DRAWN FOR		SHERMAN RESIDENCE	
JOB		NEW CONSTRUCTION	
SCALE	AS NOTED	DATE	COMPLETED DATE
		09/04/2025	09/22/2025
DRAWN BY	CHARLES E. OSWALD	REVIEWED	CHECKED BY
			0925-0939



SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"

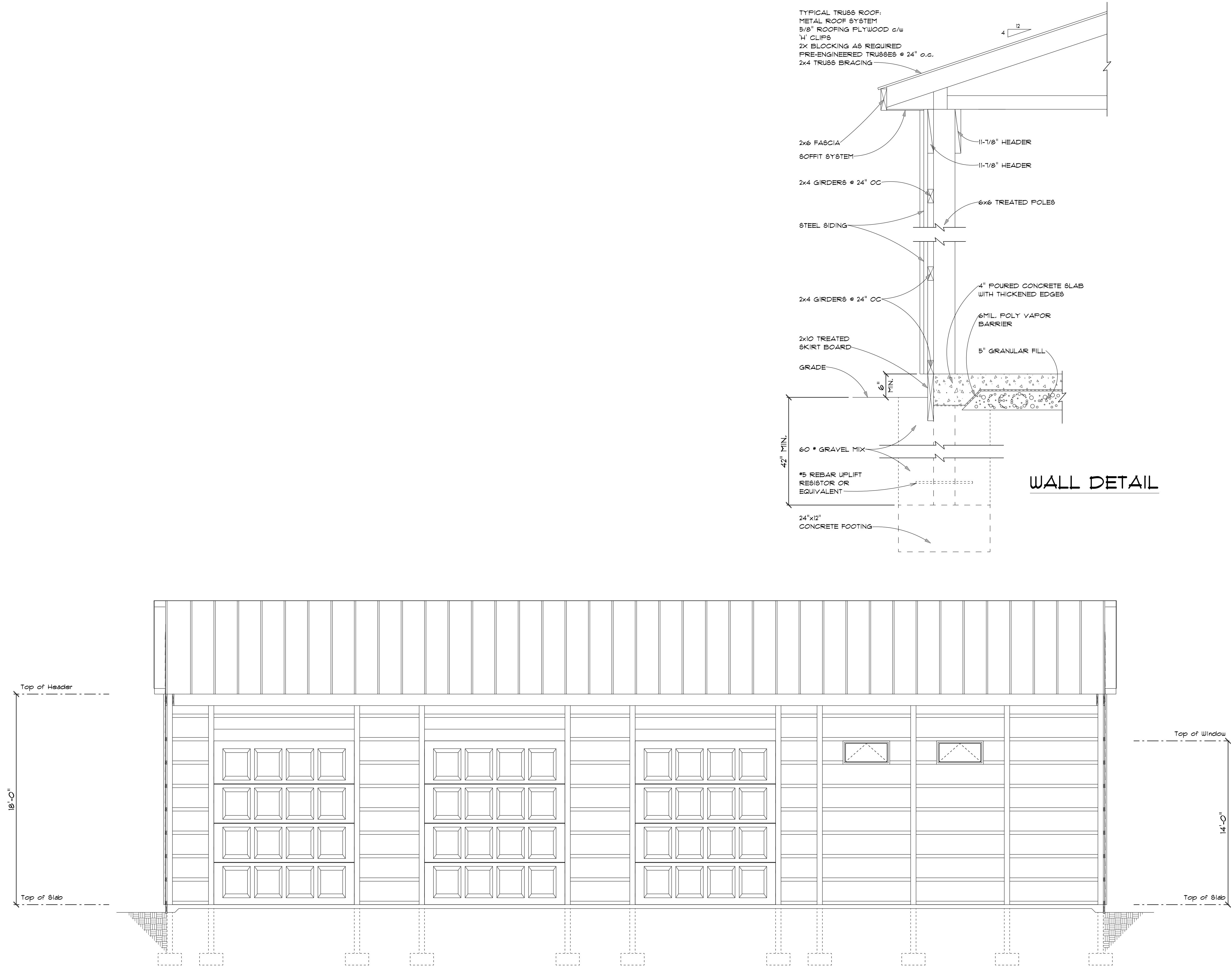
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DRAWN FOR		SHERMAN RESIDENCE	
JOB	NEW CONSTRUCTION		
SCALE	AS NOTED	DATE	COMPLETED DATE
		09/04/2025	09/22/2025
DRAWN BY	CHARLES E. OSWALD	REVIEWED	CHECKED BY
			0925-0939

6 SHEET
NO. 1

A-J

Barry County
— L U M B E R —



BUILDING SECTION - "A"
SCALE: 1/4" = 1'-0"

WALL DETAIL

SHERMAN RESIDENCE	NEW CONSTRUCTION			
	DRAWN FOR:	DATE	COMPLETED DATE	CHECKED BY
	AS NOTED	08/04/2025	08/22/2025	0825-093
Barry County LUMBER	DRAWN BY:	CHARLES E. OSWALD	DRAWING NUMBER: 0825-093	
BCU	A-6			



PLANNING COMMISSION

Meeting Date: December 18th, 2025

AGENDA ITEM: VI.2.a

APPLICANT: Brock Mellema, FCC Construction Inc.

REQUEST: Site Plan Review

ZONING AND PROPERTY SIZE:
Heavy Industrial (HI), 10.8 acres

ADDRESS: 6925 Dutton Industrial Drive

REPORT BY: Dakota Swan, Assistant Planner



OVERVIEW:

The applicant is requesting site plan review for proposed improvements and expansions at Kamps Hardwoods Inc, located within the Dutton Industrial Park. Kamps has been operating in the Township since 2010, and their site currently has eleven buildings, several with open-air elements for storage and processing of hardwood. There is currently 90,748 square feet worth of buildings on site, and the application for site plan review proposes adding 28,647 square feet worth of roofed area, making for a total of 119,395 square feet worth of buildings on site. There is no limit on the amount of square footage an industrial user is permitted to have on site, so long as all setbacks and other dimensional requirements are satisfied.

The proposed improvements include five canopy expansions to three of the existing structures, and one new open-air canopy. The site plan also includes provisions and details pertaining to lighting, stormwater, utilities, and landscaping.

SURROUNDING ZONING:

	NORTH: Heavy Industrial (HI)	
WEST: Light Industrial (LI)/ Heavy Industrial (HI)	SUBJECT PARCEL	EAST: Heavy Industrial (HI)
	SOUTH: Heavy Industrial (HI)	

PROCESS:

The request for site plan review is subject to the following process:

1. Submittal by applicant (Section 25.20 A-C)
2. Completeness review by Zoning Administrator (25.20 D)
3. If complete, administrative review by Zoning Administrator
4. Review and decision by the Planning Commission (Section 25.50)

STANDARDS OF REVIEW:

The request for site plan review is subject to review against standards outlined in Section 26.40 of the Zoning Ordinance – “Site Plan Standards of Approval”. The Planning Commission shall review all details of the application and submittal to ensure satisfaction of the requirements outlined in Section 26.40.

A. ZONING COMPLIANCE AND COMPATIBILITY

All site development plans, streets, and utilities are subject to site plan review under Section 26.20.A. and shall conform to all zoning district requirements (in this case Chapter 13, Heavy Industrial), Land Use Regulation (Chapter 15), Building Requirements (Chapter 16), General Requirements (Chapter 17), and any applicable Specific Use Requirements (Chapter 18), unless specific modifications are approved by the Planning Commission.

REQUIREMENT	COMPLIANCE	COMMENT
HI REQUIREMENTS – CH 13		
Minimum Lot Area Table	Yes	
Minimum Lot Width	Yes	
Max. Building Height	Yes	60 feet permitted, all proposed buildings under 20 feet tall
Front Setback – 75'	Yes	
Side Setback – 20'	Yes	
Rear Setback – 50'	No	Proposed buildings #4 and #6 indicate rear setbacks of 27.7 feet and 29.5 feet, respectively

Staff notes that proposed building #4 is intended to be an expansion to an existing steel building which is lawfully nonconforming. The required rear setback in this instance would be 50 feet; however, the existing building is 27.7 feet from the rear lot line. The lawfully nonconforming building is permitted to remain, so long as the nonconformity is not intensified. To achieve compliance and satisfy Kamps' need for expansion, the proposed building #4 must be modified to achieve a rear setback of 50 feet.

B. LIGHTING

The applicant has specified that there are no proposed modifications to the current lighting on the site.

C. PARKING AND LOADING

As per Section 20.20 of the GCTZO, increases in intensity or floor area may require additional off-street parking to be provided. The provided site plan indicates that parking striping will be removed and the total number of parking spaces on site will be reduced from 31 to 26, including one barrier free space. Section 20.50.D stipulates that for warehousing uses, the minimum parking requirement is 1 space per 2,000 square feet, or one space per employee plus five additional

spaces, whichever is greater. As per Section 20.60.A, the Planning Commission does have the authority to reduce the required parking minimums, so long as the applicant is able to clarify how many employees park on site and why the proposed number of spaces suits their needs.

D. MOBILITY, TRAFFIC, AND ACCESS

Staff anticipates that there would be minimal impact on traffic and mobility in the immediate area should the application be approved. Traffic may increase during the construction phase as contractors and materials will be entering and exiting the site, however, heavy truck traffic is fairly typical on Dutton Industrial Drive. The Gaines Charter Township Fire Department (GCTFD) has reviewed the proposed plans and noted that several canopies will require sprinklers if they are intended to be used for combustible storage. All site plans are subject to review and approval by the GCTFD.

E. LANDSCAPING, SCREENING, AND ENVIRONMENTAL PROTECTION

The applicant has noted that dead evergreen trees along Dutton Industrial Drive will be replaced, which are not anticipated to negatively interfere with underground utilities. Section 23.20.B stipulates that building expansions between 25% and 75% are required to increase front yard landscaping to achieve conformity with the requirements of Chapter 23; the proposed additions will make up 23% of all square footage on site, meaning no scaled compliance is required.

F. STORMWATER AND WATER QUALITY

The applicant is proposing to increase the size and capacity of the existing stormwater detention pond, which runoff will continue to be directed to. The applicant has also specified that soil erosion and sedimentation controls are included in the site plans; all stormwater and soil erosion controls are subject to review by the Township Engineer and Kent County Road Commission.

G. SIGNS

The applicant is not requesting any new signage or modifications to existing signage at this time.

H. WATER AND SEWER

The applicant is not proposing any modifications to existing utility infrastructure on the parcel at this time, and no elements of the proposed site plan are anticipated to be prohibitive to delivering critical utilities to the area.

I. OUTSIDE AGENCIES

Applicants must secure all applicable outside agency approvals, including but not limited to the Kent County Health Department, Kent County Road Commission, Kent County Drain Commission, Fire Department, and State of Michigan regulatory agencies. Securing applicable approvals may also be a condition of approval if not received prior to the Planning Commission review.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission deny or table the request due to setback requirements from Section 13.20.C not being satisfied. Whether the Planning Commission chooses to deny or table the application, the applicant will have the opportunity to seek reconsideration from the Planning Commission with an updated site plan. Should the Planning Commission approve the application, staff recommends a condition in which the Planning Commission approves the reduction in parking.

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BENCHMARK:
ELEVATION XXX
XXX

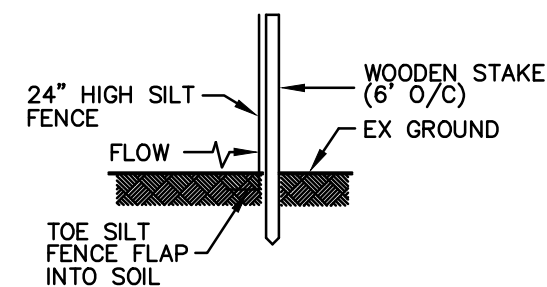
SOIL EROSION KEY NOTES:

- 1 GRADING LIMITS
- 2 SILT FENCE
- 3 PLACE SILT SACKS IN CATCH BASIN (3 PROP)
- 4 PLACE NA GREEN SC-150 STRAW BLANKET
- 5 CONSTRUCTION ENTRANCE AND EXIT FOR SITE
- 6 CONSTRUCTION STAGING AREA
- 7 SOIL TYPE 81B - URBAN LAND, SPINKS COMPLEX

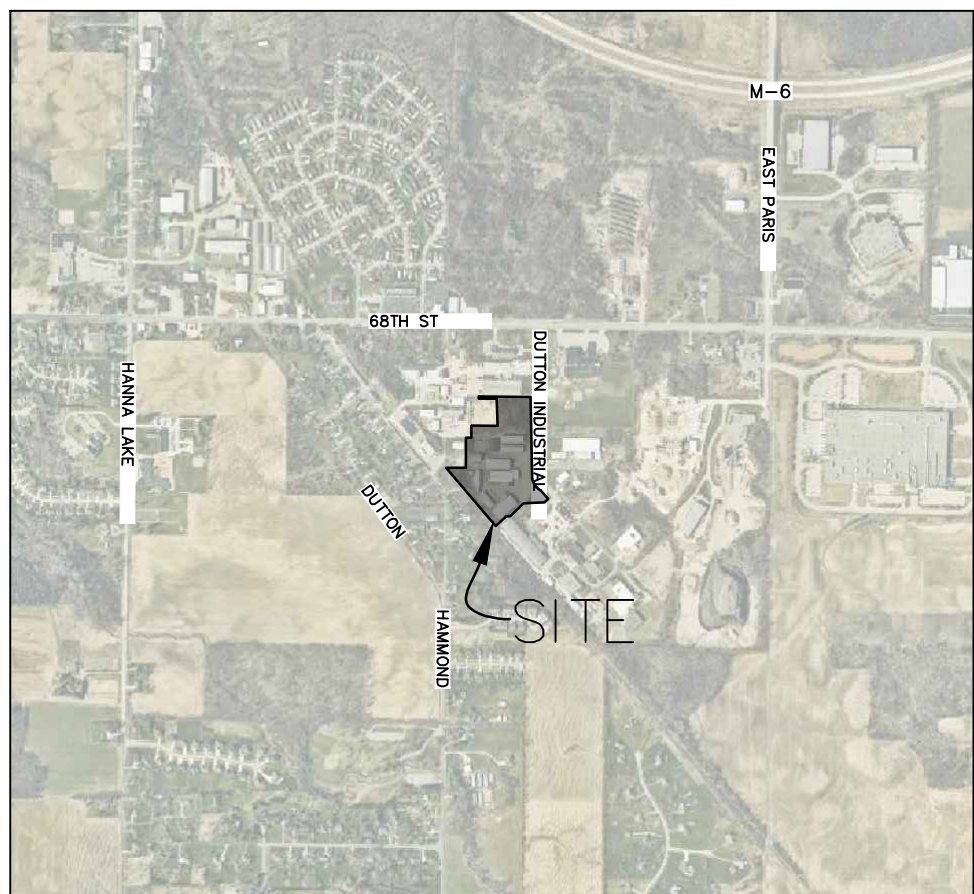
Street sweeping shall be performed each day (or more often as needed) by mechanical means on paved streets in and around the perimeter of the project. This includes sweeping paved surfaces outside the limits of the project, as affected by any trucking operations.

