

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, June 26th, 2025

- I. Call to Order and Roll Call**
- II. Consideration of Agenda**
- III. Consideration of Meeting Minutes**
 - a. Consideration of May 22nd, 2025, Planning Commission Regular Meeting Minutes
- IV. Inquiry of Conflict of Interest**
- V. Public Comment**
- VI. New Business**
 - 1. Public Hearings**
 - a. 1535 Eastport Drive – Special Use Permit and Site Plan Review
 - b. Zoning Ordinance Text Amendment – LED Message Centers in SR Zoning District
 - 2. Site Plan Review**
 - a. 6207 East Paris – Site Plan Review
 - 3. Items not requiring a Public Hearing**
 - a. 2319 Crystal Meadows Street – Tentative Preliminary Plat – Hoffman Meadows Phase III
 - b. 3316 68th Street – Major Condominium – Dutton Center Phase II
- VII. General Discussion**
- VIII. Adjournment**

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

DRAFT Minutes of the Gaines Charter Township Planning Commission

Regular Meeting held May 22nd, 2025, at 7 pm

8555 Kalamazoo Ave., SE, Caledonia, MI 49316

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

MEMBERS ABSENT: Wiersema, with notice

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

I. CALL TO ORDER AND ROLL CALL

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

II. CONSIDERATION OF MEETING AGENDA

No changes to the agenda.

III. CONSIDERATION OF MEETING MINUTES

Consideration of the April 24th, 2025, regular Planning Commission meeting minutes.

Motion: Motion by Haagsma, supported by Waayenberg to approve the minutes of April 24th, 2025, as is.

DISCUSSION:

AYES: All

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (6-0)

IV. INQUIRY OF CONFLICT OF INTEREST

None.

V. PUBLIC COMMENT

VI. NEW BUSINESS

1. Public Hearings

a. 148 79th Street – Special Use Permit – Accessory Building

Jay Niewick, the homeowner and applicant for this request, explained that he is seeking a Special Use Permit to allow for the construction of a 3,456 square foot (SF) pole barn for the storage of a motor home and other personal items. Niewick explained that the building will feature a 40 x 14 open-air porch, and several of his neighbors have expressed support for the project. The maximum height of accessory buildings in the Suburban Residential (SR) zoning district is 16 feet; the proposed building is over 19 feet tall when measured at the midpoint between the peak and eaves. Niewick explained that the walls of the building are 16 feet to allow for the installation of a 14-foot-tall garage door to accommodate his motorhome.

Assistant Planner Swan explained that the subject property is just under 3 acres, which would permit the construction of one 1,296 SF accessory building, plus one additional building that is 200 SF or less; the request for a Special Use Permit is 2,160 SF in excess of what the Zoning Ordinance permits by right. Swan gave an overview of the standards of review from Sections 18.20 and 27.40 of the Zoning Ordinance that staff found to be either unsatisfied or undetermined. Staff found it to be undetermined whether this request is consistent with the intent of the Master Plan and Zoning Ordinance due to the size of the building being so much in excess of what the Zoning Ordinance permits. She explained that with regard to precedence and reasonable land use, the scale of the building is atypical for the area, however, the Planning Commission must determine whether negative precedence will be set if the request is approved. The building is planned to be near the western property line, which could potentially have an obtrusive visual impact on adjacent properties if several trees need to be cut down to accommodate the new building. Swan reiterated Niewick's earlier point regarding the height of the building, confirming that the proposed building is noncompliant with guidelines outlined in the Zoning Ordinance for accessory buildings in the SR zoning district. Swan concluded by stating that if the parcel was planned to be divided down the line, the proposed location of the building could impede the landowner's ability to gain an access easement to the southern portion of the parcel.

Chair Giarmo opened the public hearing.

Doug Leech of 145 79th Street, John Lyne of 170 79th Street, and Tim Zoppa of 120 79th Street all submitted letters of support as public comments to the Planning Commission.

Chair Giarmo closed the public hearing.

Commissioner Waayenberg and Commissioner Haagsma discussed the necessity for a 14-foot garage door clearance to accommodate the motorhome and noted that they each have 10 foot and 12 foot garage doors (respectively) that are able to accommodate their motorhomes. Waayenberg stated that although he "love[s] big pole barns", he is hesitant about this request due to the noncompliant height. Waayenberg noted that other requests for oversized accessory buildings have not had issues complying with the height regulations outlined in the Zoning Ordinance.

Chair Giarmo explained that the Planning Commission does not have the authority to approve a building that is so clearly noncompliant with the height regulations; Waayenberg added that approving this request would certainly set a negative precedent for development in the SR zoning district. Giarmo reiterated that the Planning Commission is obligated to adhere to the height regulations in the Zoning Ordinance.

Commissioner Thomas echoed earlier concerns about setting a negative precedent for development. Haagsma noted that he doesn't have much concern about the square footage of the building, as the parcel

is quite large and absorbs the impact of the building sufficiently, however, the noncompliant height is an issue, and he is not comfortable approving a request that deviates from the required height. Vice Chair Rober agreed.

Chair Giarmo added that if approval is granted, the Planning Commission may want to make a condition of approval that as much of the westerly treeline as possible must remain intact; Niewick explained that the satellite imagery of the parcel is outdated and many of the trees in that area have died or been removed. Chair Giarmo responded that the Planning Commission will likely require a fence or another means of screening to lessen the visual impact on the neighbors.

Niewick inquired about the possibility of having his request for excess height heard by the Zoning Board of Appeals (ZBA), to which Giarmo and Haagsma responded that they both previously served on the ZBA, and they see the height discrepancy as a self-created problem, which would likely not result in the issuance of a dimensional variance. Giarmo and Haagsma advised Niewick to proceed cautiously and thoroughly familiarize himself with the standards of review for dimensional variances should he choose to go to the ZBA for consideration.

MOTION: Motion by Waayenberg, supported by Billips, to deny the Special Use Permit for a 3,456 square foot accessory building due to the requirements of Section 18.20.A being unsatisfied.

DISCUSSION: Waayenberg noted that should the project move forward, screening will likely be required by the Planning Commission.

AYES: ALL

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (6-0)

b. 6326, 6330, and 6338 Hanna Lake Avenue – PUD Rezoning and Final Site Plan Review

Jordan Teichen, the Development Director for Continental Properties, explained that they are seeking a positive recommendation to the Township Board for a PUD rezoning and approval of final site plan review for a 336-unit multifamily community called Authentix Gaines. Continental sought consideration from the Planning Commission on January 23rd and February 27th, 2025, and received preliminary approval at the meeting on March 27th. On May 12th, Continental spoke with the Township Board regarding their intention to dedicate 3.6 acres of land to the Township for a new public park, specifically about plans for management and ownership. Although no decision was made, several options were presented for further consideration.

Teichen highlighted that the landscaping plan adheres to standards required in the updated zoning ordinance, including several native species, a landscape buffer within the island on the boulevard, and canopy trees throughout the site. Building elevations were updated to reflect the Planning Commission's prior feedback, which includes masonry details on the clubhouse, and an expanded color palate for residential buildings to create variation throughout the community. Teichen explained that with regard

to architecture, Continental is seeking two PUD modifications: one to allow 24 units per building instead of the 16-unit maximum stipulated in the Zoning Ordinance, and one to allow them to offer studio and one bedroom units that are less than 720 square feet, which is the minimum square footage required by the Zoning Ordinance for units as such. With regard to lighting, Teichen noted that requirements for pole heights and fixture types are met, and Continental intends to abide by the Dark Sky principles. The addressing plan for Authentix Gaines still needs to be finalized and approved at the County level, however, there will be internal street signage provided by Continental.

Assistant Planner Swan elaborated on the staff review of this request and began by noting that the request for a PUD rezoning and final site plan review are being processed and reviewed differently. The recently updated Zoning Ordinance now designates Planned Unit Developments as overlay districts, whereas in the old Zoning Ordinance PUD's were a zoning district of their own. Swan explained that since Continental received preliminary approval for the PUD rezone under the old Zoning Ordinance, the request would still be reviewed using standards of review from the old Zoning Ordinance, and the subject parcel will become what staff has coined a "legacy PUD" rather than an overlay on the underlying zoning district. However, the site plan review will be reviewed using standards of review from the updated Zoning Ordinance.

Swan gave an overview of the PUD modifications that are being requested. She reiterated Teichen's earlier explanation of both architectural modifications from Sections 17.20.E and 7.20.D of the Zoning Ordinance. Swan noted that Continental is also seeking a modification to the requirements of Section 19.20.F.2 to use wall mounted lights to illuminate parking stalls that are more than 10 feet from building walls, and areas of the site that aren't necessarily adjacent to parking lots. Continental is seeking a PUD modification for parking requirements as well: Section 20.50.D of the Zoning Ordinance requires 2.25 spaces per dwelling unit for multi-family construction, and Continental is proposing a reduction to 1.81 spaces per dwelling unit, totaling 626 parking spaces. Swan concluded by explaining Continental's request for PUD modifications to stipulations from Chapter 24 of the Zoning Ordinance, which pertains to signage. Continental is requesting PUD modifications to allow for their entryway ground sign to be internally illuminated, a wall sign in excess of 32 square feet, and for wall signs to be internally illuminated. One of the proposed wall signs is planned to be on the back of Building 6, facing M-6, and will not be illuminated.

Chair Giarmo opened the public hearing.

Henry Spenski of 6375 Hanna Lake expressed that he feels as though this is the wrong location for high-density housing and inquired about whether the developer intends to preserve any sensitive environmental features on the parcel. Assistant Planner Swan explained that the presence of cattle on the parcel over the last several decades has decimated the wetlands and creek segment that runs through the parcel, both of which will require mitigation and revegetation as part of the site development plan. Continental's site development plan attempts to address existing environmental concerns and restore the creek and wetlands on the parcel. Chair Giarmo added that the drain crossing depicted on the site plan will also minimize any impacts to the creek, and the 3.6 acres of dedicated park space will also serve as open space for the development.

Chair Giarmo closed the public hearing.

Chair Giarmo expressed concern regarding the requested reduction in parking. Teichen explained that Continental uses data from other communities as a basis for determining how much parking is necessary; typically, with Authentix communities, 1.75 spaces per dwelling unit proves to be sufficient, and Continental is proposing 1.8 spaces per unit. Township Manager Rod Weersing added that the Township Engineer uses a baseline of 1.8 parking spaces per dwelling unit when determining water/sewer consumption. Commissioner Haagsma added that he trusts the ability of a developer as experienced as Continental to determine the needs of their residents. Teichen noted that if parking proves to be insufficient, Continental would be willing to install additional parking stalls down the line.

Commissioner Billips inquired about the color palates of the buildings, hoping to see elevations that featured brighter colors; Teichen explained that the intention is to make the buildings bright rather than grey-toned, and offer more vibrant colors on front doors. Chair Giarmo expressed that she is pleased to see a sidewalk network throughout the development.

Vice Chair Rober expressed that she is still not fond of the size of the buildings, as the unit count per building is higher than what is permitted under the Zoning Ordinance. Commissioner Haagsma noted that most buildings will not be visible from the roadway, and that he is relieved the height of the buildings is not 3 stories.

MOTION: Motion by Waayenberg, supported by Haagsma, to approve Resolution No. PC-25-05-22 and make a positive recommendation to the Township Board for a PUD rezoning for Authentix Gaines.

DISCUSSION: None

AYES: ALL

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (6-0)

MOTION: Motion by Waayenberg, supported by Rober, to approve the site plan review for Authentix Gaines with the following conditions:

1. A draft document showing maintenance provisions shall be submitted to the Planning Department and Legal Counsel if the land transfer of open space to the Township is agreed to by the Township Board of Trustees.
2. Secure all Township department and outside agency approvals:
 - a. Township Engineer/BGUA.
 - b. Fire Department.
 - c. Kent County Road Commission (access and SESC).
 - d. Kent County Drain Commission.

e. Department of Environment, Great Lakes, and Energy.

DISCUSSION: None
AYES: ALL
NAYS: None
ABSTAIN: None
DECISION: Motion Carried (6-0)

c. 1264 100th Street – Rezoning – A/RR to VR

Todd Stuive with Exxcel Engineering, on behalf of the applicant, Koetje Builders, explained that a rezone to Village Residential is being requested on a 46-acre parcel that was previously used for mineral extraction. There is a large depression towards the southern portion of the parcel that will not be suitable for building, therefore the applicant intends to develop the northern part of the parcel. Stuive explained that the parcel itself and roadways in the area have been deemed capable to support Village Residential development and noted that a water and sewer connection is available through the stub in Preservation Lakes to the west.

Assistant Planner Swan explained that staff found this request to be consistent with the intent of both the Master Plan and Zoning Ordinance, as this parcel is designated as Village Residential in the 2023 Master Plan. Village Residential calls for a variety of housing models, including two-unit homes, at moderately higher densities than the Suburban Residential zoning district; Village Residential can also act as a buffer between Suburban Residential and higher density zoning districts. Swan noted that staff found this request to be consistent with adjacent land uses, and there is no indication that property values in the surrounding area will be negatively impacted. Although no characteristics of the parcel itself are prohibitive to using it for uses permitted under the current A/RR zoning designation, a rezoning to VR will likely result in an improvement to the site. Swan stated that staff is recommending approval and found the request to be rather straightforward.

Chair Giarmo opened the public hearing.

Bob Woronko, owner of SE Agricultural & Commercial Solutions at 1235 100th Street, stated that he is in favor of the project overall, and inquired about how the water and sewer expansion may affect other residents in the area. Woronko also expressed concern regarding the increase in traffic on 100th Street as a result of the project. Planner Swan noted that further details on water and sewer plans will be discussed when a project comes to the Planning Commission for site plan review and will all be subject to review by the Township Engineer and Water and Sewer Administrator.

Dan Brown of 1267 100th Street explained that while he thinks more housing in the Township is a good thing overall, he does have concerns about traffic in the area. Brown also inquired about whether residents would be forced to connect to water and sewer prior to selling their homes, as connection fees are typically costly. Weersing asked Commissioner Haagsma if he is aware of any time in which someone has been forced to connect to water and sewer, other than in cases where the septic system fails and

they are within 200 feet of a connection. Haagsma responded that he does not ever recall such a scenario, and that in most cases a mortgage company is the entity that would require connection into the public water and sewer system rather than the Township.

Jackie Yonker of 1347 100th Street inquired about how many units are being proposed; Stuive explained that the request under consideration is solely for the rezoning of the land. Swan displayed the preliminary site plan to give a general idea of what's to come. Stuive noted that the site plan contains 53 single-family detached homes, and 32 condo condominium units.

Chair Giarmo closed the public hearing.

Haagsma began discussion by saying "we knew this was coming"; the area was designated as Village Residential in the 2023 Master Plan, and for years has been intended to be used for residential development after restoration of the areas used for mineral extraction.

Haagsma and Chair Giarmo agreed that although the preliminary site plan was displayed for reference, the Planning Commissions job is solely to decide upon the rezoning of the parcel without any consideration for the preliminary site plan.

MOTION: Motion by Haagsma, supported by Rober, to make a positive recommendation to the Township Board of Trustees for a rezoning from A/RR to VR at 1264 100th Street SE.

DISCUSSION: Chair Giarmo inquired about whether there is any plan to implement traffic calming measures in the area; Haagsma responded that the introduction of traffic calming measures in the immediate area is highly unlikely.

AYES: ALL

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (6-0)

d. 2319 Crystal Meadows Street – Tentative Preliminary Plat – Hoffman Meadows Phase III

Applicant and builder Chris VanderHoff of Bosco Construction explained that he is seeking approval for a tentative preliminary plat for Phase III of the Hoffman Meadows development in the Suburban Residential zoning district. This phase of development will feature 50 single-family lots, and houses will be priced between \$500,000 and \$600,000. VanderHoff noted that the development has been underway for 4 years, and the comprehensive plan featuring all phases of development was approved. Two years ago, a new plan was submitted to reflect engineering and stormwater calculations for stormwater controls. VanderHoff said that he is looking forward to continuing with the project as it has been going on.

Assistant Planner Swan noted that the Planning Commissions job is to review this request for consistency with the Zoning Ordinance and subsequent subdivision requirements. This application was submitted prior to the adoption of the new Zoning Ordinance, which went into effect on April 26th, 2025; the updated Zoning Ordinance stipulated a minimum lot size of 10,000 square feet in the SR zoning district, whereas the updated Zoning Ordinance calls for a minimum lot size of 12,000 square feet. The plat submitted for tentative preliminary review depicts 31 of 50 lots as being less than the 12,000 square foot minimum, as the plat map was created using guidelines from the old iteration of the Zoning Ordinance. On March 31st, 2025, the applicant withdrew the application from the April agenda and requested to seek consideration from the Planning Commission at the May 22nd meeting. Staff consulted the Township's legal counsel to determine how to review and process the request; the Township Attorney advised staff that the proprietor has no vested right to a 10,000 square foot minimum lot size since Phase III and the associated application has not been reviewed by the Planning Commission. As a result, the request was reviewed using standards outlined in the updated zoning ordinance, and Standards 5.20.C of the Zoning Ordinance and 22-62 of the Code of Ordinances were found to be unsatisfied by staff. All other standards of review were found to be met. Swan said that staff is recommending denial solely based on the noncompliant lot sizes depicted on the proposed plat map. Swan noted that with regard to standards from Section 22-65 of the Code of Ordinances, which regard water and sewer infrastructure, the cost of water and sewer connections to a development with 10,000 square foot lots versus 12,000 square foot lots would be similar, as the engineering would be largely the same regardless of the lot sizes.

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

Commissioner Waayenberg inquired about whether the application meets the requirements for 10,000 square foot lots under the old Zoning Ordinance, to which Swan responded yes. Waayenberg said that since this was laid out under the old Zoning Ordinance, he does not have any issue with the lots being too small. Commissioner Haagsma and Chair Giarmo agreed with Waayenberg, but noted that the Planning Commission does not have the authority to approve a plat that does not adhere to the dimensional requirements of the Zoning Ordinance. Swan noted that since this public hearing is the first part of development for Phase III, and it was not previously reviewed by the Planning Commission before the new ordinance went into effect, it will be held to the new standards in the updated ordinance as recommended by the Township Attorney.

Commissioner Haagsma inquired with Weersing about whether there is a clause in the updated Zoning Ordinance to protect applicants in instances as such and allow them to choose which standards of review they'd like to adhere to. Weersing responded that the Township Attorney determined that this request would need to be reviewed under the new Zoning Ordinance.

Haagsma inquired about if there was any written correspondence on this matter from the Township Attorney, to which Swan responded no; the determination was made verbally on a phone call with the Township's legal counsel. Waayenberg added that it would be nice to have some type of written explanation from the Township Attorney.

MOTION: Motion by Haagsma, supported by Rober, to postpone this request and get a written opinion from the Township Attorney prior to the next Planning Commission meeting.

DISCUSSION:

AYES: ALL

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (6-0)

2. Site Plan Review

a. None

3. Items not requiring a Public Hearing

a. None

VII. GENERAL DISCUSSION

VIII. ADJOURNMENT

The meeting adjourned at 8:49 PM.

CERTIFICATION:

I hereby certify that the above is a true copy of the minutes from the May 22nd, 2025, Planning Commission Meeting of the Gaines Charter Township Planning Commission held at the time and place mentioned above pursuant to the required statutory procedures.

Respectfully submitted,

Lani Thomas,

Secretary

Gaines Charter Township Planning Commission

Date: _____

Gaines Charter Township

Planning Commission Memo

Meeting Date: June 26th, 2025

AGENDA ITEM: VI.1.a

PROPOSED REQUEST: Special Use
Permit and Site Plan Review

ADDRESS: 1535 Eastport Drive

PARCEL NUMBERS: 41-22-02-200-027

APPLICANT: Matt Cole, Roosien &
Associates

FILE NUMBER: 250523PV1,
250523PV2

PROPERTY ZONING DISTRICT: Planned Unit
Development (The Crossings PUD)

PROPERTY SIZE: 1.69 Acres

REPORT BY: Dakota Swan, Assistant Planner



OVERVIEW

The applicant requests combined Site Plan Review and a Special Use Permit to allow for the construction of a 11,060 square foot commercial building with four total spaces for tenants, and associated parking. The southernmost tenant space is proposed to have a drive-through to be used by a Dunkin', and one of the three remaining retail spaces is planned to be used for a Blackwood BBQ location.

The concurrent request for a Site Plan Review and a Special Use Permit is permitted as per Section 27.30.C of the Zoning Ordinance. The subject parcel is in The Crossings PUD, and staff reviewed the request using the underlying General Commercial zoning designation since The Crossing PUD most resembles the General Commercial zoning category. Drive-through operations are permitted in the General Commercial zoning district so long as the Planning Commission approves the issuance of a Special Use Permit.

Surrounding zoning:

	NORTH: Light Industrial (LI)	
WEST: Fieldstone Apartments PUD	SUBJECT PARCEL	EAST: Light Industrial (LI) – Switch Data Center
	SOUTH: The Crossings PUD	

PROCESS

Review of the combined Special Land Use and Site Plan Review application is subject to the following process:

1. Submittal by applicant
2. Completeness review by Zoning Administrator
3. If complete, a public hearing shall be scheduled
4. Administrative review of site plan and special land use by Zoning Administrator
5. Public hearing (for Special Land Use) and review and decision by the Planning Commission

CHAPTER 26 SITE PLAN REVIEW

All non-residential buildings are subject to site plan review by the Planning Commission, and the applicant has submitted an application with sufficient detail to evaluate compliance with the ordinance.

A. ZONING COMPLIANCE AND COMPATIBILITY

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

REQUIREMENT	COMPLIANCE	COMMENT
CH 9 – GENERAL COMMERCIAL REQUIREMENTS		
Minimum Lot Area (9.20.C)	Yes	No minimum lot size
Minimum Lot Width (9.20.C)	Yes	No minimum lot width
Max. Building Height (9.20.C)	Yes	Max height 35ft or 2.5 stories
Front Setback-25' (9.20.C)	Yes	
Side Setback-15' (9.20.C)	Yes	
Side Setback (Street Side)- 25' (9.20.C)	Yes	
Rear Setback-25' (12.20.C)	Yes	

REQUIREMENT	COMPLIANCE	COMMENT
CH 16 GENERAL BUILDING REQUIREMENTS - GC		
Architectural Articulation (16.70.B)	Yes	Color & texture change, change in parapet roofline, overhangs and awnings
Rooftop Equipment (16.70.C)	Undetermined	Not indicated on elevations

B. LIGHTING

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

REQUIREMENT	COMPLIANCE	COMMENT
LIGHTING - CH 19		
Parking Lots (19.20.F.2)	Yes	Proposed wall-mounted lights are being used to illuminate areas within 10 feet of building walls, including the drive-thru lane.
Plans and Submittal Requirements (19.30)	No	Light poles are located in utility easements and will need to be moved.
Color Temperature (19.40.B)	Undetermined	No kelvin level is specified.
Fixture Type (19.40.C)	Yes	
Mounting Height (19.40.D)	No	25' max in commercial zoning when >100 feet from a residential lot, lighting plan states 25' pole mounted on a 3' base, exceeding 25'.
Illumination Levels (19.50.B)	No	1 footcandle maximum along front lot line adjacent to street frontage, several readings indicate >1 footcandle.

C. PARKING AND LOADING

Parking lot design shall demonstrate compliance with all dimensional and circulation requirements and shall be arranged to provide safe and convenient access to buildings and land uses (Chapter 20). If applicable, stacking and loading spaces shall be designed to minimize the impact on internal circulation routes and offsite traffic patterns. The site plan does include striping, space size, curve radii, and drive lane dimensions, and designates ADA accessible spaces.

Staff recommends a condition that the Fire Marshall must approve all drive aisles and turn radii to ensure adequate and safe emergency vehicle access to all areas of the site.

Staff recommends a condition that the Township Engineer must approve all stormwater control infrastructure to ensure adequate drainage of the site.

REQUIREMENT	COMPLIANCE	COMMENT
PARKING AND LOADING - CH 20		
Setbacks-10' (20.40.A)	Yes	
Dimensions & Layout (20.40.B)	Yes	
Fire Lanes (20.40.C)	Yes	Fire Marshall has reviewed
Parking Lot Maintenance and Service (20.40.D)	Yes	
Landscape Area Curbs (20.40.E)	Yes	
Landscape Breaks (20.40.I)	Yes	
Drainage and Runoff (20.40.F)	Yes	Township Engineer reviewed
Striping and Pavement Markings (20.40.G)	Yes	
Snow Storage Areas (20.40.H)	No	None noted
Pedestrian Pathways (20.40.J)	N/A	

REQUIREMENT	COMPLIANCE	COMMENT
Connectivity (20.40.K)	Undetermined	Connection to parking lot to the west along Eastport may or may not have an easement in place. At the northwest corner, a stub road that connects to this property is not connected.
Lighting (20.40.L)	See "B" above	
Landscaping (20.40.M)	See "E" below	
Accessible Parking (20.50.B)	Yes	4 barrier-free spaces
Minimum Number of Spaces (20.50.D)	Yes	47 spaces required, 58 provided.
Shared Parking (20.60.B)	N/A	
Deferred Parking (20.60.C)	Yes	Space for 9 more spaces is deferred.
Electric Vehicle Charging Stations (20.70)	Not Required	None noted
Loading Zones (20.80)	Yes	12 x 25 space required, providing 12 x 28 space

D. MOBILITY TRAFFIC AND ACCESS

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

REQUIREMENT	COMPLIANCE	COMMENT
MOBILITY TRAFFIC & ACCESS - CH 21		
On Site Pedestrian Connections (21.20.A)	Yes	Sidewalk is indicated along the entire front of the building and to the south. Pedestrian crosswalk identified to provide access across drive-thru aisle.
Along Roadways Within Right-Of-Way (21.20.B)	No	Concrete sidewalk is not indicated along the eastern property line, however, this lies in a utility easement, and would have to be approved by the Township Engineer
Bicycle Accommodation (21.20.C)	N/A	No specific bike accommodation is noted, but surface driveways throughout the site allow for cycling. The main entrances allow access to the Frederick Meijer Trail via Kalamazoo to the east
Traffic Impact Analysis (21.30)	Not Required	
Access Management General Requirements (21.40.D.2)	Yes	Two ingress and egress points connect to Clocktower Center Ave rather than Eastport Drive
Spacing Between Commercial Driveways and Street Intersections (20.40.E)	Yes	"Clocktower Center Ave" is considered a commercial driveway, not a street.
Spacing Between Commercial Driveways on Same Side of Street (21.40.F)	Yes	
Alignment and Spacing Between Commercial Driveways on Opposite Sides of the Street (21.40.G)	Undetermined	North ingress/egress onto Clocktower Center Ave is not in alignment with Steak & Shake's ingress/egress across the street. PC may allow an exception to this.
Cross-Access Connectivity (21.40.H)	Undetermined	See comments for Connectivity (20.40.K)

E. LANDSCAPING, SCREENING, AND ENVIRONMENTAL PROTECTION

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

Applicant may request some modifications to the landscaping plan due to the presence of utility easements along the roadways. The ordinance does allow for Planning Commission to do this.

Section 23.100 Landscaping Modifications

A. Authority: The Planning Commission may modify the landscaping and screening requirements within this chapter under certain circumstances.

B. Considerations: The Planning Commission shall consider the following during the review of landscaping modification requests:

- 1. Will existing vegetation or topographic features make compliance with requirements unnecessary or difficult to achieve?*
- 2. Will the application of requirements result in a significant loss of existing vegetation or natural or cultural features?*
- 3. Will the modification of requirements clearly result in a superior design that could not be otherwise achieved?*
- 4. Can existing vegetation be preserved to meet the intent of the screening and buffering requirements of this chapter?*
- 5. Is the distance between a building, parking area, or use more than 200 feet from a side or rear lot line?*
- 6. Will the site be overplanted, resulting in the loss of required plantings?*

REQUIREMENT	COMPLIANCE	COMMENT
LANDSCAPING - CH 23		
Type and Variety (23.30.D)	Yes	
Installation Specifics (23.30.E)	Yes	
Planting Separations (23.30.E.5.a)	Yes	
Minimum Installation Sizes (23.30.E.7)	Yes	
Irrigation (23.30.F)	Yes	
Preservation of Existing Trees (23.30.G)	N/A	
Maintenance (23.30.H)	Yes	
Berms (23.30.I)	N/A	No berms indicated on site plan
Prohibited Trees and Shrubs (23.30.J)	No	Pyrus calleryana 'Aristocrat'; ornamental pears are prohibited
Landscaping Plan (23.40.A)	Yes	
Requirements (23.40.B)	No	Needs to be sealed by Michigan licensed landscape architect. Scientific names. Snow storage.
Front Yard Trees Location (23.50.B)	Undetermined	Landscape plan shows trees along Clocktower Center Ave, but this is a utility easement and trees are not allowed.
Buffering (23.60.A)	Yes	44 shrubs required, 44 shrubs provided
Dumpster and Trash Receptacles (23.70.C)	Undetermined	Dumpster location indicated but not construction details.
Parking Lot Canopy Trees-1 tree per 12 spaces (23.80.B)	Yes	58 parking spaces require 5 deciduous trees, 5 are indicated on the site plan
Screening (23.80.C)	Yes	

F. STORMWATER AND WATER QUALITY

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

Stormwater infrastructure must be reviewed by the Township Engineer and must be approved thereby.

G. SIGNS

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

It is **undetermined** whether signs included on the building elevations meet standards. The elevations indicate that each retail bay will feature wall signs, however, it does not include any details regarding the size of the signage. No monument sign is indicated on the plans.

H. WATER AND SEWER

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

Water and sewer infrastructure must be reviewed by the Township Engineer and must be approved thereby.

I. OUTSIDE AGENCIES

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

CHAPTER 27 SPECIAL LAND USE

Drive-through services are permitted in the General Commercial zoning district with the issuance of a Special Use Permit. The request for a Special Use Permit has been reviewed using the standards from Section 27.40 of the Gaines Charter Township Zoning Ordinance.

A. ZONING ORDINANCE AND MASTER PLAN

The special land use will be consistent with the goals, intent, and purposes of the Zoning Ordinance and the Master Plan. The associated site plan will comply with all requirements of this Ordinance and satisfy all site plan standards of approval.

Meets standard. The special land use will be consistent with the intent of both the Master Plan and Zoning Ordinance. The Zoning Ordinance contains provisions that allow for drive-throughs in the General Commercial zoning district, so long as a Special Use Permit is obtained. If the Planning Commission finds that the request meets the standards outline in Section 27.40, consistency with the Master Plan and Zoning Ordinance will be achieved.

B. USE COMPATABILITY AND CHARACTER

The site plan and buildings associated with the use will be designed and constructed, and the use will be operated and maintained in ways to ensure compatibility with adjacent and nearby land uses. Establishment

of the use will not degrade the essential character of the area in which it is proposed. Further, it will not impede the normal and orderly development and improvement of surrounding property and shall not have significant adverse impacts upon adjoining properties or uses.

Meets standard, with consideration. The proposed drive-through will be compatible with other nearby land uses including multiple bank and restaurant drive-throughs on adjacent properties. Uses in the immediate area are consistent with permitted uses in the General Commercial zoning district, including several other multi-tenant retail spaces, restaurants, and a grocery store. Staff does not anticipate that permitting a drive-through in the General Commercial zoning district will have significant adverse impacts upon adjoining properties. There are few parcels left in the immediate vicinity for development, and the proposed use is compatible with other existing land uses.

Note that the business to the west, Peppinos, has an outdoor patio that will be adjacent to the drive through lane along the west edge of the property. Extra consideration should be given to buffering that patio area from drive-through operations.

C. PUBLIC SERVICES AND INFRASTRUCTURE

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

Meets standard. Public water and sewer connections shall be approved by the Byron Gaines Utility Authority (BGUA) in accordance with Section 17.90 B as applicable. Staff does not anticipate that the site plan will overburden BGUA's ability to provide public services while at the same time adequately providing for sewage collection and treatment. Water and sewer infrastructure must be reviewed by the Township Engineer and must be approved thereby. Access to the site will connect via Clocktower Center Avenue, which provides access to Eastport Drive; staff anticipates that the roadway is well equipped to handle the traffic that may be generated as a result of this project.

D. IMPACT AND NUISANCES

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

Meets standard. Staff does not anticipate that the drive-through will not detriment any people or property in the area. Although traffic will likely increase in the immediate area, staff does not anticipate that there will be any nuisances regarding noise, fumes, or visual impact.

E. ENVIRONMENTAL IMPACT

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

Meets standard. The subject property is a large patch of grass with no sensitive natural resources or challenging topography to account for. Staff does not anticipate any environmental degradation will occur as a result of this project.

F. TRAFFIC

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

Undetermined. Staff does not anticipate that there will be any hinderance to pedestrians or cyclists as a result of the project, however, the addition of a multi-tenant building with at least two dining options will certainly increase the number of vehicles circulating in the area. Staff does not anticipate that there will be any hinderance to pedestrians or cyclists as a result of the project.

Using the ITE Trip Generation Manual, staff determined that the project is anticipated to generate approximately 1753 trips per day, however, 70% of the traffic in the area is already using the adjacent street system of Eastport Drive & Kalamazoo Avenue. Inbound traffic from drivers on Kalamazoo turning left on Eastport to access the proposed development may have an impact on the existing traffic signal at the intersection. The Planning Commission must determine whether Eastport Drive will see a hazardous amount of vehicle traffic as a result of this project.

G. PRECEDENCE AND REASONABLE LAND USE

The proposed use shall not set precedents for development, which could adversely affect the long-term plans or policies of the Township. The proposed use will be reasonable.

Meets standard. Staff does not anticipate that approval of the Special Use Permit will adversely affect long-term plans or policies of the Township. Drive-through operations are permitted in the General Commercial zoning district with the issuance of a Special Use Permit, and the proposed use is compatible with other uses in the immediate area.

RECOMMENDATIONS**SITE PLAN**

Due to the number of elements either not meeting standards or being undetermined due to lack of information, staff recommends postponing a decision on the Site Plan until those elements are corrected or clarified.

If the Planning Commission recommends approval, staff recommends the following condition:

Secure all Township department and outside agency approvals:

1. Township Engineer/BGUA.
2. Fire Department.
3. Kent County Road Commission (access and SESC).
4. Kent County Drain Commission.
5. Department of Environment, Great Lakes, and Energy.

SPECIAL LAND USE

Unless action is tabled or postponed, the Planning Commission shall decide upon requests as follows:

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

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

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



Application for Special Land Use

GAINES CHARTER TOWNSHIP

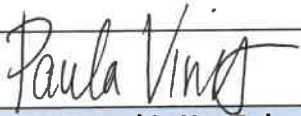
8555 Kalamazoo Ave SE

Caledonia, MI 49316

(616) 698-6640 • www.gainestownship.org

File Number

250523 PVI

Project Address	Street: 1535 Eastport Dr. SE, Grand Rapids, MI City: Zip: 49508												
Parcel Number(s)	41-22- 05-280-002 41-22-												
Owner Name	746 RE Ventures, LLC												
Owner Address	Street: 15 Spinning Wheel Rd. Suite 110 Hinsdale, IL City: Zip: 60521												
Phone No. & Email	/ paula@cmsolutionsco.net												
Applicant Name	Roosien & Associates - Matt Cole												
Applicant Address	Street: 5055 Plainfield Ave. Suite A, Grand Rapids, MI City: Zip: 49525												
Phone No. & Email	616-361-0155 / matt@roosien-assoc.com												
Brief Description of Proposed Project/Use	Existing 1.74 acre undeveloped site; Constructing 11,060 multi tenant building, with 58 parking spaces & a drive-thru serving a single tenant; along with all utilities (power, water, gas, sewer, communications & storm drainage)												
<i>I grant Township staff permission to enter onto the subject property in review of this application, certify the correctness and knowledge of the information submitted, and agree to comply with the terms and requirements of all applicable Township ordinances.</i>													
Owner Signature													
For Township Use Only													
Zoning District	<table><tr><td>☐ RR</td><td>☐ SR</td><td>☐ VR</td><td>☐ MFR</td><td>☐ VN</td><td>☐ NC</td></tr><tr><td>☐ GC</td><td>☐ OS</td><td>☐ MB</td><td>☐ LI</td><td>☐ HI</td><td>☒ PUD</td></tr></table>	☐ RR	☐ SR	☐ VR	☐ MFR	☐ VN	☐ NC	☐ GC	☐ OS	☐ MB	☐ LI	☐ HI	☒ PUD
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☐ GC	☐ OS	☐ MB	☐ LI	☐ HI	☒ PUD								
Project Type	☒ Special Land Use ☐ Accessory Bldg. ☐ Site Plan Review												
Zoning	☐ Approved ☐ Approved w/Conditions												
Administrator	☐ Denied ☐ Withdrawn												
Signature	Date												
Notes													

Application for Special Land Use

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

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

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

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

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

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

1. Is the proposed Special Land Use generally in keeping with surrounding rural/suburban/commercial/industrial uses? Would it be considered typical activity or construction by the neighbors?
Yes, the proposed drive-thru restaurant is generally keeping with the surrounding uses. Adjacent business include a drive-thru bank and drive-thru restaurant to the East, thus the Special Land Use would be considered typical activity.
2. Will the use or activity generate any adverse visual, noise, dust, odor, light or other impacts? If so, list what type and how frequently.
Vehicles will stack around the back of the building away from any public right of ways and open areas to contain any noise. The order board is not facing any residential use nor is it facing any public way. Head lights will be mitigated by being placed far from the adjacent public ways and landscaping will be used to shield.
3. What measures will be taken to avoid adverse impacts of the building, site or use of the property on the community?
As stated above the drive thru stacking lane was placed strategically in the back of the building to mitigate any traffic conflicts throughout the site. At this location there is a generous stacking lane for cars in the drive-thru. The menu board and speaker are placed in the optimal location to promote speed of service.

Application for Special Land Use

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

For the Drive Thru use the peak hours are from 6 am - 10 am. The average amount of cars served per hour during that period is 50.

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

There should be minimal adverse environmental, ecological and natural resource impacts. Sustainable materials and building methods are used whenever practical.

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



Application for Site Plan Zoning Approval

GAINES CHARTER TOWNSHIP

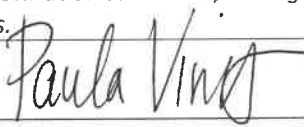
File Number

250523PU2

8555 Kalamazoo Ave SE

Caledonia, MI 49316

(616) 698-6640 • www.gainestownship.org

Project Address	Street: 1535 Eastport Dr. SE City: Grand Rapids, MI Zip: 49508																				
Parcel Number(s)	41-22- 05-280-002 41-22-																				
Owner Name	743 RE Ventures, LLC																				
Owner Address	Street: 15 Spinning Wheel Rd. Suite 110 City: Hinsdale, IL Zip: 60521																				
Phone No. & Email	630 655 8274 / paula@cmsolutionsco.net																				
Applicant Name	Roosien & Associates - Matt Cole																				
Applicant Address	Street: 5055 Plainfield Ave. Suite A City: Grand Rapids, MI 49525 Zip:																				
Phone No. & Email	616-361-0155 / matt@roosien-assoc.com																				
Brief Description of Proposed Project/Use	Existing 1.74 acre undeveloped site; Constructing 11,060 multi tenant building, with 58 parking spaces & a drive-thru serving a single tenant; along with all utilities (power, water, gas, sewer, communications & storm drainage)																				
Proposed Use	Multi-tenant retail and restaurants																				
<i>I grant Township staff permission to enter onto the subject property in review of this application, certify the correctness and knowledge of the information submitted, and agree to comply with the terms and requirements of all applicable Township ordinances.</i>																					
Owner Signature																					
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Project Type	<table><tr><td>☐ Single/Multi Unit Family</td><td>☐ Accessory Bldg.</td><td>☐ Sign</td></tr><tr><td>☐ Special Land Use</td><td>☒ Site Plan Review</td><td>☐ Rezone/PUD</td><td>☐ Major PUD Amend</td></tr><tr><td>☐ Land Division</td><td>☐ Plat/Site Condo</td><td>☐ Land Combo</td><td>☐ Lot Line Adj</td></tr><tr><td>☐ Road Maint. Agmt.</td><td>☐ Minor PUD Amend</td><td>☐ Text Amend</td><td>☐ _____</td></tr></table>						☐ Single/Multi Unit Family	☐ Accessory Bldg.	☐ Sign	☐ Special Land Use	☒ Site Plan Review	☐ Rezone/PUD	☐ Major PUD Amend	☐ Land Division	☐ Plat/Site Condo	☐ Land Combo	☐ Lot Line Adj	☐ Road Maint. Agmt.	☐ Minor PUD Amend	☐ Text Amend	☐ _____
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Zoning	☐ Approved		☐ Approved w/Conditions																		
Administrator	☐ Denied		☐ Withdrawn																		
Signature			Date																		
Notes																					



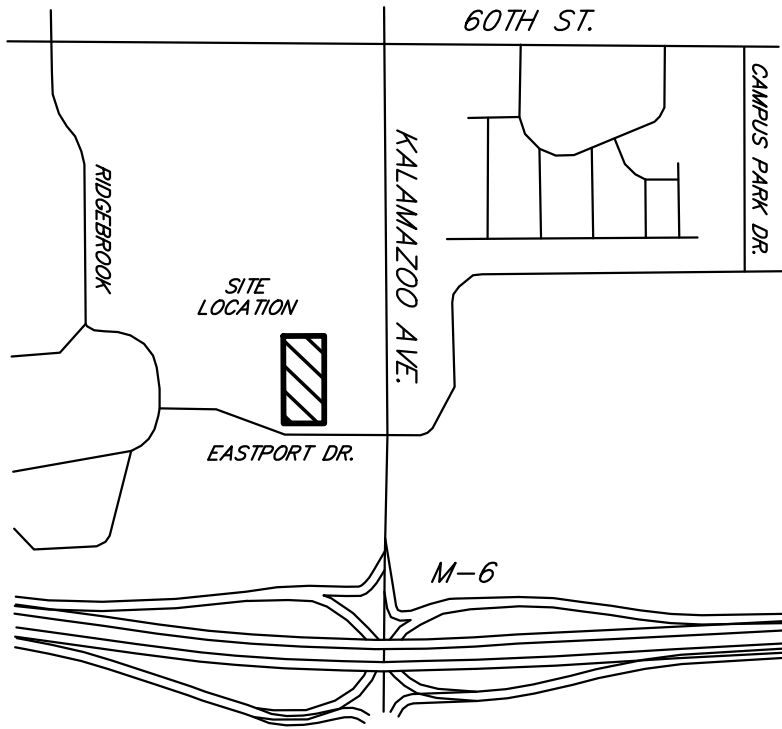
Know what's below.
Call before you dig.

UTILITIES SHOWN ARE FROM FIELD MEASUREMENTS OF VISIBLE EVIDENCE OR AVAILABLE RECORDS. THIS INFORMATION SHOULD NOT BE CONSTRUED TO BE A GUARANTEE OF COMPLETENESS OR ACCURACY. ROOSSEN AND ASSOCIATES TAKES NO RESPONSIBILITY FOR INACCURACIES IN UTILITY MARKINGS OR IN THE INTERPRETATION OF PLANS PROVIDED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITY LINES WHERE THE GRADE IS TO BE LOWERED OR THE EXISTING UTILITIES CROSS PROPOSED UTILITY LINES. NOTIFY THE DESIGN PROFESSIONAL OF ANY CONFLICTS PRIOR TO CONSTRUCTION.

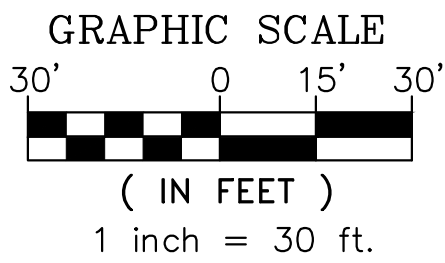
BENCHMARK NO. 1 ELEV. = 754.54'
THE TOP OF THE NORTHEAST FLANGE BOLT UNDER "E"
ON THE HYDRANT LOCATED 40'± NORTH OF THE
CENTERLINE OF EASTPORT DR. AND 420'± WEST OF
THE CENTERLINE OF KALAMAZOO AVE.
(N.A.V.D. 88)

BENCHMARK NO. 2 ELEV. = 755.61'
THE TOP OF THE NORTHWEST FLANGE BOLT UNDER "E"
ON THE HYDRANT LOCATED 255'± NORTH OF THE
CENTERLINE OF EASTPORT DR. AND 315'± WEST OF
THE CENTERLINE OF KALAMAZOO AVE.
(N.A.V.D. 88)

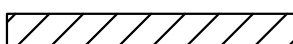
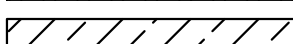
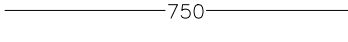
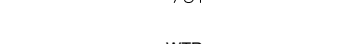
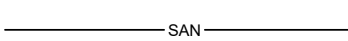
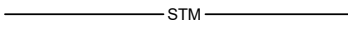
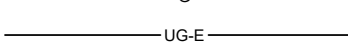
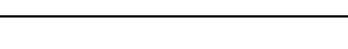
TAX DESCRIPTION
Unit 2, The Crossings Commerce Park One Condominium
Subdivision, Kent County Condominium Subdivision Plan No.759,
Instrument No.20050725-0086229



LOCATION MAP
NOT TO SCALE



EXISTING LEGEND

SURVEY		TREES	
●	SECTION CORNER		CONIFEROUS TREE
●	PROPERTY IRON FOUND		
○	PROPERTY IRON SET		
○	WOOD STAKE SET		DECIDUOUS TREE
□	WOOD STAKE SET		
BM#	BENCHMARK		
WATER		ELECTRICAL	
○	MANHOLE		UTILITY POLE
○	VALVE		GUY WIRE
	HYDRANT		LIGHT POLE
			UTILITY RISER/METER
SANITARY SEWER		STORM SEWER	
○	MANHOLE		CURB CATCH BASIN
○	CLEANOUT		ROUND CATCH BASIN
			FLARED END SECTION
		MISC	
			SIGN
		CONCRETE	
		BITUMINOUS	
		EXIST. BIT. REMOVAL	
		EXIST. CONC. REMOVAL	
		EXIST. GRAVEL REMOVAL	
		PROPERTY LINE	
		CONTOUR LINE (MAJOR)	
		CONTOUR LINE (MINOR)	
		WATER MAIN	
		SANITARY SEWER	
		STORM SEWER	
		NATURAL GAS	
		UNDERGROUND ELECTRIC	

DEMOLITION NOTES:

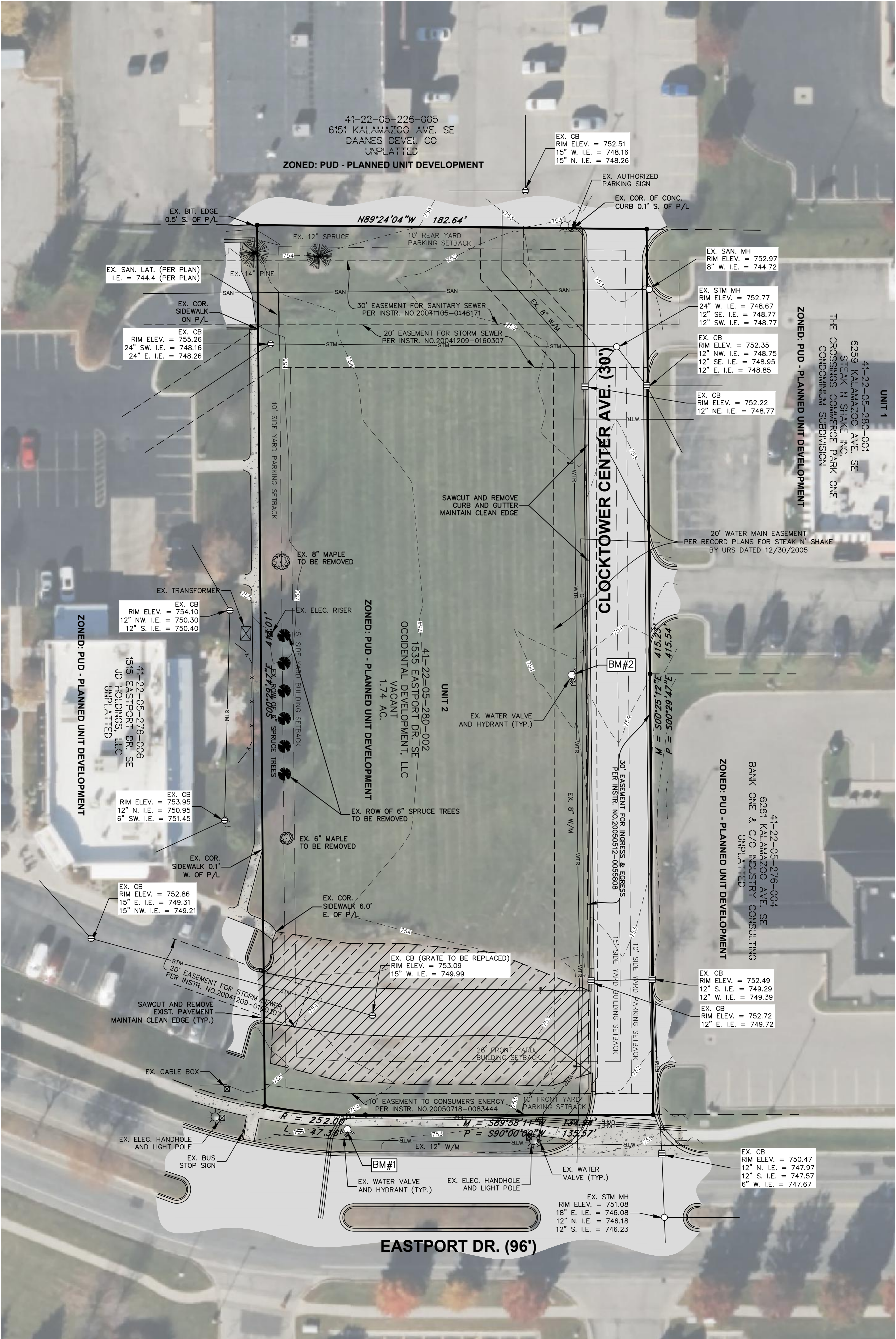
ALL MATERIAL THAT IS NOT SUITABLE AS BACKFILL AND MATERIALS THAT ARE EXCESS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

ALL AREAS OF UNDERGROUND DEMOLITION; UTILITY LINE REMOVAL; AND UNDERGROUND TREE, STUMP, AND VEGETATION REMOVAL SHALL BE BACKFILLED.

BACKFILLING SHALL PROMPTLY FOLLOW UNDERGROUND DEMOLITION OR REMOVAL WORK AND SHALL CONTINUE AS THE DEMOLITION PROGRESSES.

NOTIFY ARCHITECT/ENGINEER OF ANY OTHER UNDERGROUND MATERIALS OR EQUIPMENT ENCOUNTERED DURING EXCAVATION NOT SPECIFICALLY NOTED ON THE DRAWING(S).

WHERE CURBING OR PAVEMENT IS INDICATED TO BE REMOVED, IT SHALL BE SAWCUT FULL DEPTH, REMOVE TO THE NEAREST JOINT, IF THE JOINT IS WITHIN 3 FEET OF THE REMOVAL LINE. VERIFY REMOVAL LIMITS WITH ENGINEER PRIOR TO BEGINNING WORK.

