

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

DRAFT Agenda

7:00 p.m. – Thursday, July 25th, 2024

- I. Call to Order and Roll Call**
- II. Consideration of Agenda**
- III. Consideration of Meeting Minutes**
 - a. Consideration of June 27th, 2024, Planning Commission Regular Meeting Minutes
- IV. Inquiry of Conflict of Interest**
- V. Public Comment**
- VI. New Business**
 - 1. Public Hearings**
 - a. 4142 92nd Street – Special Use Permit – Solar Panels
 - b. 10648 Eastern Avenue – Special Use Permit – Solar Panels
 - c. 9515 Hanna Lake Avenue – Special Use Permit – Home Occupation in Accessory Building
 - d. 3495 68th Street – PUD Amendment/ Site Plan Review – Dutton Marathon
 - 2. Site Plan Review**
 - a. 1688 68th Street – Childcare Center Special Use Permit and Site Plan
 - 3. Items not requiring a Public Hearing**
 - a. None
- VII. General Discussion**
 - a. Zoning Ordinance Issues
- VIII. Adjournment**

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

DRAFT Minutes of the Gaines Charter Township Planning Commission

Regular Meeting held June 27, 2024, at 7 pm

8555 Kalamazoo Ave., SE, Caledonia, MI 49316

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

MEMBERS ABSENT: Waayenberg and Haagsma, with notice.

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

I. CALL TO ORDER AND ROLL CALL

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

II. CONSIDERATION OF MEETING AGENDA

III. CONSIDERATION OF MEETING MINUTES

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

Motion: Motion by Wiersema, supported by Thomas to approve the minutes of May 23rd, 2024, with corrections.

DISCUSSION: None

AYES: ALL

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (5-0)

IV. INQUIRY OF CONFLICT OF INTEREST

None.

V. PUBLIC COMMENT

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

VI. NEW BUSINESS

1. Public Hearings

a. 163 68th Street – Special Use Permit – Accessory Building

Daniel Suarez-Lopez, the applicant and homeowner for this project, was unable to attend the meeting. Community Development Director Dan Wells spoke on behalf of this request and gave an overview of the project. The Planning Commission approved a Special Use Permit for Suarez-Lopez to construct a 900 SF garage back in April, however, after receiving approval he realized he'd like to add a 300 SF roof to the back of the garage, which required him to return to the Planning Commission to receive a second Special Use Permit for the additional square footage being added. Suarez-Lopez intends to store watercraft under the awning in winter and use the additional square footage as patio space in summer. Planner Wells stated that all standards of review are found to be met, and that staff recommends approval of this project.

Chair Giarmo expressed that the intention behind approving buildings of this size is to get residential storage occurring inside the structure; Wells responded that storing trailers and boats in either rear or side yards is permitted under the zoning ordinance and is common practice.

Suarez-Lopez submitted two renderings featuring two different roof options; the Planning Commission expressed that they would prefer the applicant to go with the gable roof option that was presented.

Commissioner Rober inquired about how far the neighbors are from the addition; Planner Wells responded that any neighbors are at least approximately 80 feet to the east and 60 feet to the north.

Wiersema added that it appears as though there is a decent sized tree line offering some visual buffering between the neighbors and the applicants property.

Motion:	Motion by Wiersema supported by Billips to accept the Special Use Permit with the condition that the building features the gable roof option instead of the shed roof option.
DISCUSSION:	None
AYES:	ALL
NAYS:	None
ABSTAIN:	None
DECISION:	Motion Carried (5-0)

b. 985 61st Street– Special Use Permit – Accessory Building

Jeffrey Prins, the homeowner and applicant for this project, approached the podium to speak on behalf of his request for a Special Use Permit. Prins stated that he would like to build a 50x50 steel post-frame pole barn building to house his camper, trailer, vehicle, and gardening equipment. Furthermore, Prins stated that the new building may end up being smaller than 50x50, depending on construction costs and what he can reasonably afford. Prins added that there is an existing shed on the property that he intends to tear down in lieu of the new building being constructed.

Chair Giarmo inquired about the distance that will be between the new structure and the home on the property, Prins responded that there will be a minimum of 10 feet between the house and the new building, and that the new building will be at least 10 feet from any property line.

Chair Giarmo also inquired about whether or not the building is going to match the dwelling on the property, to which Prins said he intends to match it to the best of his ability and will ensure it is aesthetically pleasing.

Planner Wells offered the Township's perspective on this request and began by saying that this property is surrounded by residential lots to the north, east, and west, and that there is a county drain and a tree line to the south which separates Prins' property from the Woodfield Apartments. Wells added that the proposed building is large for the area, many surrounding properties have accessory buildings, but none are quite this large. Wells highlighted standard 19.8(D) which pertains to public services and facilities and said that although the Zoning Ordinance does not require updates to nonconforming driveways for new accessory buildings, there are a lot of overhanging branches which could be problematic for potential fire department access. Wells added that branch removal or ensuring adequate fire access could be a condition of approval and should be discussed by the Planning Commission. Standard 19.8(E) considers if this request would set negative precedence for development which could adversely affect long-term plans for the township, which staff found to be undetermined based solely on the size of the building. There are no accessory buildings in the immediate surrounding area that are greater than 1000 SF; staff encourages the Planning Commission to decide if the size of this building is appropriate.

Prins stated in his application that he intends to install solar panels on the roof eventually, and Planner Wells added that a building permit would be necessary for that request. Standard 20.2(D).4 (F) pertains to the extent to which the building absorbs yards and other open spaces and was found to be undetermined; Wells stated that this building is just over 10% of the total lot size, and that the Planning Commission must determine if the size is appropriate given the size of the lot.

Fire Chief Ken Van Hall offered his perspective and stated that the driveway does present challenges for adequate fire access; the driveway is approximately 12 feet wide, and their trucks are 10 feet wide. Height is also a concern; overhanging branches could obstruct trucks in the event of an emergency and require ladder tests to be done if the ladders are struck by branches. Van Hall suggested implementing something to ensure that branches remain trimmed and maintained to provide fire access.

Van Hall confirmed for Chair Giarmo that although the driveway is quite narrow, the overhang of branches is the main concern; Planner Wells mentioned that Prins owns the entire roadway that provides access to all four houses, and he technically has the legal right to trim anything hanging onto his easement regardless of if his neighbors approve.

Chair Giarmo opened the public hearing.

Jay Tucker of 980 61st Street approached the podium; he is a neighbor to Prins and expressed that he and his wife support the approval of this project. Tucker said that they would be enthusiastic about the camper being stored inside of a structure and out of their view.

Chair Giarmo closed the public hearing.

Commissioner Wiersema began discussion by inquiring about when the existing structure would be removed; Prins responded that it would be demolished before construction of the new building begins, and Planner Wells added that a condition of approval could be imposed that requires demolition at the point that maximum square footage is achieved.

Commissioner Wiersema stated that he has an issue with the size of the building and the amount of property that would be consumed by the building, and the potential inconsistencies with the character of the rest of the neighborhood.

Chair Giarmo reiterated earlier sentiments about imposing a condition of approval that would require branch trimming to allow for adequate fire access, and Planner Wells added that the applicant could work with Van Hall to determine what is necessary and address the branches that would be of the biggest concern.

Chair Giarmo stated that she would have bigger issues with the size of the building if it wasn't planned to be adjacent to the Woodfield Apartments, and that she likes the idea of requiring the maintenance of a vegetative buffer and requiring collaboration with the Fire Chief to ensure that adequate access is maintained.

Motion: Motion by Wiersema, supported by Billips, to approve this Special Use Permits with the following conditions:

1 – A vegetative buffer on the east, west, and south side of the property must remain intact; if the currently existing wood lot is ever removed, a new vegetative buffer must be installed and maintained.

2 – The existing accessory structure must be removed at the point that the maximum square footage is reached.

3 – Tree branch removal will occur as per Fire Chief Ken Van Hall's guidance.

4 – The building will not be used for commercial purposes.

DISCUSSION: Commissioner Rober asked that if the applicant decides to make the building smaller than 50x50, he makes the Planning Commission aware.

AYES: ALL

NAYS: None

ABSTAIN: None

DECISION: 5-0

c. 1688 68th Street – Childcare Center Special Use Permit and Site Plan

Mark Kellenberger, the Director of Development for 814 Commercial Real Estate, and Steve Witte, the engineer for this project, explained their request for a Special Use Permit. 814 Commercial Real Estate is seeking a Special Use Permit and Site Plan Review for a 13,533 SF child daycare center. They are looking to redevelop the property, and the building they have designed is fit to accommodate 202 children and 27 staff members. They spoke about staff recommendations mentioned in the memo for this agenda item, and stated that the photometric plan has been revised, and they intend to follow staff recommendations for fencing. Witte added that there is a single drive entrance that will lead into a parking lot with 57 spaces, and that the play area featured in the back of the building will be well set back off of property lines and is intended to have smaller groups of children playing at once to ensure better monitoring by staff. Witte went on to say that the property is serviced by water and sewer, and that although sidewalks along 68th Street do not connect to the building, they do not anticipate much foot traffic in the area.

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

Chair Giarmo began discussion by inquiring about the color of the building; Kellenberger responded that it is planned to be a white building with pewter trim, and it will feature stacked stone at the entryway. Planner Wells chimed in to add that the applicant submitted some screening that will hide the rooftop mechanics.

Planner Wells gave the staff perspective on this request and began by highlighting how necessary childcare is as the Township grows; expanding services in the Township is a critical economic development issue. Wells stated that the main concerns are the amount of additional traffic that would be generated on 68th Street and added that the intersection at Kalamazoo Avenue is approximately 450 feet away. Wells went on to say that Commissioner Haagsma (who Safety Director for Kent County Road Commission) did not express any concerns about the location of the driveway or additional traffic. Planner Wells went on to say that this building is set to be located on a commercial corridor and could serve as a good transition between commercial uses to the north and residential uses to the south. Childcare facilities are an allowed use within the RL-10 zoning district if a Special Use Permit is obtained; because of this, Wells is not worried about this development setting a precedent for development.

Wells stated that staff recommended solid fencing because the facility to the east is an adult care facility, and staff wants to ensure the childcare facility is adequately screened. Wells went on to say that all dimensional standards were found to be met, and that the sign being proposed will be reviewed administratively and as per the sign ordinance regulations. Additionally, the submitted landscaping plan provides sufficient screening and meets landscaping standards. Wells added that although the staff memo states that lighting plans do not meet standards, they have resubmitted a photometric plan and those standards are now found to be met. Planner Wells stated that the drain in the area is not a county drain on this side of 68th (it starts across the road), however, the applicant will work with the Township Engineer to ensure that development is concurrent with maintenance of the drain, and that the applicant will also work with the Fire Chief to ensure that safety access to the site is sufficient. Planner Wells encouraged the Planning Commission to deliberate and determine whether sidewalks should be implemented to connect to the building, even though the applicant has stated they would prefer not to.

Commissioner Wiersema began discussion by inquiring about the material planned to be used for the fencing; Kellenberger responded that the external fence is planned to be a solid screening fence to provide security to the sidewalk, and the additional fence around the play area is intended to be chain link.

Commissioner Rober expressed hesitation about this project due to traffic, proximity to the intersection of 68th Street and Kalamazoo, and high speeds seen in the area. Witte responded by saying that peak times at daycare facilities vary, and the peak number of cars is about 50-60 per hour, spread out throughout the hour. Witte added that not all children enrolled in the daycare attend every day, and oftentimes parents have more than one child enrolled, so the number of cars isn't necessarily one per enrolled child.

Chair Giarmo inquired about the possibility of altering the location of the curb cut/ driveway; Witte explained that the grading changes drastically if the driveway moves and would cause engineering issues. Giarmo then expressed that she is hesitant to put anything of an intense use on the south side of

68th Street due to heavy traffic, high speeds, and safety issues that would manifest due to the proximity to the intersection. She stated that a short-term fix to providing more childcare would consequently cause long term issues for the Township, and Commissioners Rober and Thomas agreed with these sentiments.

Planner Wells reiterated that Commissioner Haagsma didn't voice any concerns regarding this project.

Chair Giarmo stated that although it is only one curb cut being proposed, this project adds an intensity to the area that she is not comfortable with, and she doesn't feel as though this area is right for a use other than residential.

The overall feeling was that the Planning Commission wasn't quite ready to approve this project; Planner Wells inquired about tabling this agenda item, and inquired about what further information would assist the Commissioners in making a decision. Chair Giarmo and Commissioner Thomas suggested moving the driveway/ curb cut as far east as possible.

Kellenberger responded that they have looked at alternative driveway locations, however, as Witte had mentioned, it causes significant grading changes and would require a plethora of engineering issues. Kellenberger stated that they will investigate whatever the Planning Commission desires because they would like to move forward with this project, however, if the curb cut does move as far east as it can go, that will only be approximately 80-90 feet of difference and the same concerns will still remain.

Motion:	Motion by Rober, supported by Thomas, to table this Special Use Permit/ Site Plan Review.
DISCUSSION:	Thomas expressed that she would like to see the curb cut moved as far east as possible.
AYES:	Rober, Billips, Thomas, Wiersema
NAYS:	Giarmo
ABSTAIN:	None
DECISION:	4-1

d. 3316 68th Street – PUD Rezone and Site Plan – Dutton Center

Dan Larabel of Allen Edwin Homes approached the podium to explain the request for a PUD Rezoning and a Site Plan Review. Dutton Center is a project that was discussed at the March Planning Commission meeting, and was approved to move to site plan review and a public hearing the applicant is now back after making significant changes to the site plan based on Planning Commission feedback. Larabel stated that the new design features more amenities and focuses on centralizing activity within the development. Larabel also mentioned that the traffic study requested at the March meeting is now complete, and reminded the Planning Commission that the Site Plan Review is only for Phases 1 and 2, and that Phases 3, 4, and 5 are still in the conceptual stage.

Updated amenities include a tot lot, a multi-use court, a paved pedestrian path around the stormwater basin, and a dog park; Larabel clarified that their intention was to create high-value amenities that contribute to active open space. Additional updates include wider roads, density change due to a reduction in the number of units to 232 units from the previous 243 units.

Larabel then gave an overview of the different housing types they intend to offer in this development and stated that their main focuses were front porch architecture and creating a product that is appealing from a pedestrian scale. He stated that they are offering townhouses, platted homes, multiple family apartment buildings, and a variety of mixed use and commercial buildings. Larabel mentioned that over 50% of the single-family detached homes feature rear loaded garages, and that they are requiring 20% of units within the PUD to have a full front porch to create attractiveness, value, and a village center feel.

Planner Wells gave the Townships perspective on this request and explained that the applicants intent is to create a PUD that offers a variety of housing types, provides a nice transition from the platted area to the south to the mixed use area in the north, and fulfill the vision for a village center in Dutton which dates back to 2008. Wells went on to say that it is likely the developer will partner with another entity for the mixed use and apartment areas, since Allen Edwin is a residential homebuilder.

With regard to standards of review for PUD's, Wells stated that staff found this project to be consistent with the Master Plan for the area, and consistent with the sixteen goals listed in the Master Plan that pertain to the redevelopment of Dutton. Neighborhood oriented business opportunities and traffic calming measures are intended features of a village center area and can help mitigate the amount of people driving in the area. Wells added that while he does believe the developer has done a good job with the design of the veranda homes, and does not think the front-loaded garages featured in the PUD meet the concept of Traditional Neighborhood Design principals.

Planner Wells encouraged the Planning Commission to discuss setback modifications and determine if the proposed PUD is consistent with the goals of the Master Plan. Wells also advised that the Planning Commission determine if the development goals for Dutton are met through this request. He added that generally speaking, this development fits into the existing neighborhoods in terms of building forms, and that overall density requirements are met. Wells went on to say that the Kent County Road Commission reviewed the traffic study that was done.

In terms of natural features, this is farmland so there are no features or wetlands to work around. A previous concern was the lack of greenspace in the development and if it would be sufficient for the amount of people planned to be living here, and Wells encouraged the Planning Commission to discuss this again. Additionally, Wells stated that a dedicated trail pointing cyclists towards the Paul Henry Trail would be nice, and that although bike paths are not clearly depicted in the site plans, the street layout is conducive to biking access.

Wells said that overall, staff recommends that the Planning Commission consider the PUD rezoning and determine if the goals for creating a village center in Dutton are met, and if the review standards for section 10.1 and 11.1 have been met.

Chair Giarmo then opened the public hearing.

Jim Blehm of 3610 Deeprise Drive approached the podium to express his concerns regarding traffic in the area in lieu of this development. He stated that the traffic from the Amazon facility is already hazardous enough, and added traffic from this development would be extremely concerning to him. Blehm explained that he would like to see the roads get improved before this development adds additional hazards to the area.

Steve VanLaan, who owns a business at 3240 68th Street, approached the podium to voice concerns about traffic. VanLaan emphasized that a few hundred vehicle trips will be added every day, and he feels as though the roads are not equipped for such volumes.

Chair Giarmo then closed the public hearing.

Commissioner Wiersema began discussion by inquiring about changes made to the stormwater retention area, and if these changes were acceptable with the drain commission; Larabel responded by saying that the basin is designed to be a master storage area for all the tributaries flowing to it throughout all phases, and that it still offers the same amount of water storage, just with a lower water level. Wiersema also inquired about when the walking path around the pond is intended to be built out; Larabel responded that it is intended to be an amenity for Phase 1 and will be constructed alongside Phase 1.

Chair Giarmo inquired about if certain units will be slab-built and if basements are featured within the homes, and Larabel responded that the alley load townhouses will be slab grade due to the garage, however, they are seeing more value in the veranda homes that feature a basement. Chair Giarmo expressed that she is not fond of the slab-built options due to the flat porch; she'd prefer to see an elevated porch, and the Planning Commission agreed with this sentiment.

Commissioner Rober explained that she is not satisfied with the open space being presented in this iteration of the design, and Chair Giarmo agreed and added that it looks like a lot of concrete. Larabel responded and encouraged the Planning Commission to consider the acre and a half of open space within the Thornapple Farms plat to the south, the connectivity to Shadyside Park, the variety of activities that are available through activated greenspaces, and the overall preservation and open space being presented throughout the entire development.

Commissioner Rober asked about lot sizes and how big houses are planned to be; Larabel responded that the lots are narrow to emulate the traditional lots seen in Dutton, and they interpreted this as a good opportunity to replicate that. Larabel added that the additional bedrooms in the single-family models offer additional usable space for families.

Commissioner Rober then expressed a distaste for how aligned all the houses appear to be in the renderings. Planner Wells reassured Rober that the placements of the front of the houses will be staggered to help create texture in the neighborhood and break up monotony.

Larabel added that their self-imposed conditions help reinforce the character of the neighborhood, such as setting minimum standards for porches, minimizing garage prominence, and avoiding redundancy as much as possible. Larabel went on to say that they are sensitive to such issues and are seeking the right balance.

Commissioner Billips said that she feels as though the applicant is getting closer to the hub/ community feel and that she doesn't mind the smaller lots in the platted area. She added that she is fond of the idea of staggering the houses to create a different façade in the front.

On the topic of traffic, Larabel stated that the main findings from the traffic study were that a center left turn lane will be necessary on Hanna Lake Avenue, streetlight sequencing will be necessary at the corner of Hanna Lake and 68th Street, and that a high-peak commercial use in the northern section will likely be

sensitive to the additional traffic and would not be ideal. He added that if there are future issues with traffic, they will be addressed during the final site plan review, and it will primarily relate to the use and functionality rather than the form.

The Planning Commission confirmed for Larabel that in the next iteration they would like to see sidewalk widening within the development, staggering of front building foundations, and designated signs to guide cyclists and direct them towards the Paul Henry Trail.

Motion: Motion by Rober, supported by Thomas, to postpone this agenda item to the August meeting
DISCUSSION: None
AYES: ALL
NAYS: None
ABSTAIN: None
DECISION: (5-0)

2. Site Plan Review

a. None

3. Items Not Requiring a Public Hearing

a. Alexander Trails – Resolution and Ordinance

In May, the Planning Commission decided to recommend approval of the Alexander Trails PUD Amendment to the Township Board; this is the resolution associated with that decision that will officially recommend approval.

Motion: Motion by Billips, supported by Rober to recommend resolution for the Alexander Trails PUD Amendment to the board and approve the site plan.
DISCUSSION: None
AYES: ALL
NAYS: None
ABSTAIN: None
DECISION: 5-0

VII. GENERAL DISCUSSION

VIII. ADJOURNMENT

The meeting adjourned at 9:38 PM.

CERTIFICATION:

I hereby certify that the above is a true copy of the minutes from the June 27th, 2024, Planning Commission Meeting of the Gaines Charter Township Planning Commission held at the time and place mentioned above pursuant to the required statutory procedures.

Respectfully submitted,

Lani Thomas,

Secretary

Gaines Charter Township Planning Commission

Date: _____, 2024

Gaines Charter Township

Planning Commission Memo

Meeting Date: July 25th, 2024

AGENDA ITEM: VI.1.a.

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

ADDRESS: 4142 92nd Street SE

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

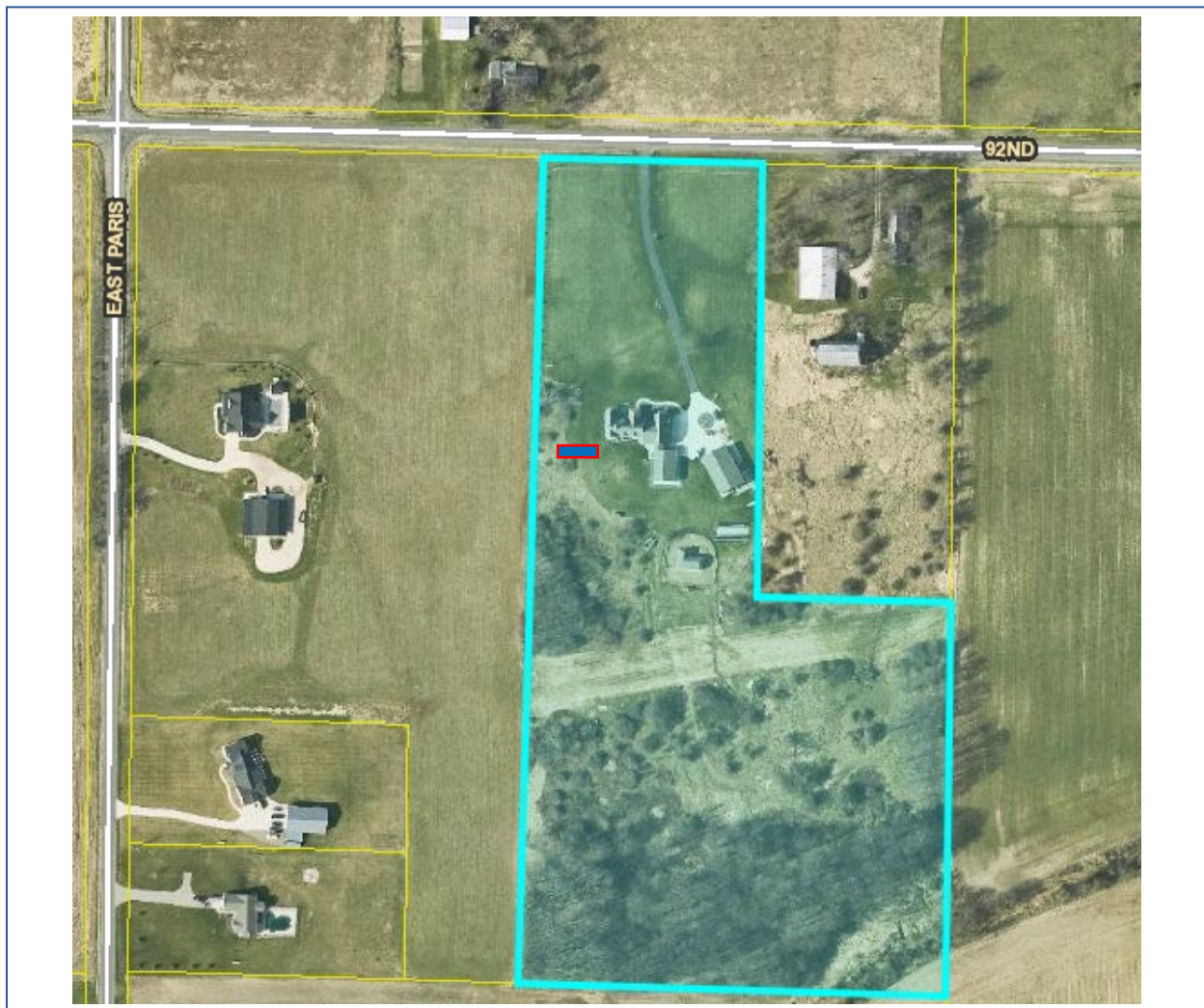
APPLICANT: Jeff Williams

FILE NUMBER: 240603JW

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

PROPERTY SIZE: 14.93 acres

REPORT BY: Dakota Swan, Assistant Planner





 = proposed location of panels

OVERVIEW

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

Surrounding zoning:

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

STANDARDS OF REVIEW

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

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

4.18.B General Requirements

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

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

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

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

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

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

Meets Standard. The view of the panels will be screened by a tree line along the western property line, blocking them from the view of neighbors to the west. The panels may be slightly visible from 92nd Street, however, there are some trees that extend out from the tree line that will likely assist in screening the view from the right of way.

4. ***Installation.***

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

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

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

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

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

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

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

The following specific requirements shall apply:

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

Meets Standard. The panels are set to be located in the rear yard, and all setbacks for accessory buildings in the A-B zoning district are met.

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

Meets Standard. The panels are set to total 1,200 SF.

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

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

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

Meets Standard. The proposed location is currently adequately screened by a tree line to the west that runs along the property line. The visibility from 92nd Street will also be mildly buffered by a few trees that extend off the tree line and run east to west.

Section 19.8 Special Land Uses

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

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

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

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

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

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

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

- d. *Public services and facilities such as roads, police and fire protection, drainage structures, water and sewage facilities or schools, shall be sufficiently extended to the proposed special use such that load capacities are not exceeded.***

Meets Standard. The proposed array will not draw on public facilities.

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

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

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

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

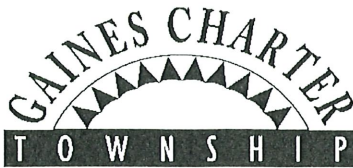
- g. *The proposed special use shall not have significant adverse impacts upon adjoining properties or uses.***

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

STAFF RECOMMENDATION

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

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



FILE NO.

240603JW

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

Special Use Permit Application

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

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

Township Use Only

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

Applicant Response to General Standards of Review

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

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

NONE

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

N/A

3. In addition to the above, describe any other the activities or characteristics associated with the building(s) and use and what measures will be taken in the location design, and operation of the use to keep the use, building or activity in harmony with neighboring properties and avoid the imposition of adverse impacts on them and the community.

N/A

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

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

5/30/2024

(Private)

North

Large trees

500' from the Road.

100' from House

30' to property LINE

SOLAR PANELS

South

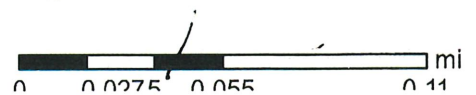
mapbox

Elev. +

Hyb

Kent County Web Map

May 23, 2024



AXIbipremium XXL HC MW 530 - 555 Wp

High performance bifacial solar module
144 halfcell, monocrystalline



German-American-Engineering

The advantages:



15 years Manufacturer's warranty



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



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



100 % visual electroluminescence inspection
in production



High stability due to innovative frame design



High quality junction box
and connector systems

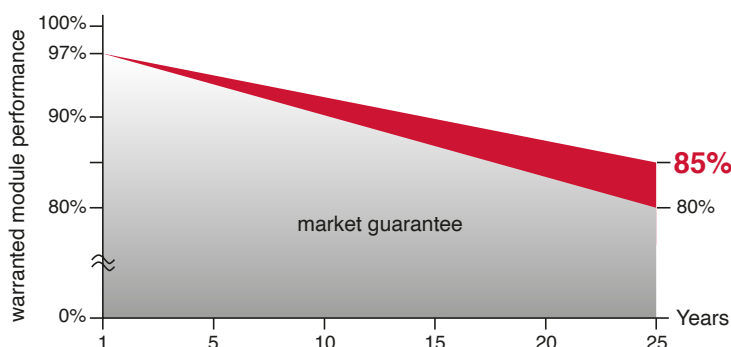


25 years Performance guarantee



Fig. similar 144MHUSA230801A

Exclusive linear AXITEC high performance guarantee!



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



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

AXIbipremium XXL HC MW 530 - 555 Wp

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

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

Bifacial output - Backside Power gain

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

Design

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

Mechanical data

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

Mechanical load

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

Power connection

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

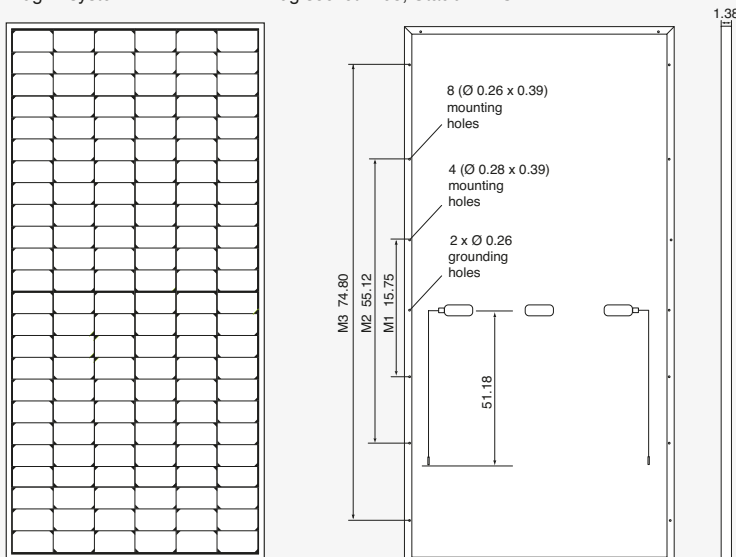


Fig. principle sketch

All dimensions in inch

Limit values

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

Permissible operating temperature	-40°C to 85°C / -40°F to 185°F
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Bifaciality	70 % ± 10 %
-------------	-------------

(No external voltages greater than V_o may be applied to the module)

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

Temperature coefficients

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

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

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

Packaging

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

AXIbipremium XXL HC MW 530 - 555 Wp

High performance bifacial solar module
144 halfcell, monocrystalline



German-American-Engineering

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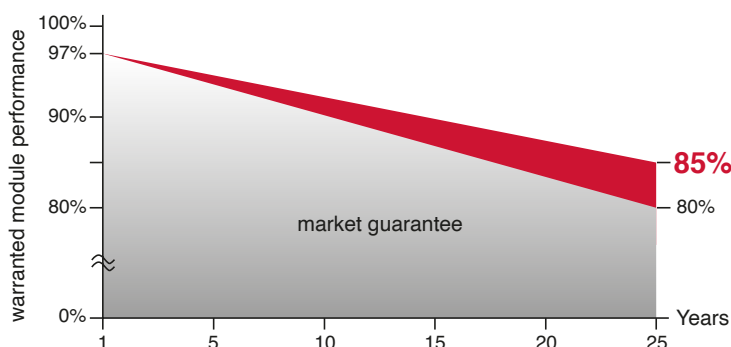


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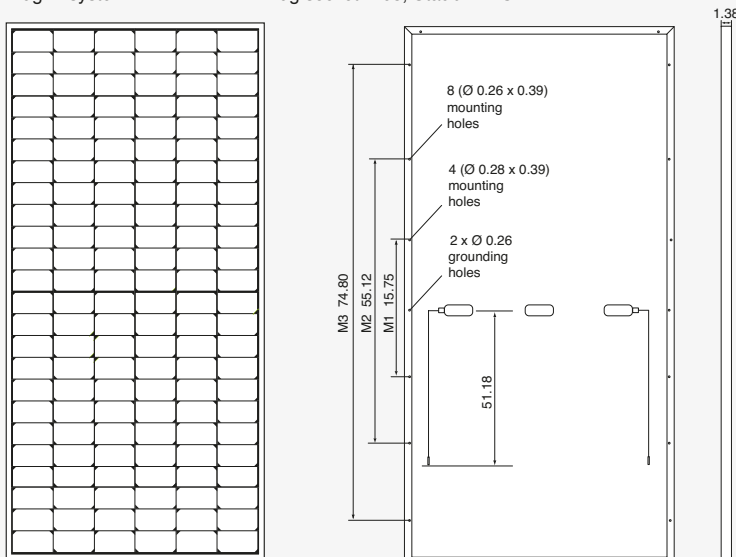


Fig. principle sketch

All dimensions in inch

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(No external voltages greater than V_o may be applied to the module)

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

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Packaging

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

/ Perfect Welding / Solar Energy / Perfect Charging



SHIFTING THE LIMITS

FRONIUS PRIMO

/ The future of residential solar is here - Introducing the new Fronius Primo.



/ PC board replacement process



/ SnapINverter mounting system



/ Wi-Fi®* interface



/ SuperFlex Design



/ Smart Grid Ready



/ Arc Fault Circuit Interruption



/ With power categories ranging from 3.8 kW to 15.0 kW, the transformerless Fronius Primo is the ideal compact single-phase inverter for residential applications. The sleek design is equipped with the SnapINverter hinge mounting system which allows for lightweight, secure and convenient installation. The Fronius Primo has several integrated features that set it apart from competitors including dual powerpoint trackers, high system voltage, a wide input voltage range, Wi-Fi* and SunSpec Modbus interface, and Fronius' online and mobile monitoring platform Fronius Solar.web. The Fronius Primo also works seamlessly with the Fronius Rapid Shutdown Box for a reliable NEC 2014 solution** and offers a Revenue Grade Metering option completely integrated.

TECHNICAL DATA FRONIUS PRIMO

GENERAL DATA	FRONIUS PRIMO 3.8 - 8.2	FRONIUS PRIMO 10.0-15.0
Dimensions (width x height x depth)	16.9 x 24.7 x 8.1 in.	20.1 x 28.5 x 8.9 in.
Weight	47.29 lb.	82.5 lbs.
Degree of protection	NEMA 4X	
Night time consumption	< 1 W	
Inverter topology	Transformerless	
Cooling	Variable speed fan	
Installation	Indoor and outdoor installation	
Ambient operating temperature range	-40 - 131°F (-40 - 55°C)	-40 - 140°F (-40 - 60°C)
Permitted humidity	0 - 100 %	
DC connection terminals	4x DC+ and 4x DC- screw terminals for copper (solid / stranded / fine stranded) or aluminum (solid / stranded)	4x DC+1, 2x DC+2 and 6x DC- screw terminals for copper (solid / stranded / fine stranded) or aluminum (solid / stranded)
AC connection terminals	Screw terminals 12 - 6 AWG	
Revenue Grade Metering	Optional (ANSI C12.1 accuracy)	
Certificates and compliance with standards	UL 1741-2010, UL1998 (for functions: AFCI and isolation monitoring), IEEE 1547-2003, IEEE 1547.1-2003, ANSI/IEEE C62.41, FCC Part 15 A & B, NEC Article 690, C22. 2 No. 107.1-01 (September 2001) , UL1699B Issue 2 -2013, CSA TIL M-07 Issue 1 -2013	UL 1741-2015, UL1998 (for functions: AFCI, RCMU and isolation monitoring), IEEE 1547-2003, IEEE 1547.1-2003, ANSI/IEEE C62.41, FCC Part 15 A & B, NEC Article 690-2014, C22. 2 No. 107.1-01 (September 2001) , UL1699B Issue 2 -2013, CSA TIL M-07 Issue 1 -2013

PROTECTIVE DEVICES	STANDARD WITH ALL PRIMO MODELS
AFCI & 2014 NEC Ready	Yes
Ground Fault Protection with Isolation Monitor Interrupter	Yes
DC disconnect	Yes
DC reverse polarity protection	Yes

INTERFACES	STANDARD WITH ALL PRIMO MODELS
Wi-Fi*/Ethernet/Serial	Wireless standard 802.11 b/g/n / Fronius Solar.web, SunSpec Modbus TCP, JSON / SunSpec Modbus RTU
6 inputs or 4 digital inputs/outputs	External relay controls
USB (A socket)	Datalogging and/or updating via USB
2x RS422 (RJ45 socket)	Fronius Solar Net, interface protocol
Datalogger and Webserver	Included

*The term Wi-Fi® is a registered trademark of the Wi-Fi Alliance.