Dust control shall be provided by means of water distribution on a regular basis over areas that could potentially produce dust conditions.

It shall be the responsibility of the property owner and all other persons participating in, causing or being factually or legally responsible for any earth change to provide soil erosion and sedimentation control to adequately prevent soil from being eroded and discharged onto adjacent properties, or into a City Stormwater Drainage System, a public street or right-of-way, wetland, creek, stream, water body, or floodplain. Non-compliance with this will result in violation notices with re-inspection fees.



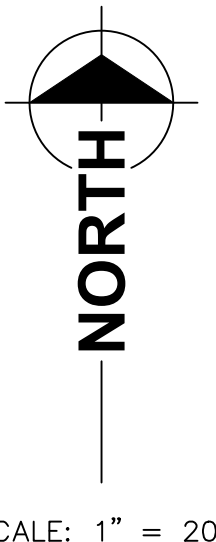
SILT FENCE DETAIL
NOT TO SCALE



LOCATION MAP
NOT TO SCALE



SCHEDULED ACTIVITY											
	2025	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	2026	MAY
CLEAR TREES AND BRUSH											
INSTALL TEMP. EROSION CONTROLS											
STRIP TOPSOIL											
ROUGH GRADE SITE											
UTILITIES											
PARKING LOT											
TOPSOIL, SEED, & LANDSCAPE											
FINAL RESTORATION & CLEANUP											
REMOVE TEMP. EROSION CONTROLS											



LEGEND	
T	TOWN
R	RANGE
N	NORTH
S	SOUTH
E	EAST
W	WEST
SEC	SECTION
POB	POINT OF BEGINNING
PROPOSED BLACKTOP	
PROPOSED CONCRETE	
EXISTING BLACKTOP	
EXISTING CONCRETE	
BUILDING	
SECTION CORNER	
SET CAPPED IRON	
FOUND IRON OR NAIL	
STORM SEWER MANHOLE	
SANITARY SEWER MANHOLE	
CATCH BASIN	
HYDRANT	
VALVE	
UTILITY POLE	
GUY WIRE	
LIGHT POLE	
WALL MOUNTED LIGHT	
PEDESTAL	
TRANSFORMER	
SIGN	

GRADING AND SESC PLAN
KAMPS HARDWOODS
6925 DUTTON INDUSTRIAL DR.

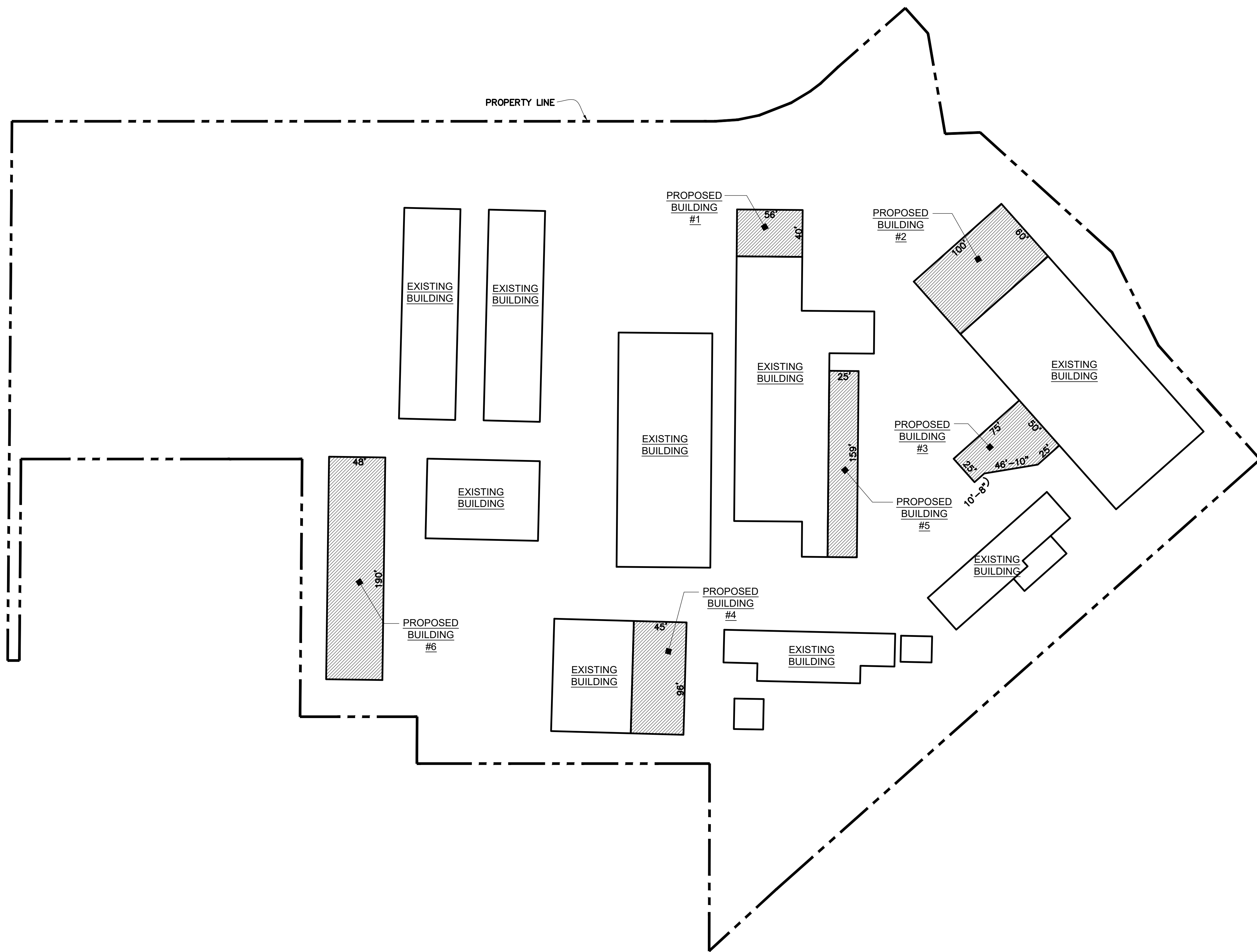
FOR: Paul Kamps
6925 Dutton Industrial Dr. SE
Caledonia, MI 49316
Phone: (616) 813-8683

PART OF THE NE 1/4, SECTION 11, T5N, R11W,
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

Teenstra & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
3145 Prairie St SW
Grandville, MI 49418
Phone: 616.457.7050
www.teenstrainc.com

C3

DATE: 11-19-25



SHEET INDEX:

C-1	SITE REFERENCE PLAN
A-1	BUILDING #1 PLANS, ELEVATIONS
A-2	BUILDING #2 PLANS, ELEVATIONS
A-3	BUILDING #3 PLANS, ELEVATIONS
A-4	BUILDING #4 PLANS, ELEVATIONS
A-5	BUILDING #5 PLANS, ELEVATIONS
A-6	BUILDING #6 PLANS, ELEVATIONS

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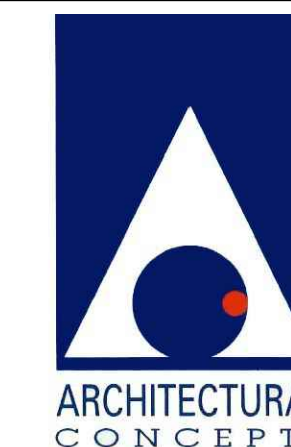
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DATE	REVISION
11-20-2025	FOR SITE PLAN APPROVAL

PROPOSED BUILDING ADDITIONS FOR:



6925 DUTTON INDUSTRIAL DR. S.E.
CALEDONIA, MI 49316



ARCHITECTURE
PLANNING
ENGINEERING

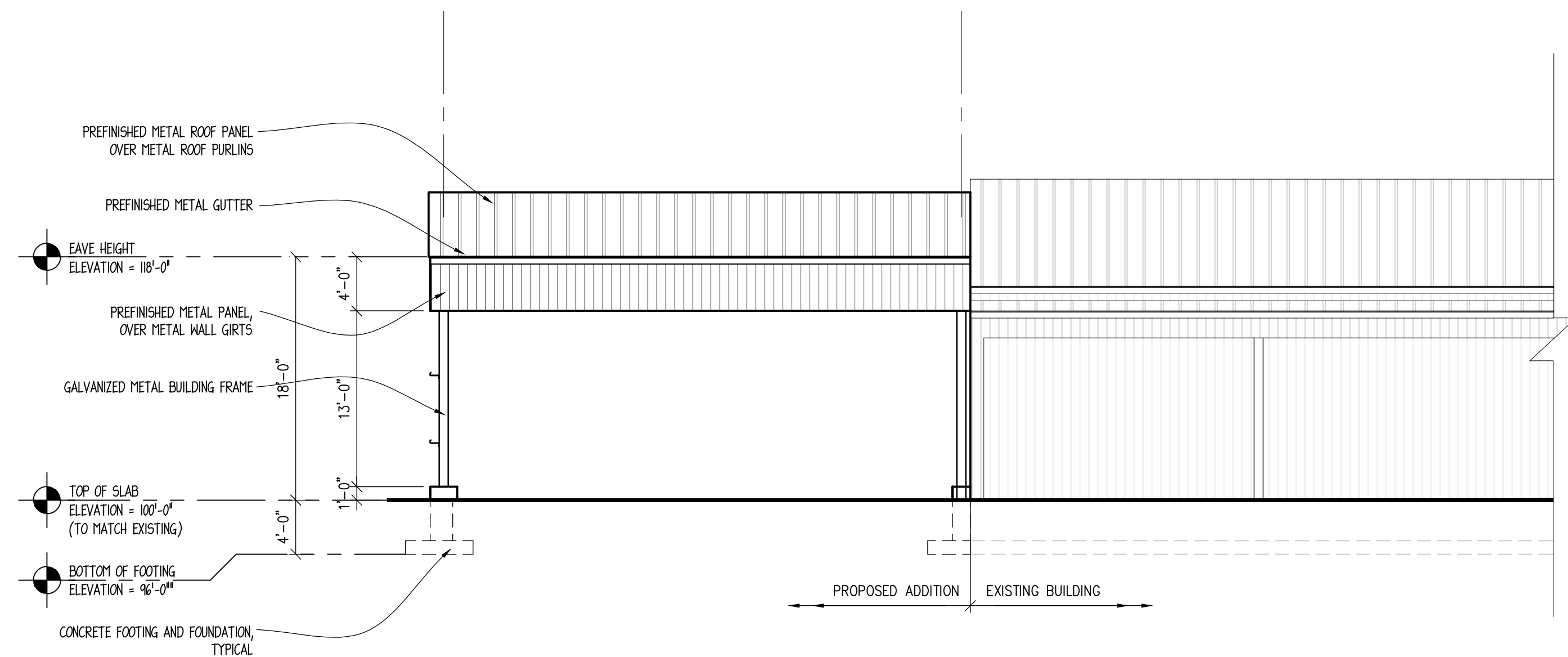
6650 CROSSING DRIVE, S.E.
GRAND RAPIDS, MI 49508
(616) 554-1222
FAX (616) 554-1225