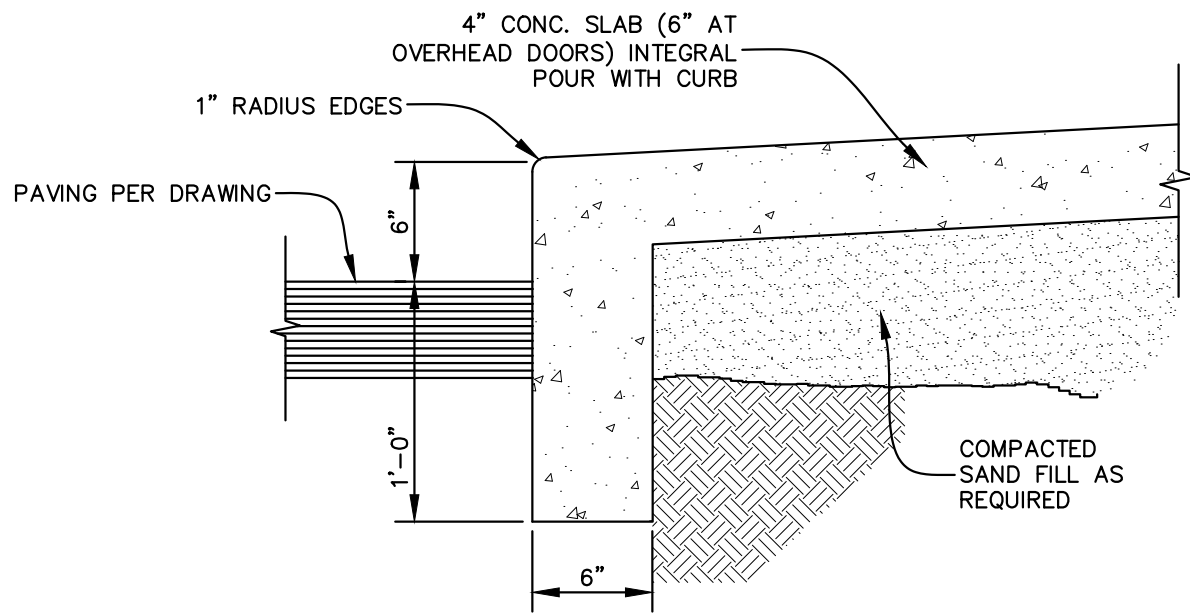


EXISTING CONDITIONS AND REMOVALS PLAN
DUNKIN DONUTS - EASTPORT
IN PART OF SECTION 5, T5N, R11W
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

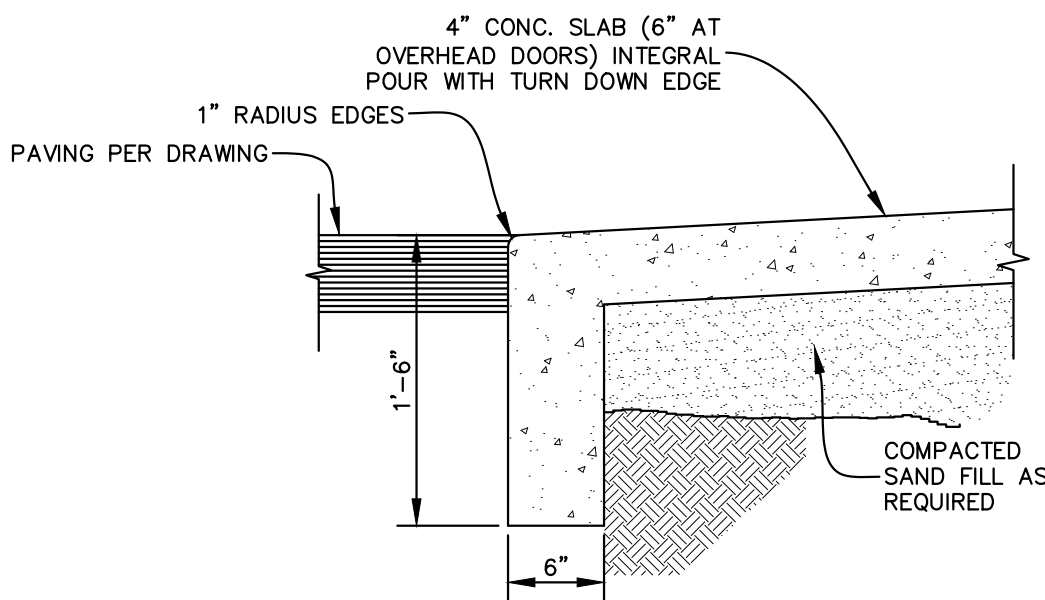
CLIENT:
Paula Vincent (774)-270-6995
Shamrock Coffee Inc.
15 Spinning Wheel Rd. Suite 110
Hinsdale, IL 60521

PROJECT NO.
250225

C-101



RAISED SIDEWALK EDGE
NOT TO SCALE



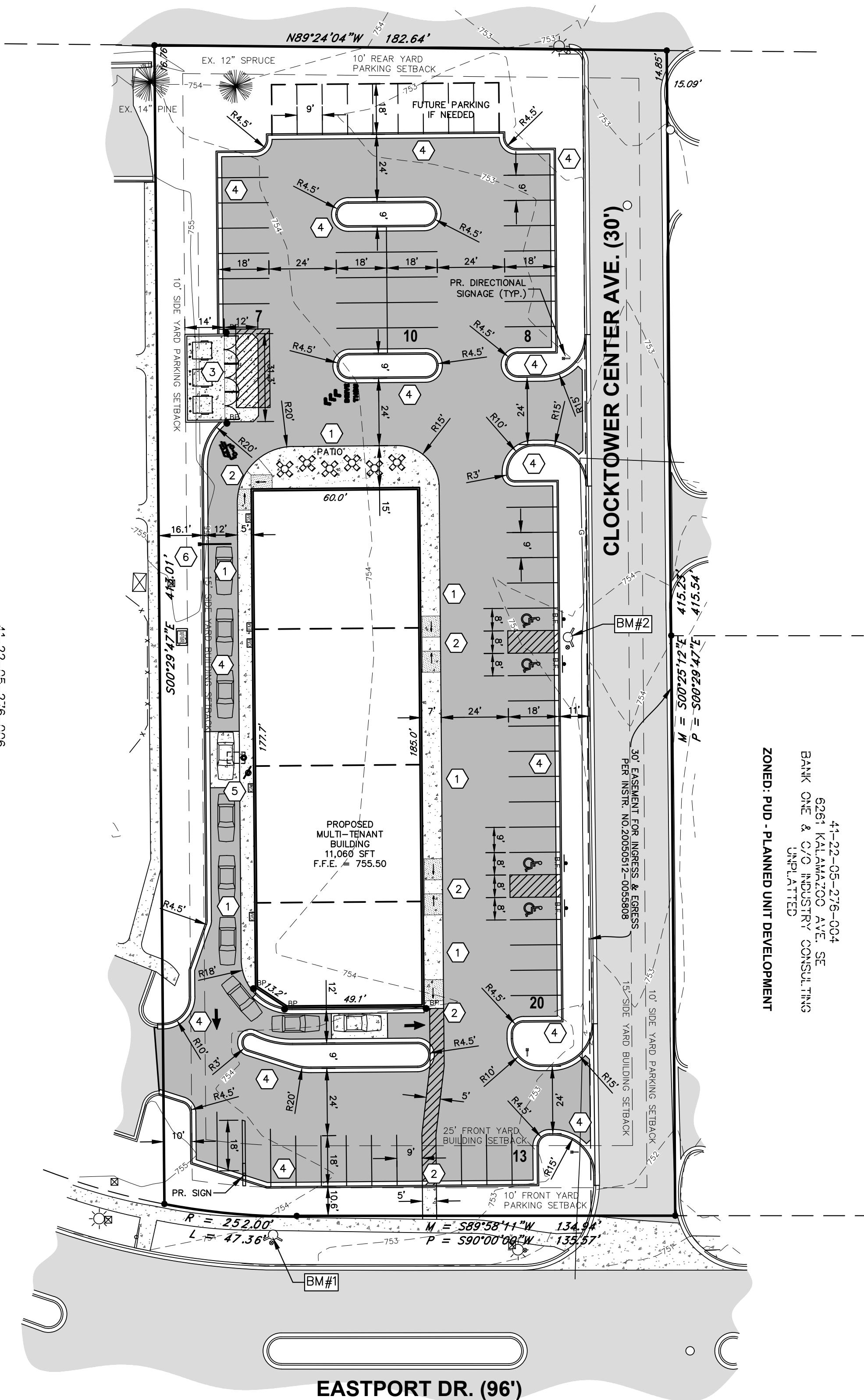
FLUSH SIDEWALK EDGE
NOT TO SCALE

ZONED: PUD - PLANNED UNIT DEVELOPMENT

41-22-05-278-004
6251 KALAMAZOO AVE. SE
BANK ONE & C/O INDUSTRY CONSULTING
UNPLATTED

41-22-05-226-005
6151 KALAMAZOO AVE. SE
DAANES DEVEL. CO
UNPLATTED

ZONED: PUD - PLANNED UNIT DEVELOPMENT

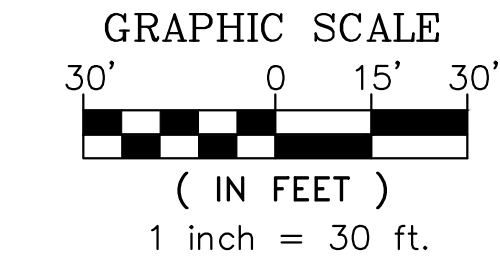


41-22-05-278-004
6251 KALAMAZOO AVE. SE
BANK ONE & C/O INDUSTRY CONSULTING
UNPLATTED

ZONED: PUD - PLANNED UNIT DEVELOPMENT

41-22-05-280-001
6259 KALAMAZOO AVE. SE
STELAK N. SHALE INC.
THE CROSSING CONDOMINIUMS CONDOMINIUM SUBDIVISION
UNPLATTED

ZONED: PUD - PLANNED UNIT DEVELOPMENT



GRAPHIC SCALE
30' 0 15' 30'
(IN FEET)
1 inch = 30 ft.

LEGEND	
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED BIT. PAVEMENT
	PROPOSED CONC.
	BUMP POST
	PROPOSED LIGHT POLE
	MDOT F4 CURB & GUTTER
	SIDEWALK RAMP W/ LANDINGS AT EACH END

- SITE PLAN KEY NOTES**
- 1 RAISED CONCRETE SIDEWALK
 - 2 FLUSH SLAB EDGE AND BARRIER FREE RAMP
 - 3 DUMPSTER ENCLOSURE (SEE ARCH)
 - 4 MDOT F-4 CURB & GUTTER (SEE DETAIL)
 - 5 ORDER STATION AND MENU BOARD
 - 6 HEIGHT CLEARANCE BAR

SITE DATA:
SITE: 1.74 ACRES (INCLUDING RIGHT-OF-WAY)
ZONED: PUD, PLANNED UNIT DEVELOPMENT
USE: MIXED TENANT BUILDING WITH DRIVE THRU RESTAURANT

	REQUIRED	PROVIDED
MAXIMUM BUILDING HEIGHT:	35'	SEE ARCH
FRONT BUILDING SETBACK:	25'	74.5
SIDE BUILDING SETBACK:	15'	33' TO WEST
REAR BUILDING SETBACK:	25'	157'
FRONT PARKING SETBACK:	10'	10' MIN.
SIDE PARKING SETBACK:	10'	10' MIN.
REAR PARKING SETBACK:	10'	12.1' FOR FUTURE PARKING

PARKING DATA:
MIN. REQUIRED PARKING: 47 SPACES
(1 SPACE PER 150 SFT OF UFA) (ASSUMING 65% UFA)
11,060 * 0.65 / 150 = 47.9 AND MAX 59.9
MIN. REQUIRED STACKING SPACE FOR DRIVE THRU: 10 SPACES

PROPOSED PARKING: 58 SPACES
(INCLUDES 4 BARRIER FREE SPACES)
STACKING FROM WINDOW: 10 SPACES

PARKING SPACE: 75 - 90 DEGREE	9' x 18'	9' x 18'
DRIVE AISLE WIDTH (TWO WAY):	24'	24' MIN.
(ONE WAY):	12'	12' MIN.
LOADING SPACE:	1 AT 12' X 25'	1 AT 12' X 28' SHOWN

NOTES
A) ALL DIMENSIONS SHOWN TO THE CONCRETE CURB ARE TO THE FACE OF THE CURB UNLESS NOTED OTHERWISE.
B) THE CONCRETE GUTTER PAN IS TO TIP IN THE SAME DIRECTION AS THE ADJACENT PAVEMENT. THE GUTTER PAN IN THE BARRIER FREE SPACES SHALL BE PLACED FLAT.
C) THE LAST 3 FEET OF ALL OF THE CURB SHALL BE DUBBED DOWN UNLESS NOTED OTHERWISE.
D) REFER TO ARCHITECTURAL PLANS FOR DETAILS OF CONCRETE DOOR STOPS, DETAIL OF BUILDING, EXACT BUILDING DIMENSIONS, AND EXACT LOCATION OF DRIVE THROUGH MENU BOARDS, ORDER STATIONS, HEIGHT CLEARANCE BARS, BUMP POSTS, AND DIRECTIONAL SITE SIGNAGE.
E) ALL SIGNAGE SHALL CONFORM TO TOWNSHIP OF GAINES STANDARDS.

SITE LAYOUT PLAN
DUNKIN DONUTS - EASTPORT
IN PART OF SECTION 5, T5N, R11W
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

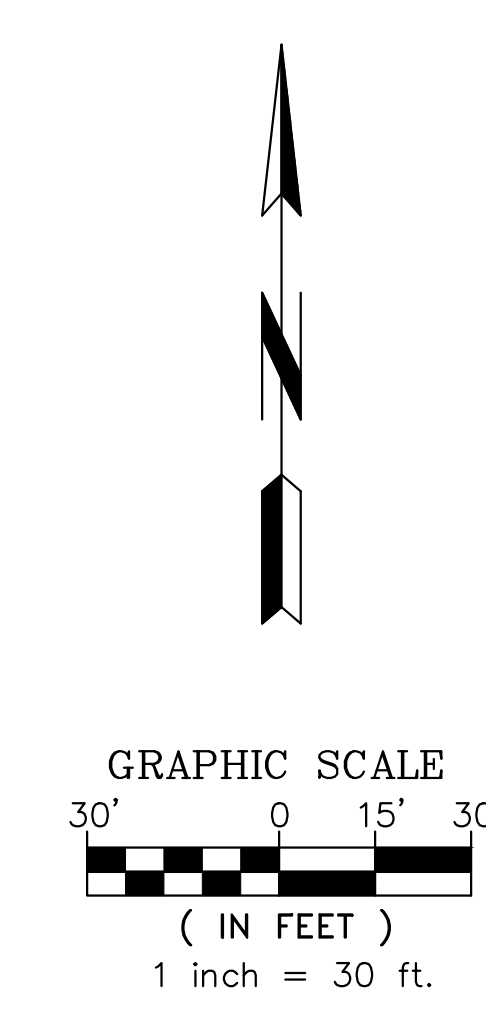
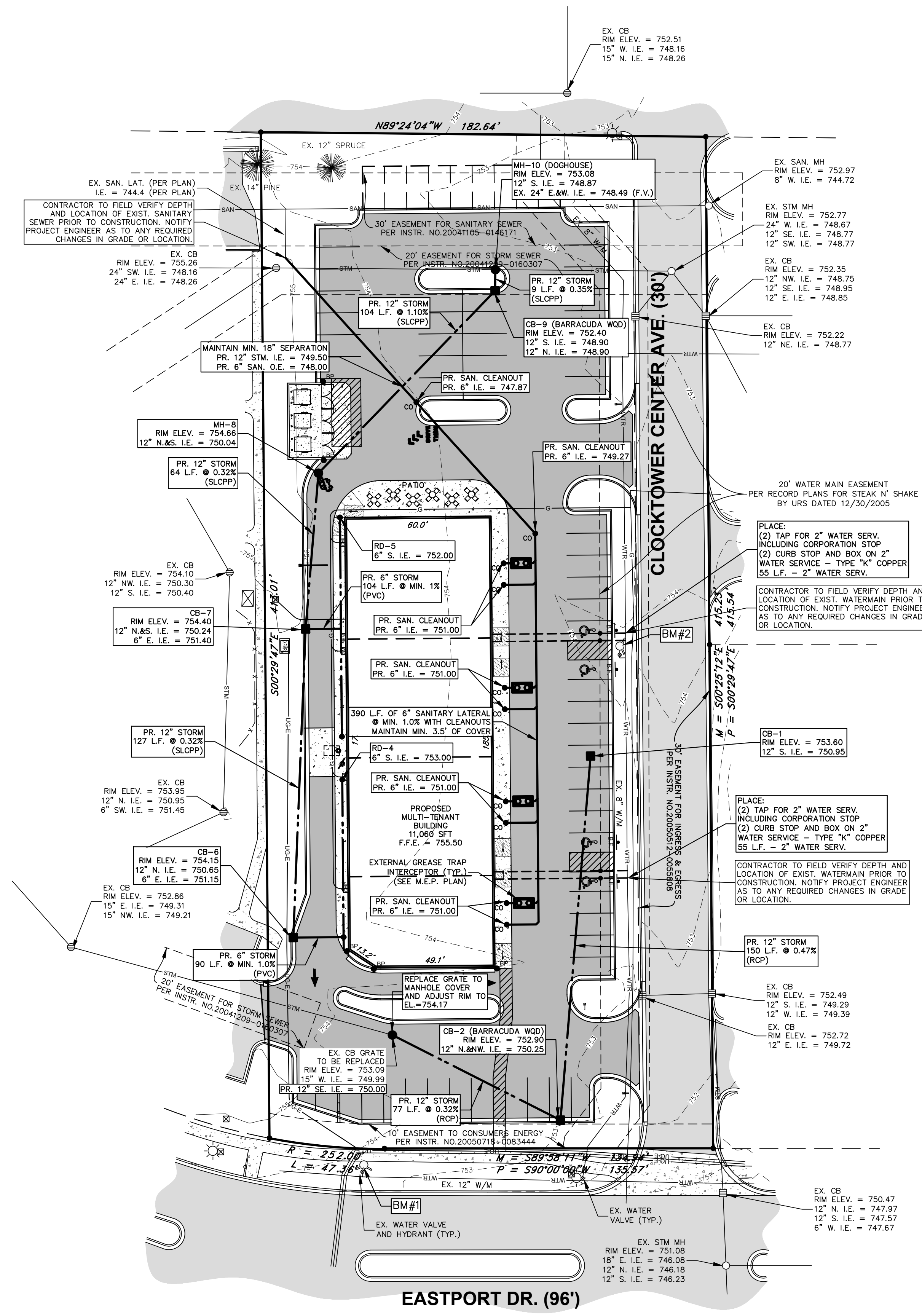
CLIENT:
Paula Vincent (774)-270-6995
Shamrock Coffee Inc.
15 Spinning Wheel Rd. Suite 110
Hinsdale, IL 60521

PROJECT NO.
250225

C-102

DRAWN BY: YS
APPROVED BY: MC
DATE: MAY 22, 2025
REVISIONS:

Rooston & Associates
SURVEYING AND ENGINEERING
6055 PLAINFIELD AVE. SE
GRAND RAPIDS, MI 49505
TEL: (616) 361-7220



GENERAL PRIVATE UTILITY NOTES:

PROPOSED PRIVATE UTILITY SERVICE AS SHOWN IS SCHEMATIC ONLY. ACTUAL LOCATION TO BE COORDINATED WITH INDIVIDUAL UTILITY COMPANY AND APPROVED BY OWNER.

CONTRACTOR SHALL COORDINATE LOCATION OF ALL PRIVATE UTILITIES (GAS, ELECTRIC, PHONE, CABLE, ETC.) WITH THE LOCAL UTILITY COMPANIES AND THE MECHANICAL DRAWINGS. COORDINATE ALL PRIVATE UTILITY LOCATIONS WITH ALL SUB-SURFACE SITE UTILITIES SHOWN ON THIS PLAN.

GENERAL STORM SEWER NOTES:

SITE CONTRACTOR TO END STORM CONNECTION 5' FROM BUILDING WITH A CLEAN-OUT AND TEMPORARY CAP, COORDINATE CONNECTION WITH BUILDING PLUMBING CONTRACTOR.

UNLESS NOTED OTHERWISE ON THE PLAN, STORM SEWER PIPE SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE PER AASHTO M294 TYPE S. JOINTS SHALL BE WATER TIGHT IN ACCORDANCE WITH ASTM F477. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

ROOF DRAIN PIPE OR PIPE INDICATED TO BE PVC SHALL MEET THE REQUIREMENTS OF ASTM D3034, SDR 35. JOINTS TO BE ELASTOMERIC SEALS IN ACCORDANCE WITH ASTM F477.

MATERIALS, INSTALLATION, AND TESTING OF THE STORM SEWER SYSTEM SHALL CONFORM TO GAINES TOWNSHIP STANDARDS.

GENERAL WATER SERVICE NOTES:

SITE CONTRACTOR TO END WATER SERVICE(S) 5' FROM BUILDING WITH A TEMPORARY CAP. COORDINATE CONNECTION WITH BUILDING PLUMBING CONTRACTOR.

IRRIGATION WATER SERVICE TO BE TAPPED OFF WATER SERVICE INSIDE BUILDING UTILITY ROOM. COORDINATE WITH LANDSCAPER AND BUILDING PLUMBER.

DOMESTIC SERVICE SHALL BE COPPER, TYPE K, ANNEALED AND SOFT TEMPER PER ASTM B-88. FITTINGS SHALL CONFORM TO ASTM B-88. PLUMBING ENGINEER SHALL VERIFY SIZE OF WATER SERVICE.

SADDLE WILL BE REQUIRED FOR 2" WATER SERVICE TAP AND SHALL CONFORM TO THE BYRON-GAINES UTILITY AUTHORITY SPECIFICATIONS.

MINIMUM COVER OVER PIPE SHALL BE 5.5'.

MATERIALS, INSTALLATION, AND TESTING OF WATER SERVICE LINES SHALL CONFORM TO THE BYRON-GAINES UTILITY AUTHORITY CONSTRUCTION SPECIFICATIONS.

GENERAL SANITARY SEWER NOTES:

SITE CONTRACTOR TO END SANITARY LATERAL 5' FROM BUILDING WITH A CLEAN-OUT AND TEMPORARY CAP, COORDINATE CONNECTION WITH BUILDING PLUMBING CONTRACTOR.

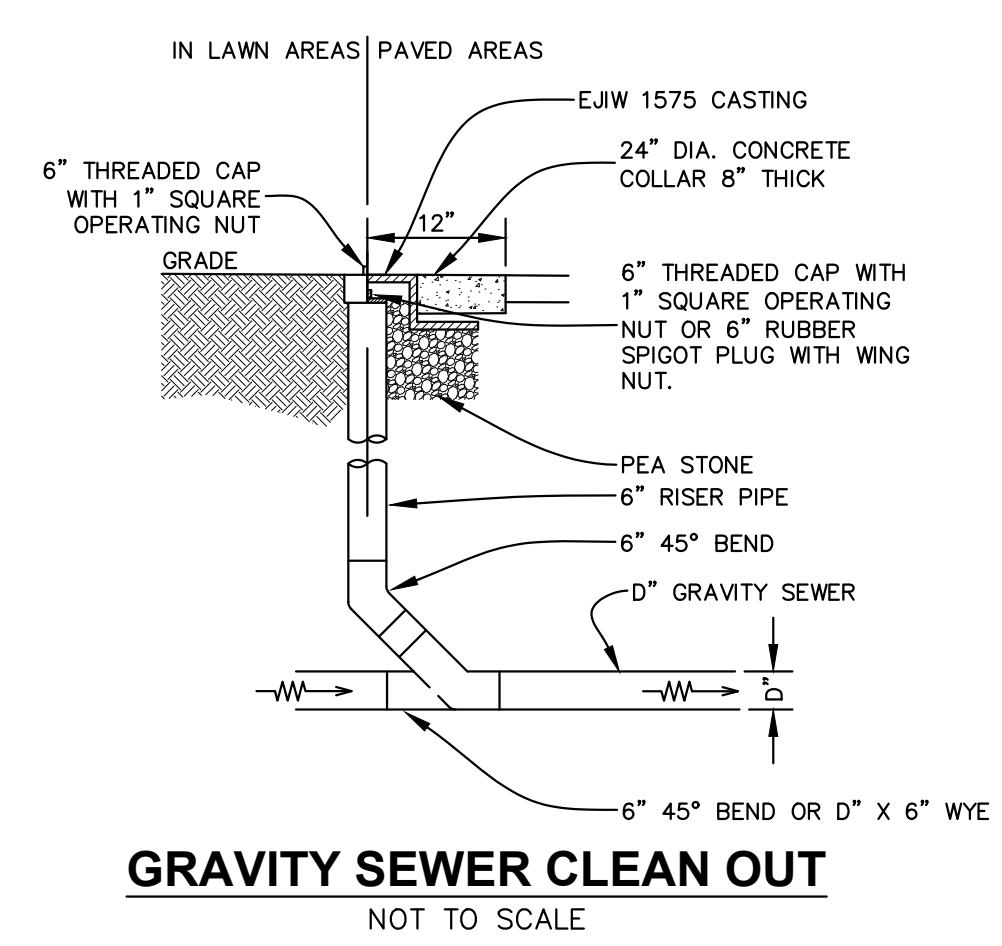
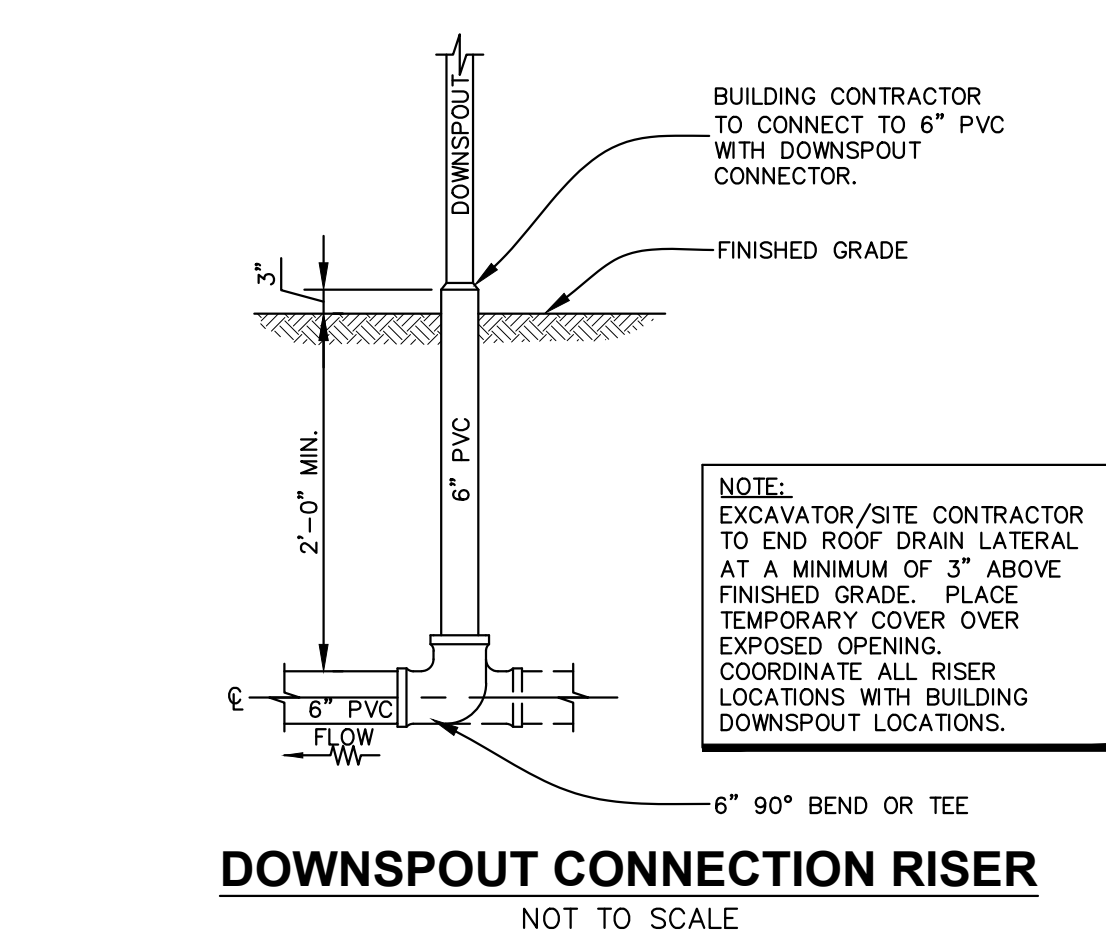
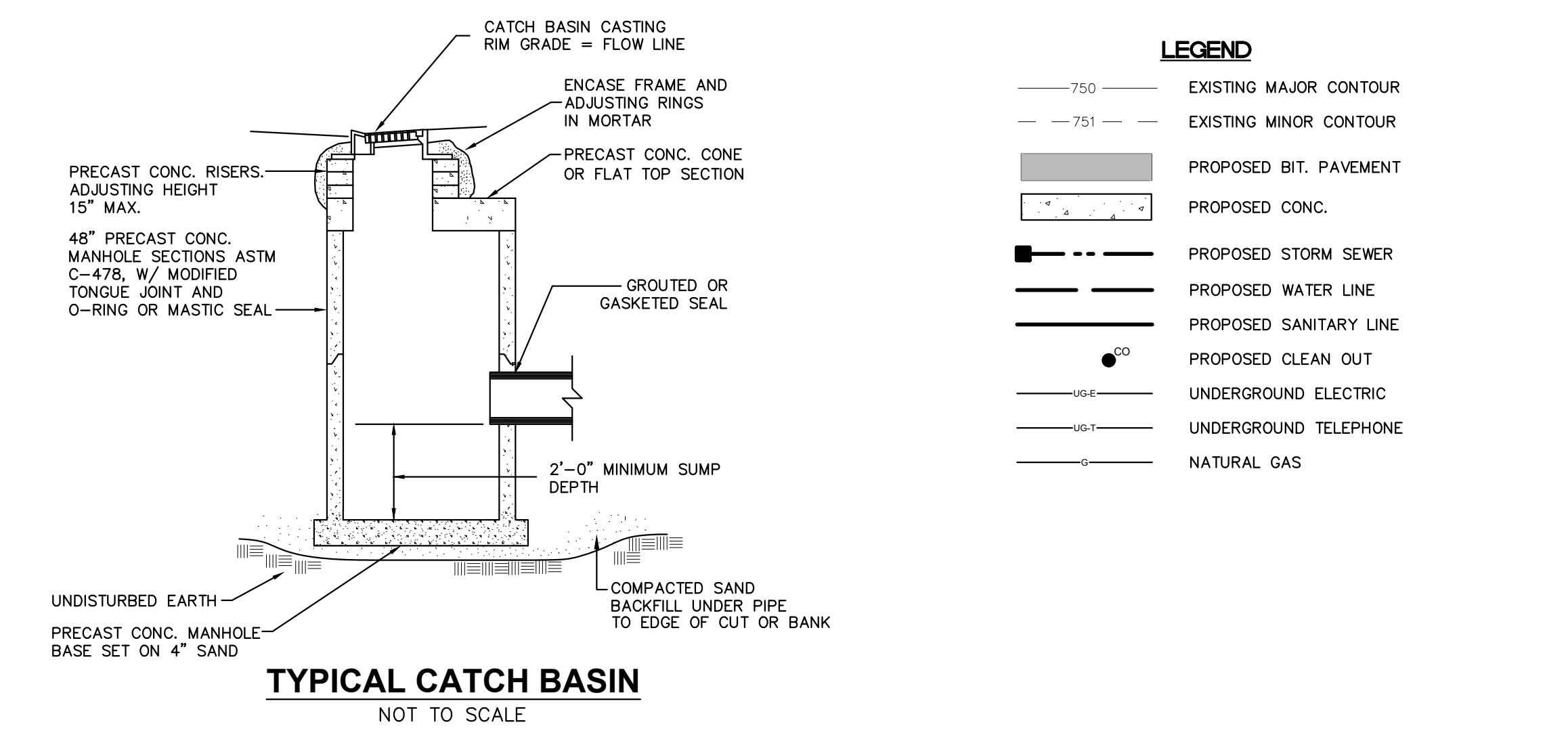
SANITARY SEWER LATERALS AND FITTINGS SHALL BE PVC PER ASTM D3034, SDR 26. JOINTS TO BE ELASTOMERIC SEALS IN ACCORDANCE WITH ASTM D3212.

CONNECTION TAPPING WYE SHALL BE CONTECH SADDLE WYE 8X6 (SW) WITH SS STRAPS COMPATIBLE WITH THE EXISTING 8-INCH TRUSS PIPE.

MATERIALS, INSTALLATION, AND TESTING OF SANITARY SEWER SHALL CONFORM TO THE BYRON-GAINES UTILITY AUTHORITY CONSTRUCTION SPECIFICATIONS.

MINIMUM COVER OVER SANITARY LATERAL SHALL BE 3.5'.

ALL WATER SERVICE AND SANITARY SEWER LATERAL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE CURRENT BYRON-GAINES UTILITY AUTHORITY CONSTRUCTION SPECIFICATIONS.



REVISIONS:			
DRAWN BY: VS APPROVED BY: MC DATE: MAY 22, 2025 REVISIONS:			
Rooston & Associates ENGINEERING AND ARCHITECTURE 1005 PLANKFIELD AVE. SE GRAND RAPIDS, MI 49505 TEL: (616) 361-7220			
SITE UTILITY PLAN DUNKIN DONUTS - EASTPORT IN PART OF SECTION 5, T3N, R11W GAINES TOWNSHIP, KENT COUNTY, MICHIGAN			
CLIENT: Paula Vincent (774)-270-6995 Shamrock Coffee Inc. 15 Spinning Wheel Rd. Suite 110 Hinsdale, IL 60521			
PROJECT NO. 250225			
C-103			



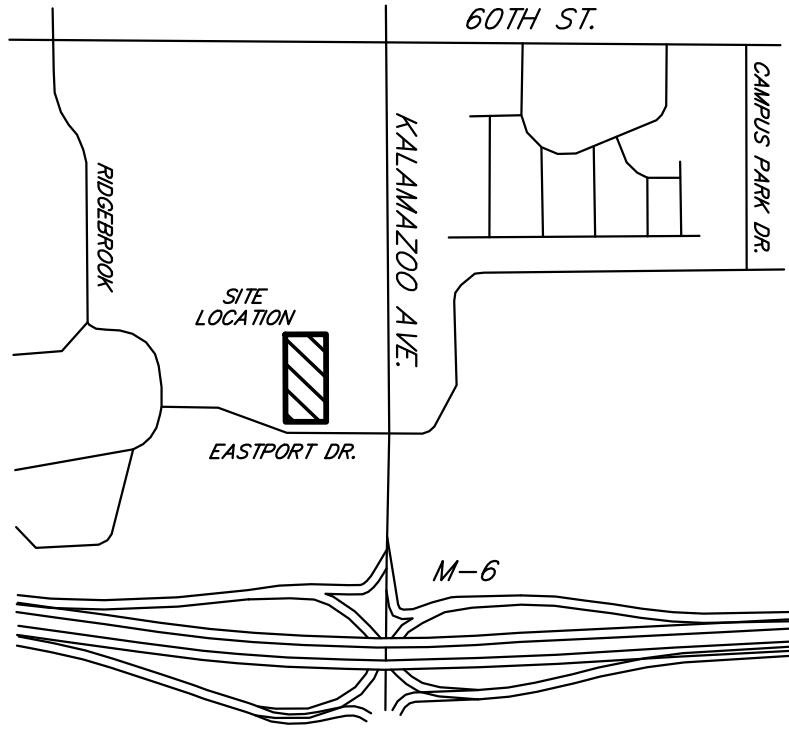
Know what's below.
Call before you dig.

UTILITIES SHOWN ARE FROM FIELD MEASUREMENTS OF VISIBLE EVIDENCE OR AVAILABLE RECORDS. THIS INFORMATION SHOULD NOT BE CONSTRUED TO BE A GUARANTEE OF COMPLETENESS OR ACCURACY. ROOSSEN AND ASSOCIATES TAKES NO RESPONSIBILITY FOR INACCURACIES IN UTILITY MARKINGS OR IN THE INTERPRETATION OF PLANS PROVIDED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITY LINES WHERE THE GRADE IS TO BE LOWERED OR THE EXISTING UTILITIES CROSS PROPOSED UTILITY LINES. NOTIFY THE DESIGN PROFESSIONAL OF ANY CONFLICTS PRIOR TO CONSTRUCTION.

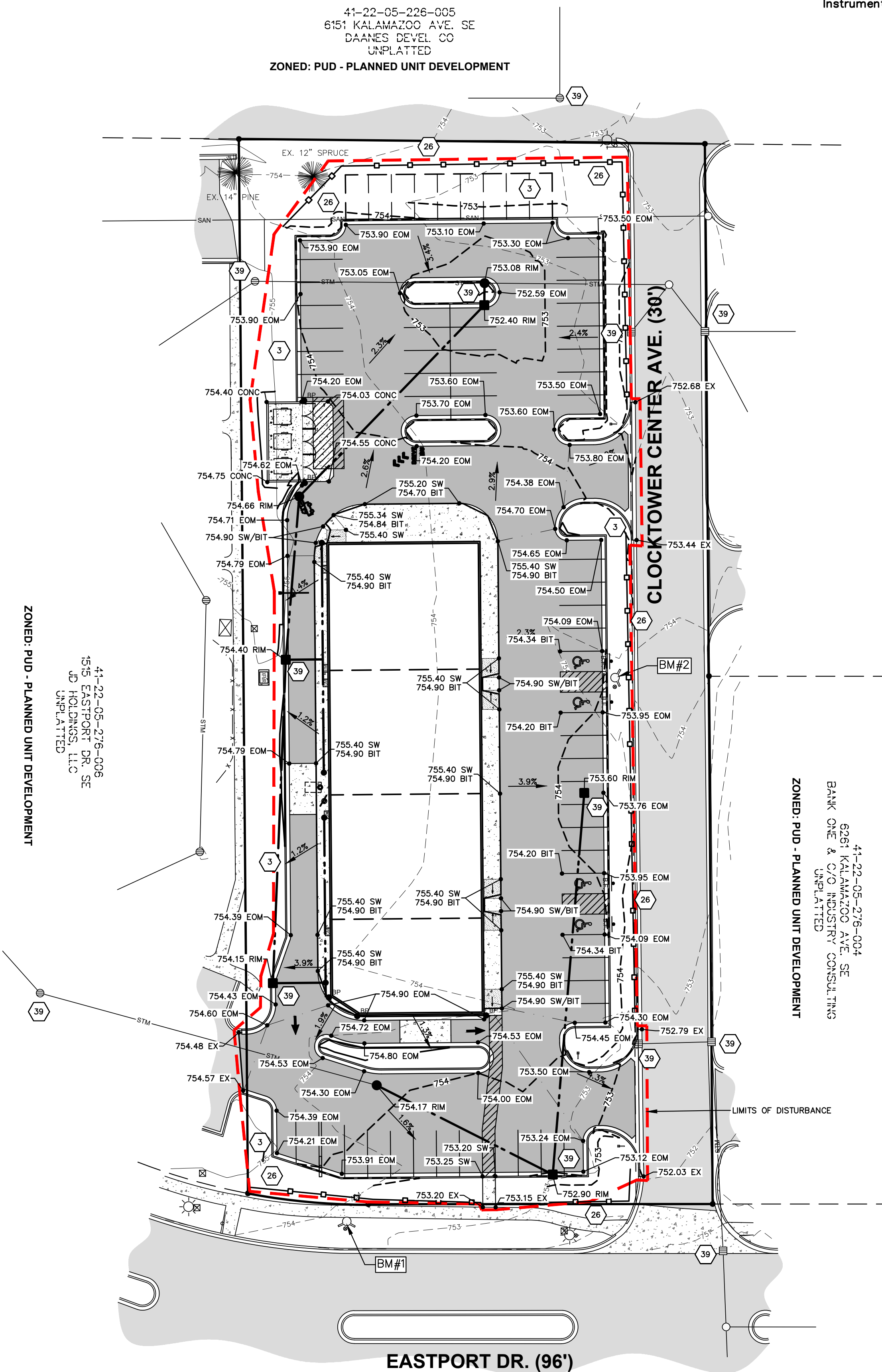
BENCHMARK NO. 1 ELEV. = 754.54'
THE TOP OF THE NORTHEAST FLANGE BOLT UNDER "E"
ON THE HYDRANT LOCATED 40'± NORTH OF THE
CENTERLINE OF EASTPORT DR. AND 420'± WEST OF
THE CENTERLINE OF KALAMAZOO AVE.
(N.A.V.D. 88)

BENCHMARK NO. 2 ELEV. = 755.61'
THE TOP OF THE NORTHWEST FLANGE BOLT UNDER "E"
ON THE HYDRANT LOCATED 255'± NORTH OF THE
CENTERLINE OF EASTPORT DR. AND 315'± WEST OF
THE CENTERLINE OF KALAMAZOO AVE.
(N.A.V.D. 88)

TAX DESCRIPTION
Unit 2, The Crossings Commerce Park One Condominium
Subdivision, Kent County Condominium Subdivision Plan No.759,
Instrument No.20050725-0086229



LOCATION MAP
NOT TO SCALE



41-22-05-280-001
6259 KALAMAZOO AVE. SE
STEAK N SHAKE INC.
THE CROSSINGS COMMERCE PARK ONE
CONDOMINIUM SUBDIVISION
ZONED: PUD - PLANNED UNIT DEVELOPMENT

41-22-05-276-004
6261 KALAMAZOO AVE. SE
BANK ONE & C/O INDUSTRY CONSULTING
UNPLATTED
ZONED: PUD - PLANNED UNIT DEVELOPMENT

SOIL EROSION CONTROL KEY

- 3 PERMANENT/TEMPORARY SEEDING
- 26 GEOTEXTILE SILT FENCE
- 39 INLET PROTECTION WITH GEOTEXTILE AND STONE

LEGEND

- 750 EXISTING MAJOR CONTOUR
- 751 EXISTING MINOR CONTOUR
- 750 PROPOSED MAJOR CONTOUR
- 751 PROPOSED MINOR CONTOUR
- PROPOSED BIT. PAVEMENT
- PROPOSED CONC.
- PROPOSED STORM SEWER
- DRAINAGE ARROW
- PROPOSED SPOT ELEVATION
- GRADE BREAK LINE
- LIMITS OF DISTURBANCE

- FG FINISHED GROUND
- FL FLOW LINE GRADE
- RIM STRUCTURE RIM ELEVATION
- EX MATCH EXISTING ELEVATION
- EOM EDGE OF METAL GRADE
- SW SIDEWALK GRADE
- CONC CONCRETE GRADE
- BIT BITUMINOUS GRADE

CONSTRUCTION SEQUENCE	2025					2026					REMARKS
	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	
INSTALL SILT FENCING AND INLET PROTECTION											REQUIRED
CLEAR VEGETATION AND STRIP AND STOCKPILE TOPSOIL											
ROUGH GRADE SITE											
CONSTRUCT BUILDING											
INSTALL UTILITIES											
INSTALL CURBING AND PAVEMENT											
FINISH GRADE, PLACE PLANTINGS, TOPSOIL AND SEED, AND MULCH BLANKETS											
CLEAN PAVEMENTS AND STORM SEWER											
REMOVE TEMPORARY EROSION CONTROL											

STORM WATER MANAGEMENT SYSTEM MAINTENANCE

THE STORM SEWER AND DETENTION SYSTEMS MUST BE INSPECTED AND MAINTAINED ON A REGULAR BASIS FOR OPTIMAL PERFORMANCE. SEE CHART BELOW FOR SUGGESTED INTERVALS.

TASKS	COMPONENTS	WATER QUALITY DEVICE				SCHEDULE
		CATCH BASIN INLETS	CATCH BASIN SUMPS	STORM SEWER SYSTEM		
INSPECT FOR ACCUMULATION	●	●	●	●	ANNUALLY	
REMOVE SEDIMENT ACCUMULATION	●	●	●	●	EVERY 2-5 YEARS AS NEEDED	
INSPECT FOR DEBRIS (DEAD VEGETATION AND TRASH)		●			EARLY SPRING, FALL AND AFTER MAJOR STORMS	
CLEAN DEBRIS	●	●	●	●	AS NEEDED	

NOTE:
- REFER TO MDOT SOIL EROSION & SEDIMENTATION CONTROL MANUAL.
- CONTRACTOR SHALL PLACE NA-GREEN S-150 (OR APPROVED EQUAL) EROSION CONTROL BLANKET ON ALL SLOPES 1 ON 3 OR STEEPER AND IN THE BOTTOM ONE FOOT OF THE DRAINAGE SWALES.
- SITE SOILS CONSIST OF CLAY LOAM PER USDA NRCS MAPS.
- TOTAL DISTURBED AREA IS 1.36 ACRES.
- REGIONAL DETENTION BASIN IS LOCATED 280 FEET TO THE WEST.
- CONTRACTOR SHALL SWEEP THE STREET OF ANY DIRT TRACKED ONTO IT BY THE CONSTRUCTION OPERATION AS NEEDED AND AS DIRECTED BY COUNTY SESC AGENT.
- THESE MEASURES ARE MINIMUM REQUIRED. CONTRACTOR MAY NEED ADDITIONAL MEASURES DEPENDING ON WEATHER, TIMING, ETC.
- DEVELOPER IS RESPONSIBLE FOR RESOLVING ANY DRAINAGE PROBLEMS ON ADJACENT PROPERTIES WHICH ARE THE RESULT OF THE DEVELOPER'S ACTIONS.

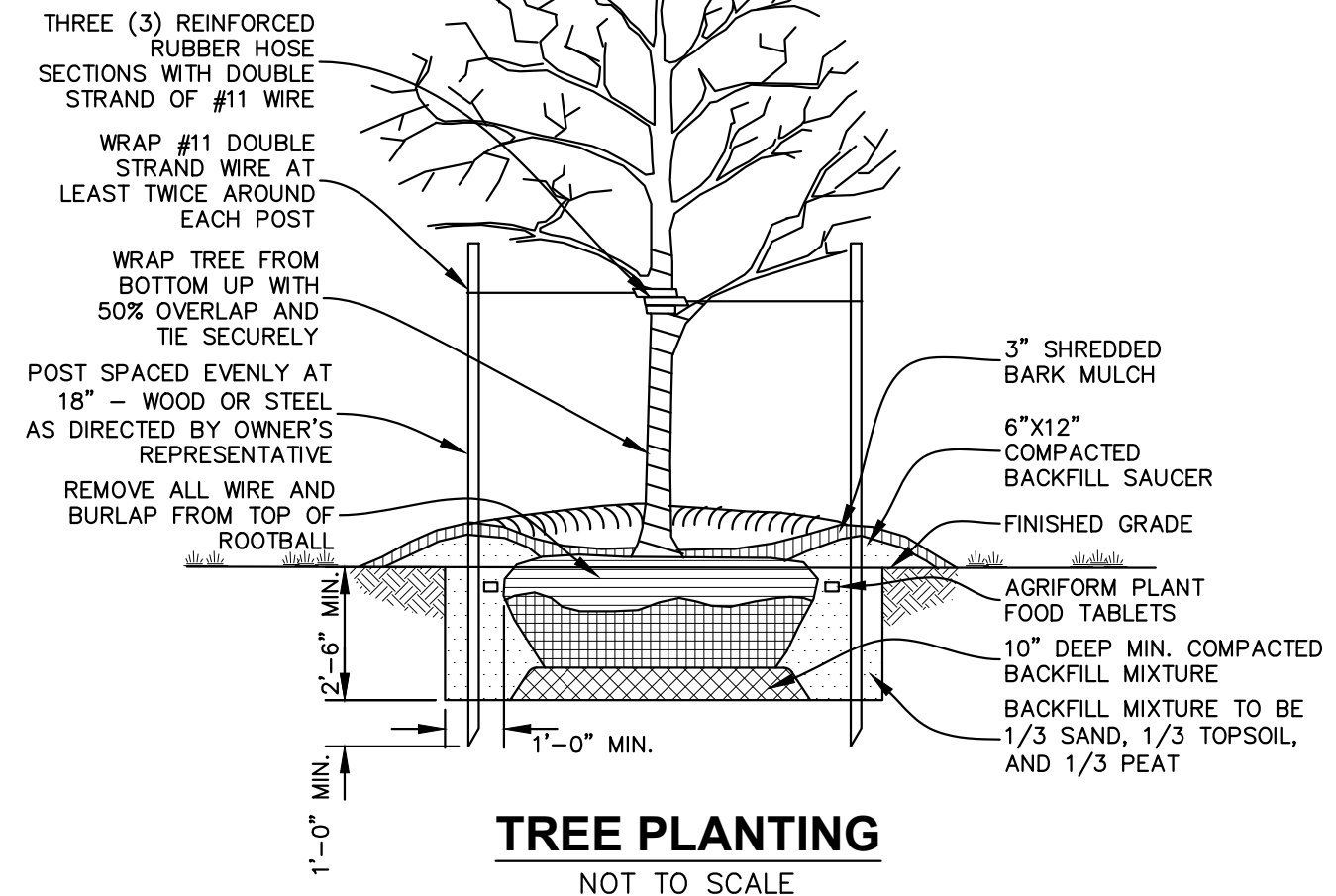
Roosien & Associates
ENGINEERING AND ARCHITECTURE

SITE GRADING AND SESC PLAN
DUNKIN DONUTS - EASTPORT
IN PART OF SECTION 5, T5N, R11W
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

CLIENT:
Paula Vincent (774)-270-6995
Shamrock Coffee Inc.
15 Spinning Wheel Rd. Suite 110
Hinsdale, IL 60521

