



PLANNING COMMISSION – REGULAR MEETING

Township Board Room – 8555 Kalamazoo Ave SE, Caledonia, MI 49316

DRAFT Agenda

7:00 p.m. – Thursday, January 22nd, 2026

1. Call to Order and Roll Call
2. Consideration of Agenda
3. Consideration of **December 18th, 2025**, Meeting Minutes
4. Inquiry of Conflict of Interest
5. Public Comment
6. Items for Consideration
 - A. **Public Hearing**; 6729 Hanna Lake Ave SE – Special Use Permit, Electronic Messaging Center in Suburban Residential
 - B. **Public Hearing**; 8390 84th Street – Zoning Reversion
 - C. **Public Hearing**; 900 100th Street – Annual Review, Stoneco 100th Street Operation
 - D. 6925 Dutton Industrial Drive – Site Plan Review – Kamps Hardwoods Expansion
7. General Discussion
8. Adjournment

DRAFT Minutes of the Gaines Charter Township Planning Commission

Regular Meeting held December 18th , 2025, at 7 pm

8555 Kalamazoo Ave., SE, Caledonia, MI 49316

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

MEMBERS ABSENT: None

STAFF PRESENT: Dan Wells, Community Development Director; Dakota Swan, Assistant Planner; Cliff Bloom, Township Attorney

I. CALL TO ORDER AND ROLL CALL

Chair Giarmo called the meeting to order at 7:01 PM.

Township Attorney Cliff Bloom noted that the audience appeared to be over capacity, which violates Fire Code and the Open Meetings Act. The Open Meetings Act stipulates that everyone who wishes to attend a meeting must be able to be in the room of the meeting to see and hear properly. Fire Code stipulates that the maximum number of people the Township Board Room can hold is 250. Fire Marshal Pat Quick noted that he had been counting attendees as they arrived at the Township Hall, and the meeting was well over capacity as per Fire Code. Bloom recommended adjourning the agenda item in which most attendees were showing up on behalf of, and postponing consideration of the item to a later date at a larger venue.

Motion: Motion by Haagsma, supported by Rober to adjourn and postpone agenda item VI.1.a to a later date at a bigger venue, so as to not violate the Open Meetings Act or Fire Code.

DISCUSSION:

AYES: All

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (7-0)

Motion: Motion by Haagsma, supported by Waayenberg to take a ten-minute recess.

DISCUSSION:

AYES: All

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (7-0)

II. CONSIDERATION OF MEETING AGENDA

Item VI.1.a was postponed to a later date. The rest of the agenda was approved as presented.

III. CONSIDERATION OF MEETING MINUTES

Consideration of the November 20th, 2025, regular Planning Commission meeting minutes.

Motion: Motion by Haagsma, supported by Rober to approve the minutes of November 20th, 2025.

DISCUSSION:

AYES: All

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (7-0)

IV. INQUIRY OF CONFLICT OF INTEREST

None.

V. PUBLIC COMMENT

Motion: Motion by Haagsma, supported by Thomas to limit public comments to three minutes.

DISCUSSION:

AYES: All

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (7-0)

Nicole Ronda of Lowell Township expressed concern about Microsoft's rezoning request, specifically about the utility demands of data centers and potential environmental degradation.

Timothy Peterson of 449 Brownell Street inquired about where to find meeting minutes and inquired about why the request was postponed. Planner Wells explained that since the audience was over capacity and was in violation of the Open Meetings Act, consideration of agenda item VI.1.a had to be postponed to a later date.

Betsey Lopez Wagner of Lowell noted that audience members do have the opportunity to speak on behalf of agenda item VI.1.a during the public comment period despite the public hearing associated with the agenda item being postponed. Wagner added that she has concerns about the strain this may put on aquifers in the region.

Liz Shlevok commented that her residence is hooked up to well water, and she is concerned about her ability to use her well should a data center be built in her area. She noted that this is a “water-hungry” industry.

Planner Wells commented that the site where Microsoft is proposing the rezoning is connected to utilities, meaning that they will not be withdrawing water from ground sources for any potential water demands. The subject property is serviced by the Byron-Gaines Utility Authority, which eases concerns about wells and aquifers being depleted.

Tyler of Lowell commented that a livestream of Planning Commission meetings or other accommodations may help encourage greater participation and may provide access to those who otherwise would not be able to participate.

Andrew Zonka of Grand Rapids expressed concern regarding Microsoft’s rezoning request. Since Microsoft is a huge entity, Zonka expressed fear that they may attempt to exploit the surrounding area.

VI. NEW BUSINESS

1. Public Hearings

~~a. 7147 Patterson Avenue – Rezoning from Steelcase PUD to Light Industrial (LI)~~

Item VI.1.a was struck from the agenda.

b. 8610 Kalamazoo – Special Use Permit

Planner Wells explained that builder Peter Sherman is seeking a special use permit for an accessory building on behalf of the property owners of 8610 Kalamazoo Ave SE. The applicant is proposing to construct a 4,800 square-foot accessory building for residential storage purposes. The proposed building is depicted as being located across two parcels; approval of the special use permit is contingent upon executing a parcel combination of the two parcels involved. The total acreage after a parcel combination occurs would be 4.73 acres, which would allow the applicant to build up to 3,900 square feet worth of accessory buildings by right; the request in question is 900 square feet in excess of what is permitted by right. Wells noted that accessory buildings of this scale are fairly typical in this area of the Township, and the proposed building is not anticipated to be overly obtrusive due to the dense tree cover on the property. Staff is recommending approval of the request based on all applicable standards of review being satisfied.

Chair Giarmo opened the public hearing.

Tom Werkema of 3547 84th Street inquired about whether the request was reviewed using standards from the Zoning Ordinance, or if the request was reviewed based on consensus; Planner Wells responded that the request was reviewed using all applicable standards from Sections 18.20 and 27.40 of the Gaines Charter Township Zoning Ordinance. Werkema then inquired about whether a motion will be made based on standards as well, to which Wells responded yes.

Chair Giarmo closed the public hearing.

Commissioner Wiersema inquired about whether an application to combine the parcels has been submitted and is on file with the Township, to which Planner Wells said yes. Chair Giarmo said that she would be concerned about approving the request in the absence of an application to combine the parcels. Planner Wells explained that if approval for the accessory building was not granted, the parcels would not be combined; the applicant figured it would be worthwhile to seek approval for a special use permit before proceeding with a request for a parcel combination.

Chair Giarmo inquired to ensure that the intent is to use the building for residential storage purposes, to which Sherman confirmed. Commissioner Haagsma Inquired about an existing accessory building on site; Sherman noted that the existing building will be removed. Chair Giarmo inquired about whether the Planning Commission has any ability to require and enforce minimal degradation to landscaping; Planner Wells noted that typically staff does not regulate landscaping on residential properties, however, the proposed building is well screened and fairly far from all property lines.

Motion: Motion by Waayenberg, supported by Thomas to approve the special use permit request for an oversized accessory building at 8610 Kalamazoo Ave SE with the following conditions:

1. Applicant must adhere to all feedback provided by the Township Building Official.
2. Approval of the special use permit is contingent upon executing a parcel combination of the two parcels involved.
3. The existing accessory building must be removed.

AYES: ALL

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (7-0)

2. Site Plan Review

a. 6925 Dutton Industrial Drive – Kamps Hardwoods Expansion

Brock Mellema, a Project Manager at FCC construction and the applicant for this request explained that they are seeking site plan approval for proposed expansions at Kamps Hardwoods. Mellema noted that the proposed structures vary in shape and size and are intended to house materials and keep them protected from the elements. Planner Wells noted that most of the structures are open-air, with the exception of a few faces on either the south or west sides of the structures.

Planner Wells stated that all applicable standards of approval are met and that the request is consistent with all dimensional requirements of the Heavy Industrial zoning district, with the exception of two setbacks on two separate buildings. Proposed buildings #6 and #4 both have a required rear setback of 50 feet; the site plan indicates that building #4 has a rear setback of 27.7 feet, and the rear setback of building #6 is noted as being 29.5 feet. Wells clarified that the applicant did submit revised site plans which address the setback error, however, staff did not receive the revised plans in time to modify the review. Wells stated that staff is recommending postponement of the request so staff can re-evaluate the request using the updated site plan.

Commissioner Wiersema inquired about proposed building #6 and whether the required setback off of the northern property line was satisfied. Wells responded that the property line to the north would be considered a side property line, in which a side setback of 20 feet is applicable.

Motion: Motion by Waayenberg, supported by Rober, to postpone the request for site plan review at 6925 Dutton Industrial Drive.

AYES: All

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (7-0)

3. Items not requiring a Public Hearing

a. 8136 Breton – 4 to 1 ratio wavier

The property owner and applicant, Don Cisler, explained that he is seeking relief from the 4 to 1 ratio required for new parcels in Section 3.30.G of the Zoning Ordinance. Cisler said that the intent behind splitting the property into four parcels is to accommodate family members interested in buying some of the land, as purchasing the land as one parcel is not financially viable. Several parcel configurations were discussed; however, the proposed configuration is the closest the applicant was able to come to satisfying the frontage and ratio requirements of the Zoning Ordinance.

Planner Wells explained that proposed “Parcel D” is compliant with dimensional requirements, and the ratio wavier would be applicable on three of four proposed parcels. Wells added that there is no staff

recommendation associated with this request and encouraged the Planning Commission to consider the standards outlined in Section 3.30.G while deliberating.

Commissioner Haagsma said the only apparent way to achieve compliance would be to create a landlocked parcel to the east which may be prohibitive to future land use opportunities. Planner Wells noted that staff has seen several more extreme instances of noncompliance to the 4 to 1 ratio.

MOTION: Motion by Waayenberg, supported by Thomas to approve the 4 to 1 ratio wavier, granting relief from Section 3.30.G of the Gaines Charter Township Zoning Ordinance, for three of four parcels resulting from the land division of Parcel 41-22-222-22-22

DISCUSSION: None

AYES: ALL

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (7-0)

VII. GENERAL DISCUSSION

Planner Wells offered the Planning Commission a preview of the agenda for the January 22nd, 2026 meeting.

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 December 18th, 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: January 22nd, 2026

AGENDA ITEM: 6.A

**REQUEST: Special Land Use- Electronic
Changeable Messaging Sign in the
Suburban Residential Zoning District**

ADDRESS: 6729 Hanna Lake Avenue SE

**APPLICANT: Midwest Sign Company for
Dutton Christian School Association**

**ZONING AND PROPERTY SIZE: 24.16
Acres**

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



OVERVIEW:

Dutton Christian School is requesting a Special Land Use (SLU) permit to allow for an Electronic Changeable Message (ECM) Sign in the Suburban Residential Zoning District. The proposed monument sign is 6 feet high x 6.25 feet wide (including base). The total sign face area is 61" x 75" (4575 square inches/31.7 square feet), and the ECM area is 24 inches x 72 inches (1728 square inches, or 37.8% of sign face area).

In terms of mounting, a 3.5-inch steel post will be buried 42 inches deep in the ground and surrounded by concrete, and the sign will sit on an aluminum base.

The Planning Commission's role is to review the SLU permit request for consistency with Chapter 27 Special Land Use Review.

SURROUNDING ZONING:

	NORTH: Suburban Residential	
WEST: Suburban Residential	SUBJECT PARCEL	EAST: Light Industrial
	SOUTH: Suburban Residential/Office Service/Neighborhood Commercial	

PROCESS:

The request for a SLU 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:

The following SLU approval standards shall be considered by the Planning Commission.

- A. ZONING ORDINANCE AND MASTER PLAN** The special land use will be consistent with the goals, intent, and purposes of the Zoning Ordinance and the Master Plan. The associated site plan will comply with all requirements of this Ordinance and satisfy all site plan standards of approval.

Meets Standard. ECMs are permitted if they meet SLU standards, sign standards in Chapter 24-Signs, and are approved by the Planning Commission. The site plan does indicate that the sign will be set back 10 feet from the front property line, and the proposed location will easily meet side setback requirements.

The proposed sign meets size requirements for institutional monument signs which require sign face be 32 square feet or less with 40% or less ECM display area.

- B. USE COMPATIBILITY AND CHARACTER** The site plan and buildings associated with the use will be designed and constructed, and the use will be operated and maintained in ways to ensure compatibility with adjacent and nearby land uses. Establishment of the use will not degrade the essential character of the area in which it is proposed. Further, it will not impede the normal and orderly development and improvement of surrounding property and shall not have significant adverse impacts upon adjoining properties or uses.

Meets Standard. Appropriately scaled monument signs with LED message boards have become commonplace at both public and private schools in residential areas. Although the technology has evolved over the last decade from “red dot” to LED, the electronic messages serve as community information for school events. The sign itself will not impede surrounding development.

- C. PUBLIC SERVICES AND INFRASTRUCTURE** The use and its associated buildings and site improvements will be adequately served by essential infrastructure and services, such as roads, stormwater drainage infrastructure, schools, law enforcement, and fire protection; will not create excessive additional requirements at public cost for infrastructure; and will not be detrimental to the economic welfare of the community.

Meets Standard. Placing a monument sign at the school driveway and road intersection serves as a directional sign that informs drivers where the entrance is. No emergency or utility services will be affected, nor will the economic welfare of the community.

- D. IMPACT AND NUISANCES** The use and its associated buildings and site improvements will not be hazardous or disturbing to existing or future uses in the same general vicinity and in the community as a whole, and it will not involve uses, activities, processes, materials, equipment, or conditions of operation that will be detrimental to persons, property or general welfare by reason of excessive activity, noise, vibration, smoke, fumes, glare, odor, or visual impact.



Meets Standard. Glare from LED panels does affect drivers with astigmatism, especially at night or in rainy conditions. Light generated by the LED panel may also create a visual impact for neighboring residents. Approximate distances to neighbors are shown in the figure.

Based on the distances, and as long as ordinance laws regarding hours of operation, light intensity, and image

controls are adhered to, these effects will be limited.

No other nuisance conditions are anticipated.

- E. ENVIRONMENTAL IMPACT** The use and its associated buildings and site improvements will not cause environmental degradation or significant change to landscapes, topography, and sensitive natural resources.

Meets Standard. The sign will not degrade the environment or cause significant changes to the landscape.

- F. TRAFFIC** The use will not result in unsafe traffic conditions or negative impacts on bicycle and pedestrian travel and shall not create or substantially add to traffic hazards in the area.

Meets Standard. The sign will not create unsafe traffic conditions or negatively affect pedestrian or bicycle travel.

- G. PRECEDENCE AND REASONABLE LAND USE** The proposed use shall not set precedents for development, which could adversely affect the long-term plans or policies of the Township. The proposed use will be reasonable.

Meets Standard. The sign will not set precedents, as there are numerous similar signs at schools throughout the Township. The Township has recently amended its ordinance to allow for this type of use under a special land use permit review.

STAFF RECOMMENDATION

Staff finds that the sign meets all special land use standards and the dimensional requirements for monument signs for institutional use in Suburban Residential zoning, and recommends approval of the SLU permit without conditions.

1. Action. Unless action is tabled or postponed, the Planning Commission shall decide upon special land use requests as follows:

- a. Approval. The motion or resolution and minutes shall indicate the findings and conclusions serving as the basis for the decision and any conditions imposed.
- b. Denial. In the case of a denial, the motion or resolution and minutes shall indicate the findings and conclusions serving as the basis for the decision.

2. Resolution. A resolution may be offered to formally outline the findings, decision, and conditions, if applicable.

3. Conditions. Reasonable conditions may be imposed by the Planning Commission on a special land use approval in accordance with Section 25.60.

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?
This campus and the elementary campus already have electronic signs. There are other electronic signs in the area as well so, yes, it 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.
There will not be any adverse visual, noise, dust, odor or light from this sign. The light from the electronic sign portion will meet the sign ordinance regulations for electronic message centers in Chapter 24, Section 24.40, letter D. This would include hours of operation only between 6am and 11pm.

3. What measures will be taken to avoid adverse impacts of the building, site or use of the property on the community?
The sign will meet the Sign Ordinance criteria mentioned above. Also, there are already existing electronic message center signs nearby that have no adverse impacts on the community.

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?

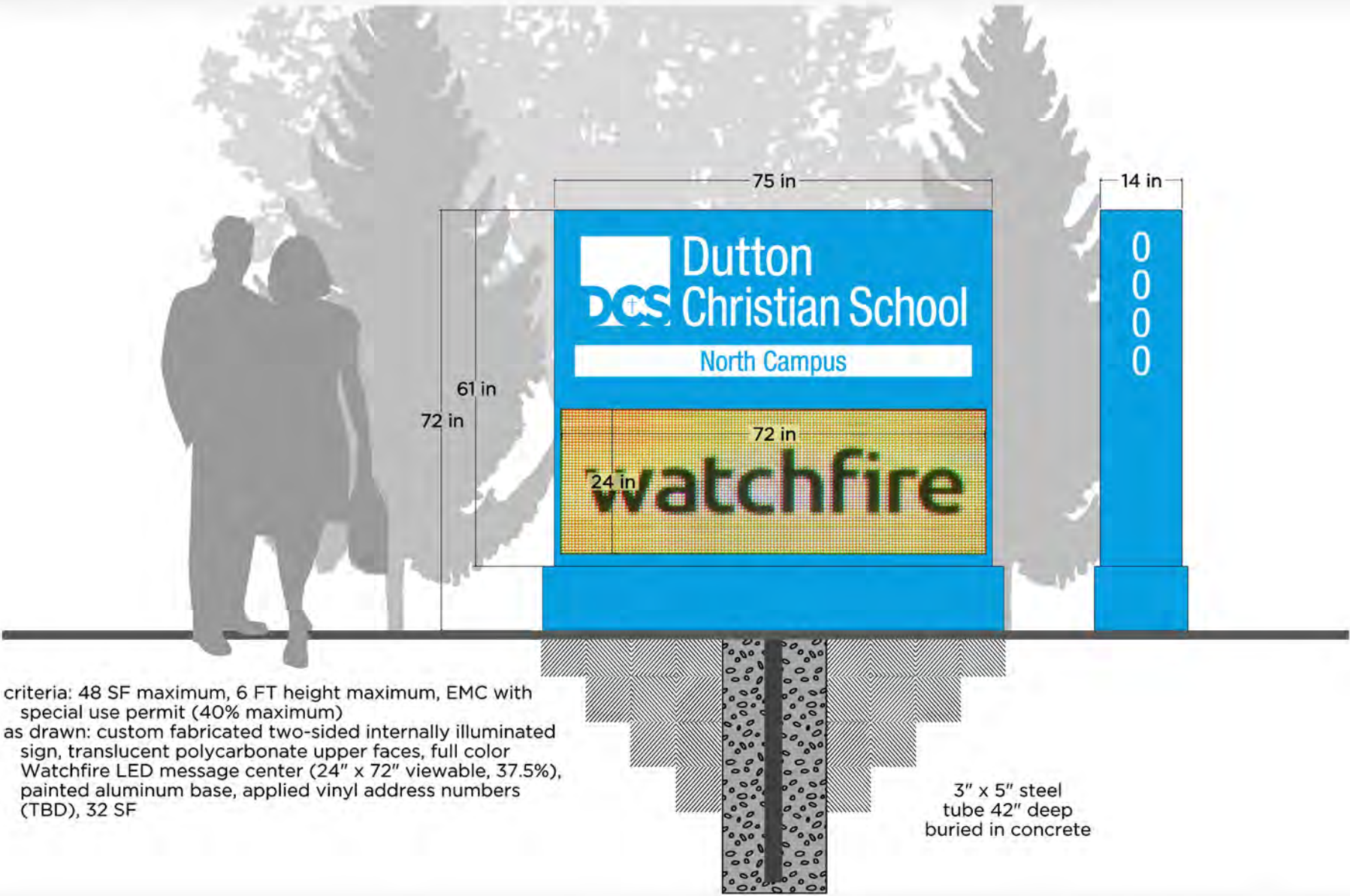
There will be no extra traffic generated by the install of an electronic sign

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

n/a

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.	

Dutton Christian School



criteria: 48 SF maximum, 6 FT height maximum, EMC with special use permit (40% maximum)
as drawn: custom fabricated two-sided internally illuminated sign, translucent polycarbonate upper faces, full color Watchfire LED message center (24" x 72" viewable, 37.5%), painted aluminum base, applied vinyl address numbers (TBD), 32 SF

3" x 5" steel tube 42" deep buried in concrete

SIGNATURE:	DATE:	DRAWING: Dutton CS north campus main id	MANAGER: M. Tiesma	DATE:	
	1124 Electric Ave. Wayland, MI 49348 midwestsignco.com 616-583-1743	PROJECT: Dan Vos Constr/Dutton Christian School	DESIGN: R. Sobota	9/24/2024	1.0
These designs, details and plans represented herein are the property of Midwest Sign Co; specifically developed for your personal use in connection with the project being planned for you by Midwest Sign Co. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, exhibited or copied in any fashion whatsoever. All designs (excepting registered trademarks) remain the property of Midwest Sign Co.					