DATE NOVEMBER 20, 2025	PROJECT No. -
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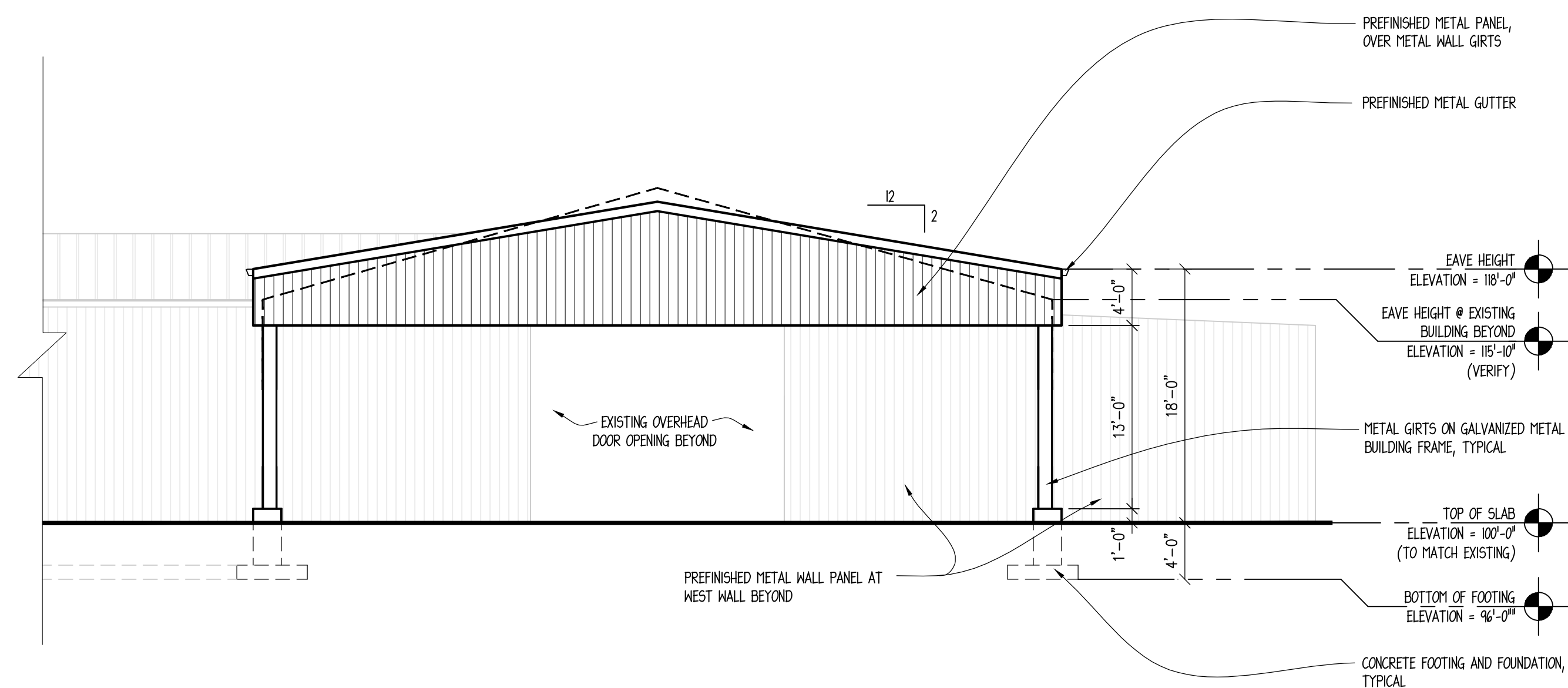
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C-1

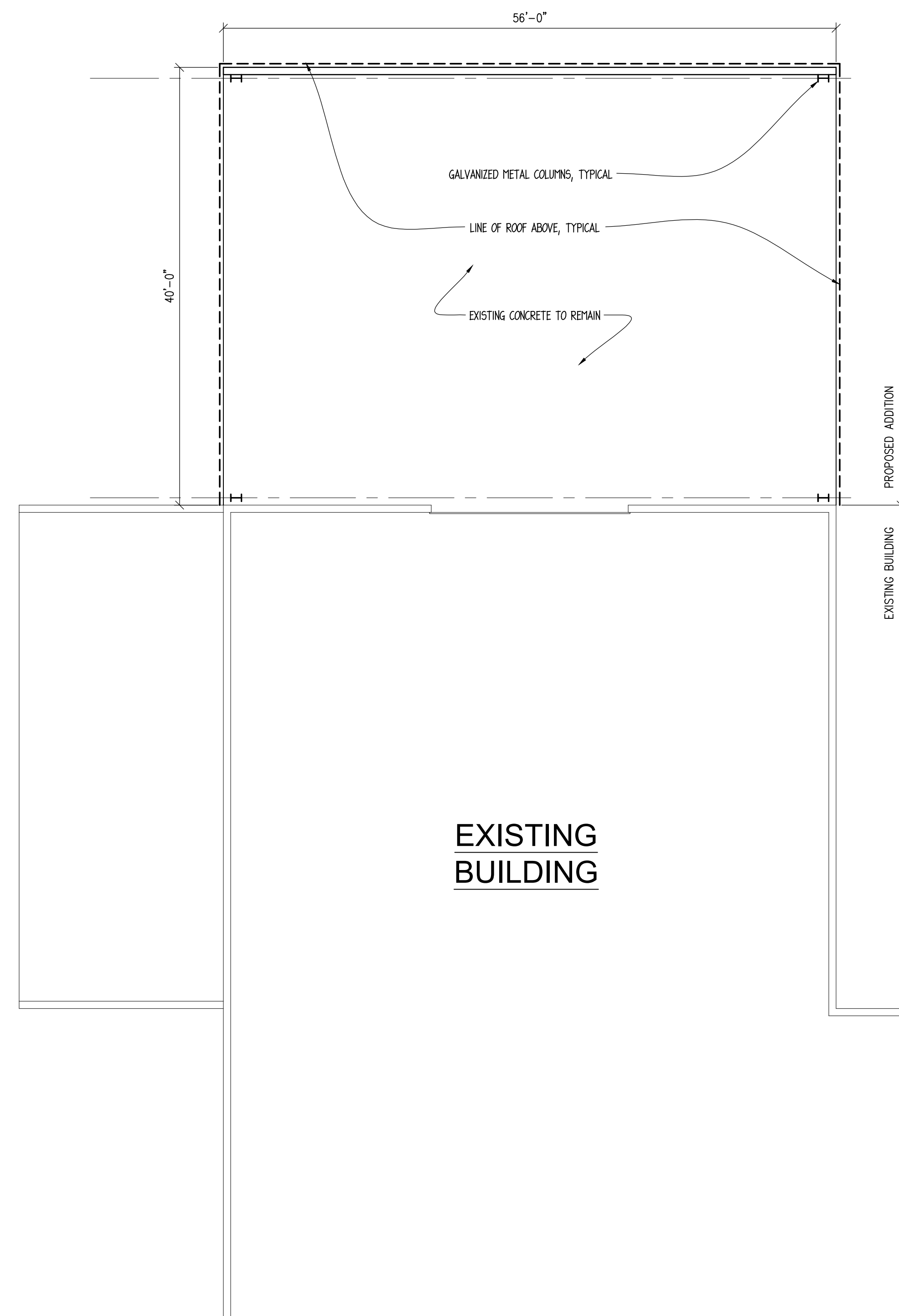




3 NORTH ELEVATION -- BUILDING #1
A-1 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION -- BUILDING #1
A-1 SCALE: 1/8" = 1'-0"



1 FLOOR PLAN -- BUILDING #1
A-1 SCALE: 1/8" = 1'-0"

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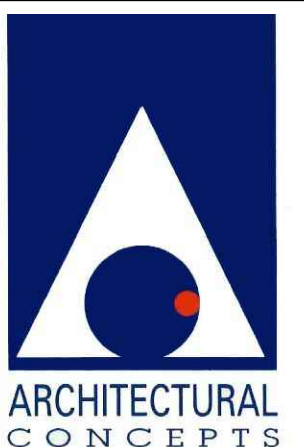
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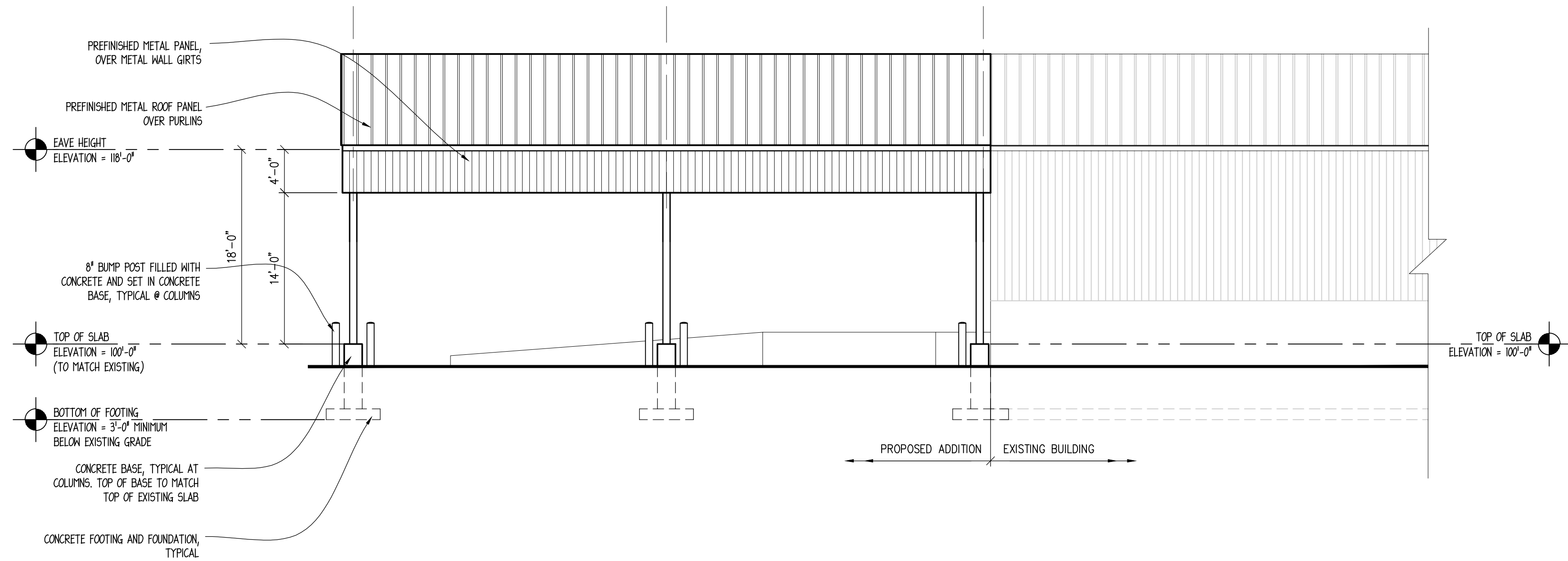