PROJECT NO.
250225

C-104



TREE PLANTING

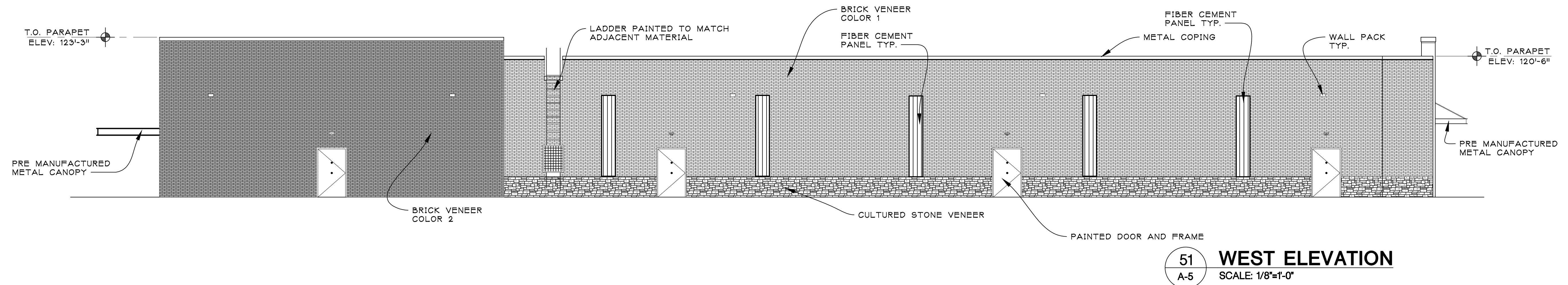
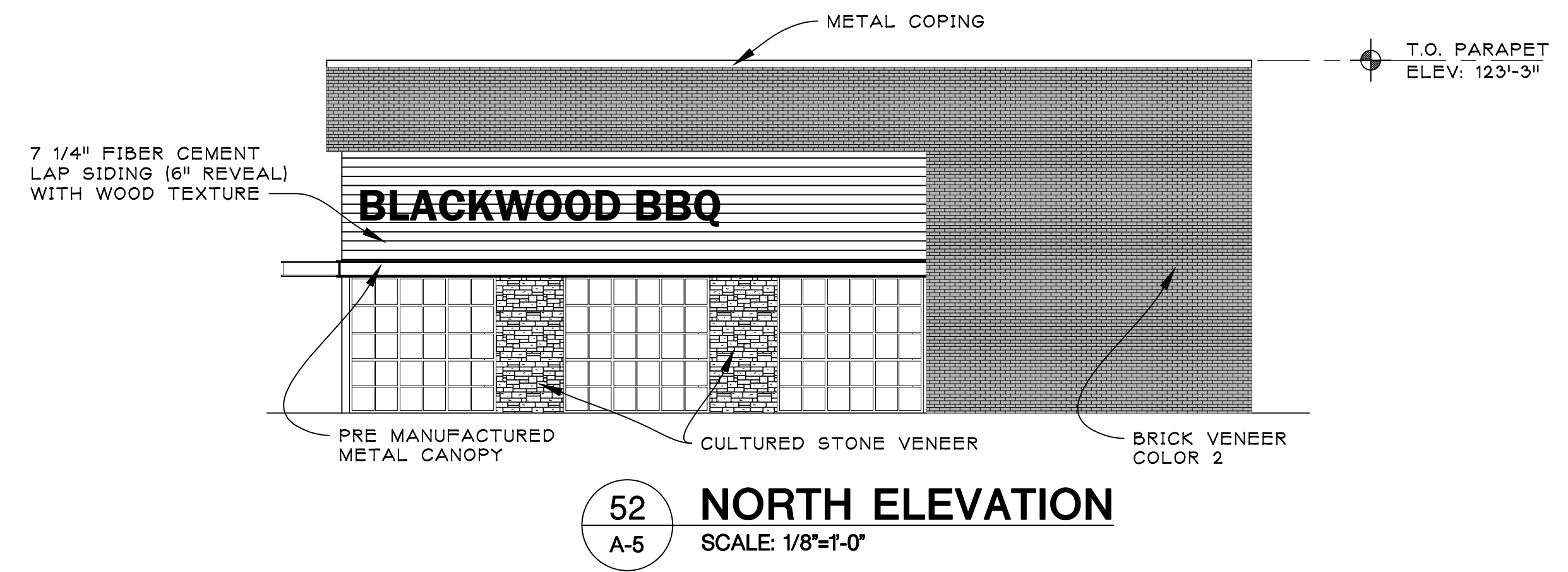
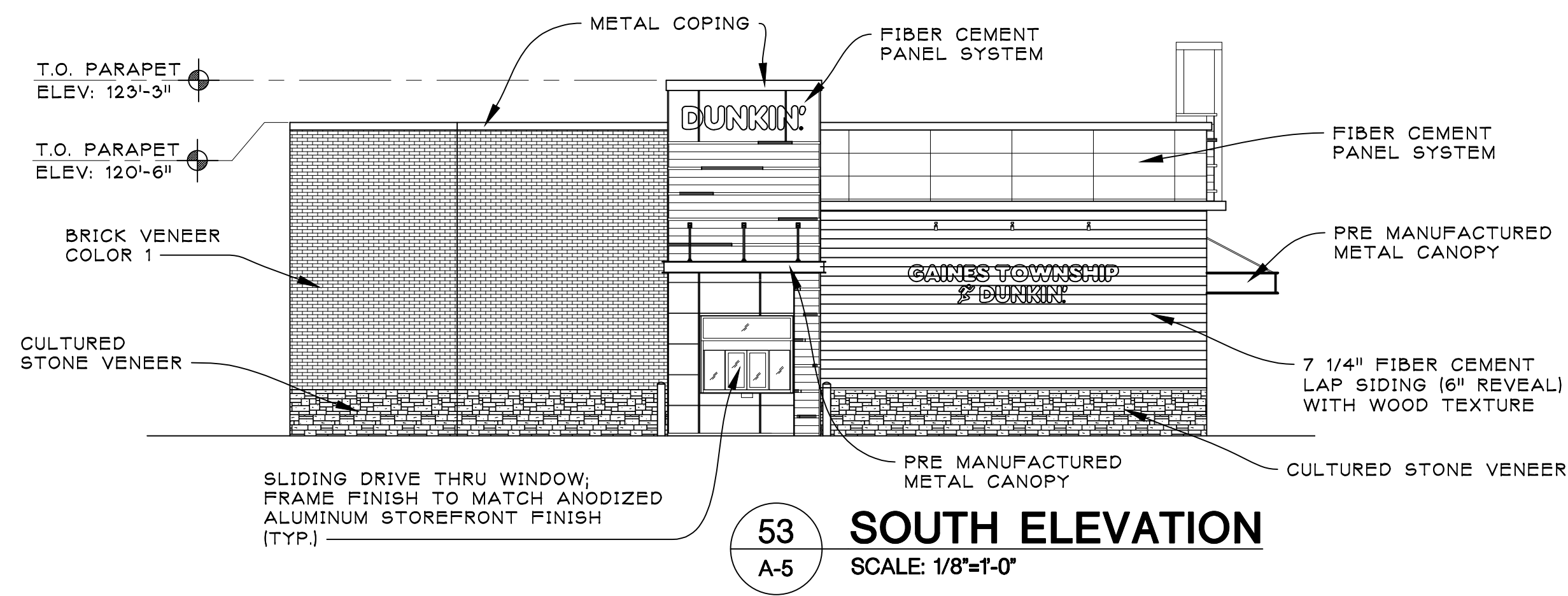
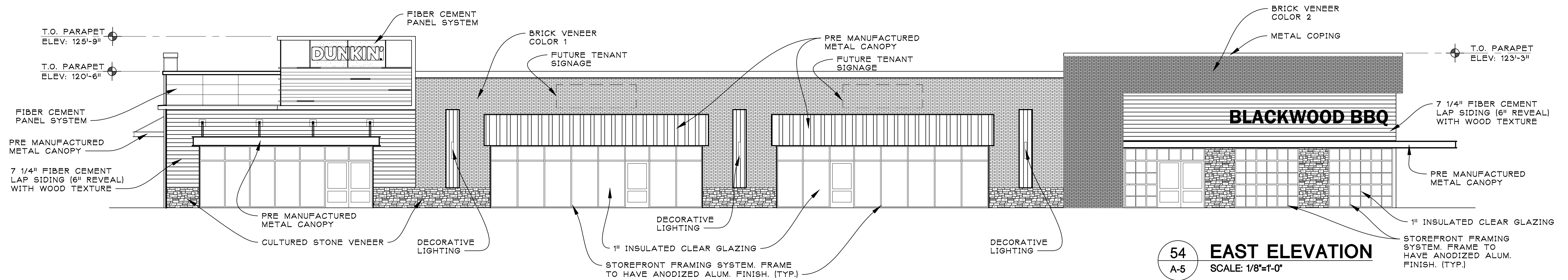
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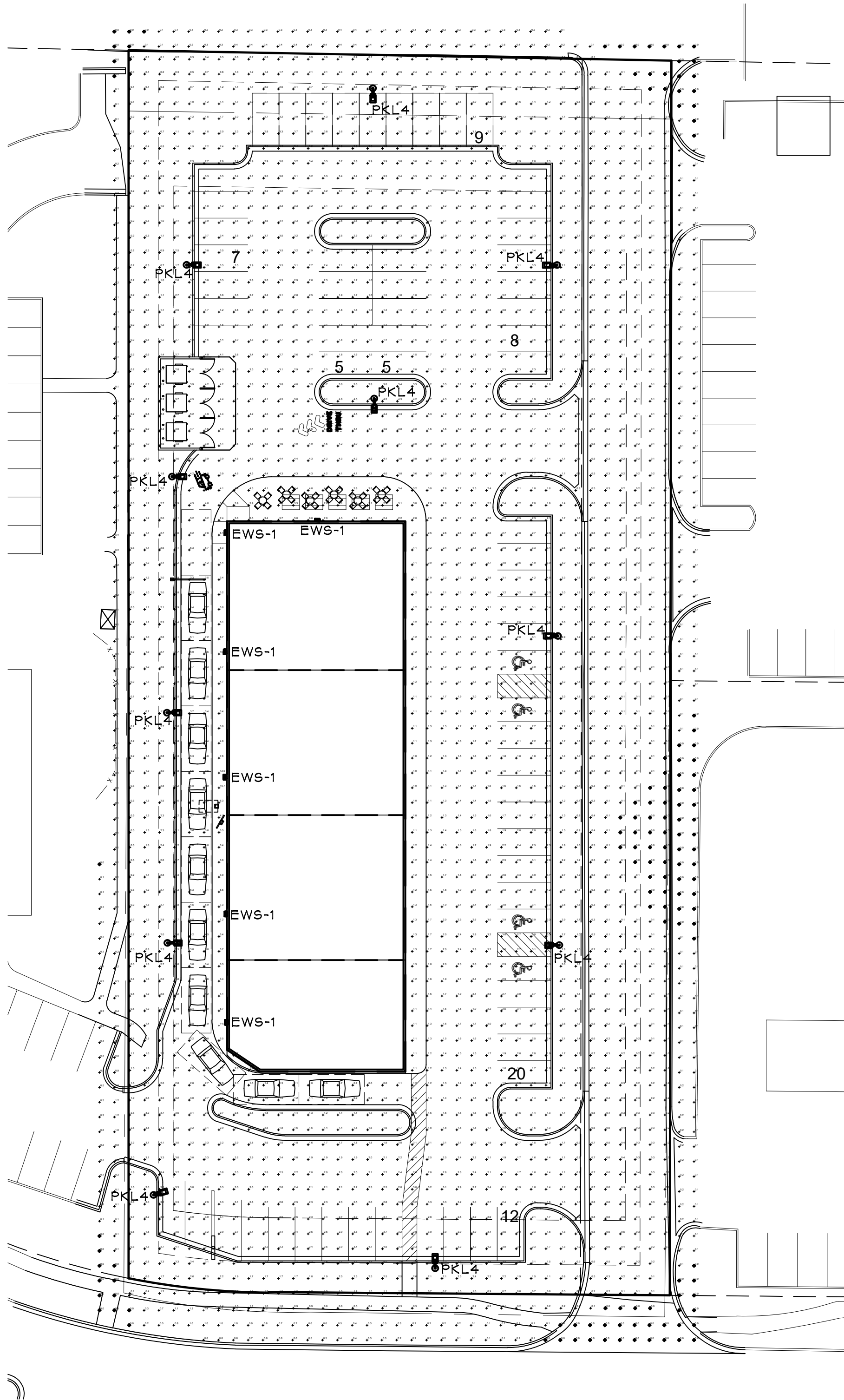
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED BIT. PAVEMENT
	PROPOSED CONC.
	BUMP POST
	PROPOSED LIGHT POLE
	MDOT F4 CURB & GUTTER
	SIDEWALK RAMP W/ LANDINGS AT EACH END
	PROPOSED SHRUB
	PROPOSED DECIDUOUS TREE
	PROPOSED EVERGREEN TREE

1. FRONT YARD LANDSCAPING:
 - A. TOTAL FRONTPAGE ALONG EASTWOOD DRIVE R/W IS 151' LFT EXCLUDING DRIVEWAY
 - B. 2 LARGE TREES AND 2 MEDIUM TREES ARE REQUIRED AND PROVIDED
 - C. (2 LARGE TREES + 45 LFT + 2 MEDIUM TREES = 35 LFT = 160 LFT)
 - D. TOTAL FRONTPAGE ALONG CLOCKTOWER CENTER AVENUE EASEMENT IS 347' LFT EXCLUDING DRIVEWAYS
 - E. 4 LARGE TREES AND 5 MEDIUM TREES ARE REQUIRED AND PROVIDED
 - F. (4 LARGE TREES + 45 LFT + 5 MEDIUM TREES = 35 LFT = 355 LFT)
2. PARKING LOT LANDSCAPING:
 - A. 1 DECIDUOUS TREE PER 12 PARKING SPACES
 - B. 58 PARKING SPACES RESULT IN 5 TREES REQUIRED
 - C. 2 SHRUBS PER PARKING SPACE TO BE PROVIDED ON PUBLIC RIGHT OF WAY
 - D. 13 PARKING SPACES FRONTING EASTWOOD DRIVE RESULTS IN 26 SHRUBS REQUIRED AND PROVIDED
 - E. 13 PARKING SPACES FRONTING EASTWOOD DRIVE RESULTS IN 26 SHRUBS REQUIRED LANDSCAPING MATERIALS SHALL CONFORM TO GAINES TOWNSHIP REQUIREMENTS
3. ALL REQUIRED LANDSCAPING MATERIALS SHALL CONFORM TO GAINES TOWNSHIP REQUIREMENTS
4. ALL DISTURBED AREAS TO BE RESTORED WITH TOPSOIL, SEED, AND MULCH OR RIVERROCK.

<u>TREES</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>	<u>QUANTITY</u>
QR	RED OAK	2.5" CAL.	B&B	3
TA	BOULEVARD AMERICAN LINDEN	2.5" CAL.	B&B	4
FF	COLUMNAR HORNBEAM	2.5" CAL.	B&B	2
GP	PRINCETON SENTRY GINKGO	2.5" CAL.	B&B	5
CC	ARISTOCRAT FLOWERING PEAR	2.5" CAL.	B&B	4
<u>SHRUBS</u>				
LB	SPICEBUSH	18" HT.	POT	8
SG	SPIREA	18" HT.	POT	6
HM	ENDLESS SUMMER HYDRANGEA	18" HT.	POT	13
WW	WINE & ROSES WEIGELA	18" HT.	POT	6
TH	HICKS YEW	18" HT.	POT	13

1. ALL LANDSCAPING SHALL BE INSTALLED BY A QUALIFIED LANDSCAPE CONTRACTOR TO THE SIZE SPECIFIED ON THE LANDSCAPE PLAN. SMALLER SIZES WILL BE REJECTED.
2. MULCH SHALL BE APPLIED WITHIN THE FOLLOWING SPECIFICATIONS:
 - A. MULCH, TREES IN LAWN AREAS SHALL RECEIVE A 6" DIAMETER BARK RICH 3" DEEP.
 - B. THE LANDSCAPE CONTRACTOR SHALL REMOVE ANY TWINE THAT IS WRAPPED AROUND THE TRUNK OF A TREE OR SHRUB SUCH AS WELL AS ANY BURGLAR REVEAL EXPOSED TO THE SOIL SURFACE AND TO EXPOSE ROOTS TO THE SURFACE.
 - C. FIRST LAYER OF ROOTS PRIOR TO PLANTING USE A WIRE CUTTER TO MAKE 35 CUTS IN THE WIRE BASKET TO ALLOW ROOTS TO GROW THROUGH.
3. PARKING AREAS SHALL BE EDGED WITH GALVANIZED BED EDGER AT A DEPTH OF 4" TO DEFINE BORDER FOR SHREDDED BARK MULCH.
4. PARKING ISLANDS SHALL BE BACK FILLED WITH AT LEAST 24" OF TOPSOIL. AMEND THE TOPSOIL WITH COMPOST OR FERTILIZER TO MEET AGRI-CULTURAL STANDARDS. IF 24" AGGREGATE OR STONE FROM THE CONSTRUCTION OF THE PARKING LOT SHALL BE REMOVED PRIOR TO BACKFILL.
5. LAWN AREAS SHALL RECEIVE AT LEAST 4" OF TOPSOIL AND HYDROSEED. CHECK WITH LOCAL DISTRICTS FOR AVAILABLE OR CONTACT PROJECT MANAGER. TOPSOIL FOR LAWNS SHALL BE APPROPRIATE FOR GROWING AND SUSTAINING A HEALTHY LAWN. ALL LAWNS EXCLUDING THE DETENTION BASINS SHALL BE HYDROSEEDED WITH A SEED MIXTURE CONSISTING OF PERENNIAL GRASS, CRACK DOCK, CRYSTAL FESCUE, TALL FESCUE, 20% CREeping RED FESCUE AND 20% CHEWINGS FESCUE.
6. MAINTENANCE OF THE LANDSCAPE SHALL BE PROVIDED BY THE OWNER AND ANNUAL FERTILIZATION SHALL BE PROVIDED BY THE OWNER. WATER DRESSING OF MULCH AREAS EVERY OTHER YEAR, AND PROVIDE 1" OF WATER PER WEEK DURING THE GROWING SEASON.
7. PLANT MATERIALS SHALL BE CHOSEN AND INSTALLED IN ACCORDANCE WITH STANDARDS RECOMMENDED BY THE COUNTY COOPERATIVE EXTENSION SERVICE OR AMERICAN NURSERY ASSOCIATION.
8. ALL LAWN AND SHRUB BED AREAS SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED BY THE LANDSCAPE CONTRACTOR. SHRUB AREAS SHALL BE IRRIGATED WITH DRIP IRRIGATION.





SITE PHOTOMETRIC PLAN
SCALE: 1:20

SITE LIGHTING NOTES

1. FIXTURES SHALL BE HOUSE SIDE SHIELD 2-LAMP LED FIXTURES WITH TYPE 3 OR TYPE 4 DISTRIBUTION HEAVY-DUTY, SINGLE-PIECE DIE-CAST ALUMINUM HOUSING - DIE-CAST ALUMINUM DOOR WITH ONE-PIECE SILICONE GASKET.
2. POLES ARE TO SQUARE STEEL AND MOUNTED AT 20' OR 25' IN HEIGHT. THE POLE SHALL BE FURNISHED WITH (4) GALVANIZED ANCHOR BOLTS, NUTS & WASHERS, METAL TEMPLATE, HAND HOLE AND BASE COVER. VERIFY DIMENSIONS CONFORM TO ALL LOCAL CODE REQUIREMENTS AND RESTRICTIONS BEFORE PLACING ORDER.
3. UTILIZING POLE AND BUILDING LIGHTING, OVERALL MINIMUM SITE LIGHTING SHOULD BE 3-5 FOOTCANDLES. CIRCULATION AREAS, SIDEWALKS, DRIVE-THRU LANES AND LANDSCAPING SHOULD BE HIGHLIGHTED. SHARP CUT-OFFS (IDEALLY 1/2 F.C.) AT THE PROPERTY LINES NEED TO BE MAINTAINED.
4. THE DRIVE-THRU LANES SHOULD MAINTAIN 3-5 FOOTCANDLES THROUGHOUT WITH A MAXIMUM OF .5 FC AT THE BACK PROPERTY LINE. WALL PACKS SHALL BE 175W MH FULL CUT-OFF WITH SEGMENTED OPTICS. SOLID FRONT AND MEDIUM THROW LIGHT DISTRIBUTION. THESE SHOULD BE MOUNTED ON THE BUILDING @ 12' TO 15' ABOVE GRADE.

ALL LIGHTING TO BE PROVIDED AS SPECIFIED THROUGH ESTABLISHED NATIONAL ACCOUNTS PROGRAM WITH VILLA LIGHTING SUPPLY OR NEEDHAM ELECTRIC. PLEASE CONTACT:

- VILLA LIGHTING NATIONAL ACCOUNTS DEPARTMENT
P: 1-800-325-0963 x462
F: 314-531-8720
- NEEDHAM ELECTRIC NATIONAL ACCOUNTS DEPARTMENT
P: 1-200-244-6980
F: 781-575-1398

PRICING HAS BEEN PRE-NEGOTIATED AND PRODUCT IS AVAILABLE TO SHIP AS NEEDED.

GENERAL NOTES:

- 1) REFER TO ARCHITECTURAL EXTERIOR ELEVATIONS FOR FIXTURE MOUNTING HEIGHTS ON BLDG.
- 2) THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR RECEIVING, STORAGE, INSTALLATION AND WIRING OF LIGHT FIXTURES.
- 3) REFLECTANCE VALUES OF 80-50-20; LIGHT LEVEL CALCULATED AT 2.5'
- 4) FIXTURES MOUNTED ON 25' POLE & 3' BASE LIGHT LEVEL CALCULATED ON THE GROUND

STATISTICS

DESCRIPTION	AVG	MAX	MIN	MAX/MIN	AVG/MIN
MAIN LOT	2.1 FC	14.8 FC	0.0 FC	N/A	N/A
MAIN PROPERTY LINE	0.2 FC	1.4 FC	0.0 FC	N/A	N/A

SITE LIGHTING SCHEDULE - VILLA LIGHTING

EWS-1	WALL PACK (GRAY) EXTERIOR- USED ON DARK WALL FINISH	WAC	WP-LED227-30-AGH
PKL4	PARKING LOT LIGHTING	COOPER LIGHTING	LUMARK PRV-PREVAIL PRV-A40-UNV-T4-SA-BZ

HAWK - model: WP-LED2
Endurance Wallpack

WAC LIGHTING
Responsible Lighting®

Fixture Type:
Catalog Number:
Project:
Location:

SPECIFICATIONS
Construction: Die-cast aluminum
Power: Integral driver in luminaire. Universal voltage input (120V-277V)
Dimming: 100% - 30% with 0 - 10V dimmer (120V - 277V)
100% - 15% with Electronic Low Voltage (ELV) dimmer (120V only)
Finish: Architectural Bronze, Gray, and White
Standards: IP66, Wet Location, ETL & cETL Listed
Total Harmonic Distortion: 35%
Operating Temperature: -40°C (-40°F) to 40°C (104°F)

PHOTOMETRY

PRODUCT DESCRIPTION
Die cast aluminum factory sealed housings with patent pending design for a water and dust proof IP66 rated outdoor luminaire

FEATURES

- Factory Sealed LED Light Engine
- Die-Cast Aluminum Construction
- 20' Forward Throw Illumination
- Photo/Motion Sensor Compatible (Sold Separately)
- Built in Level For Easy Adjustment
- Suitable to install in all directions
- Multi-Function Dimming: ELV (120V) or 0-10V
- 85 CRI
- 100,000 hour rated life

ORDER NUMBER

	Power	Comparable	Color Temp	Delivered Lumens	CRP	Finish
WP-LED219	19W	30W HID	30	3000K	1345	1022
			50	5000K	1435	1056
WP-LED227	27W	70W HID	30	3000K	2050	1436
			50	5000K	2095	1478

Example: WP-LED219-30-GH

ACCESSORIES

	MS-120-BZ MS-120-GY MS-120-WT	Bronze Gray White
	PC-120-BZ PC-120-GY PC-120-WT	Bronze Gray White

WAC Lighting
www.wacighting.com
Phone (800) 526-2588 • Fax (800) 526-2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive • Port Washington, NY 11050
Phone (516) 515-5000 • Fax (516) 515-5050

Western Distribution Center
1750 Archibald Avenue • Ontario, CA 91760
Phone (909) 526-2588 • Fax (909) 526-2585

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. ALAC 2017

EWS - WALL PACK

Project	Catalog #	Type
Prepared by	Notes	Date



Lumark
Prevail LED

Area / Site Luminaire

Product Features



Product Certifications



Connected Systems

- WaveLinx

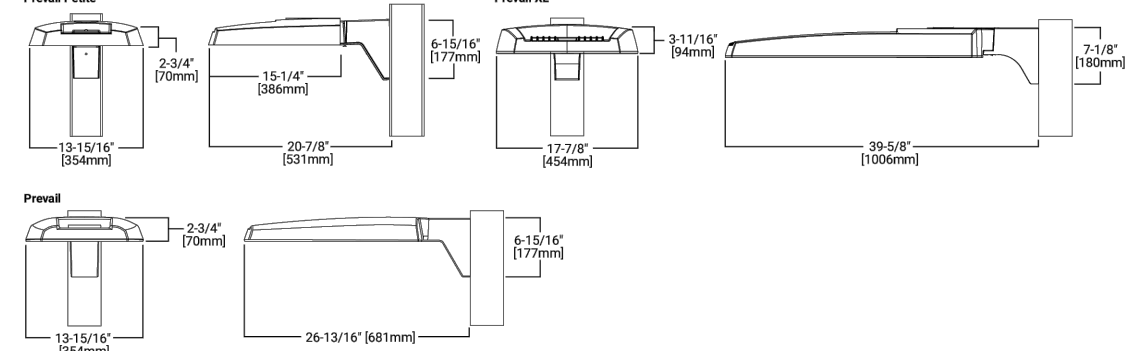
Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Configurations page 4
- Product Specifications page 4
- Energy and Performance Data page 5
- Control Options page 6

Quick Facts

- Lumen packages range from 4,800 - 52,300 lumens (35W - 350W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 160 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

Dimensional Details



NOTES:
1. All dimensions are approximate and subject to change without notification. For all product variations see BCL spec sheet.
2. UL Listed for 3000V AC and 1000V DC.



PS050021EN, page 1
February 14, 2023 11:00 AM

PKL4-HSS - POLE FIXTURES

ARCHITECT:



jeffery a. scott
architects p.c.

32316 grand river ave.
suite 200
farmington, mi 48336
248-476-8800
JSCOTTARCHITECTS.COM

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SHEET TITLE:

PHOTOMETRIC
SITE PLAN

PROJECT:

DUNKIN'
1535 EASTPORT DR. SE
GRAND RAPIDS, MI 49508
PC# 366287 COOL PALETTE

ISSUED FOR:

SPA 5/19/2025

DO NOT SCALE PRINTS
USE FIGURED DIMENSIONS ONLY
JOB NO.

25032

SHEET NO.

ESP-1

PLOT SIZE: 36"X24"



Vriesman
& Korhorn

June 11, 2025
1500

Via Email: dan.wells@gainestownship.org

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

RE: Dunkin Donuts – Preliminary Site Plan Review
1535 Eastport Drive, Section 5, Gaines Charter Township

Dear Dan:

We have reviewed the preliminary site plan for the proposed development located at 1535 Eastport Drive that we received on May 27, 2025. We provide the following comments for the consideration of the Planning Commission and Applicant:

1. The Applicant will be required to obtain an SESC permit from the Kent County Road Commission prior to the commencement of any work on site.
2. We recommend the Applicant contact the Gaines Charter Township Water & Sewer Administrator to determine what connection fees may be due for the property in question.
3. The Applicant shall submit a fixture count to our office, and a water meter size will be determined for the proposed building. If an irrigation system is to be installed on site, a separate irrigation meter will be required. Irrigation system information shall be submitted if applicable. The Applicant will be responsible for all costs associated with the purchase and installation of the water meter.
4. The Applicant's Engineer shall revise the sanitary lateral to maintain 2% slope along the whole line. The label for the lateral shall be updated to reflect this minimum slope.
5. It appears that the public utility easement over the portion of public watermain on this site was never recorded. The Applicant shall prepare and submit an easement document for the existing public utility watermain on site. We note that trees will not be allowed in the watermain easement. The trees shown inside the easement area on the landscape plan shall be removed.
6. The Applicant's Engineer shall show the water service and sanitary lateral on all sheets.
7. Vehicle cross access easements should be considered for the drive lanes that provide access to adjacent parcels.

8. We recommend that that the Applicant's Engineer revise the north part of the site to connect to the existing drive on the property to the west to this site to allow for efficient movement of vehicles.
9. The Applicant's Engineer shall revise the site plan to only show one water service to the building. The water service shall be tapped in a location where the curbstop will be in greenspace.
10. We recommend the Applicant contact the Fire Marshall and Buidling Inspector to determine if a fire protection service is required for the building. If required, the fire protection line shall be included in the site improvements.
11. The Applicant's Engineer shall include a cleanout at the connection point to the existing lateral stub.
12. The Applicant's Engineer shall revise the sanitary lateral and grease interceptor to connect to the building in one location; only grease interceptor will be allowed for this building.
13. The Applicant's Engineer shall verify that the overall C-factor for the site is compliant with the original design of the regional detention facility. We note that due to the extensive pavement on site, the C-factor is quite high for this development, and additional on-site detention may be required if the original design C-factor cannot be met.

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

Sincerely,

VK Civil



Jeffrey M. Gritter, P.E

JMG/nfb

- c. Bob Terpstra, Supervisor
Rod Weersing, Township Manager
Tracy Lawrence, Water & Sewer Administrator
John Stuyfzand, Building Inspector
Ken Van Hall, Fire Chief
Pat Quick, Fire Marshall
Erik Easterly, P.E., Kent County Road Commission
Dave Beck, Kent County Road Commission
Barry Korhorn, Byron Gaines Utility Authority
Paula Vincent, Shamrock Coffee Inc.
Matt Cole, P.E., Roosien & Associates



Gaines Charter Township Fire Department Inspection Report

Plan Review-Site Plan Inspection Result

Inspection Status

Completed

Inspected by

Pat Quick

Completed at

05/28/2025

Business Name	Address	Suite	City	Zip
Multi Tenant Building	1535 Eastport Dr SE	--	Grand Rapids	49508

Introduction:

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

RESULT: Plan Review

REMARK:

Proposed new multi tenant building with a Dunkin Donuts, Blackwood BBQ and two future tenants.

General Construction and Demolition:

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

RESULT: Plan Review

ITEM: HYDRANTS REQUIRED Construction involving combustible building materials shall not occur until operable fire hydrants are in place within 500 road feet of the furthest point of any building being constructed. (IFC 3312.1)

RESULT: Plan Review

REMARK:

Hydrants around site are adequate.

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

RESULT: Plan Review

REMARK:

Fire Lanes on plans are adequate

Fire Protections Systems:

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

RESULT: Plan Review

Closing:

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

RESULT: Plan Review

Inspection Signatures

Inspector Signature



Pat Quick
Fire Marshal
Deputy Chief

--

pat.quick@gainestownship.org

Planning Commission Memo

Meeting Date: June 26th, 2025

AGENDA ITEM: VI.1.b

FILE NUMBER: 250505DS

PROPOSED REQUEST: Zoning Text Amendment

PROPERTY ZONING DISTRICT: N/A

ADDRESS: N/A

PROPERTY SIZE: N/A

PARCEL NUMBERS: All parcels

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

**APPLICANT: Denise Simons, Midwest Sign
Company**

OVERVIEW

The applicant requests a Zoning Text Amendment to allow electronic changeable messaging (ECM) signs in residential zoning districts for institutional uses. Prior to the recent amendment to the Zoning Ordinance, ECMs were permitted in residential areas of the Township for institutional uses, so long as a Special Use Permit was obtained from the Planning Commission. During the process of amending the Zoning Ordinance, the Zoning Ordinance Steering Committee engaged in discussions regarding ECMs and deemed them to be a visual nuisance, and not appropriate for residential areas.

The applicant desires to restore the ability to use ECMs for institutional use. The amendment would apply to all institutional uses that are permitted in residential zoning. Practically this will mostly be for places of worship and private schools.

The current ordinance defines several classes of sign illumination:

External; 1. Sign lighting shall be of low intensity with effective provisions made to minimize spillover of light beyond the actual sign face. 2. The light source shall be enclosed and directed to prevent light from shining directly onto traffic or neighboring property.

Internal; Sign faces shall be opaque so that individual lamps are muted and cannot be distinguished behind the sign face.

Electronic Changeable Messages; Typically LED but includes “red dot” signs. The main regulations are as follows:

Sign Type. ECMs are only permitted on freestanding signs (as opposed to wall signs).

Size. No more than 40 percent of the area of the sign may be dedicated to an ECM display. The remainder of the sign shall consist of a static sign face. For a 32-square-foot sign this is 12.8 square feet.

Images and Transition. A) Each image shall be static and shall not move, flash, or otherwise be animated. B) Each message shall be displayed for a period of no less than eight (8) seconds. C) Transitions between images shall be instantaneous and shall not scroll, fade, or otherwise be animated.

Brightness; An electronic display sign shall be equipped with automatic dimming technology to adjust the brightness of the sign relative to ambient light conditions.

Staff has noticed that most sign owners follow the rules on changes, hours of operation and brightness, but a few do not, especially when it comes to the movement of graphics and animation.

In terms of what is currently allowed in residential areas—which includes Agricultural-Rural Residential, Suburban Residential, Village Residential, Multi-Family Residential—internal and external illumination is allowed for ground signs (for non-residential uses or B&Bs), and external illumination is allowed for residential development entry and wall signs (for non-residential uses, B&Bs, home occupations). ECMs are not allowed in any case.

PROCESS

Review of the zoning ordinance text amendment is subject to the following process:

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

CHAPTER 31 ZONING AMENDMENTS

All zoning text amendments are subject to review by the Planning Commission. If approval is granted, the request will get two readings at the Township Board, one of which will be a public hearing. This request has been reviewed using the applicable standards from Section 31.40.B, Zoning Amendment Approval Standards – Zoning Text Amendment. The applicant has submitted an application with sufficient detail to evaluate compliance with the ordinance.

The following factors will be considered by the Planning Commission and Township Board while reviewing a proposed Zoning Ordinance text amendment. The amendment shall satisfy at least one (1) of these factors.

1. The amendment will implement the Township's Master Plan.

Does not meet standard. In the Master Plans "Chapter 4. Community Facilities & Utilities" issues surrounding artificial lighting in the Township is addressed:

The changing technology of lighting has led to the wide use of LEDs as a primary use both at the utility scale and for general commercial and residential use. LEDs have certain qualities that are significantly different from older lighting technologies including benefits such as much lower energy demands and a wide range of control over brightness, directional control, and color. LEDs also have several negative effects depending on how they are deployed including high glare, intensity, and luminescence; these negative effects can affect driving safety due to distraction, loss of night sky

visibility, effects on human circadian rhythms, and effects on wildlife. If deployed incorrectly, light trespass may be considered a nuisance, and the increased use of LEDs must be regulated carefully to limit negative effects.

The Master Plan Public Input Survey also shows that residents are concerned about obtrusive lighting in the township. Question 12 asked residents how they feel about obtrusive lighting, to which 28.9% stated they are "Very Concerned," while 41.9% are "Somewhat Concerned" about the issue.

Clearly, over 69% of residents do not view obtrusive lighting favorably. The Suburban Residential zoning district is the buffer between brightly lit commercial and darker rural areas to the south.

2. The amendment addresses changing conditions in development trends, housing types, industrial standards, environmental best practices, and citizen preferences.

Meets standard. Staff has noticed an influx of inquiries about ECMs and where they are permitted; the demand to install these types of signs for institutional users has certainly increased over the last several years. The Planning Commission has approved two requests for Special Use Permits to allow ECMs in residential districts for institutional users over the last three years.

3. The proposed text amendment would clarify the intent of the Zoning Ordinance.

Does not meet standard. The intent of the ordinance regarding electronic messaging centers is very clear; ECMs are permitted only within the Neighborhood Commercial, General Commercial, Office Service, Mixed Business, Light Industrial, and Heavy Industrial zoning districts.

4. The proposed text amendment would correct an error in the Zoning Ordinance.

Not Applicable. The Zoning Ordinance was amended in April; during final review and revision, no errors were noted in Chapter 24.

5. The proposed text amendment would address changes to the State legislation, recent case law, opinions of the Attorney General of the State of Michigan, or any other county, state, or federal regulations.

Not Applicable. Staff is not aware of any new legislation at the local, State, or federal level that would require a modification to the regulations on ECMs.

6. In the event the amendment will add a use to a district, that use shall be fully consistent with the character of the range of uses provided for within the district.

Not Applicable. Illuminated signs are an accessory use to a permitted primary use, not a new use.

7. The amendment shall not create incompatible land uses within a zoning district or between adjacent districts.

Not applicable. Illuminated signs in general are allowed within the residential zoning district, the requested amendment just modifies what technology is appropriate to allow.

8. The proposed change shall be consistent with the Township's ability to provide adequate public facilities and services.

Meets standard. Staff does not anticipate there will be any hinderance to the Township's ability to provide adequate public services if the zoning text amendment is approved.

9. **The proposed change shall be consistent with the Township's desire to protect the public health, safety, and welfare of the community.**

Undetermined. Staff finds that specific ECMs generally do not jeopardize public health, safety, or welfare, and do assist with wayfinding. They do create a light spill nuisance if not turned off at night, and can interfere with night driving for people with astigmatism.

Regulations in the Zoning Ordinance pertaining to electronic messaging centers were purposefully updated to restrict a landowner's ability to install them in residential zoning districts, as they were determined to be a point of nuisance by the Zoning Ordinance Steering Committee. If the Planning Commission determines that the proposed amendment is consistent with the Township's desire to protect public health, safety, and welfare of the community, then consistency with Section 31.40.B.9 will be achieved.

RECOMMENDATION

Unless action is tabled or postponed, the Planning Commission shall decide upon text amendment requests as follows:

- a. Approve and recommended the Board's final approval.
- b. Deny and recommended the Board's final denial.



Application for Zoning Approval

GAINES CHARTER TOWNSHIP

8555 Kalamazoo Ave SE
Caledonia, MI 49316

(616) 698-6640 • www.gainestownship.org

File Number

250505DS

Project Address	Street: N/A	Zip:
Parcel Number(s)	41-22-	41-22-
Owner Name		
Owner Address	Street:	Zip:
Phone No. & Email	/	
Applicant Name	Midwest Sign Company	
Applicant Address	Street: 1124 Electric Ave	Zip: 49348
	City: Wayland, MI	
Phone No. & Email	616-583-1743 / dense@midwestsignco.com	
Brief Description of Proposed Project	To request an amendment to zoning ordinance, Chapter 24, Section 24.8. See attachment	
Proposed Use		
I grant Township staff permission to enter onto the subject property in review of this application, certify the correctness and knowledge of the information submitted, and agree to comply with the terms and requirements of all applicable Township ordinances.		
Owner Signature		
For Township Use Only		
Project Zone	☐ RR	☐ SR
	☐ VR	☐ MFR
	☐ VN	☐ NC
	☐ GC	☐ OS
	☐ MB	☐ LI
	☐ HI	☐ PUD
Project Type	☐ Single/Multi Unit Family	☐ Accessory Bldg.
	☐ Sign	☐ Rezone/PUD
☐ Special Land Use	☐ Site Plan Review	☐ Major PUD Amend
☐ Land Division	☐ Plat/Site Condo	☐ Land Combo
☐ Road Maint. Agmt.	☐ Minor PUD Amend	☒ Text Amend
		☐ Lot Line Adj
Zoning	☐ Approved	☐ Approved w/Conditions
Administrator	☐ Denied	☐ Withdrawn
Signature		Date
Notes		

May 1, 2025

Request amendment to Gaines Township Zoning Ordinance Chapter 24, Section 24.80, Permanent Signs in Residential Zoning Districts. Freestanding ground signs for non-residential use are only allowed internal or external lighting. Electronic Changeable Message signs are not allowed. We are requesting the sign ordinance be changed to allow Electronic Changeable Message signs within the Residential zoning districts for institutional uses, such as schools and churches. These such signs would be shut off between the hours of 11 pm and 6 am.

Gaines Charter Township

Planning Commission Memo

Meeting Date: June 26th, 2025

AGENDA ITEM: VI.2.a

APPLICANT: Kevin Vreugdenhil, First Companies Inc.

PROPOSED REQUEST: Site Plan
Review

FILE NUMBER: 250522KV

ADDRESS: 6207 East Paris Avenue

PROPERTY ZONING DISTRICT: Light Industrial (LI)

PARCEL NUMBER: 41-22-02-200-027

PROPERTY SIZE: 9.77 acres

REPORT BY: Dakota Swan, Assistant Planner



OVERVIEW

The applicant requests a site plan review for an 82,880 square-foot industrial building with associated parking and access drives. The building is expected to have four spaces for tenants, each with two loading docks for pick-ups and drop-offs. The subject parcel is zoned Light Industrial but is currently being used as a residence; the house will be demolished if site plan approval is received.

Surrounding zoning:

	NORTH: Light Industrial (LI)	
WEST: Fieldstone Apartments PUD	SUBJECT PARCEL	EAST: Light Industrial (LI) – Switch Data Center
	SOUTH: Light Industrial (LI)	

PROCESS

Site Plan Review applications are subject to the following process:

1. Submittal by applicant
2. Completeness review by Zoning Administrator
3. If complete, administrative review by Zoning Administrator
4. Review and decision by the Planning Commission

CHAPTER 26 SITE PLAN REVIEW

All non-residential buildings are subject to site plan review by the Planning Commission. The applicant has submitted an application with sufficient detail to evaluate compliance with the ordinance.

A. ZONING COMPLIANCE AND COMPATIBILITY

All site development plans, streets, and utilities are subject to site plan review under Section 26.20.A. and shall conform to all zoning district requirements (in this case Chapter 12, Light Industrial), Land Use Regulation (Chapter 15), Building Requirements (Chapter 16), General Requirements (Chapter 17), and any applicable Specific Use Requirements (Chapter 18), unless specific modifications are approved by the Planning Commission.

Use of the building is intended to serve multiple industrial related tenants, but end users have not been identified yet.

REQUIREMENT	COMPLIANCE	COMMENT
LI REQUIREMENTS – CH 12		
Minimum Lot Area Table (12.20.C)	Yes	1 acre required
Minimum Lot Width (12.20.C)	Yes	150 feet minimum
Max. Building Height (12.20.C)	Yes	Proposed building is 33 feet tall
Front Setback-100' (12.20.C)	Yes	
Side Setback-15' (12.20.C)	Yes	
Rear Setback-50' (12.20.C)	Yes	

B. LIGHTING

Lighting plans shall demonstrate compliance with all requirements and shall be designed to ensure safe

conditions and minimal impact on neighboring properties and the night sky (Chapter 19).

REQUIREMENT	COMPLIANCE	COMMENT
LIGHTING - CH 19		
Parking Lots (19.20.F.2)	Yes	
Plans and Submittal Requirements (19.30)	Yes	
Color Temperature (19.40.B)	Yes	Color temperature limited to 4,000 kelvin; proposed fixtures are capable of exceeding 4,000 kelvin.
Fixture Type (19.40.C)	Yes	
Mounting Height (19.40.D)	Yes	30' max in industrial zoning when 150 feet or more from a residential lot
Illumination Levels (19.50.B)	Yes	10 footcandle maximum, proposing 1.9 maximum footcandles

C. PARKING AND LOADING

Parking lot design shall demonstrate compliance with all dimensional and circulation requirements and shall be arranged to provide safe and convenient access to buildings and land uses (Chapter 20). If applicable, stacking and loading spaces shall be designed to minimize the impact on internal circulation routes and offsite traffic patterns. The site plan does include striping, space size, curve radii, and drive lane dimensions, and designates ADA accessible spaces.

Staff recommends a condition that the Fire Marshall must approve all drive aisles and turn radii to ensure adequate and safe emergency vehicle access to all areas of the site.

Staff recommends a condition that the Township Engineer must approve all stormwater control infrastructure to ensure adequate drainage of the site.

REQUIREMENT	COMPLIANCE	COMMENT
PARKING AND LOADING - CH 20		
Setbacks-10' (20.40.A)	Yes	
Dimensions & Layout (20.40.B)	Yes	
Fire Lanes (20.40.C)	Yes	Fire Marshall will determine final compliance.
Parking Lot Maintenance and Service (20.40.D)	Yes	
Landscape Curb Area (20.40.E)	Yes	
Drainage and Runoff (20.40.F)	Yes	Township Engineer will determine final compliance
Striping and Pavement Markings (20.40.G)	Yes	
Snow Storage Areas (20.40.H)	Yes	West end of parking lot is adequate
Landscape Breaks (20.40.I)	Yes	
Pedestrian Pathways (20.40.J)	Yes	
Connectivity (20.40.K)	Yes	
Accessible Parking (20.50.B)	Yes	6 barrier-free spaces
Minimum Number of Spaces (20.50.D)	Yes	127 spaces required, 169 provided
Maximum Number of Spaces (20.50.E)	No	169 provided, 159 maximum (>25% over minimum). PC may approve the overage.
Reductions (20.60.A)	N/A	
Shared Parking (20.60.B)	N/A	
Deferred Parking (20.60.C)	N/A	
Electric Vehicle Charging Stations (20.70)	Not Required	None noted

REQUIREMENT	COMPLIANCE	COMMENT
Loading Zones (20.80)	Yes	Proposing 8 loading docks, two for each tenant space

D. MOBILITY TRAFFIC AND ACCESS

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

REQUIREMENT	COMPLIANCE	COMMENT
MOBILITY TRAFFIC & ACCESS - CH 21		
On Site Pedestrian Connections (21.20.A)	Yes	Direct and safe pathways throughout the site. Trees are located near all major pathways providing adequate shade.
Along Roadways Within Right-Of-Way (21.20.B)	No	No sidewalk indicated on site plan, Planning Commission has the discretion to require sidewalks. Complicated utility easements within ROW.
Bicycle Accommodation (21.20.C)	N/A	No specific bike accommodations are noted, but surface driveways throughout the site allow for cycling. The main entrance allows access to the Paul Henry Trail to the north via Hanna Lake.
Traffic Impact Analysis (21.30)	Not Required	
Access Management (21.40)	Yes	

E. LANDSCAPING, SCREENING, AND ENVIRONMENTAL PROTECTION

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

REQUIREMENT	COMPLIANCE	COMMENT
LANDSCAPING - CH 23		
Type and Variety (23.30.D)	Yes	
Installation Specifics (23.30.E)	Yes	
Planting Separations (23.30.E.5.a)	Yes	
Minimum Installation Sizes (23.30.E.7)	Yes	
Irrigation (23.30.F)	Yes	
Preservation of Existing Trees (23.30.G)	Yes	
Maintenance (23.30.H)	Yes	
Berms (23.30.I)	N/A	
Prohibited Trees and Shrubs (23.30.J)	Yes	
Landscaping Plan (23.40.A)	Yes	
Requirements (23.40.B)	Yes	
Front Yard Trees Location (23.50.B)	Yes	
Buffering (23.60.A)	Yes	44 shrubs required, 44 shrubs provided
Dumpster and Trash Receptacles (23.70.C)	Yes	
Parking Lot Canopy Trees (23.80.B)	Yes	14 trees are required, 14 are provided and identified as

REQUIREMENT	COMPLIANCE	COMMENT
		being in compliant locations
Screening (23.80.C)	Yes	22 parking spaces abut the abut the East Paris Avenue right-of-way, requiring two shrubs per space (required number = 44). The landscape plan indicates 49 shrubs.

F. STORMWATER AND WATER QUALITY

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

Stormwater infrastructure must be reviewed by the Township Engineer and must be approved thereby.

G. SIGNS

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

The applicant has not indicated there will be signage on the proposed building itself or near the access drive, and did not provide a specific location. Should the applicant choose to install signage, sign plans will be subject to applicable standards and requirements for industrial zoning per Chapter 24.

H. WATER AND SEWER

Public water and sewer connections must be approved by the Byron Gaines Utility Authority (BGUA) in accordance with Section 17.90.B as applicable. Staff does not anticipate that the water use will overburden BGUA's ability to provide public services while at the same time adequately providing for sewage collection and treatment.

Water and sewer infrastructure must be reviewed and approved by the Township Engineer.

I. OUTSIDE AGENCIES

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

RECOMMENDATION

Unless action is tabled or postponed, the Planning Commission shall decide upon site plan requests as follows:

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

CONDITIONS

If the Planning Commission recommends approval, staff recommends the following conditions.

1. The applicant shall provide a photometric plan for administrative approval by staff.
2. Secure all Township department and outside agency approvals:
 - a. Township Engineer/BGUA.
 - b. Fire Department.
 - c. Kent County Road Commission (access and SESC).
 - d. Kent County Drain Commission.
 - e. Department of Environment, Great Lakes, and Energy.



Application for Site Plan Zoning Approval

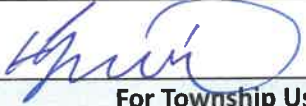
GAINES CHARTER TOWNSHIP

File Number

250522KV

8555 Kalamazoo Ave SE
Caledonia, MI 49316

(616) 698-6640 • www.gainestownship.org

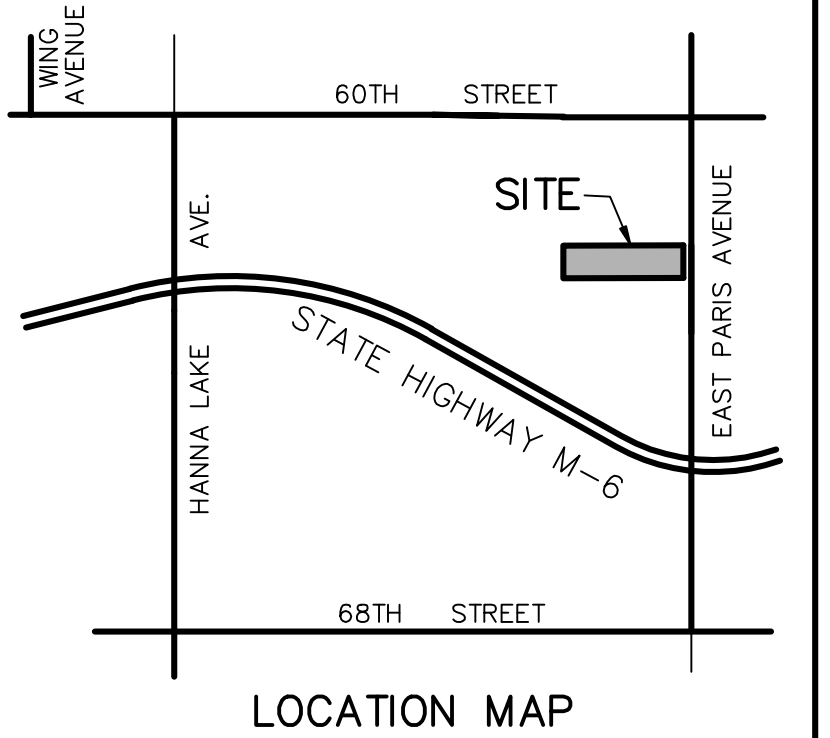
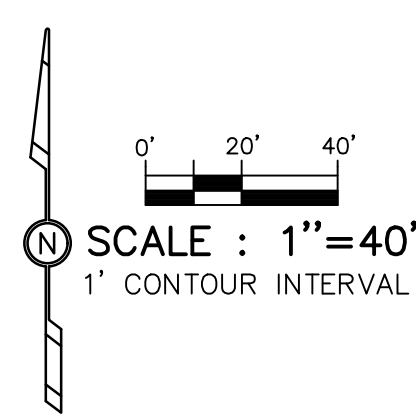
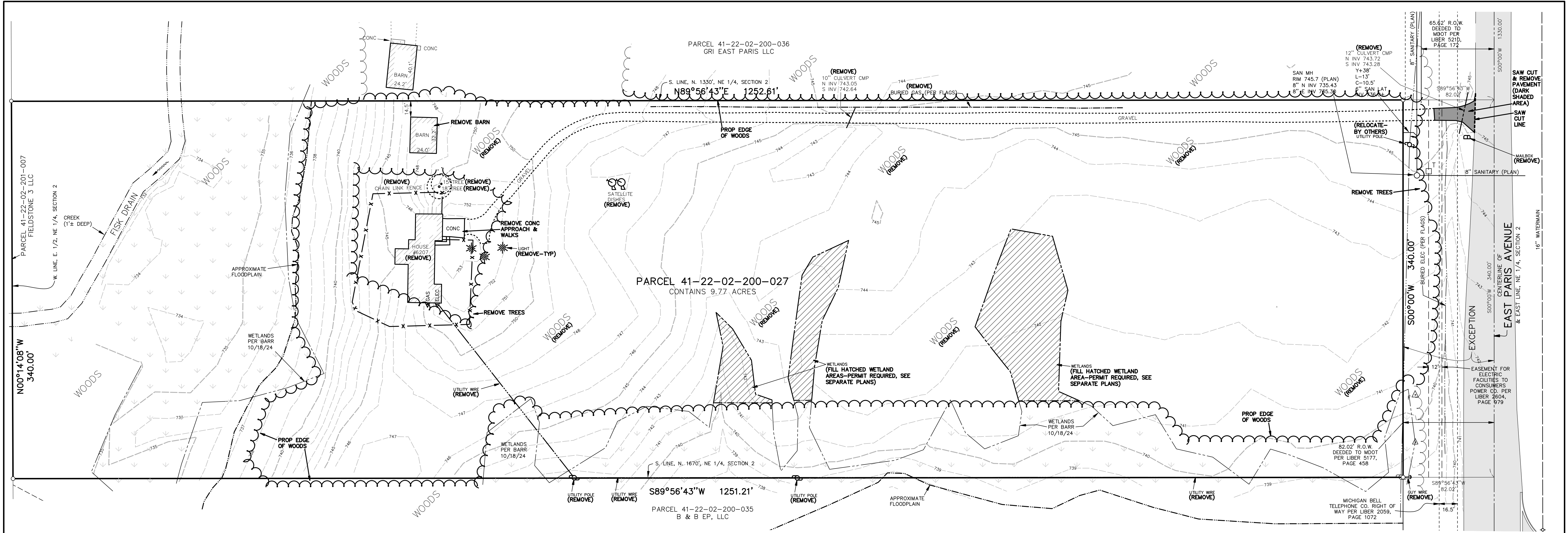
Project Address	Street: 6207 East Paris Avenue SE City: Caledonia, MI Zip: 49316					
Parcel Number(s)	41-22- 02-200-027 41-22-					
Owner Name	6207 East Paris Ventures LLC, Attn: Kevin Vreugdenhil					
Owner Address	Street: 6355 East Paris Avenue SE City: Caledonia, MI Zip: 49316					
Phone No. & Email	(616) 915-2916 / kevin.vreugdenhil@firstcompanies.com					
Applicant Name	First Companies, Inc. Attn: Kevin Vreugdenhil					
Applicant Address	Street: 6355 East Paris Avenue City: Caledonia, MI Zip: 49316					
Phone No. & Email	(616) 915-2916 / kevin.vreugdenhil@firstcompanies.com					
Brief Description of Proposed Project/Use	82,880 sq.ft. industrial building and associated parking and access drives					
Proposed Use	Industrial					
<i>I grant Township staff permission to enter onto the subject property in review of this application, certify the correctness and knowledge of the information submitted, and agree to comply with the terms and requirements of all applicable Township ordinances.</i>						
Owner Signature						
For Township Use Only						
Zoning District	☐ RR	☐ SR	☐ VR	☐ MFR	☐ VN	☐ NC
	☐ GC	☐ OS	☐ MB	☒ LI	☐ HI	☐ PUD
Project Type	☐ Single/Multi Unit Family ☐ Accessory Bldg. ☐ Sign ☐ Special Land Use ☒ Site Plan Review ☐ Rezone/PUD ☐ Major PUD Amend ☐ Land Division ☐ Plat/Site Condo ☐ Land Combo ☐ Lot Line Adj ☐ Road Maint. Agmt. ☐ Minor PUD Amend ☐ Text Amend ☐ _____					
Zoning	☐ Approved		☐ Approved w/Conditions			
Administrator	☐ Denied		☐ Withdrawn			
Signature				Date		
Notes						

Site Plan Review Narrative

6207 East Paris Avenue SE

- Property is located at 6207 East Paris and contains 9.77 acres.
- Zoning of the property is LI light industrial.
- The sites current use is residential the existing house will be removed.
- An EGLE permit has been submitted for the minor wetland fills required to construct the building (permit pending).
- Stormwater required is designed to KCDC and Gaines Township standards.
- The proposal is to construct a 82,880 sq.f.t building with 169 parking spaces. The building is intended to have at least 4 tenant spaces.