PLANNING COMMISSION MEMO

Meeting Date: January 22nd, 2026

AGENDA ITEM: 6.B

APPLICANT: Administrative Action

**REQUEST: Reversion of Conditional
Rezone at 8390 Eastern Avenue, and
Rezone to Neighborhood Commercial**

ZONING AND PROPERTY SIZE: 0.62 acre

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

ADDRESS: 8390 Eastern Avenue



OVERVIEW:

The subject property was conditionally rezoned to Neighborhood Commercial (NC) by the current owner in August of 2022 to build a farm store, café, and community gathering space. Costs to extend utilities delayed the project and no substantial progress was made within a year. Under the zoning ordinance, and the contract that was executed at the time of approval, the conditional rezoning lapsed and became void in August of 2023, and the zoning reverted to Suburban Residential (SR). A formal reversion process has not been undertaken until now, which was initiated by the Board.

The owners desire to undertake the project in another few years, especially if sewer utilities become available. They request to have the parcel designated NC rather than have it revert to Suburban Residential zoning. Staff supports this idea; the parcel is not a good location for any type of residential home, and the process for reversion of the conditional zoning and rezoning to NC are the same and can be done in conjunction.

One point to consider is that the previous conditional rezoning limited the types of NC businesses that would normally be allowed by right. A “straight” rezone to NC would enable all the permitted and special land uses.

The property needs to have the conditional rezoning removed, the process for which is specified in Section 31.50.H “Reversion of Zoning”. The Board initiated the process by recommending the Planning Commission consider reverting the conditional rezone and rezone the property to Neighborhood Commercial.

SURROUNDING ZONING:

	NORTH: Early Childhood Learning Center	
WEST: Eastern Ave/Stevens Point PUD	SUBJECT PARCEL	EAST: Suburban Residential
	SOUTH: 84 th Street/Agricultural Rural Residential	

PROCESS:

The conditional rezone reversion and rezoning is subject to the following process:

1. Consideration and recommendation by the Township Board (December 8th, 2025)

2. Public hearing and review and recommendation by the Planning Commission (Section 25.50)
3. First reading by the Township Board
4. After first reading, a public hearing shall be scheduled (Section 25.70)
5. Public hearing and decision by the Township Board
6. Publication of the approval notice within a newspaper of general circulation within the Township within 14 days
7. The effective date of the approval is the expiration of seven (7) days after publication unless a longer timeframe is set

STANDARDS OF REVIEW:

This conditional rezone reversion and rezoning is subject to review against Section 31.40 Zoning Amendment Approval Standards. The following standards shall be considered by the Planning Commission and Township Board while reviewing a proposed Zoning Map amendment:

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

Meets Standard. The Future Land Use Plan designates this parcel as “Neighborhood Retail”, which is directly in line with the provisions of NC zoning. Reversion to SR would not be in accord with the Master Plan, nor is the corner lot at 84th and Eastern appropriate for a suburban home. In the current Master Plan, the intent of Neighborhood Retail is for “Small scale and designed to provide goods, restaurants, and services primarily to meet the needs of the immediate neighborhood and township residents” (pg. 53).

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 is located on a corner lot of a major intersection. There is a residence ca. 245 feet to the east, but it’s separated by another parcel that is future zoned for Neighborhood Retail. The school to the north is well buffered by ball fields.

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

Meets Standard. NC development is intended to fit into residential contexts and site development requirements will limit any nuisances to neighboring properties.

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

Meets Standard. NC zoning will enable reasonable development and will not directly impact surrounding land values. Rezoning of 8390 Hanna Lake won’t directly the parcel immediately east,

and may actually raise it's value to a potential purchaser as it could be rezoned to NC under the future land use plan.

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

Meets Standard. The parcel directly to the east is currently zoned SR, and it could be rezoned to NC under the future land use plan.

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 directly served by all utilities and access except sewer service, which lies across Eastern Avenue. The parcel has been perc tested and, per the County Sanitarian, currently doesn't have adequate drainage for an on-site system that could support commercial use. It is likely that the parcel won't be developed until sewer is extended across Eastern. It is unclear whether it is adequate for residential use.

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. In both cases of reversion and rezoning to NC, no impacts to natural resources are anticipated to be significant. The parcel has been previously cleared and graded and was formerly developed as a schoolhouse until that building was removed.

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 parcel has been planned for NC zoning since 2016, when the 84th Street and Kalamazoo Subarea Plan was approved. The parcel has not been granted any special privilege as the next three parcels east of 8390 Eastern are similarly designated on the current future land use map.

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

Meets Standard. The property that was subject to conditional rezoning has technically lapsed and is Suburban Residential, which is not an ideal use of the parcel. Planning Commission and Board review and approval will formally remove this designation, and a simultaneous rezoning to NC will enable more appropriate development in the long term.

STAFF RECOMMENDATION

Due to the inactivity of redevelopment, location of the parcel, and the Townships stated vision for the use of it, staff endorses a Planning Commission recommendation of approval to the Board of Trustees for the reversion of conditional rezone, and the rezoning to Neighborhood Commercial.

Recommendations and final decisions are limited to the following:

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

REZONING CONTRACT

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged by the parties, this Rezoning Contract ("Contract") is entered into as of February 15, 2022, between the Charter Township of Gaines, a Michigan charter township, with its offices located at 8555 Kalamazoo Avenue SE, Caledonia, Michigan 49316 (the "Municipality") and Luke Malski and Nicole Malski, husband and wife (collectively, the "Owner"), of 805 Cadillac, Grand Rapids, Michigan 49506.

RECITALS

A. The Owner owns land within the Township, commonly known as 8390 Eastern Avenue SE and also as Permanent Parcel No. 41-22-17-300-054 and which is legally described as follows (the "Property"):

S 264 FT OF W 176 FT OF SW ¼ * SEC 17 T5N R11W

The Owner represents and warrants that as of the effective date of this Contract, the Owner is the sole and only owner of the Property, and that there are no mortgages, liens, or similar encumbrances on or binding the Property.

B. The Property is currently zoned as Single Family Residential (RL-14) pursuant to the Gaines Charter Township Zoning Ordinance, as amended (the "Zoning Ordinance").

C. The Owner has applied for a conditional rezoning of the Property from the current Single Family Residential (RL-14) zoning district designation to the C-1 Neighborhood Commercial zoning district designation under the Zoning Ordinance and Zoning Map.

D. The Owner desires to use the Property for certain limited purposes and use and wants to preclude its use from any of the uses otherwise either permitted or allowed in the C-1 Neighborhood Commercial zoning district or pursuant to the Zoning Ordinance.

E. The Owner has therefore voluntarily offered to have the Municipality approve the conditions stated in this Contract as conditions and requirements for the rezoning of the Property to the C-1 Neighborhood Commercial zoning district designation.

F. The Gaines Charter Township Planning Commission has determined that the proposed rezoning and conditions are in the best interest of the public health, safety, and general

welfare, and specifically finds that they address concerns that at least some Planning Commissioners might otherwise have had about the Owner's rezoning application.

G. The Gaines Charter Township Board agrees that this Contract provides assurances regarding the uses of the Property that are essential in its consideration and approval of the requested rezoning.

TERMS AND CONDITIONS

The parties agree as follows:

1. Conditions Imposed. All of the provisions of this Contract, as well as the following permanent conditions and requirements specified in this Section 1 and elsewhere in this Contract, shall apply to the rezoning, use, and development of the Property (and the Property itself) pursuant to this Contract and to the rezoning of the Property from the Single-Family Residential R-14 zoning district designation to the C-1 Neighborhood Commercial zoning district designation:

(a) Allowed Uses. The only uses that may occur on or from the Property are as follows:

- (i) Restaurants (without drive thru).
- (ii) Retail (convenience).
- (iii) Retail (low intensity).
- (iv) Assembly.
- (v) Places of worship.
- (vi) Schools.
- (vii) Offices (without the sale of goods).
- (viii) Personal service establishments.
- (ix) Studios for the instruction of dance or music.

(b) Uses not Allowed (i.e. prohibited uses) – The following uses are prohibited on or from the Property: any of the uses otherwise either permitted or allowed in the C-1 Neighborhood Commercial zoning district or pursuant to the Zoning Ordinance which are not itemized in Section 1(a).

(c) No other uses shall occur on or from the Property except those specified in subsection (a) above, regardless of any changes in the Zoning Ordinance hereafter.

(d) Any use made of or occurring on the Property (including buildings, structures and improvements) shall nevertheless still be subject to all other applicable requirements of the Zoning Ordinance and this Contract, including, but not limited to,

setbacks, any required special land use approval, substantive regulations regarding the use, and site plan review and approval requirements. Except to the extent modified by this Contract, the Zoning Ordinance shall still fully apply to the Property.

2. Interpretation of Uses. If there is a discrepancy or disagreement between the Owner (as well as any lessee, tenant, creditor, licensee, or other possessor of the Property or any portion thereof) and the Municipality as to whether a particular use or item is allowed pursuant to this Contract, the Zoning Administrator shall make the final determination. This determination shall be subject to an appeal to the Township's Zoning Board of Appeals pursuant to the Zoning Ordinance.

3. Compliance. The Owner (as well as any lessee, tenant, creditor, licensee, or other possessor of the Property or any portion thereof) shall fully comply with the conditions and requirements contained herein and also with all applicable laws, rules, regulations, permit and license requirements, orders and directives of any governmental agency, entity or official of competent jurisdiction including, without limitation, all requirements currently imposed or which may in the future be imposed.

4. Enforcement. The parties expressly agree that in the event of a violation of this Contract or the Zoning Ordinance by the Owner (or its successors, assigns, or transferees), the Municipality shall be entitled to receive specific performance or injunctive relief, as well as any other remedies available to the Municipality at law or in equity. Nothing herein shall be deemed to be a waiver of the Municipality's rights to seek enforcement of this Contract and the zoning approvals granted to the extent otherwise authorized by law. Furthermore, should the Municipality prevail in whole or in part in litigation regarding the enforcement or interpretation of this Contract or the Zoning Ordinance, the Owner (or its successors, assigns or transferees) shall reimburse the Municipality for the Municipality's reasonable attorney fees and costs.

5. Revert to Former Zoning. If the conditional zoning becomes void, invalid, or of no effect, then by automatic reverter, the Property shall revert back to its former zoning classification, which shall be confirmed by resolution or ordinance of the Township Board.

6. Miscellaneous.

(a) Interpretation. This is the entire agreement between the parties regarding its subject matter. This Contract may not be modified or amended except in a writing executed by all parties following action by the Township Board. The captions are for reference only and shall not affect the interpretation of this Contract. However, the recitals are deemed to be an integral part of this Contract. Each of the parties had the advice of legal counsel before entering into this Contract and it is to be interpreted as if it were mutually drafted.

(b) Binding Effect; Runs with the Land. This Contract shall be permanent and shall be binding upon the parties and their subrogees, successors, transferees, creditors, and assigns. This Contract and its terms shall be deemed to be restrictive covenants/deed restrictions that run with the land.

(c) Recording. This Contract shall be recorded with the Kent County Register of Deeds records.

(d) Notices. All notices shall be complete when provided to the other party at the first address given above or such other address as the party shall request by written notice to the other party. Delivery shall be deemed complete when actually received.

(e) Disputes; Litigation. Should any dispute arise pursuant to this Contract, the parties agree that, to the extent not otherwise prohibited by law, the jurisdiction and venue for any such dispute shall be solely within the state courts located in Kent County, Michigan. The parties further agree that in any such dispute or litigation, should the Municipality prevail, in full or in part, in addition to any other relief to which the Municipality may be entitled, the Municipality shall also be awarded its actual costs (including, without limitation, filing fees, discovery costs, expert witness fees, and other costs incurred to bring, maintain, or defend any such action or dispute from its first accrual or notice thereof through all appellate and collection proceedings) as well as its actual reasonable attorney fees.

(f) Additional Documents. The parties agree to execute such other documents as may be reasonably required to fully implement this Contract.

(g) Amendment. This Contract can only be amended in a writing, signed by all parties hereto, and must be recorded with the Kent County Register of Deeds records in order to become effective.

(h) Effect as Deed Restrictions. All of the conditions and requirements contained in this Contract shall be deemed to be binding and permanent deed restrictions regarding the Property.

7. Voluntary Consent. The Owner acknowledges and agrees that he/she voluntarily offered and consented to all of the conditions and provisions contained in this Contract. The Owner also acknowledges and agrees that all of the conditions and provisions contained in this Contract are fully valid, enforceable, and reasonable. The parties agree and further acknowledge that the conditions and requirements contained in this Contract are authorized by all applicable laws.

8. Effective Date. This Contract shall become effective upon the effective date that the Property is rezoned to the C-1 Neighborhood Commercial zoning district designation. (i.e., upon the expiration of 7 days after the notice of rezoning appears in the newspaper).

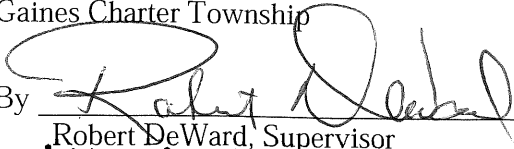
9. Escrow Amounts. The Owner shall pay to the Township all zoning escrow amounts due in a timely fashion.

10. Acknowledgment. The parties agree and acknowledge that the conditions and this Contract are authorized by all applicable laws and that this Contract is valid and was entered into only on a voluntary basis, representing a permissible exercise of authority by the parties.

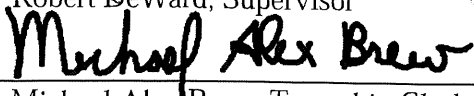
MUNICIPALITY:

Gaines Charter Township

By

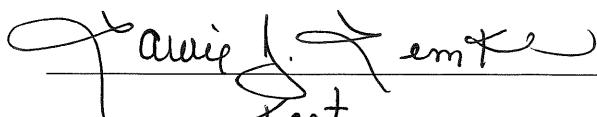

Robert DeWard, Supervisor

And by


Michael Alex Brew, Township Clerk

STATE OF MICHIGAN)
) ss.
COUNTY OF KENT)

The foregoing instrument was acknowledged before me on this 15th day of February, 2022, by Robert DeWard, Gaines Charter Township Supervisor, and also by Michael Alex Brew, Gaines Charter Township Clerk, of the Charter Township of Gaines, on behalf of that Township, who are personally known to me or who have produced their Michigan driver's licenses as identification.



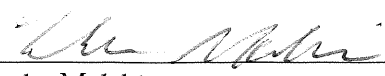
Notary Public, Kent County, Michigan

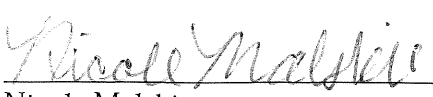
Acting in Kent County

My commission expires: Aug. 31, 2022

* * *

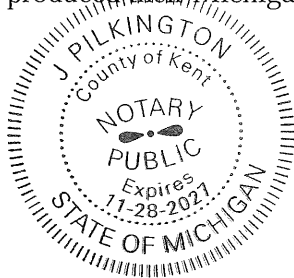
OWNER (collectively):


Luke Malski


Nicole Malski

STATE OF MICHIGAN)
) ss.
COUNTY OF KENT)

The foregoing was acknowledged before me on this 4th day of MARCH, 2022, by Luke Malski and Nicole Malski, a married couple, who are personally known to me or who have produced their Michigan driver's licenses (or other document) as identification.



J. Pilkington
Notary Public, Kent County, Michigan
Acting in Kent County
My commission expires: 11-28-2027

Drafted by and when recorded return to:

Luke Malski and Nicole Malski
805 Cadillac
Grand Rapids, Michigan 49506

(No transfer taxes are applicable because no interest in property is conveyed by this document).

**GAINES CHARTER TOWNSHIP
KENT COUNTY, MICHIGAN
ORDINANCE NO. 2022-01**

At a regular meeting of the Township Board for Gaines Charter Township held at the Township offices on February 14, 2022, beginning at 07:00 p.m., the following Ordinance was offered for adoption by Township Board Member Fryling, and was supported by Township Board Member VanderStel:

**AN ORDINANCE TO AMEND THE GAINES CHARTER TOWNSHIP ZONING
ORDINANCE AS PROVIDED FOR IN CHAPTER 27 THEREOF BY AMENDING
SECTION 1.6 AND THE TOWNSHIP ZONING MAP AND TO ACCEPT A
VOLUNTARY OFFER AS A CONDITION TO REZONING**

THE CHARTER TOWNSHIP OF GAINES (the “Township”) ORDAINS:

Section 1. Amendment. The Gaines Charter Township Zoning Ordinance is hereby amended by the amendment of Section 1.6 thereof, the Zoning Map, so as to conditionally rezone the following property in its entirety from Single Family Residential (RL-14) to Neighborhood Commercial (C-1), the land being commonly described as parcel 41-22-17-300-054 located at 8390 Eastern Avenue SE.

Section 2. Voluntary Conditions. Pursuant to Section 405 of the Michigan Zoning Enabling Act, Act 110 of 2006, as amended, this rezoning is conditioned upon the voluntary offer submitted by the Applicant on November 5, 2021. The condition is a limitation on the allowable use of the site, which will restrict future use to the following permitted and special land uses: restaurants (without drive thru), retail (convenience), retail (low intensity), assembly, places of worship, schools, offices (without the sale of goods), personal service establishments, and studios for the instruction of dance or music.

Section 3. Reversion. If the property is not used in a manner consistent with the conditions as indicated in Section 2, the land shall revert to the Single Family Residential (RL-14).

Section 4. Recording. The conditions and a proposed memorandum for recording shall be approved by the Township Attorney and recorded by the Applicant with the Kent County Register of Deeds prior to establishing any use on the site.

Section 5. Effective Date. This Ordinance shall become effective seven (7) days after a summary is published in a newspaper of general circulation within the Township.

The vote in favor of this Ordinance was as follows:

YEAS: Board Member Fryling, Board Member VanderStel, Board Member Brew,
Board Member DeWard, Board Member Haagsma, Board Member Lemke,
Board Member Terpstra

NAYS: None

ABSENT/ABSTAIN: None

ORDINANCE DECLARED ADOPTED

CERTIFICATION

I hereby certify that the above is a true copy of an Ordinance adopted by the Township Board for Gaines Charter Township at the time, date, and place specified above pursuant to the required statutory procedures.

Respectfully submitted,

By Michael Alex Brew
Michael Brew

Gaines Charter Township Clerk

AMENDMENT TO REZONING CONTRACT

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged by the parties hereto, this Amendment to Rezoning Contract (“Amendment”) is entered into as of _____, 2026, by and between the CHARTER TOWNSHIP OF GAINES, a Michigan charter township, with its offices located at 8555 Kalamazoo Avenue SE, Caledonia, Michigan 49316 (the “Municipality”) and LUKE MALSKI and NICOLE MALSKI, husband and wife (collectively, the “Owner”), of 805 Cadillac, Grand Rapids, Michigan 49506.

RECITALS

A. The parties hereto entered into a document entitled “Rezoning Contract” (hereinafter, the “Contract”) on or about February 15, 2022 regarding the property within the Township with an address of 8390 Eastern Avenue SE, which is also known as Permanent Parcel No. 41-22-17-300-054 and is legally described as follows:

S 264 FT OF W 176 FT OF SW ¼ * SEC 17 T5N R11W; Gaines Charter Township, Kent County, Michigan (the “Property”).

B. Although the Property was conditionally rezoned to the C-1 Neighborhood Commercial zoning district designation in 2022, the Owner never developed the Property.

C. Now, the Owner desires to have the Property rezoned to the C-1 Neighborhood Commercial zoning district designation without conditions and for the Contract to be null and void once that rezoning occurs.

D. Pursuant to this Amendment, the parties agree that if and when the Property is rezoned to the C-1 Neighborhood Commercial zoning district (without conditions), the Contract shall automatically be null and void pursuant to this Amendment.

AGREEMENT

1. The Property is currently zoned as C-1 Neighborhood Commercial with conditions. The Owner has applied for a rezoning of the Property to the C-1 Neighborhood Commercial zoning district zoning district designation (without conditions).

2. Upon the effective date of the Property being rezoned to the C-1 Neighborhood Commercial zoning district designation (without conditions), the Property shall no longer be zoned as C-1 Neighborhood Commercial with conditions and the Contract shall be null and void except as otherwise expressly provided herein.

3. Voluntary Consent. The Owner acknowledges and agrees that he/she voluntarily offered and consented to all of the conditions and provisions contained in this Amendment. The Owner also acknowledges and agrees that all of the conditions and provisions contained in this Amendment are fully valid, enforceable, and reasonable. The parties agree and further acknowledge that the conditions and requirements contained in this Amendment are authorized by all applicable laws.

4. Effective Date. This Amendment shall become effective upon the effective date that the Property is rezoned to the C-1 Neighborhood Commercial zoning district designation (without conditions) (i.e., upon the expiration of 7 days after the notice of rezoning appears in the newspaper).

5. Escrow Amounts. The Owner shall pay to the Township all zoning escrow amounts due in a timely fashion.

6. Acknowledgment. The parties agree and acknowledge that the conditions and this

Amendment are authorized by all applicable laws and that this Amendment is valid and was entered into only on a voluntary basis, representing a permissible exercise of authority by the parties.

MUNICIPALITY:

Gaines Charter Township

By _____
Robert Terpstra, Supervisor

And by _____
Michael Brew, Township Clerk

STATE OF MICHIGAN)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me on this ____ day of _____, 2026, by Robert Terpstra, Gaines Charter Township Supervisor, and also by Michael Brew, Gaines Charter Township Clerk, of the Charter Township of Gaines, on behalf of that Township, who are personally known to me or who have produced their Michigan driver's licenses as identification.