**Fronius Primo 10.0-15.0 kW requires an external disconnect button for code compliance.

TECHNICAL DATA FRONIUS PRIMO

INPUT DATA		PRIMO 3.8-1	PRIMO 5.0-1	PRIMO 6.0-1	PRIMO 7.6-1	PRIMO 8.2-1
Recommended PV power (kWp)		3.0 - 6.0 kW	4.0 - 7.8 kW	4.8 - 9.3 kW	6.1 - 11.7 kW	6.6 - 12.7 kW
Max. usable input current (MPPT 1/MPPT 2)		18 A / 18 A	18 A / 18 A	18 A / 18 A	18 A / 18 A	18 A / 18 A
Total max. DC current		36 A				
Max. array short circuit current (1.25 Imax) (MPPT 1/MPPT 2)		22.5 A / 22.5 A				
Operating voltage range		80 V - 600 V				
Max. input voltage		600 V				
Nominal input voltage		410 V	420 V	420 V	420 V	420 V
Admissible conductor size DC		AWG 14 - AWG 6				
MPP Voltage Range		200 - 480 V	240 - 480 V	240 - 480 V	250 - 480 V	270 - 480 V
Number of MPPT		2				

OUTPUT DATA		PRIMO 3.8-1	PRIMO 5.0-1	PRIMO 6.0-1	PRIMO 7.6-1	PRIMO 8.2-1
Max. output power	240 V	3800 W	5000 W	6000 W	7600 W	8200 W
	208 V	3800 W	5000 W	6000 W	7600 W	7900 W
Max. continuous output current	240 V	15.8 A	20.8 A	25.0 A	31.7 A	34.2 A
	208 V	18.3 A	24.0 A	28.8 A	36.5 A	38.0 A
Recommended OCPD/AC breaker size	240 V	20 A	30 A	35 A	40 A	45 A
	208 V	25 A	30 A	40 A	50 A	50 A
Max. Efficiency		96.7 %	96.9 %	96.9 %	96.9 %	97.0 %
CEC Efficiency		240 V	95.0 %	95.5 %	96.0 %	96.5 %
Admissible conductor size AC		AWG 14 - AWG 6				
Grid connection		208 / 240 V				
Frequency		60 Hz				
Total harmonic distortion		< 5.0 %				
Power factor (cos φac,r)		0.85-1 ind./cap				

INPUT DATA		PRIMO 10.0-1	PRIMO 11.4-1	PRIMO 12.5-1	PRIMO 15.0-1
Recommended PV power (kWp)		8.0 - 12.0 kW	9.1 - 13.7 kW	10.0 - 15.0 kW	12.0 - 18.0 kW
Max. usable input current (MPPT 1/MPPT 2)		33.0 A / 18.0 A			
Total max. DC current		51 A			
Max. array short circuit current (1.25 Imax) (MPPT 1/MPPT 2)		41.3 A / 22.5 A			
Operating voltage range		80 V - 600 V			
Max. input voltage		600 V			
Nominal input voltage		415 V	420 V	425 V	440 V
Admissible conductor size DC		AWG 14 - AWG 6 copper direct, AWG 6 aluminum direct (AWG 10 copper or AWG 8 aluminium for overcurrent protective devices up to 60A, from 61 to 100A minimum AWG 8 for copper or AWG 6 aluminium has to be used), AWG 4 - AWG 2 copper or aluminum with optional input combiner			
MPP Voltage Range		220 - 480 V	240 - 480 V	260 - 480 V	320 - 480 V
Integrated DC string fuse holders		4- and 4+ for MPPT 1 / no fusing required on MPPT 2			
Number of MPPT		2			

OUTPUT DATA		PRIMO 10.0-1	PRIMO 11.4-1	PRIMO 12.5-1	PRIMO 15.0-1
Max. output power	240 V	9995 W	11400 W	12500 W	15000 W
	208 V	9995 W	11400 W	12500 W	13750 W
Max. continuous output current	240 V	41.6 A	47.5 A	52.1 A	62.5 A
	208 V	48.1 A	54.8 A	60.1 A	66.1 A
Recommended OCPD/AC breaker size	240 V	60 A	60 A	70 A	80 A
	208 V	70 A	70 A	80 A	90 A
Max. Efficiency		96.7 %			
CEC Efficiency		96.0 %			96.5 %
Admissible conductor size AC		AWG 10 - AWG 2 copper (solid / stranded / fine stranded)(AWG 10 copper or AWG 8 aluminium for overcurrent protective devices up to 60A, from 61 to 100A minimum AWG 8 for copper or AWG 6 aluminium has to be used) , AWG 6 - AWG 2 copper(solid / stranded) MultiContactWiringable with AWG 12			
Grid connection		208 / 240 V			
Frequency		60 Hz			
Total harmonic distortion		< 2.5 %			
Power factor (cos φac,r)		0-1 ind./cap.			

/ Perfect Welding / Solar Energy / Perfect Charging

WE HAVE THREE DIVISIONS AND ONE PASSION: SHIFTING THE LIMITS OF POSSIBILITY.

/ Whether welding technology, photovoltaics or battery charging technology – our goal is clearly defined: to be the innovation leader. With around 3,300 employees worldwide, we shift the limits of what's possible - our record of over 900 granted patents is testimony to this. While others progress step by step, we innovate in leaps and bounds. Just as we've always done. The responsible use of our resources forms the basis of our corporate policy.

Further information about all Fronius products and our global sales partners and representatives can be found at www.fronius.com

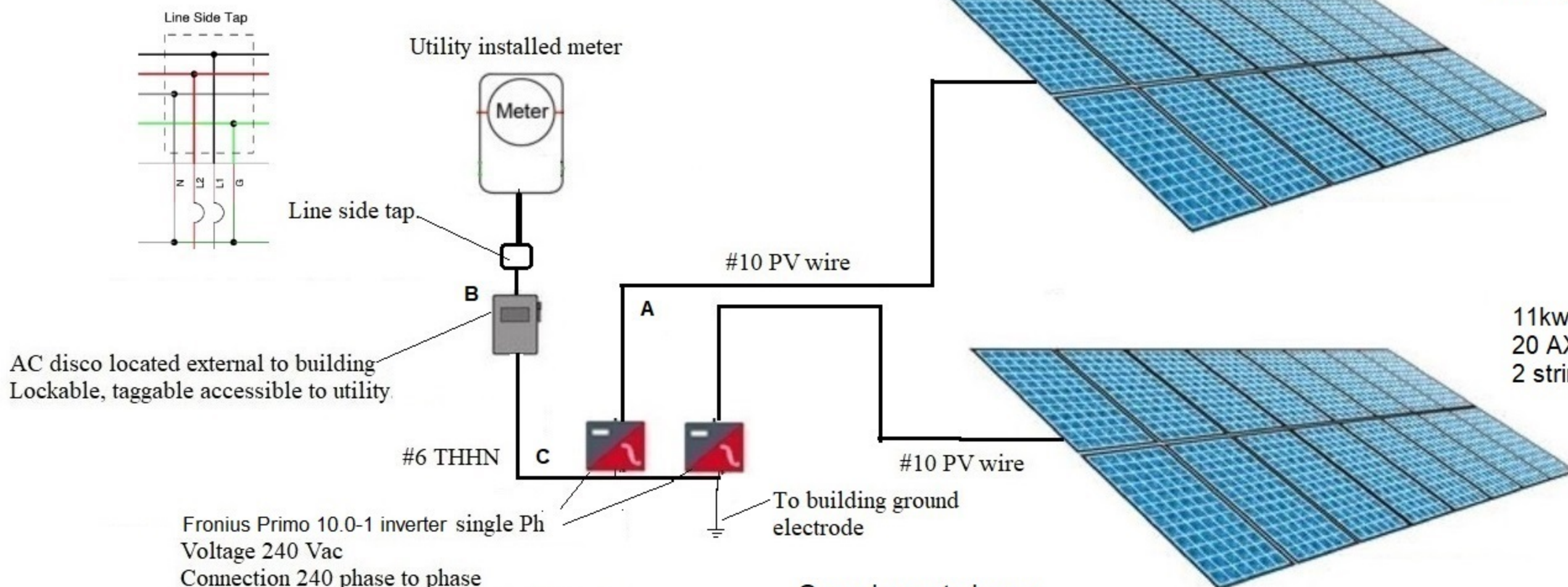
v05 May 2015 EN



Fronius USA LLC
 6797 Fronius Drive
 Portage, IN 46368 USA
pv-support-usa@fronius.com
www.fronius-usa.com

11kw solar array
20 AXITEC 550 solar modules
2 strings of ten panels

11kw solar array
20 AXITEC 550 solar modules
2 strings of ten panels



AC disco located external to building
Lockable, taggable accessible to utility

Fronius Primo 10.0-1 inverter single Ph
Voltage 240 Vac
Connection 240 phase to phase
DC disconnect provided integral with inverter

Ground mounted array
Rails and modules bonded with #10
AWG copper
WEEB bonding clips used on
modules

A **CAUTION: SOLAR CIRCUIT**

B **PHOTOVOLTAIC
AC DISCONNECT**

C **CAUTION
PHOTOVOLTAIC SYSTEM CIRCUIT IS BACKFED**

Gaines Charter Township

Planning Commission Memo

Meeting Date: July 25th, 2024

AGENDA ITEM: VI.1.b.

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

ADDRESS: 10648 Eastern Avenue SE

PARCEL NUMBER: 41-22-32-300-045

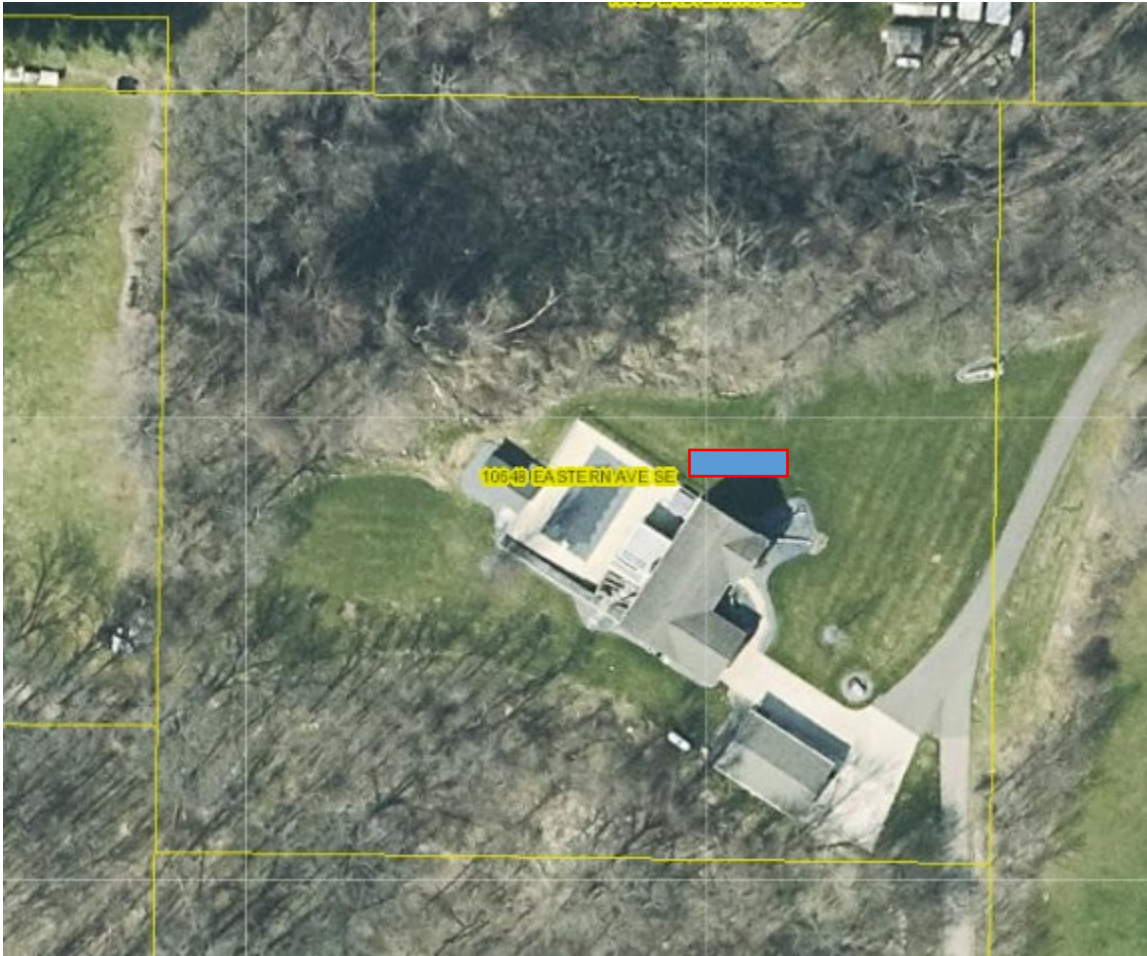
APPLICANT: Dustin Hill, Sky Energy Home
Solutions

FILE NUMBER: 240625DH

PROPERTY ZONING DISTRICT: A-R,
Agricultural/ Rural-Residential

PROPERTY SIZE: 2.28 acres

REPORT BY: Dakota Swan, Assistant Planner



OVERVIEW

The applicant requests to obtain a Special Use Permit in order to construct a ground mounted solar array located on the north side of the house at 10648 Eastern Ave SE. The array will consist of thirty-six 75 x 40-inch panels and cover an approximately 56 x 13-foot area and be mounted to a maximum height of six feet and one-half inch. The power generated by the solar array will be used by the homeowner.

Surrounding zoning:

	NORTH: Agricultural/Rural-Residential (A-R)	
WEST: Agricultural/Rural-Residential (A-R)	SUBJECT PARCEL	EAST: Agricultural/Rural-Residential (A-R)
	SOUTH: Agricultural/Rural-Residential (A-R)	

STANDARDS OF REVIEW

Ground mounted solar systems greater than 50 square feet and higher than five feet high may only be established as accessory uses when authorized by the Planning Commission through the issuance of a special use permit per Section 4.18 Solar Energy Collectors and Commercial Solar Energy Systems (4.18.A). The permit is obtained under the review requirements of Section 4.18.B “General Requirements”, 4.18.D; “Consumer Scale Ground Mounted Solar Energy Collectors”, and Section 19.8 “Special Land Uses”.

4.18.B General Requirements

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

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

Meets Standard, Condition Recommended. See attachments to the application for site location and images of the proposed panels. Details regarding mounting and electrical connections to the home shall be subject to approval by the Township Engineer and Building Inspector.

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

Meets standard. The panels being used feature anti-reflective surface treatment.

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

Meets Standard. The view of the panels will be blocked on the north side by a wood lot that separates the subject parcel from the parcel to the north. There is also screening between the panels and the parcel to the east from a tree line. The panels will however be visible to the parcel to the south when those residents are driving past the subject parcel on the driveway,

and potentially from the home at 10656 Eastern. There is a hedge line between the two houses that will help buffer the view.

4. Installation.

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

Meets Standard, Condition Recommended. The applicant has provided two different mounting options which include a ground screw ground mount option, and an auger ground mount option. The mounting system should be subject to Building Inspector and Township Engineer review.

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

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

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

Meets Standard, Condition Recommended. The applicant has stated on the proposed site plan that the wiring method is planned to be EMT above ground mounted in concealed spaces, and schedule-40 PVC for below ground installation unless noted otherwise. The wiring and electrical distribution system should be subject to Building Inspector and Township Engineer review.

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

The following specific requirements shall apply:

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

Does not meet Standard. The panels are proposed to be set in both the side and rear yards.

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

Meets standard. The panels total ca. 728 SF.

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

Meets standard. The panels will be set at eleven feet, six inches high.

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

Meets Standard. The proposed location is currently adequately screened by surrounding vegetative buffers including a wood lot and a tree line, in addition to the dwelling on the parcel offering screening to the south. Considering that the foliage providing screening may be removed in the future, a condition may be added to maintain adequate screening.

Section 19.8 Special Land Uses

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

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

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

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

Meets standard. The proposed array is consistent with alternative energy rules in the ordinance and is in accord with Agricultural/Rural-Residential zoning in the Master Plan.

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

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

- d. ***Public services and facilities such as roads, police and fire protection, drainage structures, water and sewage facilities or schools, shall be sufficiently extended to the proposed special use such that load capacities are not exceeded.***

Meets standard. The proposed array will not draw on public facilities.

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

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

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

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

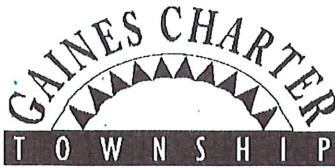
- g. ***The proposed special use shall not have significant adverse impacts upon adjoining properties or uses.***

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

STAFF RECOMMENDATION

Staff recommends reconsideration of the location for the array in order to meet the requirement that it be located in the rear yard (4.18.D.1). Otherwise, staff recommends approval of the site plan for the construction of the solar array, with the following conditions;

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



FILE NO.

240625DH

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

Special Use Permit

Project Address	10648 Eastern Ave SE. Wayland 49348		
Owner Name	Joshua Saladin		
Owner Address	Street Address	City, State, Zip	
	Same		
Parcel Number(s):	41-22-	41-22-	
Description of Proposed Project/Use	36 panel Ground mount solar array with Battery		

Applicant/Contact	Dustin Hill / Sky Energy Home Solutions		
Applicant/Contact Address	Street Address	City, State, Zip	
	15606 Center	East Lansing, MI 48823	
Contact Info	Home / Office / Cell	E-Mail	
	517-574-4020	dteachout@skyenergyhome.com	
"I" hereby certify to the correctness and knowledge of the information submitted and hereby agree to comply with the terms and requirements of all applicable Township ordinances. I also grant Township staff permission to enter onto the subject property in review of this application.			
Signature			
Please complete the appropriate Worksheet as part of your application packet (see Staff for more information) for: Planning Commission, Zoning Board of Appeals requests, Land Divisions, Combinations or Lot Line Adjustments.			

Township Use Only

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

Applicant Response to General Standards of Review

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

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

2. Will the use or activity generate any noise, dust, odor, light or other emissions? If so what type and how frequently.
NO noise or odor, dust etc.

3. In addition to the above, describe any other the activities or characteristics associated with the building(s) and use and what measures will be taken in the location design, and operation of the use to keep the use, building or activity in harmony with neighboring properties and avoid the imposition of adverse impacts on them and the community.
This will be in the back yard and
will be out of sight from anyone driving by

4. Describe how the proposed special use will avoid the creation of adverse environmental, ecological or natural resource impacts.
By improving the solar system it will help
reduce the carbon output to the environment.

36 MODULES - SYSTEM SIZE STC (14.400 KW DC / 10.440 KW AC)
10648 EASTERN AVE SE WAYLAND, MI 49348, USA (42.7693190 -85.6413570)

PROPERTY LINE	TRENCH	DRIVEWAY	FENCE	OBSTRUCTION
PROPERTY LINE	TRENCH	DRIVEWAY	FENCE	OBSTRUCTION
MAIN SERVICE PANEL (EXISTING, 2004A)	UTILITY METER (EXISTING)	BATTERY DISCONNECT (NEW)	RAPID SHUTDOWN (NEW)	SUB PANEL (NEW)
MSP	UM	BDT	RSD	SUB
AC JUNCTION BOX (NEW)	AC COMBINER PANEL (NEW)	AC DISCONNECT UNFUSED (NEW)	IQ SYSTEM CONTROLLER 3 (NEW)	IQ SP BATTERY (NEW)
JBA	CBA	DA	SC	BAT
LEGEND				
FIRE SETBACK	OPTIMIZER	MICRO-INVERTER	ROOF ATTACHMENT	ROOF ACCESS POINT



VICINITY MAP
SCALE: NTS

SHEET NUMBER
PV-1

MODULE AREA & WEIGHT CALCULATIONS
 PV PANELS COUNT, AREA, WEIGHT
 1000 WATT PER PANEL (1000 WATT / 1.65 FT² = 606.1 W/FT²)
 MICROINVERTERS COUNT, WEIGHT
 1000 WATT PER INVERTER (1000 WATT / 1.65 FT² = 606.1 W/FT²)
 * (SOLAR) ENPHASE ENERGY INC. (LOPLUS-72-2-US (240V) (2.38 LB)

BILL OF MATERIALS	
EQUIPMENT	DESCRIPTION
1000 WATT PER PANEL	1000 WATT PER PANEL
1000 WATT PER INVERTER	1000 WATT PER INVERTER
1000 WATT PER MICROINVERTER	1000 WATT PER MICROINVERTER
1000 WATT PER SMART SWITCH	1000 WATT PER SMART SWITCH
1000 WATT PER JUNCTION BOX	1000 WATT PER JUNCTION BOX
1000 WATT PER LOAD CENTER (AC)	1000 WATT PER LOAD CENTER (AC)
1000 WATT PER SUB PANEL	1000 WATT PER SUB PANEL
1000 WATT PER AC DISCONNECT	1000 WATT PER AC DISCONNECT
1000 WATT PER BATTERY DISCONNECT	1000 WATT PER BATTERY DISCONNECT
1000 WATT PER ATTACHMENTS	1000 WATT PER ATTACHMENTS

GROUND MOUNT TABLE	
ARRAY	ARRAY TILT
20°	180°

DESIGN CRITERIA
 WIND SPEED - 105 MPH
 SNOW LOAD - 40 PSF

LEGEND

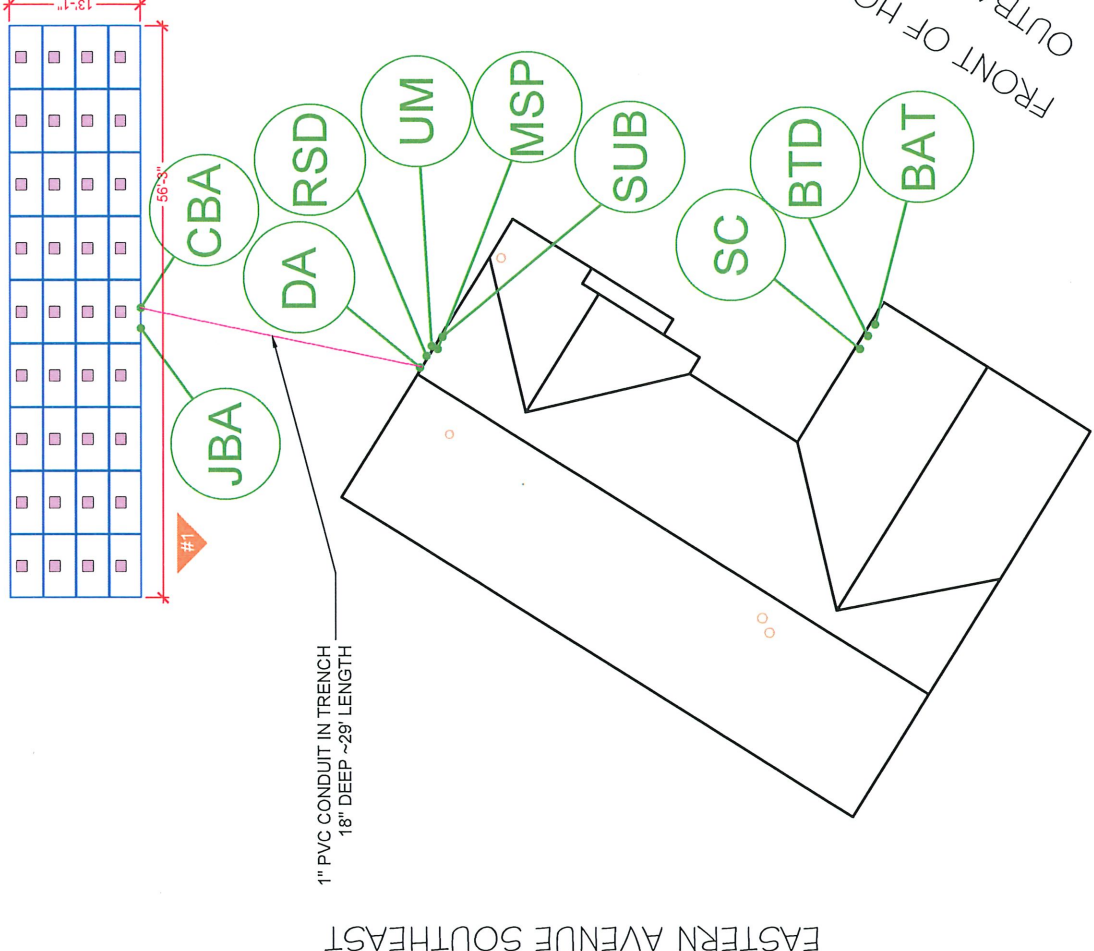
NEW PV MODULE
 FIRE SETBACK
 OPTIMIZER
 MICRO-INVERTER
 ROOF ATTACHMENT
 ROOF ACCESS POINT
 AC JUNCTION BOX (NEW)
 AC COMBINER PANEL (NEW)
 AC DISCONNECT UNFUSED (NEW)
 IQ SYSTEM CONTROLLER 3 (NEW)
 IQ SP BATTERY (NEW)

DIMENSIONS
 TRENCH
 OBSTRUCTION

MAIN SERVICE PANEL (EXISTING, 200A)
 UTILITY METER (EXISTING)
 BATTERY DISCONNECT UNFUSED (NEW)
 RAPID SHUTDOWN (NEW)
 SUB PANEL (NEW)

JBA
 CBA
 DA
 SC
 BAT

MSP
 UM
 BTB
 RSD
 SUB



GROUND PLAN WITH MODULES
 SCALE: 1/12"=1'-0"



CONTRACTOR: RAY ENERGY HOME SOLUTIONS
 48817 USA
 ADDRESS: 645 MILLER RD. LANSING, MI 48209
 PHONE: 313.232.2200
 EMAIL: info@rayenergy.com
 LICENSE # 2423760
 ELECTRICAL LICENSE # -

REVISIONS	DATE	REV

SIGNATURE & SEAL

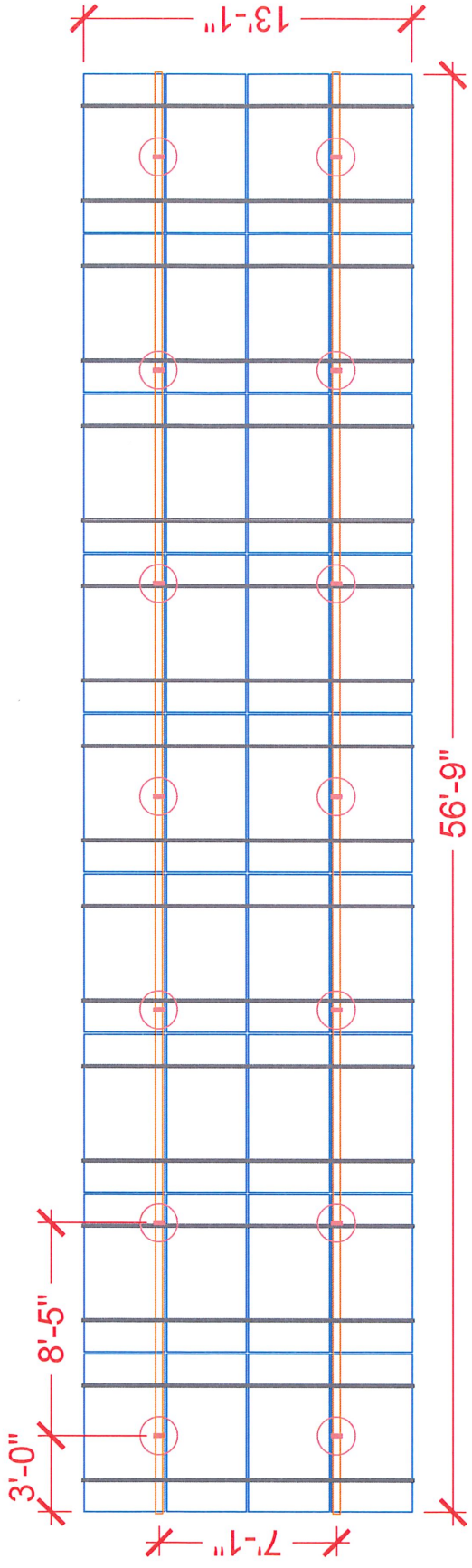
HOMEOWNER INFO

JOSHUA SALADIN
 10648 EASTERN AVE SE,
 WAYLAND, MI 49348, USA
 APN: 41-22-32-300-045 PHONE: +16167231945
 EMAIL: N/A

SHEET NAME
 GROUND PLAN
 WITH MODULES

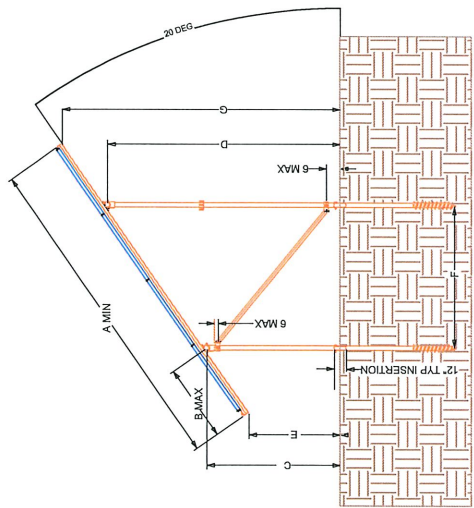
SHEET SIZE
 ANSI B
 11" X 17"

SHEET NUMBER
 PV-2



DIMENSIONS IN INCHES	
A	168.3
B	39.0
C	19.5
D	50.5
E	12.0
F	85.0
G	62.5

GROUND SCREW = 63"



RACKING DETAIL
SCALE: NTS

CONTRACTOR: EBY ENERGY HOME SOLUTIONS
ADDRESS: 654 MILLENIUM DR. LANSING, MI 48211, USA
PHONE: 157020308
EMAIL: EBY@EBSOLUTIONS.COM
LICENSE # 2-2020700
ELECTRICAL LICENSE # -

REVISIONS		
DESCRIPTION	DATE	REV

SIGNATURE & SEAL

HOMEOWNER INFO

JOSHUA SALADIN
10648 EASTERN AVE SE,
WAYLAND, MI 49348, USA
APN: 41-22-32-300-045 PHONE: +16167231945
EMAIL: N/A

SHEET NAME
**RACKING
DETAIL**

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV-3



REC N-PEAK 3 BLACK SERIES

PREMIUM FULL BLACK MONO N-TYPE SOLAR PANELS



MONO-TYPE, THE MOST ADVANCED TECHNOLOGY



NO LIGHT INDUCED DEGRADATION



FLEXIBLE INSTALLATION OPTIONS



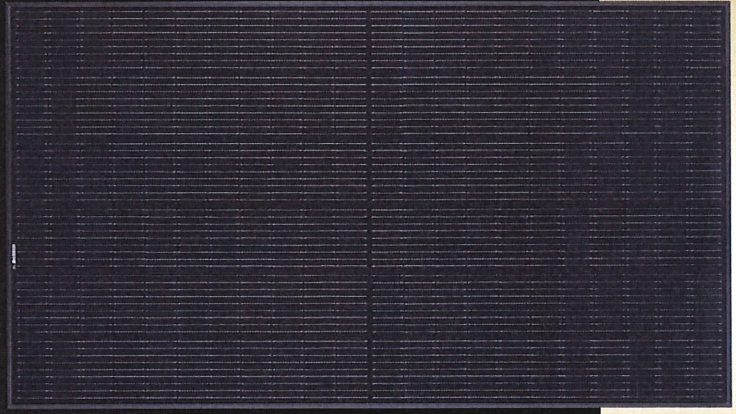
SUPER STRONG FRAME UP TO 7000 PA SNOW LOAD



BIFACIAL CELLS CAN PRODUCE UP TO 20% MORE POWER FROM BOTH SIDES



400 WP POWER



SOLAR'S MOST TRUSTED

GENERAL DATA

Cell type: 132 half-cut mono c-Si n-type cells
Gatings of 22 cells in series
Glass: 0.13 in solar glass with anti-reflective surface treatment in accordance with EN 12550
Backsheet: Highly resistant polymer (black)
Frame: Anodized aluminum (black)
Junction box: 3-part, 3 bypass diodes, lead-free IP68 rated in accordance with IEC 62790
Connectors: Staubli VCA PV4R474/ST4 (12 AWG) in accordance with IEC 62852, 4 for any connection and 2 for any connection
Cable: 12 AWG PV wire, 47.2 x 4.75 mm, 100% copper, 100% PVC jacket, 75°C max. operating temperature
Dimensions: 74.5 x 40.3 x 1.2 mm (9.7 sq ft)
Weight: 46.0 lbs
Origin: Made in Singapore

ELECTRICAL DATA

Product Code: RECxxxNP3 Black	400
Power Output - P_{max} (Wp)	390
Volt Class Sorting - (V)	0/+10
Nominal Power Voltage - V_{mp} (V)	37.6
Nominal Power Current - I_{mp} (A)	10.64
Open Circuit Voltage - V_{oc} (V)	45.0
Short Circuit Current - I_{sc} (A)	11.31
Panel Efficiency (%)	20.3

MAXIMUM RATINGS

Operational temperature:	-40...+85°C
Maximum system voltage:	1000 V
Maximum test load (front):	+7000 Pa (146 lb/sq-ft)
Maximum test load (rear):	-4000 Pa (83.5 lb/sq-ft)
Max series fuse rating:	25 A
Max reverse current:	25 A

WARRANTY

Standard	REC Product
Industry Standard	Yes
Certified Solar Professional	Yes
System Size	All <25 kW 25-500 kW
Product Warranty (yrs)	20 25 25
Power Warranty (yrs)	0 25 10
Annual Degradation	0.25% 0.25% 0.25%
Power in Year 25	92% 92% 92%

DELIVERY INFORMATION

Pallets per pallet:	33
Pallets per 40 ft (DP) high cube container:	792 (74 pallets)
Pallets per 53 ft truck:	TBD

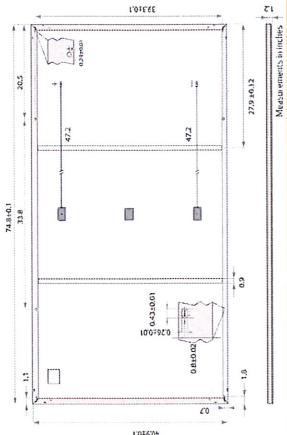
LOW LIGHT BEHAVIOUR



Founded in 1986, REC Group is an international solar energy group, dedicated to its customers and employees. As Solar's Most Trusted, REC is committed to high quality, innovation, and a low carbon footprint in the solar materials and solar panels it manufactures. Headquarters in Singapore, REC also has regional hubs in North America, Europe, and Asia-Pacific.