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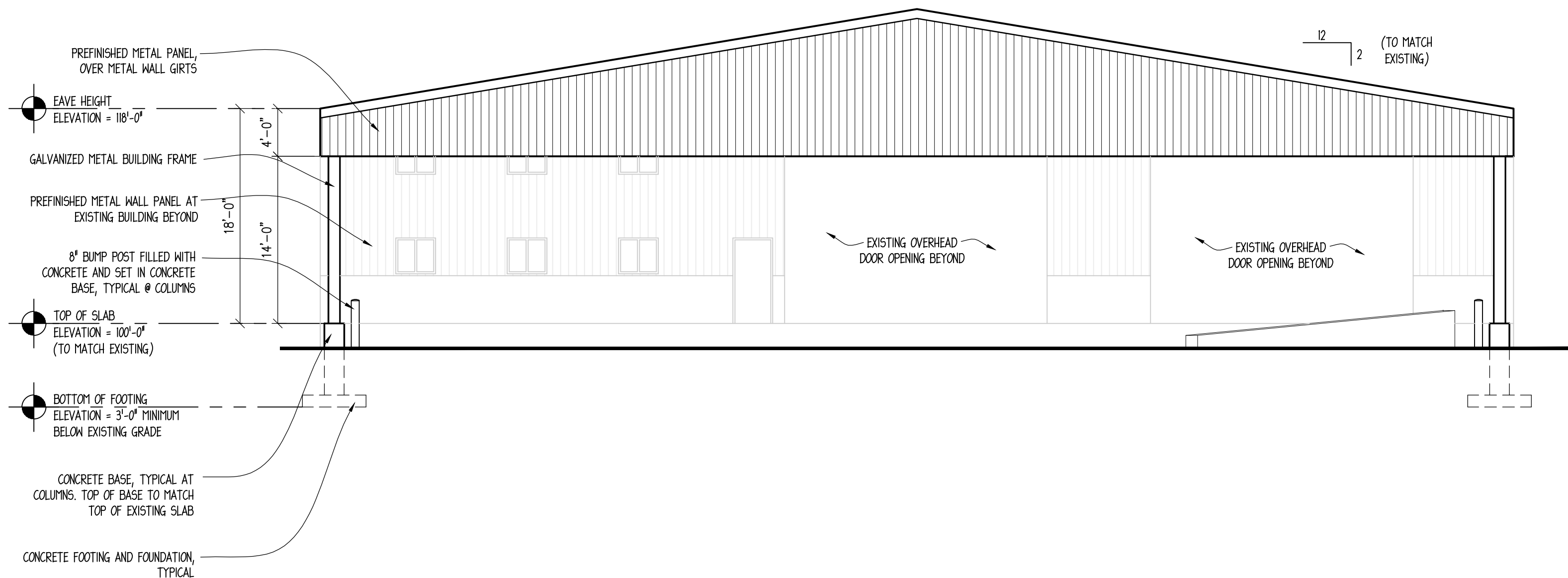
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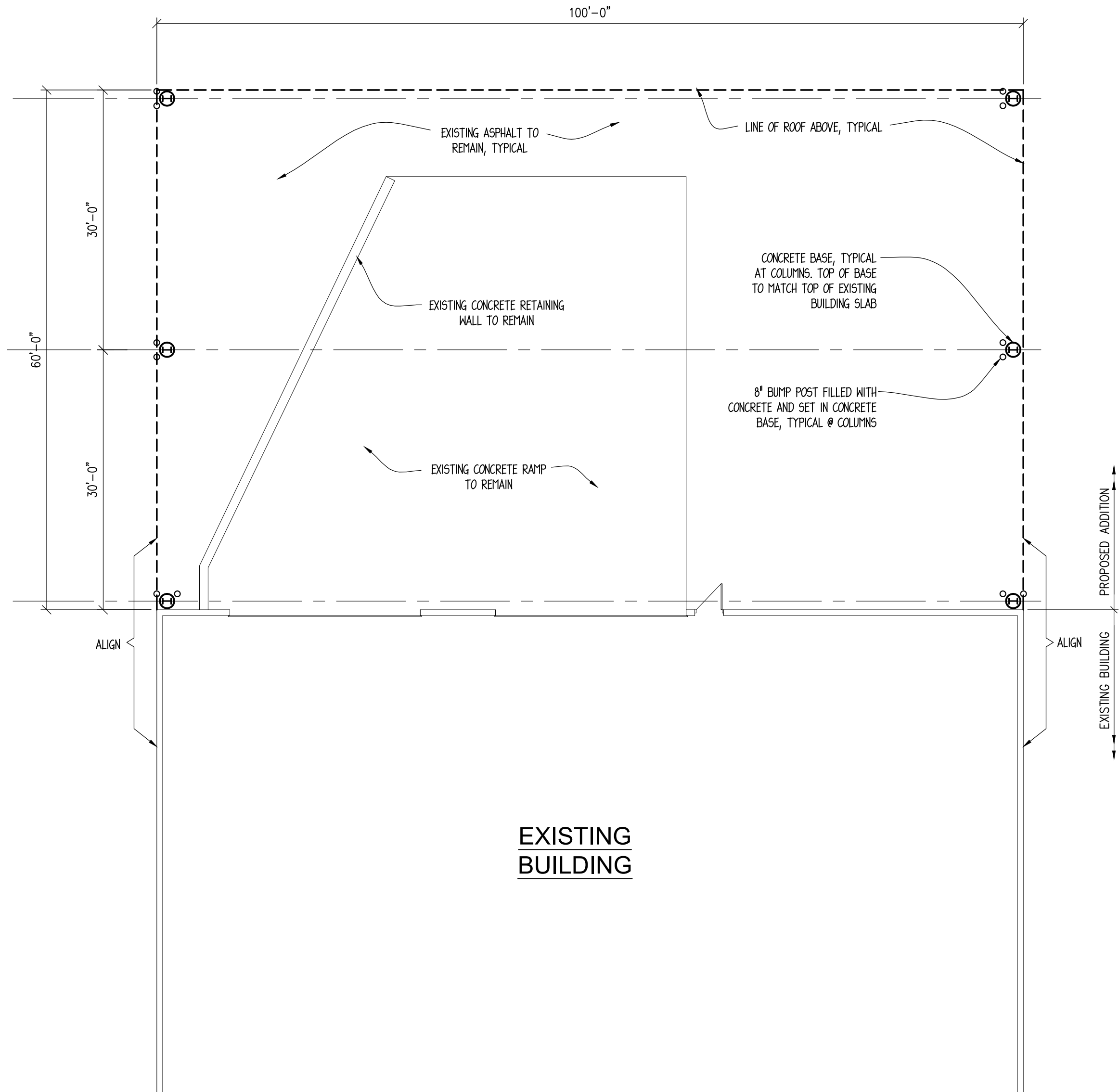
A-1



3 NORTH ELEVATION - BUILDING #2
SCALE: 1/16" = 1'-0"



2 EAST ELEVATION - BUILDING #2
SCALE: 1/16" = 1'-0"



1 FLOOR PLAN - BUILDING #2
SCALE: 3/32" = 1'-0"

**PRELIMINARY
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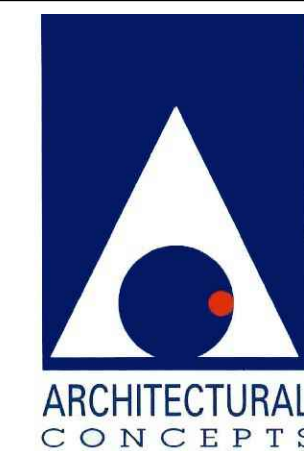
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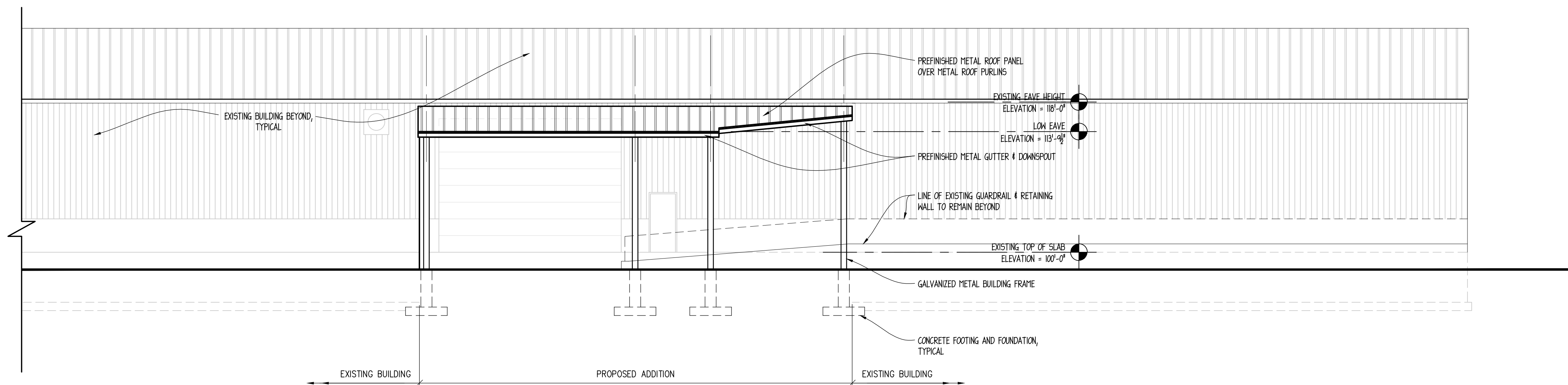


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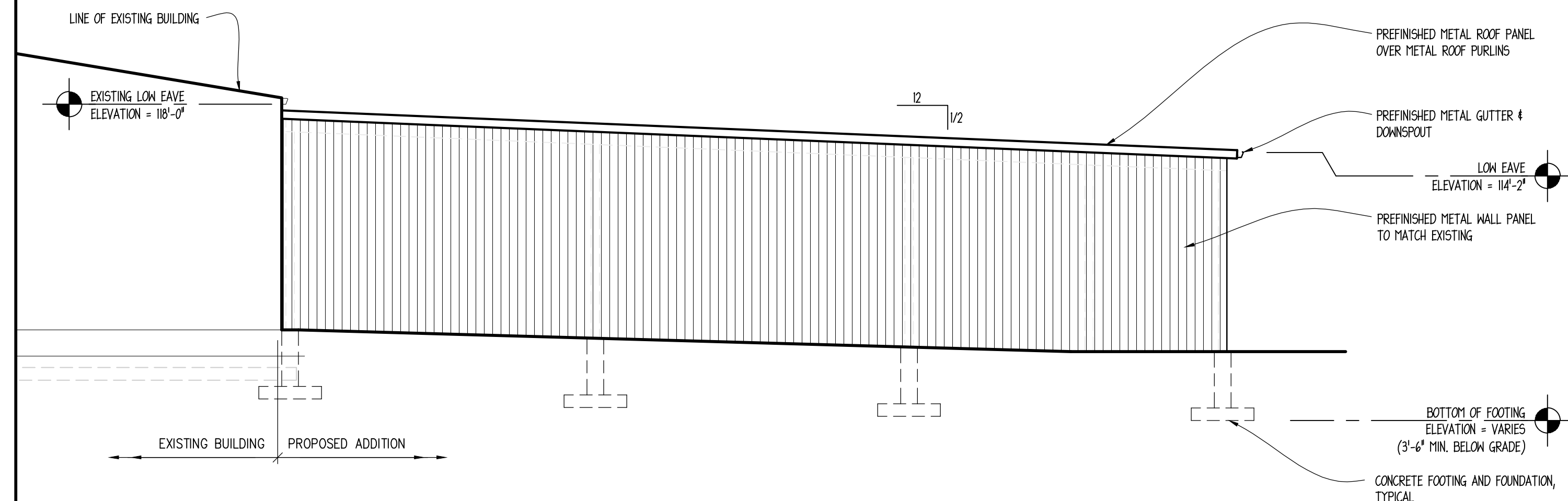
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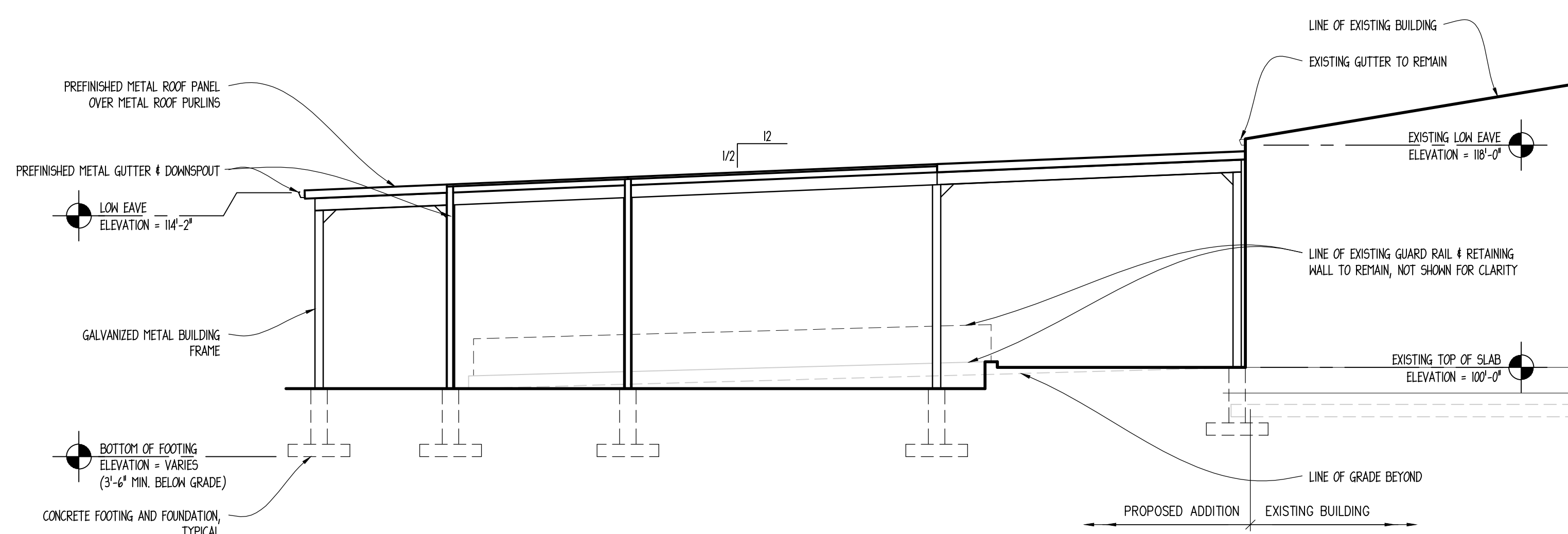
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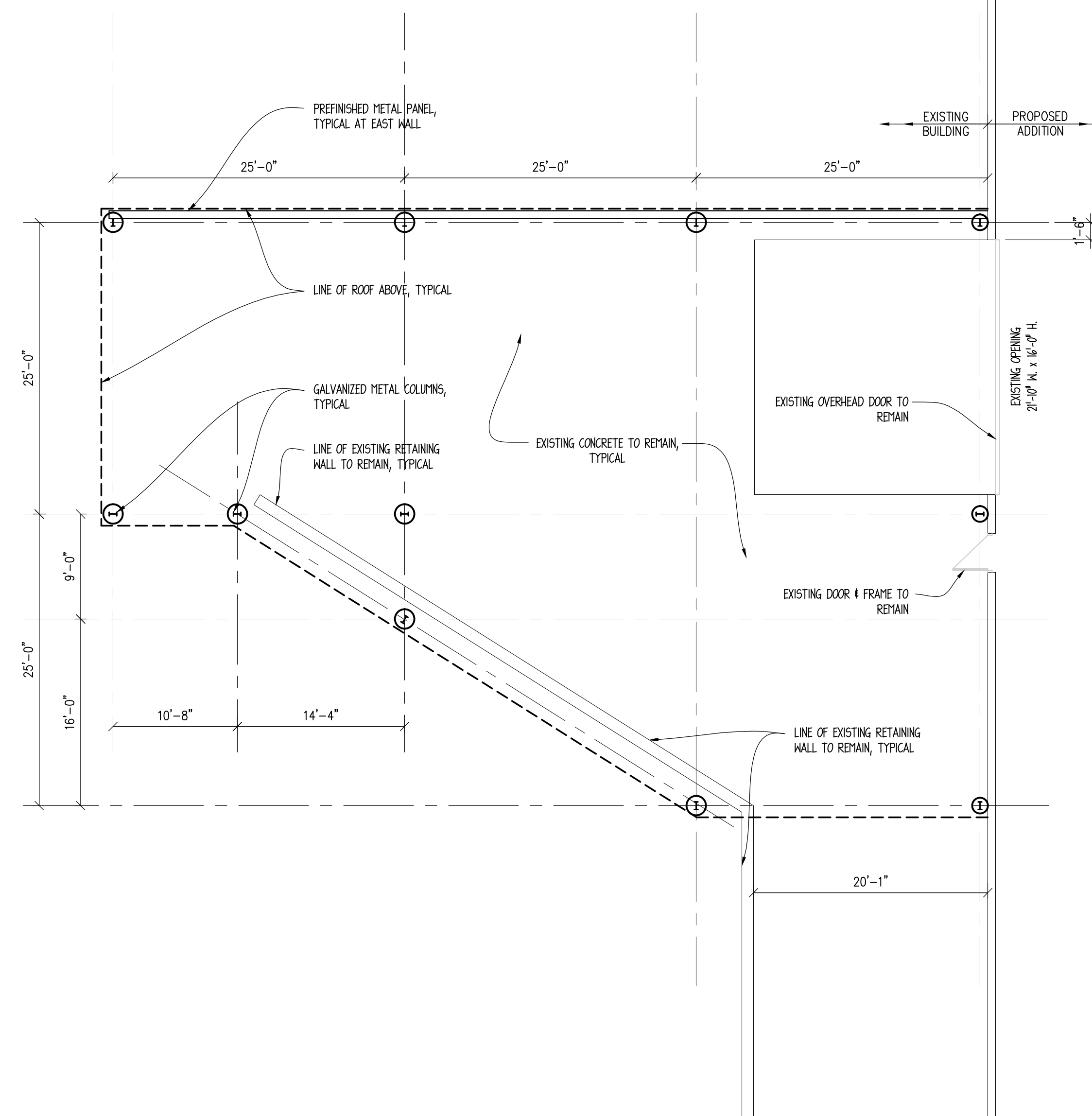
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SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