Notary Public, _____ County, Michigan
Acting in _____ County
My commission expires:

* * *

OWNER (collectively):

Luke Malski

Nicole Malski

STATE OF MICHIGAN)
) ss.
COUNTY OF _____)

The foregoing was acknowledged before me on this _____ day of _____, 2026, by Luke Malski and Nicole Malski, a married couple, who are personally known to me or who have produced their Michigan driver's licenses (or other document) as identification.

Notary Public, _____ County, Michigan
Acting in _____ County
My commission expires: _____

Drafted by and when recorded return to:

Luke Malski and Nicole Malski
805 Cadillac
Grand Rapids, Michigan 49506

(No transfer taxes are applicable because no interest in property is conveyed by this document).



PLANNING COMMISSION MEMO

Meeting Date: January 22nd, 2026

AGENDA ITEM: 6.C

REQUEST: Annual Review 2025 and Operating Plan for 2026

ADDRESS: 10287 Kalamazoo Ave SE

APPLICANT: Garrett Singer, Stoneco of Michigan

ZONING AND PROPERTY SIZE:

Planned Unit Development – Mineral Removal

REPORT BY: Dan Wells, Community Development Director



OVERVIEW

Stoneco has provided their 2025 Annual Review Site Map and Narrative for the “Jeplawy” gravel pit. The submittal of an annual operating plan is a requirement of the PUD approval via Township Board of Trustees Resolution No. 2023-10.

The site located at 10287 Kalamazoo Avenue Street was rezoned as PUD-Mineral Removal in 2023 and is approximately 29 acres. It is commonly referred to as the “Jeplawy” parcel after the landowner. Mining began in 2023 and is expected to be completed this year, depending on demand.

Rehabilitation and restoration work will begin at the north end of the parcel in 2026, as operations move southward. Topsoil that is being removed at the south end to access gravel and sand deposits will be used to fill mined areas at the north end. Overall restoration of the site will begin after mining is completed.

STANDARDS OF REVIEW

The request has been reviewed using the applicable requirements contained in Township Board of Trustees resolution #2023-06, Condition #33, which requires an annual review by the Sand & Gravel Subcommittee, and Planning Commission. The current zoning ordinance does not require an annual review.

Requirements of Resolution 2023-10

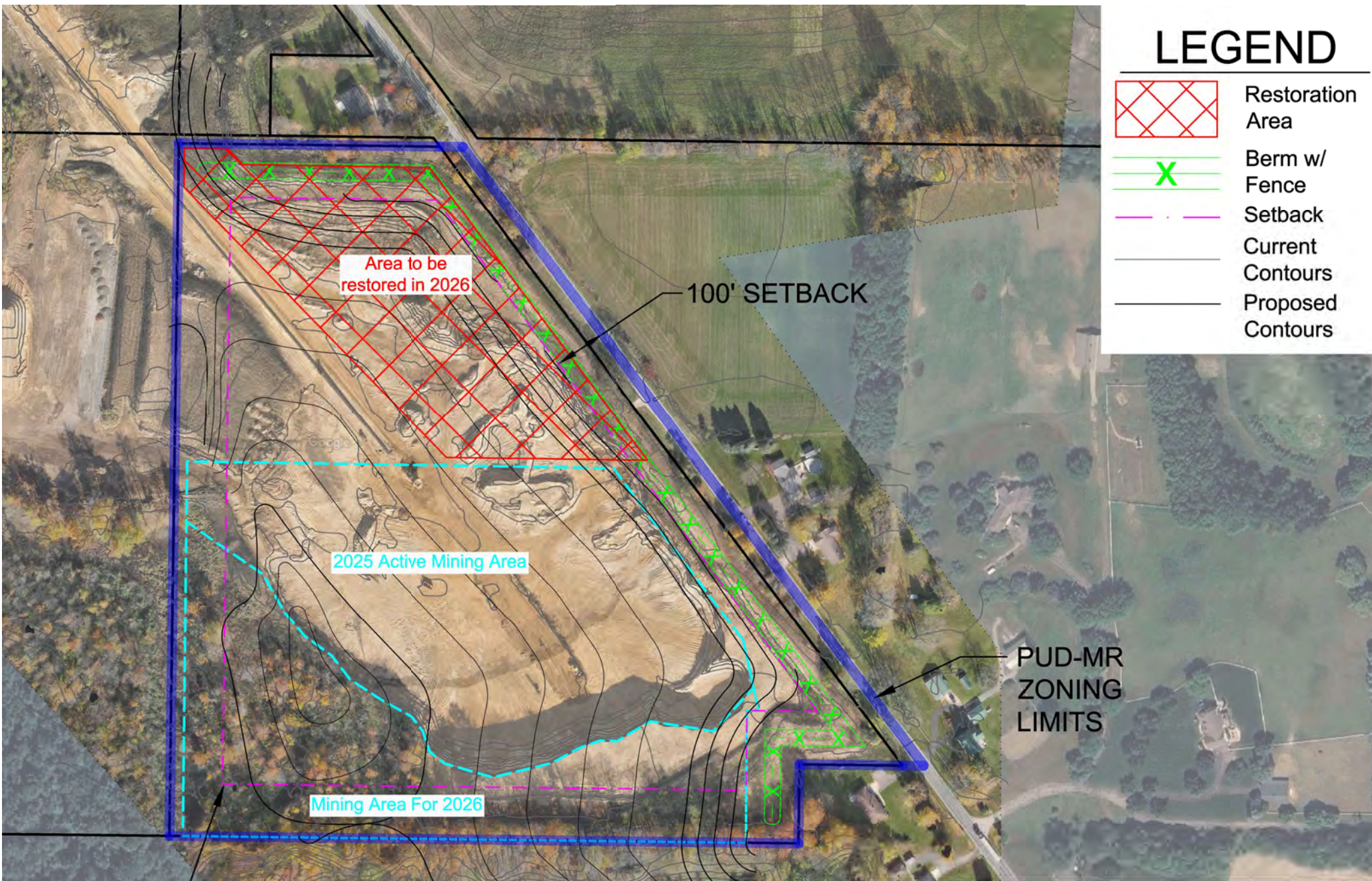
Staff has not received any complaints from neighboring property owners about conditions or operations on the site that constitute violations of the conditions listed in the resolution.

STAFF RECOMMENDATION

The Sand & Gravel Subcommittee met on December 10th, 2025, and recommended the Planning Commission approve the Jeplawy 2025 Annual Review Site Map and Narrative. Staff recommends approval of the Jeplawy 2025 Annual Review Site Map and Narrative based on the applicant’s compliance with the requirements of the Zoning Ordinance and Resolution No. 2023-10.

LEGEND

-  Restoration Area
-  Berm w/ Fence
-  Setback
-  Current Contours
-  Proposed Contours



100' SETBACK REQUESTED TO BE REMOVED FOR BETTER LAND BALANCING AND FUTURE UNIFORM GRADE WITH ADJACENT PROPERTIES. (REFER TO K&R LETTER DATED JANUARY 25 ,2023)



Jeplawy 2025 Annual Review

Scale	As Shown	
Drawing Date	11/18/25	
Originally Drawn by	Mason Jakiemiec	Date Flown: 11/4/2025
		100th St Operation





Tel: (734) 777-3874
Fax: (734) 241-3636
3700 Patterson Road
Middleville, Michigan 49333
www.stoneco.net

Operational Update
**STONECO 100th STREET OPERATION – 900 100th STREET,
BYRON CENTER, MICHIGAN 49315
November 12, 2024**

Stoneco has continued mining on the “Jeplawy” parcel located west of Kalamazoo Avenue. See attached site map regarding current and predicted mining areas. Stoneco will need to strip the remaining portion of the 2026 mining area in the winter of 2025-2026 to maintain market demand . Original stripping operations were limited due to lack of space for overburden, remaining overburden of the 2026 mining area will be used to backfill the area to be restored in 2026. Berms on site will remain in their current condition.

**GAINES CHARTER TOWNSHIP BOARD OF TRUSTEES
KENT COUNTY, MICHIGAN
Resolution No. 2023-10**

At a regular meeting of the Gaines Charter Township Board of Trustees held at the Gaines Charter Township offices on July 10, 2023, beginning at 7:00 p.m., the following motion to adopt this Resolution was made by Board Member Lemke and was seconded by Board Member Terpstra:

A RESOLUTION BY THE GAINES CHARTER TOWNSHIP BOARD OF TRUSTEES THAT THE APPLICATION FOR AN EXPANDED MINE BY STONECO REQUESTING APPROVAL FOR A PLANNED UNIT DEVELOPMENT (“PUD”) REZONING, FINAL MINERAL PLAN, AND SITE PLAN FOR PROPERTY COMMONLY KNOWN AS 10287 KALAMAZOO AVE. SE (AKA JEPLAWY PARCEL) AND PART OF PERMANENT PARCEL NO. 41-22-33-100-008 BE APPROVED.

1. Factual Background

Stoneco is in the mining business. Stoneco has long had a sand and gravel mining operation located within Gaines Charter Township (the “Township”) over several parcels of land, including 908 100th Street SE, 10330 Eastern Avenue SE, 1070 100th Street SE, 1560 100th Street SE, 10175 Kalamazoo Avenue SE, and 1856 100th Street SE (“Barnaby Parcel”) (in total the “Existing Mine”). The processing center (“Processing Site”) within the original mining area has been operating at 908 100th Street SE since 1994.

The mining of sand and gravel currently occurs at the Existing Mine and crushing, processing, and mixing of aggregates occurs at the Processing Site. Over the years, the Township has received few complaints from neighbors regarding the operation of the Existing Mine. Every year, the Planning Commission has conducted a review of the status of the Existing Mine (and related operations), and Stoneco has addressed all complaints that may have arisen during the prior year by neighbors.

The 1856 100th Street SE mine (“Barnaby Parcel”) is ending its useful life and will likely cease producing aggregates toward the fall of 2023.

Stoneco now proposes mining at a new site located on the west side of Kalamazoo Avenue to the south of the 1856 100th Street SE mine. The new site is commonly known as 10287 Kalamazoo Avenue SE and is part of permanent parcel number 41-22-33-100-008 (the “New Mine”). The New Mine would be approximately 29 acres in size.

Stoneco has proposed rezoning the property comprising the New Mine to the PUD-MR zoning district and has also sought approval of the Final Mineral Plan for the New Mine.

Stoneco has proposed that no aggregate mined at the New Mine will leave the site by vehicle or truck. Instead, the existing conveyor belt serving the existing operation would be extended from 1560 100th Street SE and across the northeast corner of 10300 Pease Avenue SE so that the aggregate mined at the New Mine would automatically be transported to the Existing Mine for crushing, processing, and transport off-site by vehicle or truck.

Stoneco has proposed operating the New Mine for up to seven years, with the option to request up to four (4) two-year extensions. Stoneco has also proposed several safeguards to protect the owners and occupants of adjoining and nearby properties from dust, noise, traffic and other negative impacts associated with most mining operations.

The Board of Trustees has received and reviewed several documents regarding the Stoneco proposal, including the following:

1. The application for zoning approval by Stoneco.
2. Overall Plan, Stoneco of Michigan, 100th Street Operation, last revised April 13, 2023, prepared by Exxel Engineering, Inc.
3. Mining Plan, Stoneco of Michigan, 100th Street Operation, last revised April 13, 2023, prepared by Exxel Engineering, Inc.
4. End Use Plan, Stoneco of Michigan, 100th Street Operation, last revised March 1, 2023, as listed on application.
5. Comprehensive Environmental Impact Statement, prepared by Frank “Chip” Tokar, Natural Resource Management LLC, April 6, 2023.
6. Report by the Township’s Community Development Director to the Township Board of Trustees, Dan Wells dated July 10th, 2023.
7. Resolution 23-06-22 by the Gaines Charter Township Planning Commission recommending approval of the application.
8. Draft Ordinance and Resolution for the PUD-Mineral Plan rezoning.

2. The General Zoning Regulations Involved.

The property comprising the proposed New Mine is currently zoned as “A-B” Agricultural/Agri-Business pursuant to the Gaines Charter Township Zoning Ordinance (the “Zoning Ordinance”). Stoneco has applied for a rezoning to the PUD–MR zoning district and for site plan approval pursuant to Chapter 12 of the Zoning Ordinance. Under the Zoning Ordinance, the Planning Commission makes a recommendation to the Township Board regarding the proposed rezoning

and site plan. Thereafter, the Township Board makes the final decision regarding whether to approve the PUD rezoning request and the related preliminary site plans.

This Resolution will constitute the formal decision of the Township Board regarding the PUD rezoning and preliminary site plan requests by Stoneco and conditional approval of the Final Mineral Plan.

3. The Applicable Standards in the Zoning Ordinance.

Chapter 11.1 - Planned Unit Development General Review Standards

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

Meets Standard. The proposed rezone is currently zoned Agricultural/Agri-Business and is not located close to an R-10 or R-14 zoning district. Sand and gravel mining has historically been permitted and carried out to the north and west of the proposed PUD parcel. If the Planning Commission and Township Board determine the PUD meets standards for rezoning, then Master Plan requirements will be met.

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

Not applicable for a PUD - Mineral Removal.

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

Meets Standard. The proposed PUD-Mineral Removal is adjacent to five houses. In general, mining is not compatible with residential use, but the land is currently zoned Agricultural/Agri-Business, which allows for uses that might be more intensive than residential.

A six to eight-foot-high berm will be constructed of topsoil around the mine perimeter which will limit noise from mining operations and visual impacts to surrounding homes. This berm will be removed after mining operations are completed as part of the restoration process. The mine must also comply with EGLE – Air Quality Division requirements for dust suppression.

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

Not applicable for a PUD - Mineral Removal.

E. "Traffic: The Planned Unit Development shall be designed to minimize the effect of traffic generated by the proposed development on surrounding uses. Consideration should be given to:"

1. "The amount and type of traffic generated by the proposed project and capacity of existing and proposed streets to safely absorb that additional traffic."

Meets Standard. Based on experience with previous operations, the volume of traffic caused by the operation will not negatively affect overall traffic patterns.

2. "Whether the streets and pedestrian walkways within each project are designed to facilitate safe pedestrian and vehicular traffic flow patterns."

Not applicable for a PUD - Mineral Removal.

3. "All points of ingress and egress to the project shall be located and designed to maximize safety."

Meets Standard. Ingress and egress to the site is via an existing driveway that will be converted to a 16-foot-wide gate to control access. KCRC will regulate the ingress and egress controls for the site.

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

Meets Standard. Mining is inherently a destructive practice as it removes minerals necessitating topsoil mass grading, tree removal and mass excavation. The practice of stockpiling topsoil in berms for later redistribution when mining is complete has been successfully done in other areas of the mine (portions of 1070 100th and 1264 100th).

The applicant prepared an Environmental Impact Assessment (EIA) that found that administrative and structural controls could minimize negative effects on the environment. There is a strip of wetlands in the southwest corner of the parcel, but the mining area excludes that area. The mine will not extend into the groundwater-bearing soils to affect nearby wells.

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

Not applicable for a PUD - Mineral Removal.

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

1. "Public safety and protection services."

Not applicable for a PUD - Mineral Removal.

2. "Water and sewer facilities"

No utility extensions will be undertaken.

3. "The costs for such services."

No utility extensions will be undertaken.

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

All costs related to the project will be paid for by the applicant.

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

Meets Standard. The Township Engineer shall review stormwater management plans for the site. A National Pollutant Discharge Elimination System (NPDES) permit will be required as part of the mining permit issued by EGLE.

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

Meets Standard. The EIA didn't identify any significant or unique environmental aspects of the parcel, and a majority of the parcel has been cleared for agriculture. Recent tree cutting in preparation of mining activities has removed most of the remaining tree cover that was present. The wetland area in the southwest corner of the parcel will not be mined. In the long

term, the parcel may remain open as an agricultural use after mining activities have ceased and the site is recontoured.

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

Not applicable for a PUD - Mineral Removal.

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

Not applicable for a PUD - Mineral Removal.

Section 12.3 - PUD Mineral Removal Eligibility Criteria

The Planning Commission and Township Board shall review the preliminary plan and proposed PUD-MR rezoning based on the following standards:

A. "Access. Whether the Mineral Removal operation and proposed End-Use will have adequate and safe access from and onto the public streets of the Township, with particular reference to Vehicle and Pedestrian safety and convenience, traffic flow, frequency and control, dust management, traffic volume, and emergency access in case of fire or other catastrophe."

Meets Standard. Access to the site is via Kalamazoo Avenue which is a two-lane paved road with gravel shoulders and adequate for the mining vehicles that will be used on the site.

Traffic frequency in the area will be similar to what it has been as operations wind down at the 1856 100th Street mine (Barnaby parcel). In general mine vehicles in that area have operated safely and no change to that is anticipated.

B. "Storm Water Retention and Drainage. Whether the site will have adequate and safe storm water retention capability, and whether the site will change drainage patterns or the amount of drainage going off the site during mining and for the End-Use."

Meets Standard. In general mining operations do not harden the ground surface and increase runoff from the site, and no runoff or discharge will leave the site. The mine will be a "dry" mine, and mining operations will not reach the water table. The site and water management plan will be reviewed, and approval will need to be obtained, by the Township Engineer.

C. "Environmental Harm. Whether the proposed mineral removal from the site will threaten any endangered or threatened species of plants or animals, or otherwise create an adverse or detrimental effect upon the environment. The Township can employ a consultant or consultants

to assess the environmental effects. The applicant shall be responsible for the cost of the consultant(s)."

Meets Standard. An Environmental Impact Assessment (EIA) was prepared by the applicant. Due to the agricultural nature of the property and fragmentary nature of the surrounding area it was stated that no threatened or endangered species critical habitat is likely to be present within the mine area, nor are any threatened or endangered species anticipated to be present for most of the year. After the EIA was prepared clearcutting occurred on the property leaving very few mature trees, or any other vegetation for potential habitat.

D. "Potential Harm Relative to the Value of the Mineral Material. The value to the applicant and the public of the mineral material proposed to be removed from the site shall be balanced against any adverse effect of the proposed mineral removal from the site on adjacent property, the Township or the community, whether the adverse effect is on the natural or built environment."

Meets Standard. Due to the isolated location, the proposed mine will have limited impact on most of the surrounding residential areas, but there are five houses directly adjacent to or across the street from the property boundary. The applicant proposed to build a berm around the perimeter of the property that will help suppress noise effects on neighboring properties. The EIA estimates that noise generated by mining activity will be 70 decibels or less at the property boundary. Limitations on operating hours will ensure that noise will not be generated at night.

Stoneco has a fugitive dust plan that is reviewed by Michigan EGLE-Air Quality Division and amended as necessary when they expand operations. Dust will be controlled on site with watering trucks and with spray arms at dust discharge points on equipment.

E. "Compatibility of Proposed End-Use. Whether the proposed End-Use will be compatible with:

1. "...The general purposes and requirements of this Ordinance, the Township's Master Plan, and other ordinances, statutes and plans that regulate land development or uses in the Township."

Meets Standard. The proposed rezone is currently zoned Agricultural/Agri-Business and is not located close to an R-10 or R-14 zoning district. Sand and gravel mining has historically been permitted and carried out to the north and west of the proposed PUD parcel. If the Planning Commission and Township Board determine the PUD meets standards for rezoning, then Master Plan requirements will be met.

2. "...Adjoining properties."

Meets Standard. The proposed PUD-Mineral Removal is adjacent to five houses. In general, mining is not compatible with residential use, but the land is currently zoned

Agricultural/Agri-Business, which allows for uses that might be more intensive than residential.

3. "...In the case of multiple uses on one site, whether the proposed uses will be compatible with one another."

Meets Standard. The proposed PUD-Mineral Removal is the only use proposed for the parcel.

F. "Density and Intensity of End-Use. Whether the density and intensity of the proposed End-Use is in conformance with the Township's Master Plan."

Meets Standard. The Operation, Restoration and End Use Plan (Sheet 2) states that the site will be restored for agricultural use by Stoneco, which is in conformance with current use. The recent update to the Master Plan designates the area for Village Residential, and the owner of the parcel may decide to develop the site in this manner after mining operations are completed.

G. "Access to Utilities. Whether the proposed End-Use will have adequate access to all public and private utilities necessary or desirable for its development."

Meets Standard. No water or sewer utilities will be necessary for the mine. Electrical service will be extended for conveyance of materials as needed.

H. "The general standards for a PUD contained in Chapter 11.1 "Planned Unit Development General Review Standards" and for a site plan in Chapter 25 must also be met for a PUD-MR."

See Section 11.1 review above, and Chapter 25 review below.

Section 12.9 - Final Mineral Removal Plan

A. Map Drawing.

Meets Standard. Two maps titled "Overall Plan" (Sheet 1) and "Operation, Restoration and End Use Plan" (Sheet 2) have been submitted that meet all the requirements of this section.

B. Operational Plan.

Meets Standard. The "Overall Plan" contains details about operations on the site. The timing of the mining operation is expected to begin within one year of approval and end within seven years.

The hours of operation will be 7 a.m. – 7 p.m. Monday through Friday, and 7 a.m. – 3 p.m. on Saturdays. No operations will occur on Christmas, Thanksgiving, New Years Day, Memorial Day, Labor Day, and Fourth of July.

The equipment to be used is all portable, and consists of loaders, stacking conveyors, jaw crusher, and a generator. Materials will be transported to the main processing and shipping point via a conveyor system.

Dust suppression will be via tanker trucks that use aerial sprayers as necessary to suppress dust, as well as sprayer bars on equipment at points where materials management processes generate dust.