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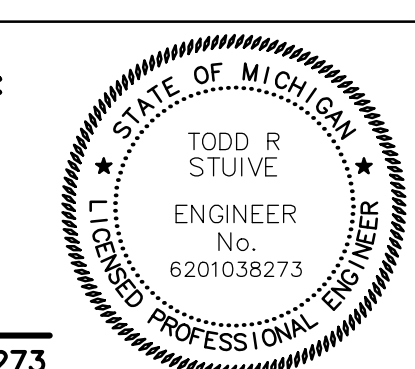


SHEET INDEX :

- 1 EXISTING CONDITIONS / DEMOLITION PLAN
- 2 SITE DEVELOPMENT & IMPROVEMENT PLAN
- 3 UTILITY PLAN
- 4 GRADING & SOIL EROSION CONTROL PLAN

LEGEND	
	= IRON STAKE FOUND
	= UTILITY POLE & GUY WIRE
	= LIGHT POLE
	= MAILBOX
	= HYDRANT
	= WATERMAIN VALVE
	= CATCH BASIN
	= MANHOLE
	= TELEPHONE BOX
	= EDGE OF TREES
	= FENCE LINE
	= OVERHEAD WIRES
	= BURIED GAS LINE
	= EXISTING WATERMAIN
	= EXISTING STORM SEWER
	= EXISTING SANITARY SEWER

PLANS PREPARED UNDER THE SUPERVISION OF:



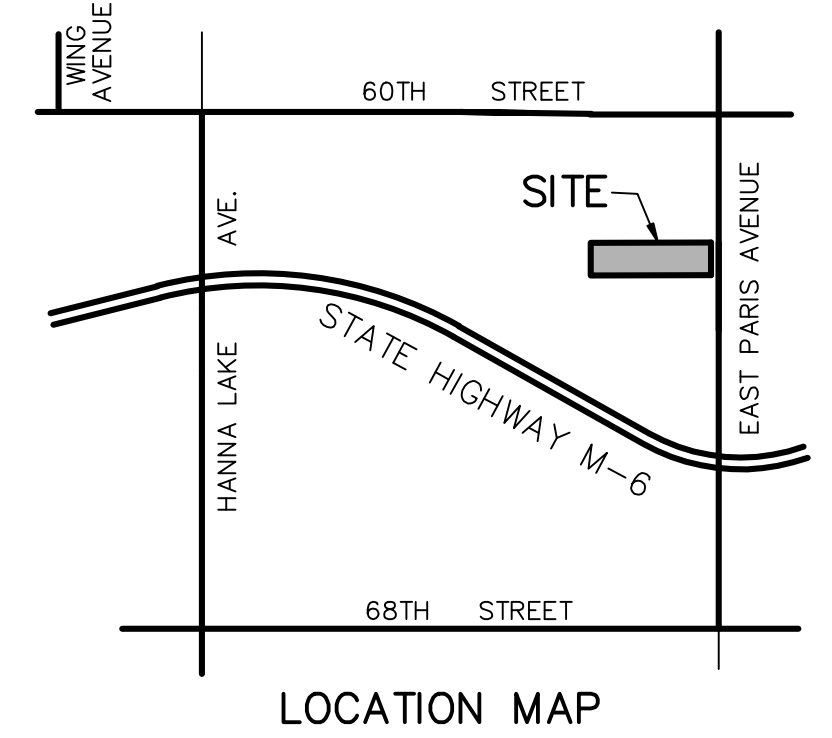
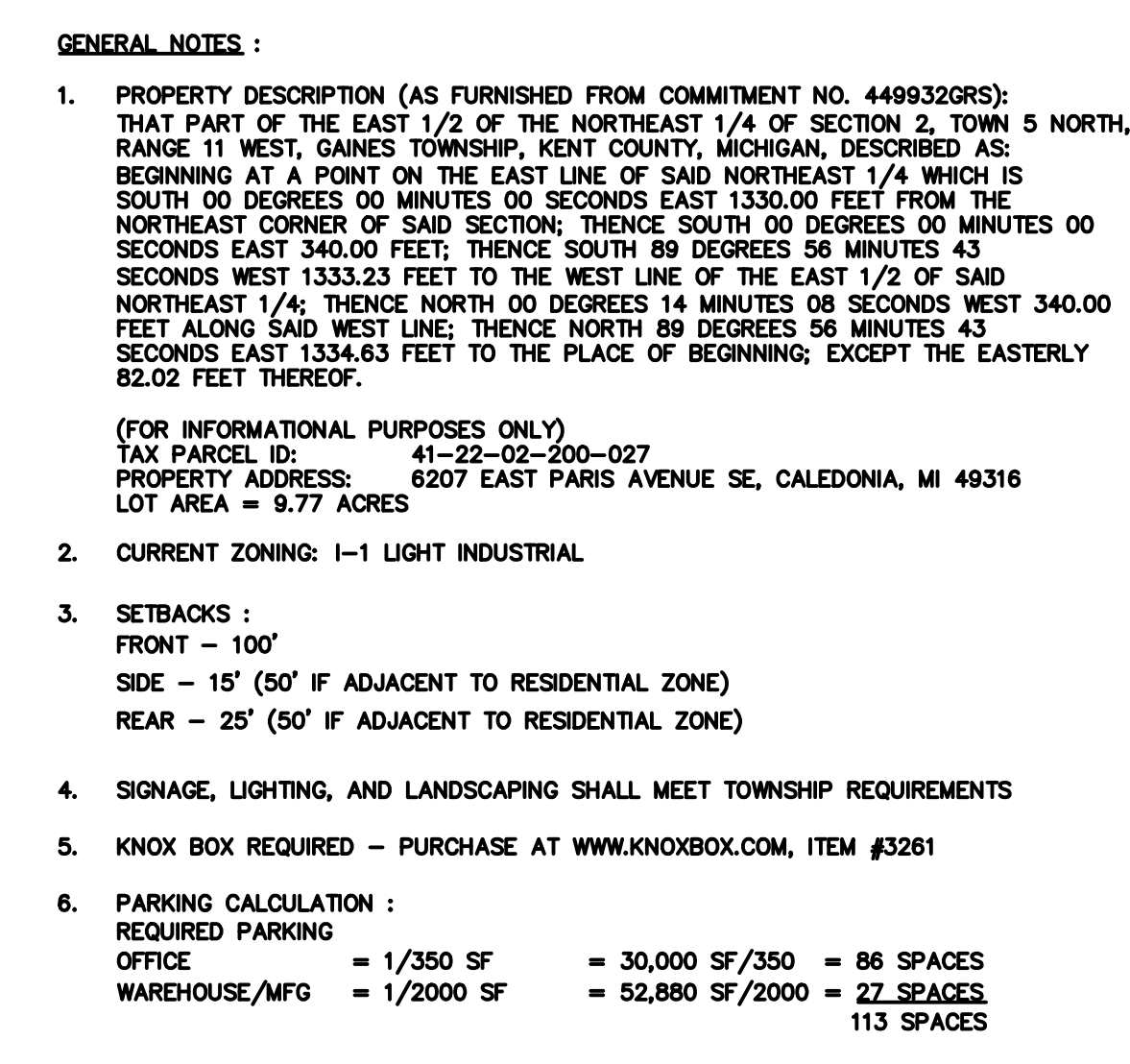
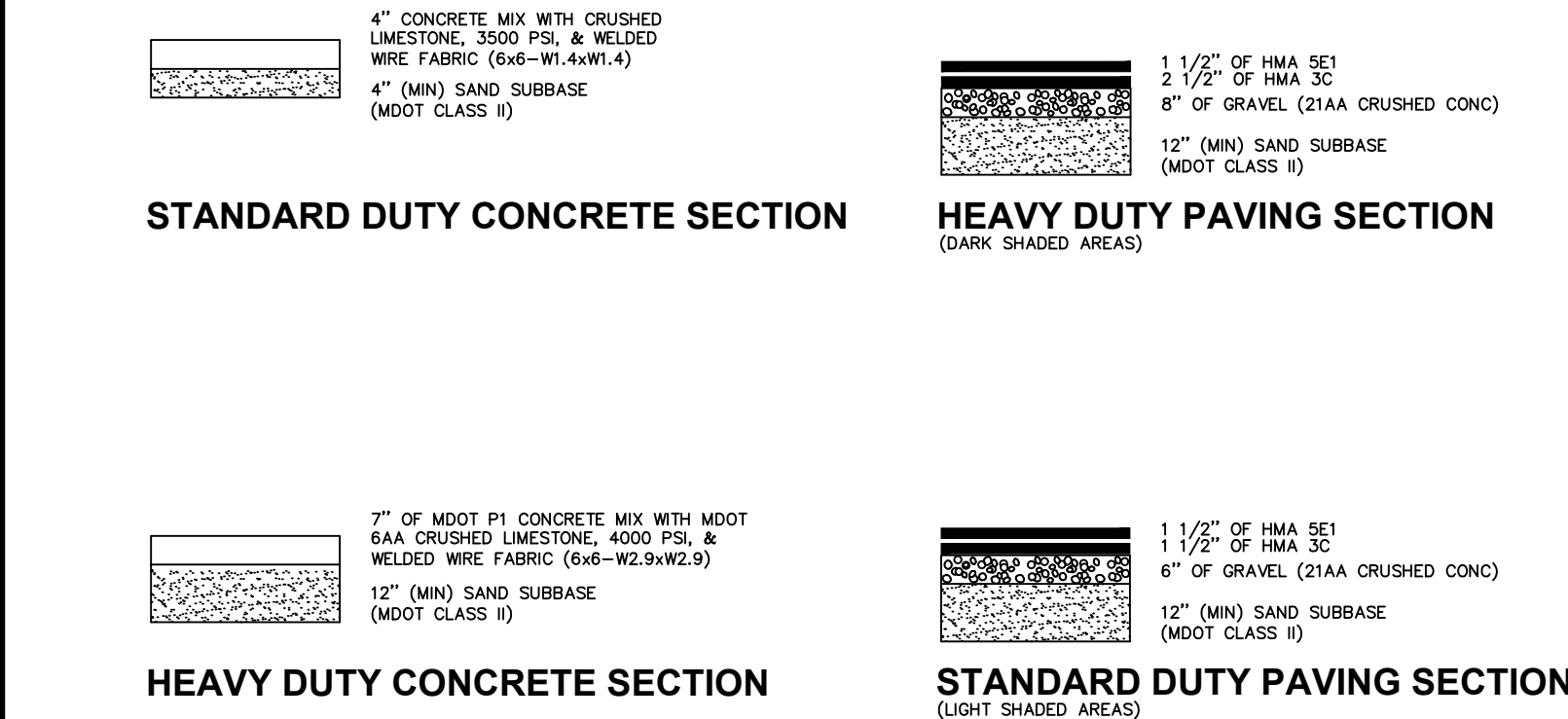
REGISTERED PROFESSIONAL ENGINEER, REG. NO.: 6201038273

EXISTING CONDITIONS / DEMOLITION PLAN
6207 EAST PARIS AVENUE SE

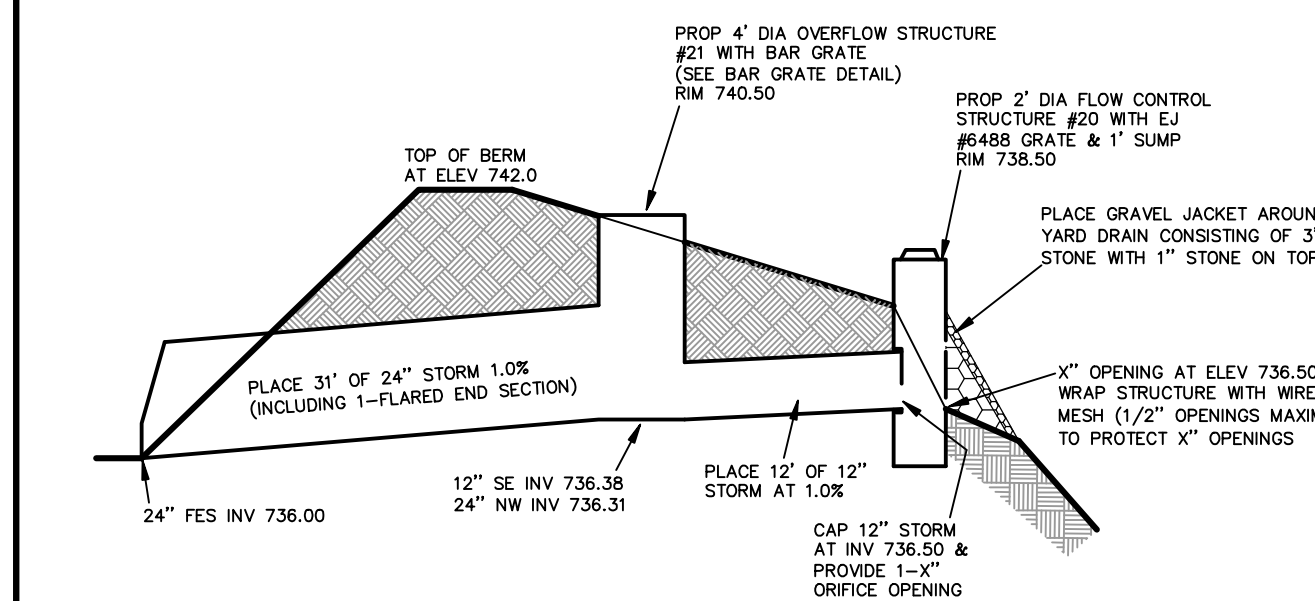
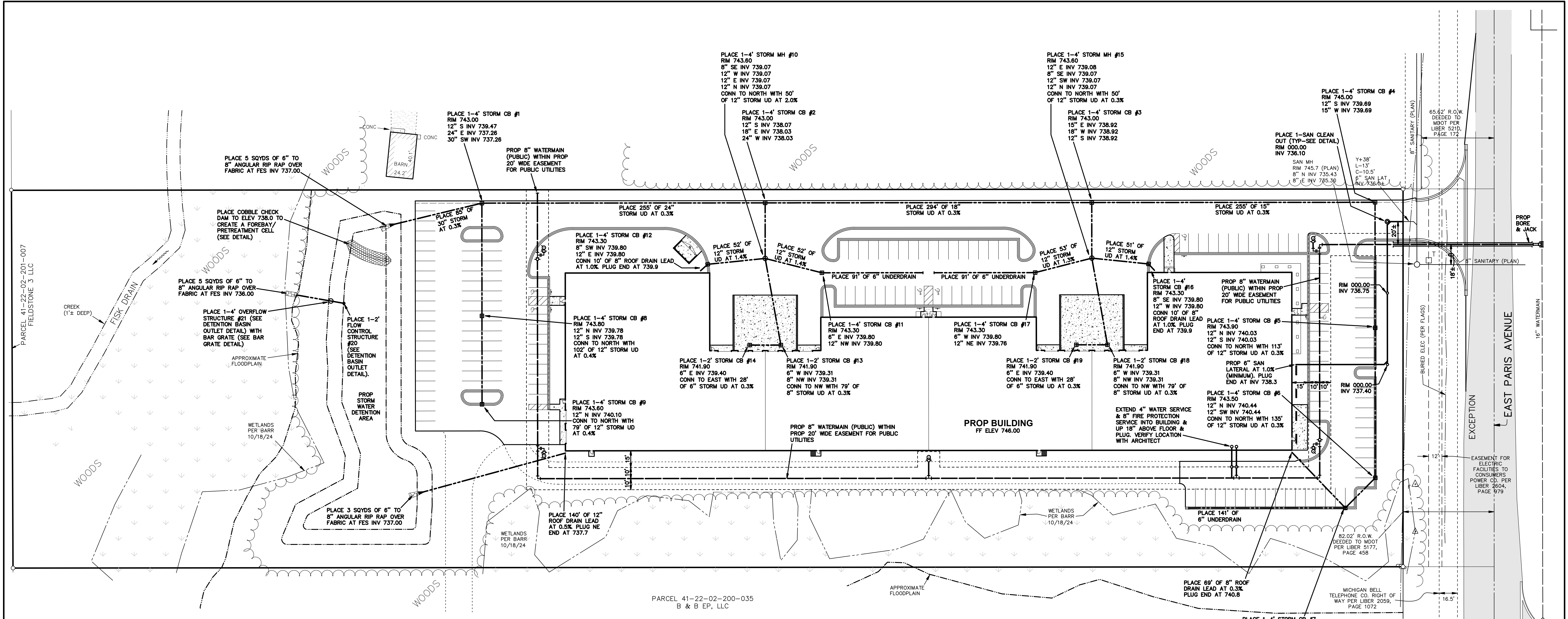
FOR: FIRST COMPANIES INC.
ATTN: CRAIG BAKER
6355 EAST PARIS AVENUE SE
CALEDONIA, MI 49316

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

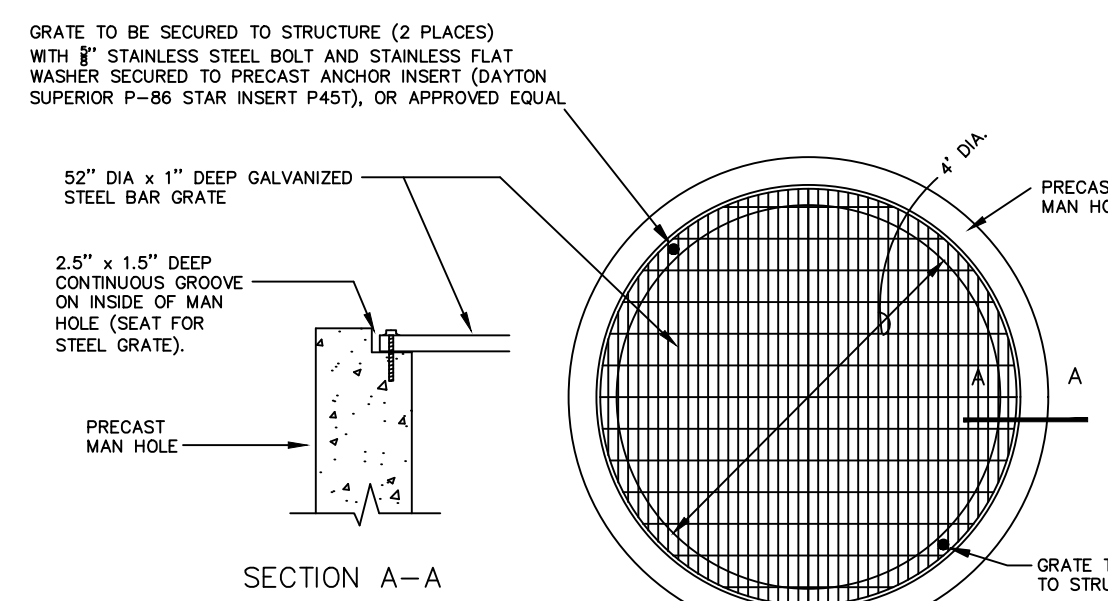
		excel engineering, inc. planners • engineers • surveyors 5252 Clyde Park, S.W. • Grand Rapids, MI 49509 Phone: (616) 531-3660 www.excelengineering.com	
DRAWN BY: MK	PROJ. ENG.: TRS	DATE: 05/22/25	SHEET 1 of 4
APPROVED BY: TRS	PROJ. SURV.: KJV	DATE: 05/22/25	
BY: FILE NO.: 241960E	DATE: 05/22/25		



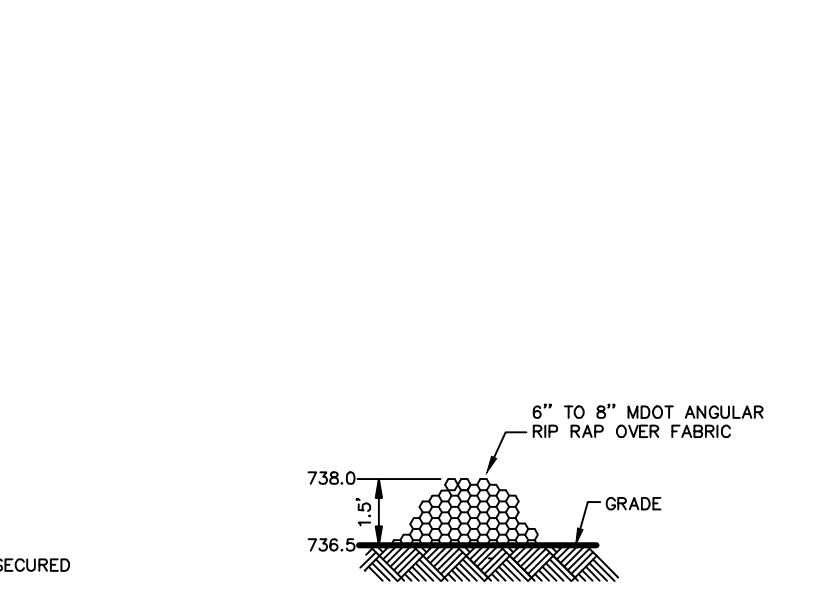
SITE DEVELOPMENT & IMPROVEMENT PLAN 6207 EAST PARIS AVENUE SE					
FOR: FIRST COMPANIES INC. ATTN: CRAIG BAKER 6355 EAST PARIS AVENUE SE CALEDONIA, MI 49316					
PART OF THE NE 1/4, SECTION 2, T5N, R11W, GAINES TOWNSHIP, KENT COUNTY, MICHIGAN					
 exxel engineering, inc. planners • engineers • surveyors 5252 Clyde Park, S.W. • Grand Rapids, MI 49509 Phone: (616) 531-3660 www.exxelengineering.com		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;"> DRAWN BY: MK APPROVED BY: TRS FILE NO.: 241960E </td> <td style="width: 50%; padding: 5px;"> PROJ. ENG.: TRS PROJ. SURV.: KJV DATE: 05/22/25 </td> </tr> </table>		DRAWN BY: MK APPROVED BY: TRS FILE NO.: 241960E	PROJ. ENG.: TRS PROJ. SURV.: KJV DATE: 05/22/25
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DATE	REVISION	BY	SHEET		
			2 of 4		



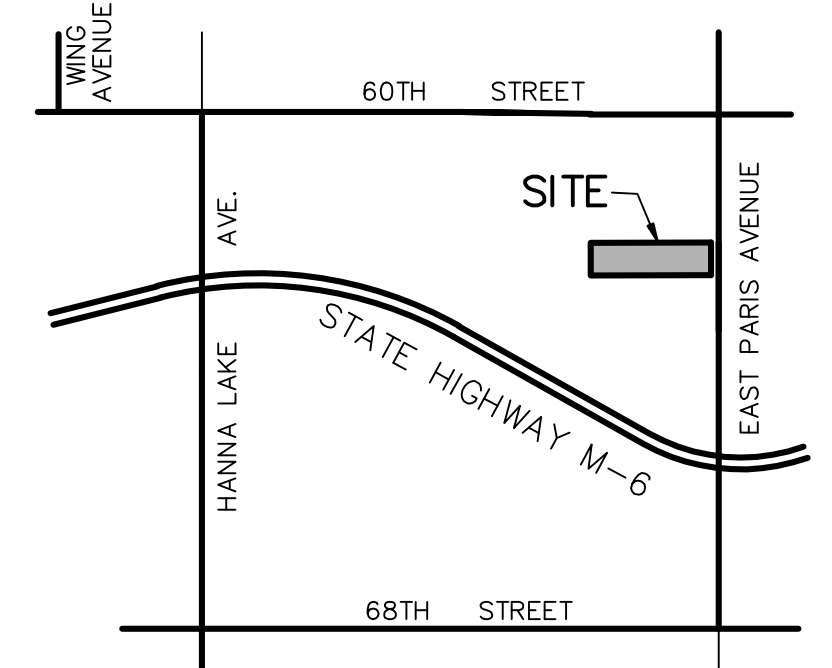
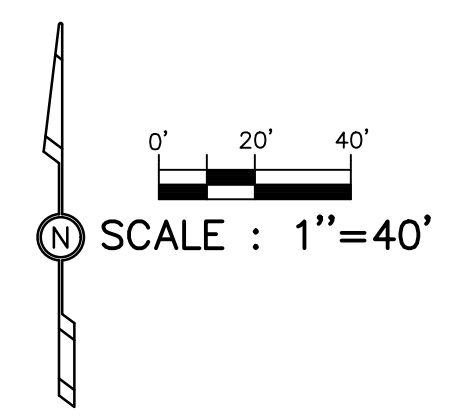
DETENTION BASIN OUTLET DETAIL



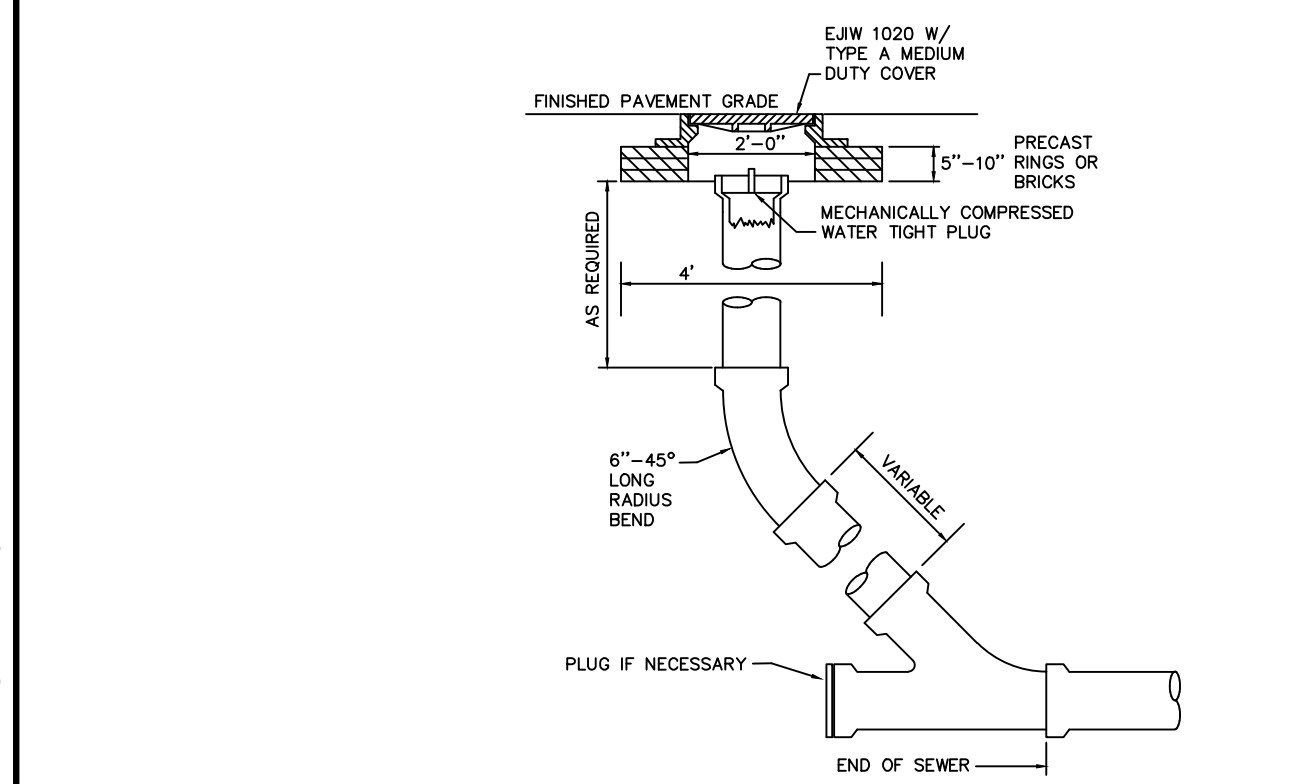
BAR GRATE DETAIL



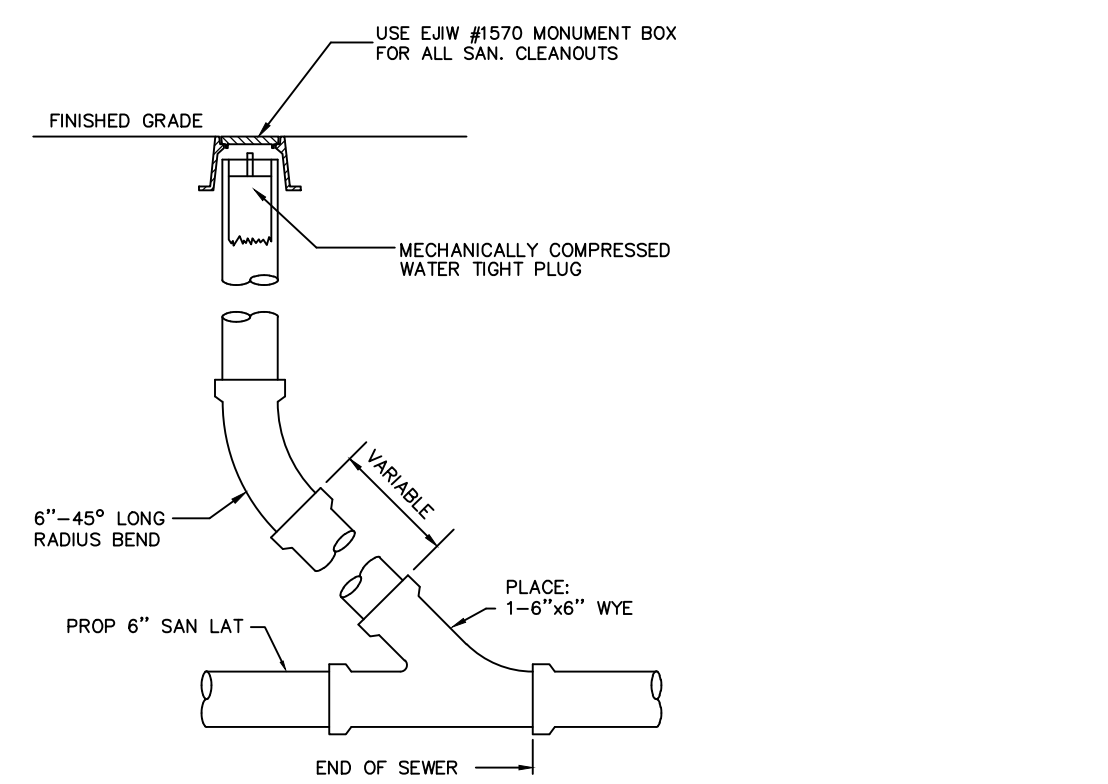
COBBLE CHECK DAM DETAIL



LOCATION MAP



SAN SEWER LATERAL CLEANOUT DETAIL (WITHIN PAVEMENT)



SAN SEWER LATERAL CLEANOUT DETAIL (OUTSIDE OF PAVEMENT)

- STORM SEWER NOTES**
- 2' CATCH BASINS (CB) WITHIN TRUCK DOCKS SHALL HAVE EJ NO. 104G CASTINGS WITH M1 GRATES + 2' SUMPS.
 - CATCH BASINS (CB) WITHIN PAVED AREAS SHALL HAVE EJ NO. 5105 CASTINGS + 2' SUMPS.
 - CATCH BASINS (CB) WITHIN BIT VALLEY CUTTER SHALL HAVE EJ NO. 7065 CASTINGS WITH M1 GRATES + 2' SUMPS.
 - CATCH BASINS (CB) WITHIN 2' CONC. ROLLED CURB + GUTTER SHALL HAVE EJ NO. 7065 CASTINGS WITH TYPE M1 GRATES + 2' SUMPS.
 - STORM MANHOLES (MH) SHALL HAVE EJ NO. 1020 CASTINGS WITH SOLID COVERS.
 - STORM UNDERDRAIN SHALL BE CONCRETE CG-76-ID OR PERFORATED ADS N-12 WITH SOCK OR APPROVED EQUAL UNLESS NOTED OTHERWISE.
 - STORM SHALL BE CONCRETE CG-76-ID OR ADS N-12 OR APPROVED EQUAL UNLESS NOTED OTHERWISE.
 - 6" UNDERDRAIN SHALL BE CORRUGATED PLASTIC PIPE WITH SOCK OR APPROVED EQUAL. MAINTAIN 3' MIN COVER WHEN POSSIBLE.
 - ROOF DRAIN LEAD SHALL BE PVC SDR-35.
 - FOOTING DRAIN LEAD SHALL BE PVC SDR-35.

UTILITY PLAN
6207 EAST PARIS AVENUE SE
FOR: FIRST COMPANIES INC.
ATTN: CRAIG BAKER
6355 EAST PARIS AVENUE SE
CALEDONIA, MI 49316
PART OF THE NE 1/4, SECTION 2, T5N, R11W, GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

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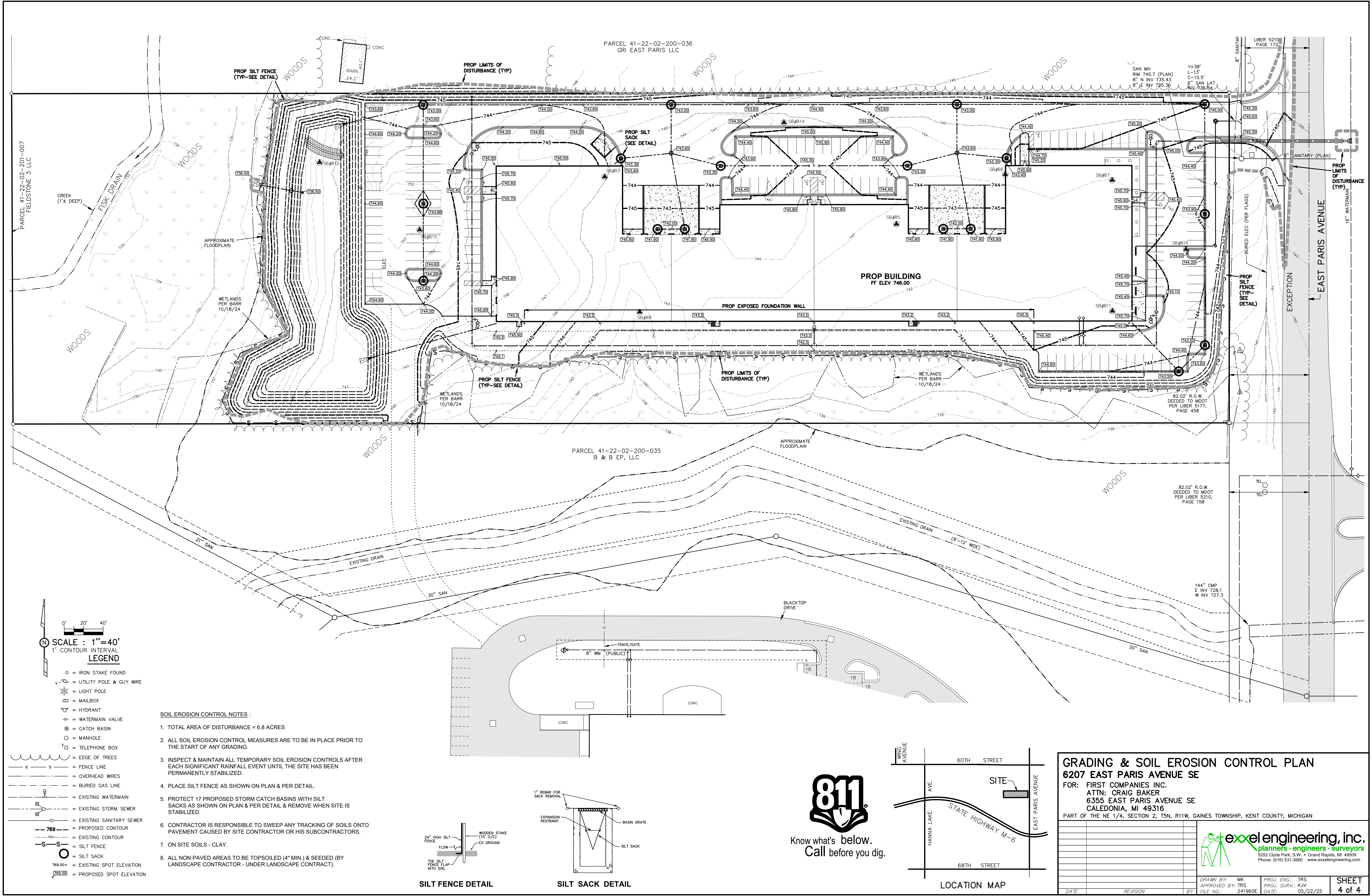
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DATE: 05/22/25

PROJ. ENG.: TRS
PROJ. SURV.: KJV
DATE: 05/22/25

SHEET
3 of 4

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0'20'40'

N

SCALE : 1"=40'

1' CONTOUR INTERVAL

LEGEND

○

= IRON STAKE FOUND

⊕

= UTILITY POLE & GUY WIRE

⊙

= LIGHT POLE

□

= MAILBOX

⊕

= HYDRANT

⊕

= WATERMAIN VALVE

⊕

= CATCH BASIN

○

= MANHOLE

⊕

= TELEPHONE BOX

— x — x —

= EDGE OF TREES

— · — · —

= FENCE LINE

— · — · —

= OVERHEAD WIRES

— · — · —

= BURIED GAS LINE

— · — · —

= EXISTING WATERMAIN

— · — · —

= EXISTING STORM SEWER

— · — · —

= EXISTING SANITARY SEWER

— · — · —

= PROPOSED CONTOUR

— · — · —

= EXISTING CONTOUR

— · — · —

= SILT FENCE

— · — · —

= SILT SACK

○

= EXISTING SPOT ELEVATION

○

= PROPOSED SPOT ELEVATION

SOIL EROSION CONTROL NOTES :

- TOTAL AREA OF DISTURBANCE = 6.8 ACRES
- ALL SOIL EROSION CONTROL MEASURES ARE TO BE IN PLACE PRIOR TO THE START OF ANY GRADING.
- INSPECT & MAINTAIN ALL TEMPORARY SOIL EROSION CONTROLS AFTER EACH SIGNIFICANT RAINFALL EVENT UNTIL THE SITE HAS BEEN PERMANENTLY STABILIZED.
- PLACE SILT FENCE AS SHOWN ON PLAN & PER DETAIL.
- PROTECT 17 PROPOSED STORM CATCH BASINS WITH SILT SACKS AS SHOWN ON PLAN & PER DETAIL & REMOVE WHEN SITE IS STABILIZED.
- CONTRACTOR IS RESPONSIBLE TO SWEEP ANY TRACKING OF SOILS ONTO PAVEMENT CAUSED BY SITE CONTRACTOR OR HIS SUBCONTRACTORS.
- ON SITE SOILS - CLAY.
- ALL NON PAVED AREAS TO BE TOPSOILED (4" MIN.) & SEEDDED (BY LANDSCAPE CONTRACTOR - UNDER LANDSCAPE CONTRACT).

24" HIGH SILT FENCE

WOODEN STAKE (10' O/C)

EX GROUND

FLOW

TOE SILT FENCE FLAP INTO SOIL

1" REBAR FOR SACK REMOVAL

EXPANSION RESTRAINT

BASIN GRATE

SILT SACK

SILT FENCE DETAIL

SILT SACK DETAIL

811

Know what's below.
Call before you dig.

GRADING & SOIL EROSION CONTROL PLAN

6207 EAST PARIS AVENUE SE

FOR: FIRST COMPANIES INC.

ATTN: CRAIG BAKER

6355 EAST PARIS AVENUE SE

CALEDONIA, MI 49316

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BY: FILE NO.: 241960E

DATE: 05/22/25

PROJ. ENG.: TRS

PROJ. SURV.: KJV

DATE: 05/22/25

SHEET

4 of 4

Floor Plan Notes

- ALL EXTERIOR DIMENSIONS SHALL REFERENCE GRID LINES ON OUTSIDE FACE OF FRAMING STRUCTURE. ALL INTERIOR DIMENSIONS ARE TO FACE OF GYP. BD. UNO.
- UNLESS NOTED OTHERWISE, ALL NON-LOAD BEARING INTERIOR PARTITION WALLS SHALL BE CONSTRUCTED OF 2x4 WOOD STUDS @ 16" OC W/ SOUND ATTENUATION BATTS AND 5/8" GYP BOARD EACH SIDE. PROVIDE GYPSUM BOARD CONTROL JOINTS @ 30'-0" O.C.
- REFER TO WALL SECTIONS AND EXTERIOR ELEVATIONS FOR EXTERIOR WALL MATERIALS.
- ALL WOOD FRAMING THAT COMES IN CONTACT WITH DISSIMILAR MATERIAL SHALL BE TREATED TO RESIST DECAY AND/OR HAVE A BARRIER TO PREVENT MOISTURE TRANSMISSION.
- ALL METAL TO METAL CONNECTIONS SHALL BE SUCH AS TO AVOID DISSIMILAR METAL GALVANIC CORROSION.
- SET ALL FLOOR DRAINS, UNLESS REQUIRED OTHERWISE, 1" BELOW FLOOR LINE AND PITCH FROM 24" RADIUS.
- UNLESS INDICATED OTHERWISE, FLOOR MATERIAL CHANGES SHALL OCCUR BENEATH DOORS OR THRESHOLDS.
- WHERE OPENINGS IN INTERIOR PARTITIONS OCCUR (INCLUDING DOORS AND WINDOWS), CONSTRUCTION ABOVE OPENINGS SHALL MATCH ADJACENT CONSTRUCTION IN FINISH AND FIRE RATING.
- METAL STUD GAUGES SHALL BE DETERMINED BY STEEL STUD SUPPLIER'S ENGINEER.

Floor Plan Keynotes

(Not all keynotes appear on each floor plan)

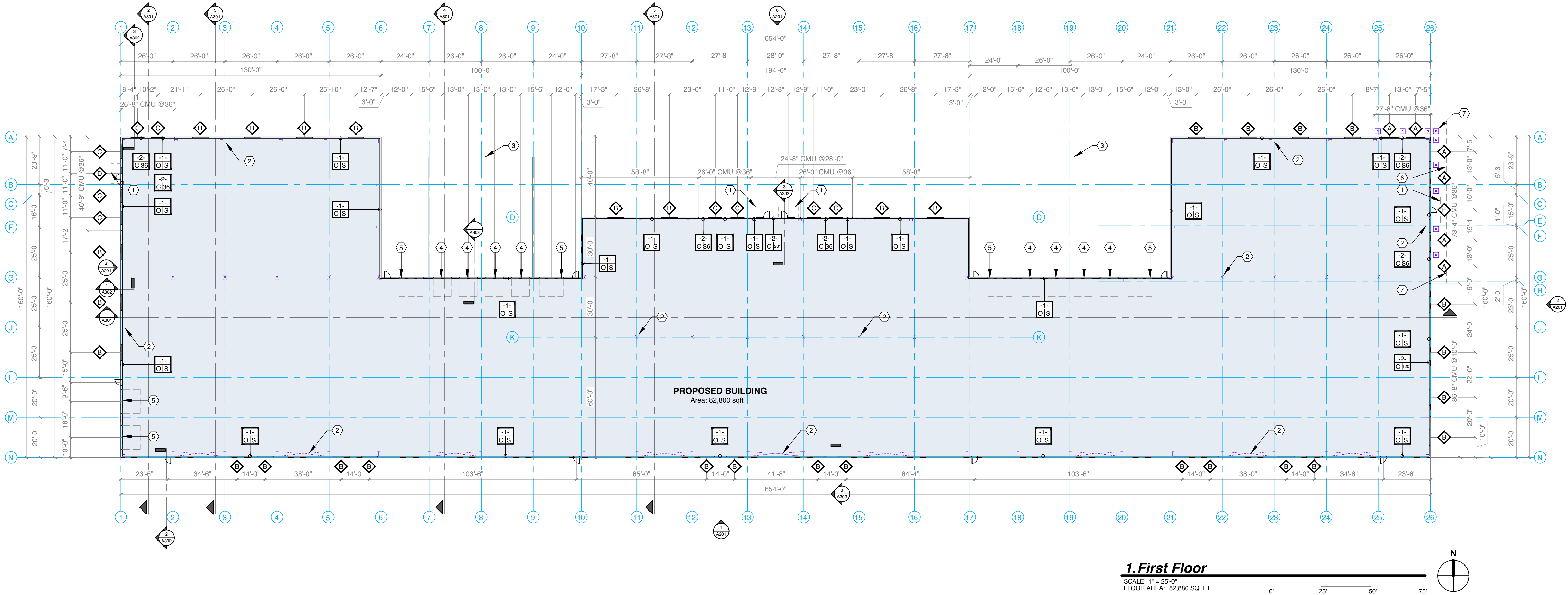
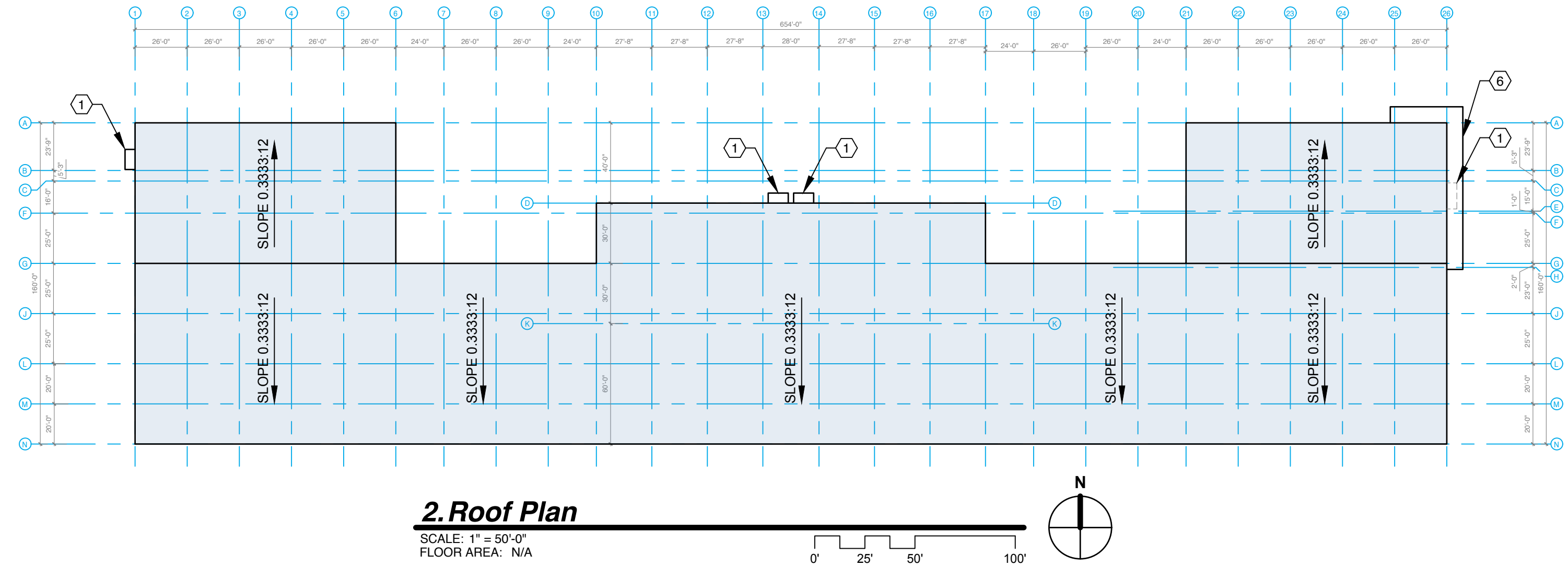
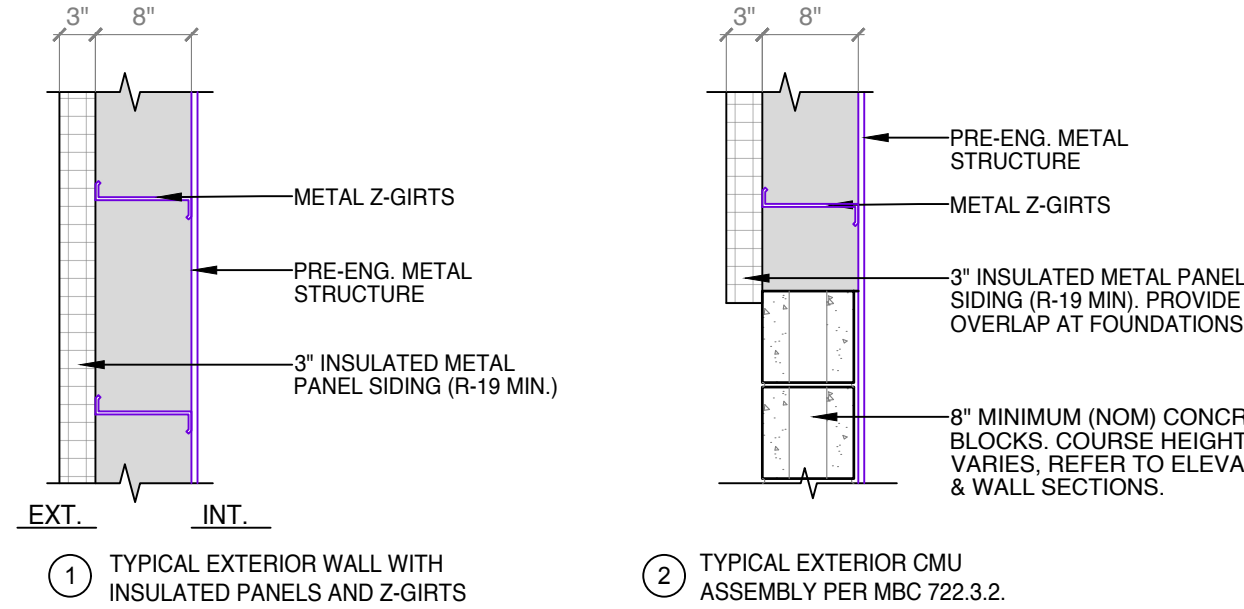
GENERAL NOTES:
REFER TO CIVIL DRAWINGS FOR LOCATION, DETAILS, AND INFORMATION REGARDING ALL EXTERIOR SIDEWALKS.

- PRE-FABRICATED METAL CANOPY.
- STRUCTURAL MEMBER. REFER TO STRUCTURAL DRAWINGS FOR SIZE AND LOCATION.
- TRUCK DOCK. SEE CIVIL DRAWING FOR DETAILS.
- 9' X 9' OVERHEAD DOOR.
- 12' X 14' OVERHEAD DOOR.
- METAL OVERHANG.
- WOOD WRAPPED COLUMN WITH CONCRETE BASE.