1 FLOOR PLAN — BUILDING #3
SCALE: 1/8" = 1'-0"

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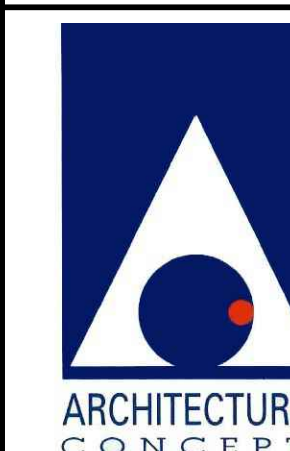
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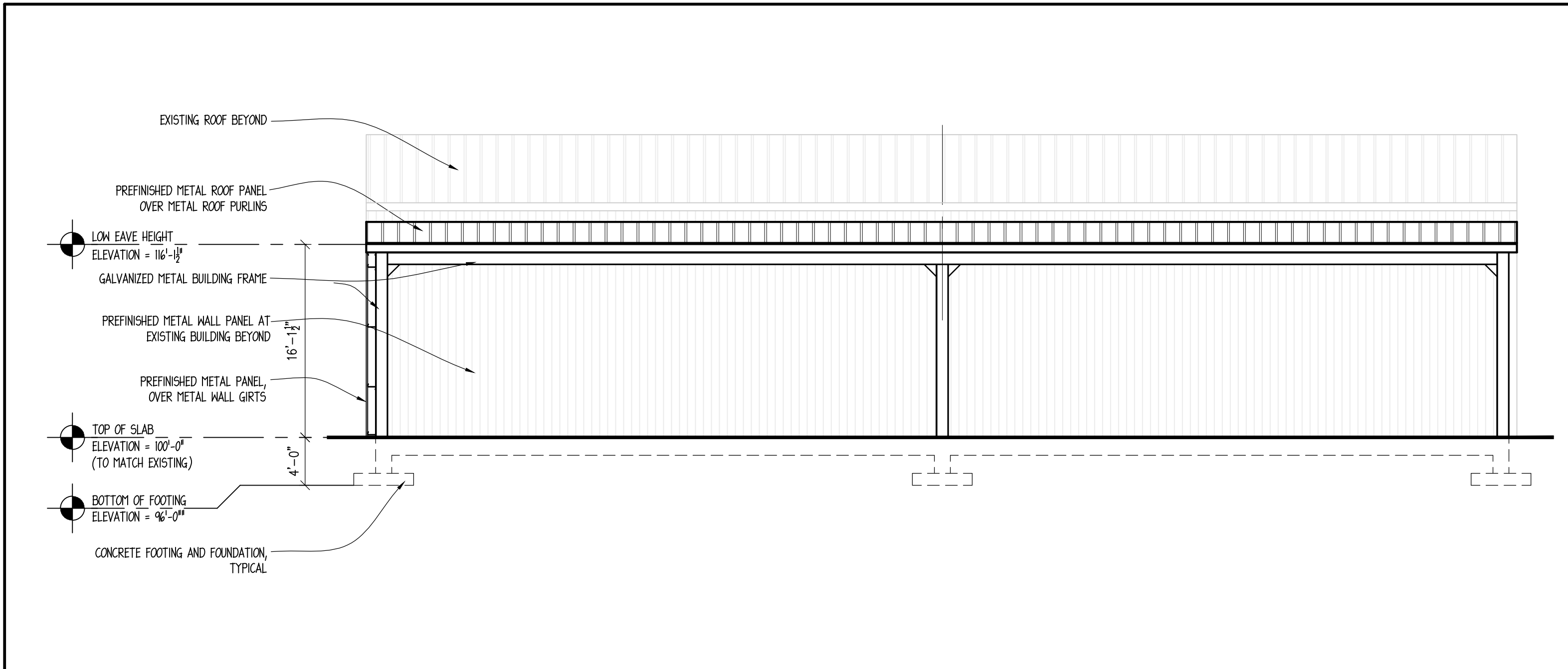


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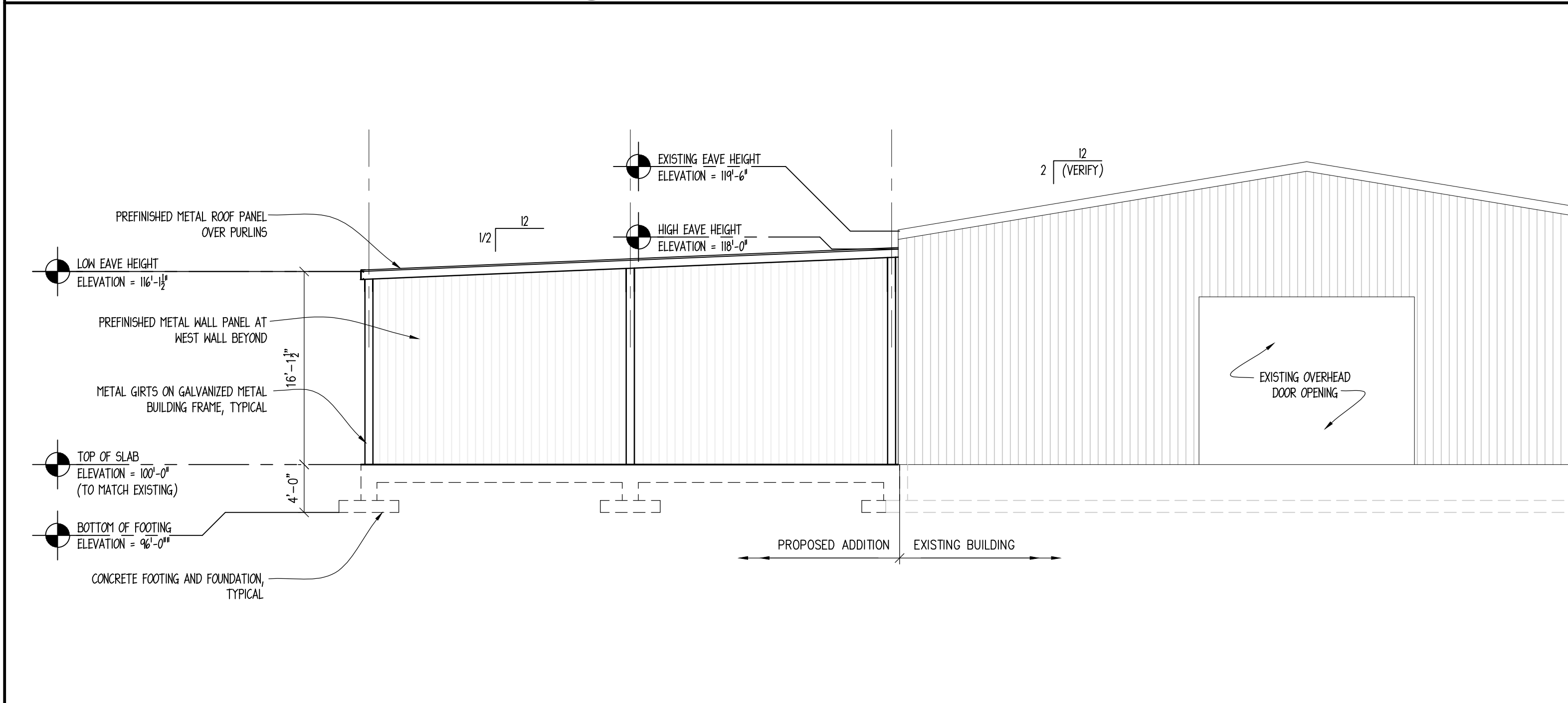
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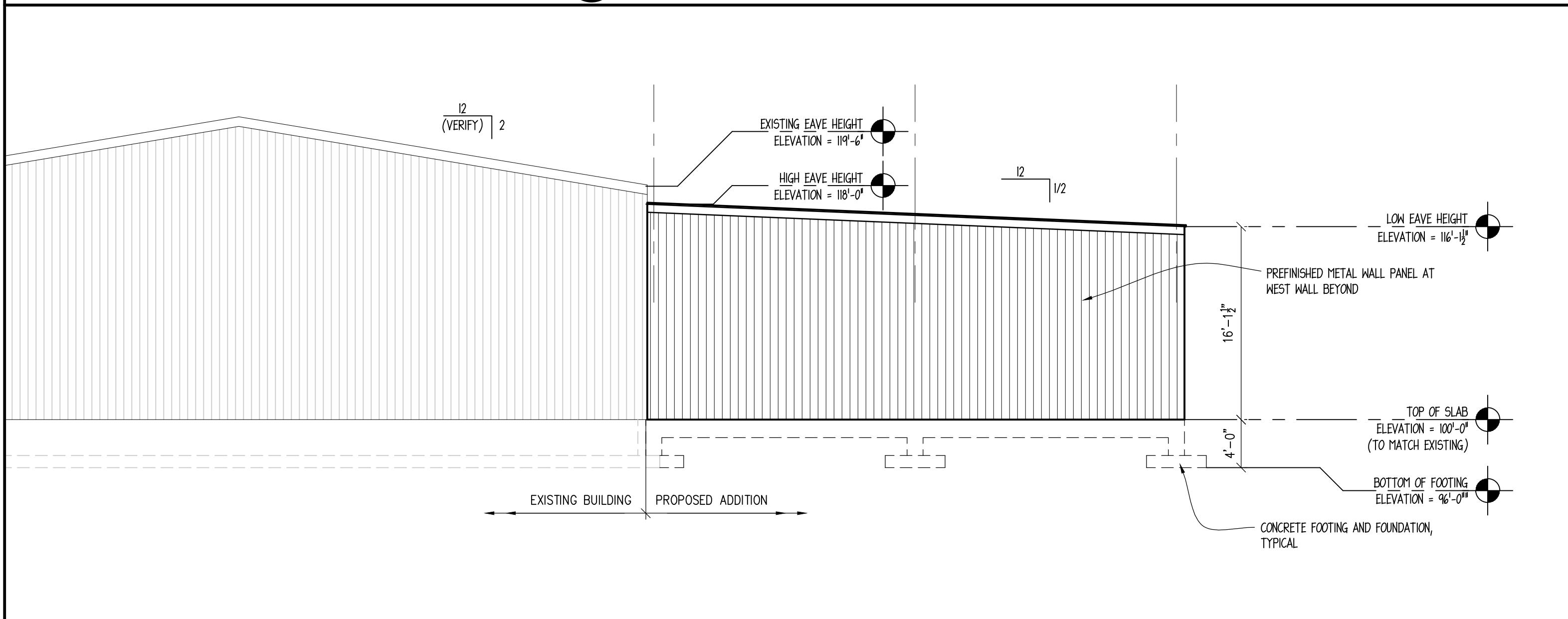
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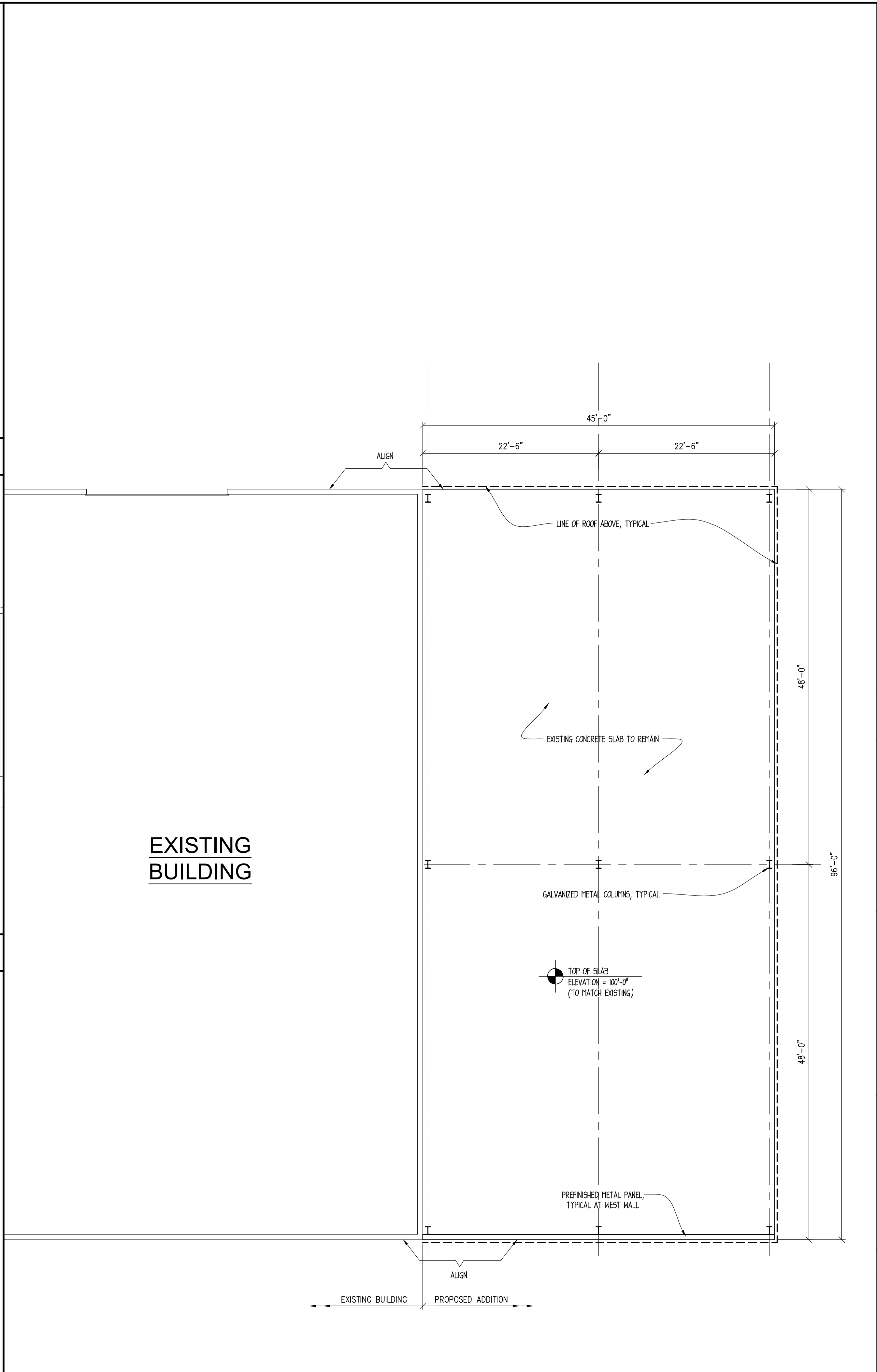
4 SOUTH ELEVATION — BUILDING #4
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION — BUILDING #4
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION — BUILDING #4
SCALE: 1/8" = 1'-0"



