

DRAFT Minutes of the Gaines Charter Township Planning Commission

Regular Meeting held December 14, 2023, at 7 pm

8555 Kalamazoo Ave., SE, Caledonia, MI 49316

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

MEMBERS ABSENT: Giarmo (with notice)

STAFF PRESENT: Dan Wells, Community Development Director; Michelle Renner-Lewis, Administrative Assistant

I. CALL TO ORDER AND ROLL CALL

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

II. CONSIDERATION OF MEETING AGENDA

No changes to the agenda.

III. CONSIDERATION OF MEETING MINUTES

Consideration of the November 16, 2023, regular Planning Commission meeting minutes.

Motion: Motion by Waayenberg, supported by Thomas to approve the minutes of November 16, 2023, with verification of who made the motions.

DISCUSSION: None.

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

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (6-0)

IV. INQUIRY OF CONFLICT OF INTEREST

None.

V. PUBLIC COMMENT

No public comment was made.

VI. NEW BUSINESS

1. Public Hearings

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

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

Planner Wells explained that the previous owner of Sikkema equipment had a variance request. As part of that approval in 2006, they were required to undergo a site plan review which they never undertook.

Vice-Chair Rober opened the public hearing at 7:11 PM.

Applicant Robert Woronko, the new owner of Sikkema equipment, gave an overview of the request.

Planner Wells stated that the application for the SUP meets standards, the only outstanding item at this property is how to discharge stormwater from the parcel.

Staff does recommend conditional approval of the site plan with a special use permit for Sikkema equipment.

David Mete, 1269 100th Street, is opposed to Sikkema equipment putting up any more buildings on this property. He says it brings down his property value.

Rebecca Mete, 1269 100th Street, explains that Sikkema equipment has access to their driveway easement.

Member Waayenberg asked if there is an association with the private drive.

Member Waayenberg asked when the private road was put in.

Member Wiersema asked if the addition would be used as an office space or for maintenance of materials.

Member Wiersema explains that it is Residential Agriculture right now. It is zoned as Agricultural Rural Residential. Across the street on 100th Street to the south, is Agricultural Agri-Business, which is the current zoning. To the North it is Agri-Rural.

Member Wiersema is concerned with Master Plan Section 19.8 A and B, but primarily with B.

Vice-Chair Rober closed the public hearing at 7:40 PM

MOTION: Motion by Waayenberg, support by Billips to approve the Special Use Permit and Site Plan Review with the conditions being that all the Township department and outside agency approvals be obtained which includes

the Township engineer, Byron Gaines Utility Authority, the Fire department, Kent County Road Commission, and the Kent County Drain Commission.

DISCUSSION: None

AYES: Billips, Haagsma, Rober, Thomas, Waayenberg

NAYS: Wiersema

ABSTAIN: None

DECISION: Motion Carried (5-1)

b. 9625 East Paris Avenue SE – Special Use Permit

Special Land use permit request for a 1,000 square-foot SF addition to an existing 1,600 SF accessory building for a total of 2,600 SF residential accessory buildings on the property.

Vice-Chair Rober opened the public hearing at 7:42 PM.

Applicant Jeremy VanderVennen gave an overview of his request.

He has a 40X40 pole barn existing and would like to build another out the back of it, connecting to it a 20x50 for more storage.

Planner Wells explains that the intended use is for residential storage.

Member Haagsma asked if the addition is for personal storage only.

Member Haagsma explained that on the buffer, it looks like there is a significant buffer now but maybe on the wrong side of the drive.

Member Haagsma explained that it's not going to buffer from the drive, but it is going to buffer from the adjoining property owners and any street view that could be seen from East Paris.

Member Wiersema is in favor of making sure that the buffer would stay.

Vice-Chair Rober closed the public hearing at 7:45 PM

MOTION: Motion by Wiersema, support by Haagsma to approve the Special Use Permit for the addition of the storage unit with the condition that the architectural character of the accessory building be compatible with and similar to the structure and that the Type 1 buffer shall be planted between the addition and driveway along the drain to the South.