Wall Types Legend

WALL COMPOSITION NUMBER - EXTERIOR WALL TYPE LETTER - INTERIOR WALL TYPE PLUS - EXT. MATERIAL VARIES	WALL INSULATION A SOUND ATTENUATION T THERMAL - NONE
FIRE RESISTANCE RATING - NONE 1 1 HOUR 2 2 HOUR 3 3 HOUR 4 4 HOUR	WALL STUD & FINISH HEIGHT E EXTERIOR, SEE SECTIONS X SHAFT, SEE SECTIONS S BOTTOM OF STRUCTURE C EXTEND 6" ABOVE CEILING O OTHER, SEE WALL TYPE (#) TOP OF WALL IN INCHES R UNDERSIDE OF ROOF DECK
STUD SIZE 1 1 5/8" METAL STUD 2 2 1/2" METAL STUD 3 3 5/8" METAL STUD 4 4" METAL STUD 5 2x4 WOOD STUD 6 6" METAL STUD 7 2x6 WOOD STUD 8 8" METAL STUD O OTHER: SEE WALL TYPES	CONCRETE WALL THICKNESS A 4" NOMINAL BLOCK/ 4" CONC B 8" NOMINAL BLOCK/ 6" CONC C 8" NOMINAL BLOCK/ 8" CONC D 10" NOMINAL BLOCK/ 10" CONC E 12" NOMINAL BLOCK/ 12" CONC

Wall Types



523 Ada Drive SE, Suite 200
PO Box 404
Ada, MI 49301
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PEMB Spec
6207 E Paris Ave
Caledonia, MI
First Floor Plan



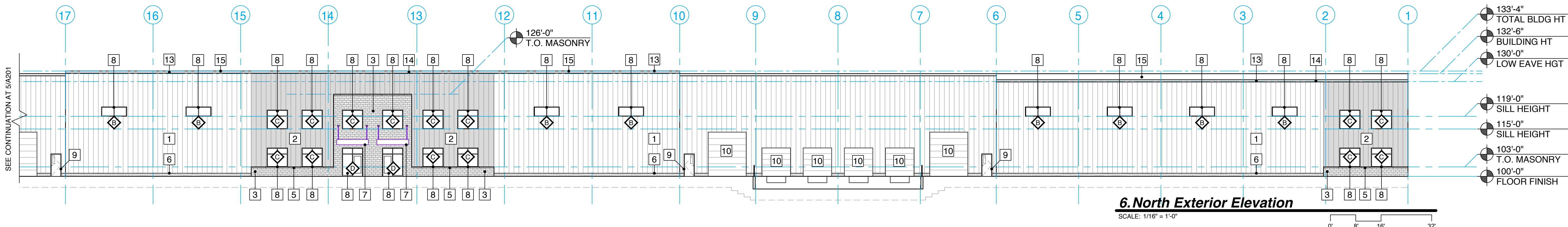
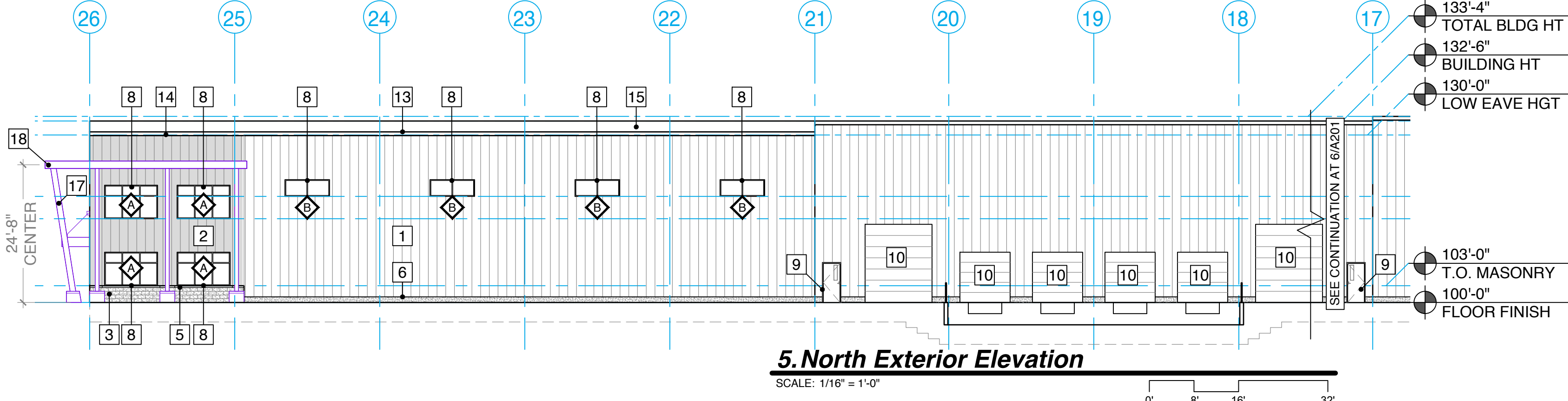
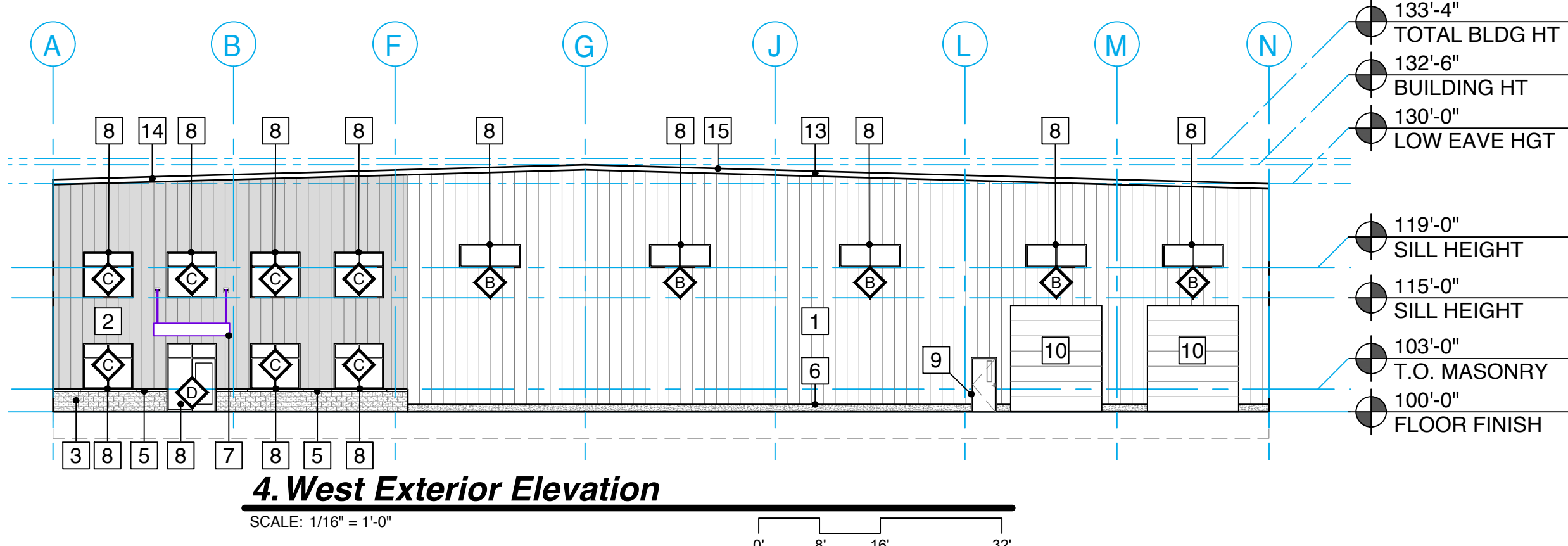
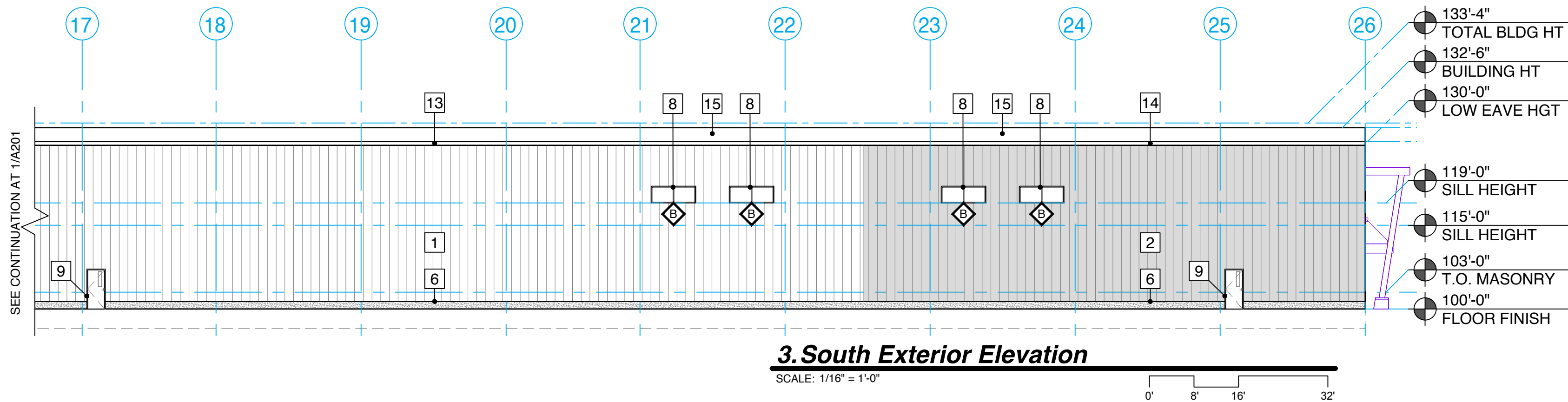
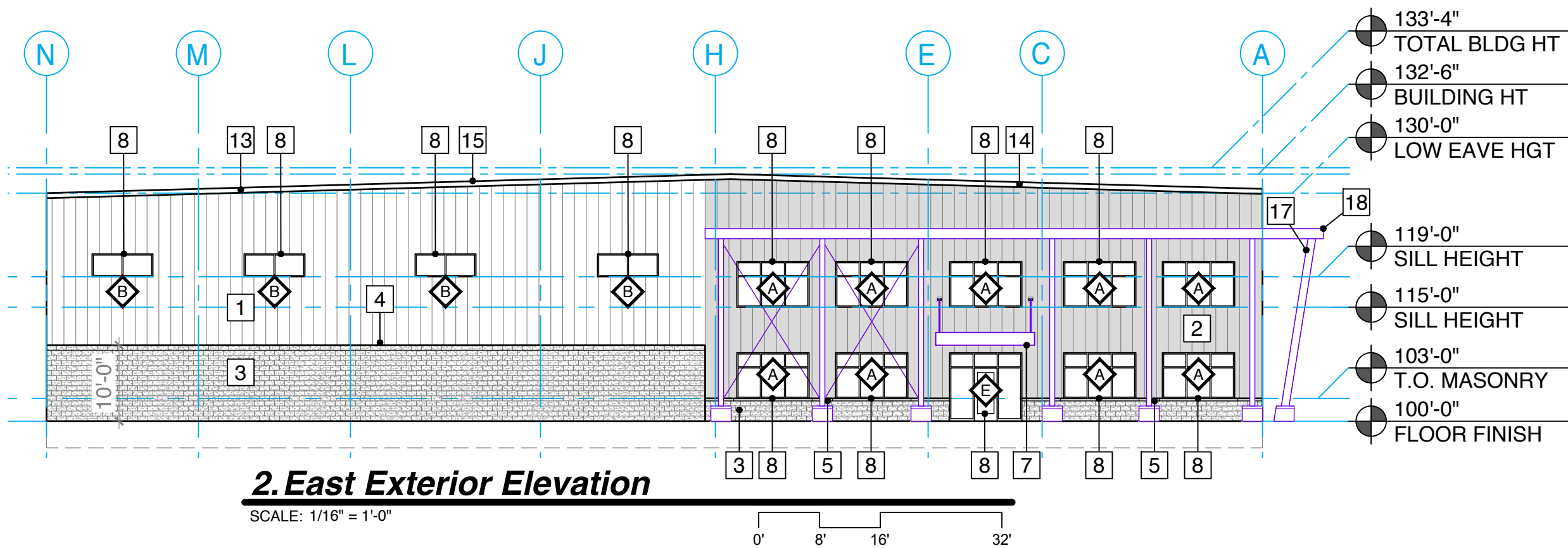
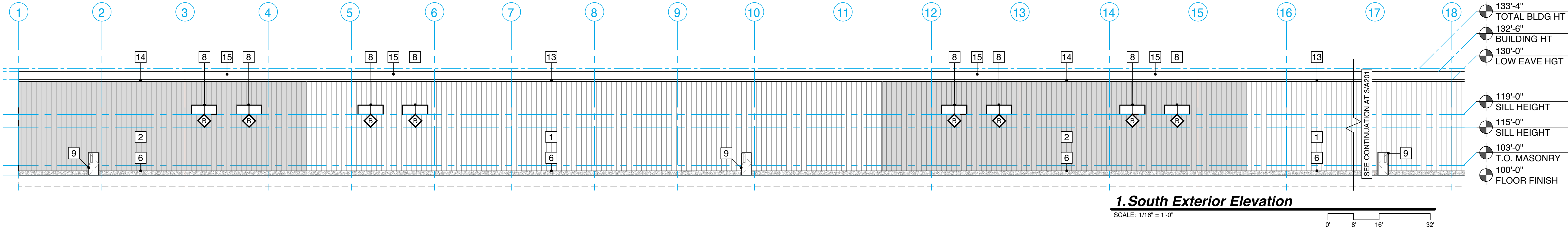
Revisions:

Project No: 224054
Issue Date: 02/17/25
Reviewer: KCD
Drawn By: CSW

A101

Exterior Materials Legend				
LABEL	MATERIAL	MANUFACTURER	STYLE	COLOR
1	INSULATED METAL PANEL	FALK OR SIM.	TBD	COLOR 1
2	INSULATED METAL PANEL	FALK OR SIM.	TBD	COLOR 2
3	CONCRETE BLOCK	TBD	4X8X16 SPLIT FACE	COLOR 3
4	CONCRETE BLOCK	TBD	4X8X16, SMOOTH FACE	COLOR 4
5	PRECAST CONCRETE PROFILE	TERRY'S	TBD	TBD
6	CONCRETE FOUNDATION WALL	BY CONTRACTOR	TBD	TBD
7	PREFAB METAL CANOPY	TBD	TBD	TBD
8	ALUMINUM STORE FRONT	TBD	TBD	BLACK ANODIZED
9	HOLLOW METAL DOOR	TBD	TBD	PAINTED - COLOR TBD

Exterior Materials Legend				
LABEL	MATERIAL	MANUFACTURER	STYLE	COLOR
10	OVERHEAD DOOR	TBD	TBD	TBD
11	6" DIA. CONCRETE FILLED BOLLARD	TBD	TBD	CAUTION YELLOW
12	42" HIGH STEEL GUARDRAIL	TBD	GALVANIZED, 3-LINE RAIL	TBD
13	PREFINISHED METAL COPING	PEMB	STANDARD	COLOR 1
14	PREFINISHED METAL COPING	PEMB	STANDARD	COLOR 2
15	STANDING SEAM METAL ROOF	PEMB	STANDARD	GALVLUM
16	TRUCK DOCK	TBD	POURED CONCRETE	TBD
17	WOOD WRAPPED COLUMN & CONCRETE BASE	TBD	TBD	COLOR 5
18	METAL OVER HANG	TBD	TBD	COLOR 2



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PEMB Spec

6207 E Paris Ave
Caledonia, MI

Exterior Elevations



Revisions:

Project No: 224054
Issue Date: 02/17/25
Reviewer: KCD
Drawn By: CSW

A201

1. ALL SHRUB BEDS SHALL RECEIVE 3" OF SHREDDED HARDWOOD BARK OR STONE MULCH. ALL STANDALONE TREES SHALL RECEIVE 3-4" OF FINELY GROUND SHREDDED BARK MULCH AROUND THE BASE OF TREES.
2. CONTRACTOR SHALL NOTIFY MISS DG TO LOCATE ANY UNDERGROUND UTILITY LINES OR STRUCTURES PRIOR TO STARTING CONSTRUCTION.
3. CONTRACTOR SHALL PROVIDE SPECIFIED SHRUBS, GROUNDCOVERS AND OTHER PLANT MATERIALS THAT COMPLY WITH ALL RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS STOCK, GROWN WITH GOOD HORTICULTURAL PRACTICE AND INVALED IN ACCORDANCE WITH THE METHODS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN.
4. REMOVE THE BURLAP, TWINE AND WIRE BASKETS FROM THE TOP 1' OF ALL B&B ROOT BALLS. NO PLASTIC TWINE OR BURLAP SHALL BE PERMITTED ON B&B PLANTS. PLANTING PITS SHALL BE THE SAME DEPTH AS ROOT BALLS.
5. STAKE ALL TREES. CONTRACTOR IS REQUIRED TO UNSTAKE TREES IN A TIMELY MANNER WITHIN THE YEAR FOLLOWING FINAL ACCEPTANCE TO ENSURE TREES ARE NOT DAMAGED BY STAKING WIRE. DO NOT WRAP TREE TRUNKS. DO NOT USE "TREE WOUND PATCH".
6. TOPSOIL SHALL BE INSTALLED EIGHT (8) INCHES WITHIN PLANTING BEDS.
7. ALL PLANTINGS AND LANDSCAPE IMPROVEMENTS SHALL BE CONSISTENT WITH GAINES CHARTER TOWNSHIP ZONING REQUIREMENTS.
8. SEED SHALL BE PLACED OVER 4" TOPSOIL IN ALL PROPOSED NOTED SEED AREAS PER PLANS, AND ALL AREAS DISTURBED BY CONSTRUCTION. SEED MIX SHALL BE AS FOLLOWS:

<u>LAWN SEED MIX</u> 10% TALL FESCUE 20% PERENNIAL RYE GRASS 30% CREEPING RED FESCUE 40% KENTUCKY BLUEGRASS AT 6 LBS. PER 1000 S.F.	<u>NATIVE PRAIRIE SEED MIX - (SEE SHT L500)</u> "LOW PROFILE PRAIRIE SEED MIX" (DRY-MESIC SOILS) PIZZO NATIVE PLANT NURSERY, LLC OR APPROVED EQUAL AT 24.4 LBS. PER 1 ACRE.
--	--

9. IRRIGATION SHALL BE PROVIDED FOR ALL LANDSCAPE PLANT BEDS AND FORMAL LAWN SEED MIX AREAS BY BUILDING. IRRIGATION NOT TO BE INCLUDED IN THE PRAIRIE SEED MIX OR STORM WATER SEED MIX AREAS.

340.00' FRONTAGE - LESS (1) DRIVEWAY @ 47.00' TOTAL = 293' FRONTAGE			
SIZE CLASSIFICATION	SPACING	NUMBER	RESULT
Small Tree (max. height 30 ft. or less)	15 ft. X	4	= 60 ft.
Medium Tree (max. height 31-70 ft.)	35 ft. X	5	= 150 ft.
Large Tree (max. ht greater than 70 ft.)	45 ft. X	2	= 90 ft.
TOTAL		= 11	= 300 ft. (greater than 293 ft.)

TOTAL SURFACE PARKING: 169 SPACES

PARKING LOT CANOPY TREES:

1 TREE PER 12 SPACES = 14 REQUIRED PARKING AREA TREES

TREES PROVIDED - 14 CANOPY DECIDUOUS TREES - SEE PLANT LIST FOR SPECIFICS

- (4) AR - ACER RUBRUM
(3) GB - GINGKO BILOBA
(2) LT - LIRIODENDRON TULIPFERA
(3) OV - OSTRYA VIRGINIANA
(2) TC - TILIA CORDATA

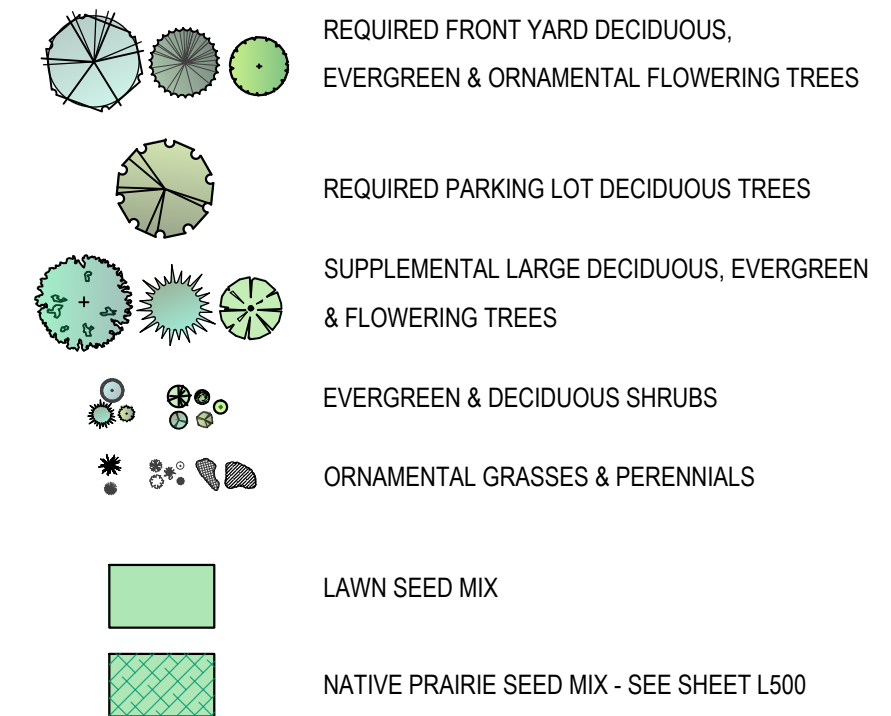
SCREENING:

PER SECTION 23.80.C

REQUIRED: (2) SHRUBS PER PARKING SPACE FRONTING THE R.O.W. = 44 SHRUBS REQ'D.
SHRUBS REQUIRED: TOTAL OF 44

SHRUBS PROVIDED: TOTAL OF 44

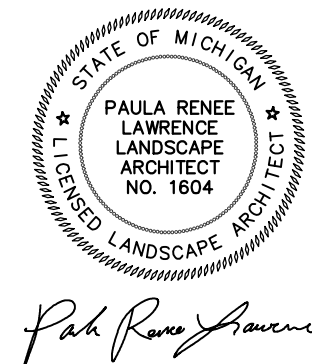
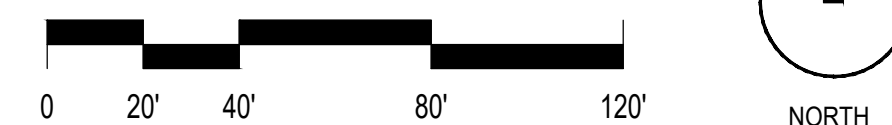
***SEE PLAN FOR SPECIFICS**



PLANT KEY	NATIVE	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENTS
TREES						
Deciduous Trees						
AR	N	Acer rubrum 'October Glory'	October Glory Red Maple	2.5" CAL	BB	Matched
CB		Carpinus betulus 'Fastigiata'	Fastigiata European Hornbeam	2.5" CAL	BB	Matched
GB		Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	2.5" CAL	BB	Matched
LT	N	Liriodendron tulipifera	Tulip Tree	2.5" CAL	BB	Matched
OV	N	Ostrya virginiana	American Hop Hornbeam, Ironwood	2.5" CAL	BB	Matched
TC	N	Tilia cordata 'Greenspire'	Little Leaf Linden	2.5" CAL	BB	Matched
Evergreen Trees						
AC	N	Abies concolor	White Fir	6-8' Ht	BB	Matched
PS	N	Pinus strobus	Eastern White Pine	6-8' Ht	BB	Matched
Ornamental Trees						
CC	N	Cercis canadensis	Eastern Redbud	1.5" CAL	BB	Speciman
CF	N	Cornus florida	White Flowering Dogwood	1.5" CAL	BB	Speciman
MS	N	Magnolia x soulangeana	Saucer Magnolia	1.5" CAL	BB	Multi-STEM
PK		Prunus serrulata 'Kwanzan'	Kwanzan Cherry	1.5" CAL	BB	Speciman

SHRUBS & PERENNIALS

Evergreen Shrubs							
Formal - Rounded							
columnar - Upright	BUX		Buxus x 'Green Gem'	Green Gem Boxwood	18" Ht	CONT.	3.5' O.C.
	CHP		Chamaecyparis pisifera 'Golden Mop'	Japanese Falsecypress	18" Spr	CONT.	3' O.C.
	ILG	N	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	18" Ht	CONT.	3.5' O.C.
	JCS	N	Juniperus chinensis 'Sea Green'	Sea Green Juniper	24" Ht	CONT.	5' O.C.
	JSB	N	Juniperus scopulorum 'Blue Arrow'	Blue Arrow Juniper	36-48" Ht	CONT.	2' O.C.
JSW	N	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper	48" Ht	CONT.	4' O.C.	
Flowering Shrubs							
CSK	N	Cornus sericea 'Kelsey'	Kelsey's Dwarf Red Twig Dogwood	18" Ht	CONT.	3' O.C.	
HYL		Hydrangea 'Little Lime'	Little Lime Hydrangea	3 gal.	CONT.	3.5' O.C.	
HYQ		Hydrangea quercifolia	Oakleaf Hydrangea	5 gal.	CONT.	4.5' O.C.	
SAR	N	Sambucus racemosa	Lemony Lace Elderberry	3 gal.	CONT.	4' O.C.	
VIC	N	Viburnum carlesii	Korean Spice Viburnum	24" Ht	CONT.	4' O.C.	
Ornamental Grasses							
CAB		Calamagrostis arundinacea variety brachytricha	Fall Blooming Feather Reed Grass	#2 POT	CONT.	2' O.C.	
MSV		Miscanthus sinensis 'Variegatus'	Variegated Japanese Silver Grass	#5 POT	CONT.	3.5' O.C.	
PAH	N	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	#2 POT	CONT.	2.5' O.C.	
SES		Sesleria autumnalis	Autumn Moor Grass	#1 POT	CONT.	1.5' O.C.	
Perennials							
ALG		Allium 'Geisha'	Geisha Ornamental Chive	#1 POT	CONT.	14" O.C.	
ALM		Allium 'Millennium' or 'Summer Beauty'	Millennium Ornamental Chive	#1 POT	CONT.	14" O.C.	
NEF		Nepeta x faassenii 'Pursian Blue'	Pursian Blue Nepeta	#1 POT	CONT.	2' O.C.	
RUF	N	Rudbeckia fulgida American Gold Rush	Plack Eyed Susan	#1 POT	CONT.	14" O.C.	



NOT FOR CONSTRUCTION

6207 EAST PARIS
6207 EAST PARIS AVE SE, CALEDONIA, MI 49316
FIRST COMPANIES, INC.

PRL DESIGN
LAND PLANNING • LANDSCAPE ARCHITECTURE

Phone: (616) 560-9131 ~ plawrence@prl-design.com
.....

DATE:	ISSUED FOR:
05/15/25	OWNER REVIEW
05/22/25	PUD SUBMITTAL
DATE	ISSUE
DATE	ISSUE
DATE	ISSUE
DATE	ISSUE
DATE	ISSUE
P.I.C.	P. LAWRENCE
P.M.	NAME
DESIGN	NAME

PRI PROJECT NUMBER

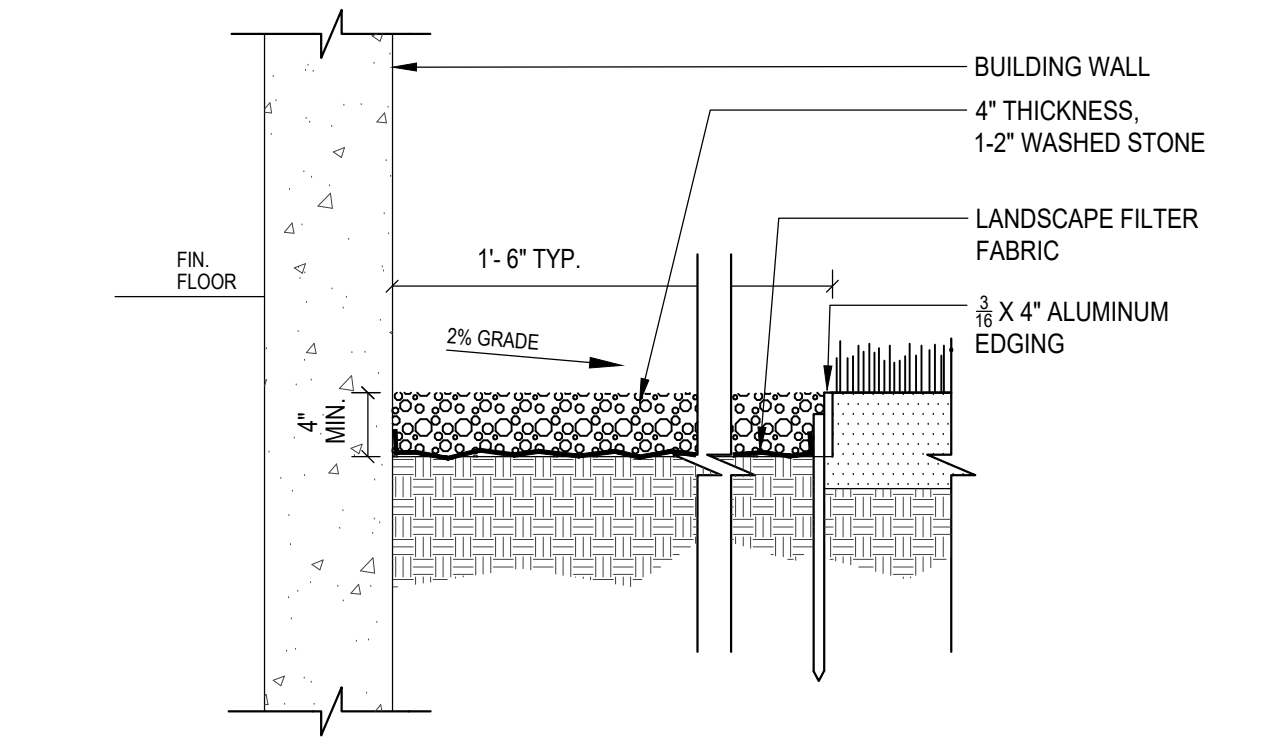
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SHEET NAME

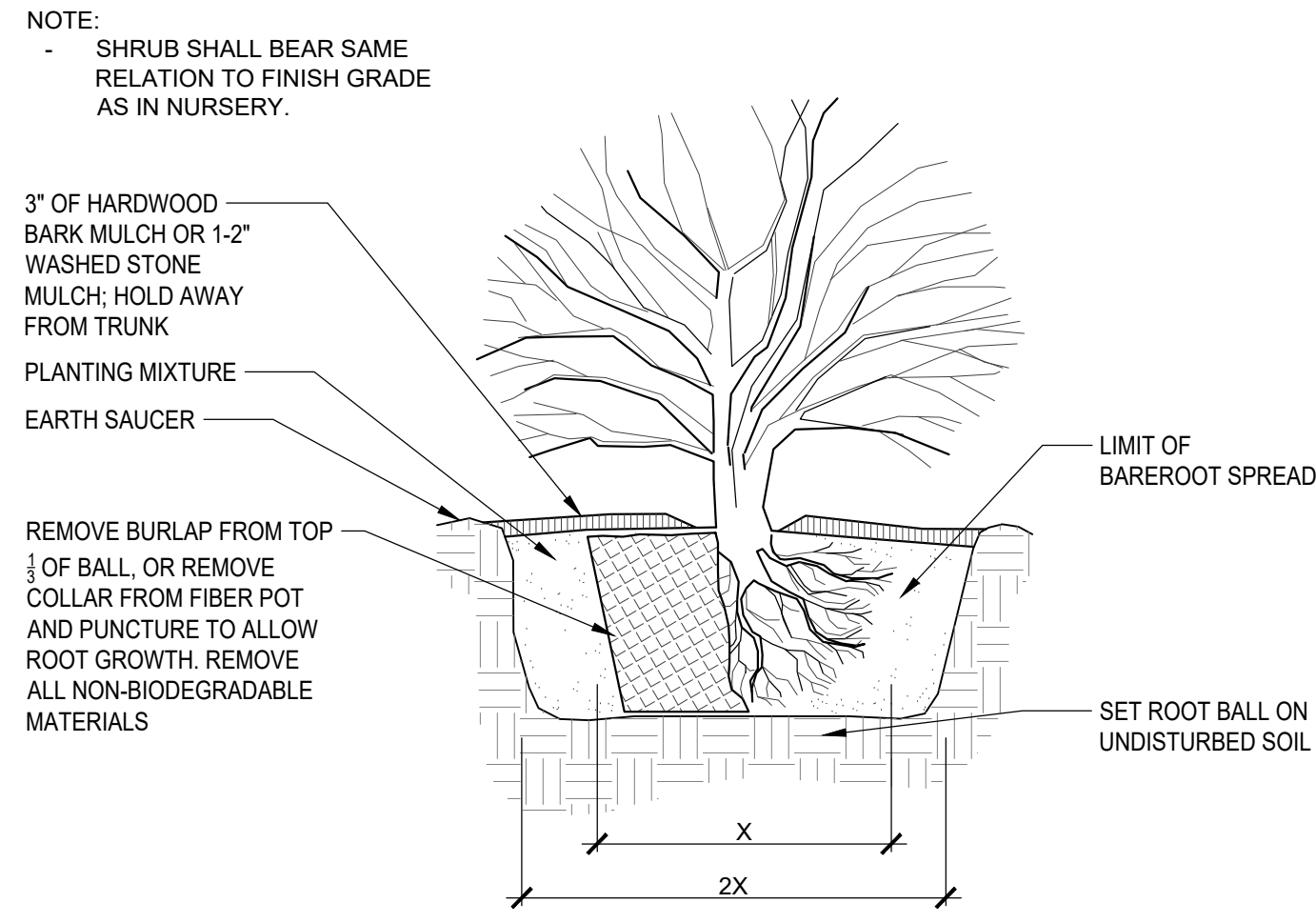
LANDSCAPE
PLAN

SHEET NUMBER

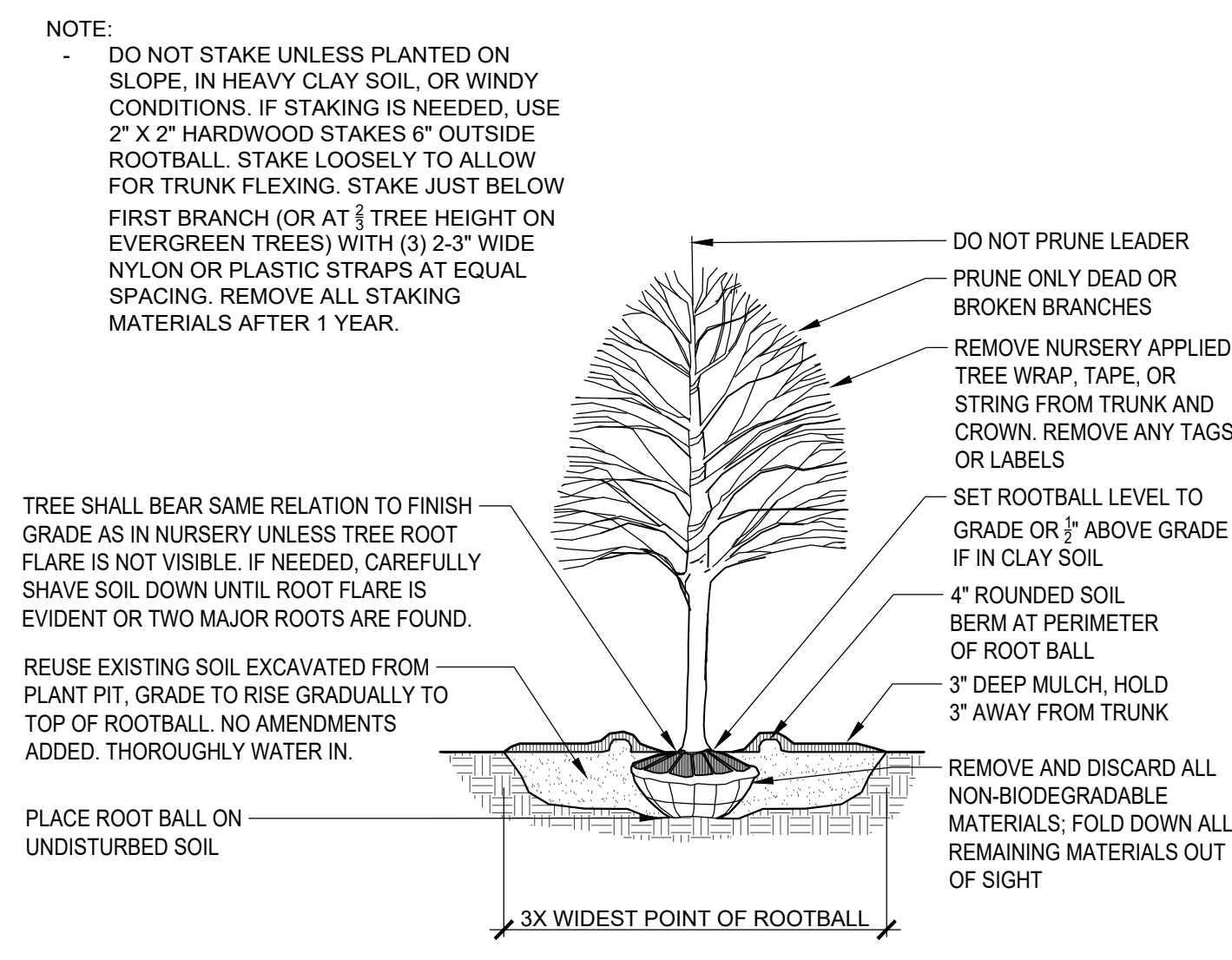
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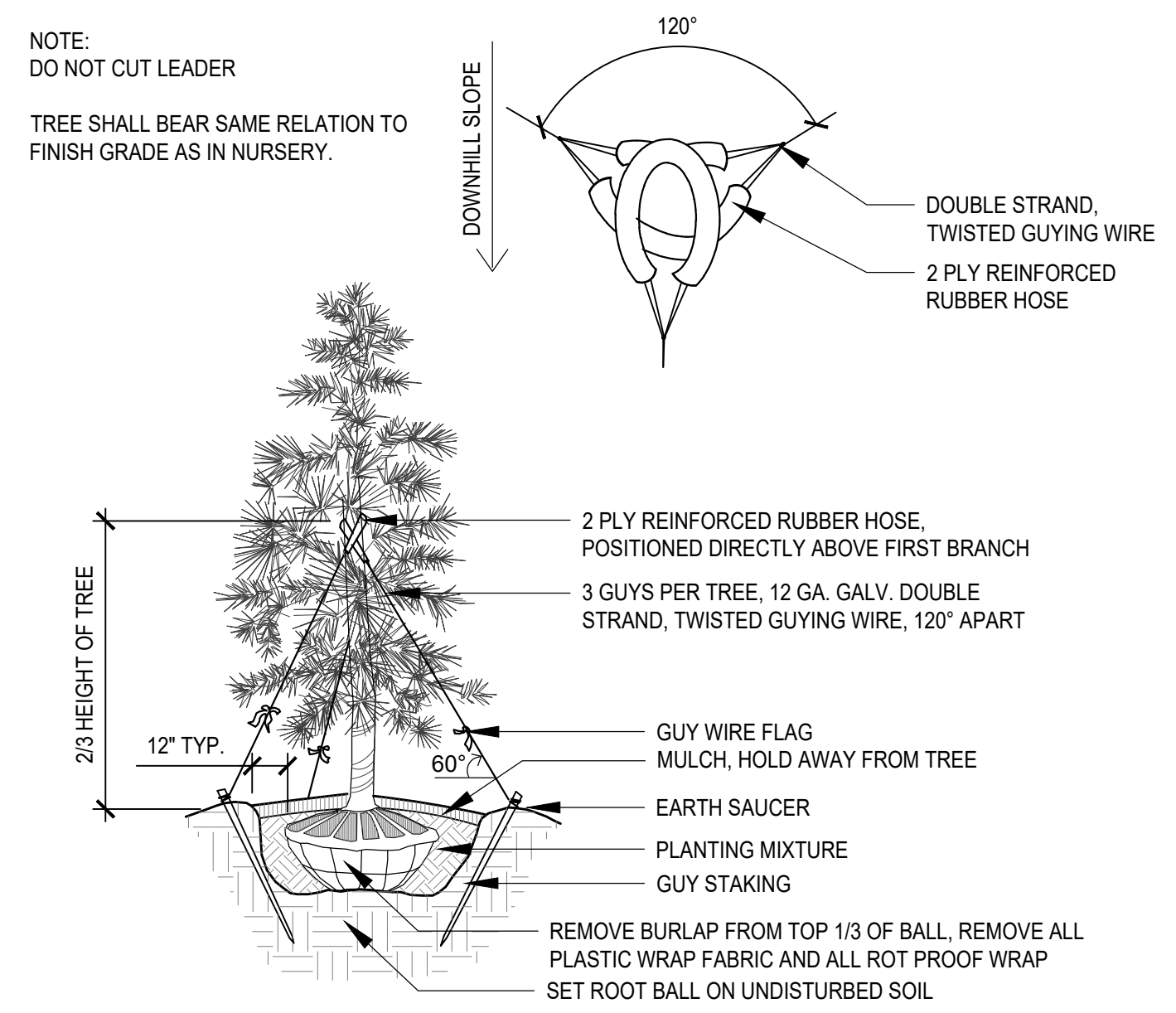
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SECTION NO SCALE



2 SHRUB PLANTING
SECTION NO SCALE



3 DECIDUOUS TREE PLANTING
SECTION NO SCALE



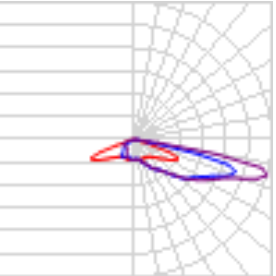
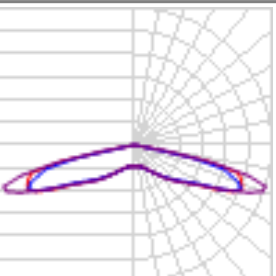
4 EVERGREEN TREE PLANTING
SECTION NO SCALE

PLANT LIST:						
PLANT KEY	NATIVE	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENTS
TREES						
Deciduous Trees						
AR	N	Acer rubrum 'October Glory'	October Glory Red Maple	2.5" CAL	BB	Matched
CB		Carpinus betulus 'Fastigiata'	Fastigiata European Hornbeam	2.5" CAL	BB	Matched
GB		Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	2.5" CAL	BB	Matched
LT	N	Liriodendron tulipifera	Tulip Tree	2.5" CAL	BB	Matched
OV	N	Ostrya virginiana	American Hop Hornbeam, Ironwood	2.5" CAL	BB	Matched
TC	N	Tilia cordata 'Greenspire'	Little Leaf Linden	2.5" CAL	BB	Matched
Evergreen Trees						
AC	N	Abies concolor	White Fir	6-8" Ht	BB	Matched
PS	N	Pinus strobus	Eastern White Pine	6-8" Ht	BB	Matched
Ornamental Trees						
CC	N	Cercis canadensis	Eastern Redbud	1.5" CAL	BB	Speciman
CF	N	Comus florida	White Flowering Dogwood	1.5" CAL	BB	Speciman
MS	N	Magnolia x soulangeana	Saucer Magnolia	1.5" CAL	BB	Multi-Stem
PK		Prunus serotina 'Kwanzan'	Kwanzan Cherry	1.5" CAL	BB	Speciman
SHRUBS & PERENNIALS						
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CHP		Chamaecyparis pisifera 'Golden Mop'	Japanese Falsecypress	18" Spr	CONT.	3' O.C.
ILG	N	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	18" Ht	CONT.	3.5' O.C.
JOS	N	Juniperus chinensis 'Sea Green'	Sea Green Juniper	24" Ht	CONT.	5' O.C.
Columnar - Upright						
JSB	N	Juniperus scopulorum 'Blue Arrow'	Blue Arrow Juniper	36-48" Ht	CONT.	2' O.C.
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Flowering Shrubs						
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MSV		Miscanthus sinensis 'Variegatus'	Variegated Japanese Silver Grass	#5 POT	CONT.	3.5' O.C.
PAH	N	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	#2 POT	CONT.	2.5' O.C.
SES		Sesleria autumnalis	Autumn Moor Grass	#1 POT	CONT.	1.5' O.C.
Perennials						
ALG		Allium 'Geisha'	Geisha Ornamental Chive	#1 POT	CONT.	14" O.C.
ALM		Allium 'Millenium' or 'Summer Beauty'	Millenium Ornamental Chive	#1 POT	CONT.	14" O.C.
NEF		Nepeta x faassenii 'Pursian Blue'	Pursian Blue Nepeta	#1 POT	CONT.	2' O.C.
RUF	N	Rudbeckia fulgida American Gold Rush	Black Eyed Susan	#1 POT	CONT.	14" O.C.

NATIVE PRAIRIE SEED MIX:

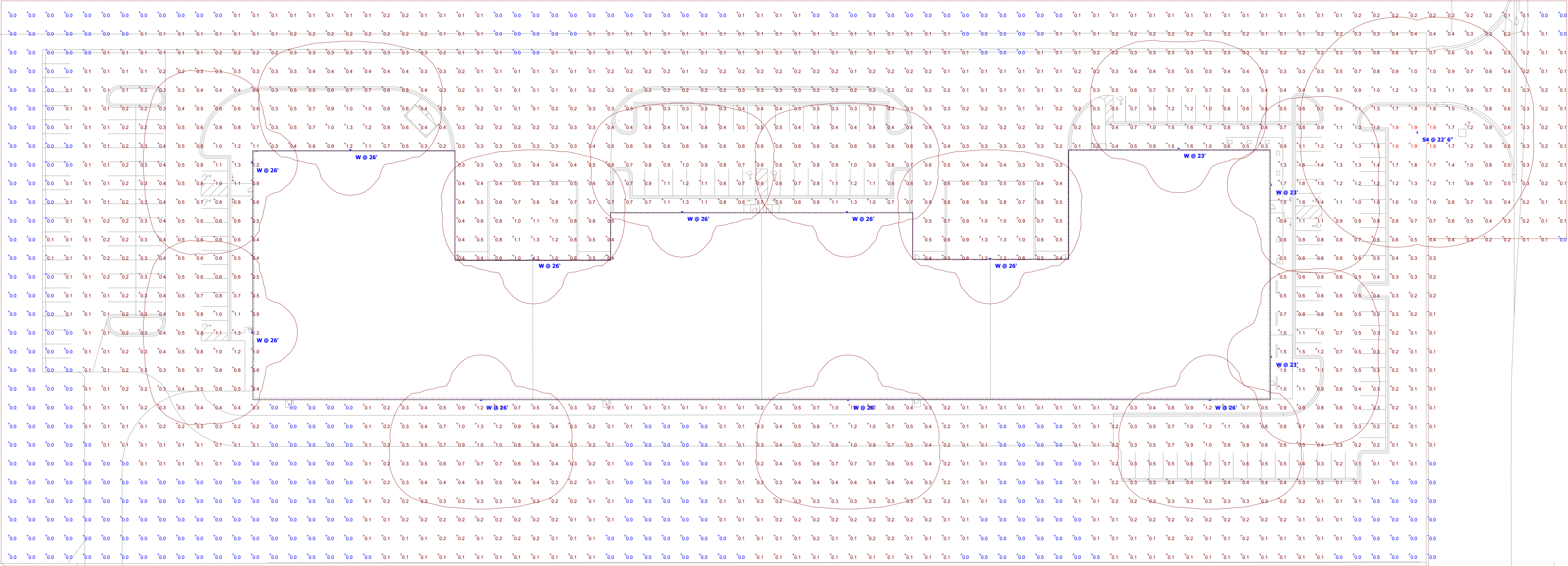
Pizzo Native Plant Nursery, LLC • 10729 Pine Road • Leland, IL 60531 • Phone : 815-981-8000 • www.pizzonursery.com

Low Profile Prairie Seed Mix (Dry-Mesic Soils)														
This mix is without Supplemental Fertilizer.														
Designed for sunny areas that are mesic to dry for most of the growing season. Composed of a diverse collection of shorter-profile prairie grass and wildflower species, this mix is ideal for areas where taller vegetation is not appropriate. Averaging 2.6' in height by seed count, with over 56% wildflowers, this mix provides an array of blooms from April through October. When installed and managed correctly, this mix typically begins flowering in the second growing season, starting with the yellow blooms of annual Partridge Pea and biennial Black-Eyed Susan. An additional colorful matrix of perennial species appears in the succeeding 3 to 5 years.														
Percent of Mix by Seed Count Requiring Stratification														
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Schedule											
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	W		13	Lithonia Lighting	DSXW1 P6 40K TFTM	7000 4000K 70CRI Forward Throw Medium	1	7241	1	48.25	 Max: 5321cd
	S4		1	Lithonia Lighting	RSX1 LED P4 40K R5	RSX Area Fixture Size 1 P4 Lumen Package 4000K CCT Type R5 Distribution	1	16795	1	133.14	 Max: 6417cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.3 fc	1.9 fc	0.0 fc	N/A	N/A



Designer
Date
05/20/2025
Scale
Not to Scale
Drawing No.
Summary



Gaines Charter Township Fire Department
Inspection Report

Plan Review-Site Plan Inspection Result

Inspection Status	Inspected by	Completed at
Completed	Pat Quick	05/28/2025 09:34 AM

Business Name	Address	Suite	City	Zip
First Companies (Proposed new building)	6207 E Paris Ave SE	--	Caledonia	49316

Introduction:

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

RESULT: Plan Review

REMARK:

Proposed 82,880 SF industrial building with associated parking and access drives; 4 tenant spaces, 169 parking spaces

General Construction and Demolition:

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

RESULT: Plan Review

ITEM: HYDRANTS REQUIRED Construction involving combustible building materials shall not occur until operable fire hydrants are in place within 500 road feet of the furthest point of any building being

constructed. (IFC 3312.1)

RESULT: Plan Review

ITEM: SUPPLEMENTAL HYDRANTS Install supplemental fire hydrants per site plan on a minimum 6" public water main. (IFC 507.5.2) Hydrants must be East Jordan 5BR with two 2-1/2" and one 4" outlet.

RESULT: Plan Review

REMARK:

Hydrants shown on plan are sufficient.

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

RESULT: Plan Review

REMARK:

Fire lane on south side of the building shall be paved or concrete and not a gravel surface.

Fire Protections Systems:

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

RESULT: Plan Review

Closing:

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

RESULT: Plan Review

Plans Approved or Denied:

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

RESULT: Approved

REMARK:

Inspection Signatures

Inspector Signature

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

Pat Quick
Fire Marshal
Deputy Chief

--

pat.quick@gainestownship.org



RSX1 LED Area Luminaire

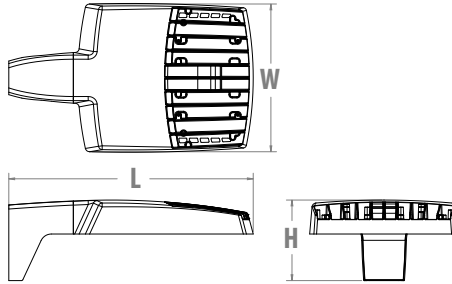


Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA (ft ² @0°):	0.57 ft ² (0.05 m ²)
Length:	21.8" (55.4 cm) (SPA mount)
Width:	13.3" (33.8 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
Weight: (SPA mount):	22.0 lbs (10.0 kg)



Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.



Items marked by a **shaded background** qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.

*See ordering tree for details



Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED					
Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1 P2 P3 P4	30K 3000K 40K 4000K 50K 5000K	R2 Type 2 Wide R3 Type 3 Wide R3S Type 3 Short R4 Type 4 Wide R4S Type 4 Short R5 Type 5 Wide ¹ R5S Type 5 Short ¹ AFR Automotive Front Row AFRR90 Automotive Front Row Right Rotated AFRL90 Automotive Front Row Left Rotated	MVOLT (120V-277V) ² HVOLT (347V-480V) ³ XVOLT (277V-480V) ⁴ (use specific voltage for options as noted) 120 ³ 277 ⁵ 208 ³ 347 ⁵ 240 ³ 480 ⁵	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°) RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°) MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon) IS Adjustable slipfitter (fits 2-3/8" OD tenon) ⁶ WBA Wall bracket ¹ WBASC Wall bracket with surface conduit box AASP Adjustable tilt arm square pole mounting ⁶ AARP Adjustable tilt arm round pole mounting ⁶ AAWB Adjustable tilt arm with wall bracket ⁶ AAWSC Adjustable tilt arm wall bracket and surface conduit box ⁶

Options			Finish	
Shipped Installed				
HS	House-side shield ⁷		DDBXD	Dark Bronze
PE	Photocontrol, button style ^{8,9}		DBLXD	Black
PER7	Seven-wire twist-lock receptacle only (no controls) ^{9,10,11}		DNAXD	Natural Aluminum
SF	Single fuse (120, 277, 347) ⁵		DWHXD	White
DF	Double fuse (208, 240, 480) ⁵		DBBTXD	Textured Dark Bronze
SPD20KV	20KV Surge pack (10KV standard)		DBLBXD	Textured Black
FAO	Field adjustable output ⁹		DNATXD	Textured Natural Aluminum
DMG	0-10V dimming extend out back of housing for external control (control ordered separate) ⁹		DWHGXD	Textured White
Shipped Installed				
*Standalone and Networked Sensors/Controls (factory default settings, see table page 9)				
NLTAIR2 PIRHN	nLight AIR generation 2, with Networked, Bi-Level motion/ambient sensor ^{9, 12, 13, 14}			
BAA	Buy America(n) Act and/or Build America Buy America Qualified			
CCE	Coastal Construction ¹⁵			
*Note: NLTAIR2 PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.				
Shipped Separately (requires some field assembly)				
EGS	External glare shield ⁷			
EGFV	External glare full visor (360° around light aperture) ⁷			
BS	Bird spikes ¹⁶			



Ordering Information

Accessories

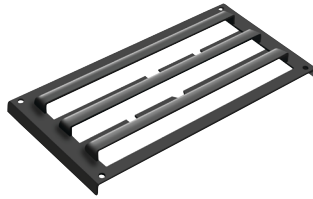
Ordered and shipped separately.

RSX1HS	RSX1 House side shield (includes 1 shield)
RSX1HSAFR U	RSX1 House side shield for AFR rotated optics (includes 1 shield)
RSX1EGS (FINISH) U	External glare shield (specify finish)
RSX1EGFV (FINISH) U	External glare full visor (specify finish)
RSXRPA (FINISH) U	RSX Universal round pole adaptor plate (specify finish)
RSXWBA (FINISH) U	RSX WBA wall bracket (specify finish) ¹
RSXSCB (FINISH) U	RSX Surface conduit box (specify finish, for use with WBA, WBA not included)
DLL127F 1.5 JU	Photocell -SSL twist-lock (120-277V) ¹⁷
DLL347F 1.5 CUL JU	Photocell -SSL twist-lock (347V) ¹⁷
DLL480F 1.5 CUL JU	Photocell -SSL twist-lock (480V) ¹⁷
DSHORT SBK U	Shorting cap ¹⁷

NOTES

- Any Type 5 distribution, is not available with WBA.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- XVOLT driver not available with P1 or P2. XVOLT driver operates on any line voltage from 277V-480V (50/60 Hz). XVOLT not available with fusing (SF or DF) and not available with PE.
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Maximum tilt is 90° above horizontal.
- It may be ordered as an accessory.
- Requires MVOLT or 347V.
- Two or more of the following options cannot be combined including PE, DMG, PER7, FAO and NLTAIR2 PIRHN. (Exception: PE and FAO can be combined; also PE and DMG can be combined.)
- Compatible with standard twist-lock photocells for dusk to dawn operation or advanced control nodes that provide 0-10V dimming signals. Wire 4/Wire 5 wired to dimming leads on driver. Wire6/Wire7 capped inside luminaire. Twistlock photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
- Must be ordered with PIRHN.
- Requires MVOLT or HVOLT.
- Must be ordered with NLTAIR2. For additional information on PIRHN visit [here](#).
- CCE option not available with WBA, WBASC, AASP, AARP, AAWB, AAWBSC, EGS, EGFV and BS.
- Must be ordered with fixture for factory pre-drilling.
- Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

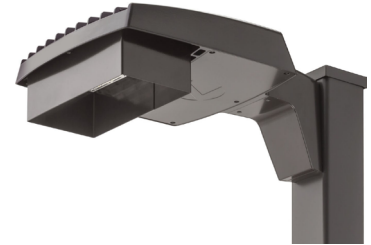
External Shields



House Side Shield



External Glare Shield

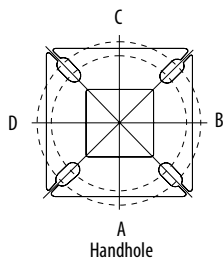


External 360 Full Visor

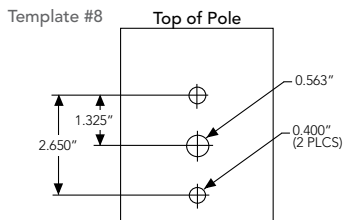
Pole/Mounting Information

Accessories including bullhorns, cross arms and other adapters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit [Accessories](#).