REC N-PEAK 3 BLACK SERIES

PRODUCT SPECIFICATIONS



CERTIFICATIONS

IEC 61215:2016, IEC 61730:2016, UL 61730	PID
IEC 61804	Salt Mist
IEC 61701	Ammonia Resistance
IEC 62716	Fire Type Class 2
UL 61730	Fire Type Class C
UL 790	Dynamic Mechanical Load
IEC 62782	Hailstone (1.37m)
IEC 61215:2016	ISO 4000 ISO 9001 IEC 45001 IEC 62341

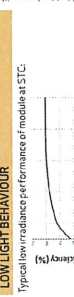
TEMPERATURE RATINGS

Nominal Operating Temperature:	44.3°C (112°F)
Temperature coefficient of P_{max} :	-0.34 %/°C
Temperature coefficient of V_{oc} :	-0.26 %/°C
Temperature coefficient of I_{sc} :	0.04 %/°C

DELIVERY INFORMATION

Pallets per pallet:	33
Pallets per 40 ft (DP) high cube container:	792 (74 pallets)
Pallets per 53 ft truck:	TBD

LOW LIGHT BEHAVIOUR



Founded in 1986, REC Group is an international solar energy group, dedicated to its customers and employees. As Solar's Most Trusted, REC is committed to high quality, innovation, and a low carbon footprint in the solar materials and solar panels it manufactures. Headquarters in Singapore, REC also has regional hubs in North America, Europe, and Asia-Pacific.

CONTRACTOR: SUN ENERGY HOME SOLUTIONS
ADDRESS: 644 MILLIKEN BL LANSING, MI
48213 USA
PHONE: +1 313 486 7777
EMAIL: usa@recgroup.com
LICENSE # 2-000700
ELECTRICAL LICENSE # 2-000700

REVISIONS	DATE	REV
DESCRIPTION		

SIGNATURE & SEAL

HOMEOWNER INFO

JOSHUA SALADIN
10648 EASTERN AVE SE,
WAYLAND, MI 49348, USA
APN: 41-22-32-300-045 PHONE: +16167231945
EMAIL: N/A

SHEET NAME

EQUIPMENT SPECIFICATION

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV-7

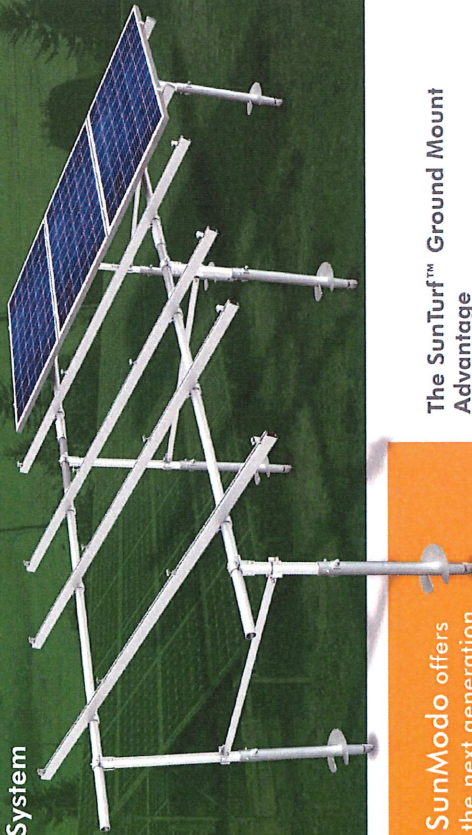
REC Solar PTE. LTD.
20 Tase South Ave. 14
Singapore 637312
info@recgroup.com

Available from:



GO BIG ON TURF

SunTurf™ Ground Mount System



SunModo offers

the next generation

Ground Mount System

with SunTurf™. The streamlined design combines the strength of HeliO Rails with steel pipes to create the perfect ground mount solution.

SunTurf™ is ideal for solar installers looking for a durable and cost-effective system that can accommodate a wide variety of soil conditions.

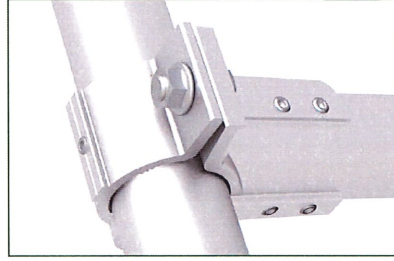
The SunTurf™ Ground Mount Advantage

- ✓ Easily scalable from kilowatts to multimegawatts PV Arrays.
- ✓ Foundation design solution for every soil condition.
- ✓ Online configuration tool available to streamline design process.
- ✓ Components optimized for strength, durability and fast installation.
- ✓ UL 2703 Listed by Intertek.

Key Features of SunTurf™ Ground Mount System



SunTurf™ Ground Mount System easily integrate HeliO Rails with 2-inch Schedule 40 steel pipes. No drilling is required to attach the aluminum rails to the horizontal pipe. Optional bracing can provide additional structural rigidity for sites with high snow or wind load conditions. Anchor any ground mount installation using one of our fountain types including helical piles, precast ballasts and concrete piers.



Technical Data

Application	Ground Mount
Material	High grade aluminum, galvanized steel and 304 stainless steel hardware
Module Orientation	Portrait and landscape
Tilt Angle	Range between 10 to 50 degrees
Foundation Types	Post in concrete, helical earth auger, ground screw anchor and ballast
Structural Integrity	Stamped engineering letters available
Certification	UL 2703 Listed by ETL
Warranty	20 Years

SunModo, Corp. Vancouver, WA., USA • www.sunmodo.com • 360.844.0048 • info@sunmodo.com

CONTRACTOR: SUN ENERGY HOME SOLUTIONS
48175, USA
ADDRESS: 604 MILLIKEN DR. LANDING, ME
04043
SUNMODO.COM
ELECTRICAL LICENSE # 2402010

REVISIONS	DATE	REV

SIGNATURE & SEAL

HOMEOWNER INFO

APN: 41-22-32-300-045 PHONE: +16167231945
EMAIL: N/A
JOSHUA SALADIN
10648 EASTERN AVE SE,
WAYLAND, MI 49348, USA

SHEET NAME
EQUIPMENT
SPECIFICATION

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV-15

CONTRACTOR: SKY ENERGY HOME SOLUTIONS
ADDRESS: 846 MILLIKEN DR. LANSING, MI
48217 USA
PHONE: +1 313 337 1234
EMAIL: j.saladin@epm.com
LICENSE # 24328769
ELECTRICAL LICENSE #:

REVISIONS	DATE	REV
DESCRIPTION		

SIGNATURE & SEAL

HOMEOWNER INFO

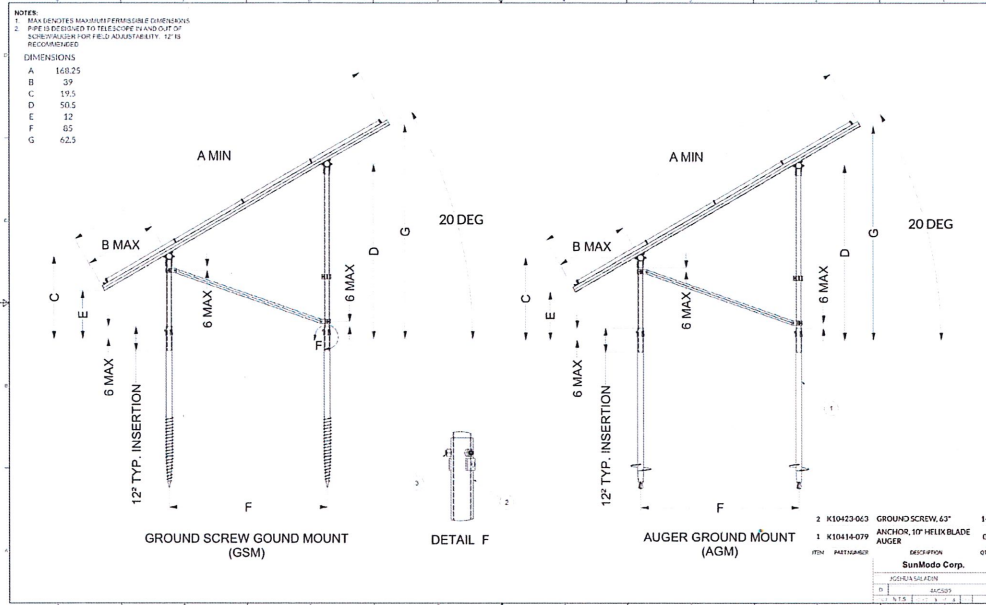
JOSHUA SALADIN
10648 EASTERN AVE SE,
WAYLAND, MI 49348, USA
APN: 41-22-32-300-045 PHONE: +16167231945
EMAIL: N/A

SHEET NAME
EQUIPMENT
SPECIFICATION

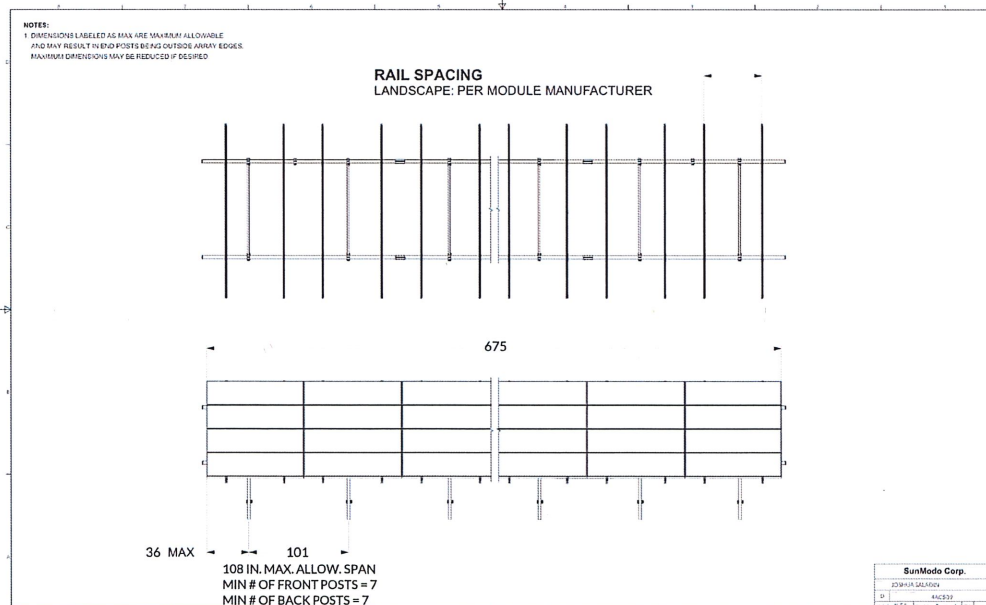
SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV-18

Sub Array #1 Foundation Part 1



Sub Array #1 Spans



Gaines Charter Township

Planning Commission Memo

Meeting Date: July 25th, 2024

AGENDA ITEM: VI.1.c

PROPOSED REQUEST: Special Use Permit

ADDRESS: 9515 Hanna Lake Avenue

PARCEL NUMBER: 41-22-27-200-037

FILE NUMBER: 240625MP

APPLICANT: Mark & Kim Pyper

PROPERTY ZONING DISTRICT: Agricultural/Ag-Residential (A-R)

PROPERTY SIZE: 2.1 Acres

REPORT BY: Dan Wells, Community Development Director





OVERVIEW

The applicant is requesting a Special Use Permit (SUP) to conduct a home occupation in their accessory building. The proposed home occupation is a farm equipment and diesel engine repair service, which consists of a mobile repair truck that goes to other properties and repairs on site. The accessory building will be used for tool and parts storage, and to work on engine parts that are brought back to the property that need shelter from weather. The business is registered as Pyper and Sons Automotive Repair LLC with the Michigan Department of Licensing and Regulatory Affairs, is conducted by the family members, and mainly serves local farmers.

There is an existing 40' x 60' (2,400-square-foot) accessory building on the property where the applicant is conducting the business which was constructed in 2023 without building permits. The applicant is in the process of applying for an inspection, building and electrical permits. Staff recommends a condition that the building obtain all the necessary permits before the SUP goes into effect.

Section 20.7 (F) of the zoning ordinance regulates that home occupations shall not exceed 25% of the dwelling floor area and that all operations other than parking associated with the home occupation must take place within the dwelling unless the Planning Commission approves a special use permit to allow operations within an accessory building.

Since this is a request with the potential for adverse impacts on the surrounding neighborhood, the Planning Commission will need to determine if this is an appropriate use for the area and if the use will have significant adverse impacts on surrounding properties.

Surrounding zoning:

	NORTH: Agricultural/Ag-Residential	
WEST: Agricultural/Ag-Residential	SUBJECT PARCEL	EAST: Agricultural/Ag-Residential
	SOUTH: Agricultural/Ag-Residential	

STANDARDS OF REVIEW

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

Section 19.8 General Standards for All Special Land Uses

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

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

Meets standard. As proposed, the home occupation is not likely to hinder the health, safety, or economic welfare of surrounding properties or the community as a whole. It does however have the potential to generate noise, which may affect homes within the immediate area.

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

Undetermined. The 2023 Future Land Use Plan designates this parcel as rural (RUR). The RUR future land use district allows for low-density residential development. As a request for a home occupation ancillary to a primary residential use, staff found that the request for a home occupation SPU is consistent with the intent of the Master Plan when allowed by the Planning Commission.

There is a question whether the business the applicant is undertaking on the property falls under the definition of vehicle repair, and would be specifically prohibited as a Home Occupation (see discussion in 20.7.B, below). If it is determined to fall under the definition of vehicle repair, then it would not be consistent with the ordinance.

If it is determined that the standards of Section 20.7 are met, then consistency with the zoning ordinance will be achieved.

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

Meets standard. The applicant has indicated that there will be several trips a day for the proposed home occupation. Staff does not believe that it will substantially add to traffic hazards in the area.

- D. Public services and facilities such as roads, police and fire protection, drainage structures, water and sewage facilities or schools, shall be sufficiently extended to the proposed special use such that load capacities are not exceeded.***

Meets standard. Properties in this area of the township are served by private well and septic systems, therefore impacts on water and sewage facilities are not anticipated. Staff does not believe that the proposed home occupation will have an impact on roads, police and fire protection, drainage structures, or schools.

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

To be determined. This request has the potential to set precedents for development which could adversely affect the long-term plans or policies of the township. However, with certain controls in place, this use can be carefully planned for. Specifically, the standards in Section 20.7 are designed to help mitigate potential adverse impacts of home occupations to surrounding areas and long-term plans and policies of the township.

If the Planning Commission determines that the proposed home occupation meets the standards of Section 20.7, the proposed special use will not set precedents for development, which could adversely affect the long-term plans or policies of the township.

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

Undetermined. The proposed use will take place inside an enclosed building. One issue that the Planning Commission will need to determine is whether there will be any solvents, degreasers, and the like utilized on the site and how they will be handled and/or disposed of.

The applicant anticipates handling of oils and coolant that would be kept in totes and would be recycled with a company when they are full.

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

Undetermined, condition recommended. There is a potential for noise when engine components are being worked on; there may be hammering, or air tools being used “once in a while” per the applicant. These activities could create noise that would be considered a nuisance if generated more than infrequently.

The nearest house is 180 feet to the south, well within earshot of loud noise if it’s generated.

If the Planning Commission decides to approve the special use permit, staff is recommending a condition of approval that the hours of operation for the home occupation will be between the hours of Monday through Friday 7:00 AM – 5:00 PM, and no operation on weekend or holidays.

The Planning Commission may also consider a condition of approval that limits vehicles related to the home occupation stored on the premises at one time, and any inoperable vehicles stored on site must be within a fully enclosed structure.

Section 20.7 – Home Occupations

Home Occupations are permitted in any Agricultural or Residential Zoning District or on any residentially used lot, subject to the following restrictions:

- A. ***Residential Character. The use of the dwelling for a Home Occupation shall not alter the residential character of the premises.***

Meets standard. The existing accessory building is currently compatible with agricultural/rural-residential use. The applicant will be required to store all vehicles and equipment related to the home occupation within the fully enclosed structures. In doing so, there would not be any discernable characteristics of the use that would indicate to the neighbors that a portion of the building was being used for non-residential purposes.

- B. ***Prohibited Uses. A Home Occupation cannot include the following uses: restaurants and vehicle repair.***

Undetermined. While not a vehicle repair in the traditional sense that cars drive in to be worked on, the proposed use has elements of that use such as engine repair and possibly rebuilding. The Planning Commission will need to determine if the business operation will not fall into the definitions of “vehicle repair”. The zoning ordinance defines it thus:

Vehicle Repair, Major: Any activity involving the general repair, rebuilding, or reconditioning of motor vehicles, engines or trailers, collision service, such as body, frame, or fender straightening and repair; overall painting and vehicle rust-proofing; or steam cleaning.

Vehicle Repair, Minor: Any activity involving minor repair and maintenance of passenger vehicles and light trucks and vans, including, but not limited to vehicle detailing, oil change establishments, audio or cellular installation, and auto glass installation and repair.

The Planning Commission may want to specify what activities can be undertaken on site if they fall outside of the prohibited activities listed above, keeping in mind that repair of personal vehicles is of course an allowed use.

- C. ***Effect on Adjacent Properties. A home occupation shall not result in an adverse or disrupting effect on other properties or on the residential character of the neighborhood by way of noise, odor, vibration, dust, electronic interference, traffic, safety or other attribute or emission.***

To Be Determined, condition recommended. The proposed home occupation is not anticipated to have any disruptive effects on odor, vibration, dust, electronic interference, traffic, or safety to adjacent properties. The operation will be small, but there is potential for adverse impacts on adjacent properties due to noise. There is a residence approximately 180 feet to the south of the barn that may be affected by noise.



Proximity of neighboring house to south

D. Sale of Goods. No merchandise or articles for sale shall be displayed on the premises.

Meets standard. The home occupation will not feature a retail component.

E. Machinery or Equipment. No mechanical equipment shall be used in the operation of the Home Occupation except equipment that is clearly similar in power and type to mechanical equipment normally used for domestic purposes.

To be determined. Per the applicant, air tools will be used, but they did not state that any heavy equipment or lifts would be used. The Planning Commission must decide if the equipment used in relation to the home occupation is similar in power and type typically used for domestic purposes.

F. Operation of Home Occupation. The amount of floor area used by the Home Occupation shall not exceed 25% percent of the Dwelling Floor Area. All operations other than parking associated with the Home Occupation must take place within the Dwelling unless the Planning Commission approves a special use permit to allow operations within an accessory building.

Meets standard. If the Planning Commission approves the special use permit to allow the home occupation inside of the accessory building, then this standard will be met. No operations related to the business will occur within the home.

G. Outside Operation and Storage. No outside operations or storage associated with the home occupation are permitted.

Meets standard. Outdoor activities and storage related to the business is not permitted. If the special use permit is approved and there are farm vehicles that are not owned by the applicant stored outside of the accessory buildings, then staff will proceed with enforcement on the property for violation of the zoning ordinance.

It is unclear what vehicles currently stored on site are part of the home occupation or are residential use.



View of north side of accessory building from Hanna Lake

- H. Signs:** *One non-illuminated stationary sign is permitted to identify a Home Occupation. The maximum permitted sign area is 2 square feet or 4 square feet if the property fronts on a primary arterial street.*

Meets standard. A business sign that had been placed in front of the house has been removed. If the applicant wishes to install signage in the future, it will need to be approved administratively in accordance with the ordinance requirements.

- I. Parking:** *Parking for the Home Occupation shall at no time exceed one Vehicle, unless the Planning Commission approves a special use permit allowing parking for up to four vehicles.*

Meets standard. The site plan doesn't show a specific parking area, parking will be in the driveway of the primary structure.

- J. Number of Employees:** *No more than one person who is not a member of the family residing on the premises shall be engaged in any operation of the Home Occupation, unless the Planning Commission approves a special use permit allowing a greater number of employees.*

Meets standard. The home occupation will be operated by the family residing on the premises. One additional employee would be permitted if desired.

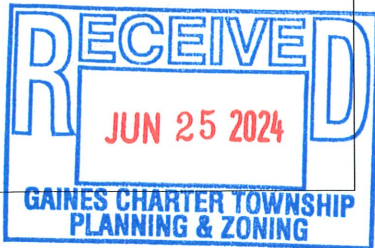
STAFF RECOMMENDATION

The Planning Commission needs to determine if the Home Occupation is a "Vehicle Repair" business first. If it is, then that activity is specifically prohibited, and staff recommends the application be denied based on 20.7.B.

If the Planning Commission finds that all the standards of review are met, staff recommends approval of the special use permit with the following conditions of approval:

1. Hours of Operation shall not exceed Monday through Friday 7:00 AM – 5:00 PM, and no operation on weekend or holidays.
2. All junk and inoperable vehicles must be removed from the property or stored within a building.

3. The Applicant must obtain all necessary building, electrical, and plumbing permits from the Township Building Department.
4. The Planning Commission may consider limiting the number of vehicles that aren't owned by the homeowner related to the home occupation; there shall be no more than (#?) of vehicles stored on the premises at one time, and all the vehicles stored on-site related to the home occupation must be within a fully enclosed structure.



FILE NO.

240625MP

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

Special Use Permit Application

Project Address	9515 Hanna Lake Ave		
Owner Name	Mark & Kim RYPER		
Owner Address	Street Address	City, State, Zip	
	9515 Hanna Lake Ave	Caledonia MI 49316	
Parcel Number(s)	41-22- 272 000 37	41-22-	
Description of Proposed Project/Use	Home base for mobile Agricultural mechanics. We service and repair many farms in the area with focus on diesel engines. The shop is used for repairs that require a measure of a clean atmosphere & environment that many farms do not have.		

Applicant/Contact	Mark RYPER		
Applicant/Contact Address	Street Address	City, State, Zip	
	9515 Hanna Lake Ave	Caledonia MI 49316	
Contact Info	Home / Office / Cell	E-Mail	
	616. 914. 7650	mryper91@gmail.com	

"I" hereby certify to the correctness and knowledge of the information submitted and hereby agree to comply with the terms and requirements of all applicable Township ordinances. I also grant Township staff permission to enter onto the subject property in review of this application.

Signature	
-----------	--

Please complete the appropriate Worksheet as part of your application packet (see Staff for more information) for:
Planning Commission, Zoning Board of Appeals requests, Land Divisions, Combinations or Lot Line Adjustments.

Township Use Only

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

Applicant Response to General Standards of Review

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

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

Minimal traffic would be added by special use. Btu hours
of 7am to 5pm

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

Minimal noise increase at times with use of tools.
No dust, odor, or light or emissions.

3. In addition to the above, describe any other the activities or characteristics associated with the building(s) and use and what measures will be taken in the location design, and operation of the use to keep the use, building or activity in harmony with neighboring properties and avoid the imposition of adverse impacts on them and the community.

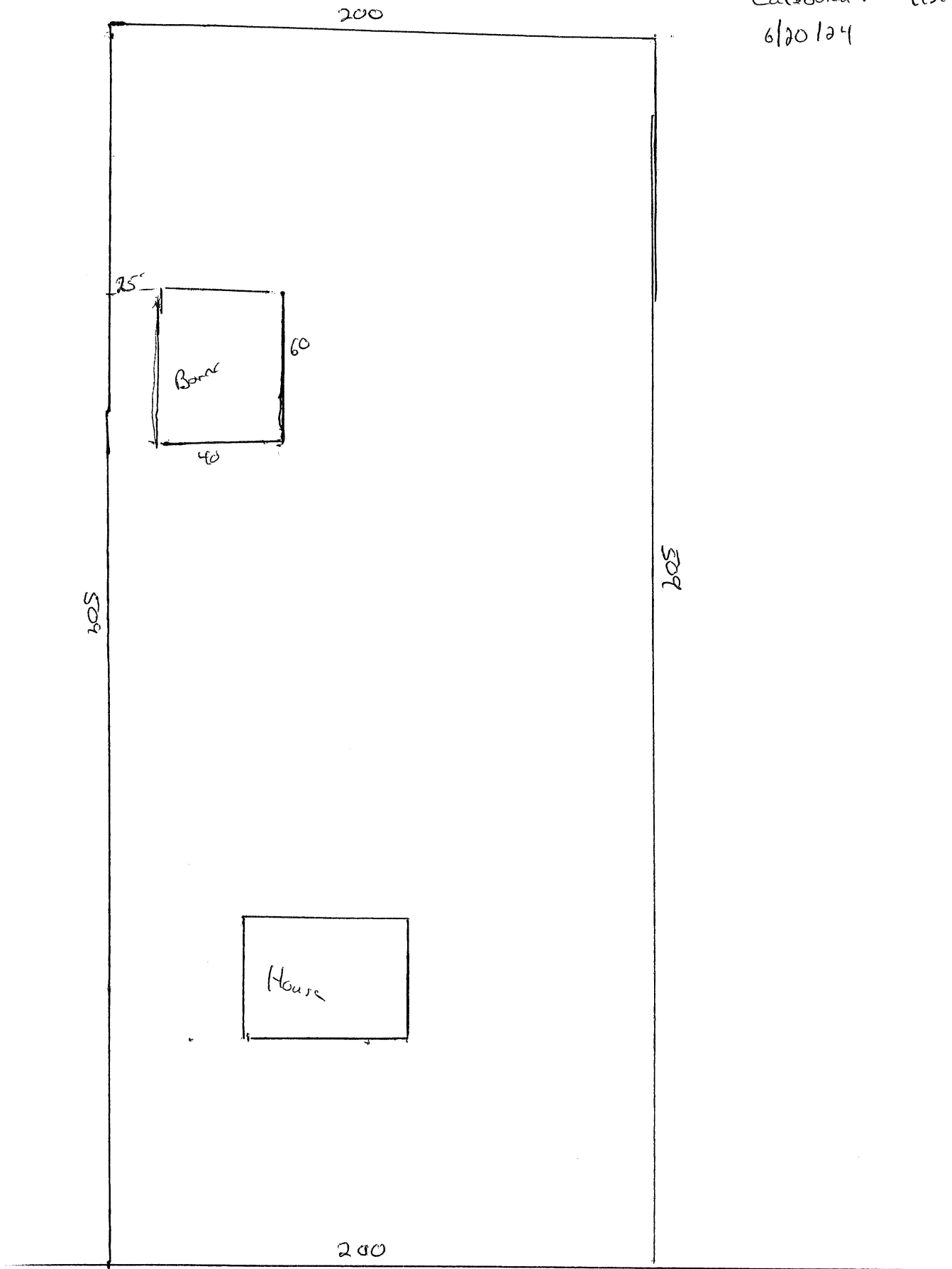
There are no plans on changes being made. This is a
temporary request for the special use as the plan is to
build a permanent shop at another location once the business
has been established and the need for an actual shop
full time is necessary. We will limit amount of traffic,
noise, clutter & equipment from disturbing others. Being
allowed to establish his business here helps the farming community
of the township as he serves many farms in the area.

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

There are no drains that exit the building, any
waste water from washing parts/equipment is contained &
recycled.

Mark Poyer
9515 Hanna Lake Ave
Caledonia Mi 49316

6/20/24



1" = 50'



Hanna Lake Ave

Gaines Charter Township

Planning Commission Memo

Meeting Date: July 25th, 2024

AGENDA ITEM: VI.1.d

PROPOSED REQUEST: Dutton Mill–PUD
Amendment & Site Plan Review for Marathon
Gas Station

ADDRESS: 3495 68th Street

PARCEL NUMBER: 41-22-02-377-006

APPLICANT: Adam Bryant, Irish Design & Build

FILE NUMBER: 240424AB

PROPERTY ZONING DISTRICT: PUD

PROPERTY SIZE: 0.59 Acre

REPORT BY: Dan Wells, Community
Development Director



OVERVIEW

The applicant requests to build an addition for a refrigerated walk-in cooler at the Marathon Gas Station at 3495 68th Street, which is part of the Dutton Mill Village Planned Unit Development. The addition would extend into what would normally be a 25-foot rear setback from the property line in General Commercial, and create a 15.3-foot setback, thus the need for a PUD amendment and site plan review.

The current building is 3,200 square feet, and lies 43.1 feet from the northern property line which conforms with a general 25-foot setback requirement for General Commercial. The proposed 28x50 foot (1,400 square feet) addition would extend 28 feet to the north, narrowing the rear setback to 15.3 feet. This would be similar to the side setback on the east side of the building which is 16.7 feet. The addition would not extend into the access easement that lies on both the east and north side of the building, but would bring it immediately adjacent.

Surrounding zoning:

	NORTH: PUD/Commercial	
WEST: Dutton Fire Station	SUBJECT PARCELS	EAST: PUD/Commercial
	SOUTH: 68 th Street/ Commercial	

PROCESS

Review of the PUD amendment application is subject to the following process:

1. Preliminary PUD plan review and Planning Commission approval based on Section 11.1 (approved May 23rd, 2024)
2. Public hearing held by the Planning Commission regarding PUD Amendment and final site plan review based on Section 25.3 (July 25th, 2024)
3. Review by the Township Board at first reading
4. Review, public hearing, and approval of the final PUD plan and rezoning by the Township Board at second reading.

SUBMITTAL REQUIREMENTS

The applicant provided a complete application with fees. A site plan was provided for review under Chapter 11 "PUD-Review Standards" and Chapter 25 "Site Plan Review" of the zoning ordinance. The applicant satisfied the requirements of Section 10.5 "Preliminary Plan - Submittal Requirements" at the May 23rd PC meeting.

PUD REVIEW STANDARDS

The PUD amendment request has been reviewed using the applicable review standards of Section 11.1, Planned Unit Development - General Review Standards. Additional information is included over the following pages concerning review considerations and 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 parcel is currently zoned Planned Unit Development, so setbacks are determined by the approval of the site plan at that time.

When the PUD was approved April 23rd, 1981, parcel lines defining 3495 68th Street were not apparent on the site plan, but the land division control map dating to 1997 indicates that 3495 68th Street had been established by then. Thus, the setbacks under the original approval are not clear, and based on lack of Planning Department documentation, were not officially approved.

In this situation Staff suggests applying a setback based on the underlying zoning, in this case General Commercial. It should be recognized that both development standards and site plan review standards and processes may have been different in the past and may not have taken into account considerations under the current ordinance.

The gas station currently sells wine, beer and liquor. The addition of a 1,400 SF walk-in cooler will significantly increase the square footage devoted to refrigerated drink sales.

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

Meets standard. Several changes to the site plan have been made since Dutton Mill Village was approved that reduced the amount of green space on the gas station site (See Exhibit 1: 1981 PC Approval). The building was first constructed in 1984, first canopy added 1987, second canopy and gas pumps added by 1999. Signs were added and replaced multiple times over the years. Not all of these changes were reviewed for zoning compliance at the time and the alterations came at the expense of greenspace.

Clearly, the landscaping approved under the 1981 approval has not been maintained, but the applicant has provided a plan to make landscaping improvements to the property (see site plan review section below).

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 immediate surrounding uses are commercial and civic. The Future Land Use Plan for the surrounding area is commercial.

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.

Meets standard. There is no minimum lot area, coverage ratio, or width requirement in the General Commercial zone.

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. Whether the streets and pedestrian walkways within each project are designed to facilitate safe pedestrian and vehicular traffic flow patterns. 3. All points of ingress and egress to the project shall be located and designed to maximize safety.

Meets standard, condition recommended. Traffic has adequate ingress/egress from the parcel, and adequate circulation within. The applicant has indicated they will be adding “turn arrow” striping at the exit points on West Mill Run that may help direct drivers into specific lanes to help avoid conflict, but no striping is proposed onto 68th Street.

On the north side of the building asphalt is degraded and potholed. The applicant indicates that this area will be resurfaced, and this should be a condition of approval.

The issue of building an addition to the edge of a 30-foot access easement should be considered. Under Chapter 22 “Roads and Shared Driveways”, 50 feet is the minimum width for a shared driveway, and development standards typically require setbacks to be measured from access easements. The ordinance does not, however, directly address commercial shared drives like this situation. Since this is a PUD, the setbacks can be modified; Planning Commission should consider this issue carefully.

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. To staff’s knowledge gasoline storage tanks are in good working condition on the site.

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. The project will have no effect on schools.

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

- 1. Public safety and protection services.***
- 2. Water and sewer facilities.***
- 3. The costs for such services.***

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

Meets standards. Overall, the project will have no impact on public services or utilities.

The south canopy has been placed on top of a private stormwater easement that crosses the site. The Township Engineer is not concerned about this since it’s a private easement running to the adjacent property.

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 runoff which the Kent County Drain Commission and / or the Township Engineer must approve.

Meets standard. The Township Engineer has reviewed the project and has no concerns.

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.

Not Applicable.

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

Not Applicable.

SITE PLAN STANDARDS OF REVIEW

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

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

Meets standard, condition recommended. A site plan and scaled building elevations have been submitted for review and all the required information has been provided.

Dimensional Requirements: Since the building is in a PUD, there is some flexibility in dimensional requirements, but the proposed addition is similar in height to the existing building and is at the rear, so it won't alter the overall look of the site.

Parking: Twelve parking spaces are provided on site, and there is plenty of parking in the lot immediately to the east. Staff suggests applying the Convenience Retail standard for this gas station at 4 spaces per 1,000 SF of gross floor area (GFA). With 4,600 SF of GFA at buildout the requirement would be 18 spaces. Considering the amount of parking available, staff thinks twelve spaces is adequate. The Planning Commission may permit a reduction from the standards contained in Section 15.2 if they determine that the requirements of this Chapter would result in an unneeded number of spaces based on documentation that the applicant provides. Staff recommends a condition defining the number of spaces required.

Dumpsters: The site plan indicates that a screened enclosure has been added on the north side of the building that will adequately screen trash dumpsters.

Signage: No change to signage is proposed. Staff requests a condition that the site plan be edited to note that signage must conform to General Commercial sign regulation.

Lighting: No change to lighting is proposed.

Landscaping: In total, one shade tree, 4 ornamental trees, and 47 shrubs will be added to the 68th Street and West Mill Run frontages. 178 points of landscaping are required and 179 are provided.

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

Meets standard. The 2023 Future Land Use Plan anticipates General Retail and Services on this parcel. See Standard 11.1 (A) above.

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

Meets standard. The Fire Inspector and Township Engineer have reviewed the plans and have no concerns.

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

Meets Standard. Short of reducing the overall size, Staff believes that the project has been designed to allow for reasonable use of the property while reducing the effect of the development on adjoining and nearby properties.

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

Not applicable.

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

Meets standard. The proposed landscaping will help to screen the view of the site from adjacent properties to the south.

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

Meets standard. The Fire Inspector has reviewed the plans, and no issues were identified.

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

Meets standard. The gas station will be accessed by existing curb cuts on 68th and West Mill Run. Turn markers will be painted at egress/ingress points.

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

Meets standard. No changes to sidewalks are proposed.

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

Not applicable.

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

Meets standard. No adverse traffic impacts are anticipated.

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

Meets standard. The Fire Inspector has reviewed the plans, and no issues were identified.