DISCUSSION: None

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

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (6-0)

2. Items not requiring a Public Hearing

a. 2024 Meeting Schedule

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

Member Wiersema stated that the November 28, 2024 meeting date is Thanksgiving Day and should be changed to November 21, 2024.

Member Wiersema stated that the application deadline should also be updated.

MOTION: Motion by Haagsma, supported by Thomas to accept the proposed schedule with the change of the November 28, 2024 meeting to November 21, 2024.

DISCUSSION: None

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

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (6-0)

b. 7610 Division Ave SE

Request for rezoning from Heavy Industrial to General Commercial

Planner Wells stated that 7610 Division Avenue SE is currently vacant, and the applicant would like to change its use from heavy industrial to general commercial.

Planner Wells stated it is surrounded by general commercial on the North Side and Industrial on the East and South Side.

Planner Wells explains that there is some discretion in the Master Plan. Future land use plan designates the subject area as Residential Retail which is a mixed-use category combining the neighborhood commercial with medium density residential.

Planner Wells explains that if general commercial zoning is approved, that does open up any use that is under the general commercial category for that corner. It could become a gas station, or it could become a car wash.

Member Haagsma asked if the proposed use that they talked about is allowed under the neighborhood commercial.

Planner Wells explains that it depends on how they lay it out. It would technically be considered a mixed-use, but the area was set up for Residential Retail.

Member Haagsma stated that he is not a big fan of general commercial where we could end up with a gas station or drive-thru.

Member Wiersema stated that looking at the Master Plan, he would have a problem with it being general commercial.

MOTION: Motion by Haagsma, supported by Wiersema to deny the application for general commercial rezoning.

DISCUSSION: None

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

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (6-0)

C. 9050 Kalamazoo Avenue SE

4:1 Ratio Waiver Request for Land division

Chico Obande, ESA (ESG), 4439 Caspian Drive, gave an overview of the request.

Planner Wells explains that it is a standard request. The parcel is currently oddly shaped, and it's been altered over the years with a relatively complicated series of lot line adjustments and parcel divisions.

Planner Wells stated that the applicant, Judith Crandall, wants to separate the two parcels and sell parcel B to somebody who is looking at developing it.

MOTION: Motion by Haagsma, support by Waayenberg to approve the resolution for the 4:1 ratio waiver.

DISCUSSION: None

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

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (6-0)

3. Site Plan Review

a. 6729 Hanna Lake Avenue SE – Dutton Christian Elementary

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

Applicants Mark Witvliet, Administrator of Dutton Christian School and Shawn Bates of Dan Vos Construction gave an overview of the proposed site plan.

Shawn Bates of Dan Vos Construction explains that the site plan is to prepare for future development and to accommodate the mission.

Shawn Bates of Dan Vos Construction explained that Dutton Christian would like to construct some of the parking lot at the west end of the development area and use half for parking and half for a hard surface play area.

Planner Wells stated that the Site Plan Review does meet the requirements. There are a couple of compliance issues but some of them have been taken care of.

Planner Wells stated that the Site Plan Review also meets the setback requirements but the building that's proposed does slop over an existing property line, which will be moved.

MOTION: Motion by Waayenberg, support by Haagsma to approve the Site Plan with recommendations of combining the property lines, the landscape plan to be reviewed by staff, reducing the lighting fixture to 20 feet, widening the internal sidewalk to 5 feet, and that all Township departments and outside agency approvals are secured.

DISCUSSION: None

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

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (6-0)

VII. GENERAL DISCUSSION

Planner Wells explained that in 2024 we will be looking at a site condominium proposal for Caledonia Meadows that wants to do a community septic system.

VIII. ADJOURNMENT

The meeting adjourned at 8:45 PM.

CERTIFICATION:

I hereby certify that the above is a true copy of the minutes from the December 14th, 2023, Planning Commission Meeting of the Gaines Charter Township Planning Commission held at the time and place mentioned above pursuant to the required statutory procedures.

Respectfully submitted,


Lani Thomas,

Secretary

Gaines Charter Township Planning Commission

Date: April 4, 2023