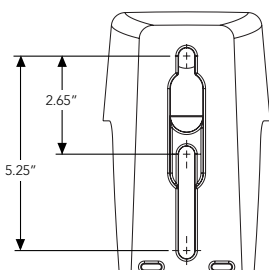
HANDHOLE ORIENTATION



RSX POLE DRILLING



RSX STANDARD ARM & ADJUSTABLE ARM



Round Tenon Mount - Pole Top Slipfitters

Tenon O.D.	RSX Mounting	Single	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2 - 3/8"	RPA, AARP	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 320	AS3-5 390	AS3-5 490
2 - 7/8"	RPA, AARP	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	RPA, AARP	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Drill/Side Location by Configuration Type

Drilling Template	Mounting Option	Single	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
	Head Location	Side B	Side B & D	Side B & C	Round Pole Only	Side B, C & D	Side A, B, C & D
#8	Drill Nomenclature	DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS

RSX1 - Luminaire EPA

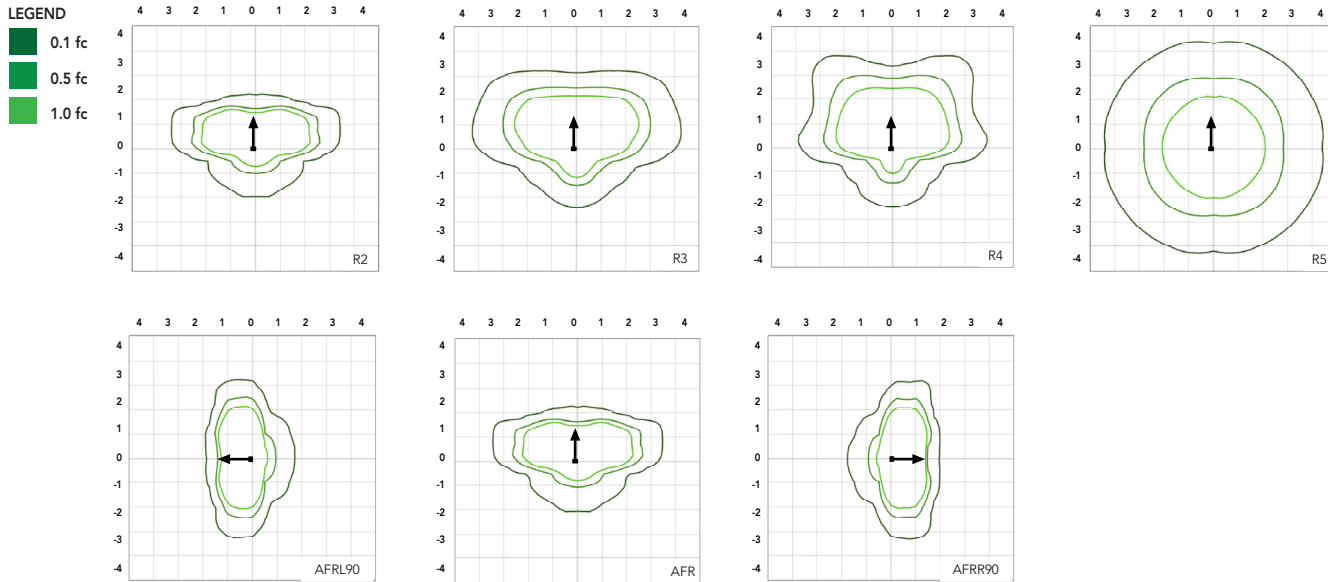
*Includes Luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration		Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side
Mounting Type	Tilt									
SPA - Square Pole Adaptor	0 °	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
RPA - Round Pole Adaptor		0.62	1.08	1.15	1.62	1.46	2.13	1.36	1.8	2.36
MA - Mast Arm Adaptor		0.49	0.95	0.89	1.36	1.2	1.87	1.23	1.54	2.1
IS - Integral Slipfitter AASP/AARP - Adjustable Arm Square/Round Pole	0 °	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
	10°	0.68	1.34	1.33	2	1.74	2.64	1.35	2.03	2.71
	20°	0.87	1.71	1.73	2.56	2.26	3.42	1.75	2.62	3.49
	30°	1.24	2.19	2.3	3.21	2.87	4.36	2.49	3.73	4.97
	40°	1.81	2.68	2.98	3.85	3.68	5.30	3.62	5.43	7.24
	45°	2.11	2.92	3.44	4.2	4.08	5.77	4.22	6.33	8.44
	50°	2.31	3.17	3.72	4.52	4.44	6.26	4.62	6.94	9.25
	60°	2.71	3.66	4.38	5.21	5.15	7.24	5.43	8.14	10.86
	70°	2.78	3.98	4.54	5.67	5.47	7.91	5.52	8.27	11.03
	80°	2.76	4.18	4.62	5.97	5.76	8.31	5.51	8.27	11.03
	90°	2.73	4.25	4.64	6.11	5.91	8.47	5.45	8.18	10.97

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [RSX Area homepage](#).

Isofootcandle plots for the RSX1 LED P4 40K. Distances are in units of mounting height (20').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

Performance Package	System Watts (W)	Current (A)					
		120V	208V	240V	277V	347V	480V
P1	51W	0.42	0.25	0.21	0.19	0.14	0.11
P2	72W	0.60	0.35	0.30	0.26	0.21	0.15
P3	109W	0.91	0.52	0.45	0.39	0.31	0.23
P4	133W	1.11	0.64	0.55	0.48	0.38	0.27

Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.



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Lithonia RSX1 Area LED
Rev. 04/02/25
Page 3 of 9

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	51W	R2	6,482	1	0	1	126	7,121	1	0	1	139	7,121	1	0	1	139
		R3	6,459	1	0	2	127	7,096	1	0	2	139	7,096	1	0	2	139
		R3S	6,631	1	0	1	129	7,286	1	0	2	142	7,286	1	0	2	142
		R4	6,543	1	0	2	128	7,189	1	0	2	141	7,189	1	0	2	141
		R4S	6,313	1	0	1	124	6,936	1	0	1	136	6,936	1	0	1	136
		R5	6,631	3	0	2	130	7,286	3	0	2	143	7,286	3	0	2	143
		R5S	6,807	3	0	1	133	7,479	3	0	1	147	7,479	3	0	1	147
		AFR	6,473	1	0	1	127	7,112	1	0	1	139	7,112	1	0	1	139
		AFRR90	6,535	2	0	2	127	7,179	2	0	2	140	7,179	2	0	2	140
P2	72W	AFRL90	6,562	2	0	1	128	7,210	2	0	2	140	7,210	2	0	2	140
		R2	8,991	2	0	1	123	9,878	2	0	1	135	9,878	2	0	1	135
		R3	8,959	2	0	2	124	9,843	2	0	2	137	9,843	2	0	2	137
		R3S	9,198	2	0	2	126	10,106	2	0	2	139	10,106	2	0	2	139
		R4	9,077	2	0	2	126	9,972	2	0	2	139	9,972	2	0	2	139
		R4S	8,757	1	0	2	122	9,622	2	0	2	134	9,622	2	0	2	134
		R5	9,198	4	0	2	128	10,106	4	0	2	140	10,106	4	0	2	140
		R5S	9,443	3	0	1	131	10,374	3	0	1	144	10,374	3	0	1	144
		AFR	8,979	2	0	1	125	9,865	2	0	1	137	9,865	2	0	1	137
P3	109W	AFRR90	9,064	3	0	2	124	9,959	3	0	2	137	9,959	3	0	2	137
		AFRL90	9,102	3	0	2	125	10,001	3	0	2	137	10,001	3	0	2	137
		R2	12,808	2	0	1	117	14,072	2	0	2	129	14,072	2	0	2	129
		R3	12,763	2	0	2	117	14,023	2	0	2	129	14,023	2	0	2	129
		R3S	13,104	2	0	2	120	14,397	2	0	2	132	14,397	2	0	2	132
		R4	12,930	2	0	2	119	14,206	2	0	2	130	14,206	2	0	2	130
		R4S	12,475	2	0	2	114	13,707	2	0	2	126	13,707	2	0	2	126
		R5	13,104	4	0	2	120	14,397	4	0	2	132	14,397	4	0	2	132
		R5S	13,452	3	0	2	123	14,779	3	0	2	136	14,779	3	0	2	136
P4	133W	AFR	12,791	2	0	1	117	14,053	2	0	2	129	14,053	2	0	2	129
		AFRR90	12,913	3	0	3	118	14,187	3	0	3	130	14,187	3	0	3	130
		AFRL90	12,967	3	0	2	118	14,247	3	0	3	130	14,247	3	0	3	130
		R2	14,943	2	0	2	112	16,417	2	0	2	123	16,417	2	0	2	123
		R3	14,890	2	0	3	112	16,360	2	0	3	123	16,360	2	0	3	123
		R3S	15,287	2	0	2	115	16,796	2	0	2	126	16,796	2	0	2	126
		R4	15,085	2	0	3	113	16,574	2	0	3	125	16,574	2	0	3	125
		R4S	14,554	2	0	2	109	15,991	2	0	2	120	15,991	2	0	2	120
		R5	15,287	4	0	2	115	16,796	4	0	2	126	16,796	4	0	2	126
		R5S	15,693	4	0	2	118	17,242	4	0	2	130	17,242	4	0	2	130
		AFR	14,923	2	0	2	112	16,395	2	0	2	123	16,395	2	0	2	123
		AFRR90	15,065	3	0	3	113	16,551	3	0	3	124	16,551	3	0	3	124
		AFRL90	15,128	3	0	3	114	16,621	3	0	3	125	16,621	3	0	3	125



d#series

D-Series Size 1 LED Wall Luminaire



Catalog
Number

Notes

Type

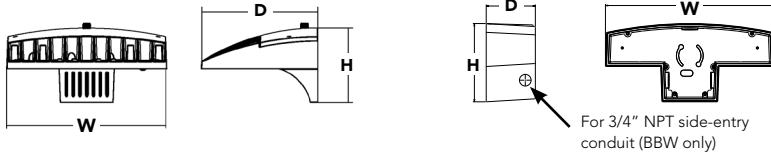
Hit the Tab key or mouse over the page to see all interactive elements.

Specifications Luminaire

Width:	13-3/4" (34.9 cm)	Weight:	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		

Back Box (BBW, E20WC)

Width:	13-3/4" (34.9 cm)	BBW Weight:	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	E20WC Weight:	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and significant energy savings, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED P2 40K 70CRI T3M MVOLT SRM DDBTXD

DSXW1 LED									
Series	Lumen Package	CCT	CRI	Distribution		Voltage	Mounting	Control Options	
DSXW1 LED	P1 2000 Lumens	27K 2700K	70CRI 70CRI	T2S	Type 2 Short	MVOLT	SRM	Shipped included	
	P2 2200 Lumens	30K 3000K	80CRI 80CRI ²	T2M	Type 2 Medium	120 ⁵			
	P3 3200 Lumens	35K 3500K	AMCRI Amber CRI	T3LG	Type 3 Low Glare ⁴	208 ⁵	BBW	Surface-mounted back box (for conduit entry) ⁷	Shipped installed
	P4 4300 Lumens	40K 4000K		T3M	Type 3 Medium	240 ⁵			
	P5 5200 Lumens	50K 5000K		T4M	Type 4 Medium	277 ⁵			
	P6 7200 Lumens	57K 5700K		TFTM	Forward Throw Medium	347 ^{5,6}			
	P7 10000 Lumens	AMBPB Amber PB ³		BLC3	Back Light Control Type 3 ⁴	480 ^{5,6}			
		AMBLW Amber LW ^{1,3}		BLC4	Back Light Control Type 4 ⁴	HVOLT ⁶			

Other Options

Finish (required)

Shipped installed

SF	Single fuse (120, 277 or 347V) ^{5,11}
DF	Double fuse (208, 240 or 480V) ^{5,11}
HS	House-side shield ¹²
SPD	Separate surge protection

Shipped separately¹²

BSW	Bird-deterrent spikes
VG	Vandal guard
DDL	Diffused drop lens

DDBXD	Dark bronze	DSSXD	Sandstone
DBLXD	Black	DDBTXD	Textured dark bronze
DNAXD	Natural aluminum	DBLBXD	Textured black
DWHXD	White	DNATXD	Textured natural aluminum

DWHGXD	Textured white
DSSTXD	Textured sandstone

Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1VG U	Vandal guard accessory

NOTES

- 1 Only available with P1 and P6 Packages.
- 2 Not available with 57K.
- 3 Only Available with AMCRI.
- 4 Not available with HS Option.
- 5 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- 6 Not available with P1 package. Not available with motion/ambient light sensors (PIR or PIRH). Not Available with DMG.
- 7 Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory. Not Available with E20WC or E10WH.

- 8 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- 9 Reference Motion Sensor table on page 3. Not available with DMG.
- 10 Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with SF and DF fusing. Not available with 347, 480, HVOLT voltage options. Emergency components located in back box housing. Not available with SPD.
- 11 Not available with E20WC and E10WH.
- 12 Also available as a separate accessory; see Accessories information.



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DSXW1-LED
Rev. 12/12/24

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Contact factory for performance data on any configurations not shown here.

Package	Dist. Type	System Watts	30K, 70CRI		40K, 70CRI		50K, 70CRI	
			Lumens	LPW	Lumens	LPW	Lumens	LPW
P1	T2M	12	1,840	149	1,965	159	1,993	161
	T3M	12	1,786	144	1,908	154	1,934	156
	T4M	12	1,821	147	1,946	157	1,973	159
	TFTM	12	1,816	147	1,940	157	1,967	159
	BLC4	12	1,382	112	1,476	119	1,497	121
P2	T2M	15	2,189	150	2,339	160	2,371	163
	T3M	15	2,126	146	2,271	156	2,302	158
	T4M	15	2,168	149	2,316	159	2,348	161
	TFTM	15	2,161	148	2,309	158	2,341	161
	BLC4	15	1,645	113	1,757	121	1,781	122
P3	T2M	21	3,064	146	3,273	155	3,318	158
	T3M	21	2,974	141	3,177	151	3,222	153
	T4M	21	3,033	144	3,240	154	3,285	156
	TFTM	21	3,024	144	3,231	153	3,275	156
	BLC4	21	2,302	109	2,459	117	2,493	118
P4	T2M	29	3,997	139	4,269	149	4,329	151
	T3M	29	3,880	135	4,145	145	4,203	147
	T4M	29	3,957	138	4,227	147	4,286	149
	TFTM	29	3,945	138	4,214	147	4,273	149
	BLC4	29	3,002	105	3,207	112	3,252	113
P5	T2M	37	4,977	134	5,317	143	5,391	145
	T3M	37	4,832	130	5,162	139	5,233	141
	T4M	37	4,928	132	5,264	142	5,337	144
	TFTM	37	4,913	132	5,248	141	5,321	143
	BLC4	37	3,739	101	3,994	107	4,050	109
P6	T2M	48	6,867	142	7,335	152	7,437	154
	T3M	48	6,667	138	7,122	148	7,220	150
	T4M	48	6,798	141	7,262	151	7,363	153
	TFTM	48	6,778	140	7,241	150	7,341	152
	BLC4	48	5,158	107	5,511	114	5,587	116
P7	T2M	73	9,819	135	10,490	145	10,635	147
	T3M	73	9,533	131	10,184	140	10,325	142
	T4M	73	9,722	134	10,385	143	10,529	145
	TFTM	73	9,693	134	10,354	143	10,498	145
	BLC4	73	7,377	102	7,880	109	7,989	110

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW1 LED P7** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.91	0.82

Electrical Load

Performance Package	LEDs	Drive Current (mA)	System Watts	Current (A)					
				120V	208V	240V	277V	347V	480V
DSXW1 P1	10	375	12	0.10	0.06	0.05	0.04	-	-
DSXW1 P2	10	450	15	0.12	0.07	0.06	0.05	0.04	0.03
DSXW1 P3	10	650	21	0.18	0.10	0.09	0.08	0.06	0.05
DSXW1 P4	10	875	29	0.24	0.14	0.12	0.10	0.08	0.06
DSXW1 P5	10	1125	37	0.30	0.18	0.16	0.14	0.11	0.08
DSXW1 P6	20	750	48	0.39	0.24	0.20	0.18	0.14	0.10
DSXW1 P7	20	1150	73	0.60	0.36	0.31	0.27	0.21	0.15

Motion Sensor Default Settings

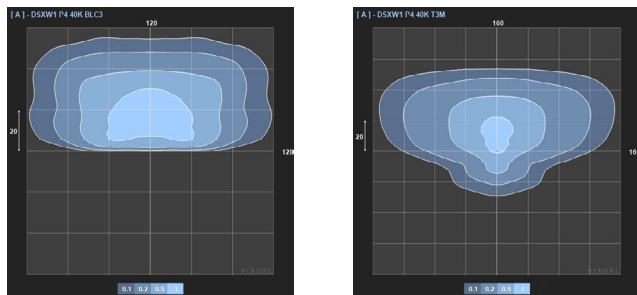
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*For use when motion sensor is used as dusk to dawn control

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Wall Size 1 homepage](#).

Isofootcandle plots for the DSXW1 LED P4 40K. Distances are in units of mounting height (20').



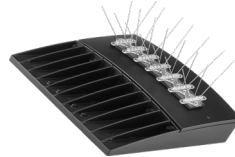
Options and Accessories



T3M (left)



HS - House-side shields



BSW - Bird-deterrent spikes



VG - Vandal guard



DDL - Diffused drop lens

FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. IP66 rated light engine.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in multiple CCTs and CRIs including Amber for specialized applications.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 6KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS

CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

GOVERNMENT PROCUREMENT

BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.

BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



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DSXW1-LED
Rev. 12/12/24

Gaines Charter Township

Planning Commission Memo

Meeting Date: June 26th, 2025

AGENDA ITEM: VI.3.a

FILE NUMBER: 250522MW

PROPOSED REQUEST: Preliminary
Condominium

PROPERTY ZONING DISTRICT: Dutton Center
PUD

ADDRESS: 3316 68th Street

PROPERTY SIZE: 9.9-acres (Phase 2)

PARCEL NUMBER: 41-22-11-101-017

REPORT BY: Dan Wells, Community
Development Director

APPLICANT: Mike West, Michiana Land
Development LLC/Allen Edwin Homes



OVERVIEW

The applicant requests Preliminary Condominium approval for Phase 2 of the Dutton Center PUD. Phase 2 was previously approved as a Tentative Preliminary Plat in December of 2024, but the applicant desires to convert that land division process to a “site” condominium. All the Phase 2 elements remain the same as indicated on the PUD site plan; 51 single family homes on 6,500 SF parcels, public utilities, staggered setbacks, porch requirements, upgraded façade treatments, etc. They only desire to change the land division method.

The Planning Commission's role is to review the Condominium Plan for consistency with Chapter 28 Condominium Review. Since this phase was approved as a PUD, the site plan review step has been completed. The underlying zoning for Phase 2 is considered Village Residential, but it was approved under a PUD rezoning prior to the amendment to the Zoning Ordinance April 26th, 2025 that formalized all the architectural regulations related to that zoning district.

If approved, applicant will have one year to submit a final condominium plan. The Township Attorney is in process of reviewing the master deed and bylaws for the condominium. Final details related to utilities, stormwater, and streets will be reviewed by the Fire Marshall, Township Engineer, and Byron-Gaines Utility Authority as required for final approval. During this time the applicant will secure permits and approvals including but not limited to the Kent County Health Department, Kent County Road Commission, Kent County Drain Commission, Michigan Department of Transportation, and Michigan Department of Environment, Great Lakes, and Energy.

Surrounding zoning:

	NORTH: Dutton Center PUD	
WEST: Suburban Residential	SUBJECT PARCEL	EAST: Suburban Residential
	SOUTH: Suburban Residential	

STANDARDS OF REVIEW

This major condominium is subject to review against Chapter 28.30 Major Condominium Approval Process. The Planning Commission and Township Board shall review all details of the application and submittal to ensure the satisfaction of condominium approval standards (Section 28.40). cursory authorization of the general site layout was approved under the Dutton Center PUD. Preliminary review and approval shall not be construed as a final confirmation of zoning compliance. Refer to the PUD site Plan for all approvals related to sidewalks, landscaping, lighting, etc. on October 14, 2024 (as amended).

Section 28.40 Condominium Approval Standards

A. DESIGN

The Preliminary Condominium plan conforms with the Dutton Center PUD plan approved by the Board of Trustees. The development will be served by extensions of municipal water and sanitary sewer lines. Provisions for the installation of buried power, telephone, gas distribution, and cable TV lines are also to be included. The applicant shall be required to comply with all utility and stormwater requirements of the Township Engineer.

B. ZONING COMPLIANCE AND COMPATIBILITY

The Phase 2 site plan, use, parcel boundaries, setbacks, etc were approved under the Dutton Center PUD site plan and all the elements of the condominium request remain exactly as previously approved.

C. MOBILITY, TRAFFIC, AND ACCESS

All road layouts were approved by the Township Board, Township Engineer and Fire Marshall as part of the PUD process and meet major private street standards.

D. STORMWATER AND WATER QUALITY

The Township Engineer has reviewed a stormwater drainage and control system that includes a stormwater retention pond in Phase 1.

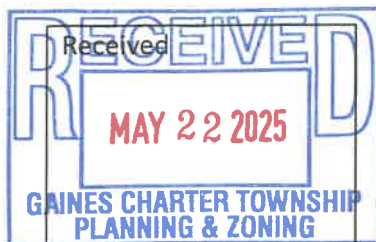
E. OUTSIDE AGENCIES

Applicants shall secure all applicable outside agency approvals, including but not limited to the Kent County Health Department, Kent County Road Commission, Kent County Drain Commission, Fire Department, and State of Michigan regulatory agencies.

STAFF RECOMMENDATION

Based on our review, Staff recommends that a positive resolution regarding the preliminary site condominium plan be approved. The only recommended condition is as follows:

1. The applicant shall adhere to all review comments provided by the Township Engineer and Fire Department.



Application for Site Plan Zoning Approval

GAINES CHARTER TOWNSHIP

File Number

250522MW

8555 Kalamazoo Ave SE
Caledonia, MI 49316(616) 698-6640 • www.gainestownship.org

Project Address	Street: 3316 68th Street SE City: (southern portion) Zip:					
Parcel Number(s)	41-22- 11-101-017 41-22- (southern portion)					
Owner Name	Michiana Land Development, LLC					
Owner Address	Street: 2186 East Centre Avenue City: Portage, Michigan 49002 Zip:					
Phone No. & Email	269-365-8548 / mwest@allenedwin.com					
Applicant Name	Michiana Land Development, LLC					
Applicant Address	Street: 2186 East Centre Avenue City: Portage, Michigan 49002 Zip:					
Phone No. & Email	269-365-8548 / mwest@allenedwin.com					
Brief Description of Proposed Project/Use	Dutton Center Site Condominium Subdivision 51 units/9.99 acres (Phase 2 of Dutton Center PUD)					
Proposed Use	single family residential subdivision					
I grant Township staff permission to enter onto the subject property in review of this application, certify the correctness and knowledge of the information submitted, and agree to comply with the terms and requirements of all applicable Township ordinances.						
Owner Signature	 5-21-25					
For Township Use Only						
Zoning District	☐ RR	☐ SR	☐ VR	☐ MFR	☐ VN	☐ NC
	☐ GC	☐ OS	☐ MB	☐ LI	☐ HI	☒ PUD
Project Type	☐ Single/Multi Unit Family ☐ Accessory Bldg. ☐ Sign					
☐ Special Land Use	☐ Site Plan Review ☐ Rezone/PUD ☐ Major PUD Amend					
☐ Land Division	☒ Plat/Site Condo ☐ Land Combo ☐ Lot Line Adj					
☐ Road Maint. Agmt.	☐ Minor PUD Amend ☐ Text Amend ☐ _____					
Zoning	☐ Approved			☐ Approved w/Conditions		
Administrator	☐ Denied			☐ Withdrawn		
Signature				Date		
Notes						

Dutton Center Site Condominium Subdivision

(Phase 2, Dutton Center PUD)

3316 68th Street SE – south portion

Project Summary Narrative

May 21, 2025

Project Overview/Objectives

The purpose and objective of the Dutton Center single family residential subdivision is to provide quality single family residential housing opportunities in a highly desirable location within Gaines Township. Consistent with the recently approved Dutton Center PUD, the Dutton Center site condominium subdivision proposes a total of 51 single family residential homes constructed in one development phase with public roads, public water, sanitary sewer, storm sewer, franchise utilities and sidewalks.

Preliminary Site Condominium Submission Requirements/Major Project Elements

The Preliminary Site Condominium (Major) for Dutton Center has incorporated the information submission requirements outlined in Chapter 28, Condominium Review and has been designed consistent with the recently approved Dutton Center PUD. Major elements of the subdivision are summarized below.

- Spatial/Dimensional Requirements. Consistent with the approved PUD, the Dutton Center subdivision will include a minimum unit size of 6,250 square feet/50 feet wide [units range between 6,500-9,852 square feet and 50-64 feet wide]. As discussed during the PUD review, front yard home setbacks will be staggered to create more texture and variation along the streetscape with Units 1-17, 21-23, 27-29, 33-35, and 38-51 maintaining a 25-foot front yard setback, and Units 18-20, 24-26, 30-32, and 36-37 maintaining a 30-foot front yard setback. Remaining minimum building setbacks include 15-feet (secondary front yard – corner lot), 20-feet (rear yard) and 5-feet (side yard).
- Project Density/Phasing. The Dutton Center site condominium will consist of 51 lots on 9.99 acres (5.1 units/acre). The subdivision is proposed in one development with construction anticipated to begin in 2025/2026. The Dutton Center subdivision is planned to be constructed with Phase 1 of the Dutton Center PUD and Phase 3 of the Thornapple Farms subdivision which will provide an interconnected public roadway network from Hanna Lake Avenue to Dutton Avenue.
- Single Family Homes. Homes within the Dutton Center subdivision will be single family detached and will include a mix of ranch, 2-story and bi-level homes ranging in size between 1,400 – 2,400 square feet with 3-4 bedrooms, 2-3 bathrooms and an attached 2-car garage. Individual home construction will adhere to the Single-Family Detached Development Variety requirements outlined in Section 16.20.F, and the self-imposed architectural restrictions reviewed and approved with the Dutton Center PUD including:

1. Garage prominence limit. The measurement of the front of the garage to the main mass of a building shall not exceed 10'0". The main mass is the front façade of a building measured at the location of the front door where a stoop is present. In the event a porch across the main mass is present, the measurement shall take place from the front of the porch.
2. Minimum front porch requirement. A minimum of 20% of the homes are to have a front porch that spans from the front door to the corner of the house. Porches will be a minimum of 4' deep.
3. Any garage that is prominent to the main mass of the home will incorporate windows on garage overhead door.
4. Upgraded siding colors that are predominantly darker hues with whites and grays mixed to provide an attractive variety of colors.
5. The following home options will also be incorporated into various homes to increase architectural diversity and variety:
 - a) Board and batten enhancements
 - b) Masonry wainscotting options
 - c) Window trim and shutters variations

A Sample Portfolio of Homes for the Dutton Center subdivision has been provided with the application submittal package.

- Public Streets/Access/Sidewalks. The Dutton Center subdivision will be served by public streets (Pileated Avenue, Palisades Drive, Steamboat Street) constructed to Kent County Road Commission standards and requirements. The Dutton Center subdivision is planned to be constructed with Phase 1 of the Dutton Center PUD and Phase 3 of the Thornapple Farms subdivision which will provide an interconnected public roadway network from Hanna Lake Avenue to Dutton Avenue. Five (5') wide concrete sidewalks will also be provided along both sides of all new public streets further integrating the Thornapple Farms subdivision and Dutton Center PUD.
- Storm Water Management & Utilities. Storm water runoff from the subdivision will be collected and conveyed to a detention basin located within the northeast portion of the Dutton Center PUD (Phase 1). As reviewed and approved with the Dutton Center PUD, this location is the natural low area for the overall property which currently acts as a concentrated discharge point to the county drain located along Dutton Avenue. This location was selected as it aligns with engineering best practices for storm water management for minimal disruptions to the pre-development flows. The storm water management system will be designed, constructed and maintained in accordance with Township and County standards, specifications and requirements. The Dutton Center site condominium will be served by public water and public sanitary sewer. Franchise utilities (electric, natural gas, cable, broadband communications, etc.) will also be installed within the project.

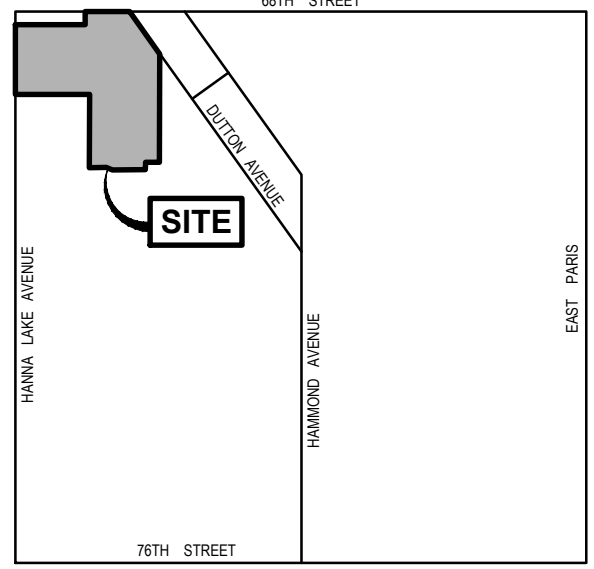
Site Condominium Subdivision Governing Documents – The Dutton Center subdivision will be developed as a site condominium subdivision and a Homeowner's Association (HOA) will be established and operated by the developer until a level of occupancy has been achieved to transition the operations over to the residents. A Master Deed and Bylaws will be created and recorded to provide the legal framework for the operations of the site condominium project including deed restrictions, covenants and any other project requirements. The HOA will have a scope of authority that includes architectural review, enforcement of restrictions and financial management. Each homeowner will pay a modest annual fee for the operation and management of the site condominium. A Draft Master Deed and Condominium Bylaws for the Dutton Center site condominium subdivision has been provided with the application submittal package.



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

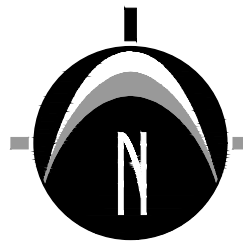
UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" 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.



LOCATION MAP

NOT TO SCALE



0' 50' 100' 200'
SCALE: 1" = 100'

LEGAL DESCRIPTION

PART OF THE NW 1/4 OF SECTION 11, T5N, R11W, GAINES TOWNSHIP, KENT COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NW CORNER OF SAID SECTION 11; THENCE N89°52'04"E 610.50 FEET ALONG THE NORTH LINE OF SAID NW 1/4 TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE S00°09'54"E 165.00 FEET; THENCE S89°52'04"W 610.50 FEET TO THE WEST LINE OF SAID NW 1/4; THENCE S00°09'54"E 643.41 FEET ALONG SAID WEST LINE; THENCE N89°52'04"E 660.00 FEET; THENCE S00°09'54"E 682.44 FEET; THENCE N89°50'26"E 162.77 FEET; THENCE S83°59'26"E 69.21 FEET; THENCE N89°51'03"E 228.05 FEET; THENCE N89°51'03"E 66.00 FEET; THENCE N00°08'57"W 64.92 FEET; THENCE N89°51'03"E 130.00 FEET TO THE SW CORNER OF C. H. DEMING'S ADDITION TO DUTTON (AS RECORDED IN LIBER 20 OF PLATS ON PAGE 35, KENT COUNTY RECORDS); THENCE N00°08'57"W 1010.85 FEET ALONG THE WEST LINE OF SAID C. H. DEMING'S ADDITION TO DUTTON TO THE CENTERLINE OF DUTTON AVENUE (66 FOOT WIDE); THENCE N36°22'34"W 523.59 FEET ALONG SAID CENTERLINE TO THE NORTH LINE OF SAID NW 1/4; THENCE S89°52'04"W 395.97 FEET ALONG SAID NORTH LINE TO THE PLACE OF BEGINNING.

SHEET INDEX

- C-201 EXISTING SITE CONDITION PLAN
- C-205 OVERALL PLAN
- C-206 SITE LAYOUT PLAN
- C-300 GRADING & UTILITIES PLAN

NEDERVELD
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ANN ARBOR
CHICAGO
COLUMBUS
HOLLAND
INDIANAPOLIS
ST. LOUIS

PREPARED FOR:
Green Development Ventures, LLC
Attn: Mike West

2186 E. Centre Ave.
Portage, MI 49002
Phone: 269.365.8548

REVISIONS:

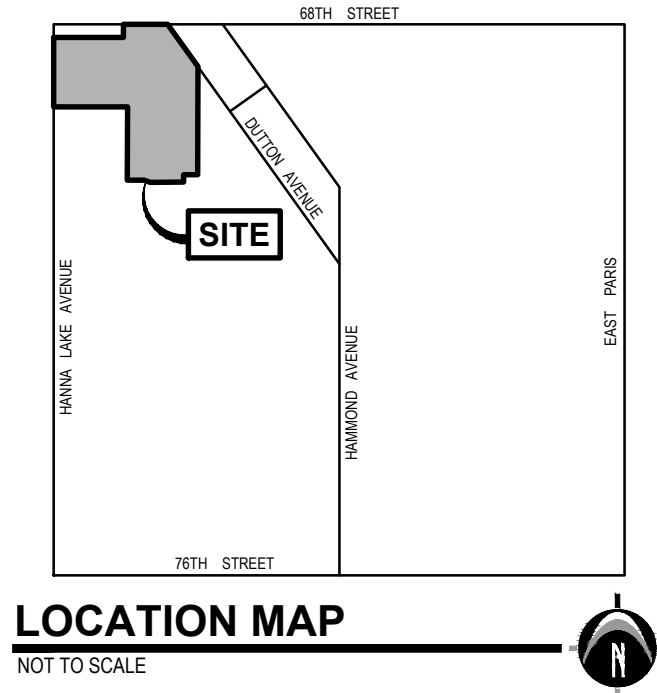
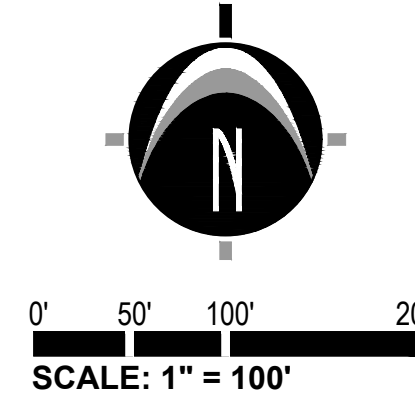
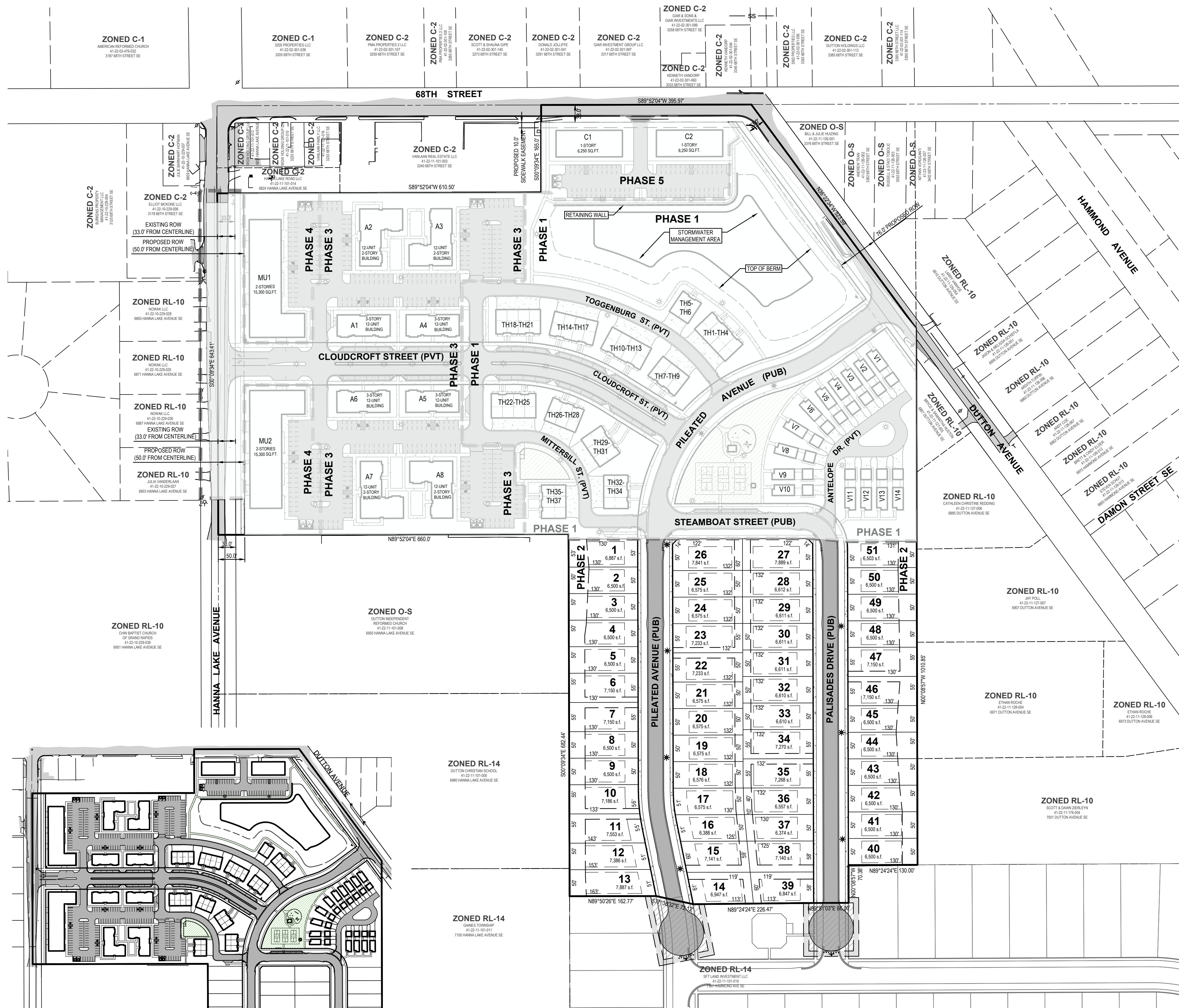
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**DUTTON CENTER
SITE CONDOMINIUM**
Existing Site Conditions Plan
3316 68TH STREET SE
PART OF THE NW 1/4 OF SECTION 11, T5N, R11W,
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

STAMP:
STATE OF MICHIGAN
RICHARD A. PULASKI
ENGINEER
No. 52618
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
22400615

SHEET NO:
C-201



LEGEND

- EXISTING BITUMINOUS
- EXISTING CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- STREET LIGHT
- CONSUMERS ENERGY
- STREET LIGHT - MPR SERIES
- NON-MOTORIZED TRAIL
- WAYFINDING SIGNAGE

GENERAL NOTES

- ZONING OF PROPERTY: PUD (PLANNED UNIT DEVELOPMENT)
- SUMMARY OF LAND USE:
 - TOTAL ACREAGE = 28.32 ACRES (1,277.381 SQ.FT.) (EXCLUDING R.O.W.)
 - TOTAL DWELLING UNITS PROPOSED = 198 DWELLINGS (PLUS UP TO 30 ADDITIONAL SECOND STORY DWELLINGS IN MIXED USE BUILDINGS)
 - SINGLE FAMILY UNITS = 51 DWELLINGS
 - DETACHED SINGLE FAMILY VERANDA HOMES = 14 DWELLINGS
 - TOWNHOMES = 37 DWELLINGS
 - MULTIPLE FAMILY UNITS = 96 DWELLINGS
 - SECOND FLOOR MULTIPLE FAMILY UNITS = UP TO AN ADDITIONAL 30 DWELLINGS
 - TOTAL COMMERCIAL/OFFICE SPACE = 43,280 (PLUS UP TO AN ADDITIONAL 30,780 SQ.FT. ON SECOND STORY OF MIXED USE BUILDINGS)
 - TOTAL OPEN SPACE PROVIDED = 0.99 AC (43,166 SQ.FT.)
 - ZONING OF PARCELS TO NORTH = C-2
 - ZONING OF PARCELS TO EAST = RL-10
 - ZONING OF PARCELS TO WEST = C-2, RL-10, & O-S
 - ZONING OF PARCELS TO SOUTH = RL-14
- SITE REGULATING STANDARDS:
 - SINGLE FAMILY UNITS (U1-U14)
 - MINIMUM UNIT WIDTH AT FRONT YARD SETBACK = 50 FT.
 - MINIMUM UNIT SIZE = 6,250 SQ.FT.
 - MAXIMUM BUILDING HEIGHT = 35 FT. OR 2 STORIES, WHICHEVER IS LESS
 - SETBACKS:
 - FRONT YARD SETBACK 1-17, 21-23, 27-29, 33-35 AND 38-51 = 25 FT. MIN.
 - FRONT YARD SETBACK FOR UNITS 18-20, 24-26, 30-32 AND 36-37 = 30 FT. MIN.
 - SECONDARY FRONT YARD SETBACK ON CORNER UNITS = 15 FT. MIN.
 - SIDE YARD SETBACK = 5 FT. MIN.
 - REAR YARD SETBACK = 20 FT. MIN.
 - ALLEY-LOADED VERANDA HOMES (V1-V14)
 - MAXIMUM BUILDING HEIGHT = 35 FT. OR 2 STORIES, WHICHEVER IS LESS
 - MINIMUM BUILDING TO BUILDING SEPARATION DISTANCE (FOUNDATION WALL TO FOUNDATION WALL) = 10 FT.
 - MINIMUM PORCH TO R.O.W. DISTANCE = 10 FT.
 - MINIMUM GARAGE (FOUNDATION WALL) TO ALLEY PAVEMENT DISTANCE = 22 FT.
 - MINIMUM DISTANCE FROM PUD BOUNDARY = 20 FT.
 - TOWNHOMES (TH1-TH37)
 - MAXIMUM BUILDING HEIGHT = 35 FT. OR 2 STORIES, WHICHEVER IS LESS
 - MINIMUM BUILDING TO BUILDING SEPARATION DISTANCE (WALL OF FOUNDATION TO WALL OF FOUNDATION) = 15 FT.
 - MINIMUM DISTANCE FROM PUD BOUNDARY = 20 FT.
 - MINIMUM DISTANCE TO SINGLE FAMILY LOTS = 25 FT. (PROPOSED & EXISTING ADJACENT)
 - MINIMUM GARAGE (FOUNDATION WALL) TO ALLEY PAVEMENT DISTANCE = 22 FT.
 - MINIMUM PORCH OR BUILDING TO R.O.W. DISTANCE = 10 FT.
 - MULTIPLE FAMILY BUILDINGS (A1-A8)
 - MAXIMUM BUILDING HEIGHT = 35 FT. OR 2 STORIES, WHICHEVER IS LESS FOR BUILDING AREAS WITHIN 50 FT. OF THE PUD BOUNDARY, 45 FT. OR 3 STORIES, WHICHEVER IS LESS FOR ALL OTHER BUILDING AREAS
 - MINIMUM DISTANCE TO PUD BOUNDARY = 30 FT.
 - MINIMUM DISTANCE TO ADJACENT R.O.W. = 10 FT.
 - MINIMUM BUILDING TO BUILDING SEPARATION DISTANCE (FOUNDATION WALL TO FOUNDATION WALL) = 25 FT.
 - MINIMUM DWELLING UNIT SIZE = 720 SQ.FT.
 - MIXED USE BUILDINGS (MU1-MU2)
 - MAXIMUM BUILDING HEIGHT = 35 FT. OR 2 STORIES, WHICHEVER IS LESS
 - MINIMUM DISTANCE TO PUD BOUNDARY (EXCLUDING FRONTAGES) = 30 FT.
 - MINIMUM DISTANCE TO ADJACENT R.O.W. = 10 FT.
 - MINIMUM BUILDING TO BUILDING SEPARATION DISTANCE (FOUNDATION WALL TO FOUNDATION WALL) = 15 FT.
 - MINIMUM DWELLING UNIT SIZE = 720 SQ.FT.
 - ALLOWABLE FIRST STORY USES = PERMITTED USES WITHIN THE OFFICE SERVICE (OS) AND NEIGHBORHOOD COMMERCIAL DISTRICT (NC)
 - ALLOWABLE SECOND STORY USES = MULTIPLE FAMILY DWELLINGS, PERMITTED USES WITHIN THE OFFICE SERVICE (OS), AND PERMITTED USES WITHIN THE NEIGHBORHOOD COMMERCIAL DISTRICT (NC)
 - OFFICE / COMMERCIAL BUILDINGS (C1-C2)
 - MAXIMUM BUILDING HEIGHT = 25 FT. OR 1 STORIES, WHICHEVER IS LESS
 - MINIMUM DISTANCE TO PUD BOUNDARY (EXCLUDING FRONTAGES) = 20 FT.
 - MINIMUM DISTANCE TO ADJACENT R.O.W. = 10 FT.
 - MINIMUM BUILDING TO BUILDING SEPARATION (FOUNDATION WALL TO FOUNDATION WALL) = 15 FT.
 - ALLOWABLE USES = PERMITTED USES WITHIN THE OFFICE SERVICE (OS) AND NEIGHBORHOOD COMMERCIAL DISTRICT (NC)
- PARKING REQUIREMENTS:
 - MINIMUM REQUIRED SPACE PER TOWNSHIP = 9'x18' (24' AISLE)
 - TYPICAL PARKING SPACE PROVIDED = 9'x18' (24' AISLE)
 - TYPICAL VAN ACCESSIBLE PARKING SPACE = 11'x18' WITH 5' AISLE
 - TYPICAL CAR ACCESSIBLE PARKING SPACE = 9'x18' WITH 5' AISLE
 - NUMBER OF SPACES REQUIRED IN MIXED USE / MULTIPLE FAMILY AREAS = 314 (BASED ON CITY REQUIREMENTS)
 - NUMBER OF SPACES PROVIDED IN MIXED USE / MULTIPLE FAMILY AREAS = 354 (INCLUDING 49 ON-STREET SPACES)
 - NORTHERN PARKING AREA = 181 SPACES (INCLUDING 25 ON-STREET SPACES)
 - SOUTHERN PARKING AREA = 173 SPACES (INCLUDING 24 ON-STREET SPACES)
 - NOTE: PROVIDED PARKING MAY CHANGE DEPENDING ON FINAL BUILDING USE AND NUMBER OF BEDROOMS. FINAL PARKING COUNT SHALL BE SUBJECT TO ZONING ADMINISTRATOR REVIEW.
 - NUMBER OF SPACES REQUIRED IN COMMERCIAL AREA (4 PER 1,000 SQ.FT.) = 50
 - NUMBER OF SPACES PROVIDED IN COMMERCIAL AREAS = 54
 - PARKING FOR SINGLE FAMILY UNITS WILL BE PROVIDED WITHIN EACH UNIT
 - PARKING FOR TOWNHOMES AND DETACHED SINGLE FAMILY VERANDA UNITS WILL BE PROVIDED IN GARAGES AND DRIVEWAYS.
- THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS
- 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.
- ALL LIGHTING SHALL BE SHIELDED FROM ALL ADJACENT PROPERTIES.
- THE PERMANENT PARCEL NUMBER FOR THE SITE IS 41-22-11-101-017. THE ADDRESS OF THE PROPERTY IS 3316 68TH STREET SE.
- THERE IS CURRENTLY A VACANT HOUSE ON THE PARCEL. THE EXISTING HOUSE WILL BE DEMOLISHED AS PART OF THIS PROJECT.
- ANTELOPE DR (PVT), TOGGENBURG ST (PVT), AND MITTERSILL ST (PVT) DRIVE WIDTHS ARE REDUCED BELOW THE GAINES TOWNSHIP PRIVATE ROAD ORDINANCE STANDARDS, AS SHOWN ON THIS PLAN.
- ALL IMPROVEMENTS AND UTILITIES NEEDED MUST BE BUILT.

THORNAPPLE FARMS
APPROVED PRELIMINARY PLAT

NEDERVELD
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ANN ARBOR
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COLUMBUS
HOLLAND
INDIANAPOLIS
ST. LOUIS

PREPARED FOR:
Green Development Ventures, LLC
Attn: Mike West

2186 E. Centre Ave.
Portage, MI 49002
Phone: 269.365.8548

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DUTTON CENTER
SITE CONDOMINIUM
Overall Plan
3316 68TH STREET SE
PART OF THE NW 1/4 OF SECTION 11, T5N, R11W,
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

STAMP:

STATE OF MICHIGAN
RICHARD A. PULASKI
ENGINEER
No. 52618
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
22400615

SHEET NO:
C-205

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**DUTTON CENTER
SITE CONDOMINIUM**
Preliminary Condominium Plan
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GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

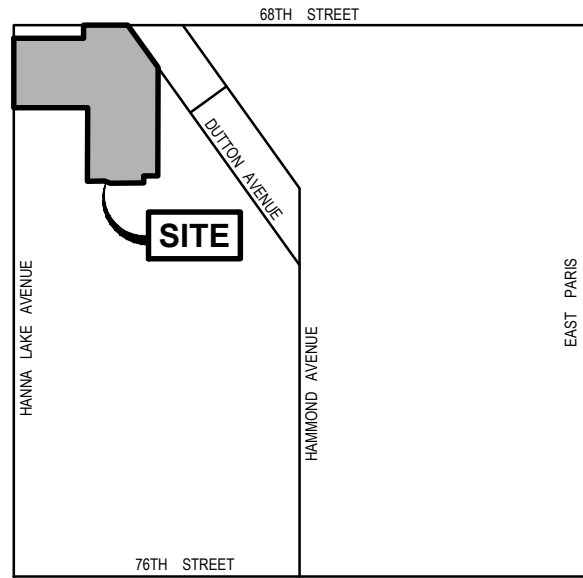
STAMP:

STATE OF MICHIGAN
RICHARD A. PULASKI
ENGINEER
No. 52618
LICENSED PROFESSIONAL ENGINEER

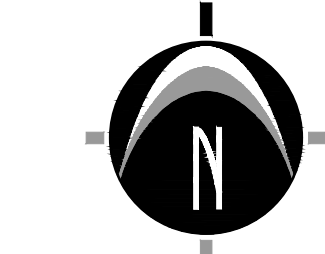
Richard A. Pulaski

PROJECT NO:
22400615

SHEET NO:
C-206



LOCATION MAP
NOT TO SCALE



0' 30' 60' 120'
SCALE: 1" = 60'

LEGEND

- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)

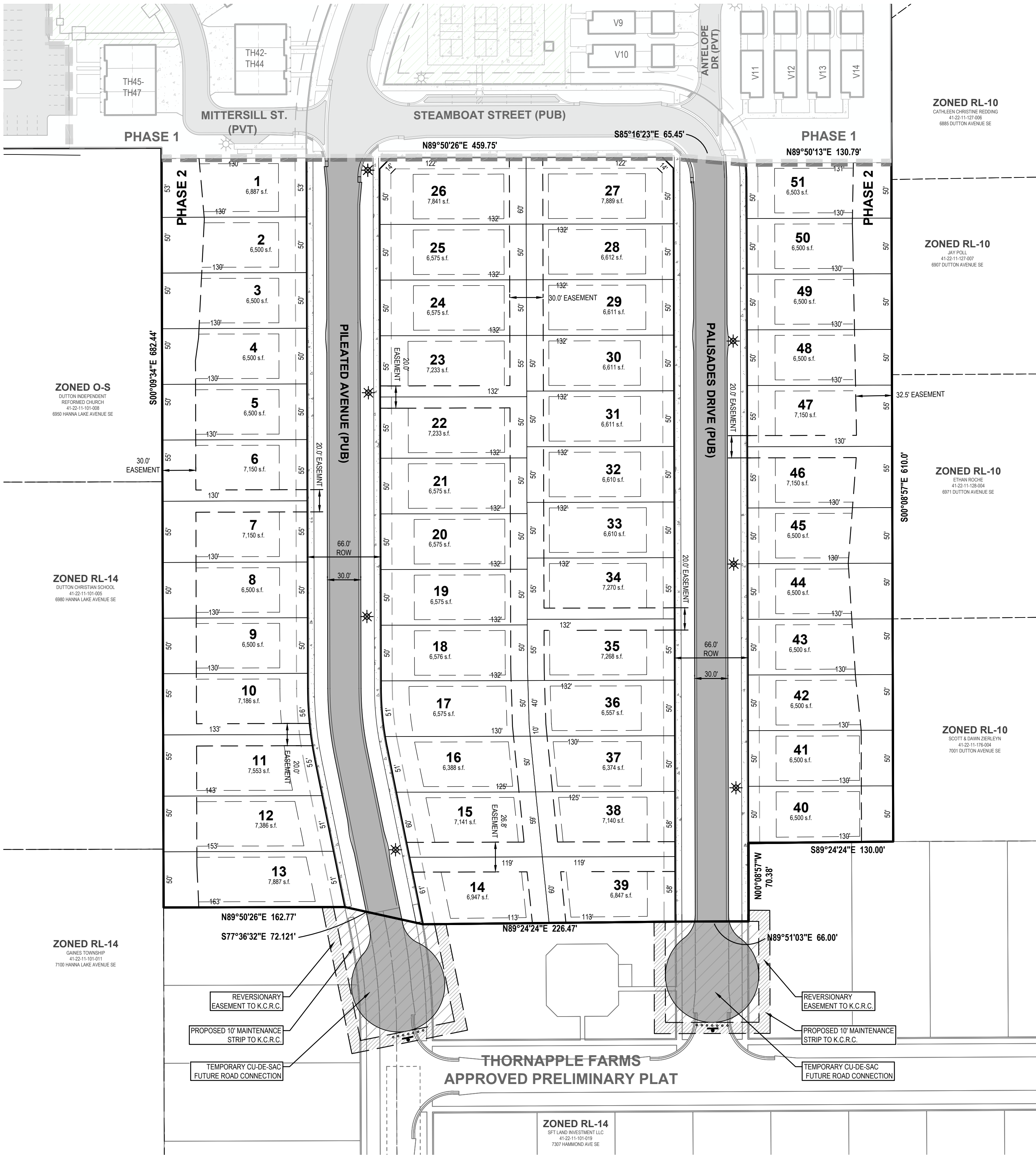
GENERAL NOTES

- ZONING OF PROPERTY: PUD [PLANNED UNIT DEVELOPMENT]
- SUMMARY OF LAND USE:
 - TOTAL ACREAGE = 29.32 ACRES (1,277,381 SQ. FT.) (EXCLUDING R.O.W.)
 - PHASE TWO TOTAL ACREAGE = 9.99 ACRES (435,338 SQ. FT.) (EXCLUDING R.O.W.)
 - SINGLE FAMILY UNITS = 51 DWELLINGS
- SITE REGULATING STANDARDS:
 - SINGLE FAMILY UNITS (UNITS 1-51)
 - MINIMUM UNIT WIDTH AT FRONT YARD SETBACK = 50 FT.
 - MINIMUM UNIT SIZE = 6,250 SQ. FT.
 - MAXIMUM BUILDING HEIGHT = 35 FT. OR 2 STORIES, WHICHEVER IS LESS
 - SETBACKS:
 - FRONT YARD SETBACK 1-17, 21-23, 27-29, 33-35 AND 38-51 = 25 FT. MIN.
 - FRONT YARD SETBACK FOR UNITS 18-20, 24-26, 30-32, AND 36-37 = 30 FT. MIN.
 - SECONDARY FRONT YARD SETBACK ON CORNER UNITS = 15 FT. MIN.
 - SIDE YARD SETBACK = 5 FT. MIN.
 - REAR YARD SETBACK = 20 FT. MIN.
- THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS.
- 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.
- ALL LIGHTING SHALL BE SHIELDED FROM ALL ADJACENT PROPERTIES.
- ALL IMPROVEMENTS AND UTILITIES NEEDED MUST BE BUILT.
- THE PERMANENT PARCEL NUMBER FOR THE SITE IS 41-22-11-101-017. THE ADDRESS OF THE PROPERTY IS 3316 68TH STREET SE.