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

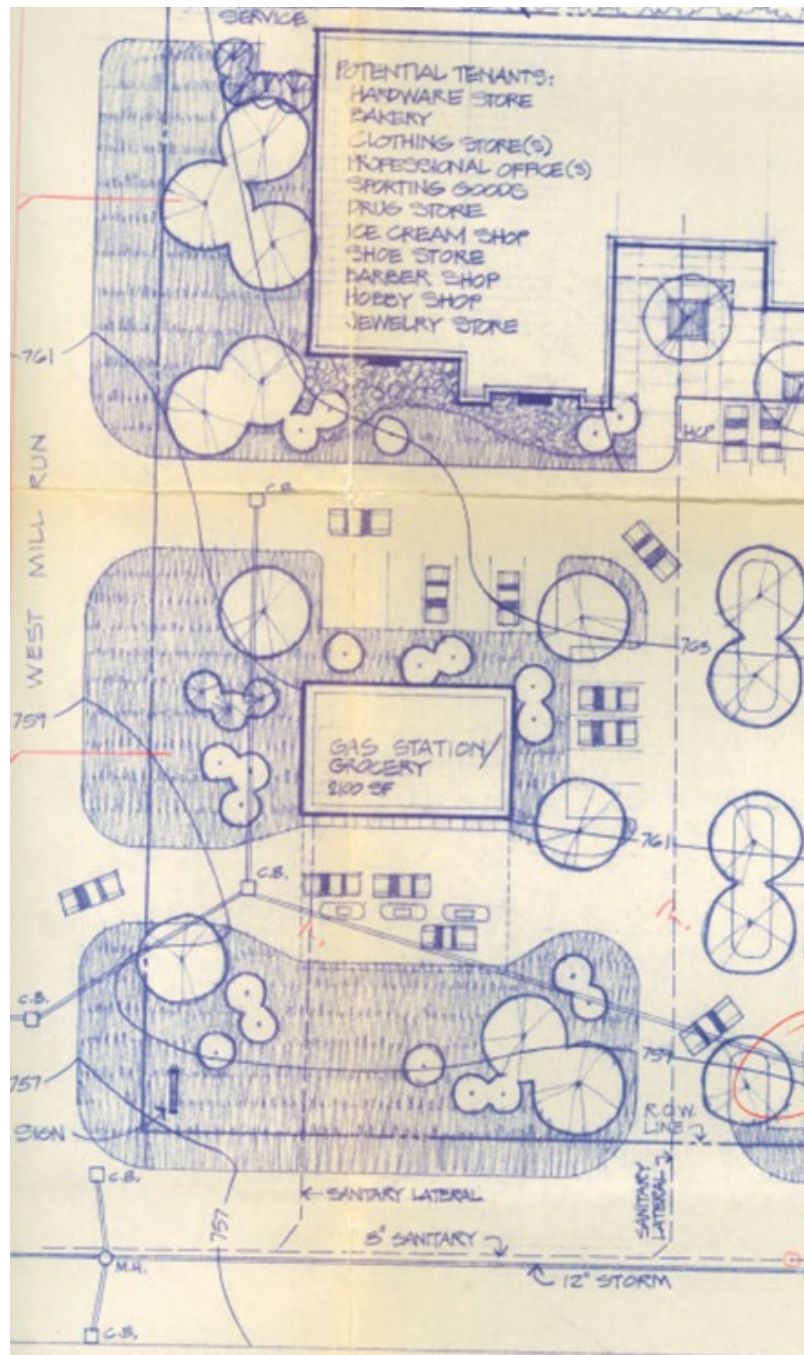
Meets standard. The proposed site development is not anticipated to negatively impact adjacent properties, natural resources, or the future development of the area.

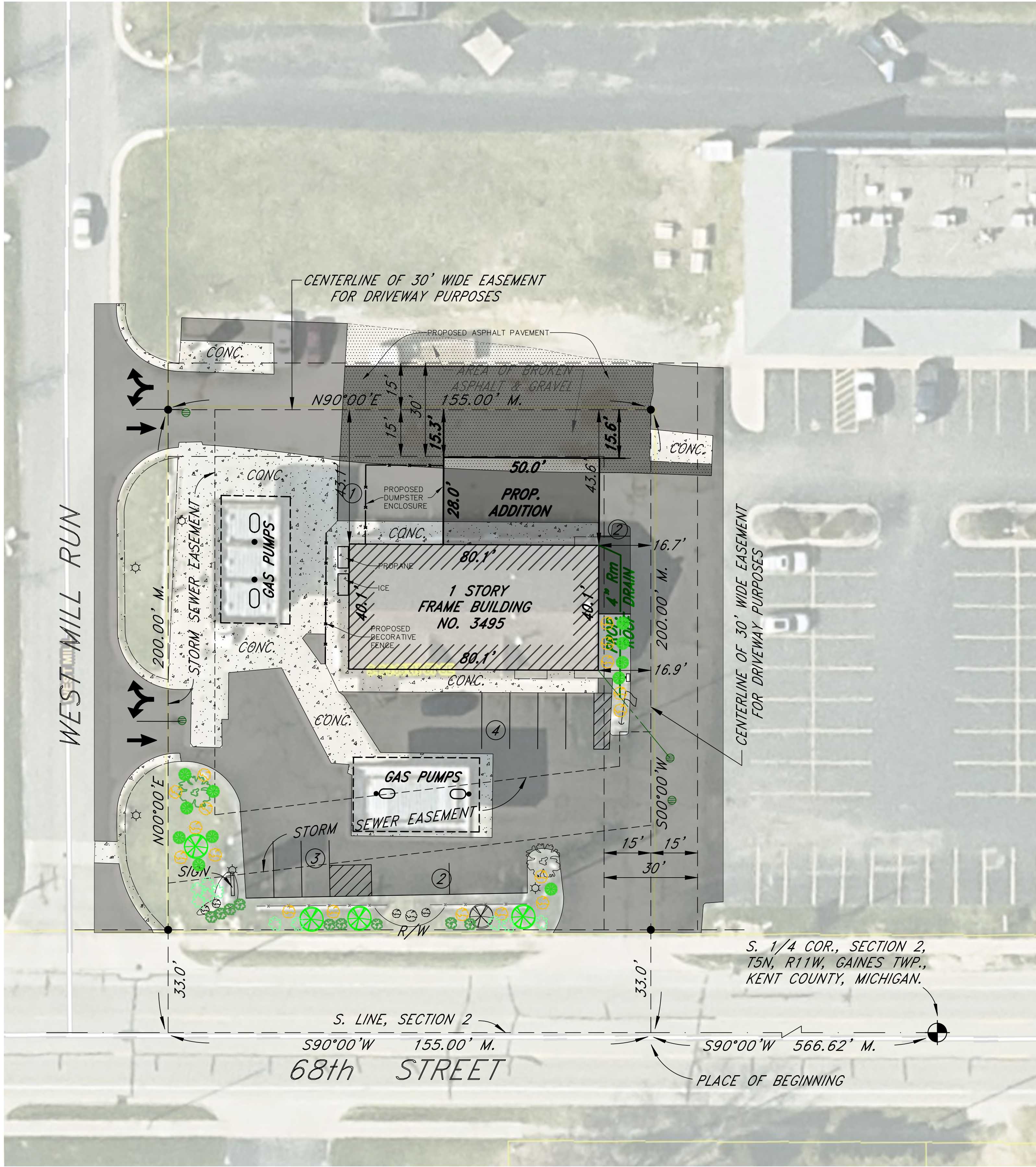
STAFF RECOMMENDATION

Staff recommends approval of the site plan and a positive recommendation to the Board of Trustees with the following conditions:

1. The parking requirement is waived, and 12 parking spaces be permitted for the site.
2. Signage for the site will be regulated under General Commercial standards, and must be noted on the site plan under "Requirements".
3. Asphalt on the north side of the addition must be resurfaced as indicated on the site plan.

Exhibit 1: 1981 PC Approval





LANDSCAPE REQUIREMENTS:

FRONT YARD LANDSCAPING
POINTS THAT MUST BE ACHIEVED FOR FRONT YARDS IS OVERALL
LENGTH DIVIDED BY 2.

PARKING LOT LANDSCAPING
POINTS THAT MUST BE ACHIEVED FOR PARKING LOTS SHALL BE
(1.5) TIMES THE TOTAL NUMBER OF PARKING SPACES. PARKING
AREAS IN THE REAR YARD AND NOT ADJACENT TO STREET SHALL
BE (0.75) OF THE TOTAL NUMBER OF PARKING SPACES. THE
POINTS MAY BE ACHIEVED THROUGH THE USE F ANY COMBINATION
OF TREES, GROUND COVER, AND/OR SHRUBS. IN PARKING LOTS
LESS THAN 100 SPACES, THE LANDSCAPING MAY BE PLACED
WITHIN INTERIOR CURBED ISLANDS AND/OR WITHIN (10) FEET OF
THE PERIMETER OF THE PARKING LOT.

PROPOSED LANDSCAPING:

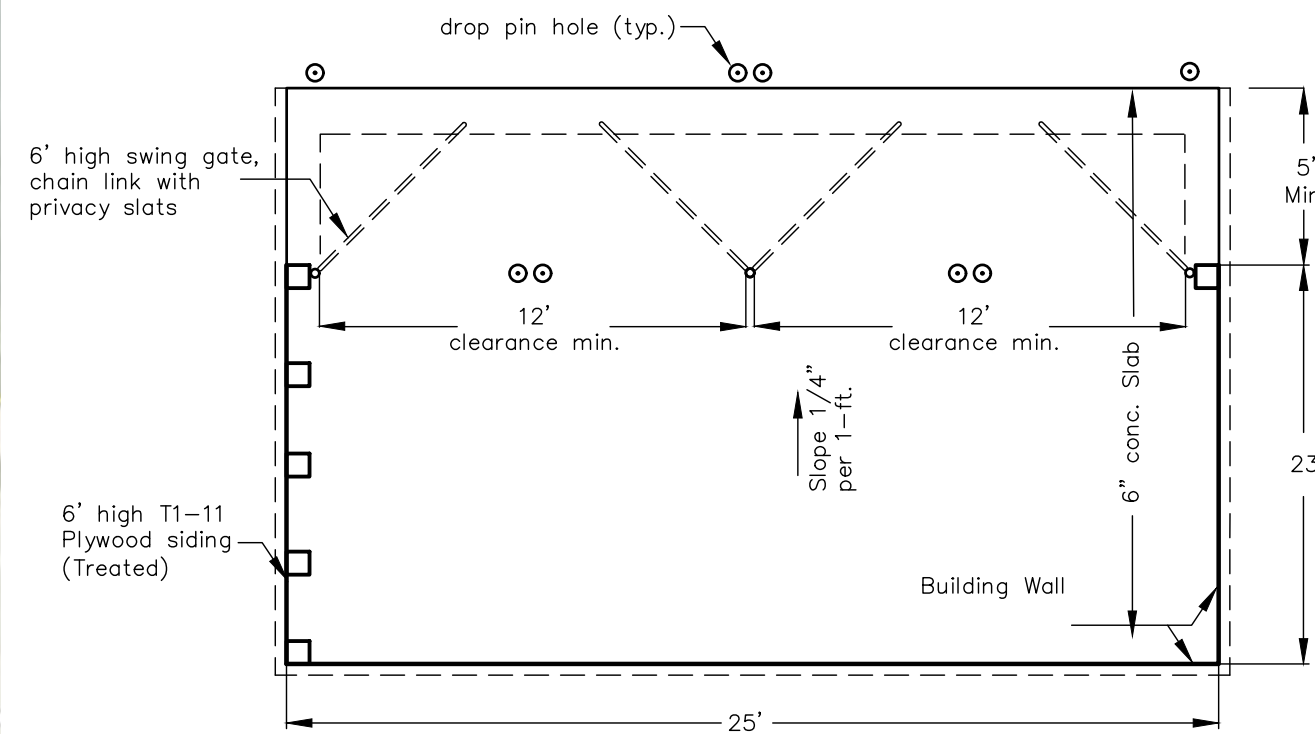
FRONT YARD LANDSCAPING:
ALONG 68TH STREET FRONTAGE: 155'/2 = 78 POINTS
ALONG WEST MILL RUN FRONTAGE: 200'/2 = 100 POINTS

PARKING LOT LANDSCAPING:
PARKING SPACES IN FRONT YARD: 10 SPACES x 1.5 = 15 POINTS
PARKING SPACES IN REAR YARD: 3 SPACES x 0.75 = 2 POINTS

SHOWN:
EXISTING LANDSCAPING:
(2) TREES = 16 POINTS CREDIT
(5) SHRUBS = 12 POINTS CREDIT
PROPOSED LANDSCAPING:
(4) TREES = 32 POINTS
(27) EVERGREEN SHRUBS = 81 POINTS
(20) DECIDUOUS SHRUBS = 38 POINTS
TOTAL PROPOSED POINTS = 179

LANDSCAPING LEGEND:

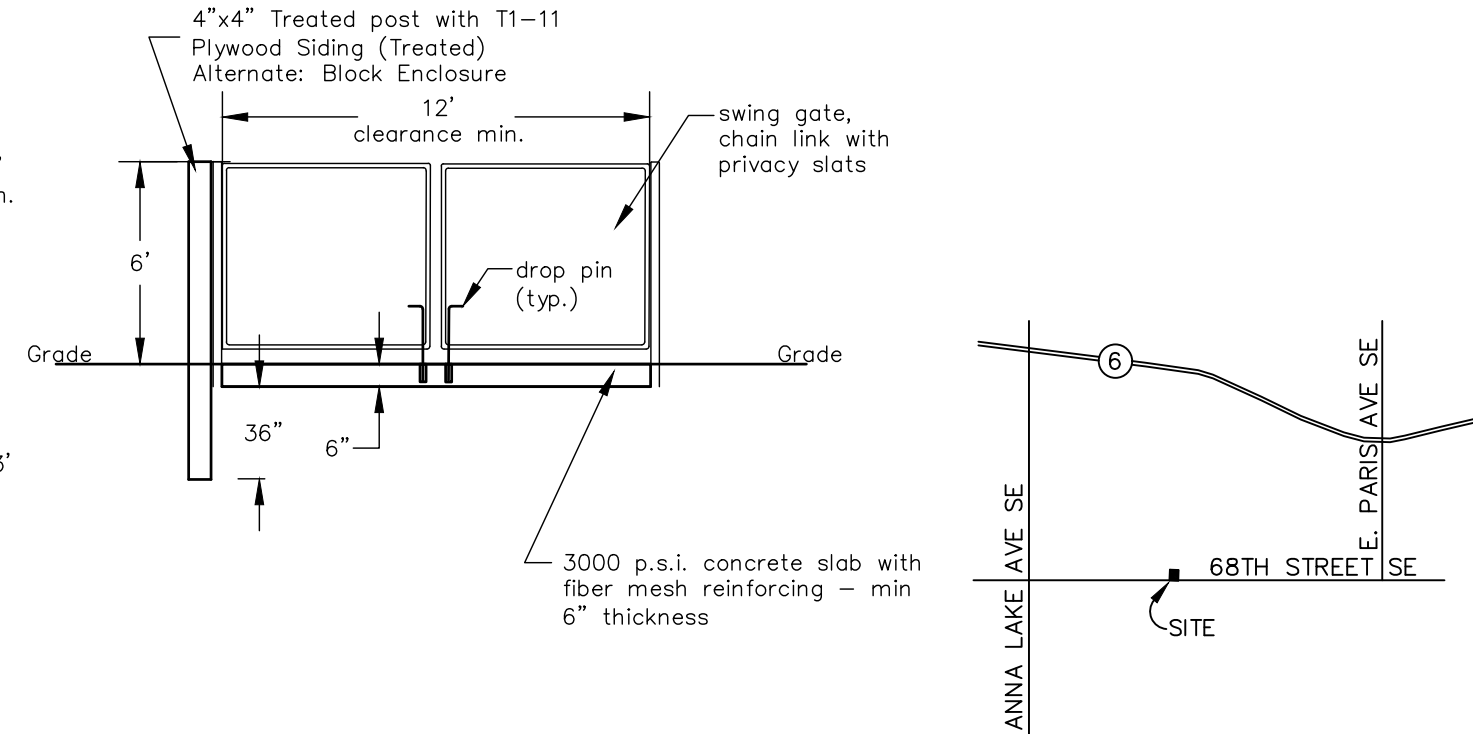
- 1 Canopy Tree 2" caliper
Red Sunset Maple
 - 4 Ornamental Tree 2" caliper
Dogwood
 - 17 Shrubs 2'H
Boxwood
 - 11 Arrowwood Viburnum
 - 10 Lime Glow Juniper
 - 9 Red Twig Dogwood
- ex shrub ex trees



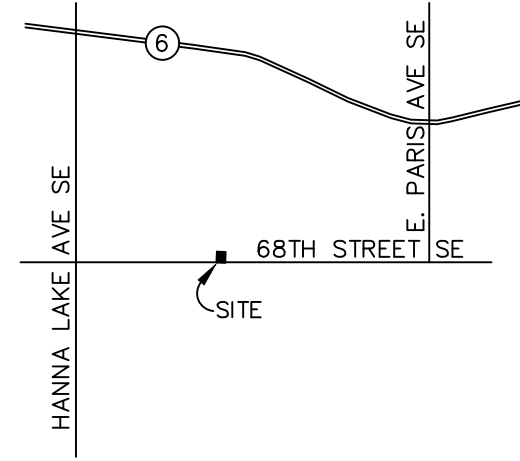
PLAN

DUMPSTER ENCLOSURE

NOT TO SCALE



ELEVATION



LOCATION MAP

NOT TO SCALE

PROPERTY DESCRIPTION:

PPN# 41-22-02-377-006
3495 68th Street SE Caledonia, MI 49316
Owner: Dutton Property LLC

That part of the Southwest 1/4, Section 2, T5N, R11W, Gaines Township, Kent County, Michigan, described as: BEGINNING at a point on the South line of Section 2, which is South 90°00' West 566.62 feet from the South 1/2 corner of Section 2; thence South 90°00' West 155.00 feet along the South line of Section 2; thence North 00°00' East 200.00 feet along the East line of West Mill Run; thence North 90°00' East 155.00 feet; thence South 00°00' West 200.00 feet to the place of beginning. Subject to and together with an easement for driveway purposed which is described as: Commencing at the South 1/4 corner of Section 2; thence South 90°00' West 721.62 feet along the South line of Section 2; thence North 00°00' East 200.00 feet along the East line of West Mill Run to the PLACE OF BEGINNING of the centerline of a 30 foot wide strip of land; thence North 90°00' East 155.00 feet; thence South 00°00' West 167.00 feet to the North line of 68th Street and the place of ending of the centerline of said 30 foot wide strip of land. Also subject to an easement for storm sewer described as: Commencing at the South 1/4 corner of Section 2; thence South 90°00' West 721.62 feet along the South line of Section 2; thence North 00°00' East 48.00 feet to the PLACE OF BEGINNING of this description; thence North 00°00' East 152.00 feet along the East line of West Mill Run; thence North 90°00' East 15.00 feet; thence South 00°00' West 130.06 feet; thence North 83°10' East 130.93 feet; thence North 00°00' East 11.06 feet; thence North 90°00' East 10.00 feet; thence South 00°00' West 30.00 feet; thence South 83°10' West 156.11 feet to the place of beginning.

Contains 31,000 SF or 0.71 Acres

REQUIREMENTS:

1. PROJECT DESCRIPTION: BUILDING ADDITION ON THE NORTH SIDE OF THE EXISTING BUILDING.

EX. ZONING: PUD

SETBACKS (C-2) GENERAL COMMERCIAL

FRONT: 25'
SIDE: 15' (NOT ADJACENT TO RESIDENTIAL)
REAR: 25' (NOT ADJACENT TO RESIDENTIAL)

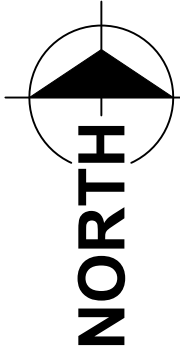
STORMWATER NOTE:

1. There is no net increase in the impervious surfaces, so no stormwater calculations are necessary for this re-development.

GENERAL NOTES:

- All utilities shown are approximate locations derived from actual measurements and available records. They should not be interpreted to be the exact locations nor should it be assumed that they are the only utilities in the area.
- All work shall comply with applicable requirements or the local code, ordinances and accident/fire preventions regulations.
- Remove all demolition materials and debris from the site and dispose of properly offsite.
- Do not bury any debris, roots, topsoil or other materials.
- Adequately protect the site, adjoining property, and utility services.
- Contractor shall field verify all utilities prior to commencing work on new utility connections.
- Install all utilities in accordance with local specifications and requirements.
- Contractor shall be responsible for obtaining necessary permits for work in right-of-way and on any utility connections or abandonments.
- Damage to existing utilities by the contractor shall be repaired at the contractor's expense.

Submitted 06/27/2024



SCALE: 1" = 20'

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

SITE PLAN

3495 68TH AVE CALEDONIA MI

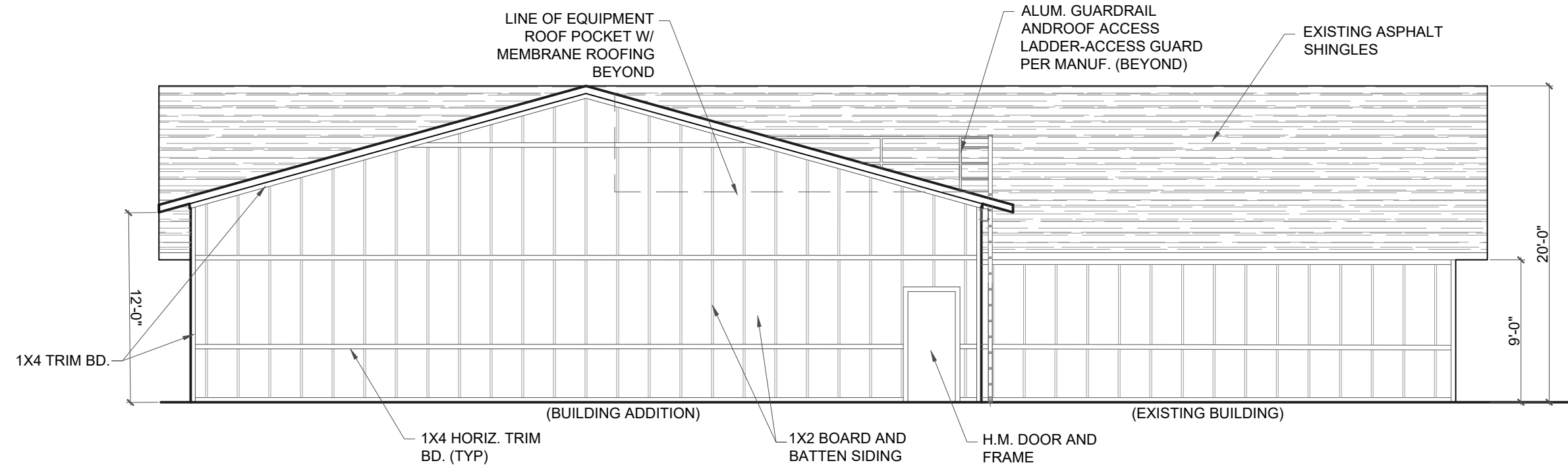
FOR: DUTTON BP LLC
3495 68TH STREET SE
CALEDONIA, MI 49316

PART OF THE SOUTHWEST 1/4, SECTION 2, T5N, R11W,
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

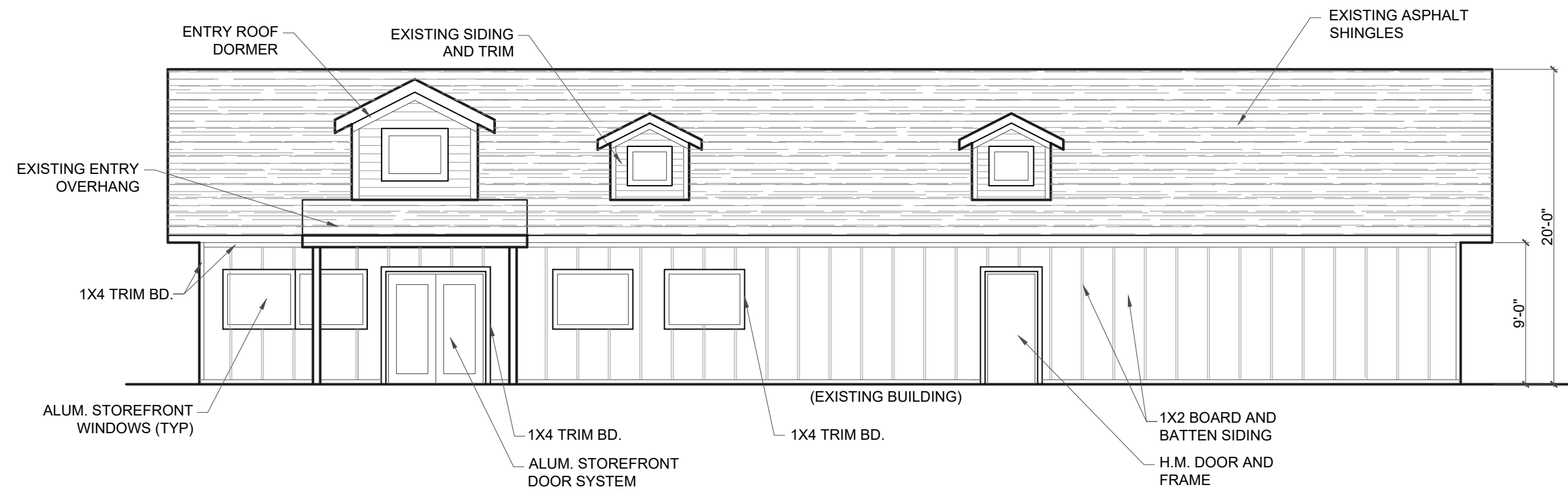
Feenstra & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS

3145 Prairie St SW Phone: 616.457.7050
Grandville, MI 49418 www.feenstrainsc.com

C1

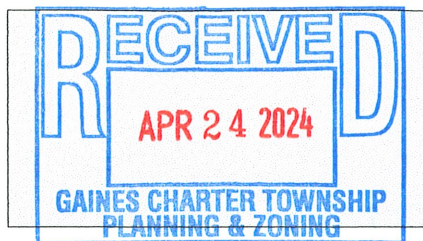


2
1a **NORTH ELEVATION - PROPOSED**
SCALE: 1/8" = 1'-0"



1
1a **SOUTH ELEVATION - PROPOSED**
SCALE: 1/8" = 1'-0"





FILE NO.

240424AB

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

Application for Zoning Ordinance Amendment/Rezoning

Project Address	3495 68 th ST AVE CALEDONIA, MI 49316		
Owner Name	DUTTON BP LLC		
Owner Address	Street Address	City, State, Zip	
	3495 68 th ST SE	CALEDONIA, MI 49316	
Parcel Number(s):	41-22-02-377-006	41-22-	
Description of Proposed Project/Use	NEW ADDITION TO EXISTING PARTY / GAS STATION. PROVIDE 1,400 SF OF NEW SPACE TO INSTALL NEW COOLERS & WALK-IN BEER CAVE.		

Applicant/Contact	ADAM BRYANT IRISH DESIGN & BUILD INC.		
Applicant/Contact Address	Street Address	City, State, Zip	
	2250 28 th ST SW	WYOMING MI 49519	
Contact Info	Home / Office / Cell	E-Mail	
	616-532-2590 / 616-893-6966 CELL	irishdesign3@comcast.net	

"I" hereby certify to the correctness and knowledge of the information submitted and hereby agree to comply with the terms and requirements of all applicable Township ordinances. I also grant Township staff permission to enter onto the subject property in review of this application.

Signature	
Please complete the appropriate Worksheet as part of your application packet (see Staff for more information) for: Planning Commission, Zoning Board of Appeals requests, Land Divisions, Combinations or Lot Line Adjustments.	

Township Use Only

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

Rezoning/ Ordinance Amendment Applicant Worksheet

File No.

For all rezoning requests, submit a fully dimensioned map showing:

- Legal description
- Parcel numbers
- Present Zoning District
- Zoning District of abutting properties
- All public and private right of ways, easements bounding and intersecting the land to be rezoned.

☐ Text or Zoning Map Amendment
☐ Current Zoning District _____
☐ Proposed Zoning District _____

☒ Planned Unit Development (PUD) Rezoning
☐ Conditional Rezoning

For PUD and Conditional Rezoning's refer to the applicable section of the Zoning Ordinance for specific submittal requirements.

SIGNATURE OF ALL OWNERS (proof of ownership required)

Signature	<i>Subhpreet Kaur Garg</i>	Date	<i>4-24-24</i>	Signature		Date	
Signature		Date		Signature		Date	

General Rezoning Review Standards

1. If the request to rezone is to correct an error, state the circumstances and how the proposed amendment will result in a correction.
2. Explain changed or changing conditions that make the proposed amendment reasonably necessary to the promotion of public health, safety and general welfare.
<i>NEW ADDITION TO MAKE STORAGE SPACE & OPEN UP FLOOR PLAN</i>
<i>FOR SHELVING & RELOCATE EXISTING BATHROOM WHICH</i>
<i>WILL BE MADE TO HANDICAP CODE REQUIREMENTS.</i>
3. List circumstances, factors and reasons supporting the proposed amendment.
<i>NEED EXTRA SPACE TO REPLACE & EXPAND COOLER</i>
<i>STORAGE.</i>
4. Indicate the section and reason for text amendments to the current Zoning Ordinance.

From: [Jeff Gritter](#)
To: [Dan Wells](#); [Ken Van Hall](#)
Cc: [Dakota Swan](#)
Subject: Re: Dutton Marathon Site Plans
Date: Tuesday, May 7, 2024 4:19:43 PM
Attachments: [image001.png](#)
[image536187.png](#)
[Outlook-ingsdide.png](#)

Hi Dan,

reviewed this today and have a few concerns:

1. The proposed building addition will extend to the edge of the driveway easement with very little to no separation between building and driveway - this is a safety concern, but you and the PC should consider how vehicles are going to maneuver through this site and onto the adjacent site.
2. the area of broken asphalt/gravel should be repaired as a part of any approval of an expansion of the building.
3. enclosure for the dumpsters? I'm leaning into a "planner" type comment but they are unsightly

Thanks,

Jeff Gritter, P.E.



Vriesman
& Korhorn

t. (616) 277-2185

c. (616) 292-8242

www.VKcivil.com

From: Dan Wells <dan.wells@gainestownship.org>
Sent: Tuesday, May 7, 2024 4:04 PM
To: Jeff Gritter <jeff@vkcivil.com>; Ken Van Hall <ken.vanhall@gainestownship.org>
Cc: Dakota Swan <dakota.swan@gainestownship.org>
Subject: RE: Dutton Marathon Site Plans

Gents- If you have any formal comments please let me know, I'm beginning work on this memo.

Dan Wells

GAINES CHARTER

TOWNSHIP

www.gainestownship.org
dan.wells@gainestownship.org

Community Development Director

Office: 616-698-6640 Ext.120

Cell: 616-980-6188

From: Dakota Swan <dakota.swan@gainestownship.org>

Sent: Monday, April 29, 2024 10:26 AM

To: Jeff Gritter <jeff@vkcivil.com>; Ken Van Hall <ken.vanhall@gainestownship.org>

Cc: Dan Wells <dan.wells@gainestownship.org>

Subject: Dutton Marathon Site Plans

Greetings and good morning!

Please find attached site plans for a PUD Amendment at the Dutton Marathon.

Also, there are two other sets of site plans I'm going to be sending your guys' way shortly here!

Cheers!

GAINES CHARTER

TOWNSHIP

www.gainestownship.org
dakota.swan@gainestownship.org

Dakota Swan

Assistant Planner

Office: 616-698-6640n Ext. 119

Cell: 616-893-1760

From: [Ken Van Hall](#)
To: [Dakota Swan](#); [Jeff Gritter](#)
Cc: [Dan Wells](#)
Subject: RE: Dutton Marathon Site Plans
Date: Thursday, May 2, 2024 4:57:02 PM
Attachments: [image001.png](#)
[image002.png](#)
[image987095.png](#)

No fire department comments. The proposed addition falls below any requirements for fire protection requirements. Access is adequate other than the terrible condition of the driveway behind the property.

Regards,

Ken Van Hall
Fire Chief
Gaines Township - Dutton Fire Department
3471 68th St SE
Caledonia, MI 49316
Office: (616) 541-0119
Mobile: (616) 824-8896



The content of this email is confidential and intended for the recipient specified in message only. It is strictly forbidden to share any part of this message with any third party, without a written consent of the sender. If you received this message by mistake, please reply to this message and follow with its deletion, so that we can ensure such a mistake does not occur in the future.

GAINES CHARTER
TOWNSHIP
www.gainestownship.org
ken.vanhall@gainestownship.org

Ken Van Hall
Cell: 616-824-8896

From: Dakota Swan <dakota.swan@gainestownship.org>
Sent: Monday, April 29, 2024 10:26 AM
To: Jeff Gritter <jeff@vkcivil.com>; Ken Van Hall <ken.vanhall@gainestownship.org>
Cc: Dan Wells <dan.wells@gainestownship.org>
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Also, there are two other sets of site plans I'm going to be sending your guys' way shortly here!

Cheers!

GAINES CHARTER

TOWNSHIP

www.gainestownship.org

dakota.swan@gainestownship.org

Dakota Swan

Assistant Planner

Office: 616-698-6640n Ext. 119

Cell: 616-893-1760

Gaines Charter Township

Planning Commission Memo

Meeting Date: July 25th, 2024

AGENDA ITEM: VI.2.a

PROPOSED REQUEST: Special Use Permit & Site
Plan Review

ADDRESS: 1688 68th Street SE

PARCEL NUMBER: 41-22-09-101-028

APPLICANT: 814 Services, Mark Kellenberger

FILE NUMBER: 240426MK

PROPERTY ZONING DISTRICT: Residential-10

PROPERTY SIZE: 1.6 Acres

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



OVERVIEW

The applicant requests a Special Use Permit and site plan approval for a new 13,533 Square Foot (SF) Child Day Care Center on the property. Site improvements include the front parking lot (57 spaces), fencing, and playgrounds. Child Day Care Centers are allowed on Residential-10 zoned property if issued a Special Use Permit.

The applicant has revised the site plan to address the concern expressed by the Planning Commission at the June 27th meeting that the site plan presented at that meeting could not meet standard 19.8.C (“The special use shall not create or substantially add to traffic hazards in the area”). To help address this concern, the applicant has moved the driveway entrance to the east side of the property, adding an additional 120’ of distance to the 68th Street & Kalamazoo Avenue intersection.

The existing residence on the site will be demolished.

The facility will employ about 27 people, and they hope to begin construction as soon as possible with an estimated opening in spring of 2025. Up to 202 children may attend the daycare.

Surrounding zoning:

	NORTH: 68 th Street/Commercial	
WEST: RL-10 (vacant)	SUBJECT PARCEL	EAST: RL-10
	SOUTH: RL-10	

STANDARDS OF REVIEW

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

Section 19.8 General Standards for All Special Land Uses

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

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

Meets standard. The proposed childcare facility has been laid out with safety in mind during peak drop-off and pick-up times with adequate circulation and parking. Play areas will meet State of Michigan license safety requirements. The need for childcare is in high demand, and will benefit the community.

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

Meets standard. The 2023 Future Land Use Plan designates this parcel as Suburban Residential, but the parcel fronts 68th Street and is across from general commercial uses and is an appropriate location for a childcare operation. Residential-10 zoning does allow for childcare operations with a Special Use Permit,

so if the Planning Commission finds that the proposed facility meets those and site plan standards, it will be consistent with the zoning ordinance.

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

Meets standard. Pick up/drop off times at childcare facilities are not typically “all at once” events that create traffic backups. The applicants will comply with all KCRC requirements for ingress/egress and the interior drive lanes are laid out for safe circulation. The driveway entrance is approximately 540 feet from the 68th Street & Kalamazoo Avenue intersection.

D. Public services and facilities such as roads, police and fire protection, drainage structures, water and sewage facilities or schools, shall be sufficiently extended to the proposed special use such that load capacities are not exceeded.

Meets standard, condition recommended. Utilities are available at the site and the applicant will work with the Township Engineer to ensure they are properly connected. Staff does not anticipate any changes to already existing impacts on roads, police and fire protection, drainage structures, water or sewage facilities, or schools.

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

Meets standard. Staff does not see this as setting a precedent for adverse development as the immediate area is general commercial in nature.

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

Meets standard. The proposed use is not anticipated to have any impact on the environment and natural resources. The site was previously developed, and stormwater will be collected and discharged via an engineered system.