1 FLOOR PLAN — BUILDING #4
SCALE: 1/8" = 1'-0"

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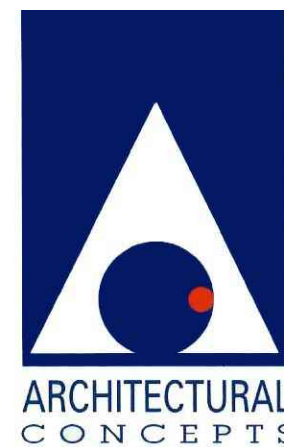
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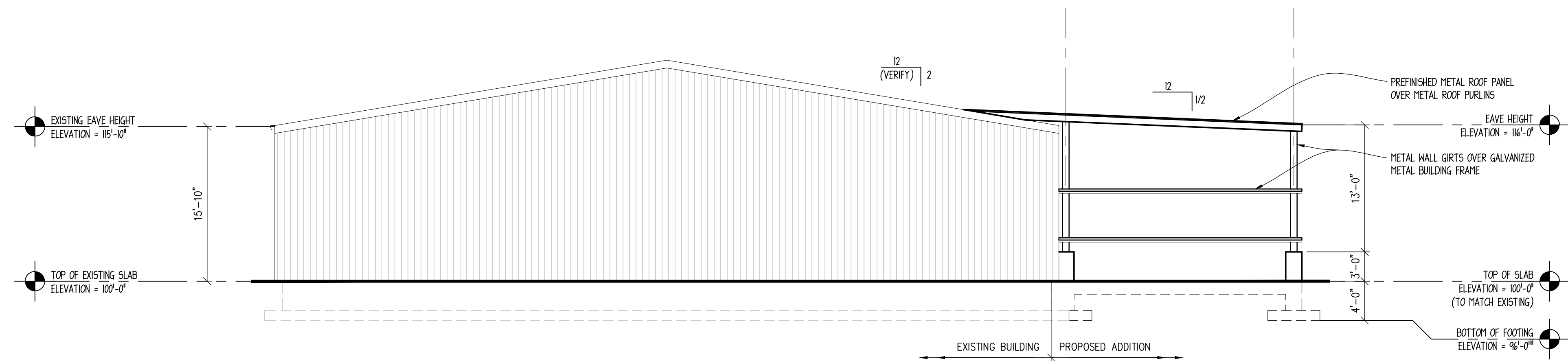
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DATE
NOVEMBER 20, 2025

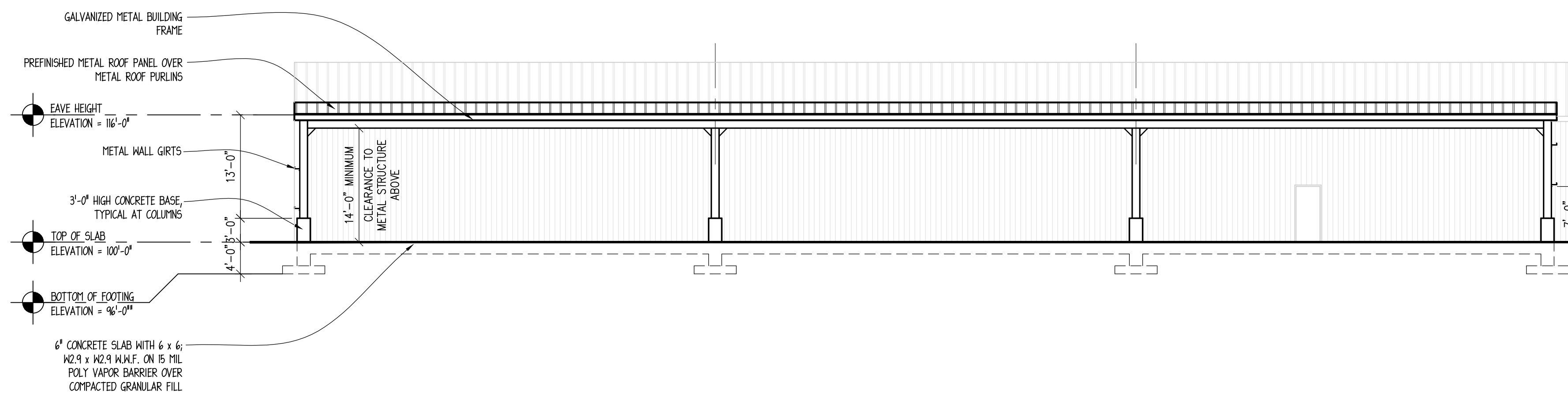
PROJECT No.
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SHEET No.

A-4

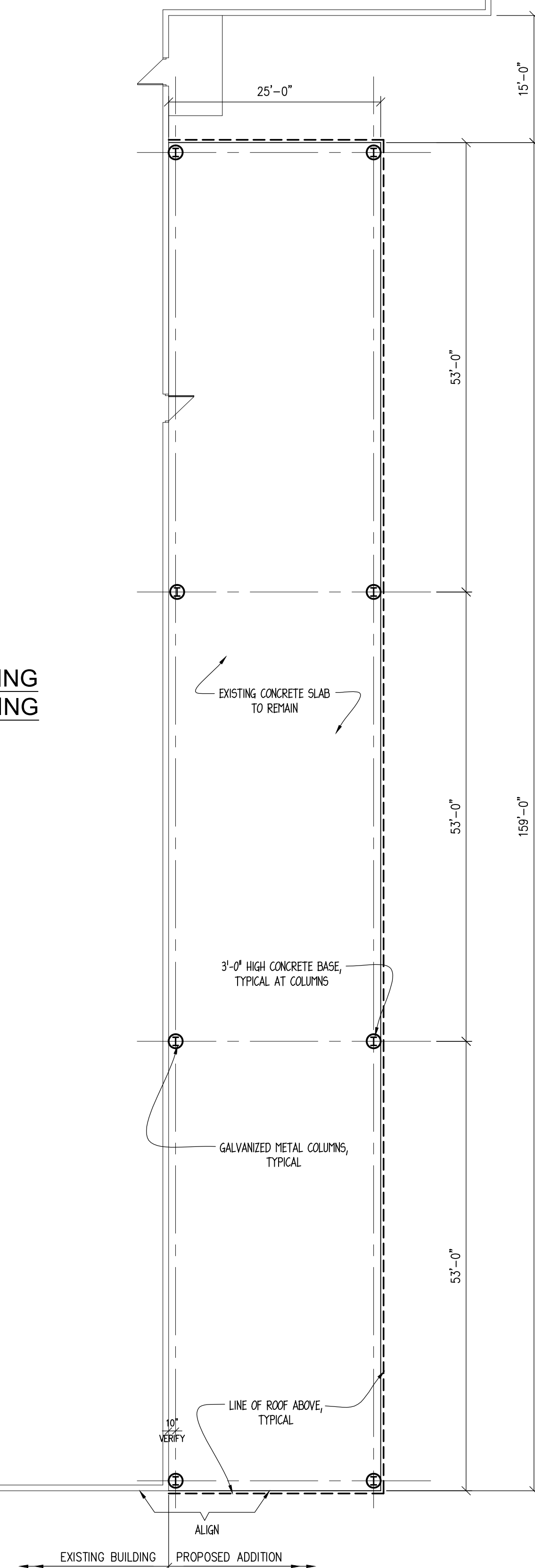


3 WEST ELEVATION - BUILDING #5
A-5 SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION - BUILDING #5
A-5 SCALE: 3/32" = 1'-0"

EXISTING BUILDING



1 FLOOR PLAN - BUILDING #5
A-5 SCALE: 3/32" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

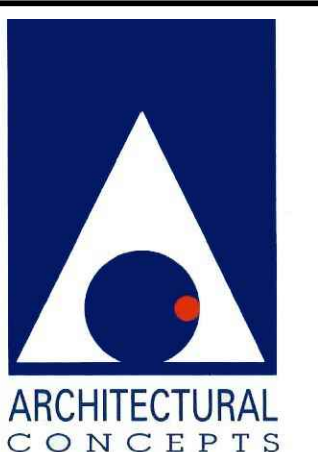
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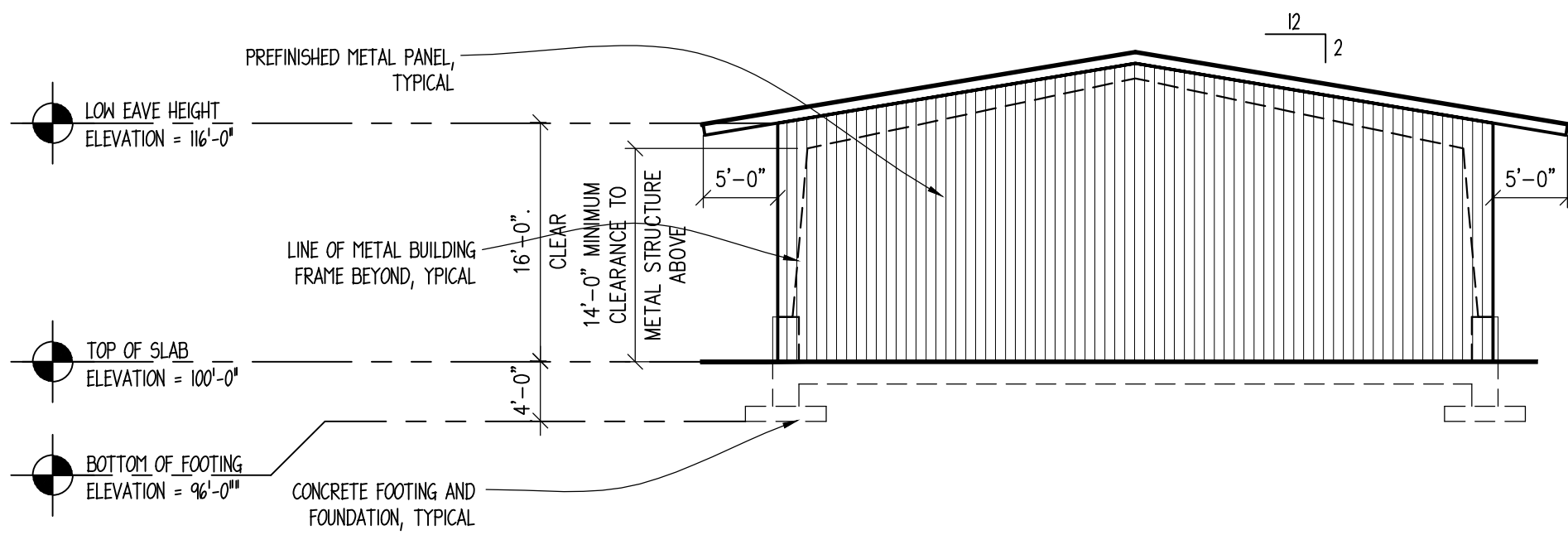
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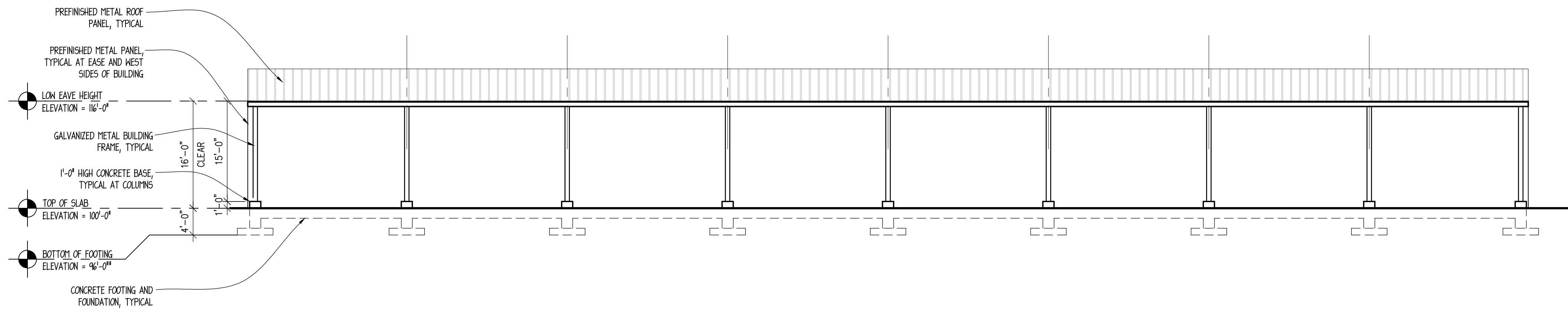
DATE: NOVEMBER 20, 2025 PROJECT No. -