PHASE 2 PROPERTY DESCRIPTION

LAND SITUATED IN THE TOWNSHIP OF GAINES, COUNTY OF KENT, STATE OF MICHIGAN DESCRIBED AS FOLLOWS:

PART OF THE NW 1/4 OF SECTION 11, TOWN 5 NORTH, RANGE 11 WEST, GAINES TOWNSHIP, KENT COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NW CORNER OF SAID SECTION 11; THENCE N89°52'04"E 610.50 FEET ALONG THE NORTH LINE OF SAID NW 1/4 TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE S00°09'34"E 165.00 FEET; THENCE S89°52'04"W 610.50 FEET TO THE WEST LINE OF SAID NW 1/4; THENCE S00°09'34"E 643.41 FEET ALONG SAID WEST LINE; THENCE N89°52'04"E 650.00 FEET; THENCE S00°09'34"E 682.44 FEET; THENCE N89°50'26"E 162.77 FEET; THENCE S77°36'32"E 72.12 FEET; THENCE N89°24'24"E 226.47 FEET; THENCE N89°51'03"E 66.00 FEET; THENCE N00°08'57"W 70.38 FEET; THENCE N89°24'24"E 130.00 FEET TO THE SW CORNER OF C. H. DEMING'S ADDITION TO DUTTON (AS RECORDED IN LIBER 20 OF PLATS ON PAGE 35, KENT COUNTY RECORDS); THENCE N00°08'57"W 1010.85 FEET ALONG THE WEST LINE OF SAID C. H. DEMING'S ADDITION TO DUTTON TO THE CENTERLINE OF DUTTON AVENUE (66 FOOT WIDE); THENCE N36°22'34"W 523.59 FEET ALONG SAID CENTERLINE TO THE NORTH LINE OF SAID NW 1/4; THENCE S89°52'04"W 395.97 FEET ALONG SAID NORTH LINE TO THE PLACE OF BEGINNING.



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.

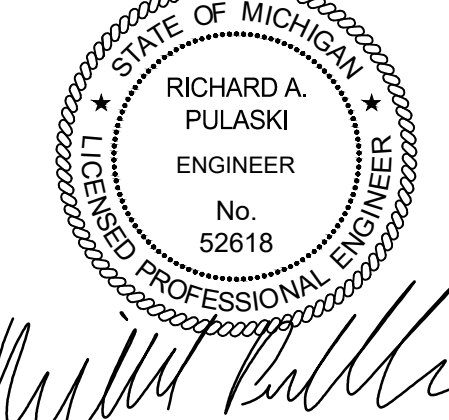
NOTE:
EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

REVISIONS:

Title: Final PUD / Site Plan Submittal	Checked: RP	Date: 4.25.2024
Drawn: DCJW	Checked: RP	Date: 4.25.2024
Title: Final PUD / Site Plan Submittal Revised	Checked: RP	Date: 6.24.2024
Drawn: DCJW	Checked: RP	Date: 6.24.2024
Title: Final PUD / Site Plan Submittal Revised	Checked: RP	Date: 7.03.2024
Drawn: DC	Checked: RP	Date: 7.03.2024
Title: Final PUD / Site Plan Submittal Revised	Checked: RP	Date: 8.29.2024
Drawn: DC	Checked: RP	Date: 8.29.2024
Title: Phase Two Preliminary Plat Submittal	Checked: ED	Date: 10.22.2024
Drawn: DAC	Checked: ED	Date: 10.22.2024
Title: Phase One Submittal	Checked: ED	Date: 11.20.2024
Drawn: DAC	Checked: ED	Date: 11.20.2024
Title: Phase One Submittal	Checked: ED	Date: 01.09.2025
Drawn: DAC	Checked: ED	Date: 01.09.2025
Title: Minor Amendment Submittal	Checked: ED	Date: 04.01.2025
Drawn: DAC	Checked: ED	Date: 04.01.2025
Title: Preliminary Site Condominium Plan	Checked: ED	Date: 04.01.2025
Drawn: DAC	Checked: ED	Date: 04.01.2025

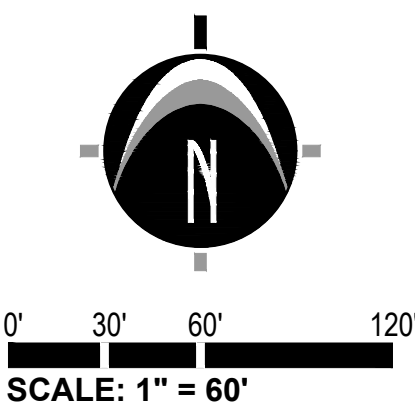
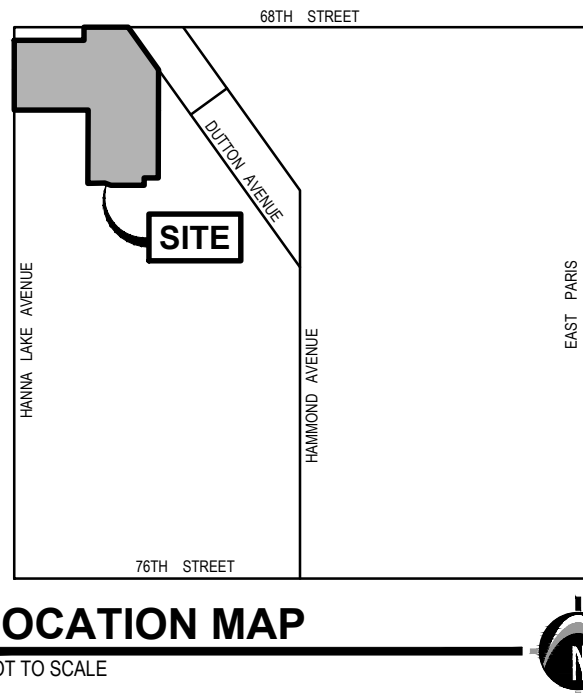
**DUTTON CENTER
SITE CONDOMINIUM**
Grading & Utilities Plan
3316 68TH STREET SE
PART OF THE NW 1/4 OF SECTION 11, T5N, R11W,
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

STAMP:

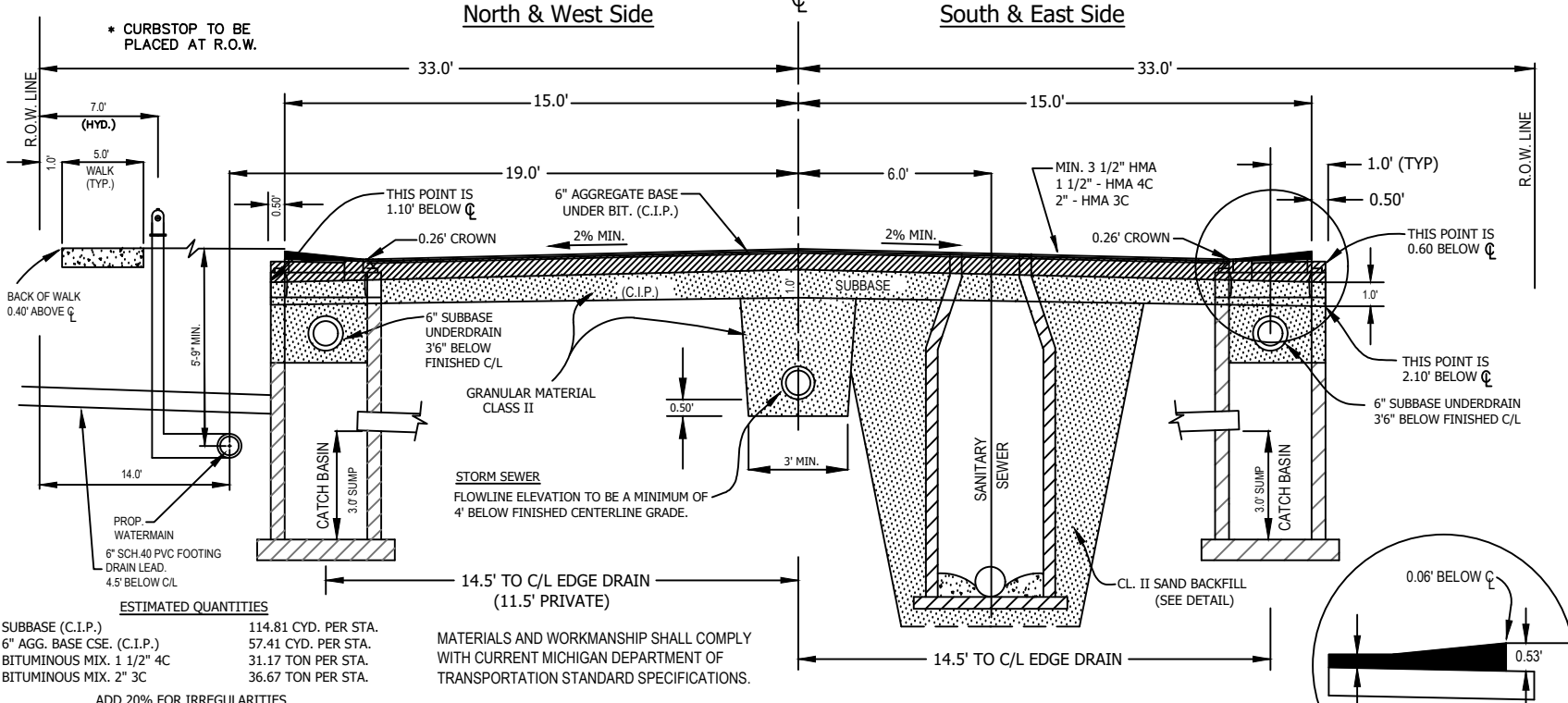
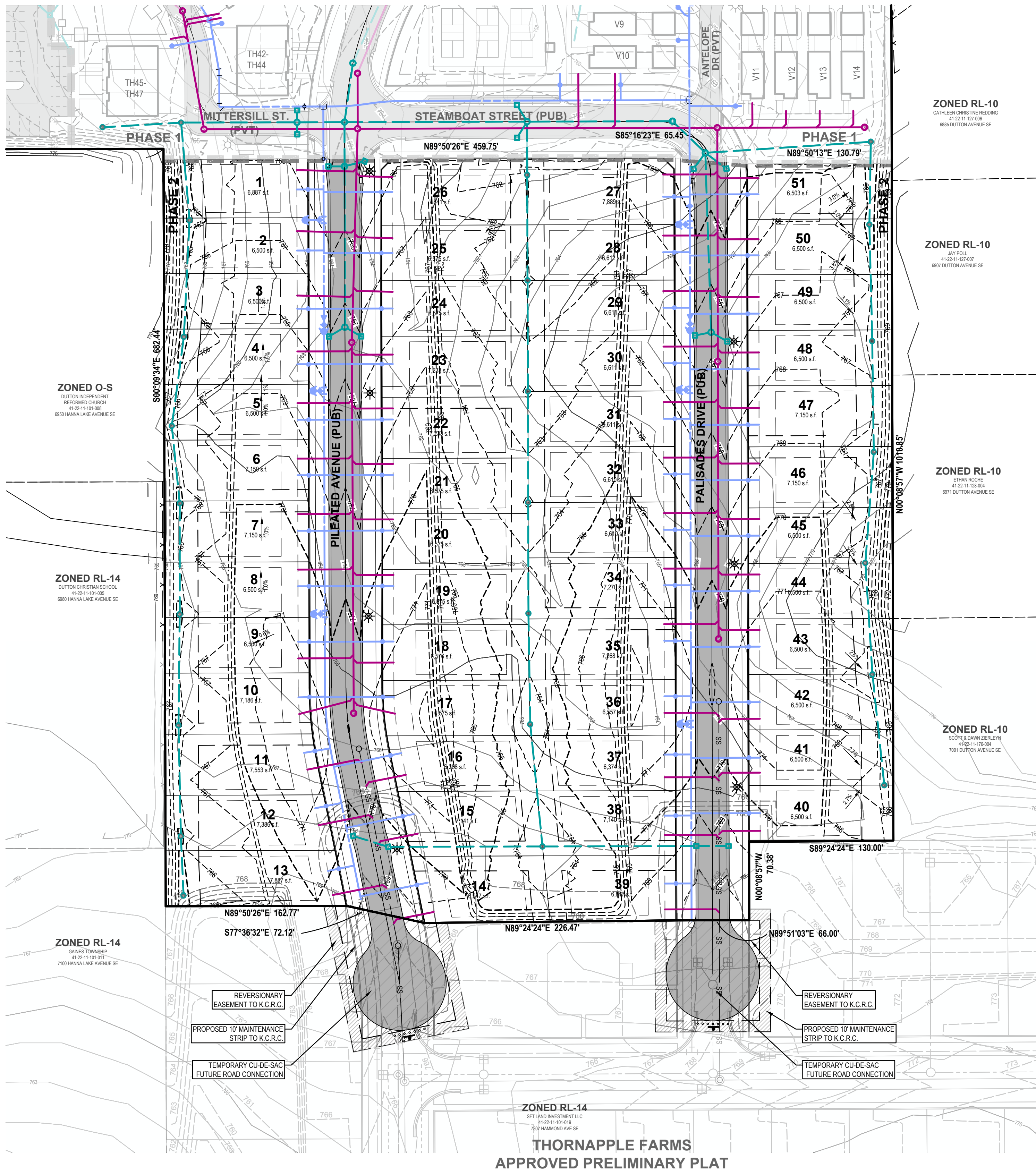


PROJECT NO:
22400615

SHEET NO:
C-300



LEGEND	
	EX. GRADE CONTOUR
	PROPOSED BITUMINOUS (STANDARD DUTY)
	PROPOSED CONCRETE (STANDARD DUTY)
	PROP. 12" to 36" STM SEWER
	PROP. 8" SANITARY SEWER
	EXISTING SANITARY SEWER
	PROP. 8" TO 12" WATERMAIN



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:
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Gaines Charter Township Fire Department Inspection Report

Plan Review-Site Plan Inspection Result

Inspection Status

Completed

Inspected by

Pat Quick

Completed at

05/28/2025

Business Name	Address	Suite	City	Zip
Dutton Center	3316 68th St SE	--	Caledonia	49316

Introduction:

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

RESULT: Plan Review

REMARK:

Condo plan (Phase 2) of Dutton Center

General Construction and Demolition:

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

RESULT: Plan Review

ITEM: HYDRANTS REQUIRED Construction involving combustibile building materials shall not occur until operable fire hydrants are in place within 500 road feet of the furthest point of any building being constructed. (IFC 3312.1)

RESULT: Plan Review

REMARK:

Hydrants on plan are adequate.

ITEM: TEMPORARY ADDRESS NUMBERS DURING CONSTRUCTION Install supplementary Arabic address numerals on a post or mailbox on the same side of the public road as, and directly in front of, the building in such a manner as to be readily visible to occupants of fire department vehicles on the public road. (IFC 505.1.2.4, 505.1.3)

RESULT: Plan Review

Inspection Signatures

Inspector Signature



Pat Quick
Fire Marshal
Deputy Chief

--

pat.quick@gainestownship.org



Dutton Center Site Condo

Single Family Residential

Architectural Book

Single Family Site Condominium



Single Family Site Condominium



Architectural Restrictions Highlights

1. Garage prominence limit.
2. Minimum front porch requirement.
3. Garage overhead door windows.
4. Upgraded siding colors.
5. Architectural diversity and variety:
 - a. Board and batten enhancements
 - b. Masonry wainscoting options
 - c. Window trim and shutters variations

integrity 1610

1,607 SF

3-5 bedrooms

2-3 bathrooms

2-3 car attached garage



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Elevation A1

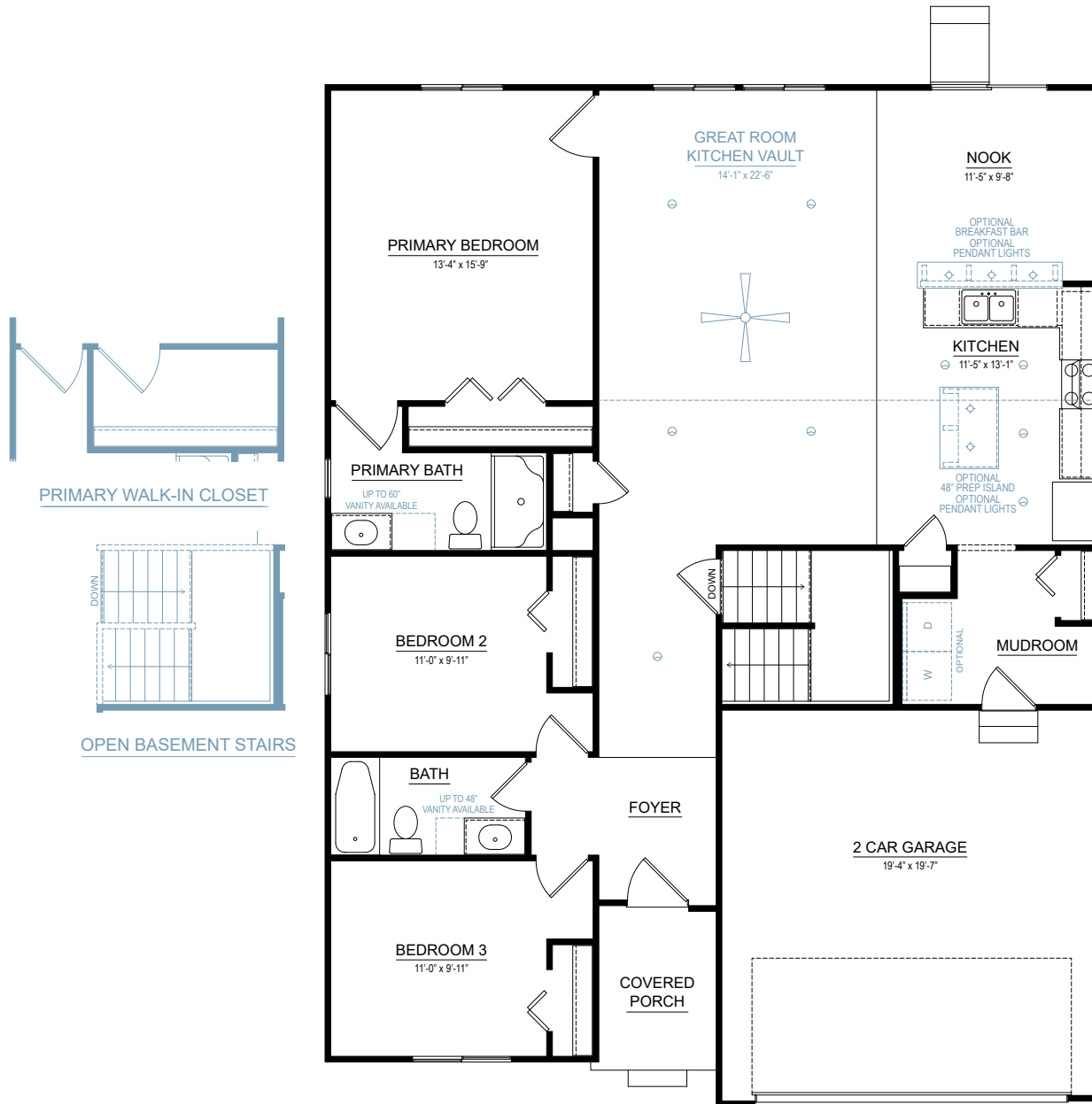


Elevation A2



Elevation A3

Elevation A



FIRST FLOOR

integrity 1750

1,736 SF

3-4 bedrooms

2-2.5 bathrooms

2 car attached garage



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Elevation A1



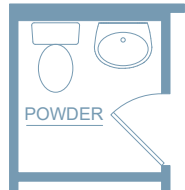
Elevation A2



Elevation A3

Elevation A

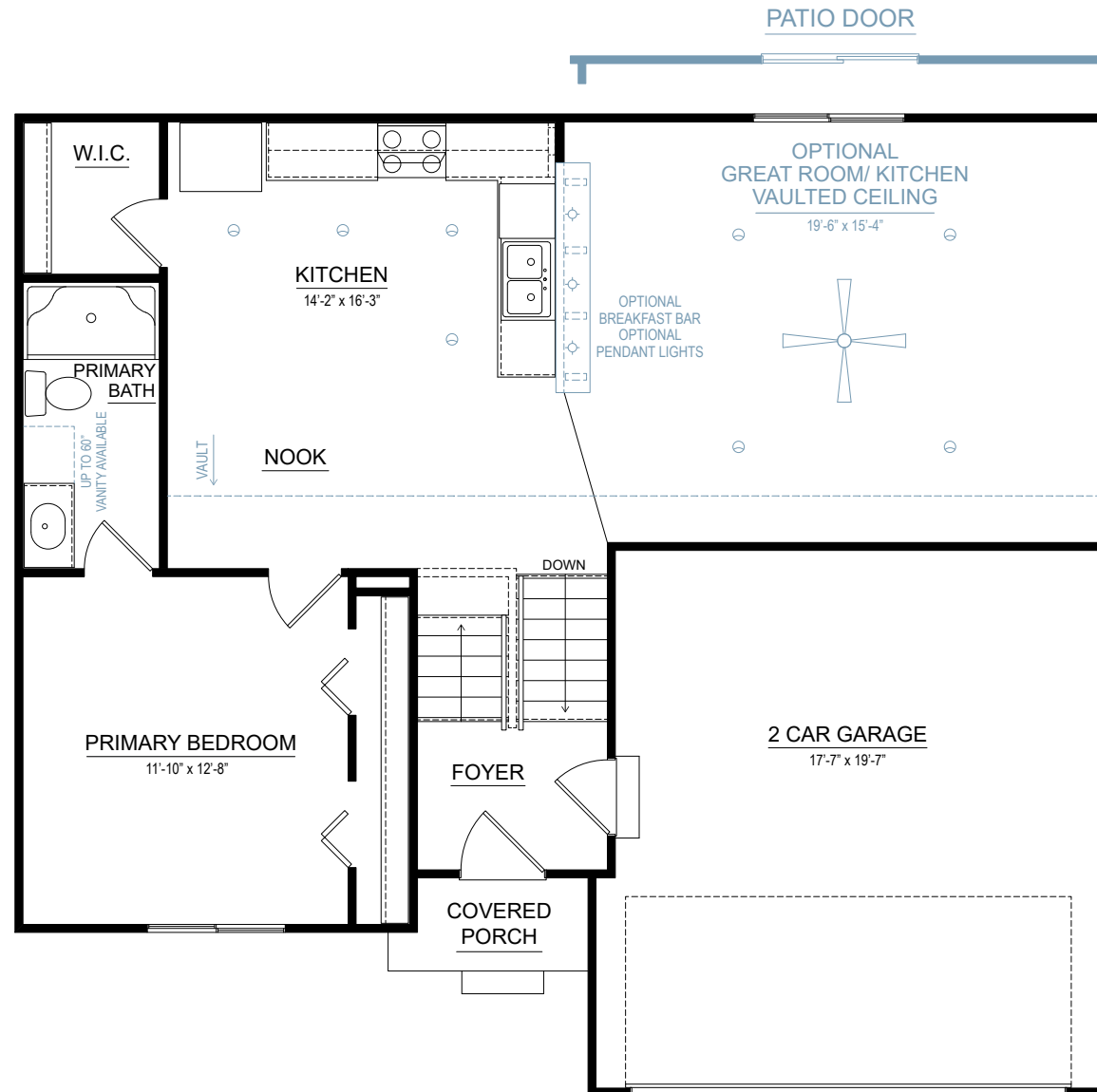
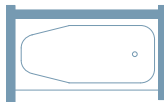
SMART SPACE
POWDER ROOM



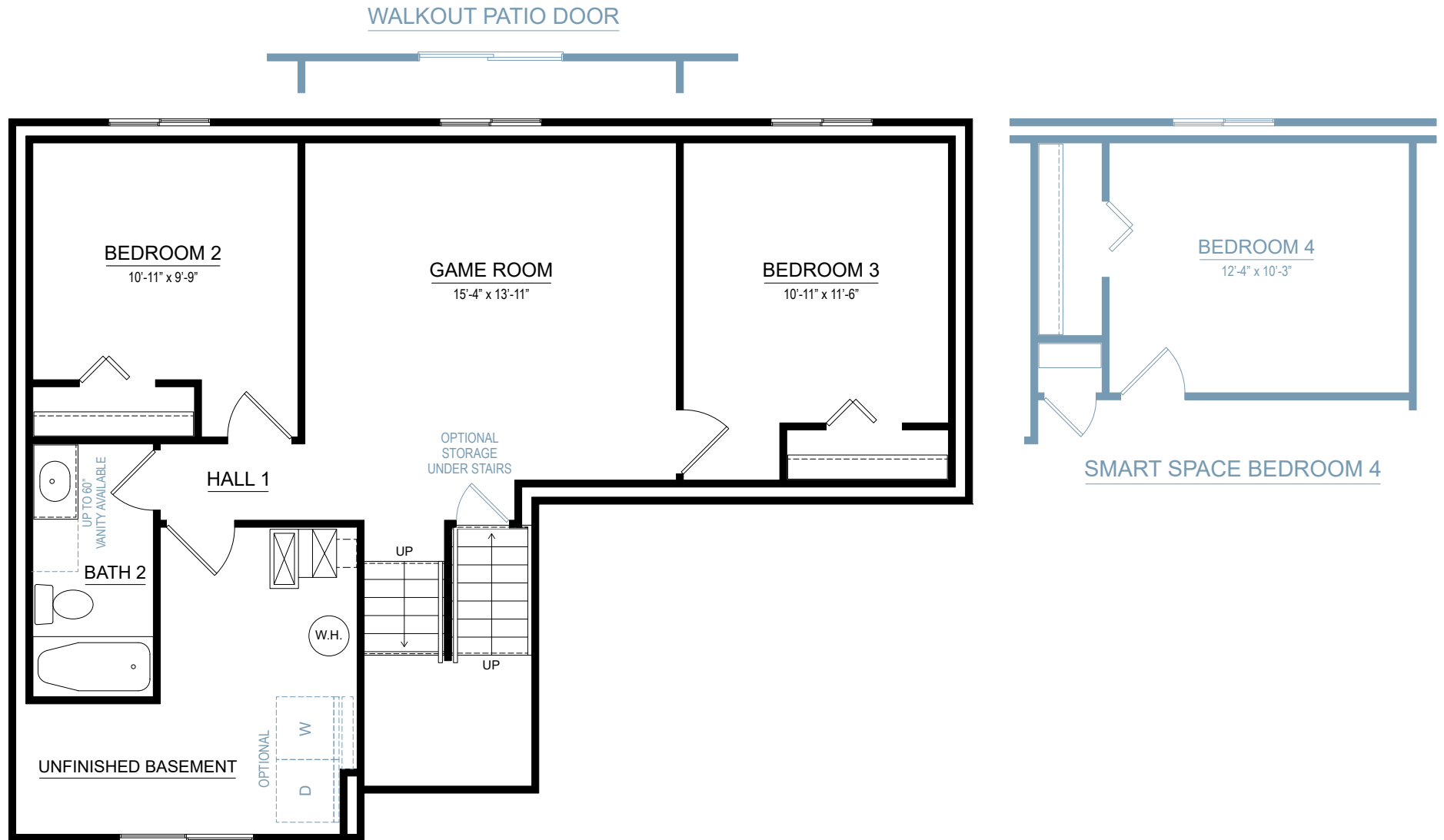
SMART SPACE
PANTRY



PRIMARY TUB/
SHOWER



FIRST FLOOR



LOWER LEVEL

integrity 1810

1,822 SF

4 bedrooms

2.5-3.5 bathrooms

2-3 car attached garage



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Elevation A1

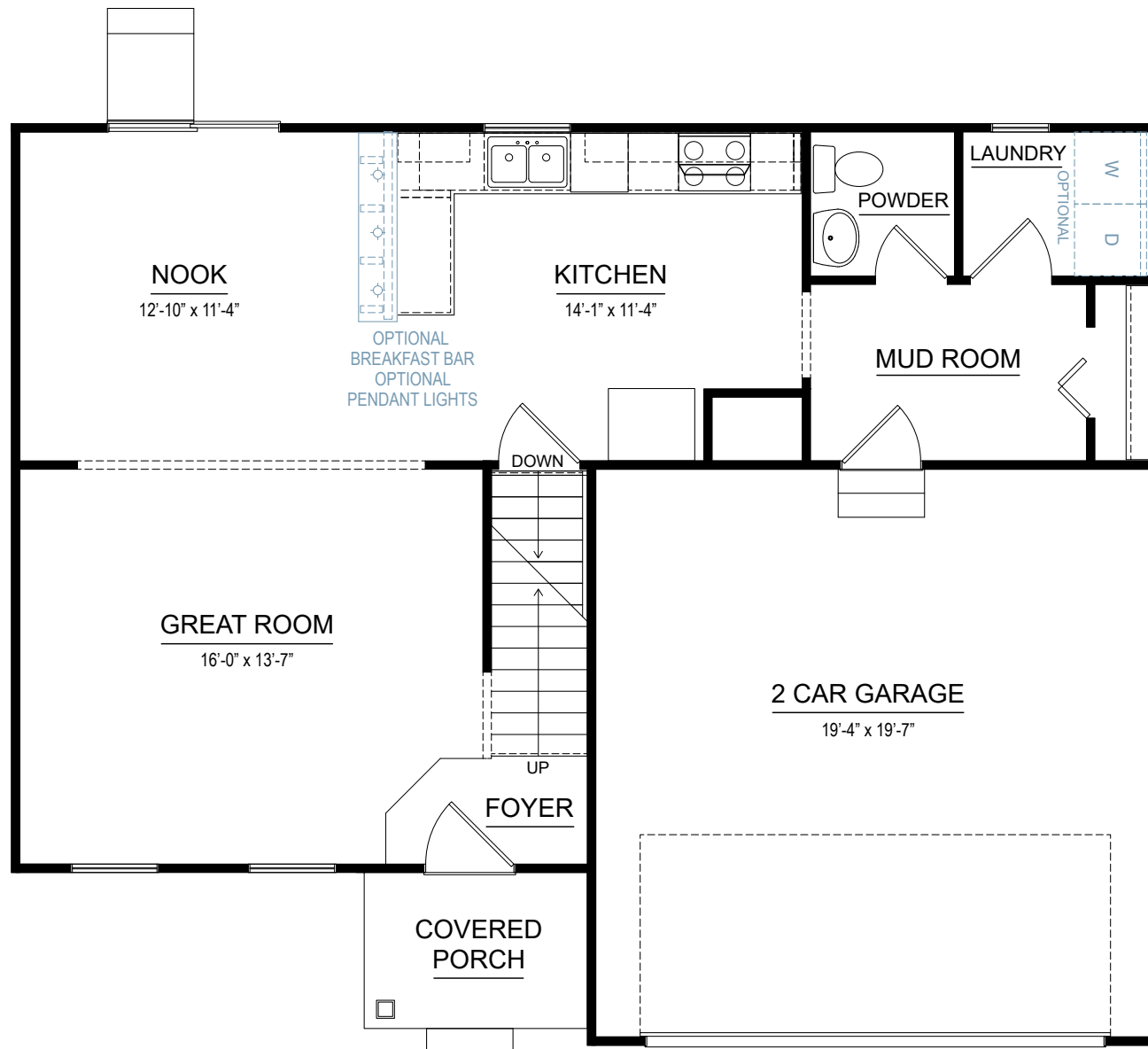


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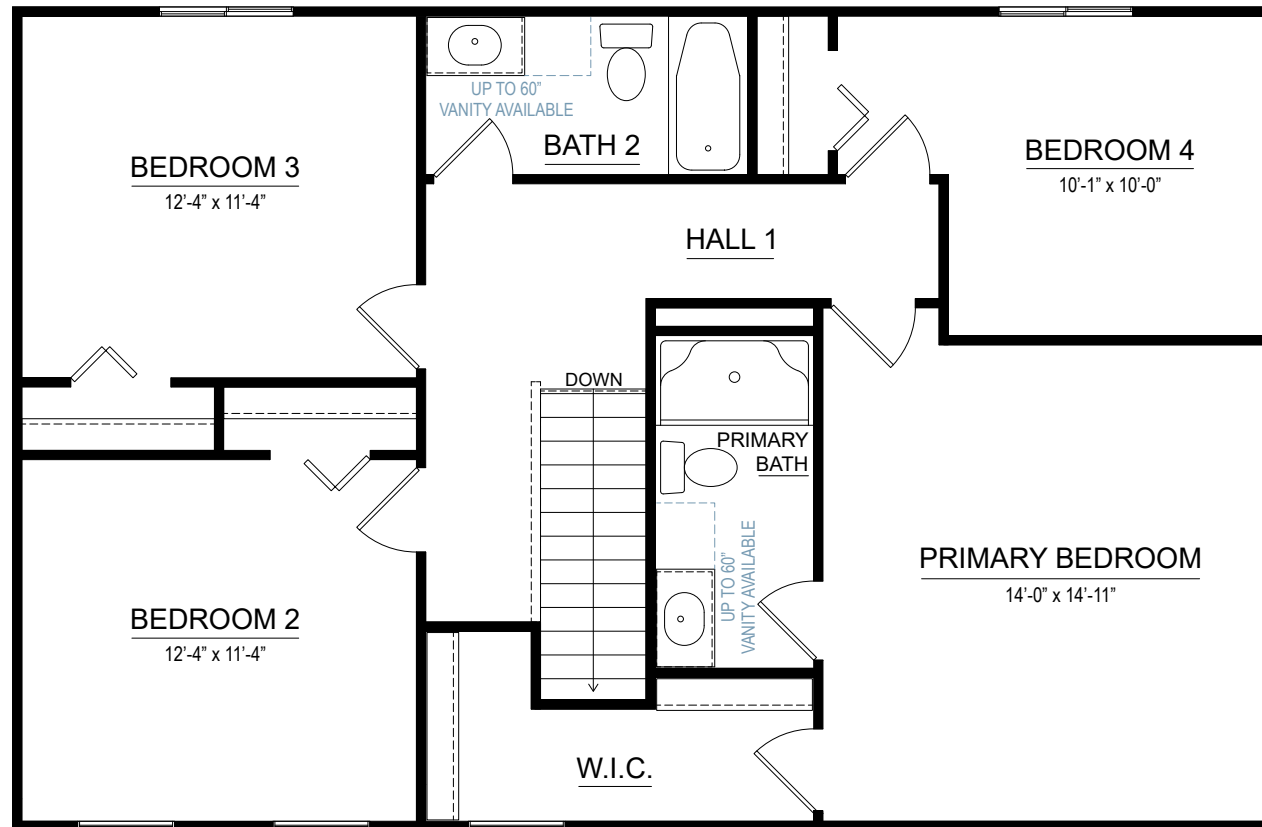


Elevation A3

Elevation A



FIRST FLOOR



SECOND FLOOR

integrity 1830

1,830 SF

4-5 bedrooms

2.5-3.5 bathrooms

2-3 car attached garage



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Elevation A1

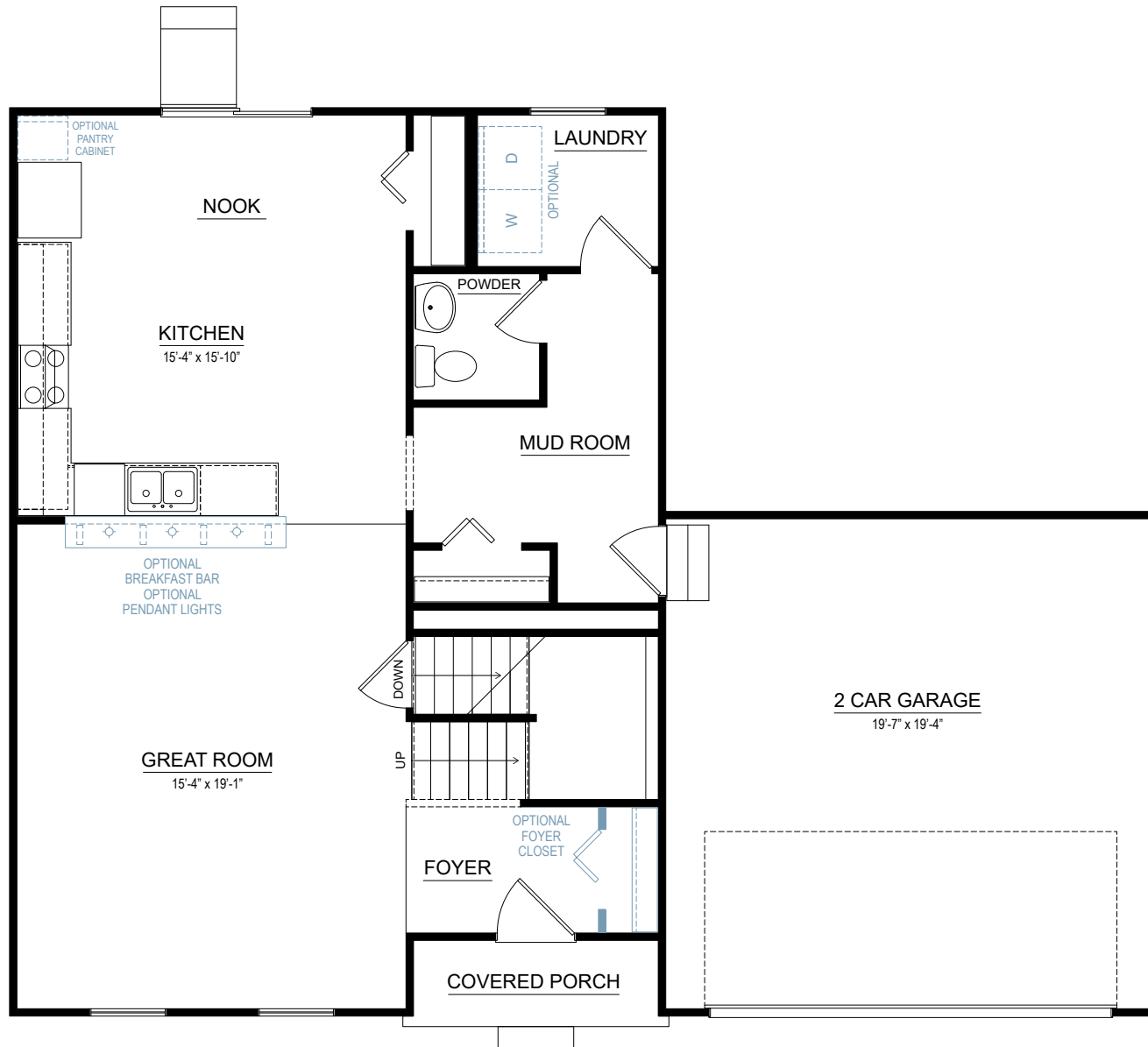


Elevation A2



Elevation A3

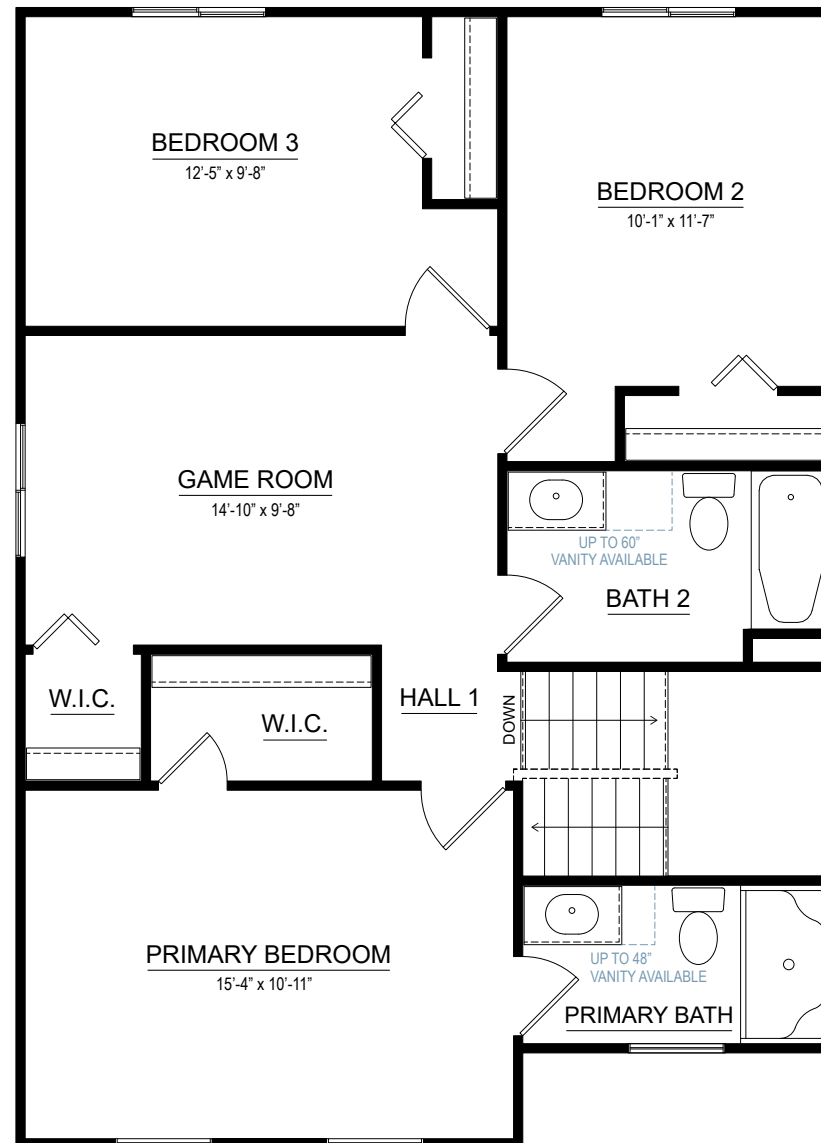
Elevation A



FIRST FLOOR



SMART SPACE BEDROOM 4



SECOND FLOOR

integrity 1910

1911 SF

4-5 bedrooms

2.5 bathrooms

2-car attached garage



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Elevation A1

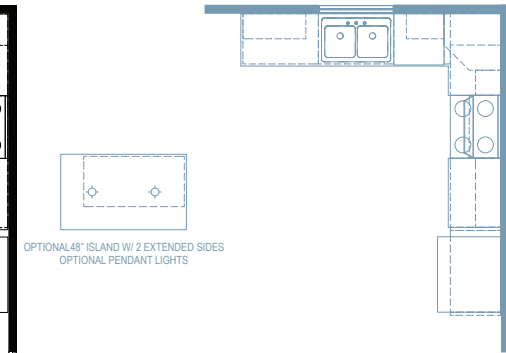
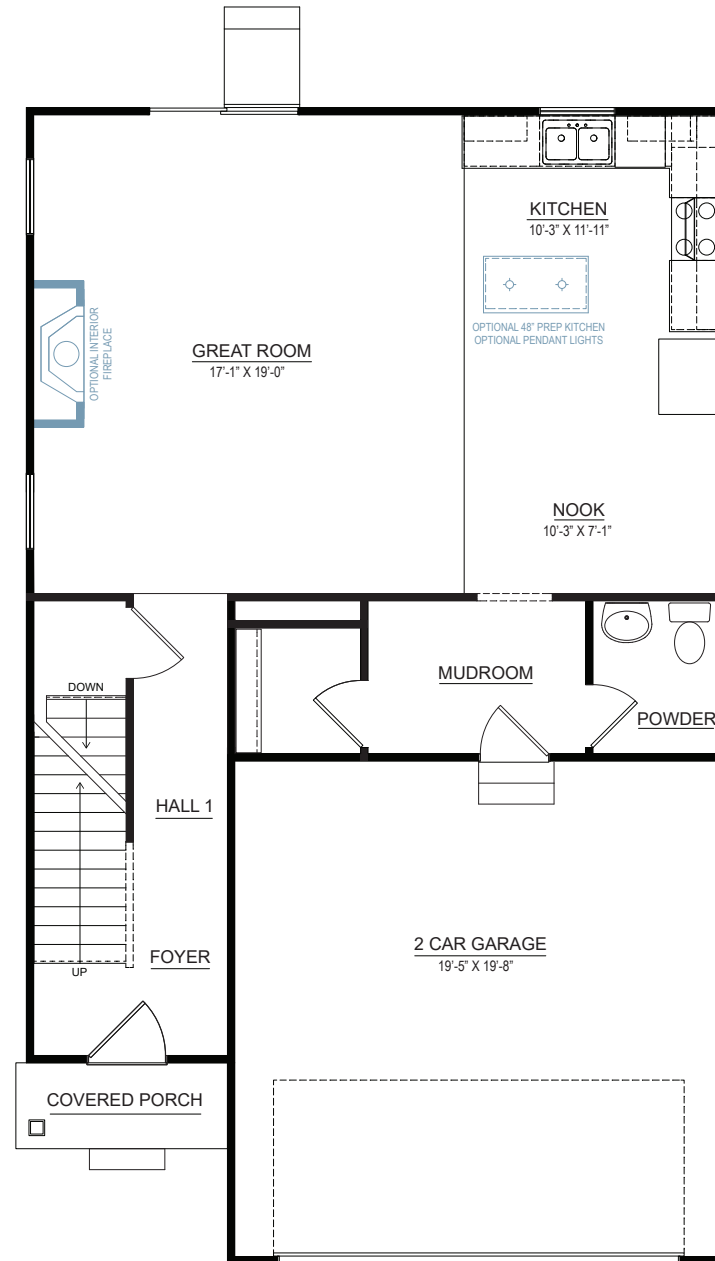