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

Meets standard, with consideration. The adjoining property to the east, 1706 68th Street, is an Adult Foster Care Home with between 7-12 residents. Residents may be physically handicapped, developmentally disabled, mentally ill, aged, traumatically brain injured or have Alzheimer's. Residents are free to leave the premises at will, and there is full-time supervision on site. An inspection report dated May 6th, 2024, determined that the facility is compliant with state rules and requirements and the facility could be licensed for two years.

The building is buffered on the west and south property lies by woods and will be buffered on the east by landscaping and a chain link fence. The Sheriff's Department Community Liaison Officer recommended that a privacy fence be installed instead of chain link to limit interactions between residents and the daycare.

Section 25.6 Site Plan Standards of Review

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

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

Section 8.3 Dimensional Standards.

Meets Standard.

RL-10 Regulations	Required	Proposed
Front Yard Setback	35 Feet	Ca. 145 Feet
East Side Setback	8 Feet	17 Feet
West Side Setback	8 Feet	46 Feet
Rear Yard Setback	35 Feet	Ca. 100 Feet
Maximum Building Height	35 Feet	29 Feet at ridgeline

Chapter 15 Parking and Loading Regulations.

Meets standard. Parking areas will be paved with asphalt and storm drains will be installed. The standard for childcare parking is not specified in the zoning ordinance but the applicant has followed standards for Group Daycare: one space per employee (27) and one space per eight children at capacity (25), totaling 52 required.

They have proposed 54 parking spaces, which includes three barrier free parking spaces, which exceeds the required minimum parking. Parking spots are 9' x 18' and meet standards. Drive lanes are 24 feet wide, meeting drive aisle requirements.

Chapter 17 Signage Regulations.

Meets standard. It is specified in the site plan that all signage will conform to ordinance standards for a ground sign in residential zoned area (42 SF is proposed, ordinance stipulates 48 SF maximum). Signage will be reviewed administratively and will meet current ordinance standards.

Chapter 16 Landscaping Regulations.

Meets standard. The landscaping plan meets the point requirements for front yard (110 points required, 126 proposed) and parking lot plantings (81 points required, 84 proposed). All plantings are outside of the 68th Street right-of-way. Previously the applicant proposed plantings along the eastern side of the property, but now the applicant proposes a solid wood fence instead. Along the west and south edges of the property, established trees will be preserved where possible.

Chapter 18 Lighting Regulations.

Does Not Meet Standard. The photometric plan dated May 7, 2024 does not reflect the revised road alignment, nor the lack of trees and shrubs along the eastern property line. It is not clear whether lighting will be directed downward and adequately shielded to prevent glare on the property to the east. The applicant has stated that a revised plan will be submitted that meets the standard if the site plan with the revised entry point is approved.

Staff recommends a condition that the applicant submit a revised lighting plan that meets standards. Staff also recommends the applicant utilize 3000k-3700k temperature LEDs due to proximity to the residence next door.

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

Meets standard. See discussion of 19.8.b, above.

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

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

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

Meets standard. The layout and configuration of the building is optimal for use as daycare, and integrates into the area very well. Adjoining properties are not likely to be negatively affected.

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

Meets standard. The site has been previously cleared for residential development. The creek along the south side of the property will not be disturbed.

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

Meets Standard. A six-foot-tall wood privacy fence be installed along the eastern property line to limit interactions between AFC residents and the daycare users. A secondary six-foot-tall chain link fence will surround the east and south sides of the building and playground.

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

Meets standard. The Fire Inspector has reviewed the site plan and has not expressed any access or safety concerns. Detailed plans related to fire suppression systems will be reviewed in the future and require Fire Inspector approval.

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

Meets standard. Sidewalks will be extended along 68th Street, but do not connect to internal sidewalks. The existing curb cut will be closed and a new one constructed that will be compliant with KCRC requirements.

The pickup and drop off of children will increase traffic during the beginning and end of the workday but should not significantly impact traffic that is typical for this area during those times of day. It is unlikely that traffic will back up; there are adequate parking spaces and plenty of lanes for vehicles to stack internally if parking isn't available. Left turns out of the property during rush hour may be particularly difficult, but there is a center turn lane available on 68th Street.

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

Meets standard, with consideration. Sidewalks along the front of the property do not lead to internal buildings. It is not likely that pedestrian access will be frequent in this area, but pedestrians would have to use the internal driveways or grassy curbs to access the main buildings or walk among them.

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

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

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

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

Meets standard. Construction of a childcare facility will likely include a slight increase in traffic to and from the facility, however, 68th Street is adequate to handle the additional traffic. The entrance to the facility on the east side of the property is about 540 feet from the intersection of 68th and Kalamazoo.

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

Meets standard. No hazardous materials are planned to be stored at the facilities. Facility is subject to Fire Inspector annual review.

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

Meets Standard. The site is fully served by utilities and has adequate access for emergency services. The proposed building is similar in scale with nearby commercial properties, and childcare facilities are allowed in all zones of the Township with proper permitting. The layout and design of the building is in keeping with community standards for architecture, and the service of childcare is critically needed.

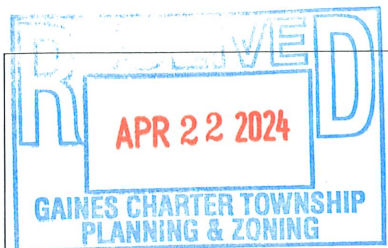
STAFF RECOMMENDATION

Staff recommends the Planning Commission consider if sidewalk access to internal buildings is necessary.

Staff recommends approval of the proposed site plan to construct a childcare center and the requested special use permit with the following conditions:

1. Secure all Township departments and outside agency approvals:
 - a. Township Engineer/BGUA.
 - b. Fire Department.
 - c. Kent County Road Commission.
 - d. Kent County Drain Commission.
 - e. Department of Energy Great Lakes and Energy

2. Signage meeting current ordinance standards shall be reviewed administratively.
3. Applicant must submit a revised lighting plan that meets standards that shall be reviewed administratively.



FILE NO.
240422CRE1

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

Special Use Permit

Project Address	1688 68th Street, SE		
Owner Name	Will be: EIG14T Commercial Real Estate (814 Commercial Real Estate)		
Owner Address	Street Address 1695 Twelve Mile Road, Suite 100	City, State, Zip Berkley, MI 48072	
Parcel Number(s):	41-22- 09-101-028	41-22-	
Description of Proposed Project/Use	Requesting site plan and special land use approval for a new building and parking areas that will be used as a child day care facility.		

Applicant/Contact	EIG14T Commercial Real Estate (814 Commercial Real Estate); Attention: Jonathan Bauman		
Applicant/Contact Address	Street Address 1695 Twelve Mile Road, Suite 100	City, State, Zip Berkley, MI 48072	
Contact Info	Home / Office / Cell (248) 464-3187	E-Mail jbauman@814cre.com	
<i>"I" hereby certify to the correctness and knowledge of the information submitted and hereby agree to comply with the terms and requirements of all applicable Township ordinances. I also grant Township staff permission to enter onto the subject property in review of this application.</i>			
Signature			
Please complete the appropriate Worksheet as part of your application packet (see Staff for more information) for: Planning Commission, Zoning Board of Appeals requests, Land Divisions, Combinations or Lot Line Adjustments.			

Township Use Only

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

Applicant Response to General Standards of Review

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

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

The building will be used as a child day care facility, with licensing up to approximately 212 children and with up to approximately 25 staff members.

The drop off and pick up time is scattered throughout the day.

The busiest morning hour is typically between 7 am - 8 am, when it is anticipated that approximately 50 vehicles will visit the site.

The busiest afternoon hour is typically between 4 pm - 5 pm, when it is anticipated that approximately 50 vehicles will visit the site.

Please note that the people dropping children off and picking them up are required to park their vehicle and enter the building to drop off or pick up their children.

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

The use will not generate any dust, odor, or emissions.

The proposed lighting will consist of wall mounted lights and parking lot lights, both of which will be screened to prevent light from spilling over property lines.

The playground will generate some child noise. However, note that the playground is always supervised and the playground is used in much smaller groups of children at one time.

3. In addition to the above, describe any other the activities or characteristics associated with the building(s) and use and what measures will be taken in the location design, and operation of the use to keep the use, building or activity in harmony with neighboring properties and avoid the imposition of adverse impacts on them and the community.

The proposed building is located somewhat in the middle of the property and does not 'hug' the west or east property lines.

The proposed parking is all in the front of the building, to keep the traffic/vehicles closer to 68th Street.

The proposed driveway is shown on the west end of the property to keep it further from the neighbor's existing driveway to the immediate east of the site.

Landscaping is provided per the ordinance requirements to improve the aesthetics of the site.

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

The proposed project avoids the existing drainage course/ditch located on the far south end of the property.

The layout is set up to attempt to preserve some of the existing vegetation/trees along the west property line.

NEDERVELD

www.nederveld.com

800.222.1868

GRAND RAPIDS

217 Grandville Ave., Suite 302

Grand Rapids, MI 49503

Phone: 616.575.5190

ANN ARBOR

CHICAGO

COLUMBUS

HOLLAND

INDIANAPOLIS

PREPARED FOR:

Eight 14

Attention: Jonathan Bauman

1695 Twelve Mile Road

Suite 100

Berkley, MI 48072

Telephone: (248) 464-3187

REVISIONS:

Title: Preliminary Site Plan

Drawn: SW

Checked: SW

Date: 03/29/24

Title: Site Plan

Drawn: SW

Checked: SW

Date: 04/25/24

Title: Modified per Staff and Planning Commission

Drawn: SW

Checked: SW

Date: 06/28/24

Title: Draft Concept

Drawn: SW

Checked: SW

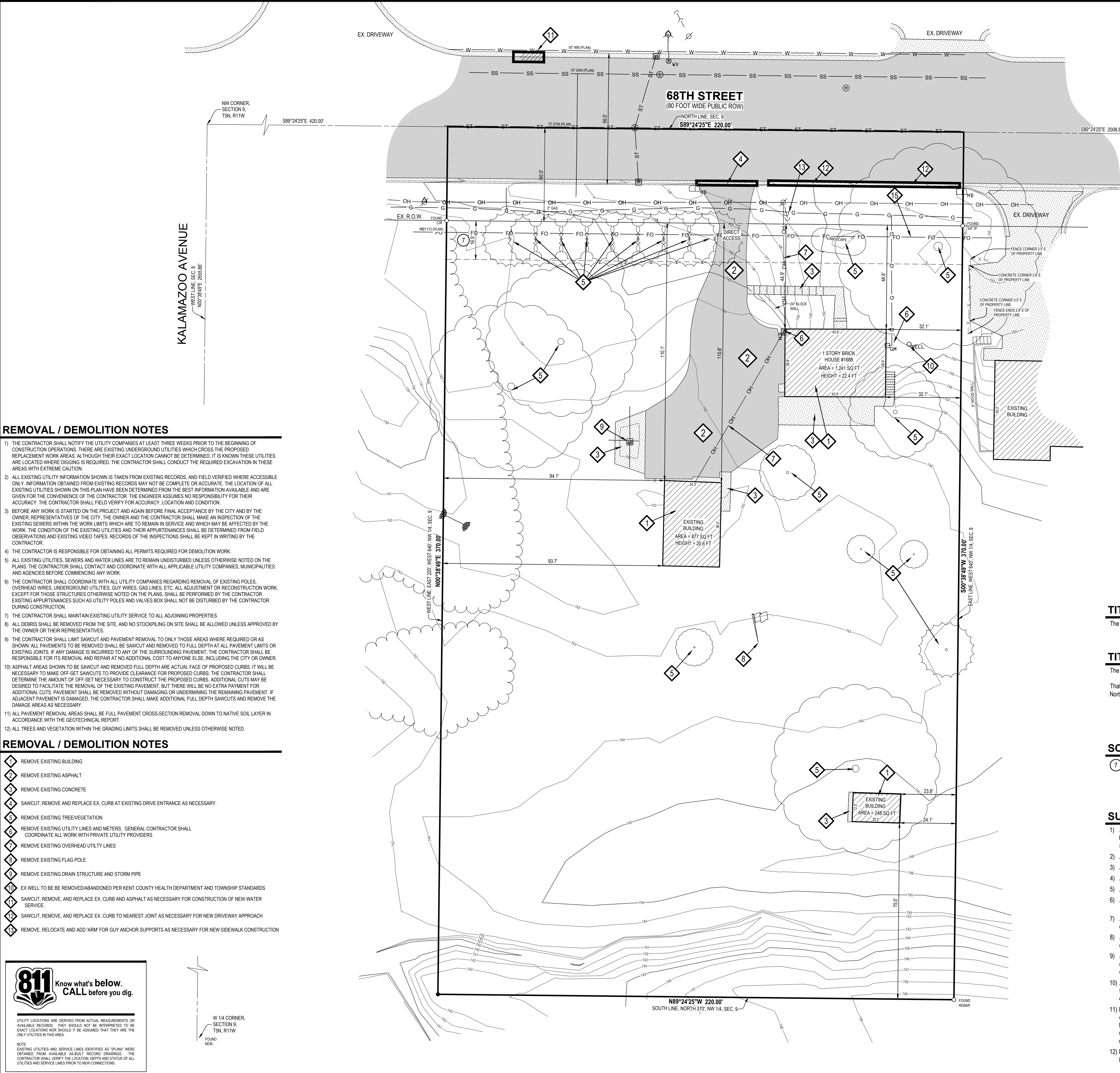
Date: 07/06/24

Title: Modified to Move Driveway To East

Drawn: SW

Checked: SW

Date: 07/09/24



REMOVAL / DEMOLITION NOTES

- 1) THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES AT LEAST THREE WEEKS PRIOR TO THE BEGINNING OF CONSTRUCTION OPERATIONS. THERE ARE EXISTING UNDERGROUND UTILITIES WHICH CROSS THE PROPOSED REPLACEMENT WORK AREAS. ALTHOUGH THEIR EXACT LOCATION CANNOT BE DETERMINED, IT IS KNOWN THESE UTILITIES ARE LOCATED WHERE DIGGING IS REQUIRED. THE CONTRACTOR SHALL CONDUCT THE REQUIRED EXCAVATION IN THESE AREAS WITH EXTREME CAUTION.
- 2) ALL EXISTING UTILITY INFORMATION SHOWN IS TAKEN FROM EXISTING RECORDS, AND FIELD VERIFIED WHERE ACCESSIBLE ONLY. INFORMATION OBTAINED FROM EXISTING RECORDS MAY NOT BE COMPLETE OR ACCURATE. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. THE CONTRACTOR SHALL FIELD VERIFY FOR ACCURACY, LOCATION AND CONDITION.
- 3) BEFORE ANY WORK IS STARTED ON THE PROJECT AND AGAIN BEFORE FINAL ACCEPTANCE BY THE CITY AND BY THE OWNER, REPRESENTATIVES OF THE CITY, THE OWNER AND THE CONTRACTOR SHALL MAKE AN INSPECTION OF THE EXISTING SEWERS WITHIN THE WORK LIMITS WHICH ARE TO REMAIN IN SERVICE AND WHICH MAY BE AFFECTED BY THE WORK. THE CONDITION OF THE EXISTING UTILITIES AND THEIR APPURTENANCES SHALL BE DETERMINED FROM FIELD OBSERVATIONS AND EXISTING VIDEO TAPES. RECORDS OF THE INSPECTIONS SHALL BE KEPT IN WRITING BY THE CONTRACTOR.
- 4) THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION WORK.
- 5) ALL EXISTING UTILITIES, SEWERS AND WATER LINES ARE TO REMAIN UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS. THE CONTRACTOR SHALL CONTACT AND COORDINATE WITH ALL APPLICABLE UTILITY COMPANIES, MUNICIPALITIES AND AGENCIES BEFORE COMMENCING ANY WORK.
- 6) THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES REGARDING REMOVAL OF EXISTING POLES, OVERHEAD WIRES, UNDERGROUND UTILITIES, GUY WIRES, GAS LINES, ETC. ALL ADJUSTMENT OR RECONSTRUCTION WORK, EXCEPT FOR THOSE STRUCTURES OTHERWISE NOTED ON THE PLANS, SHALL BE PERFORMED BY THE CONTRACTOR. EXISTING APPURTENANCES SUCH AS UTILITY POLES AND VALVES BOX SHALL NOT BE DISTURBED BY THE CONTRACTOR DURING CONSTRUCTION.
- 7) THE CONTRACTOR SHALL MAINTAIN EXISTING UTILITY SERVICE TO ALL ADJOINING PROPERTIES.
- 8) ALL DEBRIS SHALL BE REMOVED FROM THE SITE, AND NO STOCKPILING ON SITE SHALL BE ALLOWED UNLESS APPROVED BY THE OWNER OR THEIR REPRESENTATIVES.
- 9) THE CONTRACTOR SHALL LIMIT SAWCUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE REQUIRED OR AS SHOWN. ALL PAVEMENTS TO BE REMOVED SHALL BE SAWCUT AND REMOVED TO FULL DEPTH AT ALL PAVEMENT LIMITS OR EXISTING JOINTS. IF ANY DAMAGE IS INCURRED TO ANY OF THE SURROUNDING PAVEMENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR AT NO ADDITIONAL COST TO ANYONE ELSE, INCLUDING THE CITY OR OWNER.
- 10) ASPHALT AREAS SHOWN TO BE SAWCUT AND REMOVED FULL DEPTH ARE ACTUAL FACE OF PROPOSED CURBS. IT WILL BE NECESSARY TO MAKE OFF-SET SAWCUTS TO PROVIDE CLEARANCE FOR PROPOSED CURBS. THE CONTRACTOR SHALL DETERMINE THE AMOUNT OF OFF-SET NECESSARY TO CONSTRUCT THE PROPOSED CURBS. ADDITIONAL CUTS MAY BE DESIRED TO FACILITATE THE REMOVAL OF THE EXISTING PAVEMENT, BUT THERE WILL BE NO EXTRA PAYMENT FOR ADDITIONAL CUTS. PAVEMENT SHALL BE REMOVED WITHOUT DAMAGING OR UNDERMINING THE REMAINING PAVEMENT. IF ADJACENT PAVEMENT IS DAMAGED, THE CONTRACTOR SHALL MAKE ADDITIONAL FULL DEPTH SAWCUTS AND REMOVE THE DAMAGE AREAS AS NECESSARY.
- 11) ALL PAVEMENT REMOVAL AREAS SHALL BE FULL PAVEMENT CROSS-SECTION REMOVAL DOWN TO NATIVE SOIL LAYER IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- 12) ALL TREES AND VEGETATION WITHIN THE GRADING LIMITS SHALL BE REMOVED UNLESS OTHERWISE NOTED.

REMOVAL / DEMOLITION NOTES

- 1) REMOVE EXISTING BUILDING
- 2) REMOVE EXISTING ASPHALT
- 3) REMOVE EXISTING CONCRETE
- 4) SAWCUT, REMOVE AND REPLACE EX. CURB AT EXISTING DRIVE ENTRANCE AS NECESSARY.
- 5) REMOVE EXISTING TREE/VEGETATION
- 6) REMOVE EXISTING UTILITY LINES AND METERS. GENERAL CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY PROVIDERS
- 7) REMOVE EXISTING OVERHEAD UTILITY LINES
- 8) REMOVE EXISTING FLAG POLE
- 9) REMOVE EXISTING DRAIN STRUCTURE AND STORM PIPE
- 10) EX WELL TO BE REMOVED/ABANDONED PER KENT COUNTY HEALTH DEPARTMENT AND TOWNSHIP STANDARDS
- 11) SAWCUT, REMOVE, AND REPLACE EX. CURB AND ASPHALT AS NECESSARY FOR CONSTRUCTION OF NEW WATER SERVICE.
- 12) SAWCUT, REMOVE, AND REPLACE EX. CURB TO NEAREST JOINT AS NECESSARY FOR NEW DRIVEWAY APPROACH
- 13) REMOVE, RELOCATE AND ADD "ARM" FOR GUY ANCHOR SUPPORTS AS NECESSARY FOR NEW SIDEWALK CONSTRUCTION



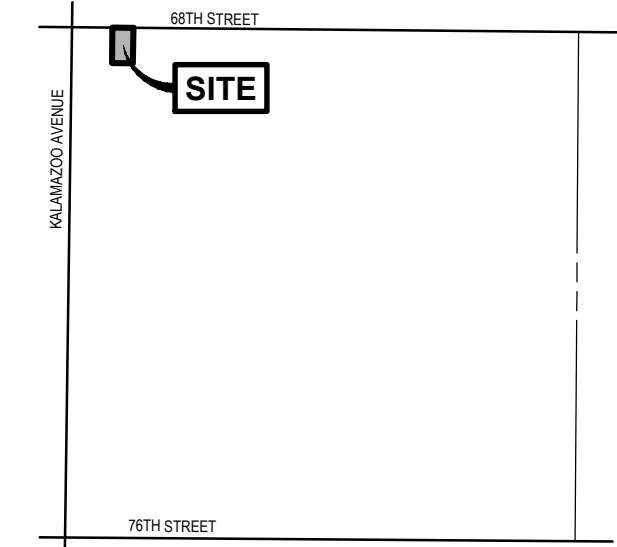
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BENCHMARKS

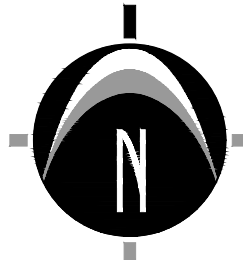
BENCHMARK #30 ELEV. = 745.72 (NAVD83)
Set railroad spike in North side of utility pole (1'-± above ground level), located 32'-± South of centerline of 68th Street and 410'-± East of centerline of Kalamazoo Avenue, near NW ROW corner.

BENCHMARK #31 ELEV. = 749.90 (NAVD83)
NE flange bolt under "E" on hydrant (1.4'-± above ground level), located 40'-± North of centerline of 68th Street and 515'-± East of centerline of Kalamazoo Avenue, on a property line between building #1679 and building #1653.



LOCATION MAP

NOT TO SCALE



0' 10' 20' 40'
SCALE: 1" = 20'

LEGEND

- | | | | |
|--|--------------------------|--|-----------------------|
| | Catch Basin - Square | | Miss Dig Flag - Storm |
| | Control Point/ Benchmark | | Miss Dig Flag - Water |
| | Cable Riser | | Manhole |
| | Culvert | | Utility Pole |
| | Deciduous Tree | | Water Valve |
| | Electric Meter | | Water Well |
| | Evergreen Tree | | Fence |
| | Flag | | Gas Line |
| | Gas Meter | | Overhead Utility |
| | Guy Anchor | | Storm Line |
| | Hydrant | | Tree Line |
| | Iron-Found | | Asphalt |
| | Iron-Set | | Existing Building |
| | Mailbox | | Concrete |
| | Miss Dig Flag - Gas | | |

TITLE INFORMATION

The Title Description and Schedule B items hereon are from First American Title Commitment No. C000127295, dated October 30, 2023.

TITLE DESCRIPTION

The following described premises situated in the Township of Gaines, County of Kent and State of Michigan, to-wit:

That part of the NW 1/4, Section 9, T5N, R11W, Gaines Township, Kent County, Michigan, described as: the East 220 feet of the West 640 feet of the North 370 feet of said NW 1/4.

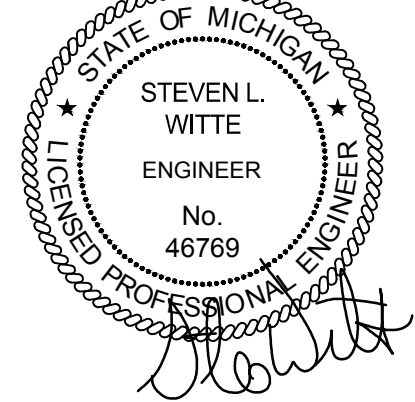
SCHEDULE B - SECTION II NOTES

7. Right of Way granted to Michigan Bell Telephone Company recorded October 14, 1968 in Liber 2060, Page 179. The easement described in this document is shown on this survey.

SURVEYOR'S NOTES

- ALTA TABLE "A" ITEM NO. 3 - Flood Zone Classification: An examination of the National Flood Insurance Program's Flood Insurance Rate Map for Community Number 260990, Panel Number 0555 D, Map Number 26081C0555D, with an Effective Date of February 23, 2023, shows this parcel to be located in Zone "X" (areas of minimal flood hazard) (subject to map scale uncertainty).
- ALTA TABLE "A" ITEM NO. 4 - Gross Land Area: 81,400 Square Feet / 1.87 Acres
- ALTA TABLE "A" ITEM NO. 6 - Zoning report not provided to surveyor
- ALTA TABLE "A" ITEM NO. 7(b)(1) - Building Area: As shown on survey
- ALTA TABLE "A" ITEM NO. 7(c) - Building Height: As shown on survey
- ALTA TABLE "A" ITEM NO. 9 - Parking Information
No striped parking spaces
- ALTA TABLE "A" ITEM NO. 14 - Centerline of nearest intersecting street (Kalamazoo Street) is 542 feet West of centerline of existing driveway.
- ALTA TABLE "A" ITEM NO. 16 - Evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork. **None observed at time of survey.**
- ALTA TABLE "A" ITEM NO. 17 - Proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork. **None observed at time of survey.**
- ALTA TABLE "A" ITEM NO. 18 - Pursuant to Sections 5 and 6 (and applicable selected Table A items, excluding Table A item 1), include as part of the survey any plottable offsite (i.e., appurtenant) easements disclosed in documents provided to or obtained by the surveyor. **No plottable offsite easements to be shown on survey.**
- Note to the client, insurer, and lender - With regard to Table A, item 11, information from the sources checked above will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
- NOTE TO CONTRACTORS: 3 (THREE) WORKING DAYS BEFORE YOU DIG, CALL MISS DIG AT TOLL FREE 1-800-482-7171 FOR UTILITY LOCATIONS ON THE GROUND.

STAMP:



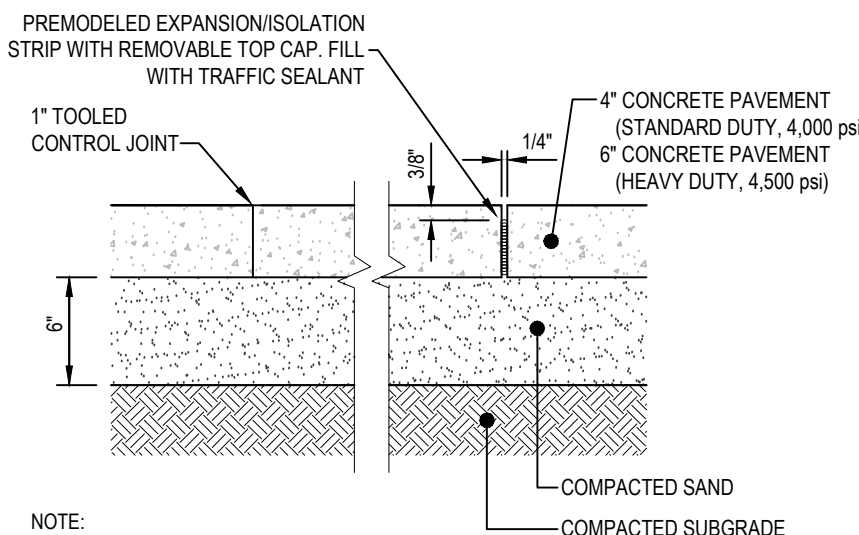
PROJECT NO:

23401072

SHEET NO:

C-201

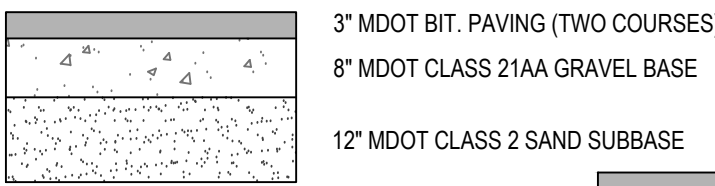
SHEET: 1 OF 5



- NOTE:
1. LIGHT BROOM FINISH
 2. LOCATE CONTROL JOINTS AND EXPANSION JOINTS PER ACI STANDARDS
 3. PANEL SIZE SHALL NOT EXCEED 8 FEET
 4. PANELS SHALL BE KEPT AS SQUARE AS POSSIBLE WITH THE LENGTH NEVER EXCEEDING 1.25X THE WIDTH
 5. 1.0%CU.YD. FIBER REINFORCEMENT
 6. AIR ENTRAPMENT - 6% ± 1%
 7. SLUMP 4"±1"

CONCRETE PAVEMENT DETAIL

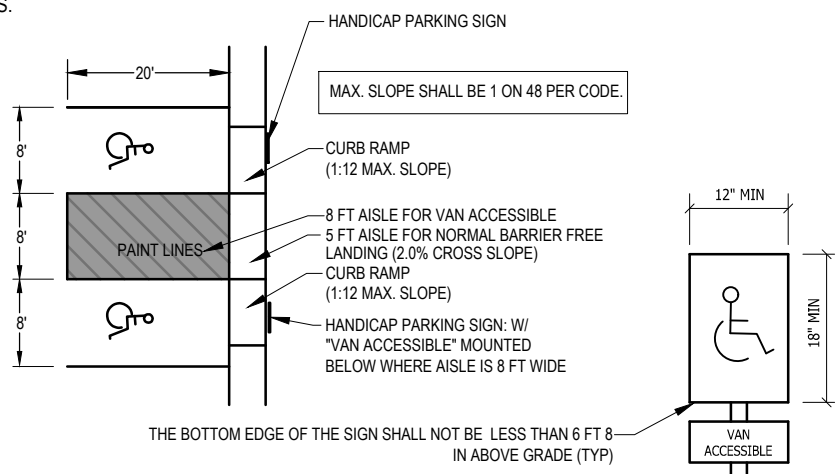
N.T.S.



- NOTE:
1. REFER TO GEOTECHNICAL REPORT FOR FINAL PAVEMENT DESIGN SPECIFICATION
 2. NO RECYCLED ASPHALT PRODUCT ALLOWED IN ANY WEARING COURSE.

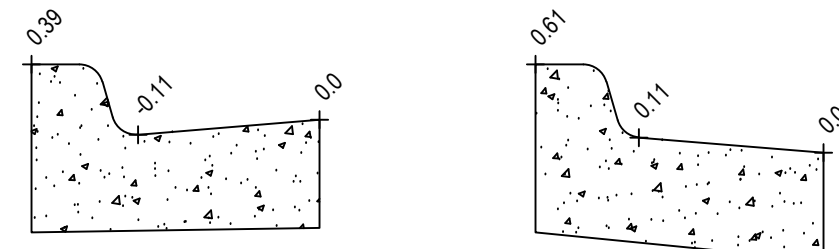
STANDARD DUTY PAVEMENT CROSS SECTION

N.T.S.



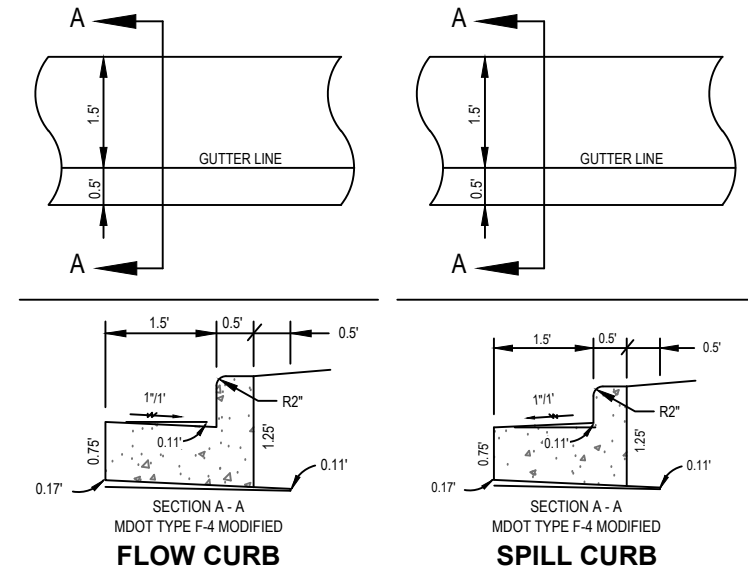
TYPICAL BARRIER FREE ACCESSIBLE PARKING SPACES

N.T.S.



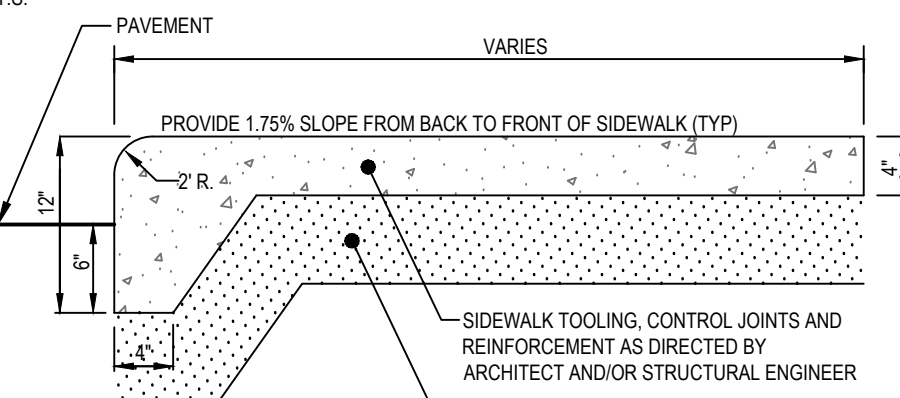
GRADING NOTES:

1. ESTABLISH PERMANENT BENCH MARK ON SITE PRIOR TO GRADING.
2. PROPOSED SPOT GRADINGS ARE TO EXCEED 1/8" IN ELEVATION OF PAVEMENT UNLESS OTHERWISE NOTED. THE VERTICAL DIFFERENCE BETWEEN PAVEMENT GRADINGS AND TOP OF CURB GRADINGS VARY FOR FLOW AND SPILL CURB (SEE DETAIL THIS SHEET).
3. PROPOSED ADA ROUTE SHALL MEET THE STANDARDS SET FORTH IN THE ADA ACCESSIBILITY GUIDELINES FOR BUILDING AND FACILITIES - APPENDIX A TO PART 1191
4. SEE SHEET C-200 FOR LOCATIONS



24" CONCRETE CURB AND GUTTER DETAIL

N.T.S.