C. Site Restoration Plan

Meets Standard. The Plan notes topsoil will be stored on site in berms surrounding the property and stabilized with seeding and soil erosion controls during mining. The berms will be built and maintained at a 1:3 slope and have a 6-foot fence on top to prevent unauthorized access. As development progresses to the next phase, the previous phase will be restored.

D. Other Circumstances

Meets Standard. No lighting is proposed at the site. Workers will use sanitary facilities at the South Kent Gravel site.

E. Additional information

No other information is required.

Section 12.10 – Review Standards and Operational Requirements

A. Beginning and Completion Date

Meets Standard. Operations are expected to begin within one year of approval and end within 7 years.

B. Hours of Operation.

Meets Standard. The hours of operation will be 7 a.m. – 7 p.m. Monday through Friday, and 7 a.m. – 3 p.m. on Saturdays. No operations will occur on Christmas, Thanksgiving, New Years Day, Memorial Day, Labor Day and Fourth of July.

C. Setbacks for Mineral Removal Activity.

Modification Requested. The site plan does not indicate any 100-foot setbacks to the western and southern property lines but does indicate them along Kalamazoo Avenue and around the Jeplawy home at the southeast corner. The applicant requests that the western and southern setbacks be reduced to the property lines due to previous mining activities on the adjacent parcels. Reducing the setbacks will allow land contouring to meet adjacent grades and not leave a “ridge” of land that will look unnatural after restoration. Additionally, the use of the conveyor system that will greatly reduce the amount of truck traffic depends on having a grade that matches the adjacent property, if a ridge remains, it will make the conveyor inoperable to this parcel. Approval of this resolution includes approval to modify the requested setbacks.

D. Equipment Limits

Meets Standard. No equipment that emits noise louder than 85 decibels at 50 feet away while operating will be used on the site.

E. Engine Brakes

Meets Standard. No engine brakes will be used.

F. Excavated Material and Grading

Meets Standard. No steep banks that create a hazardous situation may be left overnight. Banks will be graded to a minimum 2:1 ratio at the end of the day.

G. Drives

Meets Standard. Only one driveway will access the site from Kalamazoo Avenue, and it will be permitted by Kent County Road Commission.

H. Processing of Minerals; Storage of Materials from Other Sites

Meets Standard. No materials will be processed on this parcel, except those that need to be broken down to fit the conveyor system. All materials will be conveyed processed at the main facility approximately ½ mile to the west.

I. Ponds or Lakes

Meets Standard. No ponds or lakes are anticipated to form during excavation activities.

J. Amount of Area Being Excavated at One Time

Meets Standard. Three phases are anticipated at 8.2 acres (northern), 11.0 acres (middle), and 8.0 acres (southern) respectively.

Section 12.11 - Performance Guarantee

Meets Standard. Applicant shall provide a performance guarantee of \$5,000 per acre of disturbed area, due within 30 days of start of work.

Section 25 Site Plan Review

A. Application

Meets Standard. A completed application has been received and fees paid.

B. Site Plan

Meets Standard. A properly scaled and stamped site plan has been received for review. It includes all the relevant elements for the proposed mine.

C. Landscape Plan

Not applicable for a PUD - Mineral Removal. Condition 3, below, stipulates that slopes facing public roads shall be planted and maintained with a hardy grass turf or native wildflower seed mix.

D. Photometric Plan

Not applicable. No lighting will be installed.

E. Building Elevations

Not applicable. No buildings will be constructed.

4. Conditions of Approval.

1. Stoneco shall always fully comply with the requirements of the Zoning Ordinance, the Township Board's rezoning approval, the Planning Commission's approval, and the materials submitted.

2. Stoneco shall meet all requirements of the Township Engineer and secure all outside agency approvals prior to the commencement of operations. Any necessary plan changes shall be approved administratively or by the Planning Commission and/or Township Board as required by the zoning ordinance.

3. Berms shall be constructed with a maximum slope as indicated on the Stoneco site plan, last revised on 04/13/2023, prepared by Exxel Engineering, Inc. Slopes facing public roads shall be planted and maintained with a hardy grass turf or native wildflower seed mix. The contours and soil surface shall be prepared and maintained to facilitate easy mowing and to prevent scalping. To control turf growth, slopes shall be periodically mowed, and those facing Kalamazoo Avenue shall be mowed at a minimum of one (1) time each month during the period of May 1 through September 30. The berms shall be installed before mining commences.

4. Processing (including crushing, mixing, and sorting) and customer loading shall not occur on the subject site. All processing shall occur at the Processing Site, and materials shall be transferred by way of conveyor systems. However, pre-crushing procedures by use of the JAW Crusher may occur on the new site to break down rocks to sizes able to fit on the conveyor system.

5. All mining and related operations (including full reclamation) shall be completed on the property within seven (7) years of the date of the Township Board's approval.

6. The hours and days of operation shall be limited to only the following:

a) Monday - Friday - 7:00 a.m. to 7:00 p.m.

b) Saturday - 7:00 a.m. to 3:00 p.m.

c) Sunday - No operation whatsoever.

d) No operations whatsoever on Christmas Eve, Christmas Day, Thanksgiving, July 4th, Memorial Day, Labor Day and New Year's Day.

7. No noise for equipment utilized on-site shall exceed 85 dba as measured at 50 feet from the equipment, unless located at least 1,320 feet or more from any building or dwelling.

8. Stoneco shall control dust from leaving the property. Such efforts shall include, but shall not be limited to, control by water trucks and by spray bars as needed to be located at discharge points on production equipment. Stoneco shall also comply with the requirements of the Michigan Clean Air Act, as amended, and the rules and regulations adopted thereunder. A paved access drive shall be installed and maintained within the interior of the property as shown on the approved plan. The paved area shall commence at Kalamazoo Avenue and shall be no less than 100 feet long and no less than 24 feet wide. Stoneco shall undertake reasonable measures to prevent the accumulation of dirt and gravel on public roadways, including but not limited to, using pickup sweepers on-site and off for off-site streets as required. Excluding the first phase, stripping of overburden shall be limited to November to April unless unforeseen circumstances arise. If overburden stripping is necessary outside of this time frame, the operator shall seek approval from the Township beforehand and have a water wagon on-site to control dust. If

directed by the Township, a temporary pause of operations shall occur if extreme winds result in the ineffectiveness of all other dust control measures.

9. A phased approach to mining will be used to always ensure that the number of acres considered actively mined, active in a support role and un-reclaimed does not exceed 20 acres in total. To that end, within a phase where mining has been completed, no more than that area which is necessary to support active mining in a then-active phase of operations shall be un-reclaimed. Areas considered to be in support of mining include haul roads, staging areas, material handling and stockpiling, and areas used for stockpiling of material used for ongoing and future reclamation.

10. After each phase completion, areas that are no longer needed to support active mining operations shall be reclaimed.

11. Any overburden not used in reclamation shall be graded, stabilized with seed, and mulched according to the approved Mining Plan and Reclamation Plan.

12. Final reclamation of slopes will be constructed as shown on the approved Stoneco site plan, last revised on 04/13/2023.

13. Topsoil stripped from the surface will be stockpiled on-site and used for later reclamation of each completed phase. The amount retained shall be not less than that required to reclaim each acre of un-reclaimed area.

14. The goal of reclamation is to provide a property that could be utilized for agriculture or developed with residential dwellings as contemplated on the Master Plan Future Land Use Plan.

15. Fuel storage is not permitted at the site.

16. Any fill shall consist of inert materials such as clay type material and other materials mined but not usable, excluding tree stumps, broken concrete, and broken asphalt.

17. Groundwater monitoring shall be provided by Stoneco if the water table is breached.

18. Topsoil shall be promptly stabilized with plantings or structures to prevent erosion and blowing, as well as other vegetation to be planted to maximize erosion protection.

19. No stockpiled materials shall exceed the height of the top of the nearest berm except during Phase 1.

20. Only materials mined on the property shall be kept, stored, or utilized on the site. No sand, rocks, gravel, or other minerals from off the property shall be brought onto the property, either for storage, processing or mixing, other than clean fill for final reclamation. Furthermore,

trucks, vehicles, and equipment shall not be stored or utilized on site unless they are actively used for current operations on the property.

21. No scale, scale house, building or other similar items shall be kept, installed or maintained on the property.

22. All mining shall occur only as shown on the approved plan. Buffers will be maintained as shown on the Operation, Restoration and End Use Plan.

23. Final surface water drainage courses and areas of surface water retention shall be laid out and constructed at such locations and in such manner as to enhance the end-use, and to ensure that the original drainage patterns on and off the site are not changed.

24. Within forty-five (45) days of the date of Township Board approval and prior to any excavating on the property, Stoneco shall provide the Township with a performance bond for the amount recommended by the Township Engineer (\$5,000 per acre of disturbed area) in the form and with language acceptable to the Township. The bond shall be utilized to ensure compliance with the Stoneco approval terms, including but not limited to operational and site reclamation/restoration requirements. Stoneco shall provide to the Township an additional performance bond for the amount of claims paid (or a substitute bond) so that the total amount of the performance bond(s) shall never fall below the specified amount. The performance bond amount shall be adjusted upward annually to reflect the increases in the Consumer Price Index ("CPI") during the preceding year. A performance bond as described above shall be in full force and effect at all times, and if such bond is not in effect at any time, all mineral extraction operations on the site shall cease immediately until a new bond has been delivered to the Township which complies with these requirements. If the operation is transferred, sold or in any fashion taken over by any person or entity other than Stoneco, the Planning Commission shall have the right to reexamine the amount of the bond and adjust the amount upward based on the financial condition and past track record (if any) of the new operator.

25. Except as otherwise expressly provided in this approval or the Zoning Ordinance, Stoneco and its assigns must meet all other applicable Township ordinances as well as all federal and state laws, and Stoneco shall obtain all necessary approvals from state, county and local governmental agencies which are required for the proposed operation or use.

26. If any condition or requirement imposed herein is ever finally determined by a court of competent jurisdiction to be illegal or contrary to law as a result of a successful challenge by Stoneco or its successors, the Township reserves the right to review the entire project under the PUD-MR provisions of the Zoning Ordinance, and further, to withdraw its approval of the PUD-MR if it finds that absent the effect of the invalidated condition or requirement, the PUD-MR no longer meets the standards for PUD-MR approval contained in the Zoning Ordinance.

27. All conditions and requirements contained herein shall be binding upon Stoneco and the owner(s) of the property, as well as their successors, tenants and assigns. The conditions may be

modified or amended only pursuant to a formal amendment by the Township of the PUD-MR approval and ordinance amendment.

28. At the option of either party, this Resolution and any of the PUD-MR approval documents may be recorded with the Kent County Register of Deeds. This Resolution, the conditions contained herein, and the PUD-MR approval shall run with the land and shall bind the lands involved.

29. Failure to comply with any provision of Chapter 12 of the Zoning Ordinance, the approved plans, this Resolution or any of the PUD-MR approval documents shall be deemed to be a violation of the Gaines Charter Township Zoning Ordinance. Violation of the Gaines Charter Township Zoning Ordinance could prompt legal action against Stoneco or the property owner, including, but not limited to, prosecution, a civil lawsuit and/or revocation of any approvals or permits hereunder.

30. The property involved in this approval is parcel 41-22-33-100-008 and is hereby legally described as follows:

Part of the NW 1/4 of Section 33, T5N, R11W, Gaines Township, Kent County, Michigan, described as: That part of the South 1/2 of said NW 1/4 lying Westerly of the centerline of Kalamazoo Avenue

EXCEPT: the North 16.5 feet thereof

ALSO EXCEPT: Beginning at the intersection of the centerline of Kalamazoo Avenue and East-West 1/4 line, thence West along the East-West 1/4 line 347.90 feet, thence North perpendicular to the East-West 1/4 line 150 feet, thence East parallel with the East-West 1/4 line 232.93 feet to said centerline, thence Southeasterly 189 feet along said centerline to the Place of Beginning.

31. Once all mining and reclamation have been completed, no development or end use of the property shall occur or be commenced until and unless approved by the Township pursuant to the applicable requirements of the Township zoning regulations and other applicable ordinances then in effect.

32. The property and all operations on-site shall fully comply with all applicable local, county, state, and federal laws and regulations, including, but not limited to, environmental laws.

33. There will be an annual review by the Planning Commission. The Planning Commission is authorized to impose additional conditions if necessary pursuant to the annual review. All property owners within 2,500 feet will receive prior written notice of the annual review. The annual review will be preceded by a review by the Sand and Gravel Subcommittee which will be made up of the Planning Director, Township Engineer, a member of the Planning Commission, a

Township Board of Trustees member, and a resident that lives within one mile of the parcel. If a member of the public cannot be found to serve within a mile, the radius may be widened until a member of the public is found as close as possible.

5. Final Recommendation to the Township Board.

Based on the above, the Planning Commission has recommended to the Township Board that it approve the Stoneco mining rezoning request (PUD-MR), and preliminary site plan.

6. Approval of Final Mineral Plan.

The Final Mineral Removal Plan is approved and is expressly contingent upon approval of the PUD-MR rezoning and associated preliminary site plan by the Township Board and compliance with all of the approvals and conditions herein.

The vote to adopt this Resolution was as follows:

AYES: Lemke, Terpstra, DeWard, Brew

NAYS: Fryling

ABSENT/ABSTAIN: Haagsma, Vander Stel

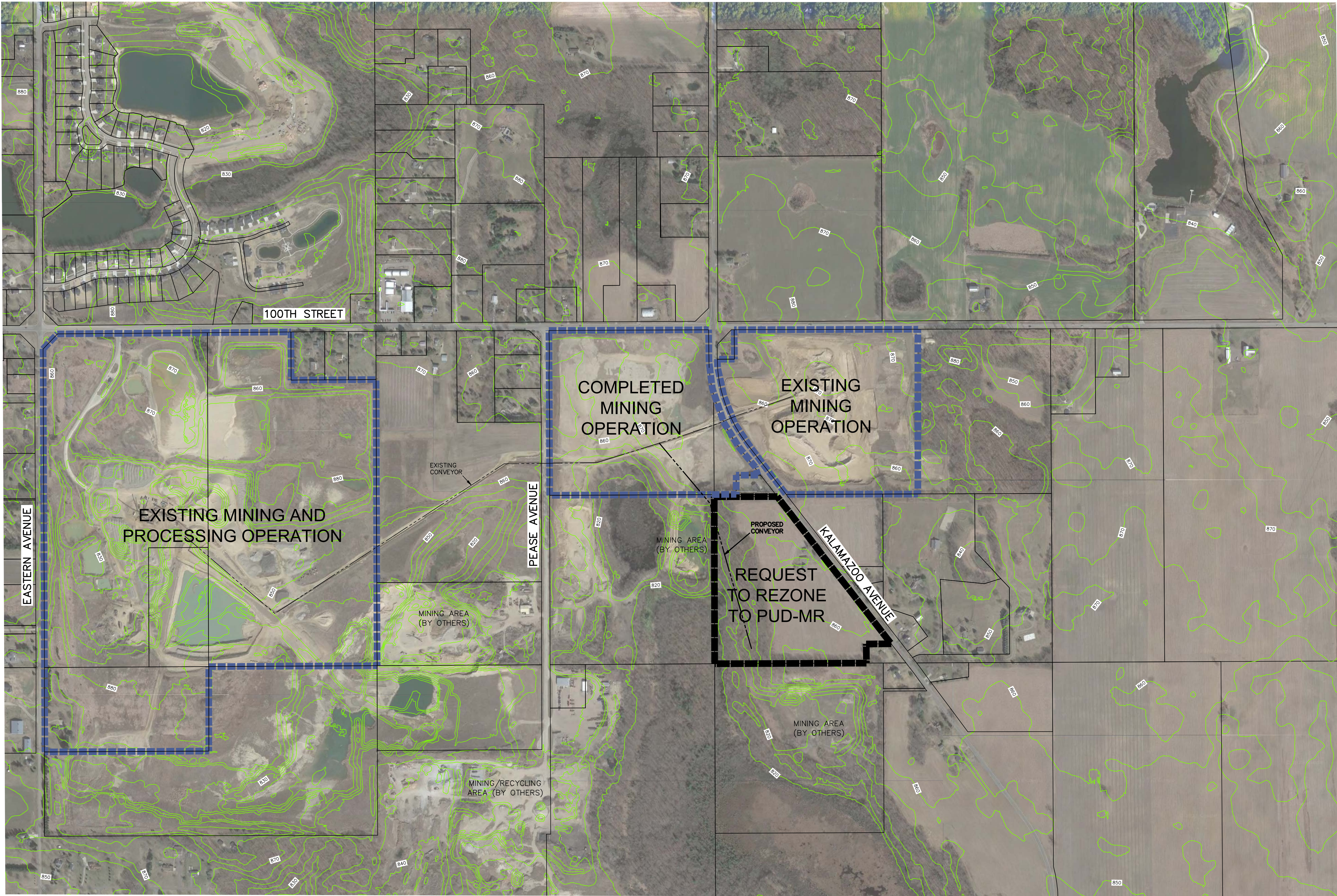
RESOLUTION DECLARED ADOPTED.

CERTIFICATION

I hereby certify that the above is a true copy of a Resolution adopted by the Gaines Charter Township Board of Trustees at the time, date and place specified above pursuant to the required statutory procedures.

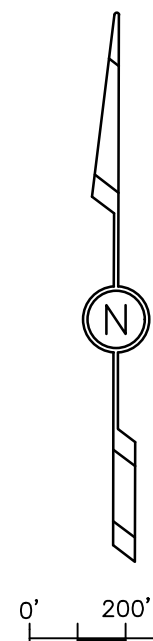
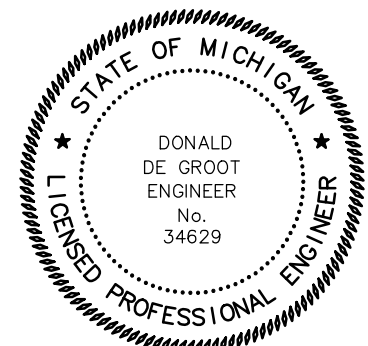
Respectfully submitted,

By: Michael Alex Brew
Michael Alex Brew
Township Clerk
Gaines Charter Township

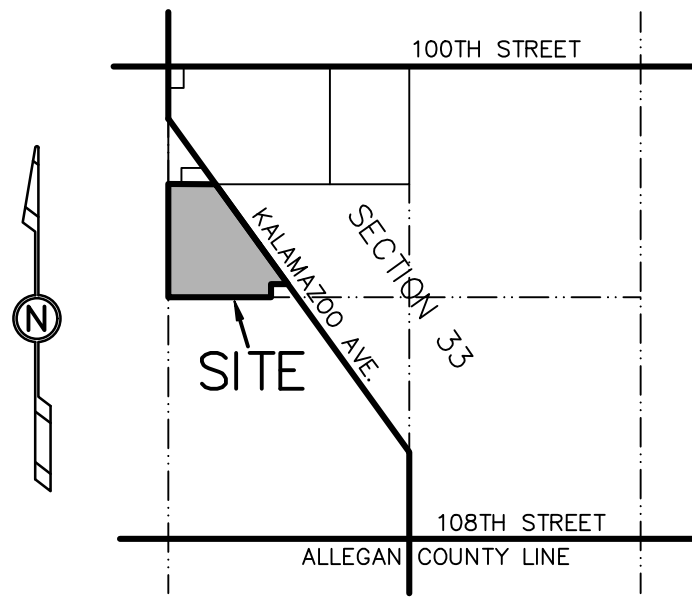


- PROPERTY DESCRIPTION OF PROPOSED MINING LIMITS:
PART OF THE NW 1/4 OF SECTION 33, T5N, R11W, GAINES TOWNSHIP, KENT COUNTY, MICHIGAN, DESCRIBED AS:
THAT PART OF THE SOUTH 1/2 OF SAID NW 1/4 LYING WESTERLY OF THE CENTERLINE OF KALAMAZOO AVENUE
EXCEPT: THE NORTH 16.5 FEET THEREOF
ALSO EXCEPT: BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF KALAMAZOO AVENUE AND EAST-WEST 1/4 LINE,
THENCE WEST ALONG THE EAST-WEST 1/4 LINE 347.90 FEET, THENCE NORTH PERPENDICULAR TO THE EAST-WEST 1/4
LINE 160 FEET, THENCE EAST PARALLEL WITH THE EAST-WEST 1/4 LINE 232.93 FEET TO SAID CENTERLINE, THENCE
SOUTHEASTERLY 189 FEET ALONG SAID CENTERLINE TO THE PLACE OF BEGINNING.
APPROXIMATELY 30.1 ACRES (29.0 ACRES EXCL. R/W)
- EXISTING ZONING: A-B AGRICULTURAL/AGRI-BUSINESS
PROPOSED ZONING: PUD-MR MINERAL REMOVAL
ADJACENT ZONING:
NORTH: PUD-MR AND A-B
EAST: A-B AGRICULTURAL/AGRI-BUSINESS
SOUTH: A-R AGRICULTURAL/RURAL-RESIDENTIAL
WEST: A-R AGRICULTURAL/RURAL-RESIDENTIAL
- NO SANITARY SEWER OR WATER SERVICE IS PROPOSED AT THE SITE. WORKERS AT THE SITE WILL UTILIZE THE
EXISTING FACILITIES OF THE SOUTH KENT GRAVEL SITE DOWN THE ROAD FROM THE SITE
- THIS PROJECT IS LOCATED IN AN AREA THAT DOES NOT PARTICIPATE IN THE NATIONAL FLOOD INSURANCE
PROGRAM. TOTAL AREA OF PROPOSED MINING = 29 ACRES±
TOTAL AREA TO BE EXCAVATED (ALL PHASES) = 27.2 ACRES (SEE SHEET 2 FOR PHASE DETAILS)
- SIGNS SHALL BE CONSTRUCTED TO THE STANDARDS SET FORTH BY CHAPTER 17 OF THE GAINES CHARTER
TOWNSHIP ZONING ORDINANCE. THERE WILL BE A DIRECTIONAL SIGN.
- BEST PROJECT MANAGEMENT PRACTICES WILL BE UTILIZED. THESE WILL INCLUDE THE USE OF BERMS AND A GATE
AT THE ENTRANCE TO THE SITE.
THIS PROJECT IS BEING COMPLETED IN A MINIMUM OF THREE PHASES.
REHABILITATION = TOPSOIL SHALL BE STABILIZED W/ PLANTINGS TO PREVENT EROSION.
- NO STORAGE OR DUMPING OF STUMPS, BOULDERS, OR OTHER DEBRIS SHALL BE PERFORMED ON THE
REHABILITATION SITE.