Elevation A2



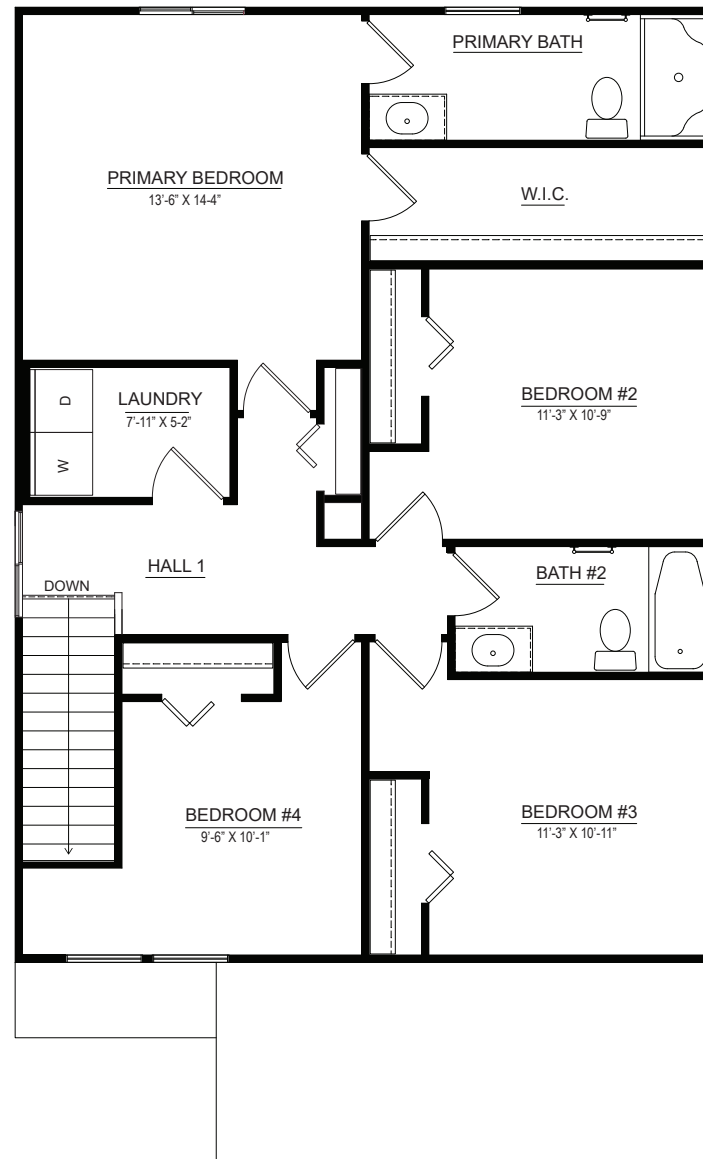
Elevation A3

Elevation A



DESIGNER KITCHEN

FIRST FLOOR



SECOND FLOOR

integrity 2000

2,022 SF

4-5 bedrooms

2.5-3.5 bathrooms

2-3 car attached garage



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Elevation A1

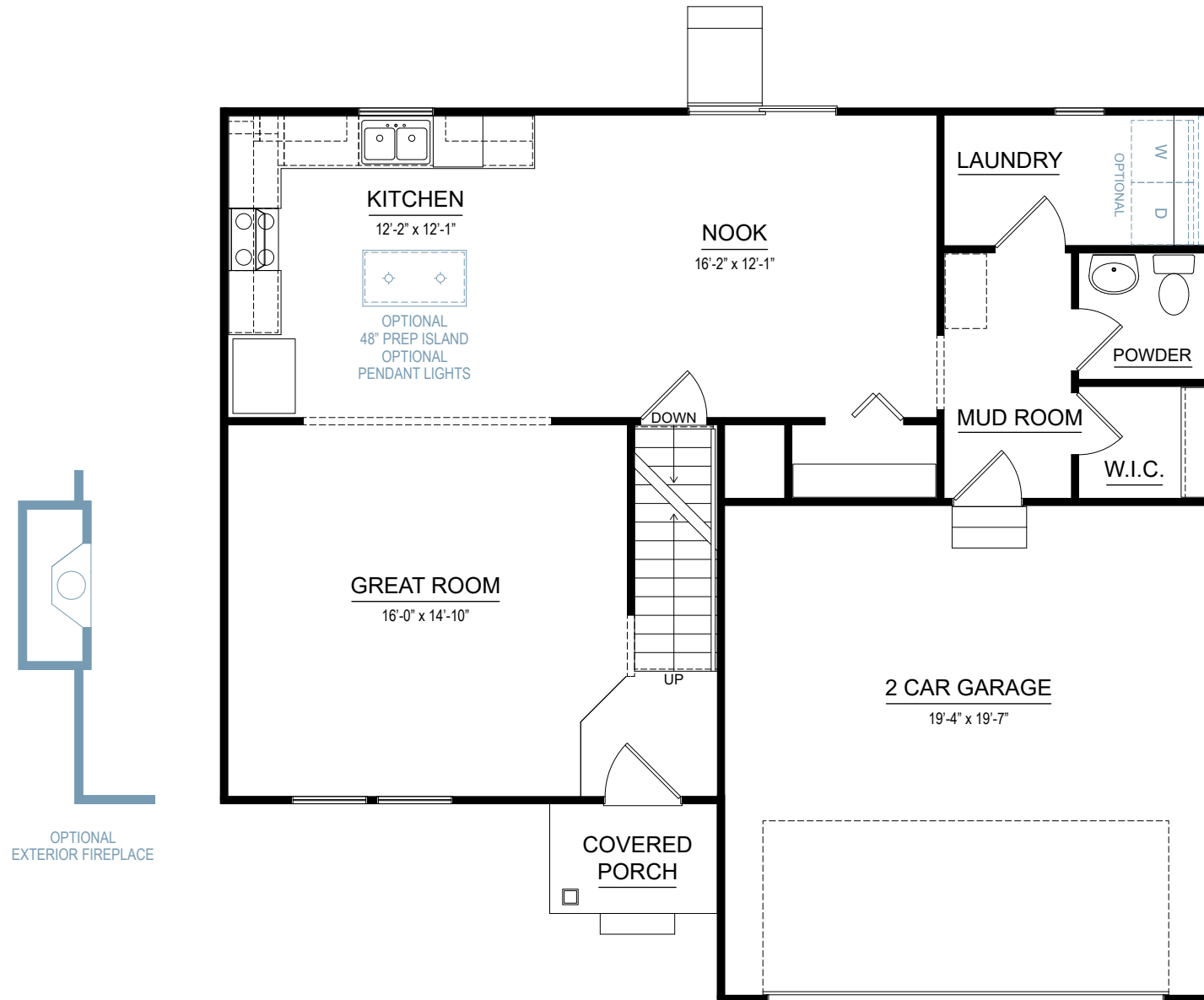


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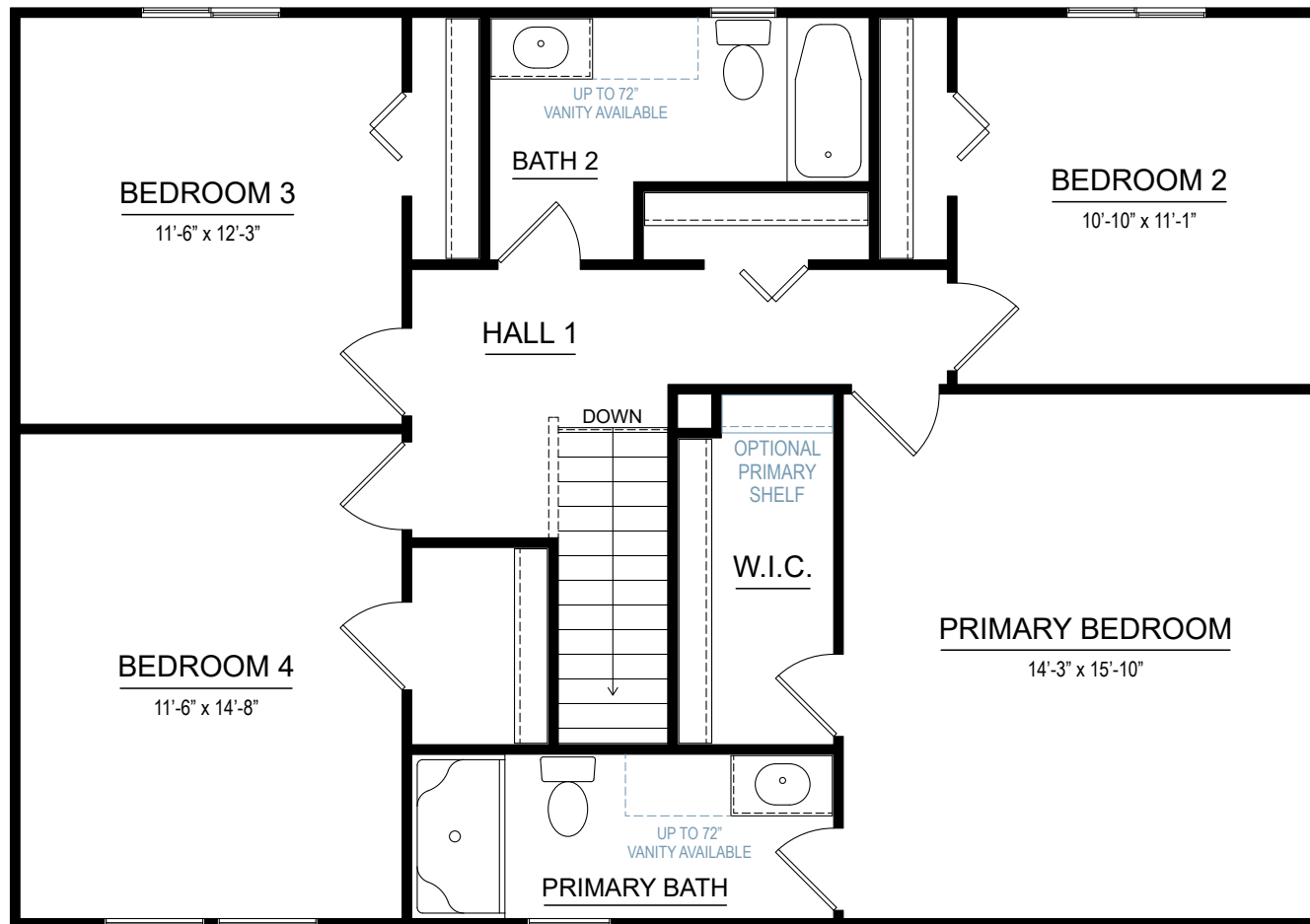


Elevation A3

Elevation A



FIRST FLOOR



SECOND FLOOR

integrity 2280

2,278 SF

3-6 bedrooms

2.5-4 bathrooms

2-3 car attached garage



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Elevation A1

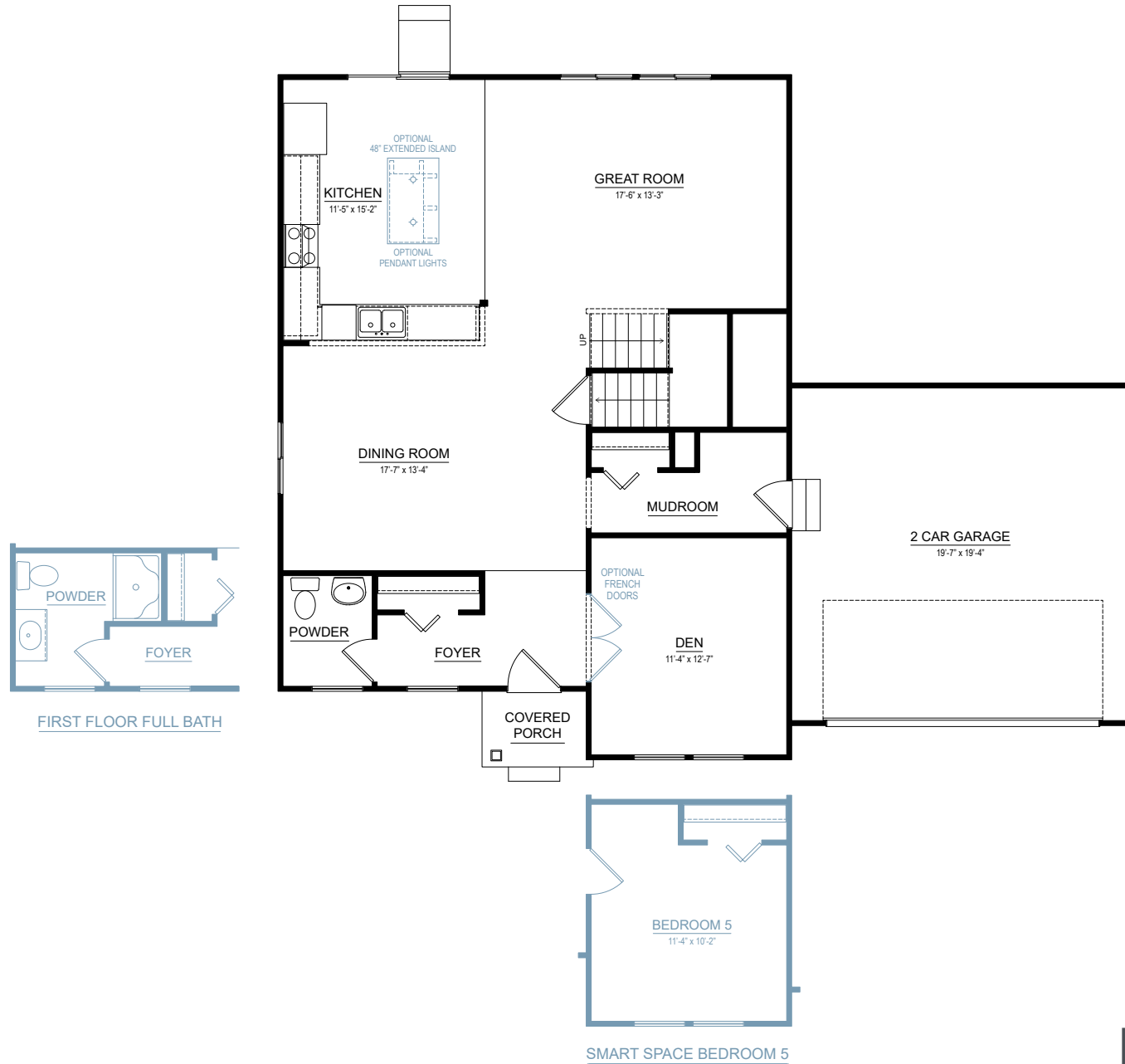


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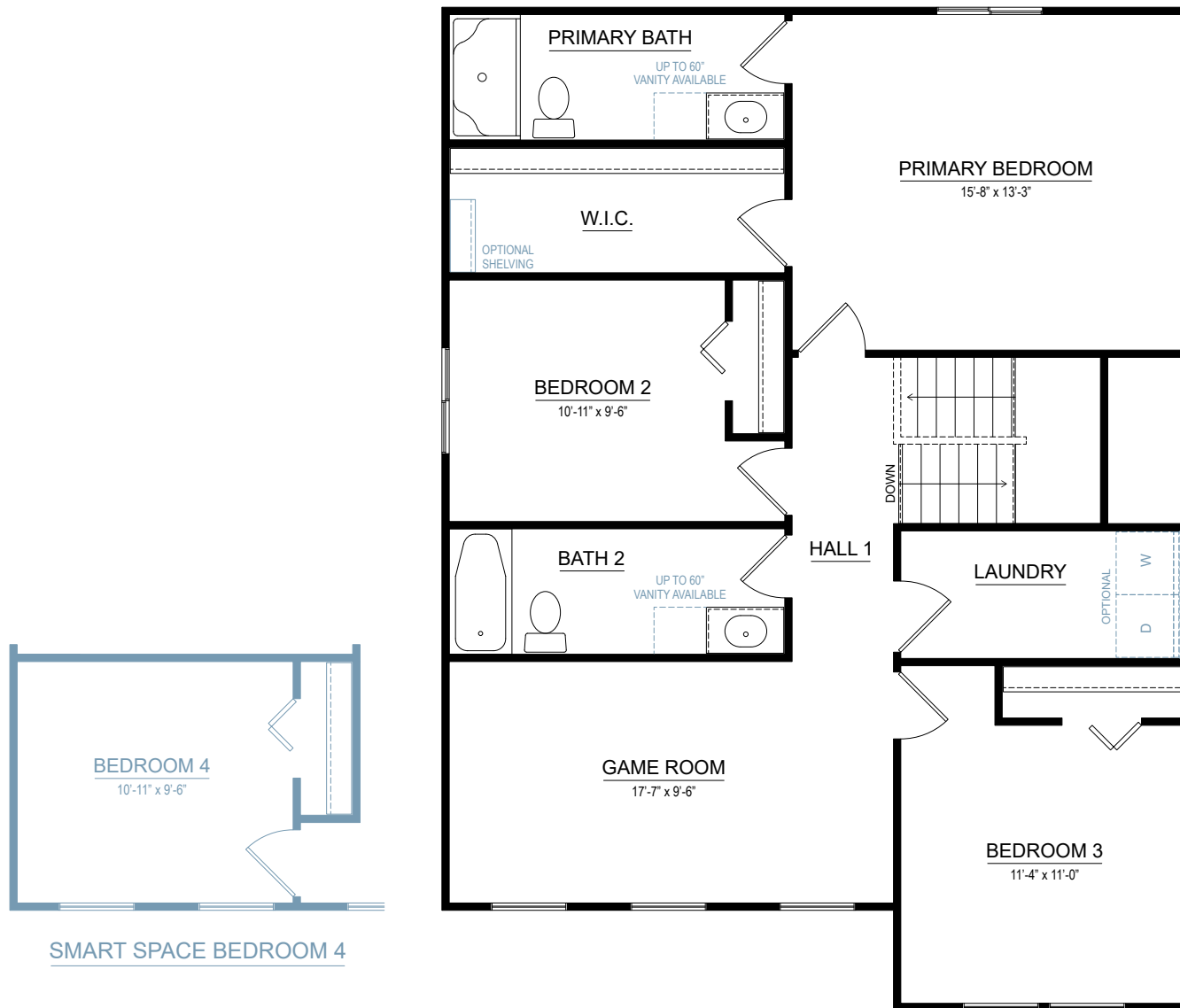


Elevation A3

Elevation A



FIRST FLOOR



SECOND FLOOR

Gaines Charter Township

Planning Commission Memo

Meeting Date: June 26th, 2025

AGENDA ITEM: VI.3.a

FILE NUMBER: 231025CVH

PROPOSED REQUEST: Tentative Preliminary
Plat Review, Hoffman Meadows Phase 3

PROPERTY ZONING DISTRICT: SR

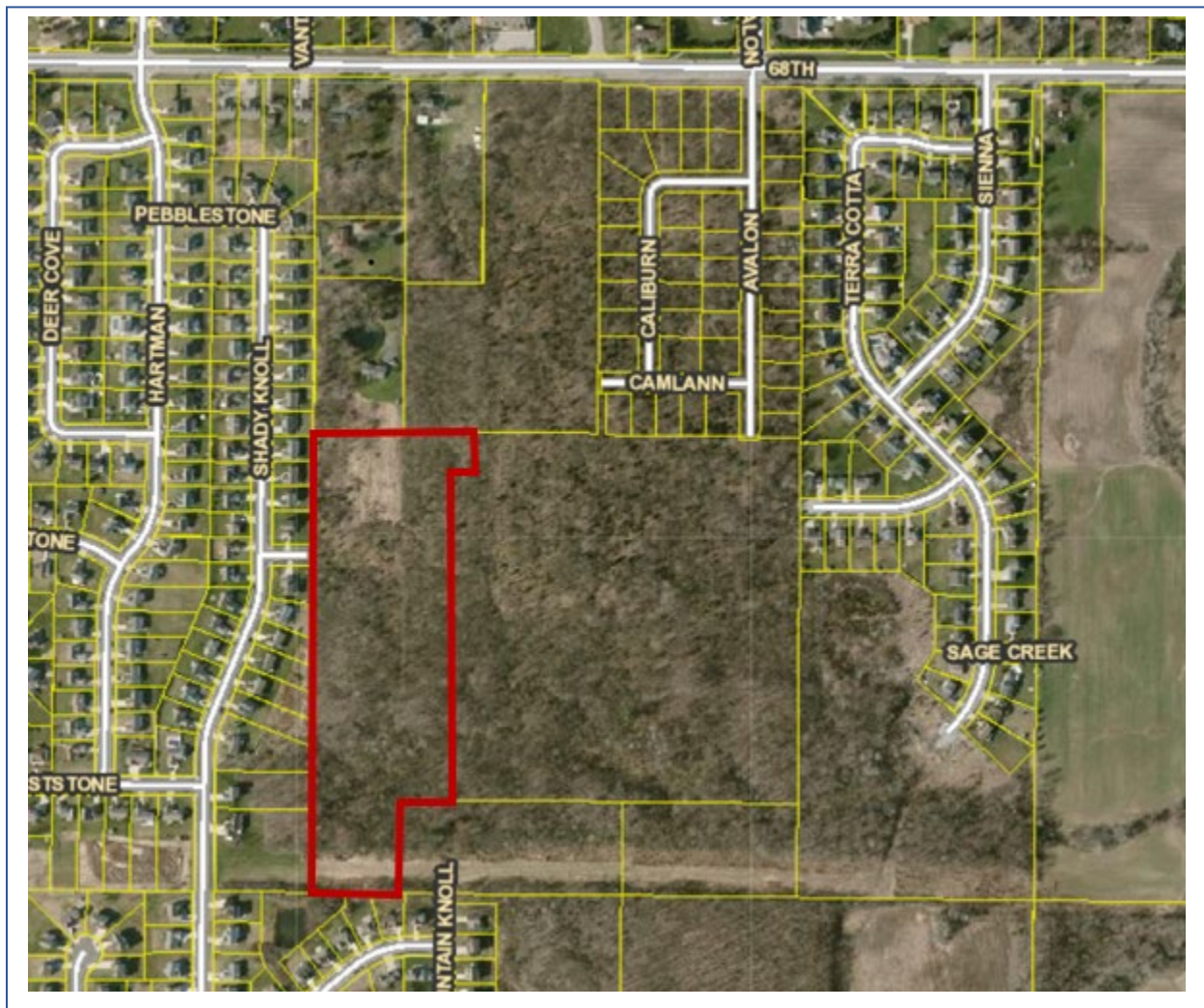
PROPERTY SIZE: 20.19 Acres

ADDRESS: 2319 Crystal Meadows Street SE

REPORT BY: Dan Wells, Community
Development Director

PARCEL NUMBER: 41-22-10-120-004

APPLICANT: Chris Vander Hoff



OVERVIEW

The applicant requests Tentative Preliminary Plat review for Phase 3 of Hoffman Meadows. Phase 3 is 20.19 acres and includes 50 detached single-family home lots. The Land Division Act states that “[t]entative approval....confers upon the proprietor for a period of 1 year from date, approval of lot sizes, lot orientation, and street layout, and application of the then-current subdivision regulations.” A public hearing is required for the tentative preliminary plat.

Hoffman Meadows Phases 1 and 2 of the project have received final plat approval and homes are under construction. Phase 3 was not part of that original approval.

The Planning Commission's role is to review the tentative preliminary plat plan for consistency with zoning and subdivision requirements as part of the platting process. Section 112 (4) of the Land Division Act provides for initial acceptance of the overall development concept but does not consider detailed engineering design or final details. Details concerning wetland impact, utilities, and final stormwater management design are addressed in later review phases. However, preliminary plans for utilities and other required infrastructure are considered during this process to identify potential concerns and future considerations.

Hoffman Meadows Phase 3 is in the Suburban Residential (SR) zoning district that stipulates 12,000 square feet for Suburban Residential lots, but under Section 1.30.D Pending Applications:

In cases where this Ordinance is amended between the time a development permit application is submitted and a decision on the application is made, the applicant may choose whether the review of and decision on the application will proceed under the requirements of this Ordinance as it was in effect at the time the application was submitted, or under the requirements of the new Ordinance provisions.

The proposed plat was laid out under the previous Residential-10 standards which allowed 10,000 SF lots. The applicant initially submitted the plat on March 11th, 2025, but then withdrew the plat on March 31st (see attached email). In the interim, the amended ordinance went into effect (April 26th). Staff considers the application to have pre-dated the amended ordinance to go into effect and will be considered under the RL-10 standard, and under the standards prior to amendment in April of 2025.

Surrounding zoning:

	NORTH: SR	
WEST: SR	SUBJECT PARCEL	EAST: SR (Hoffman Meadows Phase II)
	SOUTH: PUD (Crystal Springs)	

STANDARDS OF REVIEW

This project is subject to review against the following requirements and standards that were in effect prior to amendment (effective April 26th, 2025):

- GCTZO Section 6.3 Development Standards and GCT Code of Ordinances Section 22-62 Compliance with Zoning Regulations
- GCTZO Section 6.4 Additional Requirements for Plats & Site Condominium Developments
- GCTZO Section 16.13 Residential Landscaping
- GCT Code of Ordinances, Section 22-63 Sidewalks
- GCT Code of Ordinances, Section 22-64 Street Lighting
- GCT Code of Ordinances Section 22- 65 Public Utilities

We have reviewed the preliminary plat and associated application package and find that the plans are in order for this stage of the plat approval process. The following are the primary subject areas with comments.

1. GCTZO Section 6.3 Development Standards and GCT Code of Ordinances Section 22-62 Compliance with Zoning Regulations

Single-family lots in RL-10 must be a minimum of 10,000 square feet in area and 80 feet in width. The lot size table indicates that all lots exceed 10,000 square feet. The plat shows compliant lot widths on all lots.

Setbacks for single-family and two-family lots in RL-10 are 35 feet for the front and rear and eight feet for the sides. The lots appear to be sufficient in size, width, and shape for homes to meet required setbacks. Setback compliance will also be confirmed for each building site prior to building permitting.

All lots also comply with the 4:1 depth-to-width ratio requirements, aside from lots 113 & 114, which include an existing stormwater management area. These lots include the existing detention pond within an easement for drainage and detention to the Hoffman Meadows Drainage District. If acceptable, the Planning Commission must reference the depth-to-width waiver within its Resolution on the matter.

2. GCTZO Section 6.4 Additional Requirements for Plats & Site Condominium Developments

Section 6.4 A requires that a preliminary plat incorporates a variety of house models. Since the development is proposed to have over 50 units, a minimum of five house models is required. Each house model shall have multiple characteristics that clearly distinguish it from the other house models, such as different exterior materials, rooflines, garage placement, architectural style, number of stories, and/or building face. Staff recommends that the review of house models and future variations be an administrative responsibility during the zoning and building permitting process.

3. GCTZO Section 16.13 Residential Landscaping

Section 16.13 A requires that all platted subdivisions include one canopy tree for every 80 feet of road frontage. Street trees must be placed in accordance with Section 16.13 and the requirements of the Kent County Road Commission. Staff recommends that the requirement for the graphic representation on the preliminary plat is unnecessary at this time and notes that the requirement will be enforced when individual homes are constructed.

4. GCT Code of Ordinances, Section 22-63 Sidewalks

In accordance with Section 22-63, sidewalks shall be installed by the proprietor as specified by Township ordinance or as otherwise required by the Township Board or its designated Township official or body. Sidewalks must be shown on both sides of the public street throughout the entire development.

5. GCT Code of Ordinances, Section 22-64 Street Lighting

In accordance with Section 22-64, street lighting shall be installed by the proprietor as specified by Township ordinance or as otherwise required by the Township Board or its designated Township official or body. Consistent with past developments, the developer should request that the Township create a Street Light Assessment District before a residential building permit is issued by the Township.

- The number and location of street lights are to be determined by Consumers Energy for each phase of development.
- The developer must provide the necessary funds for installation within 30 days of Gaines Charter Township issuing an invoice for the installation costs.

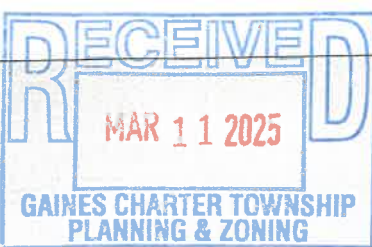
6. GCT Code of Ordinances Section 22- 65 Public Utilities

The development will be served by extensions of municipal water and sanitary sewer lines. A storm drainage system consisting of both above-ground and underground drainage facilities will also be installed, and the streets will be public. Provisions for the installation of buried power, telephone, gas distribution, and cable TV lines are also to be included. The applicant shall be required to comply with all utility and stormwater recommendations of the Township Engineer.

STAFF RECOMMENDATION

A public hearing was held at the Planning Commission on May 22nd, and consideration was tabled. After a recommendation is made, the plat will proceed to the Township Board for consideration.

Staff recommends that the Planning Commission recommend approval of the tentative preliminary approval of the Hoffman Meadows No. 3 plat.



FILE NO. 250311CVH

Gaines Charter Township
8555 Kalamazoo Avenue SE
Caledonia, MI 49316
Phone (616)6986640 Fax (616)698-2490



Land Division-Combination-Lot Line Application

Project Address	2464 68th ST SE		
Owner Name	JASONVILLE LLC		
Owner Address	4910 68th ST SE		
Parcel Number(s):	41-22-10-120-004	41-22-	
Description of Proposed Project/Use	PHASE THREE HOFFMAN MEADOWS		

Applicant/Contact	CHRIS VANDER HOFF
Phone/Email	chris@boscoin.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	
For Planning Commission/Zoning Board of Appeals requests, and Land Divisions/Combinations, please complete the appropriate Worksheet as part of your application packet – See staff for more information	

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			☐ Rezoning/PUD Rezoning			☐ Land Division						
☐ Special Use Permit Request			☐ PUD Amendment			☐ Text Amendment						
☐ Zoning Board of Appeals Request			☐ Site Plan Review									
☒ Subdivision/Site Condo Review			Other _____									
DENIED _____			APPROVED _____			APPROVED, WITH CONDITIONS _____			WITHDRAWN _____			
ZONING ADMINISTRATOR SIGNATURE _____						DATE _____						

Land Division/Combination Applicant Worksheet

FILE NO. _____

The following information is required as part of the application to split or combine property.

☐ Certified survey(s) with legal descriptions showing the following:

- The dimension and legal descriptions of the existing parcel(s), new parcel(s), and any easements
- The location of all existing and proposed structures
- The accessibility of the parcels for vehicular traffic and utilities from existing public roads

☒ \$50.00 fee per new parcel created.

50 X \$50 \$2500

Please note that the deeds for the new parcels must be recorded within 120 days or the land division will be null and void. Also be advised that copies of these deeds must be submitted to the Township or the land division will be null and void.

SIGNATURE OF ALL OWNERS (proof of ownership required)

_____ SIGNATURE		3/10/25 DATE	_____ SIGNATURE		_____ DATE
_____ SIGNATURE		_____ DATE	_____ SIGNATURE		_____ DATE

Please be aware that if the parcels involved in the land division/combination are of a different property class, there may be a delay in the creation of taxable parcels by the county. Please see the Assessing Department with any questions regarding this.

Township Use Only

Parcels Involved

- _____
- _____
- _____
- _____

Split history from www.accesskent.com

Current Splits Allowed _____

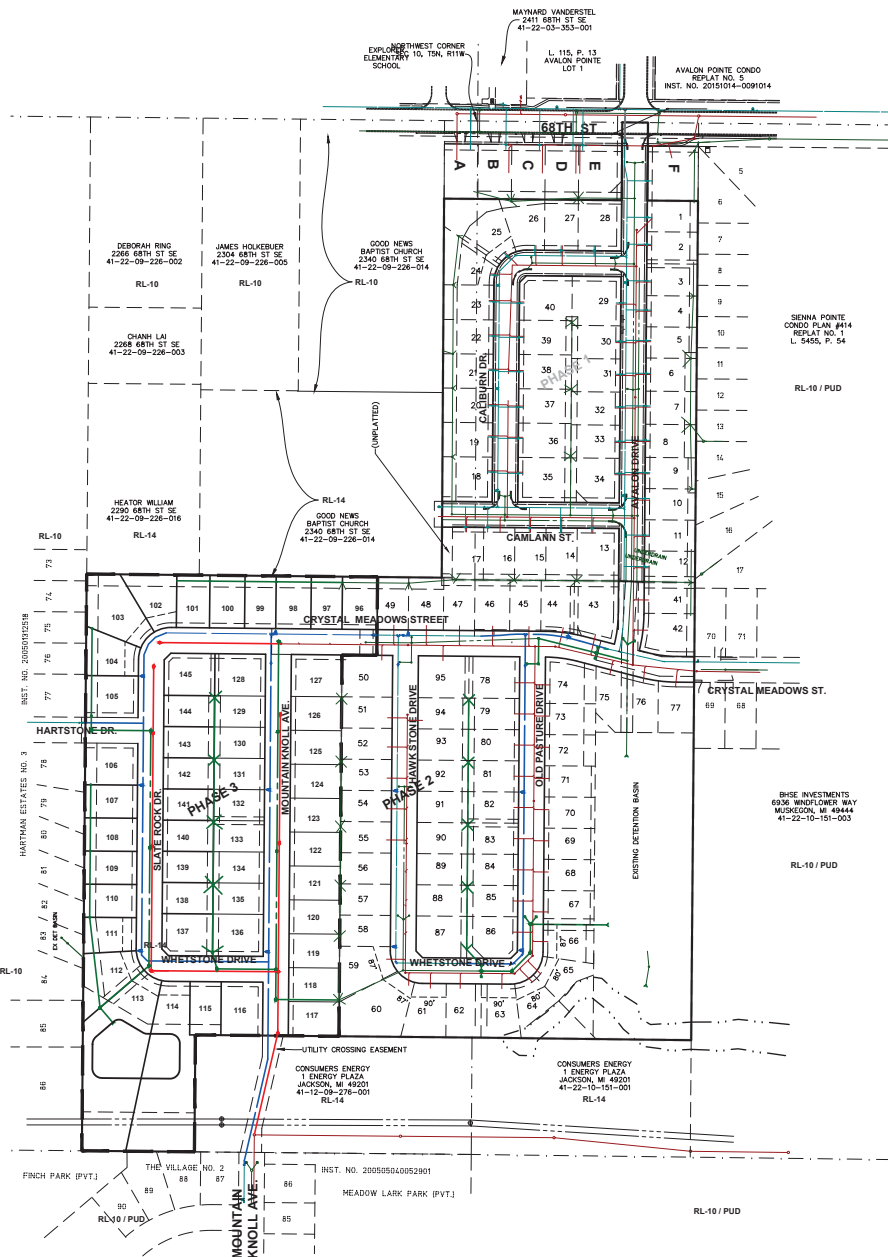
Potential Bonus Splits _____

Number Being Used _____

Number Being Transferred _____

Number Left for Remainder _____

To Parcel A _____ Parcel B _____ Parcel C _____



LOT AREAS

LOT #	AREA	LOT #	AREA
1	10,400 SQ. FT.	74	14,401 SQ. FT.
2	10,460 SQ. FT.	75	12,763 SQ. FT.
3	10,660 SQ. FT.	76	11,242 SQ. FT.
4	10,400 SQ. FT.	77	11,976 SQ. FT.
5	10,400 SQ. FT.	78	13,328 SQ. FT.
6	11,050 SQ. FT.	79	10,400 SQ. FT.
7	11,050 SQ. FT.	80	10,400 SQ. FT.
8	11,050 SQ. FT.	81	10,400 SQ. FT.
9	10,400 SQ. FT.	82	10,400 SQ. FT.
10	10,400 SQ. FT.	83	10,400 SQ. FT.
11	10,400 SQ. FT.	84	10,400 SQ. FT.
12	10,400 SQ. FT.	85	10,400 SQ. FT.
13	14,415 SQ. FT.	86	13,766 SQ. FT.
14	10,778 SQ. FT.	87	13,768 SQ. FT.
15	10,778 SQ. FT.	88	10,400 SQ. FT.
16	10,778 SQ. FT.	89	10,400 SQ. FT.
17	10,778 SQ. FT.	90	10,400 SQ. FT.
18	14,678 SQ. FT.	91	10,400 SQ. FT.
19	11,313 SQ. FT.	92	10,400 SQ. FT.
20	11,365 SQ. FT.	93	10,400 SQ. FT.
21	11,324 SQ. FT.	94	10,400 SQ. FT.
22	11,337 SQ. FT.	95	13,965 SQ. FT.
23	11,481 SQ. FT.	96	12,150 SQ. FT.
24	14,082 SQ. FT.	97	10,800 SQ. FT.
25	20,213 SQ. FT.	98	12,150 SQ. FT.
26	12,533 SQ. FT.	99	10,800 SQ. FT.
27	11,180 SQ. FT.	100	12,150 SQ. FT.
28	14,430 SQ. FT.	101	11,475 SQ. FT.
29	18,710 SQ. FT.	102	14,382 SQ. FT.
30	10,625 SQ. FT.	103	21,885 SQ. FT.
31	10,625 SQ. FT.	104	13,637 SQ. FT.
32	10,625 SQ. FT.	105	14,625 SQ. FT.
33	10,625 SQ. FT.	106	14,433 SQ. FT.
34	14,281 SQ. FT.	107	11,466 SQ. FT.
35	15,427 SQ. FT.	108	11,468 SQ. FT.
36	11,362 SQ. FT.	109	11,740 SQ. FT.
37	11,078 SQ. FT.	110	11,472 SQ. FT.
38	11,882 SQ. FT.	111	12,041 SQ. FT.
39	11,680 SQ. FT.	112	16,862 SQ. FT.
40	15,245 SQ. FT.	113	62,891 SQ. FT.
41	10,400 SQ. FT.	114	55,620 SQ. FT.
42	14,322 SQ. FT.	115	10,940 SQ. FT.
43	16,807 SQ. FT.	116	14,652 SQ. FT.
44	11,280 SQ. FT.	117	13,388 SQ. FT.
45	10,438 SQ. FT.	118	11,310 SQ. FT.
46	11,726 SQ. FT.	119	11,310 SQ. FT.
47	10,514 SQ. FT.	120	11,310 SQ. FT.
48	12,150 SQ. FT.	121	11,310 SQ. FT.
49	10,400 SQ. FT.	122	11,310 SQ. FT.
50	13,628 SQ. FT.	123	11,310 SQ. FT.
51	10,400 SQ. FT.	124	11,310 SQ. FT.
52	10,400 SQ. FT.	125	11,310 SQ. FT.
53	10,400 SQ. FT.	126	11,310 SQ. FT.
54	10,400 SQ. FT.	127	13,965 SQ. FT.
55	10,400 SQ. FT.	128	14,620 SQ. FT.
56	10,400 SQ. FT.	129	10,400 SQ. FT.
57	10,400 SQ. FT.	130	10,400 SQ. FT.
58	10,400 SQ. FT.	131	10,400 SQ. FT.
59	14,466 SQ. FT.	132	10,400 SQ. FT.
60	21,256 SQ. FT.	133	10,400 SQ. FT.
61	13,629 SQ. FT.	134	10,400 SQ. FT.
62	12,385 SQ. FT.	135	10,400 SQ. FT.
63	13,633 SQ. FT.	136	14,802 SQ. FT.
64	18,984 SQ. FT.	137	13,858 SQ. FT.
65	215,786 SQ. FT.	138	10,400 SQ. FT.
66	10,801 SQ. FT.	139	10,400 SQ. FT.
67	11,310 SQ. FT.	140	10,400 SQ. FT.
68	11,310 SQ. FT.	141	10,400 SQ. FT.
69	10,400 SQ. FT.	142	10,400 SQ. FT.
70	10,400 SQ. FT.	143	10,400 SQ. FT.
71	10,400 SQ. FT.	144	10,400 SQ. FT.
72	10,400 SQ. FT.	145	13,913 SQ. FT.
73	10,400 SQ. FT.		

PROPERTY DESCRIPTION:

Part of the Northeast 1/4 of Section 9 and the Northwest 1/4 of Section 10; Commencing 85.02 feet S89°50'54"W along the North Section line and 1042.88 feet S00°23'11"E from the Northeast 1/4 corner of Section 9; thence S00°23'11"E 129.72 feet; thence S89°50'54"W 910.87 feet to the East line of the West 330 feet of the East 1/2 of the Northeast 1/4 of said Section 9; thence S00°23'11"E 1479.82 feet along said East line to the East and West 1/4 line of said Section 9; thence N89°47'50"E 288.75 feet along said East and West 1/4 line to the East line of the West 618.75 feet of the East 1/2 of the Northeast 1/4 of said Section 9; thence N00°15'35"W 300.00 feet along the North line of the South 300.00 feet of the Northeast 1/4 of said Section; thence N89°47'50"E 709.74 feet along said North line to the East line of Section 9; thence Northerly along said East Section line to the South line of Lot 17 of Hoffman Meadows; thence Westerly along said South line to the Westerly line of said Plot; thence Northerly along said Westerly line to the Southerly line of said Plot; thence S89°43'18"W 26.89 feet to the Point of Beginning, ALSO commencing N89°48'12"E 566.88 feet along the North line of Section 10 and S00°16'34"E 1179.00 feet along the West line of the East 760.00 feet of the West 1/2 of the Northwest 1/4 of Section 10 from the Northwest corner of said Section 10; thence S00°16'34"E along said West line 1174.07 feet to the North line of the South 300.00 feet of the Northwest 1/4 of said Section; thence S89°47'24"W 562.37 feet along said North line to the West line of said Section 10; thence Northerly along said West Section line to the South line of Hoffman Meadows; thence N89°43'18"E to the Southeast corner of Lot 13 of said Plot; thence S00°16'34"E 10.00 feet; thence S89°21'20"E 66.04 feet; thence N00°16'34"W 10.00 feet; thence N89°48'12"E 130.00 feet along the South line of Lot 12 to the Point of beginning.

REQUIREMENTS:

- PROJECT DESCRIPTION:
A RESIDENTIAL DEVELOPMENT WITH 145 SINGLE FAMILY HOME LOTS.
STREETS BE INTO 68TH ST. AND CRYSTAL MEADOWS ST. WITH FUTURE
STREETS TOWARD HARTMAN ST. AND MOUNTAIN KNOLL AVE.
- ZONING REQUIREMENTS: RL-10 (LOW DENSITY RESIDENTIAL) ZONING
FRONT YARD: 35 FEET
REAR YARD: 35 FEET
SIDE YARD: 8 FEET
LOT AREA: 10,000 SQUARE FEET
MINIMUM LOT WIDTH: 80 FEET
- OVERALL PLAT STATISTICS
GROSS ACREAGE: 59.08 ACRES
NET ACREAGE: 46.58 ACRES
GROSS DENSITY: 2.45 UNITS/ACRE
NET DENSITY: 3.11 UNITS/ACRE
- PHASE 3 STATISTICS
LOTS: 50
GROSS ACREAGE: 20.19 ACRES
NET ACREAGE: 15.97 ACRES
GROSS DENSITY: 2.48 UNITS/ACRE
NET DENSITY: 3.13 UNITS/ACRE
- PROPOSED IMPROVEMENTS
a. All street right of ways shall be public, 66 feet in width.
b. Streets shall be 30 foot bituminous valley curb and gutter per Kent
County Road Commission standards and specifications.
c. This plat shall be serviced with public water and sewer.
d. Drainage design shall conform to the Kent County Drain Commission
standards and specifications.
e. Gas mains shall be installed per KRC requirements.
f. There shall be a 12 foot private easement for public utilities
adjacent to all street right of ways.
g. Lot sizes are approximate and may vary with the final plat.
h. Sidewalks shall be placed at the time of house construction in
public right of ways.
i. Street trees shall be planted in accordance to Section 16.13.A of the Gaines
Charter Township Zoning Ordinance.

NOTE:

- Staff shall confirm that no less than five house models that meet the requirements of the GCTZO Section 6.4 are built within the plat.
- Staff shall enforce the street tree requirement of the GCTZO Section 16.13 A at the time of building permit.
- The applicant shall request the creation of a Street Light Assessment District before applying for residential building permits.



REVISIONS
1. INITIAL SUBMITTAL - 02-28-25
2. NO. 1 REVISIONS - 03-12-25
3. PER REVIEW COMMENTS - 3-31-25

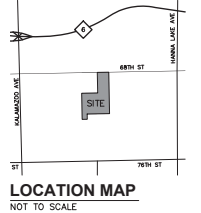
LEGEND	
T - TOWN	SECTION CORNER
N - NORTH	SET CATCH BASIN
E - EAST	FOUND IRON OR NAIL
S - SOUTH	STORM SEWER MANHOLE
SEC - SECTION	SANITARY SEWER MANHOLE
POB - POINT OF BEGINNING	CATCH BASIN
PROPOSED BLACKTOP	HYDRANT
PROPOSED CONCRETE	VALVE
EXISTING BLACKTOP	UTILITY POLE
EXISTING CONCRETE	QUY WIRE
BUILDING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

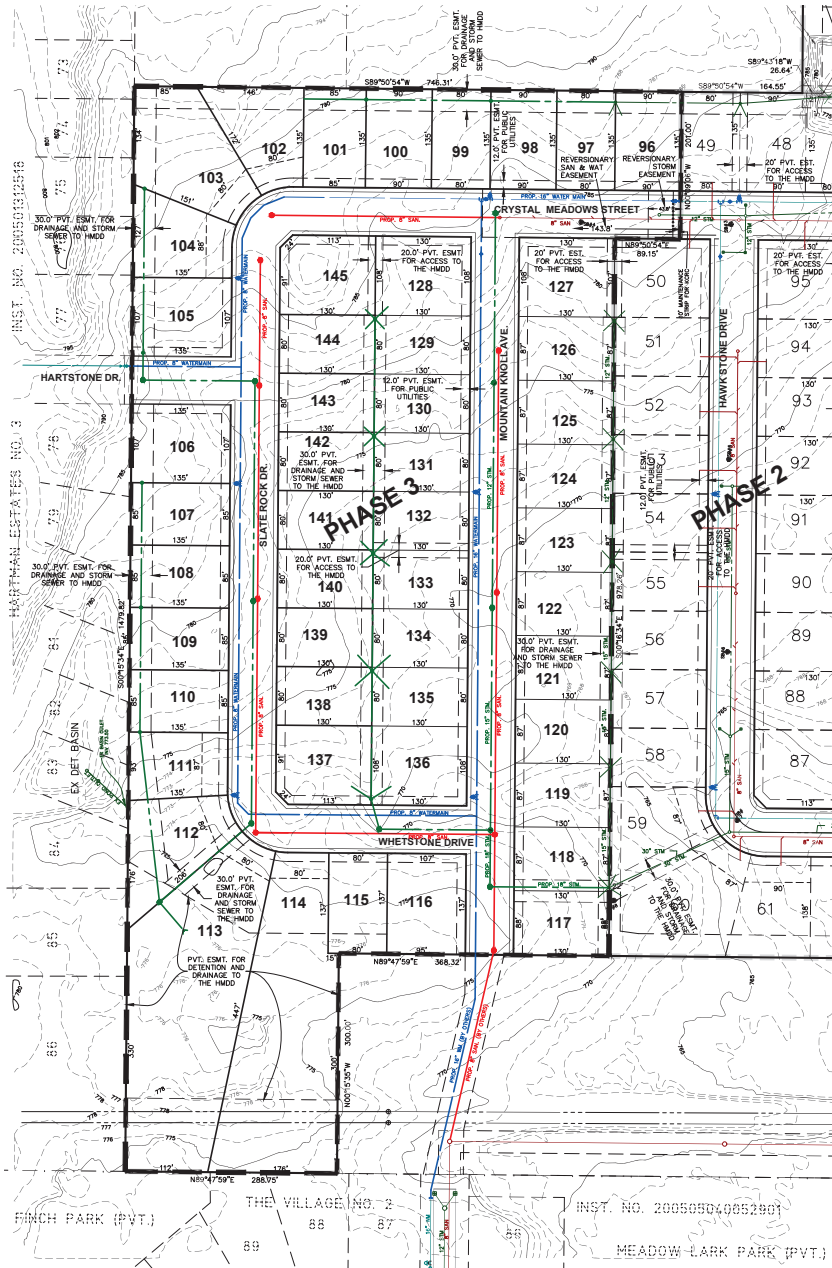
PRELIMINARY PLAT
HOFFMAN MEADOWS NO. 3
2464 68TH STREET SE
FOR: JASONVILLE LLC
4910 68TH STREET SE
CALEDONIA, MI 49316
(616) 554-3700

PART OF THE NORTHEAST 1/4 OF SECTION 9 AND PART OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 16N, RANGE 18E, GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

Feenstra
& Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
3145 Prairie St SW
Grandville, MI 49431
Phone 616.457.7090
www.feenstra.com

C1
1 OF 2





PHASE 3 DESCRIPTION:

Part of the Northeast 1/4 of Section 9, T5N, R11W, Gaines Township, Kent County, Michigan, described as: Commencing at the Northeast corner of said Section; thence S89°50'54"W 85.02 feet along the North line of said Section; thence S00°23'11"E 1172.60 feet along the West line of Hoffman Meadows to the North line of Hoffman Meadows No. 2; thence S89°50'54"W 164.55 feet along the North line of Hoffman Meadows No. 2 to the Point of Beginning; thence continuing S89°50'54"W 746.31 feet to the East line of Hartman Estates; thence S00°15'34"E 1479.82 feet along said East line to the East-West 1/4 line of said Section; thence N89°47'59"E 288.75 feet; thence N00°15'35"W 300.00 feet to the North line of the South 300 feet of the Northeast 1/4 of said Section; thence N89°47'59"E 368.32 feet along said North line; thence N00°16'34"W 978.26 feet; thence N89°50'54"E 89.15 feet; thence N00°09'06"W 201.00 feet to the Point of Beginning.

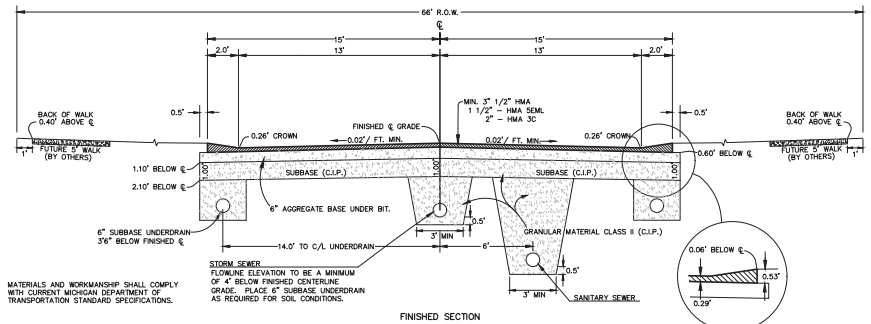
Contains 20.19 Acres

REQUIREMENTS:

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A RESIDENTIAL DEVELOPMENT WITH 145 SINGLE FAMILY HOME LOTS, STREETS TIE INTO 68TH ST. AND CRYSTAL MEADOWS ST. WITH FUTURE STUBS TOWARD HARTMAN ST. AND MOUNTAIN KNOLL AVE.
- ZONING REQUIREMENTS:** RL-10 (LOW DENSITY RESIDENTIAL) ZONING
FRONT YARD: 35 FEET
REAR YARD: 35 FEET
SIDE YARD: 8 FEET
LOT AREA: 10,000 SQUARE FEET
MINIMUM LOT WIDTH: 80 FEET
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c. This plat shall be serviced with public water and sewer.
d. Drainage design shall conform to the Kent County Drain Commission standards and specifications.
e. Gas mains shall be installed per KCRS requirements.
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NOTE:

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- Staff shall enforce the street tree requirement of the GCTZO Section 16.13 A at the time of building permit.
- The applicant shall request the creation of a Street Light Assessment District before applying for residential building permits.



KENT COUNTY ROAD COMMISSION STANDARD 30" BITUMINOUS GUTTER SECTION
NOT TO SCALE

REVISIONS
INITIAL SUBMITTAL - 02-28-25
ADD LITERALS - 03-13-25
ADD LOT DIMS, SIDE WALKS - 03-19-25
FOR REVIEW COMMENTS - 3-21-25

LEGEND

- | | | | |
|--------|--------------------|---|------------------------|
| T | TOWN | + | SECTION CORNER |
| N | NORTH | + | SET CATCH BASIN |
| E | EAST | + | FOUND IRON OR NAIL |
| W | WEST | + | STORM SEWER MANHOLE |
| SEC. | SECTION | + | SANITARY SEWER MANHOLE |
| P.O.B. | POINT OF BEGINNING | + | CATCH BASIN |
| | | + | HYDRANT |
| | | + | VALVE |
| | | + | UTILITY POLE |
| | | + | QUY WIRE |
| | | + | LIGHT POLE |
| | | + | WALL MOUNTED LIGHT |
| | | + | PEDESTAL |
| | | + | TRANSFORMER |
| | | + | IRON |

PRELIMINARY PLAT
HOFFMAN MEADOWS NO. 3
2410 68TH STREET
FOR: JASONVILLE LLC
4910 68TH STREET SE
CALEDONIA, MI 49316
(616) 554-3700

PART OF THE NORTHEAST 1/4 OF SECTION 9 AND PART OF THE NORTHEAST 1/4 OF SECTION 10, T5N, R11W, GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

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Grandville, MI 49408
Phone 616.457.7090
www.feenstra.com

C2
2 OF 2



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Gaines Charter Township Fire Department Inspection Report

Plan Review-Site Plan Inspection Result

Inspection Status

Completed

Inspected by

Pat Quick

Completed at

04/02/2025

Business Name	Address	Suite	City	Zip
Hoffman Meadows Subdivision	2464 68th St SE	--	Caledonia	49316

Introduction:

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

RESULT: Plan Review

REMARK:

Preliminary Plat for Hoffman Meadows Phase #3

General Construction and Demolition:

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

RESULT: Plan Review

ITEM: HYDRANTS REQUIRED Construction involving combustible building materials shall not occur until operable fire hydrants are in place within 500 road feet of the furthest point of any building being constructed. (IFC 3312.1)

RESULT: Plan Review

ITEM: TEMPORARY ADDRESS NUMBERS DURING CONSTRUCTION Install supplementary Arabic address numerals on a post or mailbox on the same side of the public road as, and directly in front of, the building in such a manner as to be readily visible to occupants of fire department vehicles on the public road. (IFC 505.1.2.4, 505.1.3)

RESULT: Plan Review

Closing:

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

RESULT: Plan Review

Plans Approved or Denied:

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

RESULT: Approved

Inspection Signatures

Inspector Signature



Pat Quick
Fire Marshal
Deputy Chief

--

pat.quick@gainestownship.org



Vriesman
& Korhorn

March 31, 2025
1445

Via Email: dan.wells@gainestownship.org

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

Re: Hoffman Meadows Phase 3 – Preliminary Plat Review
Section 11, Gaines Charter Township

Dear Dan:

We have reviewed the Preliminary Plat we received the Hoffman Meadows Phase 3 development on March 13, 2025. We provide the following comments for the consideration of the Applicant and the Planning Commission:

1. The proposed public streets require the review and approval of the Kent County Road Commission (KCRC). The Applicant shall provide a copy of all KCRC review comments and approvals to the Township and the Township Engineer.
2. Review of the stormwater management facilities will be performed by the Kent County Drain Commissioner's Office and the Township Engineer and shall comply with all requirements of the Kent County Drain Commission's Development Drainage Rules. We note that a storm sewer connection is required for each of the proposed lots.
3. The Applicant shall establish a 433 Agreement for the long-term maintenance of the proposed stormwater management system.
4. We recommend the Applicant contact the Gaines Water and Sewer Administrator to review if any water and sewer connection fees are due for the property.
5. The Applicant's Engineer shall add the names, addresses, and parcel numbers of all adjacent properties to the proposed development on the plan.
6. We note that the exact sizes and locations of the public water supply and sanitary sewer facilities to be constructed will be determined as part of the detailed construction plan review process. Proposed construction plans will need to be submitted by the Applicant's

Engineer to the Byron-Gaines Utility Authority and an electronic copy of the plans sent to the Township Engineer for review and approval.

7. The Applicant will be required to construct a 16-inch watermain loop in Mountain Knoll Avenue and across the Consumers Energy property to the south. We note that this watermain will be eligible for oversizing payment. An 8-inch sanitary sewer will also need to be extended across the Consumers Energy property to serve part of this phase of the development. Preliminary plans have previously been received for these utilities, but the review process is ongoing.
8. The Applicant's Engineer shall label phase 2 of the development on the cover sheet.

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

Sincerely,

VK Civil



Jeffrey M. Gritter, P.E.

JMG/nfb

- c. Bob Terpstra, Supervisor
Rod Weersing, Manager
Connie Giarmo, Planning Commission Chair
Dakota Swan, Assistant Planner
Tracy Lawrence, Water & Sewer Administrator
John Stuyfzand, Building Inspector
Pat Quick, Fire Marshall
Barry Korhorn, Byron-Gaines Utility Authority
Joel Morgan, P.E., Kent County Drain Commissioner's Office
Erik Easterly, P.E., Kent County Road Commission
Darren Vink, P.E., Kent County Road Commission
Chris Vander Hoff, Jasonville, LLC
Dave Hanko, P.E., Feenstra & Associates, Inc.