- NOTE:
1. LIGHT BROOM FINISH
 2. LOCATE CONTROL JOINTS AND EXPANSION JOINTS PER ACI STANDARDS
 3. PANEL SIZE SHALL NOT EXCEED 8 FEET
 4. PANELS SHALL BE KEPT AS SQUARE AS POSSIBLE WITH THE LENGTH NEVER EXCEEDING 1.25X THE WIDTH
 5. 1.0%CU.YD. FIBER REINFORCEMENT
 6. AIR ENTRAPMENT - 6% ± 1%
 7. SLUMP 4"±1"

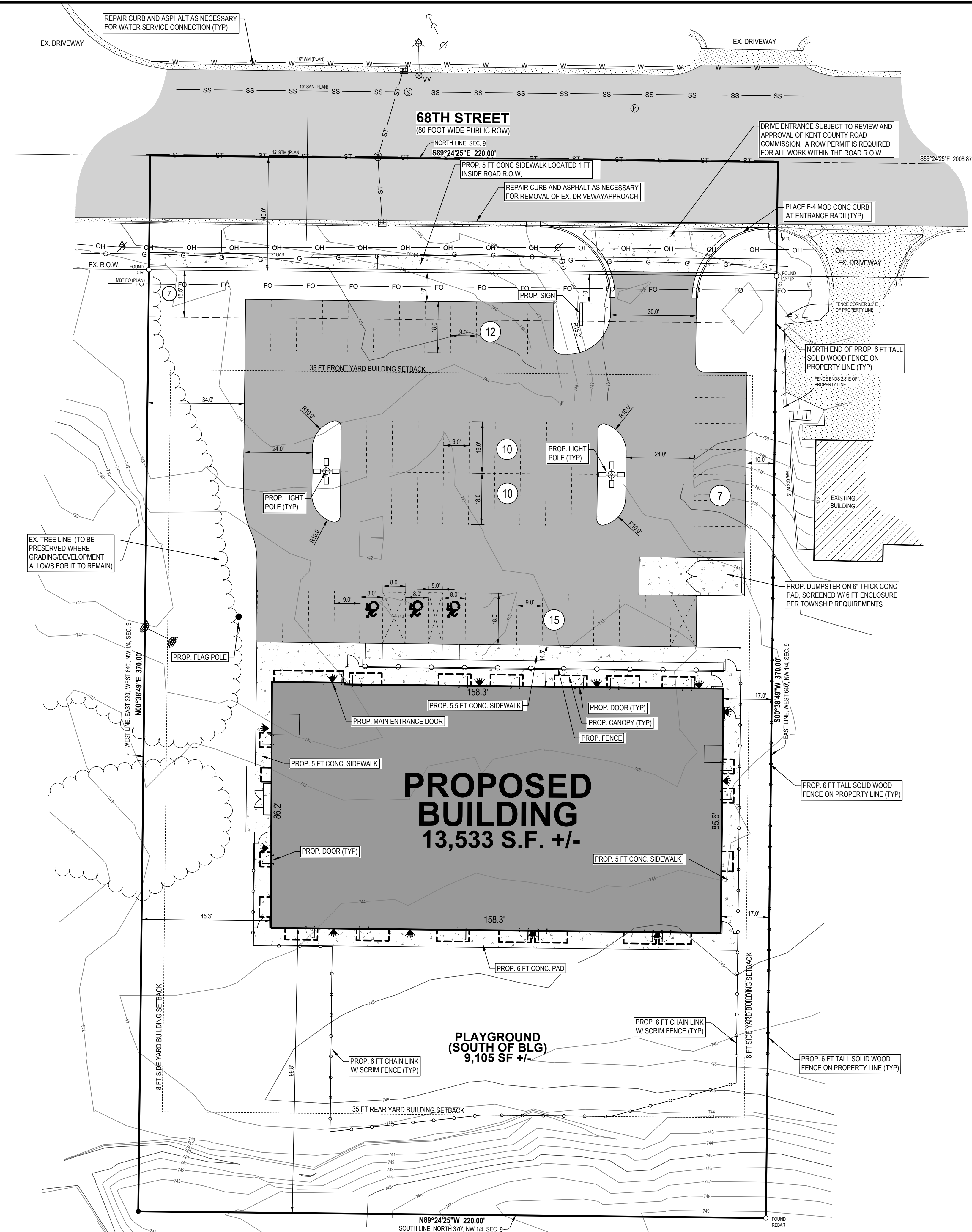
INTEGRAL CURB AND WALK

N.T.S.



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



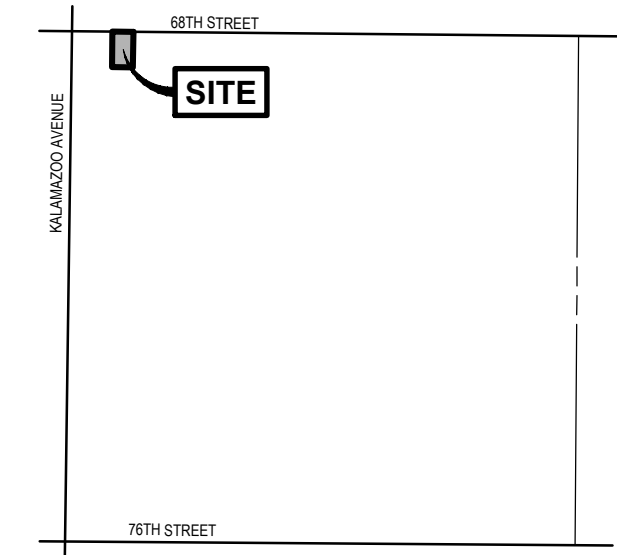
BENCHMARKS

BENCHMARK #10 ELEV. = 745.72 (NAVD83)
Set railroad spike in North side of utility pole (1'-± above ground level), located 32'-± South of centerline of 68th Street and 410'-± East of centerline of Kalamazoo Avenue, near NW ROW corner.

BENCHMARK #11 ELEV. = 749.90 (NAVD83)
NE flange bolt under "E" on hydrant (1'-± above ground level), located 40'-± North of centerline of 68th Street and 515'-± East of centerline of Kalamazoo Avenue, on a property line between building #1679 and building #1653.

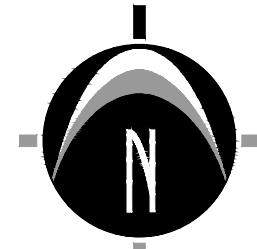
N 1/4 CORNER,
SECTION 9,
T3N, R11W

FOUND
MON



LOCATION MAP

NOT TO SCALE



0' 10' 20' 40'
SCALE: 1" = 20'

LEGEND

- EXISTING BITUMINOUS
- EXISTING CONCRETE
- PROPOSED BITUMINOUS
- PROPOSED CONCRETE
- PROPOSED BUILDING

GENERAL NOTES

1. ZONING OF PROPERTY: RL-10 RESIDENTIAL.
RL-10 ZONING REQUIREMENTS
MINIMUM LOT AREA = 10,000 SQ. FT.
MINIMUM LOT WIDTH = 80 FT.
MAXIMUM BUILDING HEIGHT = 35 FT. / 3 STORIES
MAXIMUM LOT COVERAGE = NOT APPLICABLE
MINIMUM ALLOWED BUILDING SETBACKS
FRONT YARD = 35 FT
SIDE YARD = 8 FT
REAR YARD = 35 FT
2. SUMMARY OF LAND USE:
A) TOTAL ACREAGE = 1.87 ACRES +/- (81,400 SF +/-) (INCLUDING R.O.W.)
= 1.67 ACRES +/- (72,600 SF +/-) (EXCLUDING R.O.W.)
B) AREA OF PROPOSED BUILDING = 13,533 SQ. FT.
C) BUILDING HEIGHT = APPROXIMATELY 25 FT.
D) LOT COVERAGE = 18.6%
E) GROSS PAVEMENT AND CONCRETE AREA FOR SITE = 25,130 SF +/-
F) THE BUILDING WILL BE USED AS A DAYCARE FACILITY. THE FACILITY WILL BE LICENSED FOR UP TO 202 CHILDREN +/-.
G) THERE WILL BE APPROXIMATELY 27 EMPLOYEES.
H) THE NORMAL BUSINESS HOURS OF OPERATION WILL BE 6 AM TO 6 PM, MONDAY THROUGH FRIDAY.
I) ZONING OF SURROUNDING PARCELS = RL-10 TO THE WEST, SOUTH, AND EAST
= PUD TO THE NORTH
3. PARKING REQUIREMENTS:
A) MINIMUM SIZE REQUIRED SPACE PER TOWNSHIP = 9' x 18' (24' AISLE)
B) TYPICAL PARKING SPACE PROVIDED = 9' x 18' (24' AISLE)
C) TYPICAL BARRIER FREE SPACE = 9' x 18' (8' WIDE AISLE FOR VAN ACCESSIBLE)
D) NUMBER OF SPACES REQUIRED = 53 SPACES (BASED ON 1 PER 8 CHILDREN LICENSING (202 CHILDREN +/-) PLUS 1 PER EMPLOYEE (27 EMPLOYEES +/-))
E) NUMBER OF SPACES PROVIDED = 54 SPACES
F) MINIMUM REQUIRED PARKING SETBACKS = 10 FT. IN FRONT YARD
= 0 FT. ON SIDE YARD
4. BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.
5. UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETTED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
6. CONTRACTOR TO FIELD VERIFY ALL INVERTS.
7. ALL LIGHTING SHALL BE SHIELDED FROM ALL ADJACENT PROPERTIES. PROPOSED LIGHTING SHALL CONSIST OF WALL MOUNTED LIGHTS AND LIGHT POLES, BOTH FITTED WITH SHOEBOX TYPE FIXTURES.
8. THE PERMANENT PARCEL NUMBER FOR THE SITE IS 41-22-09-101-028.
THE ADDRESS FOR THE PARCEL IS 1688 68TH STREET, SE.
9. AS PART OF THE PROJECT, THE EXISTING HOUSE/BUILDINGS ON THE PROPERTY WILL BE DEMOLISHED.
10. NO FENCES OR WALLS OTHER THAN WHAT IS SHOWN ON THE SITE PLAN ARE PROPOSED AT THIS TIME.
11. LANDSCAPING TO BE IN ACCORDANCE WITH GAINES TOWNSHIP ZONING ORDINANCE STANDARDS.
12. THE PROJECT WILL BE CONSTRUCTED IN ONE PHASE, WITH CONSTRUCTION STARTING IN THE SUMMER/FALL OF 2023, PENDING APPROVALS AND PERMITS. IT IS ANTICIPATED THAT THE SITE WILL BE OPEN IN SPRING OF 2024.
13. THE STORM WATER RUNOFF FROM THE SITE WILL BE COLLECTED AND ACCOMMODATED PER THE REQUIREMENTS OF THE KENT COUNTY DRAIN COMMISSION AND TOWNSHIP STANDARDS.
14. ALL SIGNS SHALL BE CONSTRUCTED TO THE STANDARDS AND SPECIFICATIONS OF THE GAINES TOWNSHIP ZONING ORDINANCE.
FREE-STANDING SIGN: MAXIMUM SIZE = 42 SF
MAXIMUM HEIGHT = 6 FT
MINIMUM SETBACK = 10 FT FRONT YARD; 20 FT SIDE YARD
15. THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS.
16. THE SITE SOIL IS PRIMARILY SLOAN LOAM AND BLOUNT LOAM BASED ON USDA SOIL SURVEY MAP INFORMATION.

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

PREPARED FOR:

Eight 14
Attention: Jonathan Bauman
1695 Twelve Mile Road
Suite 100
Berkley, MI 48072
Telephone: (248) 464-3187

REVISIONS:

Title: Preliminary Site Plan	Drawn: SW	Checked: SW	Date: 03/29/24
Title: Site Plan	Drawn: SW	Checked: SW	Date: 04/25/24
Title: Modified per Staff and Planning Commission	Drawn: SW	Checked: SW	Date: 06/28/24
Title: Draft Concept	Drawn: SW	Checked: SW	Date: 07/06/24
Title: Modified to Move Driveway To East	Drawn: SW	Checked: SW	Date: 07/09/24

Child Care 1688 68th Street

Site Layout Plan

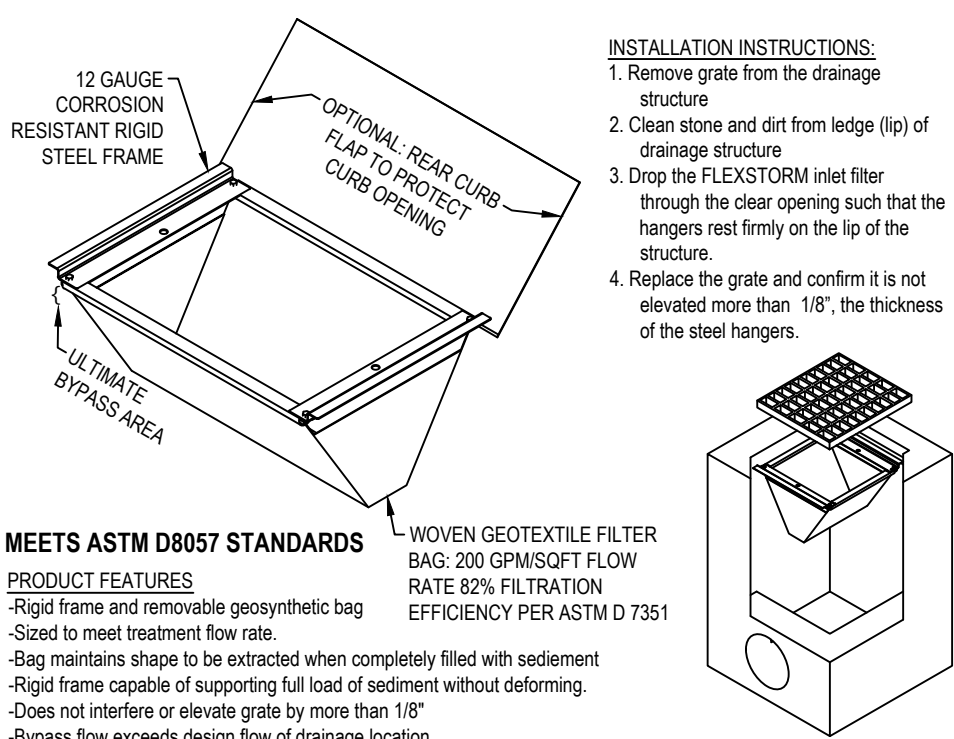
1688 68th Street SE, Caledonia, MI 49316
PART OF THE NORTHWEST 1/4 OF SECTION 9, T3N, R11W,
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

STAMP:



PROJECT NO:
23401072

SHEET NO:
C-205
SHEET: 2 OF 5



SECTION VIEW

3" WOOD LATH, 3/4" THICK

HEAVY DUTY STAPLES, MIN. 5 PER LATH

36"

6"

2"

UNDISTURBED AREA

FILTER FABRIC ANCHORED BETWEEN LATH AND STAKE

COMPACTED SOIL IN ANCHOR TRENCH

SHEET FLOW

PLAN VIEW

6" MAX SPACING

UNDISTURBED AREA

6" MAX SPACING

2"x2" HARDWOOD STAKES DRIVEN 12" INTO GROUND FABRIC ANCHORED BY WOOD LATH STAPLED TO STAKES

EXTRA STRENGTH SYNTHETIC FILTER FABRIC

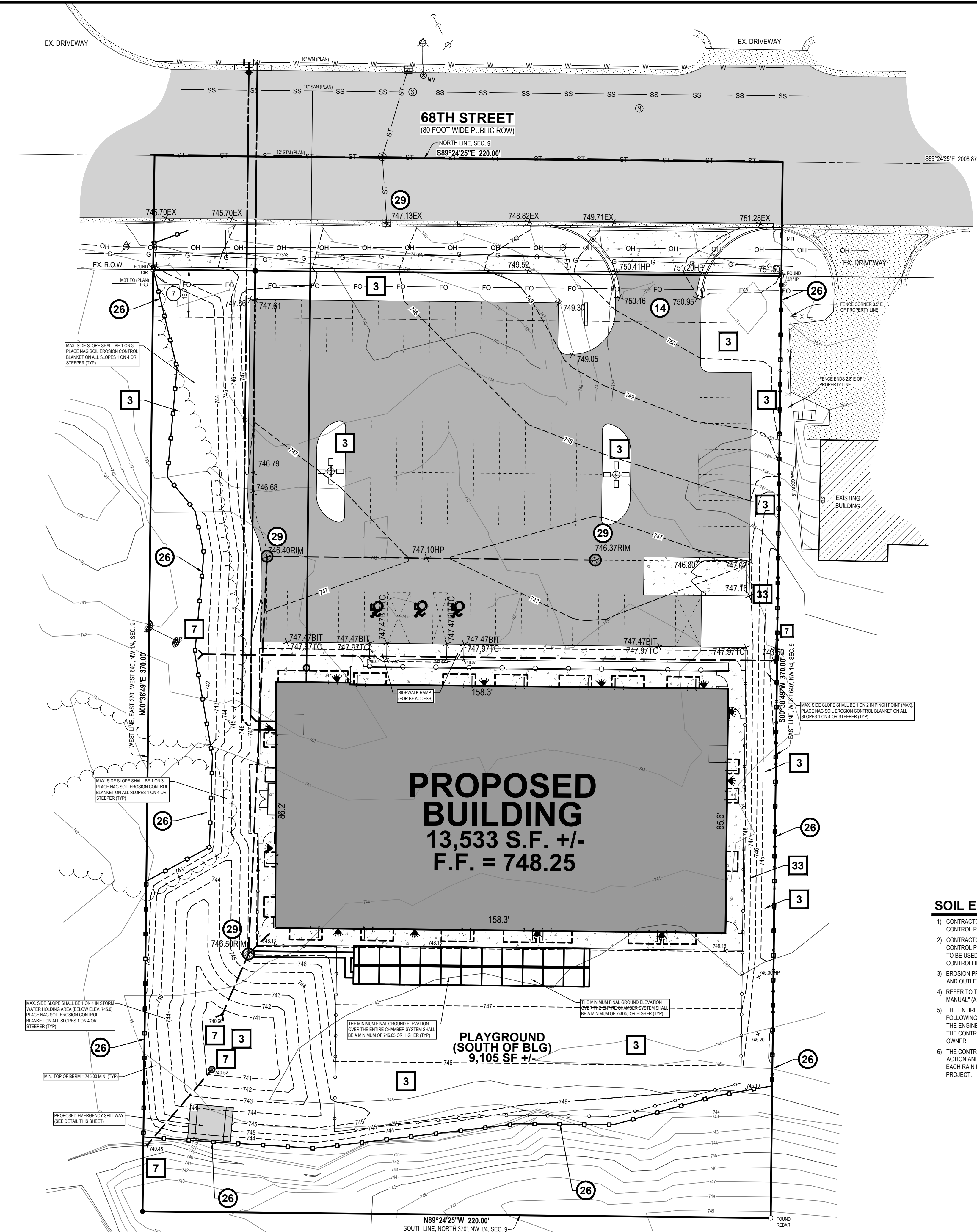
DIRECTION OF FLOW

6"x6" ANCHOR TRENCH

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

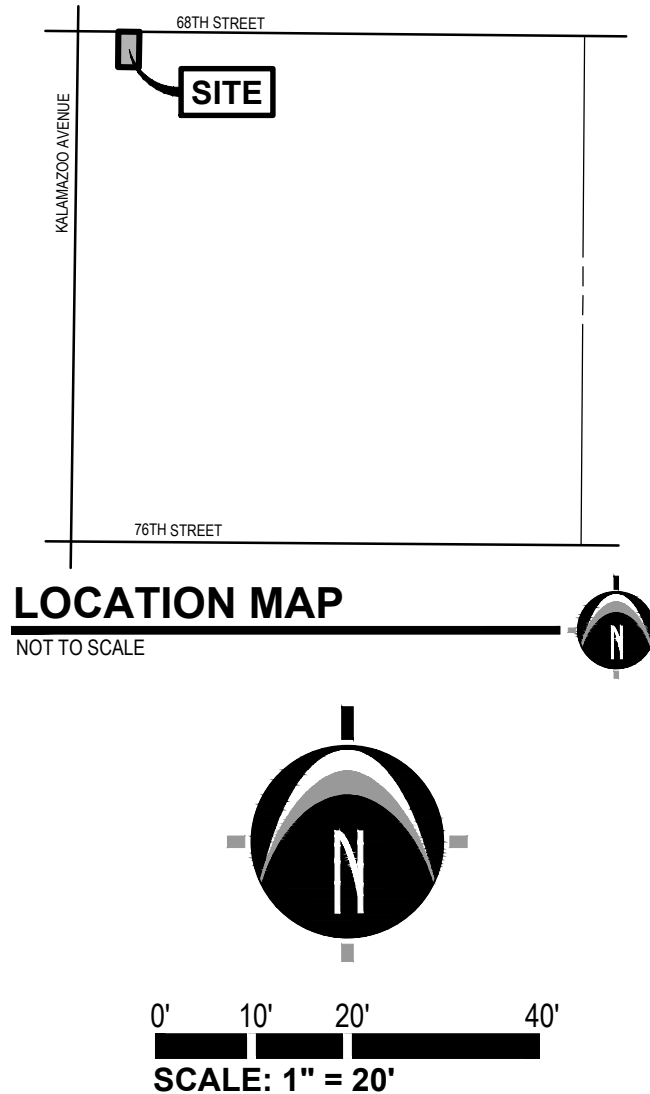
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	EXISTING BITUMINOUS
	EXISTING CONCRETE
	PROPOSED BITUMINOUS
	PROPOSED CONCRETE
	PROPOSED BUILDING

Eight 14
Attention: Jonathan Bauman
1695 Twelve Mile Road
Suite 100
Berkley, MI 48072
Telephone: (248) 464-3187

Title: Preliminary Site Plan		
Drawn: SW	Checked: SW	Date: 03/29/24
Title: Site Plan		
Drawn: SW	Checked: SW	Date: 04/25/24
Title: Modified per Staff and Planning Commission		
Drawn: SW	Checked: SW	Date: 06/28/24
Title: Draft Concept		
Drawn: SW	Checked: SW	Date: 07/06/24
Title: Modified to Move Driveway To East		
Drawn: SW	Checked: SW	Date: 07/09/24

**Child Care
1688 68th Street**

1688 68th Street SE, Caledonia, MI 49316
OF THE NORTHWEST 1/4 OF SECTION 9, T5N, R11W,
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

STEVEN L. WITTE
ENGINEER
No. 46769
STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER

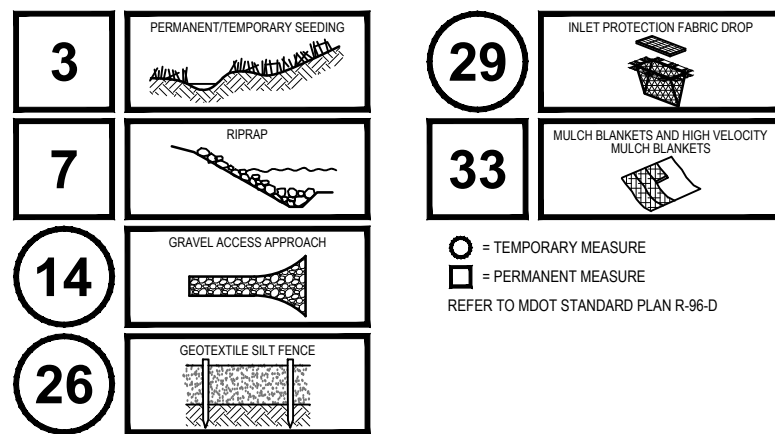
PROJECT NO:
2340107

SHEET NO:

C-300

SHEET: 3 OF 5

- 1) CONTRACTOR SHALL POSSESS THE SOIL EROSION AND SEDIMENTATION CONTROL PERMIT PRIOR TO START OF ANY EARTH WORK.
- 2) CONTRACTOR SHALL MODIFY THIS SOIL EROSION AND SEDIMENTATION CONTROL PLAN TO SHOW THE ADDITIONAL CONTROL MEASURES INTENDED TO BE USED DURING CONSTRUCTION TO PREVENT DISTURBANCES TO THE CONTROLLING AGENCY, THE OWNER, AND THE ENGINEER.
- 3) EROSION PROTECTION SHALL BE PROVIDED AT ALL STORM SEWER INLETS AND OUTLETS. ALL BARE EARTH SHALL BE STABILIZED WITH SEEDING.
- 4) REFER TO THE M.D.O.T. 'SOIL EROSION AND SEDIMENTATION CONTROL MANUAL' (APRIL 2006) FOR ADDITIONAL INFORMATION
- 5) THE ENTIRE STORM SEWER SYSTEM SHALL BE CLEANED AND FLUSHED FOLLOWING CONSTRUCTION AND PAID RECEIPT THEREOF PROVIDED TO THE CONTRACTOR AND COUNTY SECS AGENT PRIOR TO FINAL PAYMENT TO THE CONTRACTOR OR FINAL ACCEPTANCE OF THE CONSTRUCTION BY THE OWNER.
- 6) THE CONTRACTOR SHALL BE RESPONSIBLE TO INSPECT, TAKE CORRECTIVE ACTION AND MAINTAIN ALL TEMPORARY SECS MEASURES DAILY AND AFTER EACH MAJOR EVENT UNTIL FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT.

[illegible]

PREPARED FOR:

Eight 14
Attention: Jonathan Bauman
1695 Twelve Mile Road
Suite 100
Berkley, MI 48072
Telephone: (248) 464-3187

REVISIONS:

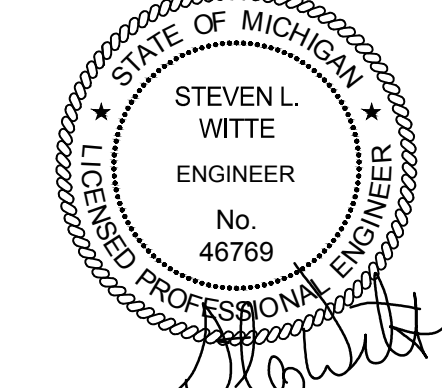
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Child Care
1688 68th Street

Utility Plan

1688 68th Street SE, Caledonia, MI 49316
PART OF THE NORTHWEST 1/4 OF SECTION 9, T5N, R11W,
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

STAMP:



PROJECT NO:
23401072

SHEET NO:
C-400
SHEET: 4 OF 5

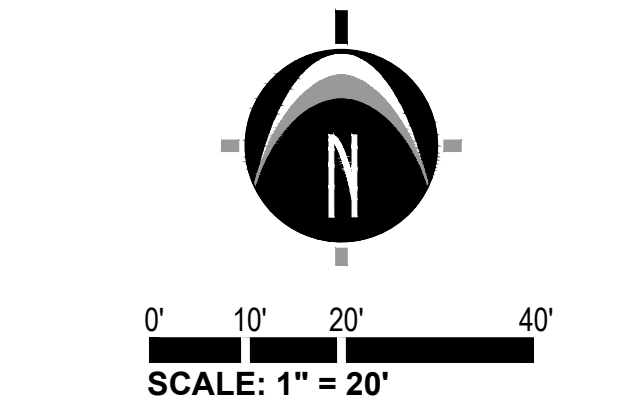
BENCHMARKS

BENCHMARK #30 ELEV. = 745.72 (NAVD83)
Set railroad spike in North side of utility pole (1'-± above ground level), located
32'± South of centerline of 68th Street and 51'± East of centerline of Kalamazoo
Avenue, near NW ROW corner.

BENCHMARK #31 ELEV. = 749.90 (NAVD83)
NE flange bolt under "E" on hydrant (1.4'± above ground level), located 40'±
North of centerline of 68th Street and 51'± East of centerline of Kalamazoo
Avenue, on a property line between building #1679 and building #1653.

LOCATION MAP

NOT TO SCALE



LEGEND

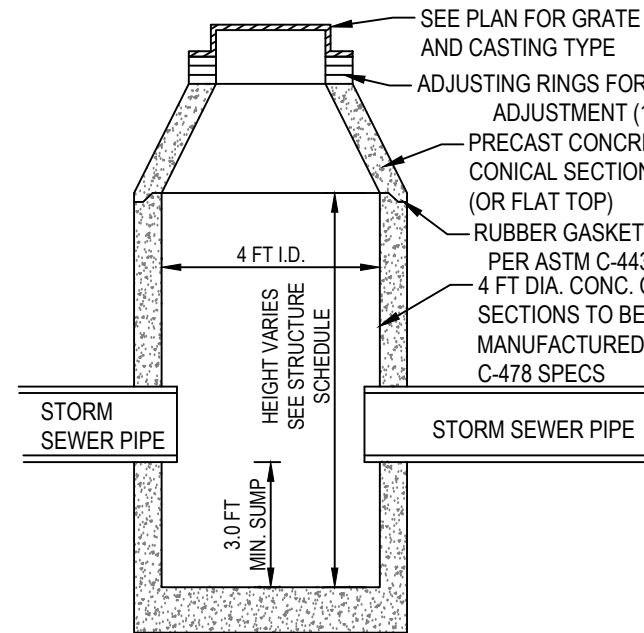
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[Pattern]	EXISTING CONCRETE
[Pattern]	PROPOSED BITUMINOUS
[Pattern]	PROPOSED CONCRETE
[Pattern]	PROPOSED BUILDING

CONSTRUCTION NOTES

- 1) ALL CONSTRUCTION AND MATERIAL SPECIFICATIONS INCLUDED FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE MOST CONSTRUCTION AND MATERIALS SPECIFICATIONS (LATEST EDITION) AND THE ORDINANCES OF THE TOWNSHIP, WHERE CONFLICTS OCCUR IN THE ABOVE, THE TOWNSHIP SHALL BE THE GOVERNING AUTHORITY.
- 2) VARIATION IN EXISTING SOIL CONDITIONS MAY IMPACT THE EARTHWORK QUANTITIES & UNDESIRABLE SOILS ARE ENCOUNTERED DURING CONSTRUCTION.
- 3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO THE EXISTING WATER AND SEWERAGE SYSTEM RESULTING FROM NONCONFORMANCE WITH THE APPLICABLE STANDARDS OR THROUGH GENERAL NEGLIGENCE.
- 4) ALL WORK, INCLUDING INSPECTIONS AND TESTING COST REQUIRED FOR REMOVAL, RELOCATION OR NEW CONSTRUCTION FOR PRIVATE OR PUBLIC UTILITIES, WILL BE DONE BY AND AT THE EXPENSE OF THE CONTRACTOR AND INCLUDED IN THE BID PRICE FOR THE VARIOUS WORK ITEMS UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL NECESSARY PERMITS FROM THE TOWNSHIP AND COUNTY AND ANY OTHER AGENCY FOR ALL WORK DONE BY THE CONTRACTOR.
- 5) ANY DEFECTS IN THE CONSTRUCTION, INCLUDING MATERIALS OR WORKMANSHIP, SHALL BE REPLACED OR CORRECTED BY REMOVAL AND REPLACEMENT OR OTHER APPROVED METHODS PRIOR TO ACCEPTANCE BY THE TOWNSHIP OR OWNER WITHOUT ANY ADDITIONAL COST TO THE TOWNSHIP OR OWNER.
- 6) ALL LAWN AREAS REMOVED OR DISTURBED SHALL BE REPLACED WITH TOPSOIL AND SOIL WHERE NEEDED AND SHALL BE RESEEDDED AND MULCHED IF SATISFACTORY RE-ESTABLISHMENT OF LAWN DOES NOT OCCUR.
- 7) ALL PUNCH LIST AND DEFICIENCY WORK SHALL BE COMPLETED WITHIN 1 MONTH OF THE END OF CONSTRUCTION.
- 8) THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE KENT COUNTY ROAD COMMISSION BEFORE BEGINNING WORK WITHIN ANY PUBLIC STREET RIGHT-OF-WAY.
- 9) THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF CONSTRUCTION DRAWINGS ON SITE AT ALL TIMES.
- 10) THESE PLANS HAVE BEEN DEVELOPED FOR ELECTRONIC FIELD LAYOUT. DIMENSIONS SHOWN ARE FOR GRAPHIC PRESENTATION ONLY AND SHOULD NOT BE USED FOR LAYOUT. CONTACT THE ENGINEER IF ANY DISCREPANCIES BETWEEN THE PLAN AND ELECTRONIC DATA ARE DISCOVERED.
- 11) THE WORK LIMITS SHOWN ON THESE PLANS ARE FOR PHYSICAL CONSTRUCTION ONLY. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY LIGHTS, BARRICADES, FLAGMEN, ETC. AS REQUIRED TO PERFORM THE REQUIRED WORK. THE INSTALLATION AND OPERATION OF ALL TEMPORARY TRAFFIC CONTROL AND TEMPORARY TRAFFIC CONTROL DEVICES AS REQUIRED SHALL BE PROVIDED BY THE CONTRACTOR WHETHER INSIDE OR OUTSIDE THESE WORK LIMITS.
- 12) THE CONTRACTOR SHALL PROTECT LOCATION OF ALL PROPERTY PINS AND BENCHMARKS.
- 13) ALL WORK CONTINGENCIES SHALL AT ALL TIMES BE SUBJECT TO THE DIRECT INSPECTION OF THE TOWNSHIP, OWNER AND THEIR REPRESENTATIVES. THE TOWNSHIP AND OWNER RESERVES THE RIGHT TO HALT ALL CONSTRUCTION ACTIVITY FOR NONCONFORMANCE OF PLANS, SPECIFICATIONS AND OTHER APPLICABLE STANDARDS OR REGULATIONS.
- 14) PRICES BID PER FOOT FOR ALL PIPES IS COMPACTED IN PLACE REGARDLESS OF SOIL OR ROCK CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR ALL SIGNS, BARRICADES AND SAFETY FENCES TO DETER PEOPLE FROM ENTERING THE WORK AREA AND FOR MAINTAINING AND PROTECTING THE RIGHT-OF-WAY. PEDESTRIAN TRAFFIC AROUND THE JOB SITE. TRAFFIC CONTROLS SHALL BE COORDINATED WITH THE POLICE DEPARTMENT AND THE TOWNSHIP.
- 15) PRIOR TO ANY CONSTRUCTION OR GRADING, A PROTECTIVE BARRIER, FENCE, POST AND/OR SIGNS CLEARLY INDICATING LIMITS OF WORK/DISTURBANCE SHALL BE INSTALLED INDICATING NO TREE REMOVAL OR DISTURBANCES OUTSIDE LIMITS. THE TOWNSHIP AND OWNER SHALL BE CONTACTED UPON DETERMINATION OF LIMITS IN THE FIELD.
- 16) ALL ROAD SURFACES, EASEMENTS OR RIGHT-OF-WAYS DISTURBED BY CONSTRUCTION OF ANY PART OF THIS IMPROVEMENT ARE TO BE RESTORED COMPLETELY TO THE SATISFACTION OF THE TOWNSHIP AND THE OWNER.
- 17) NO PARKING OF CONTRACTOR OR CONTRACTOR EMPLOYEES VEHICLES ON ANY PUBLIC STREETS SHALL BE PERMITTED.
- 18) ALL DISTURBED SIGNS, GUARDRAILS, MAIL BOXES, AND DRIVEWAYS SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE TOWNSHIP AND THE OWNER.
- 19) DUST CONTROL: THE CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY SUCH AS CALCIUM HYDROXIDE, WATER OR A MOTORIZED DUST-FREE STREET SWEEPING DEVICE TO MAINTAIN ALL ROADWAYS BEING USED FOR ACCESS TO THE CONSTRUCTION SITE AND SHALL ADHERE TO ALL ORDINANCES OF THE TOWNSHIP, COUNTY, MDEQ OR ANY OTHER GOVERNING AUTHORITY.
- 20) ALL SEWERS, MANHOLES, JUNCTION CHAMBERS AND INLET BASINS MUST BE CLEANED BEFORE ACCEPTANCE BY THE TOWNSHIP AND OWNER.
- 21) IF MUD, SOIL OR OTHER DEBRIS IS DEPOSITED ON ADJACENT STREETS, ROADS OR OTHER PROPERTY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF SUCH AT THE END OF EACH WORK DAY OR AS REQUIRED DURING THE WORK DAY.
- 22) ADJUST TO GRADE OR RECONSTRUCT TO GRADE WORK SHALL INCLUDE THE REMOVAL AND REPLACEMENT OF ANY EXISTING CONCRETE BLOCKOUT PAVEMENT, DAMAGED PAVEMENT COWLS OR OTHER SUCH LOAD TRANSFER DEVICES SHALL BE REPLACED AS DIRECTED BY THE COUNTY AND THE ENGINEER.
- 23) ALL EXISTING CASTINGS FOR STRUCTURES TO BE ADJUSTED OR RECONSTRUCTED TO GRADE SHALL BE FIELD CHECKED AT THE TIME OF CONSTRUCTION AND MARKED SUITABLE FOR SALVAGE AND REUSE OR REPLACED.
- 24) COMPACTED PREMIUM BACKFILL (MOT CLASS II SAND) WILL BE REQUIRED AT ALL FILL AREAS OR ANY STREETS WHERE REMOVAL AND REPLACEMENT OF PAVEMENT IS REQUIRED AND FOR ALL UNDERGROUND CONSTRUCTION UNDER ANY DRIVEWAY OR PAVEMENT INCLUDING THE 45 DEGREE ANGLE OF INFLUENCE FROM THE OUTSIDE EDGE OF PAVEMENT OR TOP OF CURB. COMPACTION TESTS SHALL BE REQUIRED EVERY 50 FEET UNDER PAVEMENT. PAVEMENT INCLUDES, BUT NOT LIMITED TO, ROADWAY SURFACES, SIDEWALKS, BIKE WAYS, DRIVEWAYS, SHOULDERS, BUILDINGS, ETC.
- 25) NO BUILDING MATERIAL, EQUIPMENT, VEHICLES OR CHEMICALS SHALL BE STORED OR PLACED OUTSIDE LIMITS OF WORK/DISTURBANCE.
- 26) STORMWATER POLLUTION PREVENTION ITEMS SHALL BE IN PLACE PRIOR TO COMMENCING CLEARING OPERATIONS, EARTHWORK GRADING, OR ANY OTHER TYPE OF CONSTRUCTION ACTIVITY.
- 27) ROOF DRAINS, FOUNDATION DRAINS AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
- 28) CONSTRUCTION NOISE SHALL BE KEPT TO A MINIMUM DURING NIGHTTIME HOURS AND MUST COMPLY WITH MUNICIPAL CODE REQUIREMENTS.
- 29) ANY CASTINGS OVER CLEANOUTS NEEDS TO BE CONSTRUCTED IN ACCORDANCE WITH THE DETAIL ON PAGE 6-19 OF THE BQA STANDARD CONSTRUCTION REQUIREMENTS.
- 30) THE PROPOSED SANITARY LATERAL CLEANOUTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE BQA STANDARD DETAIL.
- 31) ALL ROOF DRAINS AND SUMP PUMP DISCHARGES MUST BE CONNECTED TO THE PROPOSED STORM SEWERS (TYP).
- 32) A TOWNSHIP WATER PERMIT AND A TOWNSHIP SEWER PERMIT ARE REQUIRED BEFORE THE START OF ANY WORK TO EXTEND THE WATER SERVICE AND SANITARY SEWER LATERAL. ALL WORK IN THE 68TH STREET R.O.W. REQUIRES A KCRP PERMIT. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND VERIFYING THE PERMIT.
- 33) ALL WATER AND SEWER RELATED WORK WILL NEED TO BE INSPECTED BY THE BQA, AND PERMITS MUST BE OBTAINED FROM BYRON TOWNSHIP WATER AND SEWER DEPARTMENT PRIOR TO CONSTRUCTION.