- NO LIGHTING IS PROPOSED AT THE SITE.
- PROJECT WILL BE FENCED AS SHOWN ON THE PLAN INCLUDING GATES AT PROPOSED ENTRANCES.
- THE PROJECT WILL COMMENCE WITHIN ONE YEAR OF APPROVAL AND WILL END WITHIN 15 YEARS OF
COMMENCEMENT.
- HOURS OF OPERATION WILL BE 7 AM — 7 PM MONDAY THROUGH FRIDAY; 7 AM — 3 PM SAT. WORK WILL EXCLUDE
CHRISTMAS, THANKSGIVING, NEW YEARS DAY, MEMORIAL DAY, LABOR DAY, AND THE FOURTH OF JULY.
- DUST WILL BE CONTROLLED BY WATER TRUCKS AS NEEDED AND BY SPRAY BARS LOCATED AT DISCHARGE POINTS
ON PRODUCTION EQUIPMENT.
- EQUIPMENT USED SHALL CONSIST OF A LOADER, STACKING CONVEYORS, A SEEDER (JAW CRUSHER), A GENERATOR,
AND SUPPORT EQUIPMENT (SCREENING AND SMALL CONVEYORS). PLEASE NOTE THAT THE CONFIGURATION OF THE
EQUIPMENT WILL CHANGE THROUGHOUT EACH PHASE. PLEASE NOTE THAT EVERY PIECE OF EQUIPMENT IS
PORTABLE. PLEASE NOTE THAT THE MINE SAFETY AND HEALTH AGENCY CONTROLS THE NOISE LEVEL OF THE MINING
OPERATION. PER SECTION 12.10(D) OF THE GAINES TOWNSHIP ZONING ORDINANCE, OTHER THAN BEEPERS THAT ARE
REQUIRED BY LAW, ANY EQUIPMENT USED IN THE MINING OPERATION WHICH EMITS NOISE LOUDER THAN 85
DECIBELS AT A DISTANCE OF 50 FEET WHEN OPERATING SHALL NOT BE LOCATED CLOSER THAN 1320' TO THE
NEAREST OCCUPIED BUILDING.
- ALL PROCESSING OF MINED MATERIAL TO TAKE PLACE AT EXISTING PROCESSING PLANT LOCATED AT 100TH STREET
AND EASTERN AVE. ALL PROCESSED MATERIAL WILL BE STOCKPILED HERE AS WELL.
- A SOIL EROSION, SEDIMENT CONTROL PERMIT AS REQUIRED BY STATUTE SHALL BE OBTAINED PRIOR TO
COMMENCEMENT OF ANY EARTHWORK.
- AN NPDES PERMIT AS REQUIRED BY STATUTE WILL BE OBTAINED PRIOR TO COMMENCEMENT OF THE PROJECT.
- AS THE DEVELOPMENT PROGRESSES TO THE NEXT PHASE, THE PREVIOUS PHASE WILL BE RECLAIMED. STOCKPILES
WILL BE LOCATED ON THE CURRENT PHASE.
- ALL STORMWATER RUNOFF TO BE CONTAINED ON SITE DURING MINING OPERATION.
- APPLICANT IS REQUESTING A 7 YEAR MINING PERMIT WITH OPTION TO REQUEST (4) 2-YEAR EXTENSIONS AS MAY BE
REQUIRED.



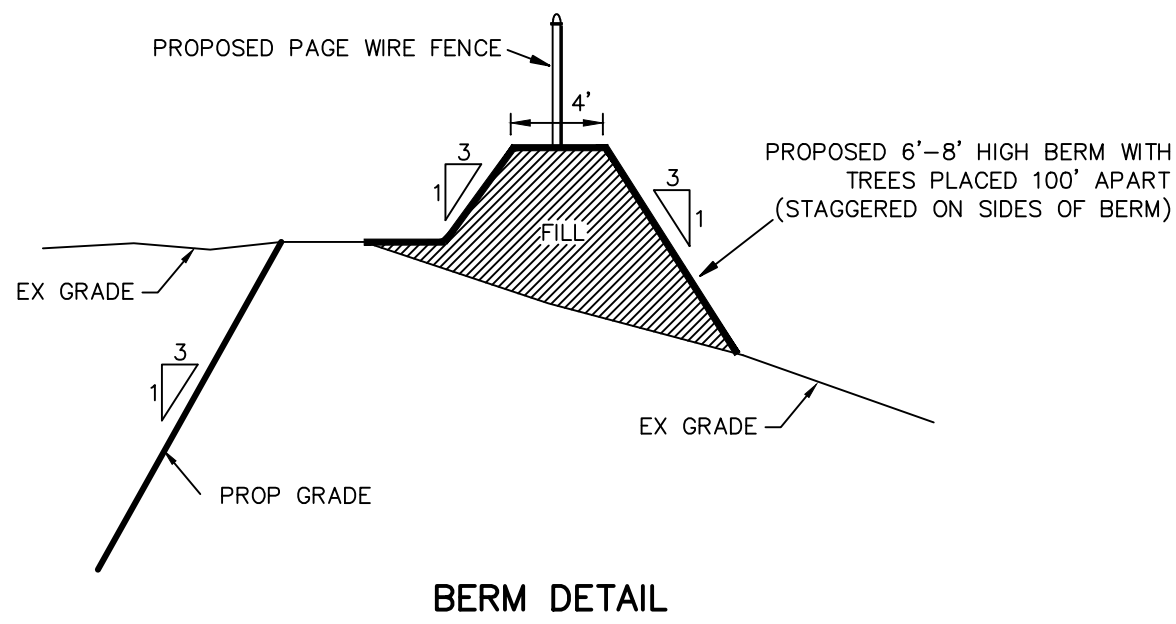
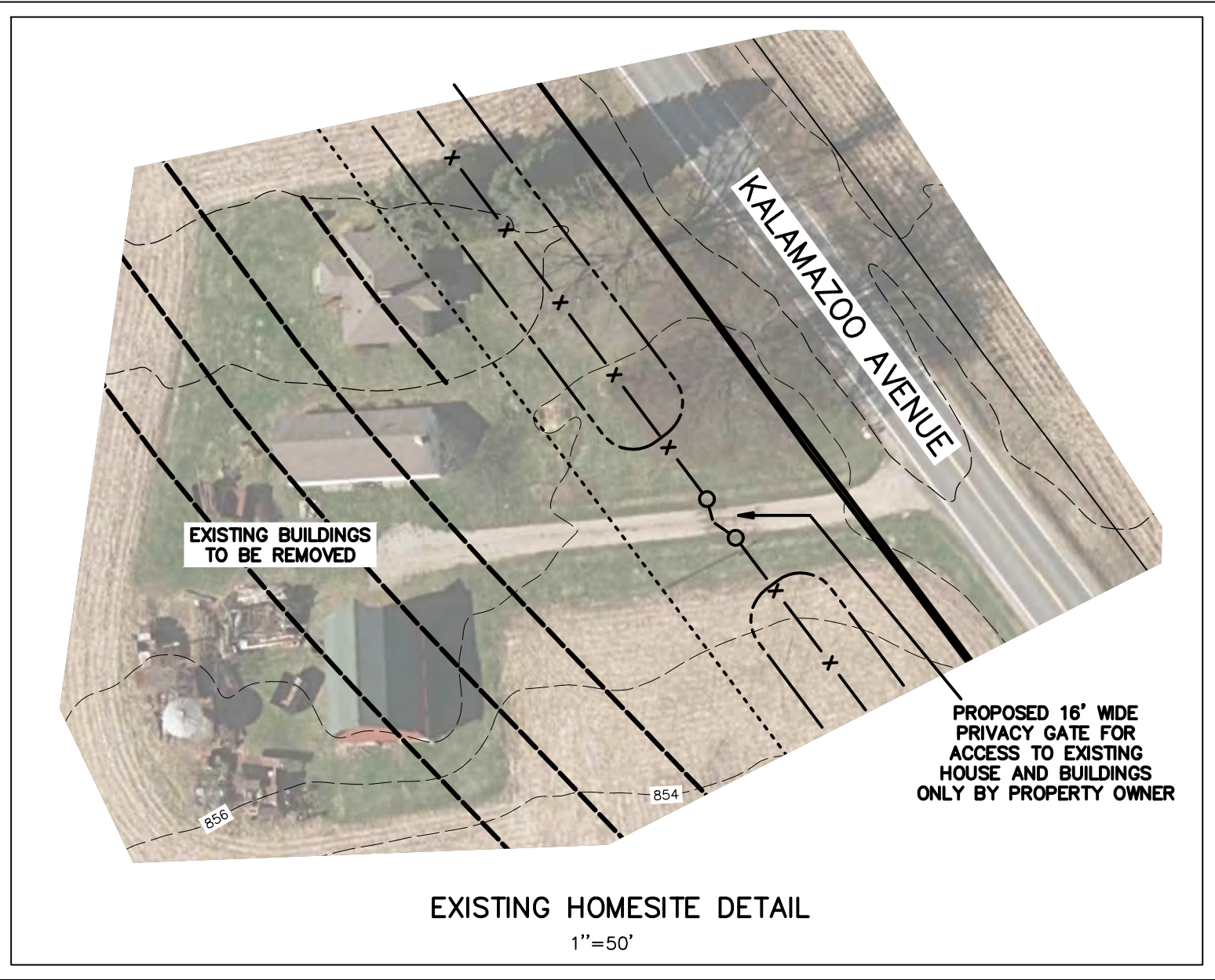
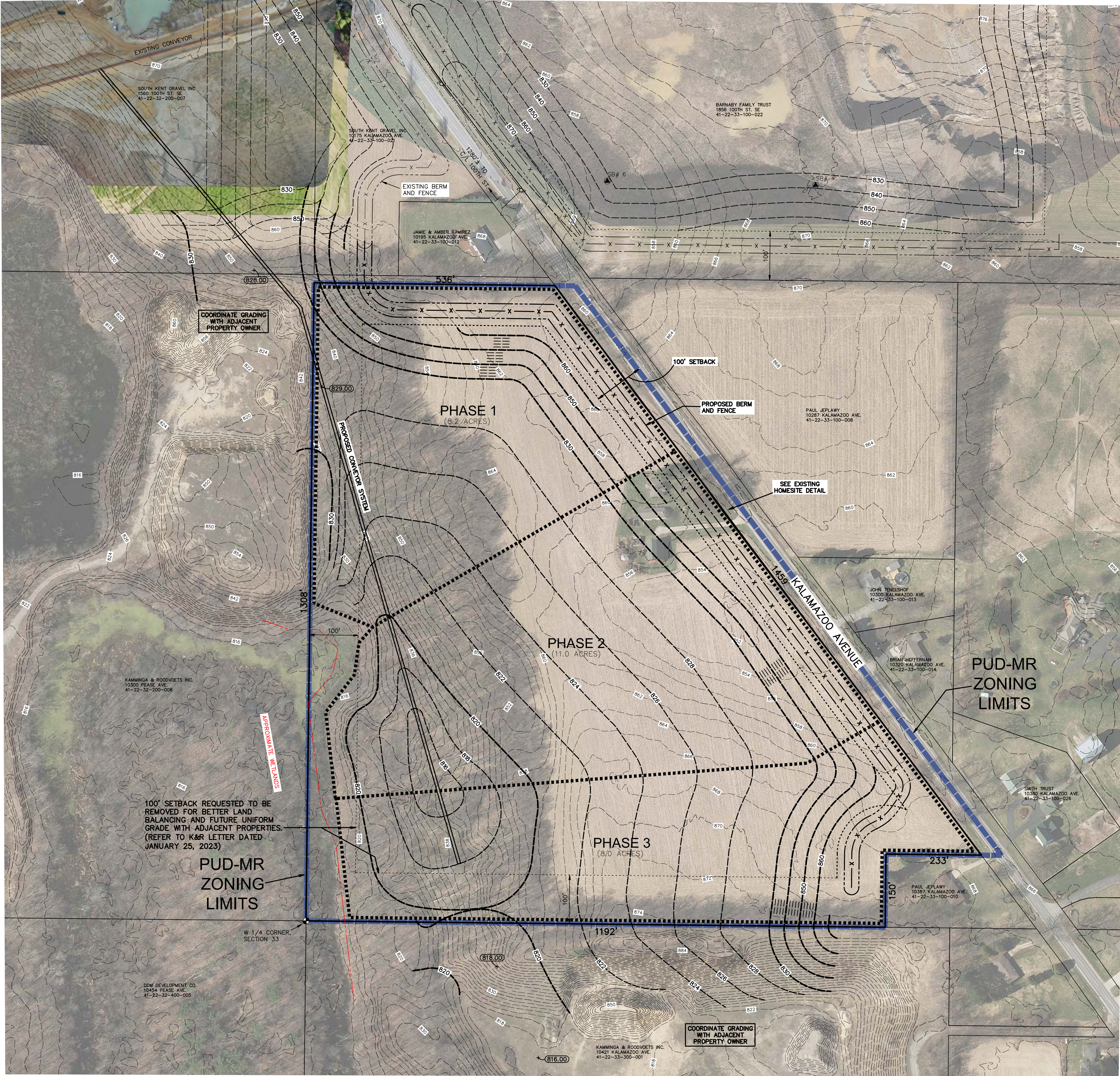
SCALE: 1" = 400'
10' CONTOUR INTERVAL



LOCATION MAP

OVERALL PLAN
10287 KALAMAZOO AVENUE SE
FOR: STONECO OF MICHIGAN, INC.
ATTN: TONY HALLORAN
3700 PATTERSON ROAD
MIDDLEVILLE, MI 49333
IN: PART OF SECTION 33, T5N, R11W, GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

			
04/13/23	ADDED NOTE FOR SETBACK REMOVAL	DRAWN BY: JDR	PROJ. ENG.: DDG
DATE	REVISION	APPROVED BY: DDG	PROJ. SURV.: VAD
		FILE NO.: 222225E	DATE: 01/25/2023
		SHEET 1 of 2	



TEST HOLE #1 AT CENTER OF PROPERTY
0'-1' TOPSOIL
1'-3' CLAY OVERBURDEN
3'-18' SAND AND STONE

TEST HOLE #2 AT SOUTH END OF PROPERTY
0'-1' TOPSOIL
1'-5' CLAY OVERBURDEN
5'-20' SAND AND STONE

TEST HOLE #3 AT NORTH END OF PROPERTY
0'-1' TOPSOIL
1'-6' CLAY OVERBURDEN
6'-19' SAND AND STONE

TEST HOLES TAKEN ON 01/23/23 BY STONECO

RESTORE FINISH SURFACE OF SITE WITH TOPSOIL AND SEED FOR VEGETATIVE COVER. LAND END USE TO BECOME AGRICULTURAL, CONSISTENT WITH THE ORIGINAL ZONING FOR THIS SITE.

LEGEND

- UTILITY POLE & GUY WIRE
- OVERHEAD WIRES
- EXISTING CONTOUR
- PROPOSED CONTOUR
- APPROXIMATE WETLANDS PER NATIONAL WETLANDS INVENTORY

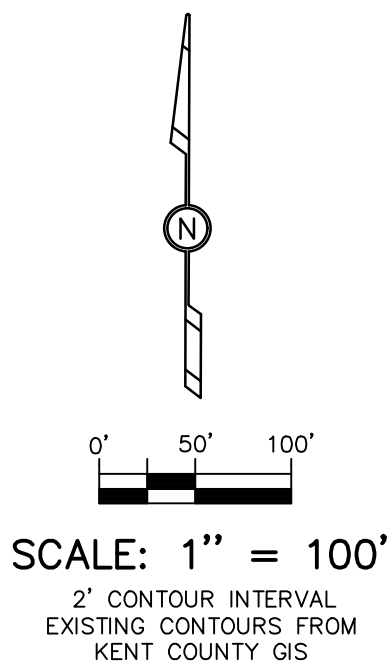


OPERATION, RESTORATION AND END USE PLAN

10287 KALAMAZOO AVENUE SE
FOR: STONECO OF MICHIGAN, INC.
ATTN: TONY HALLORAN
3700 PATTERSON ROAD
MIDDLEVILLE, MI 49333
IN: PART OF SECTION 33, T5N, R11W, GAINES TOWNSHIP, KENT COUNTY, MICHIGAN



04/13/23	ADDED NOTE FOR SETBACK REMOVAL	JDR	DRAWN BY: JDR	PROJ. ENG.: DDG	SHEET
DATE	REVISION	BY	APPROVED BY: DDG	PROJ. SURV.: VAD	2 of 2
			FILE NO.: 222225E	DATE: 01/25/2023	





PLANNING COMMISSION

Meeting Date: January 22nd, 2026

AGENDA ITEM: 6.D

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

Meets Standard. 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'	Yes	

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 is 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. The proposed addition to building #4 is in accordance with required 50-foot setbacks.

B. LIGHTING: Lighting plans shall demonstrate compliance with all requirements and shall be designed to ensure safe conditions and minimal impact on neighboring properties and the night sky (Chapter 19)

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

C. PARKING AND LOADING: Parking lot design shall demonstrate compliance with all dimensional and circulation requirements and shall be arranged to provide safe and convenient access to buildings and land uses (Chapter 20). If applicable, stacking and loading spaces shall be designed to minimize the impact on internal circulation routes and off-site traffic patterns.

Meets Standard. 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: Pedestrian and bicycle travel shall be accommodated in accordance with this Ordinance (Section 21.20). Acceptable traffic conditions shall be maintained (Section 21.30). Driveway placement, connectivity, and shared access shall be designed to promote safe and efficient access to and from the site and circulation within the site. Compliance with access management requirements shall be demonstrated (Section 21.40). All sites and buildings shall be accessible to emergency service vehicles and personnel to respond to emergencies and calls for service. Streets and driveways shall conform to the requirements of Chapter 22.

Meets Standard. 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: All applicable landscaping, buffering, screening, and environmental requirements shall be satisfied (Chapter 23), and sites shall not be significantly disturbed in ways beyond what is appropriate for the reasonable development of a site. Site plans shall demonstrate that the impact of exterior uses and activities is minimized by required landscaping and screening.

Meets Standard. 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: Stormwater detention, retention, and drainage systems shall be designed to protect neighboring properties from the negative impacts of increased stormwater run-off and flooding. Systems shall be designed to function with public stormwater drainage systems under the authority of the Kent County Drain Commission, Kent County Road Commission, or the Michigan Department of Transportation (MDOT).

Meets Standard. 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: Proposed signs shall meet dimensional and location requirements and shall be placed in locations that limit driver distraction and prevent visual clutter (Chapter 24).