SHEET No.

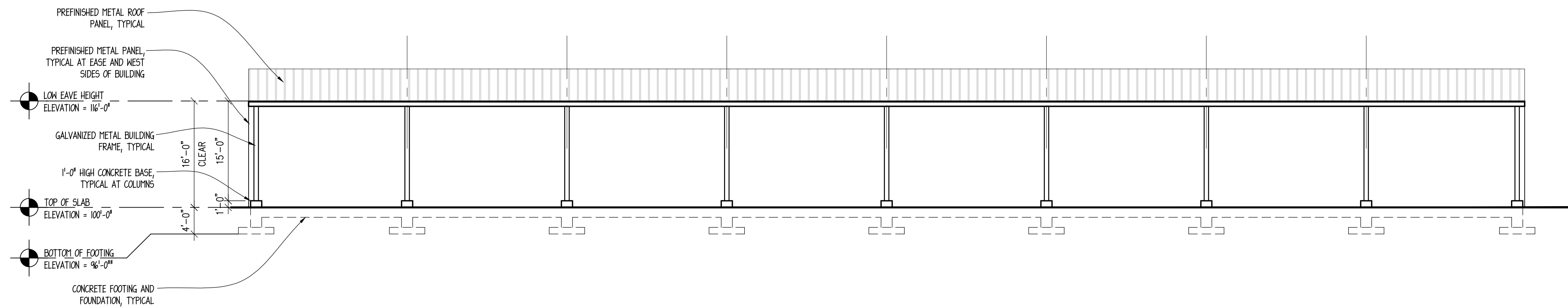
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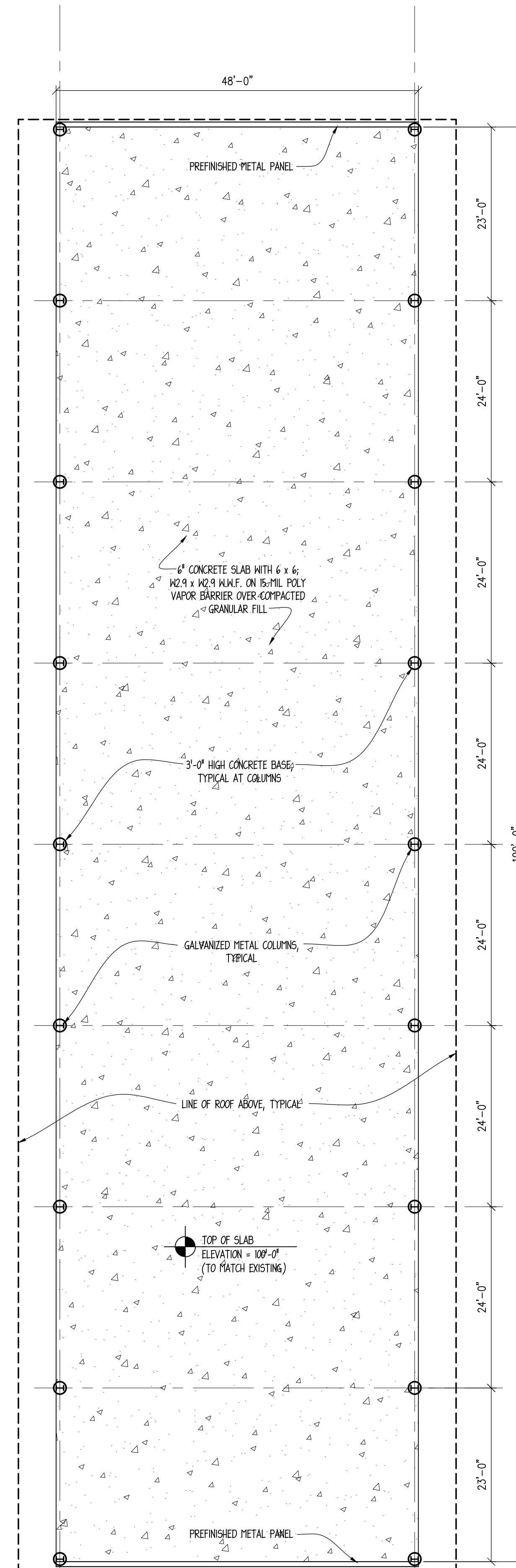
4 WEST ELEVATION – BUILDING #6 (EAST ELEVATION MIRRORED)
A-6 SCALE: 3/32" = 1'-0"



3 NORTH ELEVATION – BUILDING #6
A-6 SCALE: 3/32" = 1'-0"



2 SOUTH ELEVATION – BUILDING #5
A-6 SCALE: 3/32" = 1'-0"



1 FLOOR PLAN – BUILDING #6
A-6 SCALE: 3/32" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

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PROPOSED BUILDING ADDITIONS FOR:



6925 DUTTON INDUSTRIAL DR. S.E.
CALEDONIA, MI 49316



ARCHITECTURE
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•
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(616) 554-1222
FAX (616) 554-1235

DATE: NOVEMBER 20, 2025 PROJECT No. -

SHEET No.

A-6



Gaines Charter Township Fire Department Inspection Report

Plan Review-Site Plan Inspection Result

Inspection Status

Completed

Inspected by

24-53 - Pat Quick

Completed at

11/24/2025

Business Name	Address	Suite	City	Zip
Kamp's Hardwoods	6925 Dutton Industrial Dr	--	Caledonia	49316

Introduction:

ITEM: REVIEW REQUIREMENTS We have reviewed your plans for the above facility. The following items are noted for compliance with code requirements. Code references to the International Fire Code 2015, as amended, are noted IFC; references to the Michigan/International Building Code are noted MBC; references to National Fire Protection Association codes and standards are noted NFPA. Please review the appropriate code for further details. All construction and processes must meet applicable code provisions.

RESULT: Plan Review

REMARK:

Proposed 6 steel canopy structures with 5 being attached to existing buildings and 1 being new and unattached.

General Construction and Demolition:

ITEM: REQUIRED ACCESS Approved vehicle access for fire fighting shall be provided to all construction or demolition sites prior to and during the time of construction. Access road(s) (20 feet wide, designed and maintained to support a vehicle weighing 20 tons on a single axle with dual wheels and standard road tires) shall be constructed as required. This road may be gravel, but vehicle access must be maintained and unobstructed at all times. (IFC 501.4, 503.1.1, 503.2.3, 503.4, 3310.1)

RESULT: Plan Review

ITEM: FIRE LANE(S) Each side of the building where a fire lane is required must have an entrance as close to the middle as possible. The fire lane must be a minimum of 10 feet and a maximum of 35 feet from the building, and within 100 feet of all fire department connections. (IFC 503.1.1)

RESULT: Plan Review

Fire Protections Systems:

ITEM: FIRE ALARM AND DETECTION SYSTEM DOCUMENTS Construction documents and shop drawings for fire alarm systems shall be submitted for review and approval prior to system installation. (IFC 907.1.1, 907.1.2)

RESULT: Plan Review

ITEM: FIRE PROTECTION CONSTRUCTION DOCUMENTS Construction documents and calculations for fire protection systems shall be submitted for review and approval prior to system installation. (IFC 901.2)

RESULT: Plan Review

ITEM: SPRINKLER PLANS Before any sprinkler work is begun, plans must be approved by the Gaines Township Fire Department.

RESULT: Plan Review

ITEM: SPRINKLER SYSTEM REQUIRED An approved automatic sprinkler system shall be provided throughout the entire building or in specific portion (s)/area(s) identified by the Fire Marshal in accordance with the code. (IFC 903; NFPA 13)

RESULT: Plan Review

REMARK:

Canopies #1, 2, 3 and 5 will require sprinklers under them if they are to be used for combustible storage.

Closing:

ITEM: SUBJECT TO FIELD INSPECTION There may be additional requirements as a result of conditions found during inspections.

RESULT: Plan Review

Plans Approved or Denied:

ITEM: PLAN APPROVAL Any changes must be reviewed and approved by the Gaines Township Fire Department. All construction and processes must meet applicable codes and standards.

RESULT: Approved

REMARK:

Site plan approved, sprinkler requirement may be revisited at time of building plan review.

Inspection Signatures

Inspector Signature

A handwritten signature in black ink, appearing to read "Pat Quick", written in a cursive style.

24-53 - Pat Quick
Fire Marshal
Deputy Chief

--

pat.quick@gainestownship.org



PLANNING COMMISSION MEMO

Meeting Date: December 18th, 2025

AGENDA ITEM: VI.3.a

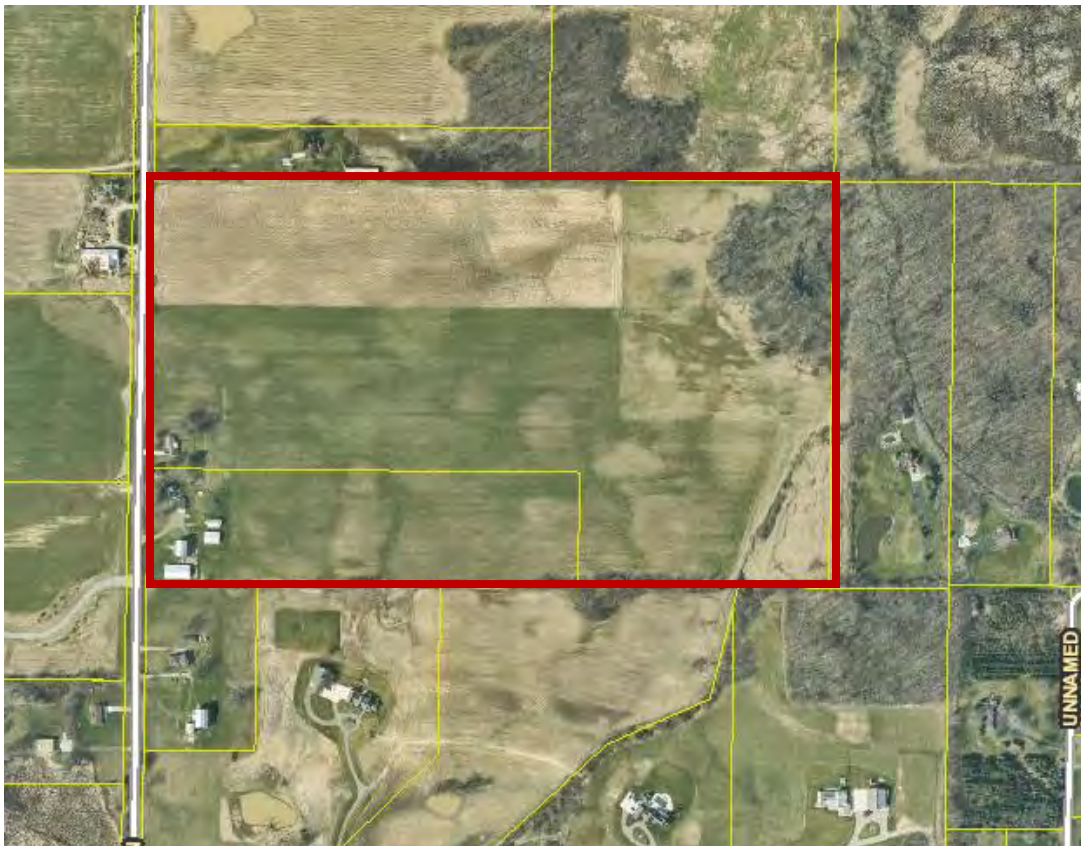
**ZONING AND PROPERTY SIZE: Agricultural/
Rural Residential**

REQUEST: Land Division 4:1 Ratio Waiver

ADDRESSES: 8136 & 8156 Breton Rd. SE

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

**APPLICANT: Don Cisler for Blanche L. Cisler
Trust**



OVERVIEW:

The applicant requests a four to one (4:1) depth to width ratio waiver outlined in Chapter 3 “Measurements and Designations”, Section 3.30.G. “Depth-To-Width Ratio” of the Gaines Charter Township Zoning Ordinance. The waiver would be applied to two proposed parcels that would be the result of dividing 8136 Breton Rd. SE, and a concurrent lot line adjustment for 8156 Breton Rd. SE.