BYRON-GAINES UTILITY AUTHORITY

ALL SANITARY SEWER AND WATERMAIN CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CURRENT BYRON/GAINES UTILITY AUTHORITY STANDARD CONSTRUCTION REQUIREMENTS



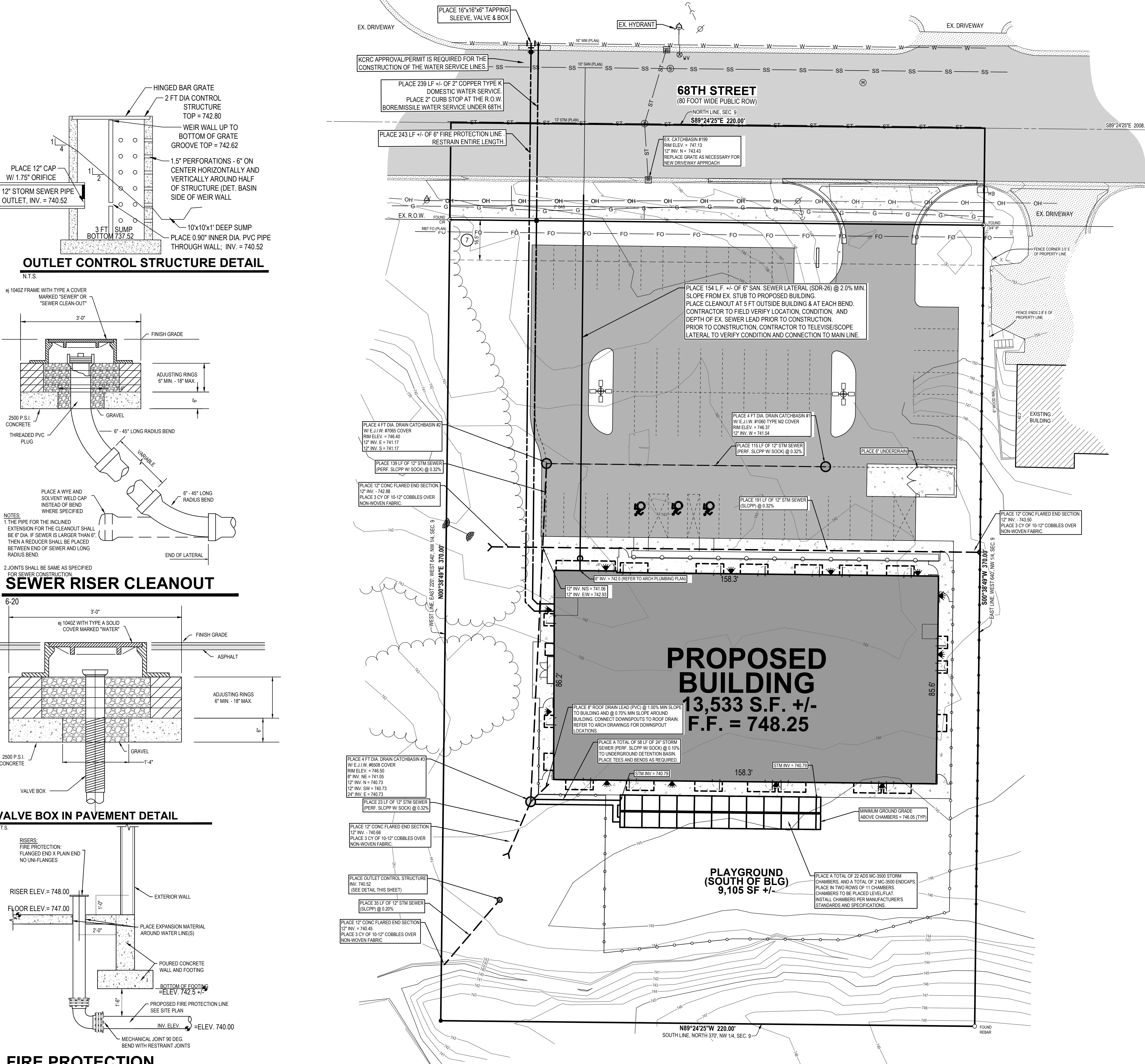
STANDARD CATCHBASIN DETAIL

N.T.S.



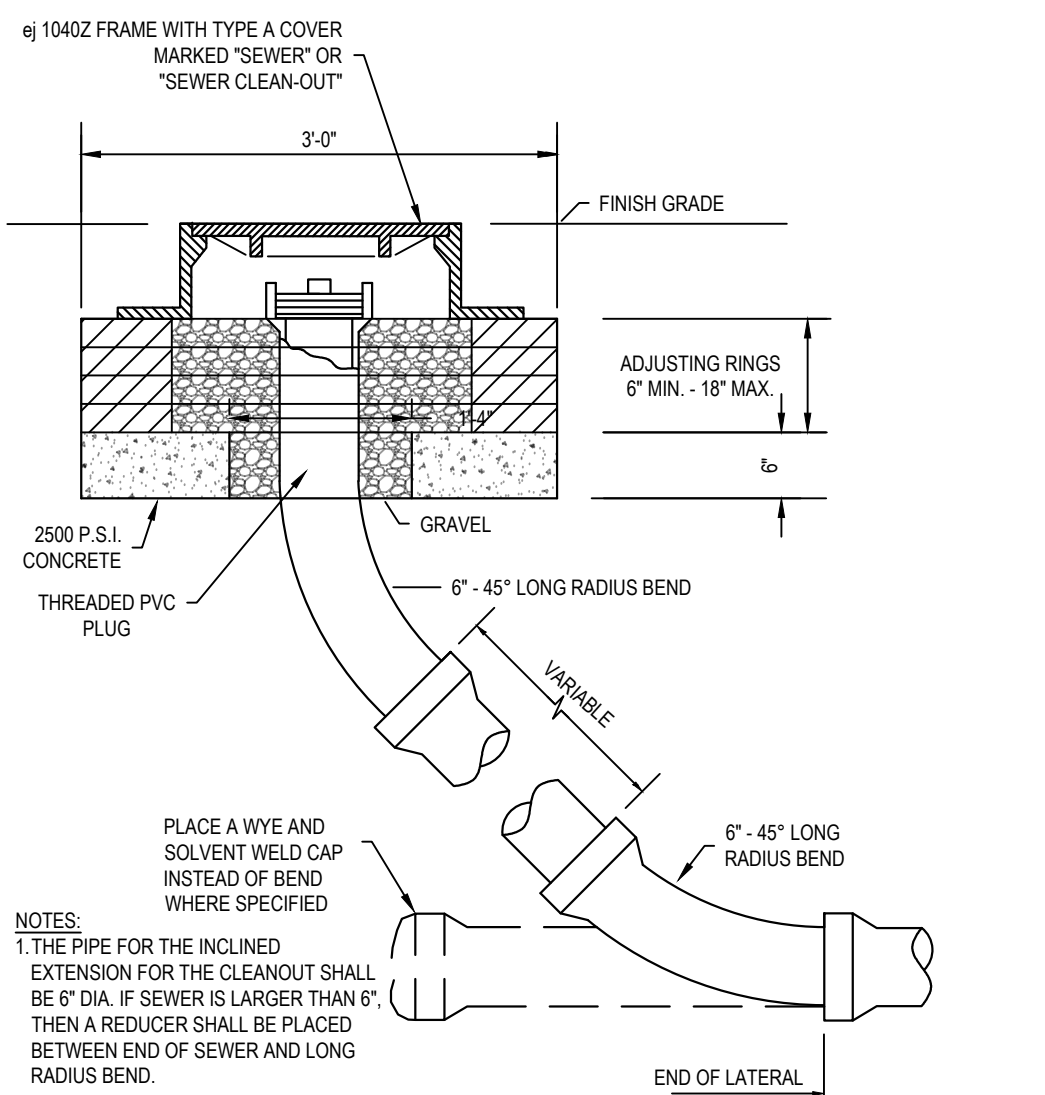
UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLAN" WERE OBTAINED FROM AVAILABLE, REASONABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO ANY CONNECTIONS.

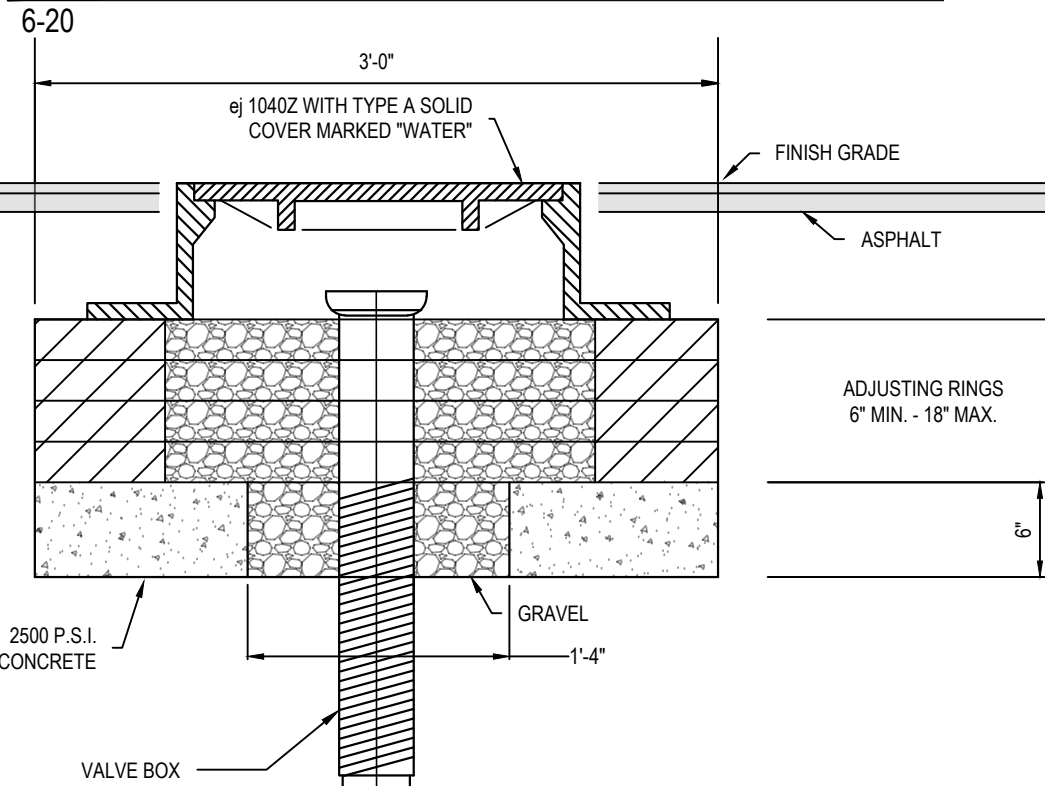


OUTLET CONTROL STRUCTURE DETAIL

N.T.S.

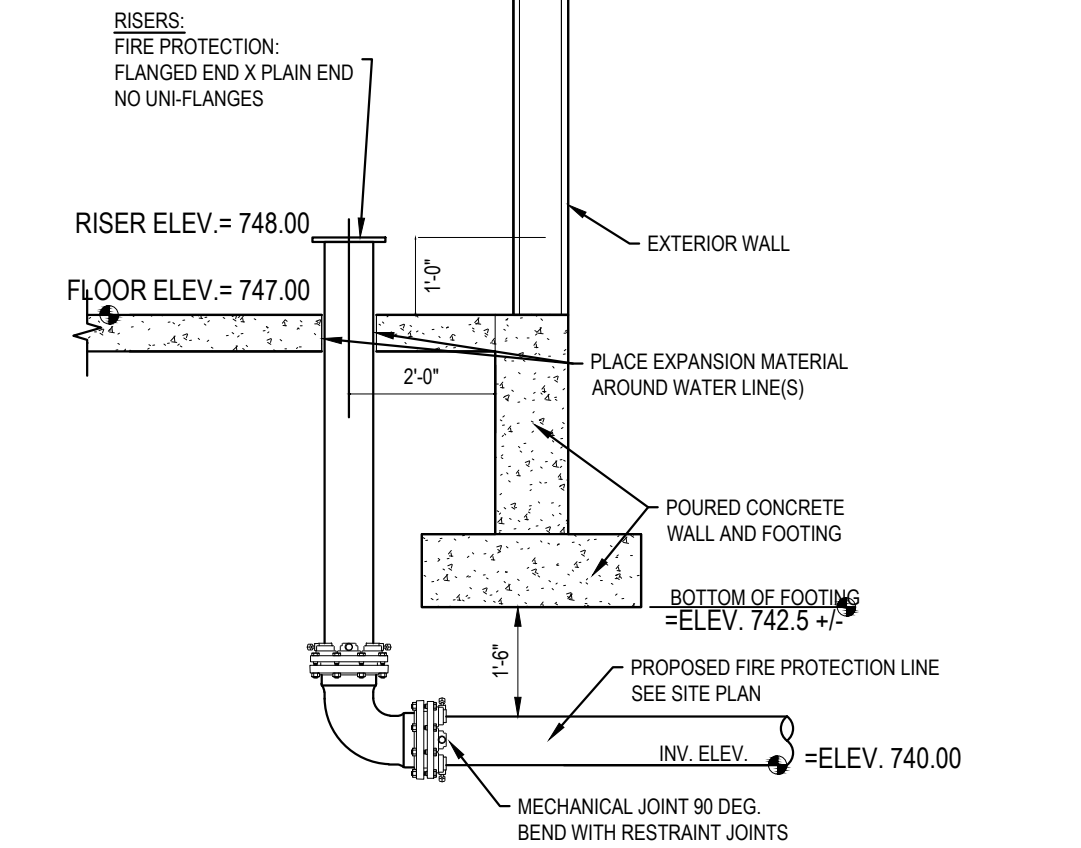


SEWER RISER CLEANOUT



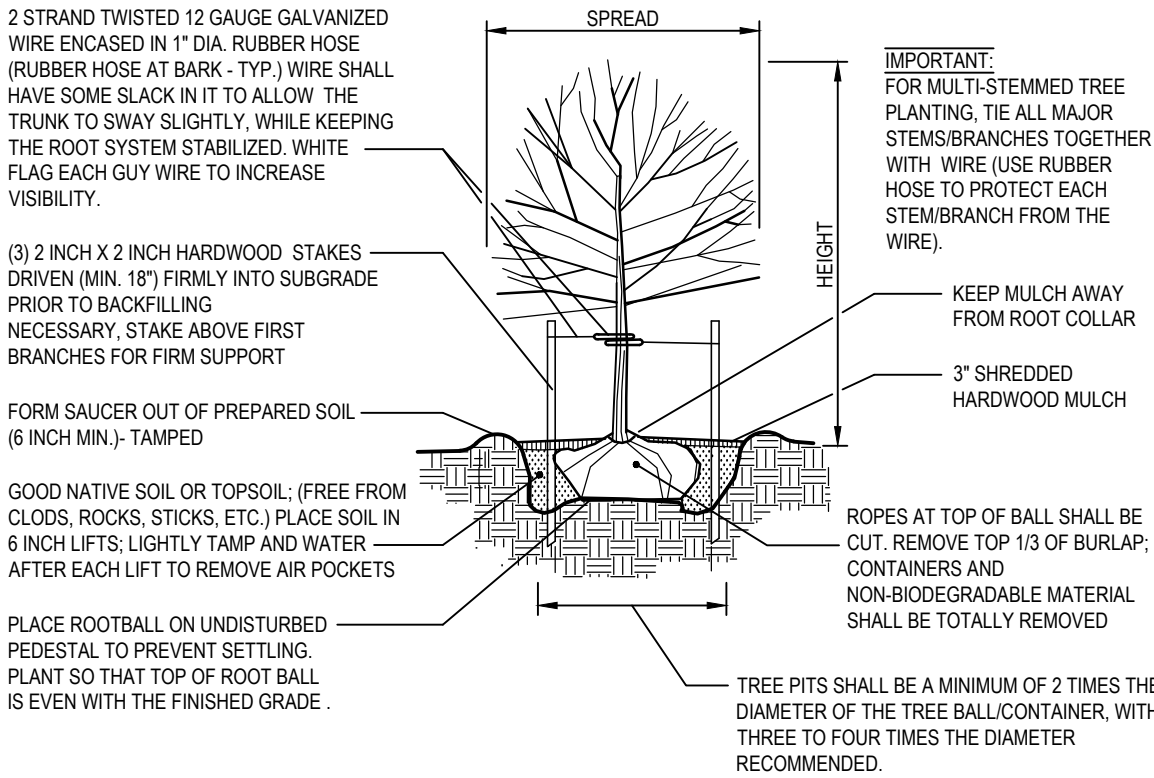
VALVE BOX IN PAVEMENT DETAIL

N.T.S.



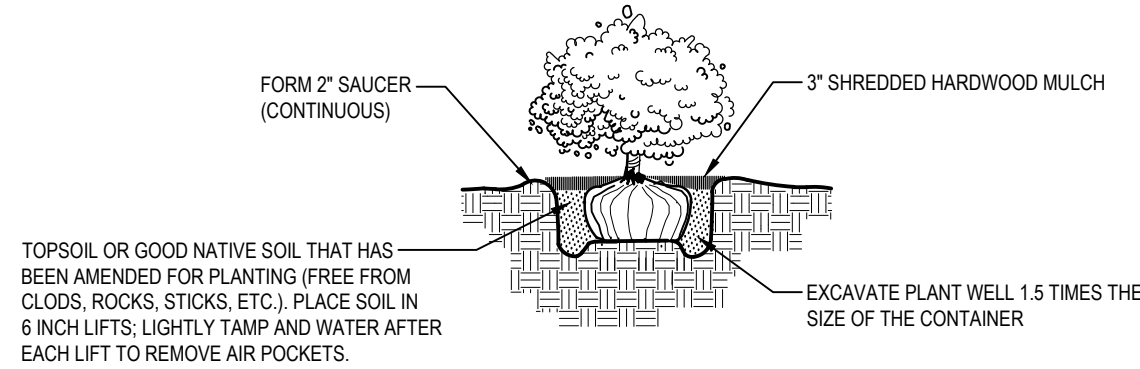
FIRE PROTECTION RISER CONNECTION DETAIL

4-28



TYPICAL TREE PLANTING DETAIL

N.T.S.



TYPICAL SHRUB / PERENNIAL / ORNAMENTAL GRASS PLANTING DETAIL

N.T.S.

LANDSCAPE CALCULATIONS

POINT SYSTEM
CANOPY TREE = 2" CALIPER = 10 POINTS
EVERGREEN TREE = 5 FT TALL = 10 POINTS
INTERMEDIATE TREE = 1 1/2" CALIPER OR 6' HEIGHT = 6 POINTS
EVERGREEN SHRUB = 24" HEIGHT = 3 POINTS
DECIDUOUS SHRUB = 24" HEIGHT = 2 POINTS
FLOWERING ANNUAL/PERENNIALS = 8 PTS PER 100 SF
GREEN PERENNIALS OR ANNUALS = 4 POINTS PER 100 SF
ORNAMENTAL GRASSES = 6 POINTS PER 100 SF

REQUIRED FRONT YARD/BUFFER LANDSCAPING (68TH STREET):

LANDSCAPE REQUIREMENT - FRONT YARD LANDSCAPE PER SEC. 16.9
220 FT FRONTAGE / 2 = 110
50% OF POINTS FROM TREES REQUIRED
- 6 CANOPY TREES PROPOSED (60 POINTS)
- 22 EVERGREEN SHRUBS PROPOSED (66 POINTS)
POINTS REQUIRED: 110
POINTS PROPOSED: 126

PARKING LOT LANDSCAPING
POINTS REQUIRED = 15 x NUMBER OF SPACES IN FRONTSIDE
HAS TO BE PLANTED WITHIN 10 FT OF THE PAVEMENT AREA.

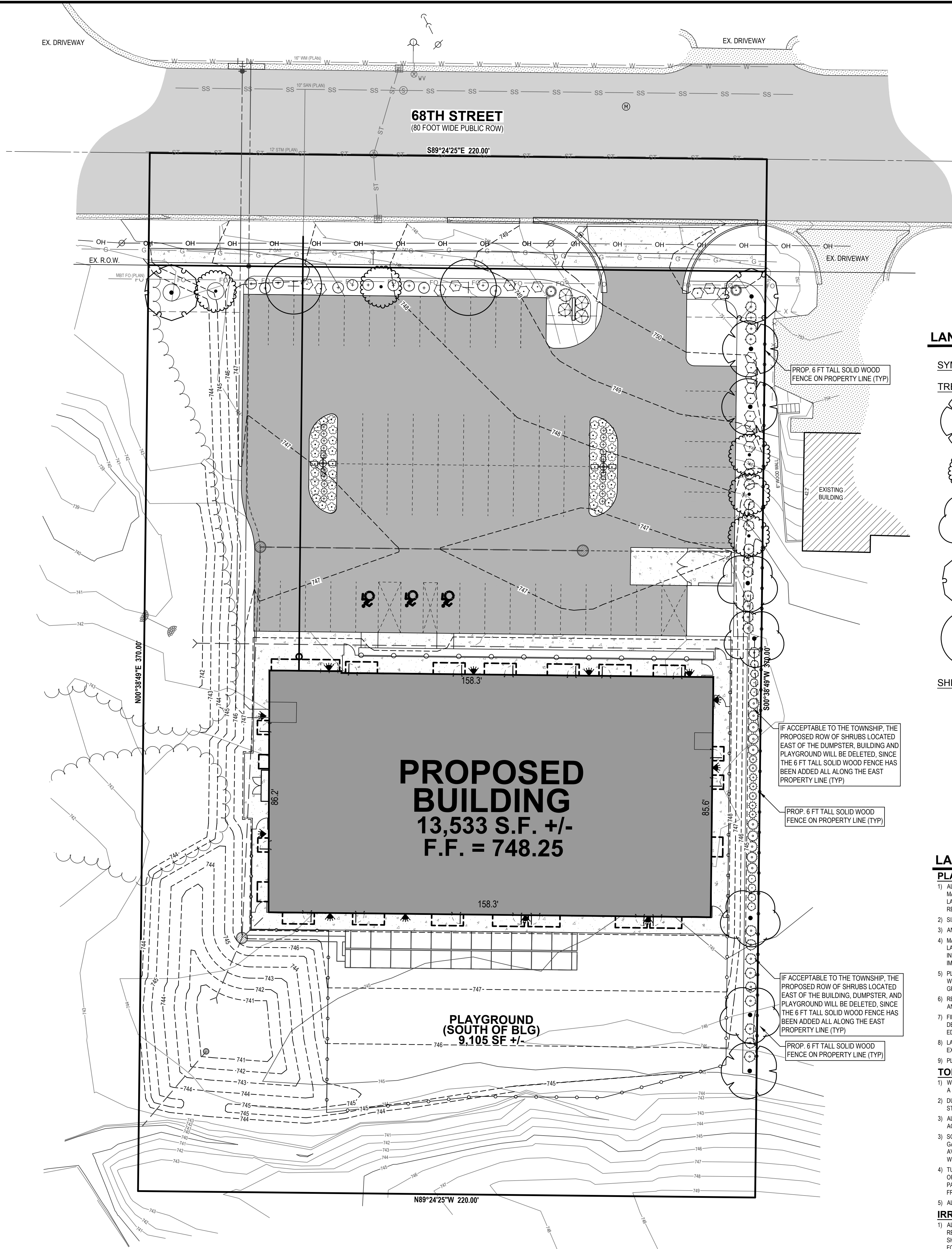
54 SPACES IN FRONT OF BUILDING x 1.5 = 81 POINTS REQUIRED
- 2 CANOPY TREE PROPOSED (20 POINTS, COUNTED WITH EAST BUFFER)
- 800 S.F. OF FLOWERING PERENNIALS PROPOSED (64 POINTS)
POINTS REQUIRED: 81
POINTS PROPOSED: 84

BUFFER AND SCREENING

THE ADJACENT PROPERTIES ARE ZONED RL-10.
A TYPE I BUFFER IS REQUIRED ALONG THE EAST SIDE OF THE SITE.
TYPE II BUFFER EQUALS 1 TREE FOR EACH 20 LINEAR FEET AND 1 ROW OF 5' TALL EVERGREEN SHRUBS SPACED NO FURTHER THAN 5' APART

EAST SIDE OF SITE = 370'
370/20 = 18.5 = 19 TREES REQUIRED
370/5 = 74 EVERGREEN SHRUBS REQUIRED
10 TREES PROPOSED
62 EVERGREEN SHRUBS PROPOSED

EXISTING VEGETATION TO THE WEST AND SOUTH OF THE DEVELOPMENT AREA WILL BE PRESERVED WHERE POSSIBLE. NO ADDITIONAL PLANTING PROPOSED AT THIS TIME.



LEGEND

	EXISTING BITUMINOUS
	EXISTING CONCRETE
	PROPOSED BITUMINOUS
	PROPOSED CONCRETE
	PROPOSED BUILDING

LANDSCAPE LEGEND / SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES					
	Aa	Acer x freemanii 'Jeffersred' TM	Autumn Blaze Freeman Maple	2.5" cal.	3
	Cc	Carpinus caroliniana 'Uxbridge'	Rising Fire® American Hornbeam	2.5" cal.	5
	On	Ostrya virginiana 'JFS-KW5'	Autumn Treasure® American Hophornbeam	2.5" cal.	4
	Tb	Tilia americana 'Boulevard'	Boulevard American Linden	2.5" cal.	2
	Zg	Zelkova serrata 'Green Vase'	Green Vase Sawleaf Zelkova	B&B	2
SHRUBS					
	Jb2	Juniperus horizontalis 'Blue Chip'	Blue Chip Creeping Juniper	#5	4
	Js	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	#5	8
	Jw	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper	#5	10
	Jb	Juniperus squamata 'Blue Star'	Blue Star Juniper	#5	11
	Jt	Juniperus virginiana 'Taylor'	Taylor Eastern Redcedar	#5	7
	Ns2	Nepeta x 'Six Hills Giant'	Six Hills Giant Catmint	#3	40
	Ph	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	#3	20
	Pn	Picea abies 'Nidiformis'	Bird's Nest Norway Spruce	#5	19
	Pm	Pinus mugo 'Misty'	Misty Variegated Mugo Pine	#5	2
	Tg	Thuja occidentalis 'Golden Globe'	Golden Globe Arborvitae	#5	7
	Ta	Thuja orientalis 'Aurea Nana'	Dwarf Golden Oriental Arborvitae	#5	20

LANDSCAPE NOTES

PLANTING NOTES:

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

TOPSOIL AND TURF NOTES:

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

IRRIGATION NOTES:

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

NEDERVELD
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REVISIONS:

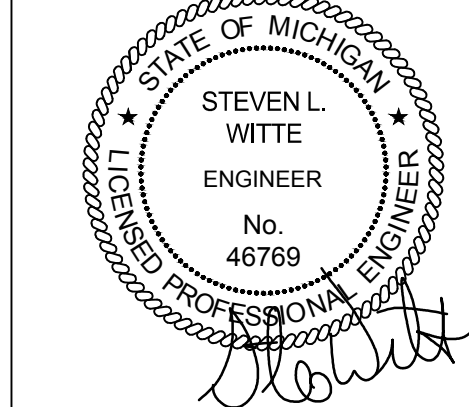
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Landscape Plan

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GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

STAMP:

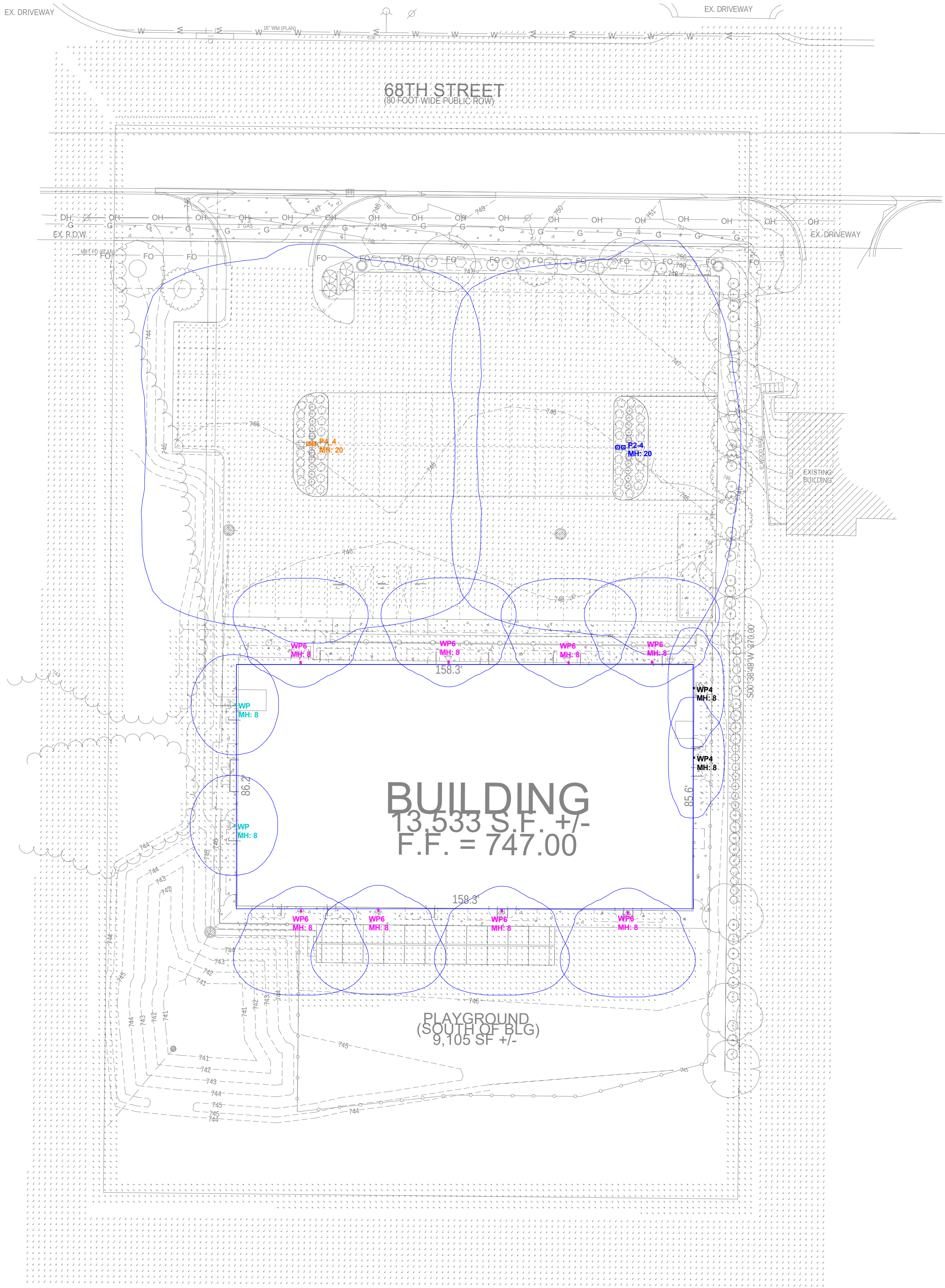


PROJECT NO:
23401072

SHEET NO:

L-100

SHEET: 5 OF 5



PHOTOMETRIC PLAN

SCALE: NTS



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

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

DESIGNED FOR:

1688 68TH STREET

ADDRESS

SALES
K EBER

DATE
5.7.2024

DESIGNER
J YONKERS

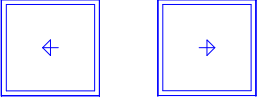
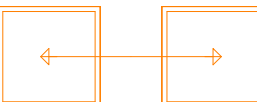
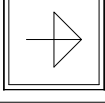
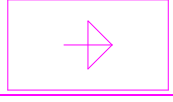
REVISIONS	
DATE	NAME
XX	XX

SHEET

1

Luminaire Schedule

Scenario: GEN

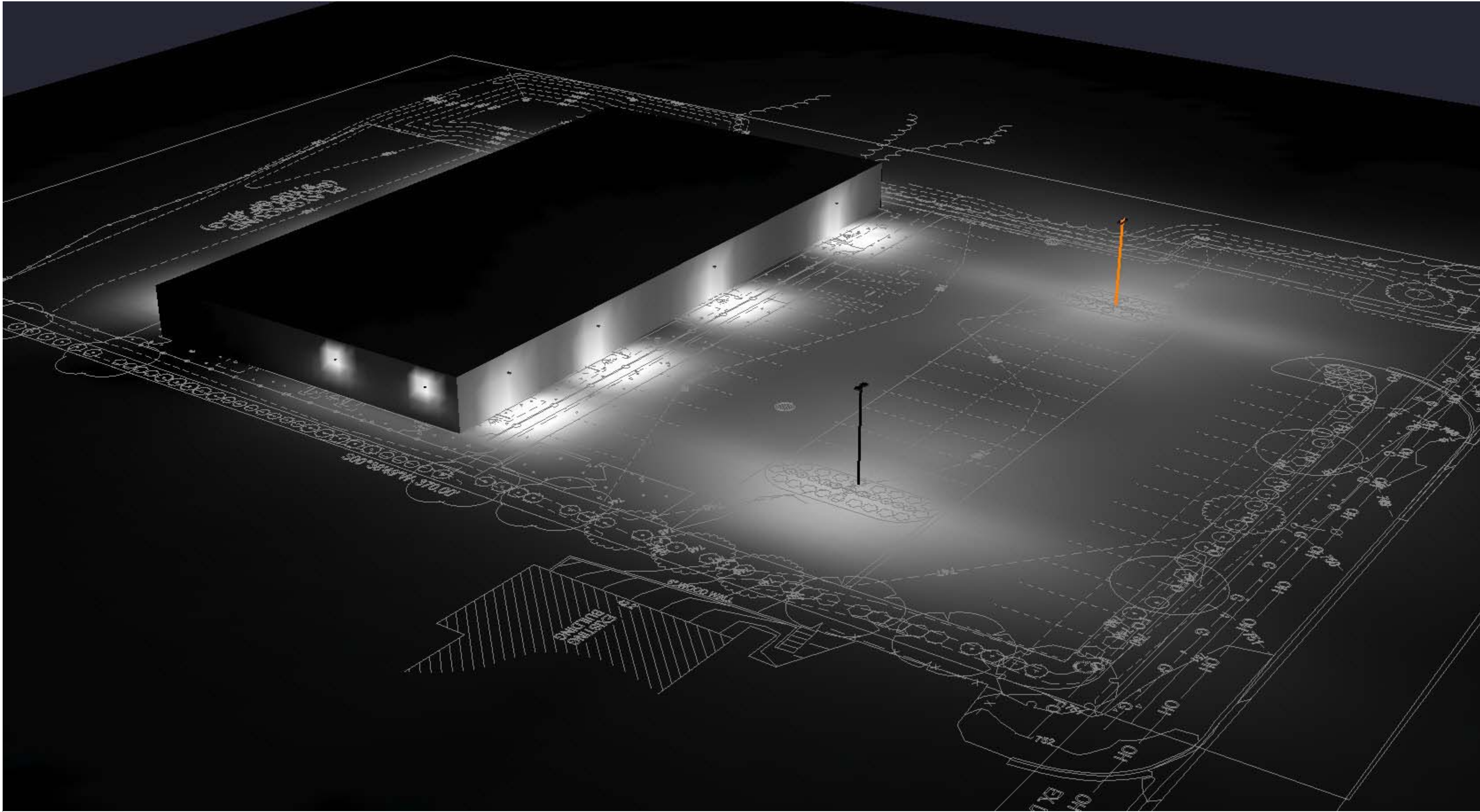
SYMBOL	QTY	LABEL	ARRANGMENT	LLF	[MANUFAC]	DESCRIPTION	MNT HEIGHT	MNT TYPE	TLT WATTS	LUMENS
	1	P2-4	GROUP	0.921	COOPER - LUMARK	PRV-PA1A-740-U-T2R & PRV-PA1A-740-U-T4W	20	POLE	108	N.A.
	1	P4_4	Back-Back	0.921	COOPER - LUMARK	PRV-PA1A-740-U-T4W	20	POLE	108	7484
	2	WP	Single	0.921	COOPER - LUMARK	ASWPLED1S-15W-4000K	8	WALL	30	2162
	2	WP4	Single	0.921	LIGMAN	ULEW-30001-T1-W40	8		16	603
	8	WP6	Single	0.921	COOPER - LUMARK	XTOR6B	8	WALL	464	6129

Calculation Summary

Scenario: GEN

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
EXTERIOR	Illuminance	Fc	2.87	38.8	0.0	N.A.	N.A.
LIGHT TREPASS	Illuminance	Fc	0.00	0.1	0.0	N.A.	N.A.
PARKING LOT	Illuminance	Fc	1.18	5.4	0.2	5.90	27.00
PROPERTY LINE	Illuminance	Fc	0.03	0.2	0.0	N.A.	N.A.