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

H. WATER AND SEWER: Public water and sewer connections shall be approved by the Byron Gaines Utility Authority (BGUA) in accordance with Section 17.90 B as applicable. The site plan will not overburden BGUA's ability to provide public services while at the same time adequately providing for sewage collection and treatment

Meets Standard. 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

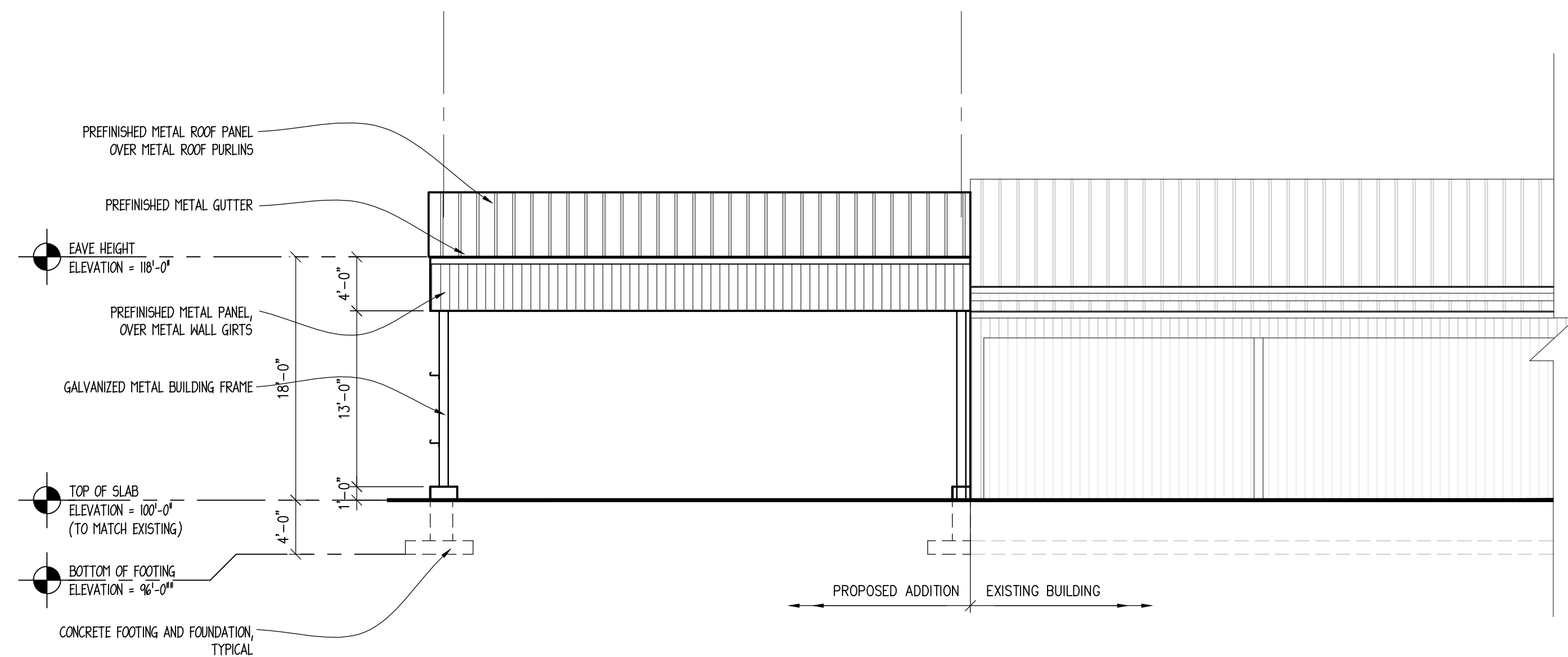
Applicants must secure all applicable outside agency approvals, including but not limited to the Kent County Health Department, Kent County Road Commission, Kent County Drain Commission, Fire Department, and State of Michigan regulatory agencies. Securing applicable approvals may also be a condition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

STAFF RECOMMENDATION

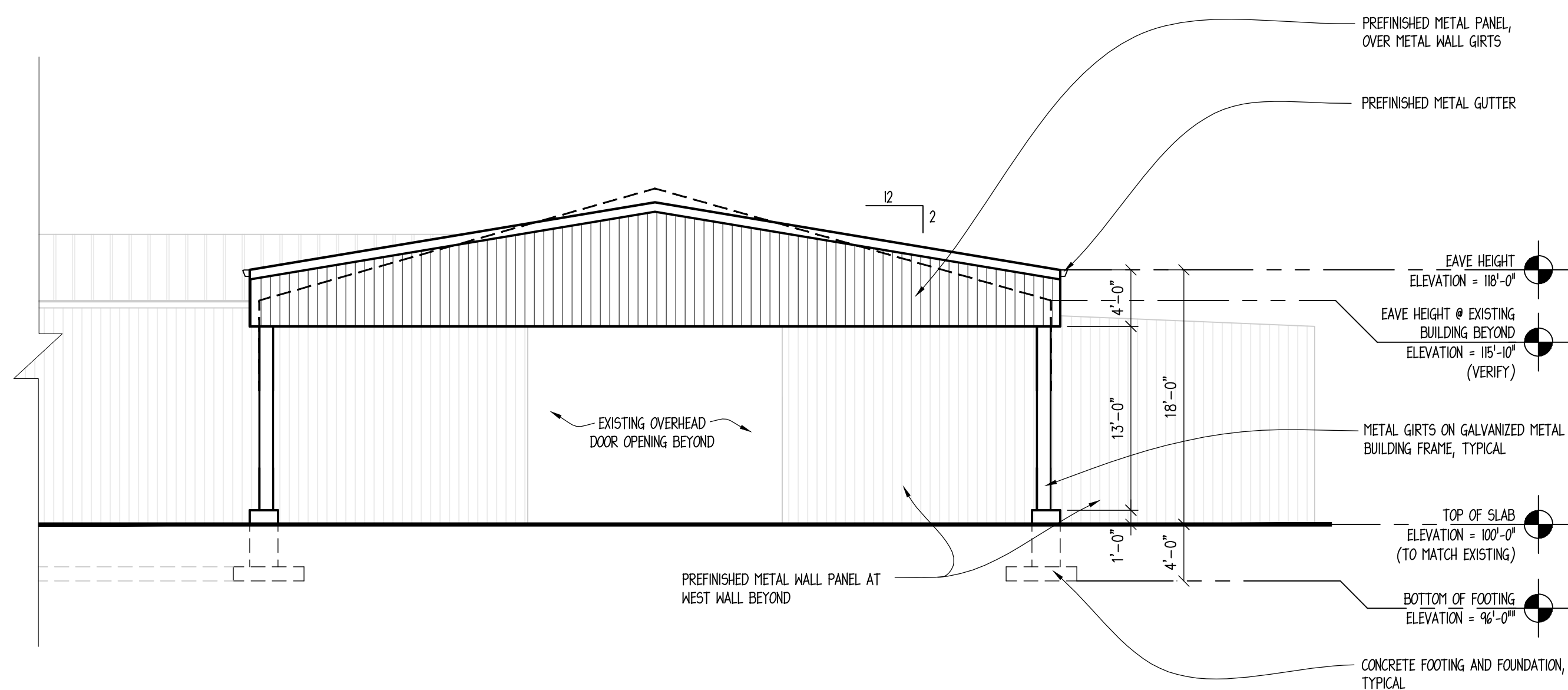
Staff endorses approval of the request for site plan review, with the recommendation that the Planning Commission consider the request for reduction in parking.

If the Planning Commission finds the reduction acceptable the motion should specify the waiver.

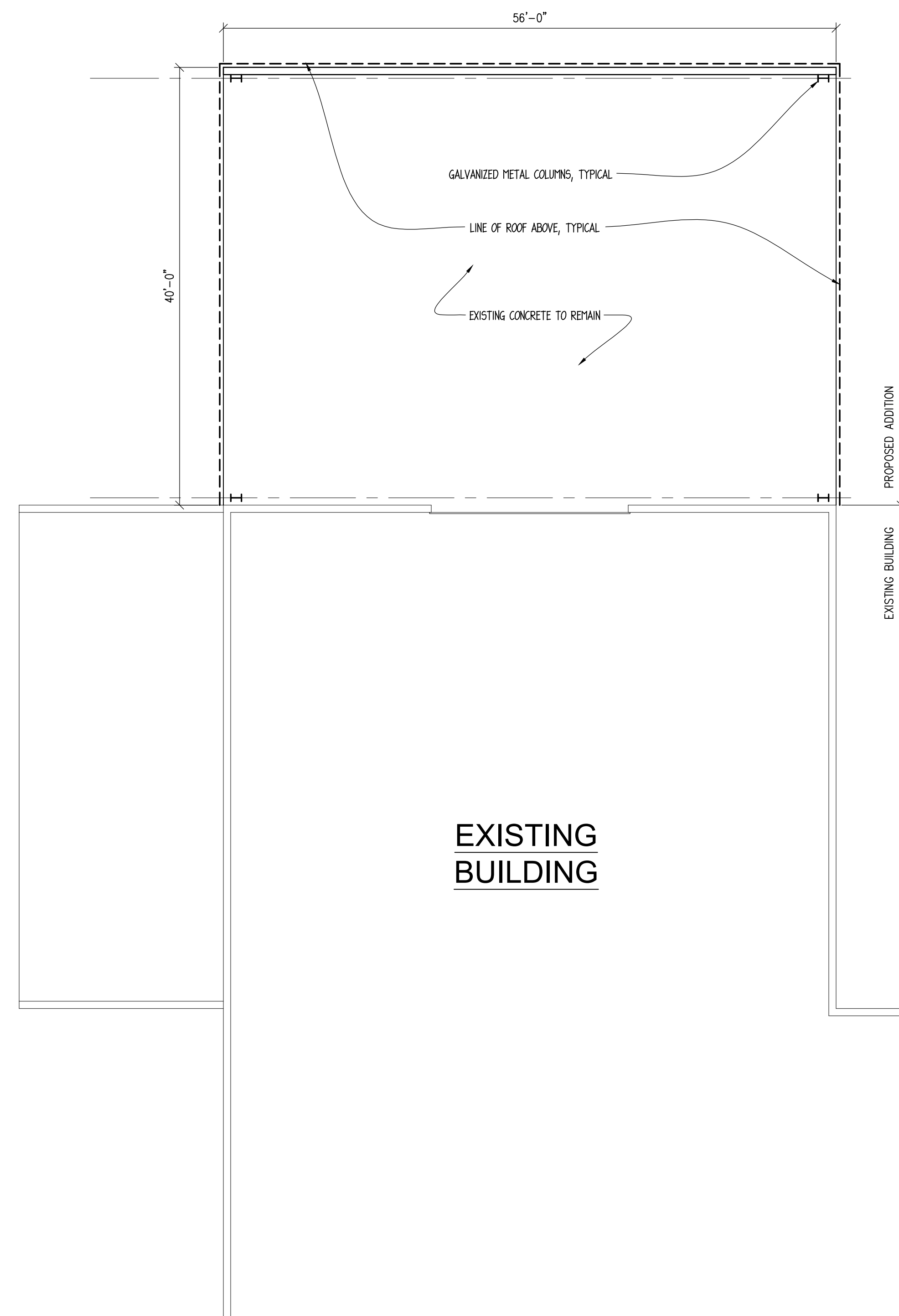




3 NORTH ELEVATION — BUILDING #1
 A-1 SCALE: 1/8" = 1'-0"



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



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

PRELIMINARY
 NOT FOR CONSTRUCTION

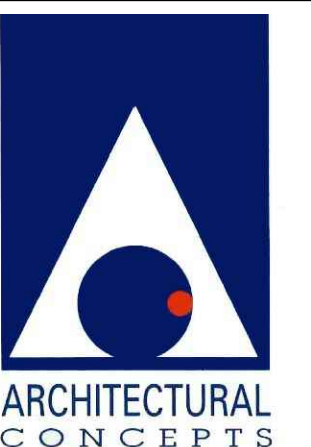
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DATE	REVISION
11-20-2025	FOR SITE PLAN APPROVAL

PROPOSED BUILDING ADDITIONS FOR:



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

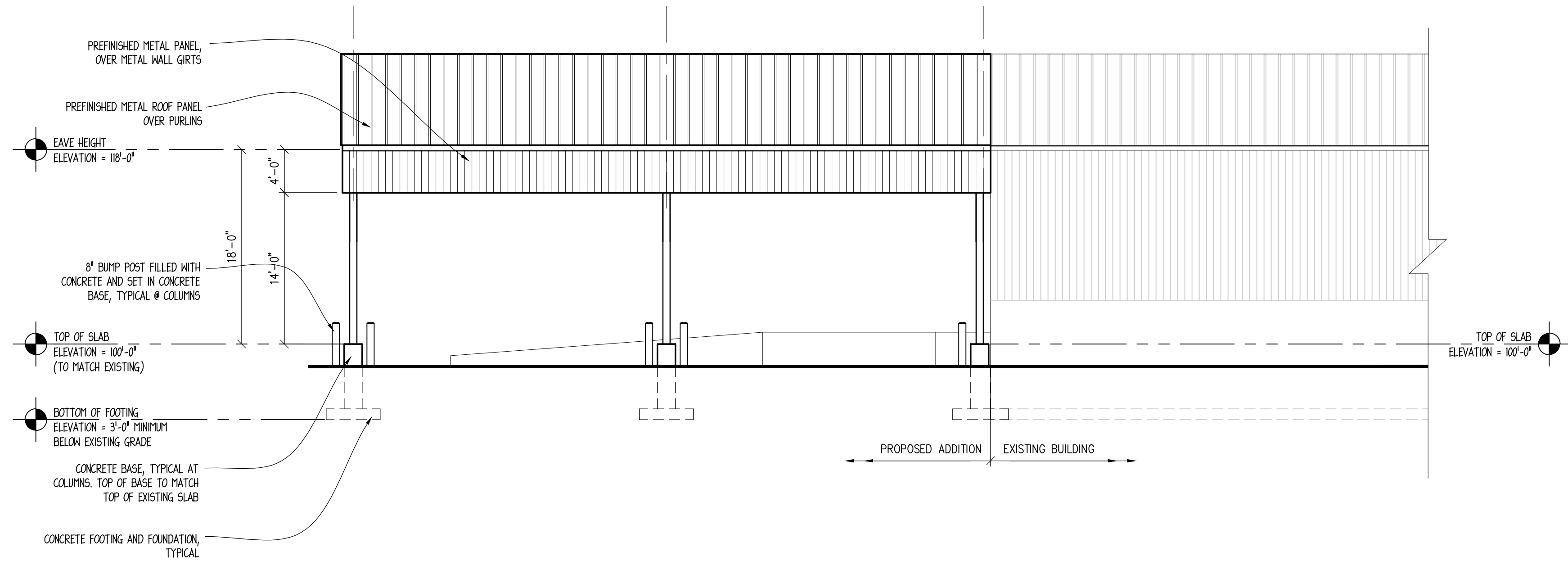


ARCHITECTURE
 PLANNING
 ENGINEERING
 6650 CROSSING DRIVE, S.E.
 GRAND RAPIDS, MI 49508
 (616) 554-1222
 FAX (616) 554-1225

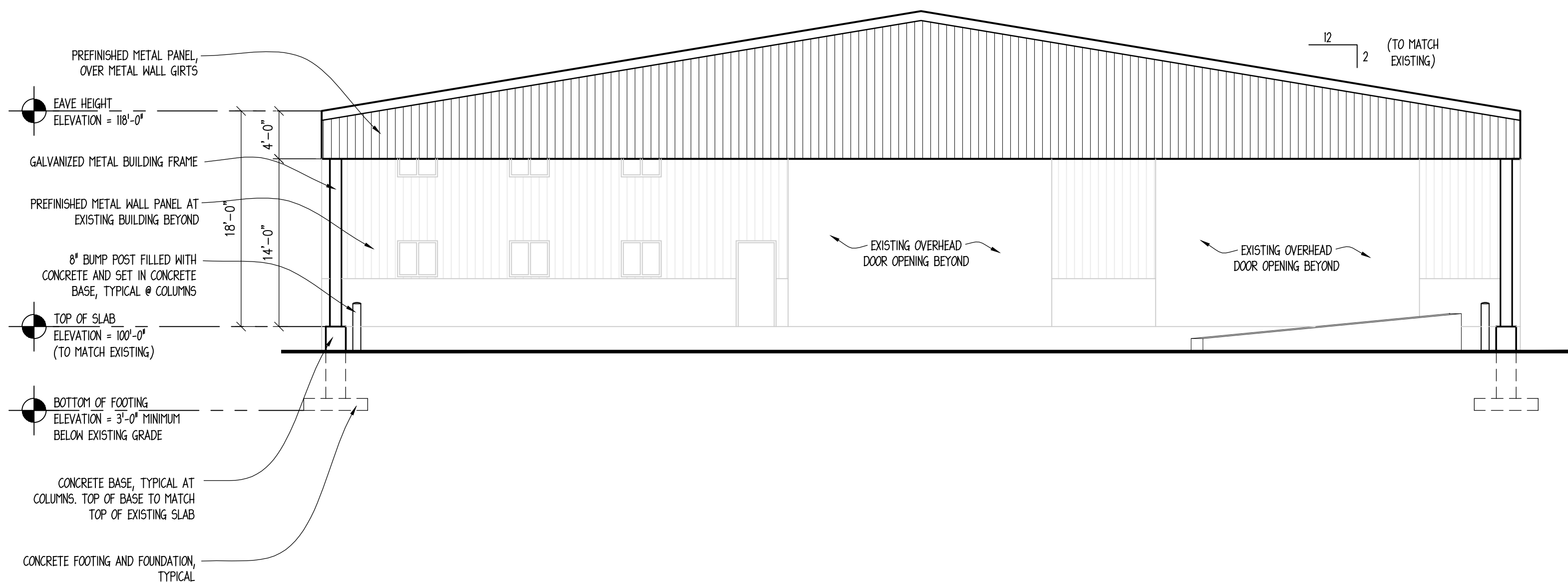
DATE NOVEMBER 20, 2025 PROJECT No. -

SHEET No.

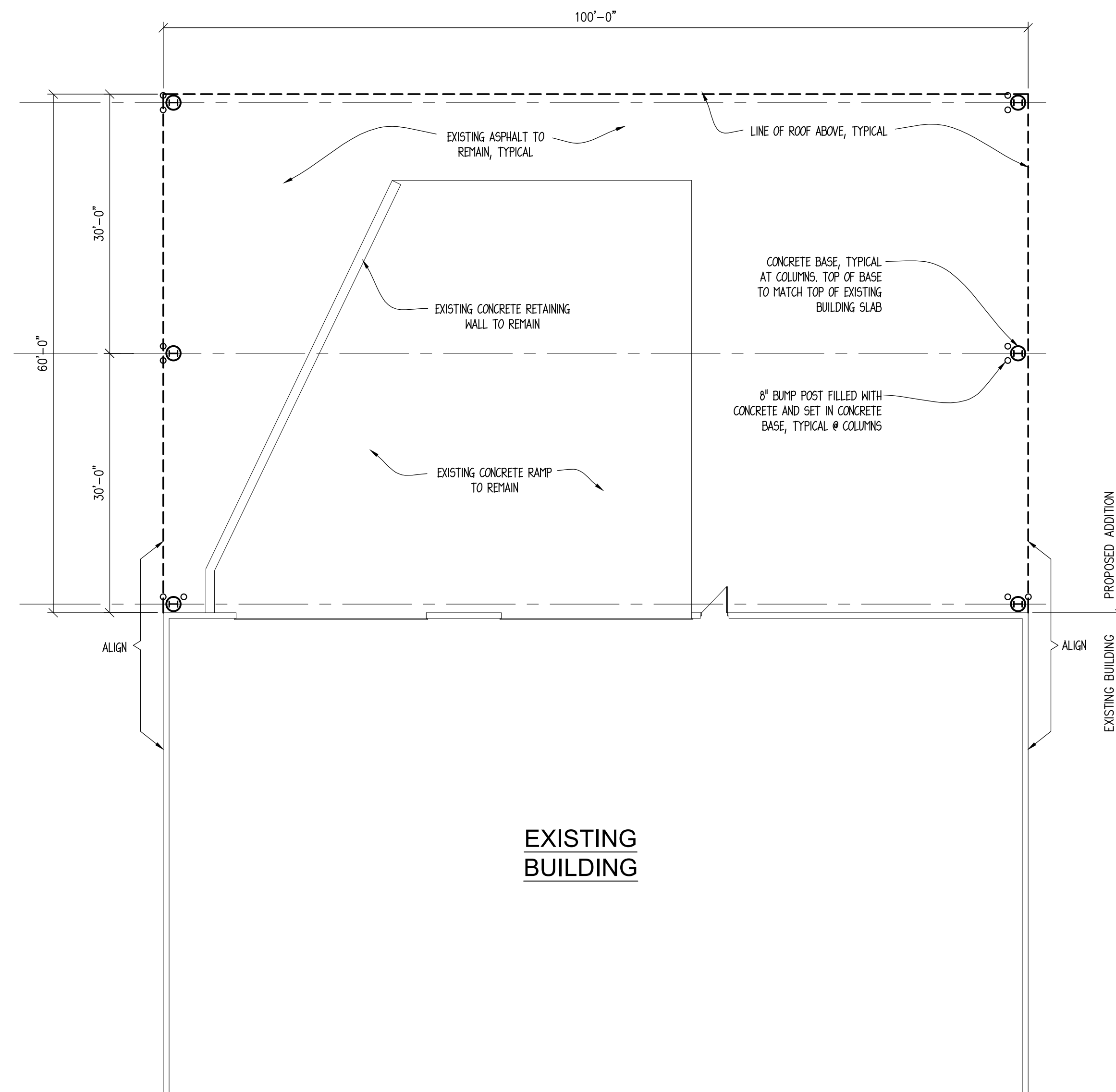
A-1



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"