This request relates to the applicants’ desire to split 8136 Breton into three parcels total, to divide the property between family members (see attached survey). Simultaneously 8156 Breton would gain 821 feet to the east via a lot line adjustment. As proposed, resulting Parcels A, B and C all exceed the 4:1 depth to width ratio required by the Gaines Charter Township land division ordinance at approximately 6:1.

SURROUNDING ZONING:

	NORTH: Agricultural/Rural Residential	
WEST: Agricultural/Rural Residential	SUBJECT PARCEL	EAST: Agricultural/Rural Residential
	SOUTH: Agricultural/Rural Residential	

PROCESS:

The Planning Commission may waive the 4:1 requirement under certain circumstances as outlined in Section 3.30.G.4.

SECTION 3.30, LOTS**G. DEPTH-TO-WIDTH RATIO**

1. *Requirement. The ratio of depth to width of any lot shall not exceed four to one (4:1). The maximum depth-to-width ratio requirement is also established by Chapter 22 of the Gaines Charter Township Code of Ordinances, Chapter 22, Land Divisions, Subdivisions, and Land Development.*
2. *Definition of Lot Depth. The average distance between the front lot line and the rear lot line. The average shall include measurements of the side lot lines, if extending from front lot line to rear lot line, and the shortest measurement from the front lot line to the farthest point of the rear lot line.*
3. *Definition of Lot Width. See Section 3.30 E.2.*
4. *Waiver. The Planning Commission may allow a greater depth-to-width ratio after consideration of the following:*
 - a. *If there are any unusual topographic or physical conditions on the property; or*
 - b. *If there are any other conditions on the property that would warrant the need for a greater depth to-width ratio.*

CONSIDERATIONS:

Per Section 3.30.G.4:

Are there are any unusual topographic or physical conditions on the property?

Are there any other conditions on the property that would warrant the need for a greater depth to-width ratio?

STAFF RECOMMENDATION

There are no unusual physical or other conditions on the property, and waivers will not bring the property into greater dimensional compliance if the divisions proceed as presented.

In deliberating the request, the Planning Commission is under no obligation to enable the division of private land if it is not in the long-term interest of the Township. Provision of waivers is discretionary.

A long-term view should be considered; long narrow lots often present problems for development as they inhibit adequate spacing for roads and compliant house parcels. At some point in the next decade water and sewer service will likely become available along Breton Road (it's currently present along 76th Street). Subsequent owners of the property may desire to develop in the future.

Planning Commission should discuss considerations 4.a and 4.b and determine if a waiver is warranted.

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

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

RESOLUTION NO. 25-12-18 PC

The following Resolution was offered and adopted by the Gaines Charter Township Planning Commission at a regular meeting held on December 18th, 2025.

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 Don Cisler (Blanche L. Cisler Trust) for a 4:1 ratio land division waiver.

DEPTH TO WIDTH RATIO WAIVER FOR BLANCHE L. CISLER TRUST

WHEREAS, Don Cisler (Blanche L. Cisler Trust) has requested a 4:1 depth to width ratio waiver for two resultant parcels of a proposed land division of 8136 Breton Avenue legally described as:

W 70 A. OF N 1/2 SW 1/4 EX S 369 FT OF W 1476 FT * SEC 15 T5N R11W ; and

WHEREAS, Don Cisler (Blanche L. Cisler Trust) has requested a 4:1 depth to width ratio waiver for one resultant parcel of a proposed lot line adjustment of 8156 Breton Avenue legally described as:

S 369 FT OF W 1476 FT OF N 1/2 SW 1/4 * SEC 15 T5N R11W

WHEREAS, a division of 8136 Breton Avenue SE and a lot line adjustment to 8156 Breton Avenue SE would result in an approximate 6:1 depth to width ratio for three proposed parcels; 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 and Section 3.30.G of the Zoning Ordinance.

IT IS, THEREFORE, RESOLVED AS FOLLOWS:

1. The Planning Commission approves the 4:1 ratio waiver for three proposed parcels indicated as Parcels "A", "B" and "C" through land division per the certified survey by Roosien & Associates dated April 30, 2025.

PLANNING COMMISSION APPROVAL

The Planning Commission approves the 4:1 depth to width ratio waiver for the three resultant parcels proposed for the division of 8136 Breton Avenue SE and lot line adjustment of 8156 Breton Avenue.

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

YES: _____

NO: _____

ABSTAIN:

RESOLUTION DECLARED **ADOPTED**

CERTIFICATION

I hereby certify that the above is a true copy of a resolution adopted by the Gaines Charter Township Planning Commission at a meeting held on December 18th, 2025

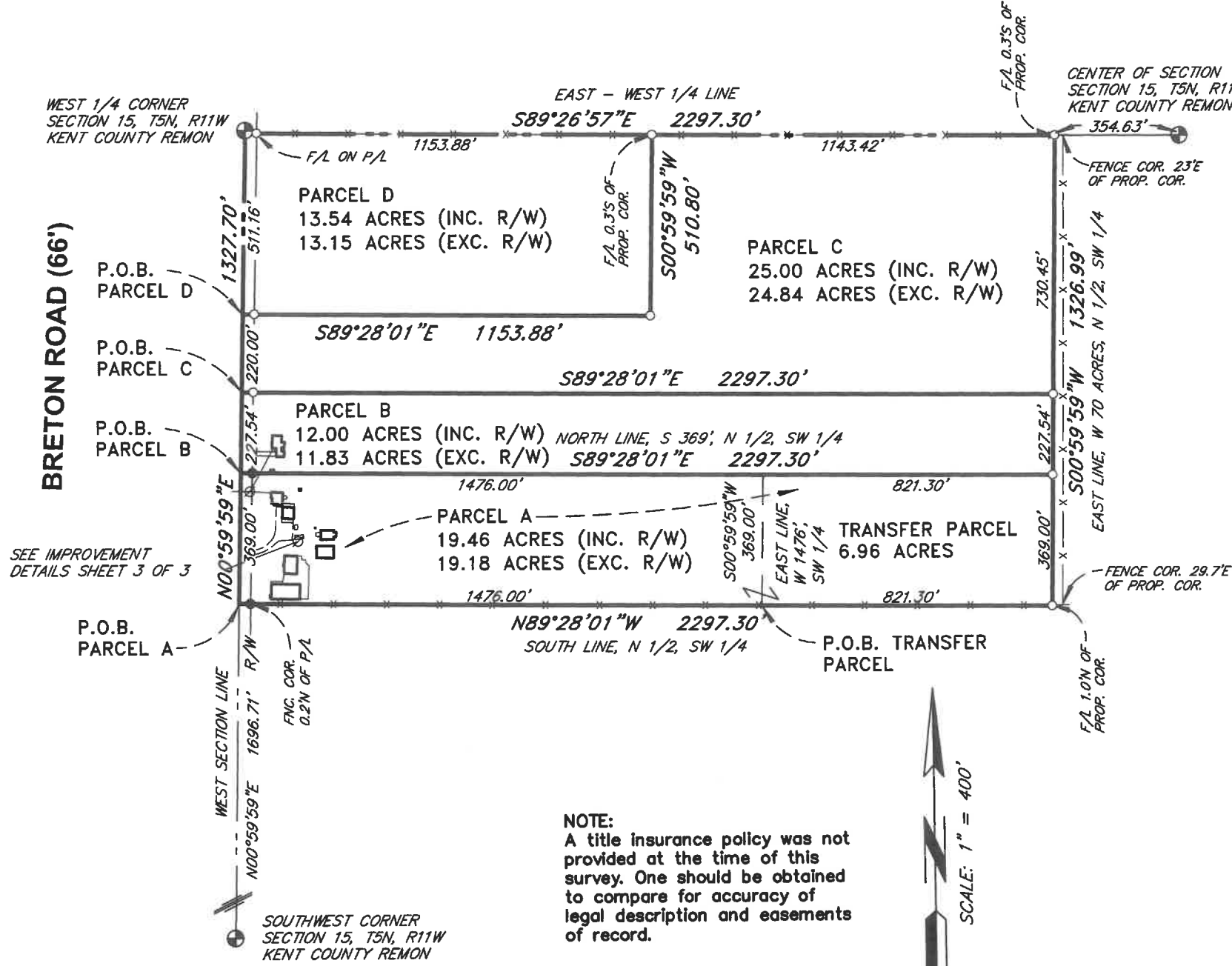
Respectfully submitted,

Lani Thomas, Secretary
Gaines Charter Township
Planning Commission

Dated: December _____ 2025

Fremont, MI 49412

BRETON ROAD (66')



A title insurance policy was not provided at the time of this survey. One should be obtained to compare for accuracy of legal description and easements of record.

SCALE: 1" = 400'

This survey was made from the legal description shown hereon. The drawing and description should be compared to the Abstract of Title or Title Insurance Policy for easements, restrictions, rights-of-way, or differences in description not indicated hereon. 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.

Date: April 30, 2025

For: Cisler, Don

6859 Wilcox Ave

Fremont, MI 49412

Prop. Address: 8136 Breton Rd SE

LEGAL DESCRIPTIONS

Parcel A: Part of the Southwest 1/4 of Section 15, T5N, R11W, Gaines Township, Kent County, Michigan, described as: Commencing at the Southwest corner of said Section; thence N00°59'59"E 1696.71 feet along the West line of said Section to the Place of Beginning; thence N00°59'59"E 369.00 feet along said West line; thence S89°28'01"E 2297.30 feet along the North line of the South 369 feet of the North 1/2 of said Southwest 1/4; thence S00°59'59"W 369.00 feet along the East line of the West 70 acres of the North 1/2 of said Southwest 1/4; thence N89°28'01"W 2297.30 feet along the South line of the North 1/2 of said Southwest 1/4 to the Place of Beginning.

Parcel B: Part of the Southwest 1/4 of Section 15, T5N, R11W, Gaines Township, Kent County, Michigan, described as: Commencing at the Southwest corner of said Section; thence N00°59'59"E 2065.71 feet along the West line of said Section to the Place of Beginning; thence N00°59'59"E 227.54 feet along said West line; thence S89°28'01"E 2297.30 feet; thence S00°59'59"W 227.54 feet along the East line of the West 70 acres of the North 1/2 of said Southwest 1/4; thence N89°28'01"W 2297.30 feet along the North line of the South 369 feet of the North 1/2 of said Southwest 1/4 to the Place of Beginning.

Parcel C: Part of the Southwest 1/4 of Section 15, T5N, R11W, Gaines Township, Kent County, Michigan, described as: Commencing at the Southwest corner of said Section; thence N00°59'59"E 2293.25 feet along the West line of said Section to the Place of Beginning; thence N00°59'59"E 220.00 feet along said West line; thence S89°28'01"E 1153.88 feet; thence N00°59'59"E 510.80 feet parallel to said West line; thence S89°26'57"E 1143.42 feet along the East-West 1/4 line of said Section; thence S00°59'59"W 730.45 feet along the East line of the West 70 acres of the North 1/2 of said Southwest 1/4; thence N89°28'01"W 2297.30 feet to the Place of Beginning.

Parcel D: Part of the Southwest 1/4 of Section 15, T5N, R11W, Gaines Township, Kent County, Michigan, described as: Commencing at the Southwest corner of said Section; thence N00°59'59"E 2513.25 feet along the West line of said Section to the Place of Beginning; thence N00°59'59"E 511.16 feet along said West line to the West 1/4 corner of said Section; thence S89°26'57"E 1153.88 feet along the East-West 1/4 line of said Section; thence S00°59'59"W 510.80 feet parallel to said West line; thence N89°28'01"W 1153.88 feet to the Place of Beginning.

Transfer Parcel: Part of the Southwest 1/4 of Section 15, T5N, R11W, Gaines Township, Kent County, Michigan, described as: Commencing at the Southwest corner of said Section; thence N00°59'59"E 1696.71 feet along the West line of said Section; thence S89°28'01"E 1476.00 feet along the South line of the North 1/2 of said Southwest 1/4 to the Place of Beginning; thence S89°28'01"E 821.30 feet along said South line; thence N00°59'59"E 369.00 feet along the East line of the West 70 acres of the North 1/2 of said Southwest 1/4; thence N89°28'01"W 821.30 feet along the North line of the South 369 feet of the North 1/2 of said Southwest 1/4; thence S00°59'59"W 369.00 feet along the East line of the West 1476 feet of said Southwest 1/4 to the Place of Beginning.

This survey was made from the legal description shown hereon. The drawing and description should be compared to the Abstract of Title or Title Insurance Policy for easements, restrictions, rights-of-way, or differences in description not indicated hereon. 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.

Prop. Address: 8136 Breton Rd SE