NOTES:
- CALC AT GRADE



SCHEDULES

SCALE: NTS



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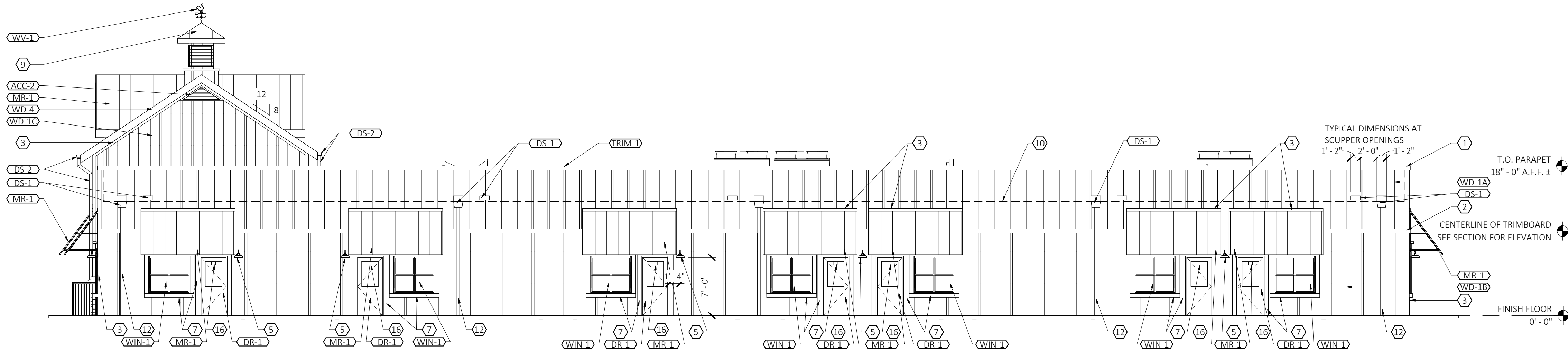
DATE
5 . 7 . 2024

DESIGNER
J YONKERS

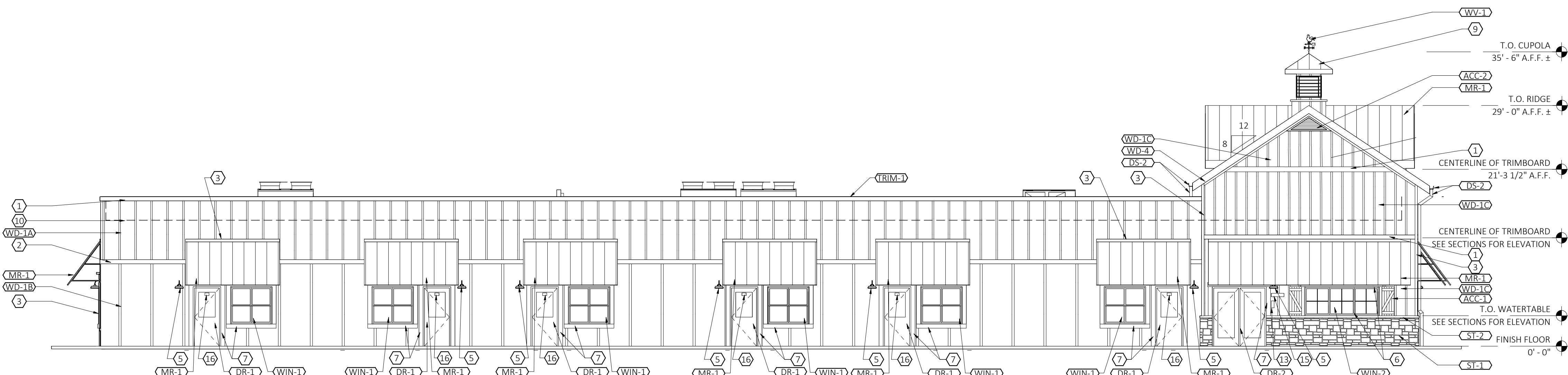
REVISIONS	
DATE	NAME
XX	XX

SHEET

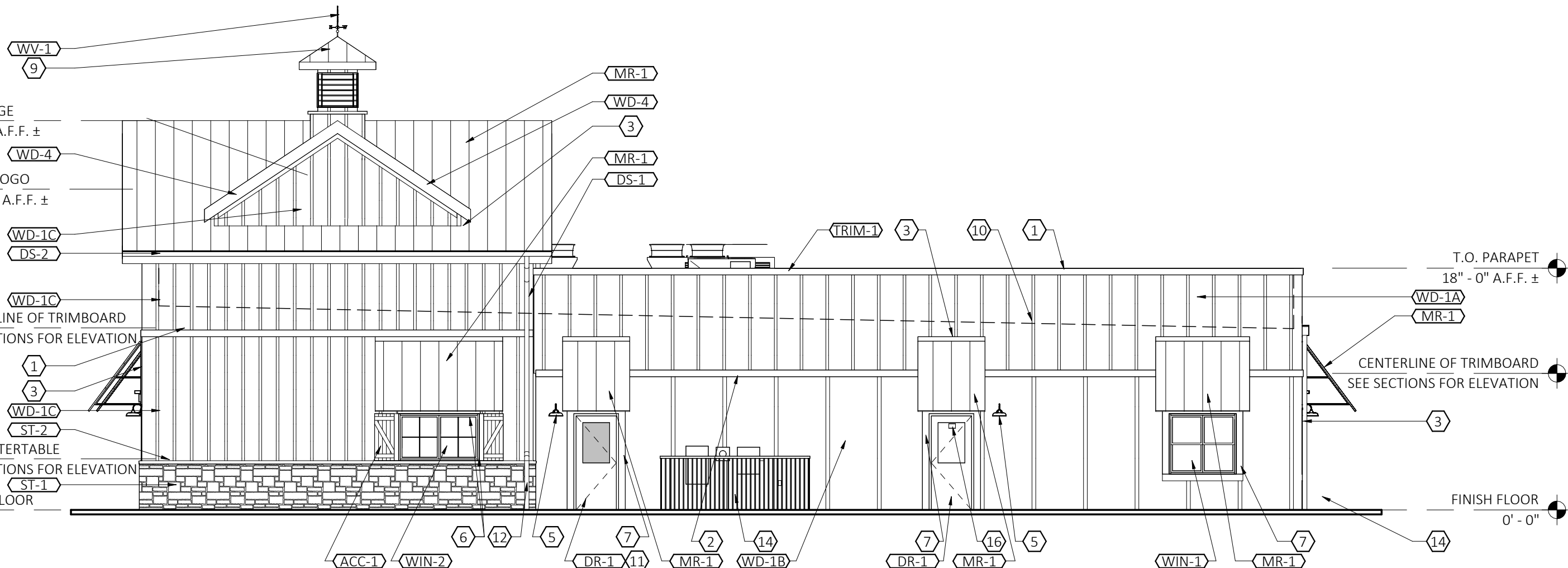
2



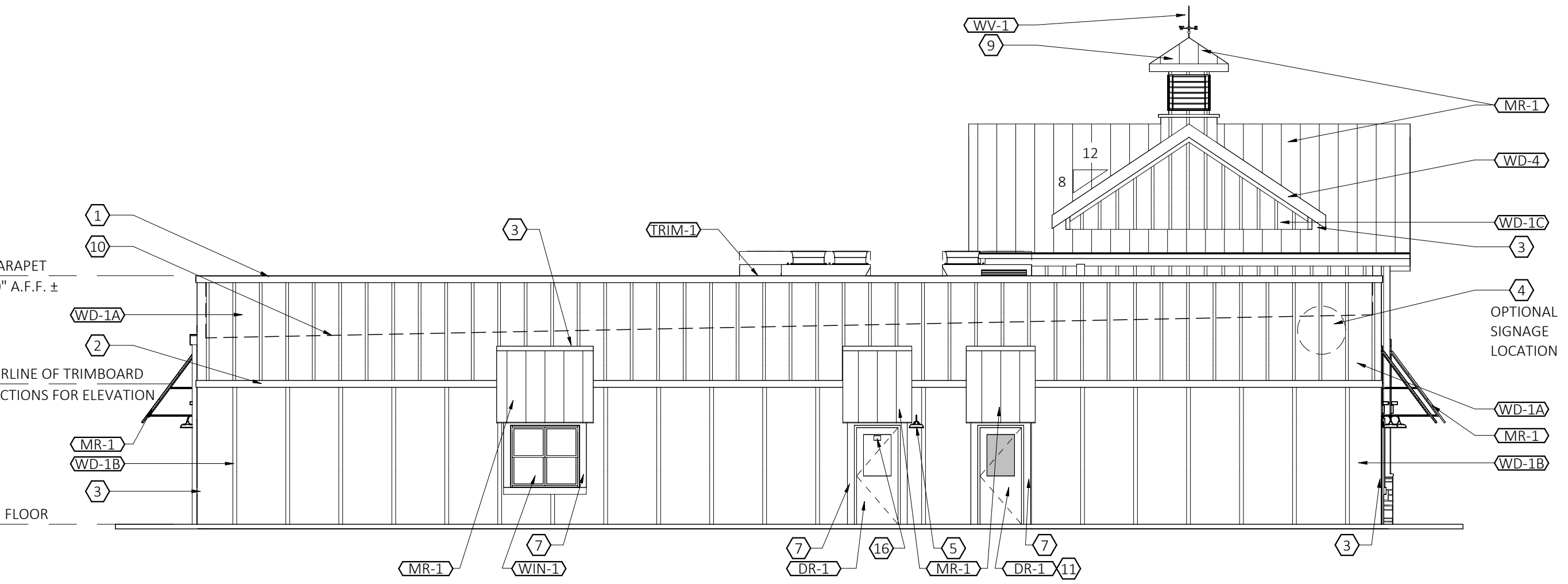
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

ELEVATION KEYED NOTES

- 5/4 x 8 TRIMBOARD, WD - 2
- 5/4 x 6 TRIMBOARD, WD - 2
- 5/4 x 4 TRIMBOARD, WD - 2
- 42" ROUND LED LIGHTED SIGN (INTERNALLY LIT). SEE 6/A2.4 FOR MOUNTING DETAIL.
- LIGHTING, REFER TO ELECTRICAL DRAWINGS.
- TRIMBOARD AT OFFICE & CONF ROOM WINDOWS: HORIZ TO BE 5/4 x 6, VERT TO BE 5/4 x 4, BOTH WD-3
- TRIMBOARD AT ALL EXTERIOR DOORS AND CLASSROOM WINDOWS TO BE 5/4 x 6, WD - 3
- 60" ROUND LED LIGHTED SIGN (INTERNALLY LIT). SEE 6/A2.4 FOR MOUNTING DETAIL
- CUPOLA WITH WEATHERVANE. PAINT ALL SURFACES TO MATCH "ARCTIC WHITE", ROOF TO BE MR - 1 REFER TO 1A/A6.3 FOR CONSTRUCTION.
- ROOF LINE BEHIND PARAPET WALL.
- GLAZING TO RECIEVE WINDOW FILM, TINT - 1. SEE FINISH SCHEDULE SHEET A2.2
- DOWNSPOUTS TIED INTO UNDERGROUND STORM SEWER BELOW GRADE.
- KNOX BOX OR APPROVED EQUAL. COORDINATE LOCATION WITH LOCAL FIRE OFFICIAL
- 4' - 0" HIGH SOLID VINYL FENCE WITH (2) 3' - 0"W GATES. COLOR TO MATCH "ARCTIC WHITE"
- BEIGE ALUMINUM PLAQUE W/6" REFLECTIVE BLACK VINYL NUMBERS. PROVIDED BY 1 HOUR SIGN. COORDINATE LOCATION WITH LOCAL FIRE OFFICIAL.
- 4" REFLECTIVE NUMBERS SEE SIGNAGE PACKAGE

EXTERIOR FINISH LEGEND

MARK	DESCRIPTION	SPECIFICATION
ACC-1	SHUTTERS	EKENA MILLWORK: TWO BATTEN W/Z-BAR BOARD & BATTEN COMPOSITE SHUTTERS. 3' - 6" T x 1' - 6" W. SHUTTERS TO BE ORDERED PRIMED, PAINT TO MATCH "AGED PEWTER"
ACC-2	LOUVERS	EKENA MILLWORK: 65"W X 21 3/4"H X 1 1/4"P, PITCH 8:12 TRIANGLE GABLE VENT, NON-FUNCTIONAL. ITEM NO. GVTR65X21D (COLOR TO MATCH "ARCTIC WHITE")
DR - 1	HALF LITE DOORS	EXTERIOR INSULATED METAL HALF LITE DOOR; COLOR (INTERIOR & EXTERIOR): WHITE. SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
DR - 2	FULL LITE DOOR	EXTERIOR INSULATED METAL FULL LITE DOOR : COLOR (INTERIOR & EXTERIOR): WHITE. SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
DS - 1	SCUPPERS, DOWNSPOUTS	BM COLOR REVIEW #OC - 21 WINTER WHITE. (COLOR TO MATCH "ARCTIC WHITE"); 6" GUTTERS AND 6" DOWN SPOUTS U.N.O.
DS - 2	GUTTERS ALONG METAL ROOF	COLOR: TO MATCH "MR - 1"
MR-1	METAL ROOF	BERRIDGE CEE-LOCK SYSTEM. COLOR: DARK BRONZE.
ST-1	STONE WAINSCOT	CORONADO: EASTERN MOUNTAIN LEDGE, HURON
ST-2	STONE CAP @ WAINSCOT	CORONADO: CHISELED STONE SILL. COLOR: LIGHT GREY.
TRIM	MISC METAL TRIM & FLASHING	ANY MISC METAL FLASHING AND TRIM NOT NOTED AS TRIM-1 OR TRIM-2 SHOULD MATCH COLOR OF ADJACENT SURFACE. CONTACT ARCHITECT FOR DIRECTION AS REQ'D.
TRIM-1	MTL TRIM @ PARAPET CAP	BM COLOR REVIEW #OC - 21 WINTER WHITE. (COLOR TO MATCH "ARCTIC WHITE")
TRIM-2	MTL TRIM @ METAL ROOF	COLOR: TO MATCH "MR-1"
WD-1A	BOARD & BATTEN SIDING (ABOVE 10' - 0")	HARDIE PANEL (4' X 10') & HARDIE TRIM BATTEN BOARDS (2 1/2" WIDE @ 2' - 0" O.C.) FINISH: SMOOTH COLOR: ARCTIC WHITE (PRIMED AND FIELD PAINTED)
WD-1B	BOARD & BATTEN SIDING (BELOW 10' - 0")	HARDIE PANEL (4' X 10') & HARDIE TRIM BATTEN BOARDS (3 1/2" WIDE @ 4' - 0" O.C.) FINISH: SMOOTH COLOR: ARCTIC WHITE (PRIMED AND FIELD PAINTED)
WD-1C	BOARD & BATTEN SIDING (@ ENTER TOWER)	HARDIE PANEL (4' X 10') & HARDIE TRIM BATTEN BOARDS (2 1/2" WIDE @ 16" O.C.) FINISH: SMOOTH COLOR:ARCTIC WHITE (PRIMED AND FIELD PAINTED)
WD-2	TRIM (FASCIA, FRIEZE, RUNNING TRIM)	HARDIE TRIM BOARDS, 5/4 NT3 SMOOTH, VARIOUS WIDTHS AS REQUIRED (SEE ELEVATIONS). COLOR: ARCTIC WHITE (PRIMED AND FIELD PAINTED)
WD-3	TRIM (DOOR AND WINDOW TRIM)	HARDIE TRIM BOARDS, 5/4 NT3 SMOOTH, VARIOUS WIDTHS AS REQUIRED (SEE ELEVATIONS) COLOR: AGED PEWTER (PRIMED AND FIELD PAINTED)
WD-4	TRIM (FASCIA TRIM @ METAL ROOF)	HARDIE TRIM BOARDS, 5/4 NT3 SMOOTH, SEE WALL SECTIONS FOR SIZE. COLOR: PAINT TO MATCH MR-1
WIN - 1	VINYL WINDOWS	ANDERSEN: SILVERLINE 2200 SERIES. COLOR: WHITE. SEE WINDOW SCHEDULE.
WIN - 2	VINYL WINDOWS (@ OFFICE)	ANDERSEN: 100 SERIES. COLOR: WHITE. SEE WINDOW SCHEDULE
WV-1	WEATHER VANE	LARGE COPPER ROOSTER WEATHERVANE. SEE 1A/A6.3 FOR ADDITIONAL INFORMATION.

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Date

CONSTR. DOC. & REVISIONS
Description

No.

FOR
REFERENCE
ONLY

Professional of Record:

Drawn/Checked	DCD / AKB
Project Number	2404038
Bid Date	--/--/--
Permit Date	--/--/--
For Construction	--/--/--

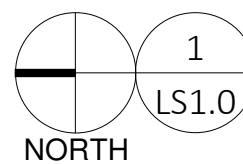
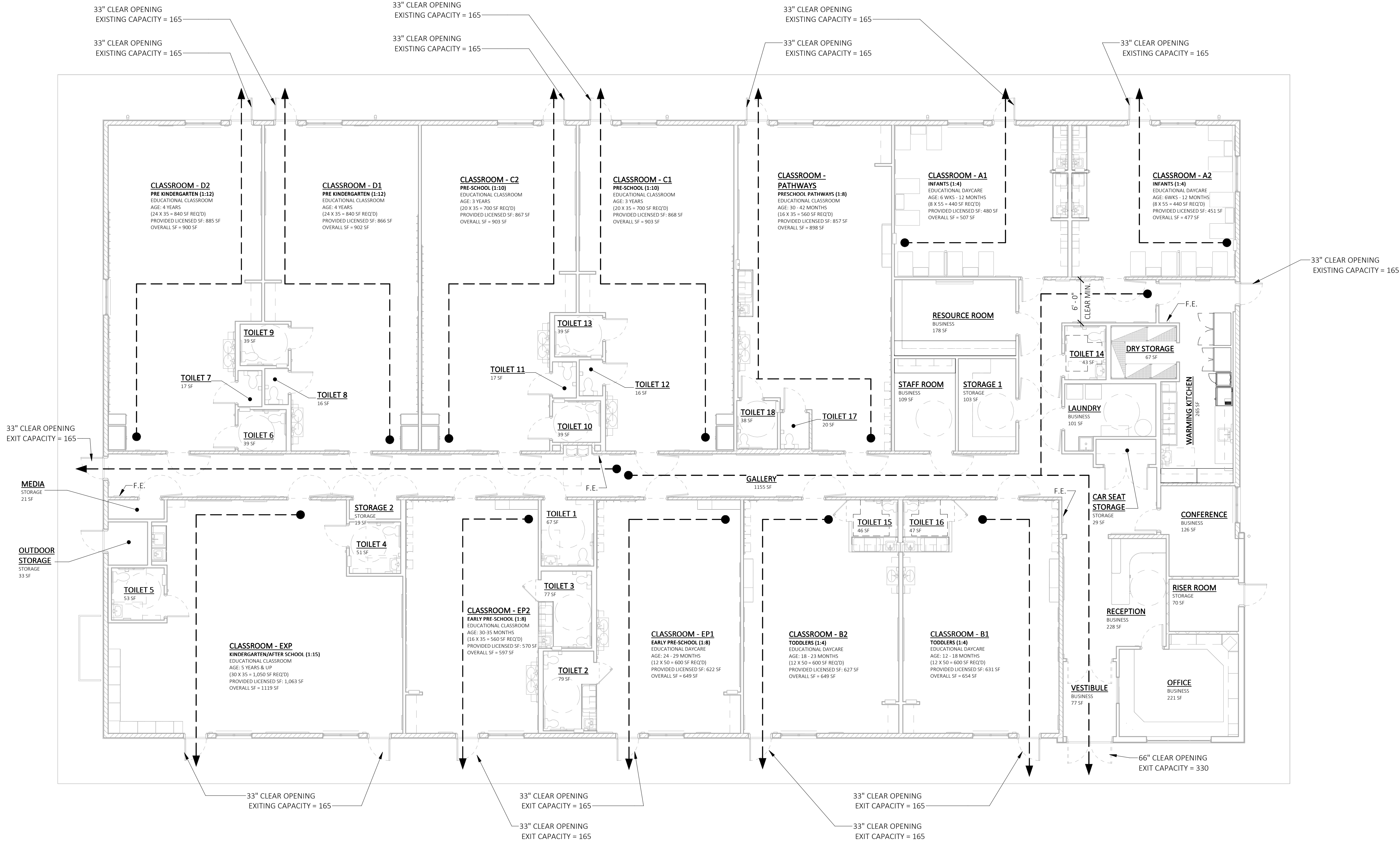
EXTERIOR
ELEVATIONS

A4.0

4/23/24

CASCO
CASCO DIVERSIFIED CORPORATION
12 Summit Drive, Suite 300, St. Louis, MO 63143 T: 314.821.1100

1668 68TH ST.
GAINES, MI 49316



LIFE SAFETY PLAN

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

BUILDING PROGRAM - MI

Primrose School - BLOOMFIELD, MI 11/7/2023

Name	Ages	Primrose S.F. Per Child	Michigan State Ratio	Michigan Max. Group Size	PSFC Staff Ratio	PSFC Max Group Size	Proposed Room Capacity	Staff Required	Required Area S.F.
A1 - Infants	6 Wks - 12 Months	50	1:4	12	1:4	8	8	2	400
A2 - Infants	6 Wks - 12 Months	50	1:4	12	1:4	8	8	2	400
B1 - Toddlers	12 - 18 Months	50	1:4	12	1:6	12	12	3	600
B2 - Toddlers	18 - 23 Months	50	1:4	12	1:6	12	12	3	600
EP1 - Early Preschool	24 - 29 Months	50	1:4	12	1:8	16	12	3	600
EP2 - Early Preschool	30 - 35 Months	35	1:8	16	1:8	16	16	2	560
Pathways	30 - 42 Months	35	1:8	16	1:8	16	16	2	560
C1 - Preschool	3 Years	35	1:10	30	1:12	24	20	2	700
C2 - Preschool	3 Years	35	1:10	30	1:12	24	20	2	700
D1 - Pre - Kindergarten	4 Years	35	1:12	36	1:12	24	24	2	840
D2 - Pre - Kindergarten	4 Years	35	1:12	36	1:12	24	24	2	840
EXP - Kindergarten / After School	5 Years +	35	1:18	36	1:15	30	30	2	1050
							202	27	7850

USE GROUPS	OCCUPANT LOAD:			TOILET FIXTURES (TABLE 403.1, MI Plumbing Code)	
	AREA	AREA SUM	OCCUPANTS		
ACCS- STORY USE	EDUCATION: DAYCARE	2,936 S.F. / 35 =	84	1 FIXTURE / 50 OCC.	= 2 FIXTURES
	EDUCATION: CLASSROOM	6,223 S.F. / 20 =	312	1 FIXTURE / 50 OCC.	= 7 FIXTURES
	WARMING KITCHEN:	332 S.F. / 200 =	2	1 FIXTURE / 25 OCC.	= 1 FIXTURE
	BUSINESS:	1,040 S.F. / 150 =	7	1 FIXTURE / 25 OCC.	= 1 FIXTURE
	STORAGE:	274 S.F. / 300 =	1	1 FIXTURE / 100 OCC.	= 1 FIXTURE
TOTAL NET OCCUPANTS:			406	TOTAL:	12 FIXTURES
			TOILET FIXTURES PROVIDED:		
			20 FIXTURES		

NOTE:
EXTERIOR WALLS, TOILETS AND CORRIDORS ARE CONSIDERED UNOCCUPIED SPACE AND NOT CALCULATED IN THE OCCUPANCY.

EXIT REQUIREMENTS:
TRAVEL DISTANCE
MAXIMUM DEAD END CORRIDOR LENGTH
EGRESS WIDTH (INCHES PER OCCUPANT)
MINIMUM CORRIDOR OR AISLE WIDTH
MINIMUM CLEAR OPENING EXIT DOOR
MINIMUM DOOR HEIGHT

250' (TABLE 1017.2)
50' (SECTION 1020.4)
0.2" (SECTION 1005.1)
44" (TABLE 1020.2)
32" (SECTION 1010.1.1)
80" (SECTION 1010.1.1)

REQUIRED NUMBER OF EXITS: SECTION 1006
REQUIRED: (2) EXITS
PROVIDED: (14) EXITS

EXIT WIDTH:
REQUIRED:
PROVIDED:

406 OCCUPANTS x 0.2" = 81.2"
13 DOORS @ 33" = 429"
1 DOOR @ 66" = 66"
TOTAL PROVIDED = 495"
TOTAL: 495" PROVIDED > 81.2" REQUIRED

CORRIDORS: SECTION 1020
CORRIDORS SHALL BE FIRE RESISTANCE RATED IN ACCORDANCE WITH TABLE 1020.1

A FIRE RESISTANCE RATING IS NOT REQUIRED FOR CORRIDORS IN AN OCCUPANCY GROUP E WHERE BUILDINGS ARE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 WHERE ALLOWED.

BUILDING HEIGHT:
MAXIMUM ALLOWABLE PER TABLE 504.3 = 60'-0"
ALLOWABLE NUMBER OF STORIES PER TABLE 504.4 = 2

ACTUAL BUILDING HEIGHT:
TOP OF TOWER RIDGE (HIGHEST POINT) = 28'-8" +/-
ACTUAL NUMBER OF STORIES = 1

OCCUPANCY LOAD:
MAX. FLOOR AREA ALLOWANCES PER OCCUPANT (TABLE 1004.5)

CALCULATED AREA

BUILDING SQUARE FOOT AREA SUMMARY

NAME	AREA
EDUCATION & BUSINESS USE:	
EDUCATIONAL DAYCARE	2,936 SF
EDUCATIONAL CLASSROOM	6,223 SF
BUSINESS USE GROUP	1,040 SF
KITCHEN	332 SF
HALL	1155 SF
TOILETS	735 SF
ACCESSORY USES:	
STORAGE USE GROUP	274 SF
INTERIOR WALLS	574 SF
NET AREA (INSIDE FACE OF EXT. WALLS)	13,269 SF
EXTERIOR WALLS	277 SF
TOTAL GROSS BUILDING S.F.	13,546 SF

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EXTERIOR
ELEVATIONS

A4.0

4/23/24

1668 68TH ST.
GAINES, MI 49316

CASCO

CASCO DIVERSIFIED CORPORATION
12 Sunset Drive, Suite 200, St. Louis, MO 63143 1-314-821-1100



Vriesman
& Korhorn

June 14, 2024
1372

Via Email: dan.wells@gainestownship.org

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

RE: Child Care Facility – Site Plan Review
1688 68th Street, Section 9, Gaines Charter Township

Dear Dan:

We have reviewed the site plan for the proposed Child Care Facility located at 1688 68th Street that we received on May 23, 2024. We provide the following comments for the consideration of the Applicant and the Planning Commission:

General/Stormwater

1. Kent County Road Commission (KCRC) approval will be required for the proposed driveway access to the 68th Street Right-of-Way (ROW). The Applicant shall submit all reviews and approvals from the KCRC to the Township and our office.
2. KCRC approval will be required for the proposed utility work within the 68th Street Right-of-Way (ROW). The Applicant shall submit all reviews and approvals from the KCRC to the Township and our office.
3. The Applicant's Engineer shall submit the geotechnical report for the site.
4. The Applicant's Engineer shall include the parcel number, address, and owner information for the adjacent properties on the site plan.
5. The Applicant shall submit a fixture count to our office to confirm the water service size proposed and to size a water meter for the building.
6. The Applicant's Engineer shall confirm whether wetlands exist on the site. It currently appears that wetlands may exist on the southerly portion of the site based on mapping information available from EGLE.

7. The Applicant shall clarify if there will be a kitchen in the building. If so, an oil/grease separator meeting the requirements of the Byron-Gaines Utility Authority (BGUA) will be required to be installed on the lateral and all drains from the kitchen directed to it.
8. We have significant concerns about the information and details shown relating to the stormwater management facilities on site for the proposed development. The Applicant's Engineer shall submit a complete stormwater management package for the site so that the design can be further evaluated.
9. The Applicant's Engineer shall eliminate the culvert running underneath the parking lot and route offsite runoff to the creek on the southerly portion of the site. Calculations will need to be submitted to verify that the 12" diameter pipe shown currently is adequate to convey all the runoff from the offsite areas in question.
10. The Applicant's Engineer shall revise the storm sewer from CB 1 to CB 2. The sewer lateral and storm sewer between CB 1 and CB 2 will have a direct conflict based on the current invert elevations designed.

Water Supply System/Sanitary Sewer System

11. The Applicant's Engineer shall include notes to the nearest mainline valves on the utility plan.
12. The Applicant's Engineer shall include a note that taps for water services 1.5-inches and larger require saddles meeting the requirements of the BGUA.
13. The water service appear to have conflicts with the various stormwater pipes on site. The Applicant's Engineer shall call out the inverts of pipes at crossings to ensure that adequate clearance is provided.
14. The Applicant's Engineer shall show the fire protection line with a hatching or shading to better show it as restrained.
15. The Applicant's Engineer shall provide more design information on the proposed fire protection line. Currently it crosses two different storm sewer lines with no crossing information given. No local high points will be allowed on the fire protection line.
16. The Applicant's Engineer shall specify the method of construction for the portion of the fire protection line crossing under 68th Street. We note that a bore and jack casing is not shown or called out, and an open cut of the road does not appear to be proposed either.
17. The Applicant's Engineer shall revise the proposed sewer lateral invert to a lower invert elevation. The proposed sewer lateral end elevation of 742.0 will have inadequate clearance with the proposed bottom of footing at 742.5.

18. The Applicant's Engineer shall include a manhole casting and cover over the tapping valve for the proposed fire protection line. The standard BGUA detail shall be included on the plans.
19. The Applicant's Engineer shall show a "wye" symbol for the existing laterals where they connect to the sewer mainline.
20. The Applicant's Engineer shall show the existing water service and sewer lateral to the home proposed to be demolished on the east side of the site. A note shall be included stating that the sewer lateral and water service shall be abandoned in accordance with BGUA specifications.

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

Sincerely,

VK Civil



Nathan Bosma, P.E.

NFB/jmg

- c. Rob DeWard, Supervisor
Rod Weersing, Manager
Connie Giarmo, Planning Commission Chair
John Stuyfzand, Building Inspector
Tracy Lawrence, Water & Sewer Administrator
Ken Van Hall, Dutton Fire Department
Dave Beck, Kent County Road Commission
Steve Witte, P.E., Nederveld Inc.
Jeff Gritter, P.E., VK Civil

From: [Ken Van Hall](#)
To: [Dan Wells](#); [Jeff Gritter](#)
Cc: [Dakota Swan](#)
Subject: RE: 1688 68th Street Site Plan Review
Date: Wednesday, June 12, 2024 12:04:22 PM
Attachments: [image001.png](#)
[image002.png](#)
[image796097.png](#)

Hi Dan-

Fire department has no comments for this site plan other than hydrant location which I am sure Jeff will address with his review.

Ken Van Hall
Fire Chief
Gaines Township - Dutton Fire Department
3471 68th St SE
Caledonia, MI 49316
Office: (616) 541-0119
Mobile: (616) 824-8896



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GAINES CHARTER
— TOWNSHIP —
www.gainestownship.org
ken.vanhall@gainestownship.org

Ken Van Hall
Cell: 616-824-8896

From: Dan Wells <dan.wells@gainestownship.org>
Sent: Thursday, May 23, 2024 4:08 PM
To: Ken Van Hall <ken.vanhall@gainestownship.org>; Jeff Gritter <jeff@vkcivil.com>
Cc: Dakota Swan <dakota.swan@gainestownship.org>
Subject: 1688 68th Street Site Plan Review

Gents- Please review for June 27th PC.

Thanks.

GAINES CHARTER

TOWNSHIP

www.gainestownship.org

dan.wells@gainestownship.org

Dan Wells

Community Development Director

Office: 616-698-6640 Ext.120

Cell: 616-980-6188