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

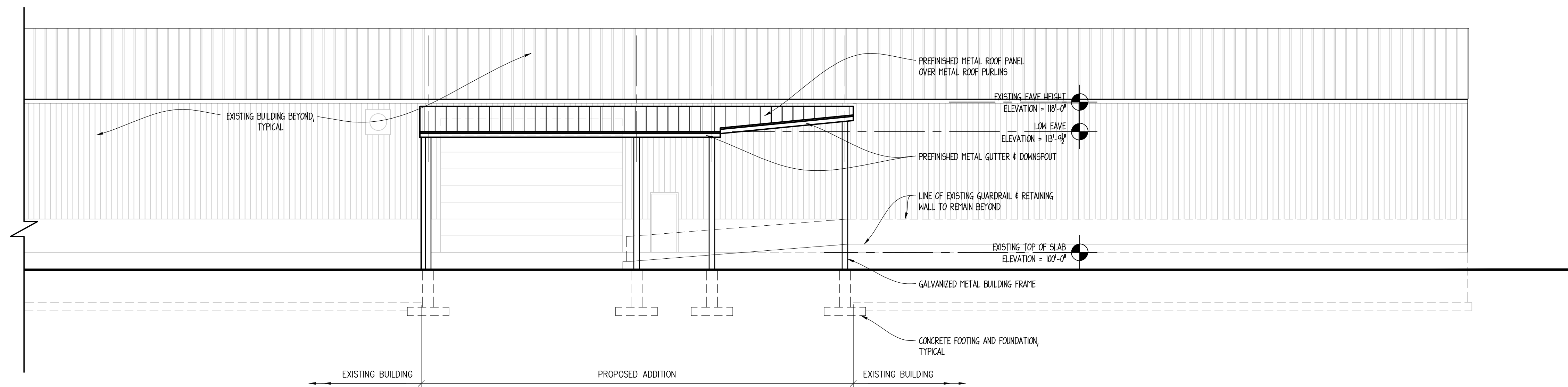


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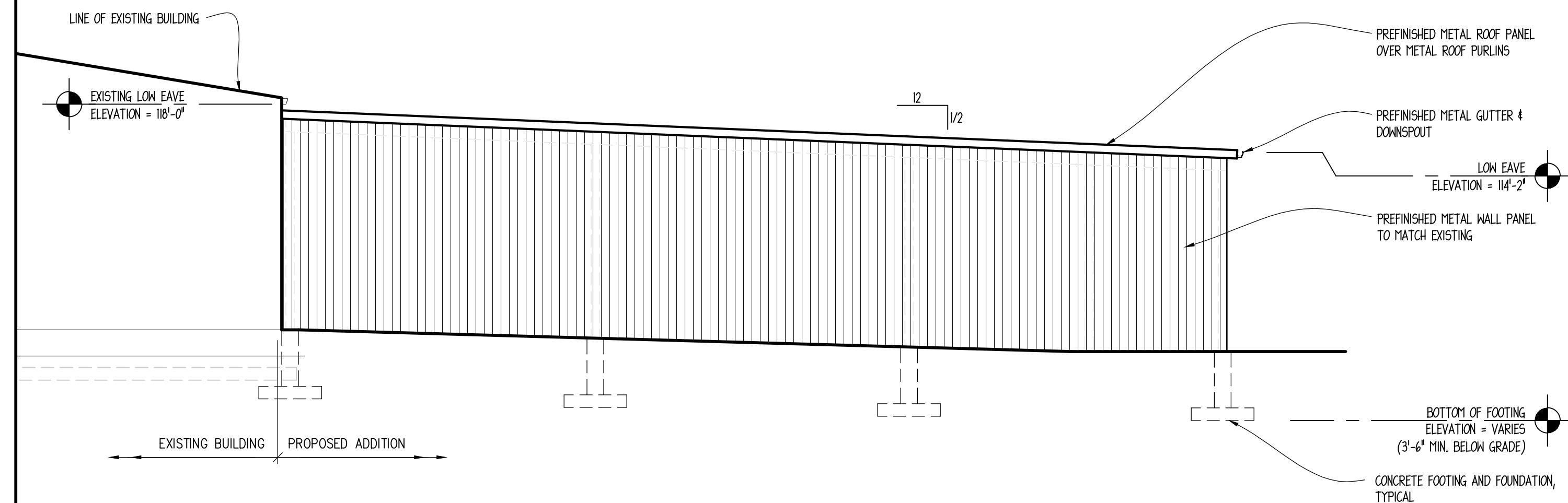
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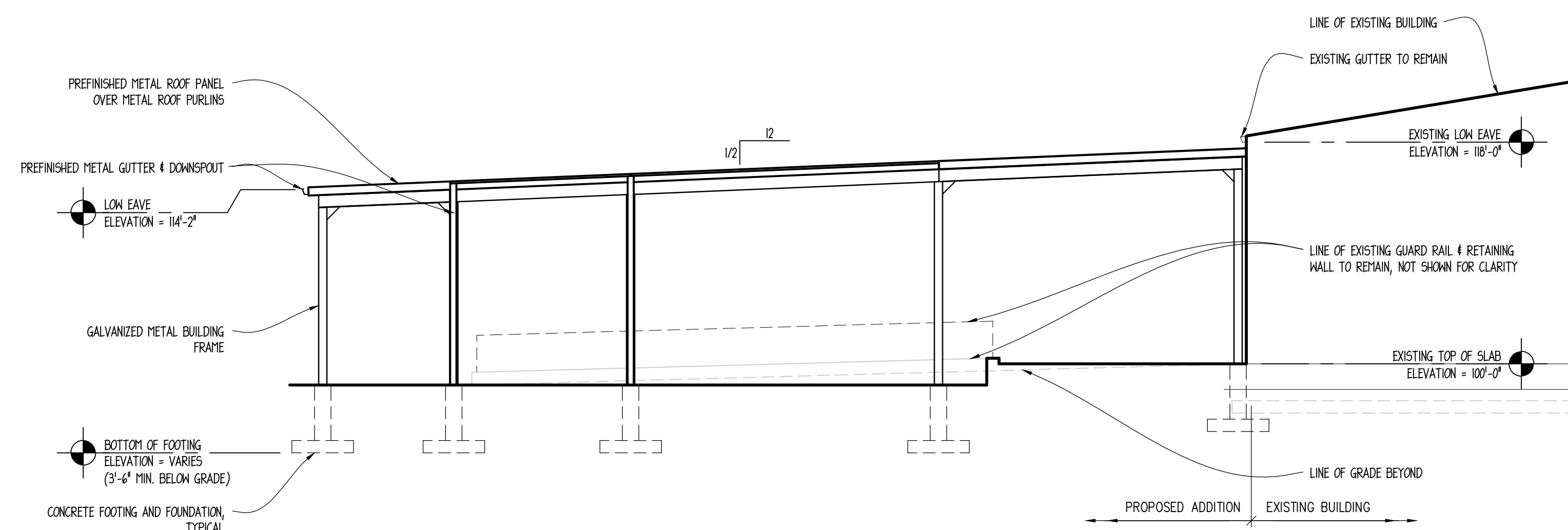
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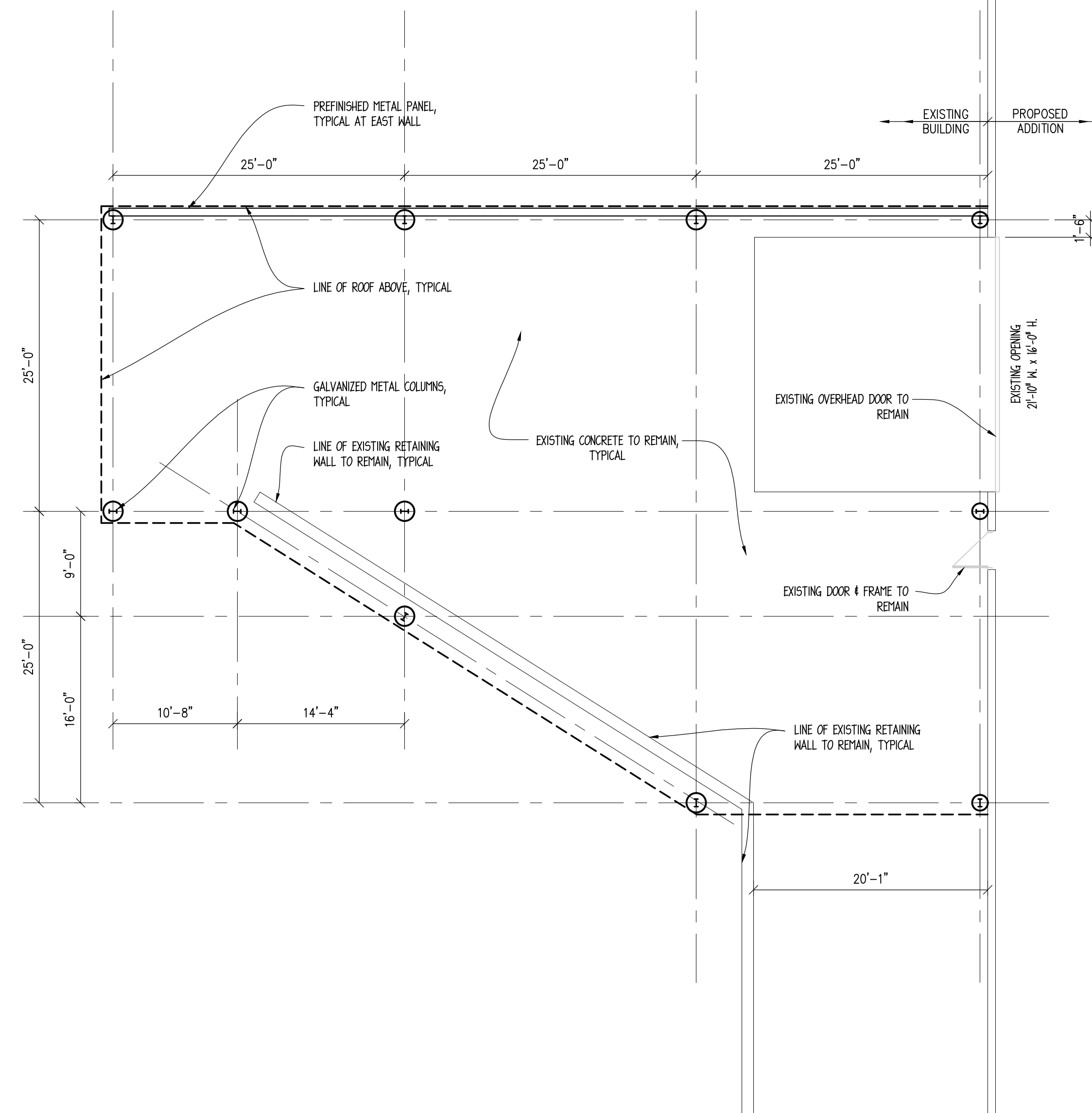
5 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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

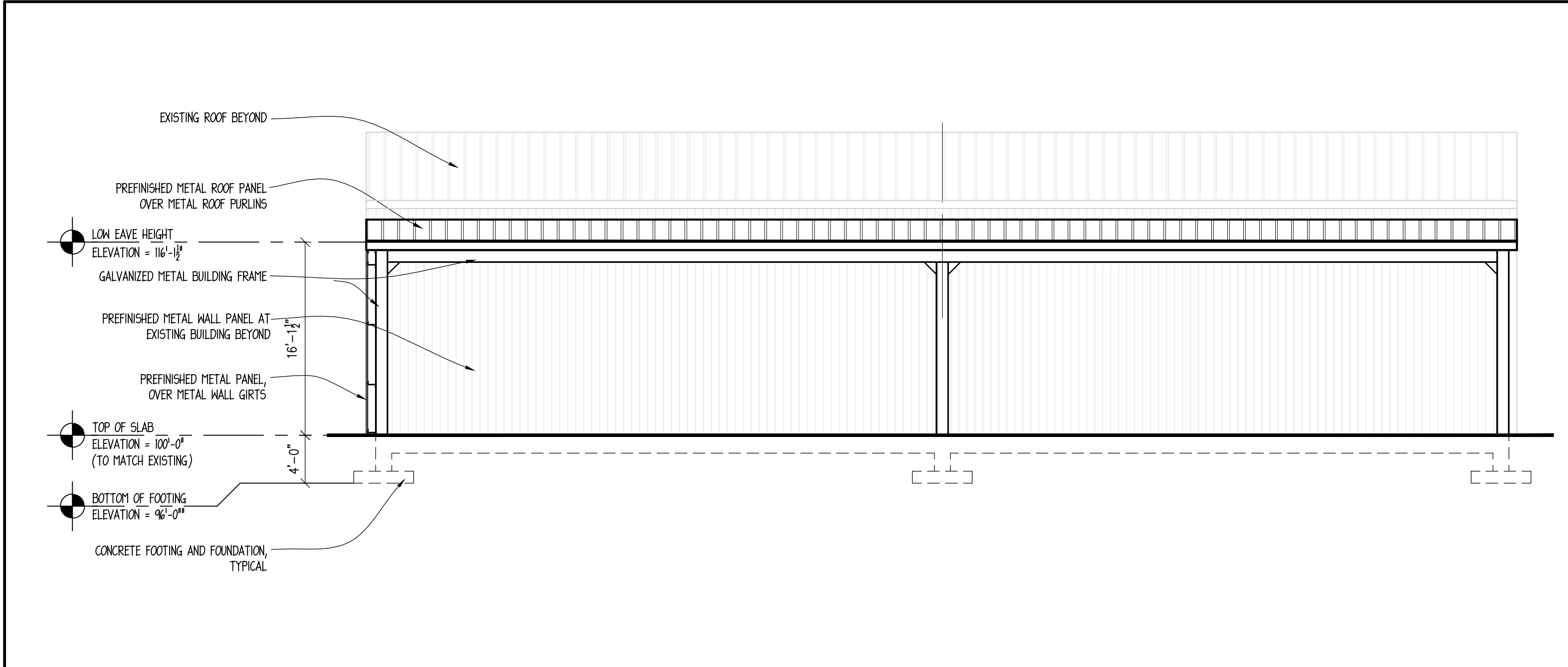


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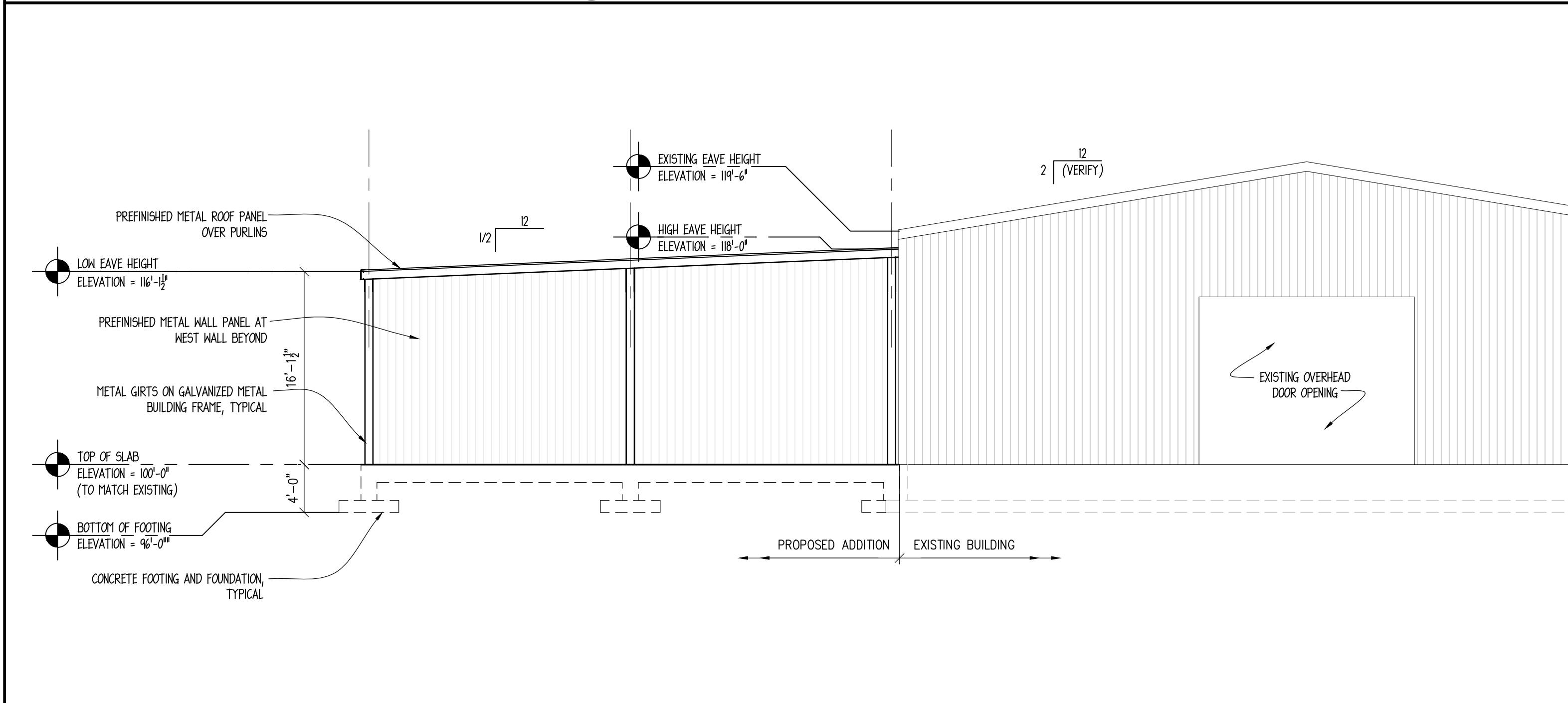
DATE: NOVEMBER 20, 2025 PROJECT No. -

SHEET No.

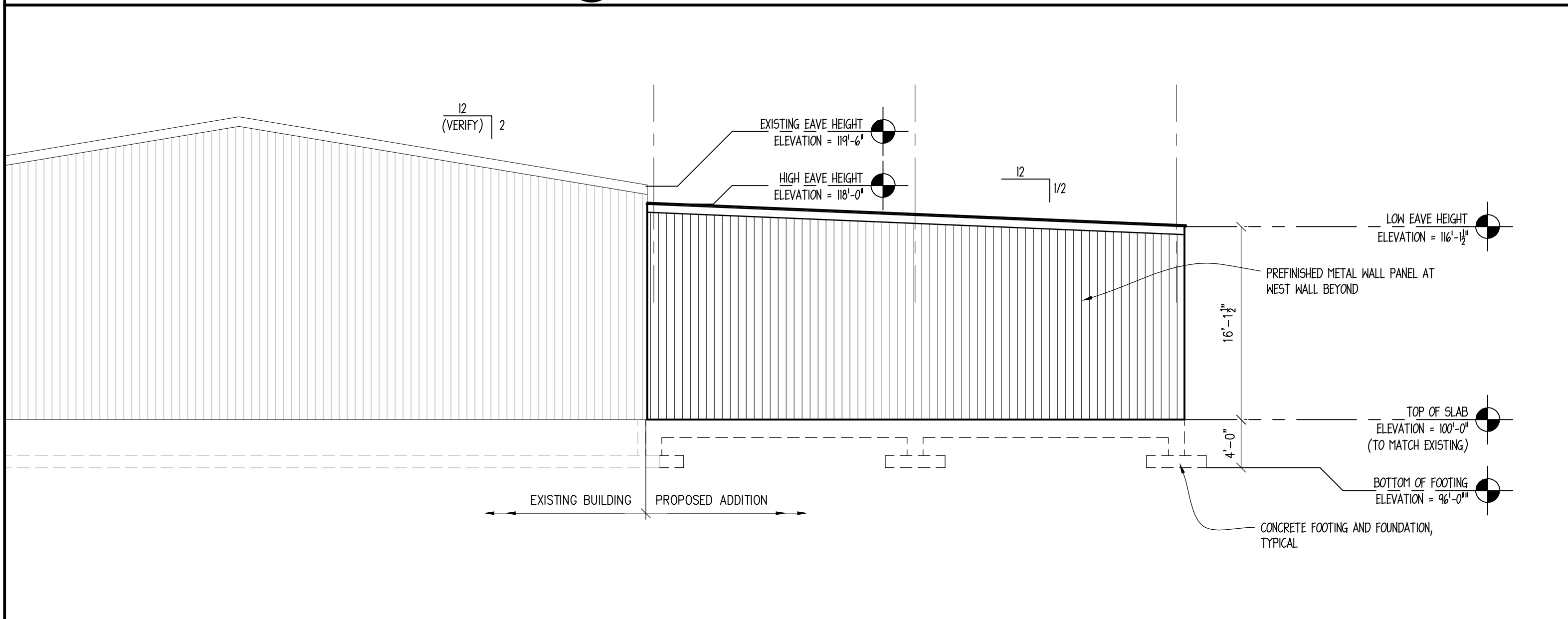
A-3



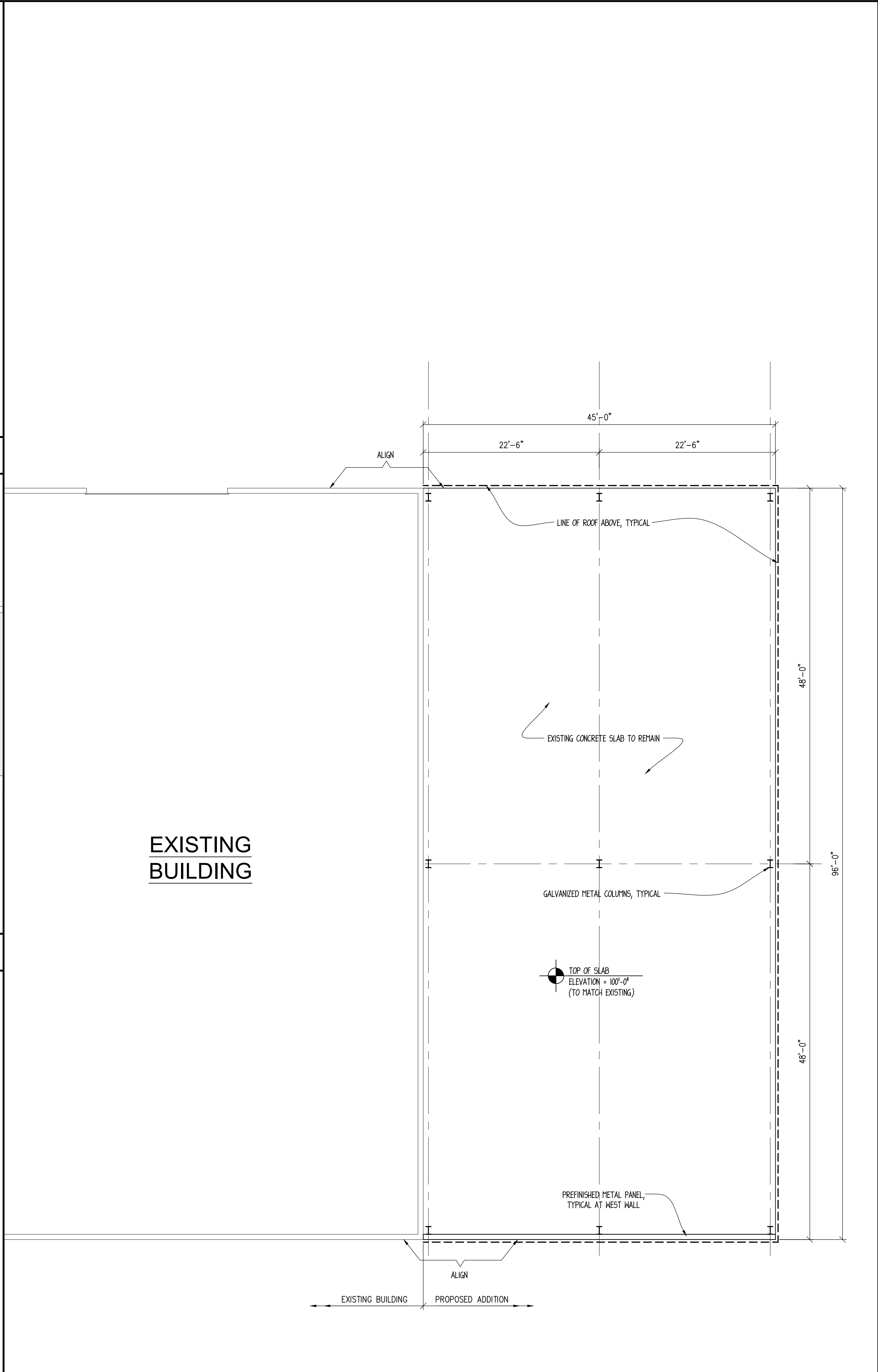
4 SOUTH ELEVATION — BUILDING #4
SCALE: 1/8" = 1'-0"



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"

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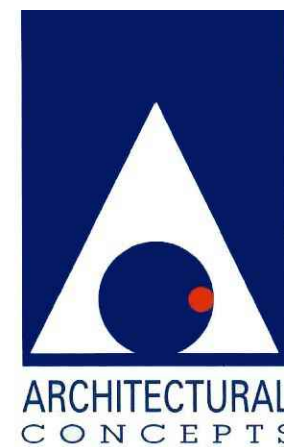
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6925 DUTTON INDUSTRIAL DR. S.E.
CALEDONIA, MI 49316



ARCHITECTURE
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ENGINEERING

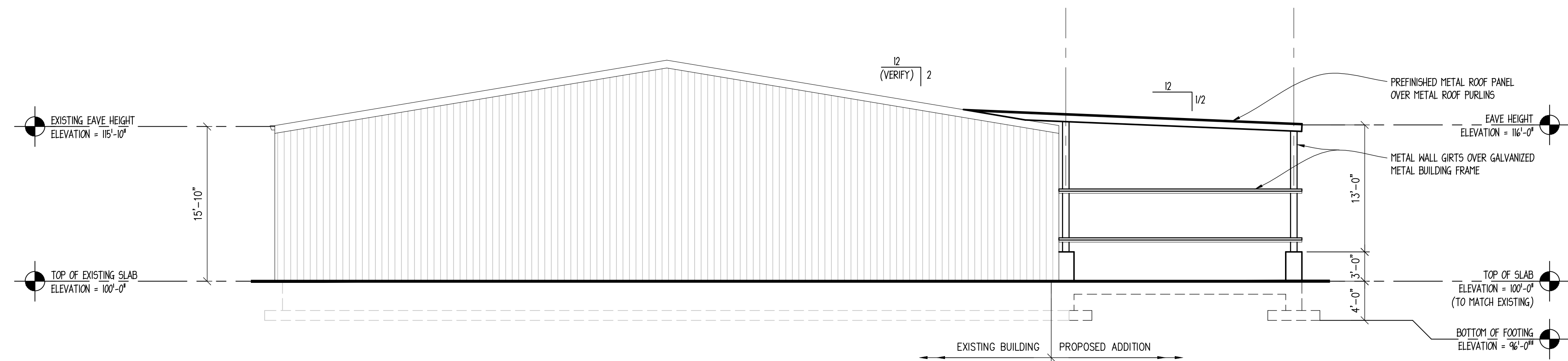
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GRAND RAPIDS, MI 49508
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DATE
NOVEMBER 20, 2025

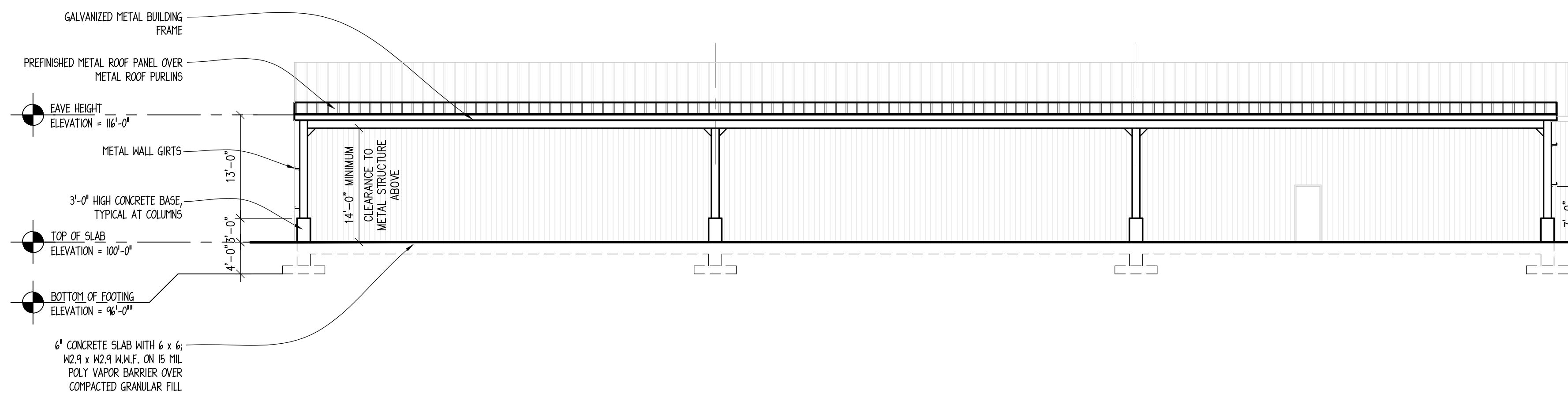
PROJECT No.

SHEET No.

A-4

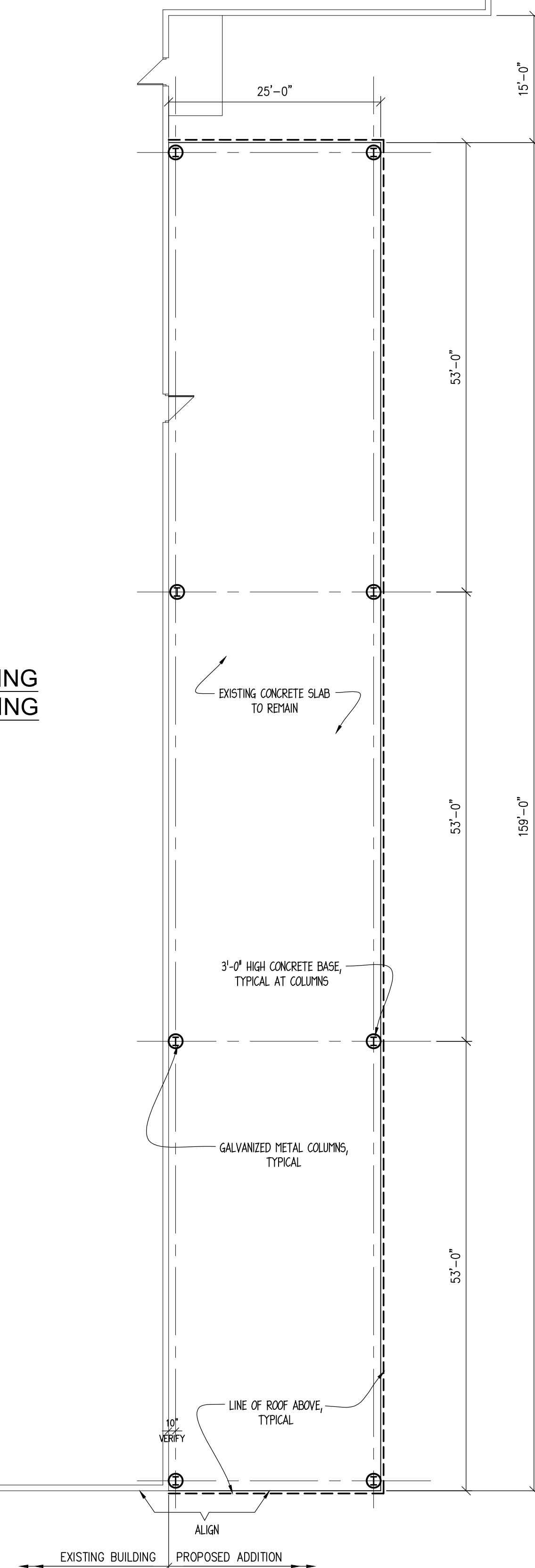


3 WEST ELEVATION - BUILDING #5
 A-5 SCALE: 1/8" = 1'-0"



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
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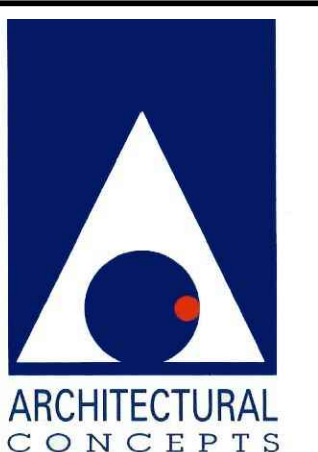
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PROPOSED BUILDING ADDITIONS FOR:



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

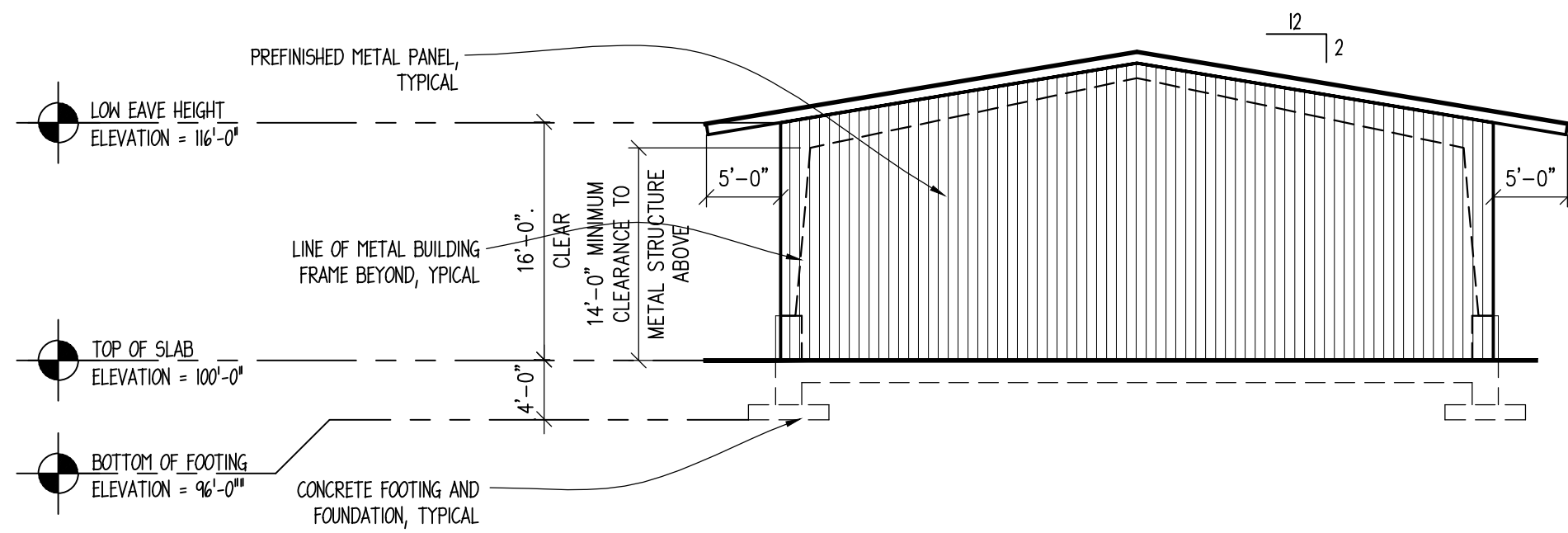


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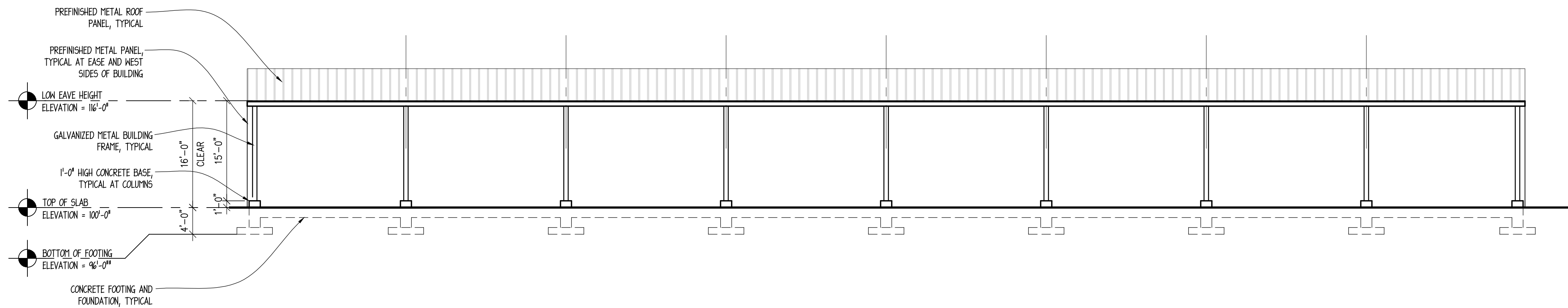
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SHEET No.

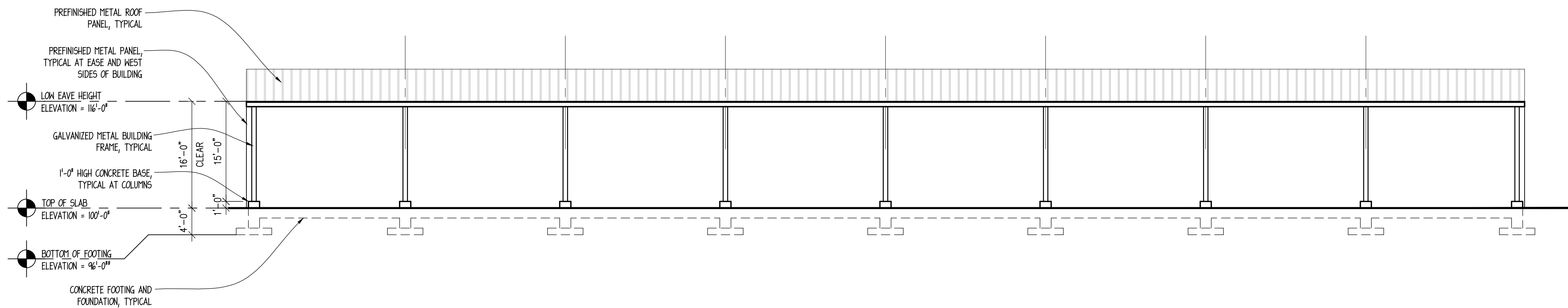
A-5



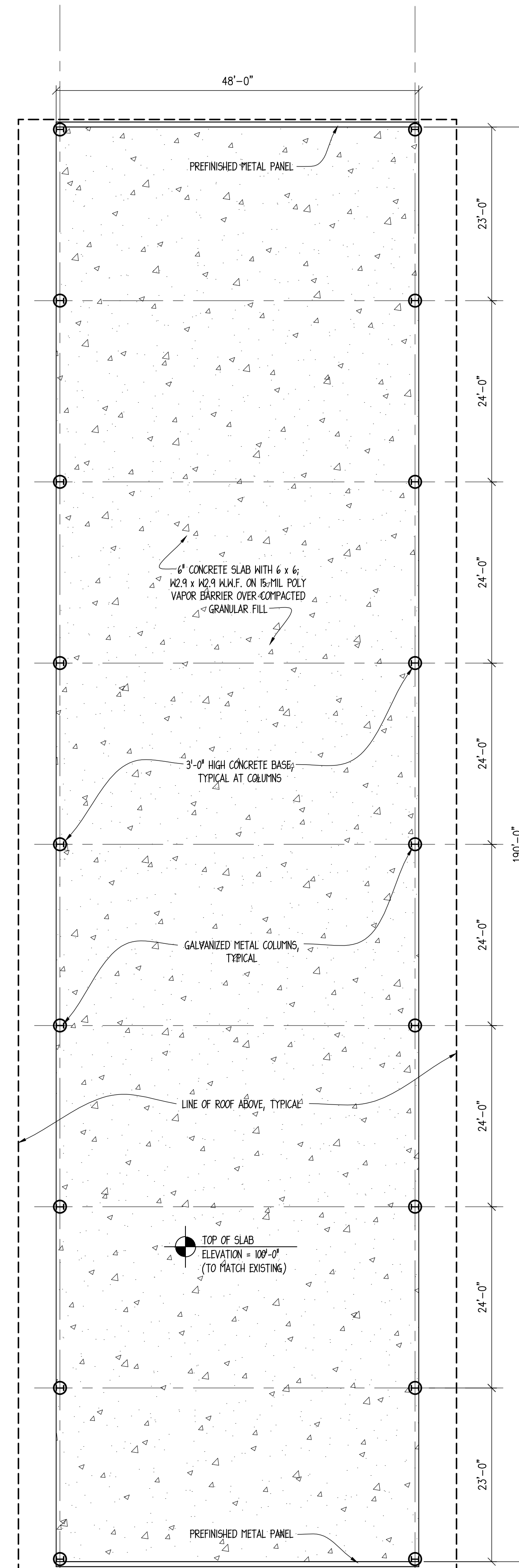
4 WEST ELEVATION – BUILDING #6 (EAST ELEVATION MIRRORED)
A-6 SCALE: 3/32" = 1'-0"



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
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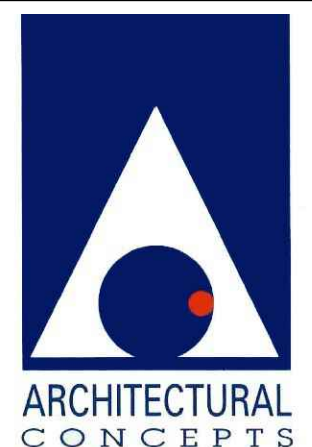
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PROPOSED BUILDING ADDITIONS FOR:



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



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•
6650 CROSSING DRIVE, S.E.
GRAND RAPIDS, MI 49508
(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



Vriesman
& Korhorn

December 12, 2025
1564

Via Email: dan.wells@gainestownship.org

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

RE: Kamps Hardwoods – Site Plan Review
Section 11, Gaines Charter Township

Dear Dan:

We have reviewed the site plan for the proposed building additions to the existing Kamps Hardwoods facilities located at 6925 Dutton Industrial Drive that we received on November 21, 2025. We provide the following comments for the consideration of the Applicant and the Planning Commission:

1. The Applicant's Engineer shall submit stormwater management calculations for the proposed site improvements. The calculations must include at a minimum: a complete copy of the most recent version of the LGROW spreadsheet filled out for the site with a minimum of 2 subcatchments and all other associated sheets used in the document, pond sizing calculations, maps showing the overall and sub-catchment drainage areas, associated C-factors, rainfall intensities, and pipe sizing calculations for the site.
2. The Applicant's Engineer shall accurately show the existing public utilities located on this site. The watermain on site is shown differently than the available information from record plans. We note that Record Plans do not show a water service running to the existing 100'x200' building on the south of the site.
3. The Applicant's Engineer shall accurately show the existing public utility easement on the site.
4. The Applicant will be required to move the existing water service/fire protection lines shown running to the existing 100'x200' building on the south of the site out from the footprint of the proposed canopies.

Dan Wells, Community Development Director

December 12, 2025

Page 2

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

Sincerely,

VK Civil

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

Jeffrey M. Gritter, P.E

JMG/nfb

- c. Bob Terpstra, Supervisor
- Rod Weersing, Township Manager
- Dakota Swan, Assistant Planner
- Tracy Lawrence, Water & Sewer Administrator
- John Stuyfzand, Building Inspector
- Ken Van Hall, Fire Chief
- Pat Quick, Fire Marshall
- Barry Korhorn, Byron Gaines Utility Authority
- Dave Hanko, P.E., Feenstra, Inc.