

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 27th, 2024

- I. Call to Order and Roll Call**
- II. Consideration of Agenda**
- III. Consideration of Meeting Minutes**
 - a. Consideration of May 23rd, 2024, Planning Commission Regular Meeting Minutes
- IV. Inquiry of Conflict of Interest**
- V. Public Comment**
- VI. New Business**
 - 1. Public Hearings**
 - a. 163 68th Street – Special Use Permit – Accessory Building
 - b. 985 61st Street – Special Use Permit – Accessory Building
 - c. 1688 68th Street – Childcare Center Special Use Permit and Site Plan
 - d. 3316 68th Street –PUD Rezone and Site Plan– Dutton Center
 - 2. Site Plan Review**
 - a. None
 - 3. Items not requiring a Public Hearing**
 - a. Alexander Trails – Resolution and Ordinance
- VII. General Discussion**
 - a. None
- 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 23, 2024, at 7 pm

8555 Kalamazoo Ave., SE, Caledonia, MI 49316

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

MEMBERS ABSENT: Giarmo, with notice.

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

I. CALL TO ORDER AND ROLL CALL

Chair Rober called the meeting to order at 6:58 PM.

II. CONSIDERATION OF MEETING AGENDA

Motion: Motion by Haagsma, supported by Thomas to add agenda item VII.b to discuss a special Planning Commission meeting in the upcoming months.

DISCUSSION: None.

AYES: ALL

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (6-0)

III. CONSIDERATION OF MEETING MINUTES

Consideration of the April 25th, regular Planning Commission meeting minutes.

Commissioner Wiersema pointed out that there is a typo in the second paragraph on page six.

Motion: Motion by Waayenberg, supported by Haagsma to approve the minutes of April 25th, 2023, with corrections.

DISCUSSION: None.

AYES: ALL

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (6-0)

IV. INQUIRY OF CONFLICT OF INTEREST

None.

V. PUBLIC COMMENT

Chair Rober opened the public hearing at 7:02 PM.

Randall Scot, 6467 Avalon Drive, expressed that he is displeased with the Township's sign ordinance after receiving a code enforcement letter addressing an unlawful sign advertising his business, Oskar Scots. He is seeking an amendment to the sign ordinance and explained to the Planning Commission that he would like to get that on the agenda for a meeting in the future.

Yvonne Pratt, 2490 Crystal Meadows, expressed concerns regarding controlled burning happening at the Alexander Trails site that is blowing smoke towards her home and causing asthma flare-ups. She explained that she is not pleased about the development, and questioned how they intend to handle clearing the brush without further disturbing her asthma. Planner Wells offered some insight into controlled burns, and recommended taking this concern to the Township Board as they are better equipped than the Planning Commission to address the issue at hand.

Chair Rober closed the public hearing at 7:08 PM.

VI. NEW BUSINESS

a. Public Hearings

a. 1470 68th Street – Special Use Permit – Accessory Building

Chad Schaap, the property owner and applicant for this project, explained his request for a special use permit. He stated that he is seeking a special use permit to construct a 3,200 square-foot (SF) accessory building, making a total of 4,744 SF in accessory buildings on the property. Schaap intends to use this building as cold storage for lawnmowers, trailers, and vehicles. He stated that he also owns land adjacent to this parcel with rental units and a machine shop and needs somewhere to store all the equipment used for the maintenance of his property.

Planner Dan Wells gave additional context on this project and said that most general standards for special land uses were found to be met. He stated that accessory buildings in this area of the Township are consistent with the intent of the Zoning Ordinance and Master Plan, and that staff doesn't anticipate any adverse effects on public welfare or safety. Wells mentioned that there is a utility easement that runs through the middle of the parcel, but that the barn is set to be located outside of the easement and all setbacks will be met. He then went on to say, however, that the precedence for development set by this request is undetermined; accessory buildings are typical in this area of the Township, but accessory buildings of this size are not typical, and the Planning Commission needs to determine if the size of the building is appropriate and would be setting a bad precedent for future requests of this nature. One concern from staff regarding this project would be visibility and screening; the building is set to go as far as possible from 68th Street, however, will be highly visible from the neighborhood to the south and the parking lot to the west of the parcel. Staff recommended additional screening for this building to reduce the visual impact; Schaap added that he spoke with the homeowners to the south and they would prefer

to see trees used as screening measures rather than a fence, and he is willing to implement landscaping all around the proposed pole barn. Wells responded that if additional screening was required, staff would be willing to review the landscaping plan administratively. Wells mentioned that there is a utility easement that runs through the middle of the parcel, but that the barn is set to be located outside of the easement and all setbacks will be met.

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

Commissioner Wiersema began discussion by inquiring about the location of the easement; Planner Wells pointed it out on the map and Schaap added that the building will be between 50 and 75 feet away from the easement. Commissioner Haagsma then inquired about the nature of the easement, and Wells confirmed that it is a sanitary easement.

Secretary Thomas inquired about any proposed lighting on the building, Schaap responded that he intends to install motion sensor security lights and aims to reduce the visual impact of any vehicle headlights on dwellings to the south.

Haagsma and Waayenberg both inquired about the intended use of the pole barn and clarified that it will not be used for commercial purposes despite the applicant owning a small machine shop, to which Schaap agreed.

Waayenberg commented that although it is a big building for the area, it's a small percentage of the overall lot.

Motion: Motion by Waayenberg supported by Thomas to approve the Special Use Permit for 3,200 SF in accessory buildings with the conditions that it will not be used for commercial purposes, and additional landscape screening will be implemented and reviewed by staff.

DISCUSSION: Commissioner Wiersema inquired about the material of the proposed driveway, Schaap responded that it will be gravel. Chair Rober inquired about proposed setbacks of the building, Schaap confirmed that the building will be 75 feet off of the south lot line and 50 feet off of the west lot line.

AYES: Billips, Waayenberg, Thomas, Haagsma

NAYS: Wiersema, Rober

ABSTAIN: None

DECISION: Motion Carried (4-2)

b. 7376 Hanna Lake – Special Use Permit – Accessory Building

Before explaining his request for a special use permit, applicant and property owner Rex Kogler clarified some details from the staff memo regarding his application to construct a pole barn on his property. Originally, Kogler was requesting a special use permit to construct a 2048 SF pole barn, however, during

the public hearing for his agenda item, he stated that he now intends to install a 1280 SF pole barn. Kogler mentioned that the building will be 16 feet tall, and he intends to use it to store a motor home, gardening equipment, and other residential storage items.

Planner Wells stated that upon initial review, staff didn't find any issues with general special land use standards being met, and that the reduction in the size of the building brings this project more into compliance with the intent of the Zoning Ordinance and Master Plan. On the staff memo, standards 19.8 (E), 19.8 (K), and 20.2 (D).4 (C) were originally found to be undetermined based on the size of the building, however, in lieu of the applicants desire to make the building smaller, those three standards have now been found to be met. Wells then noted that upon reducing the size of the building, the applicant is now only 80 SF over what would be allowed by right. All setbacks were also found to be met, and staff would still recommend approval of this request based on these changes.

Chair Rober opened the public hearing, and neighbor Greg Waldmiller of 7400 Hanna Lake approached the podium to voice his support for this request. Chair Rober then closed the public hearing.

Planner Wells added that Kogler received Township Board approval for a parcel combination on the two lots that he owns, and by the time construction on this building begins, the combination should be registered at the county level and his two parcels will be one.

Commissioner Wiersema stated that he drove through the area and is interested in recommending a landscape buffer to reduce the visual impact of the building, and Commissioner Waayenberg added that the berm to the east of Kogler's property is decently sized and should offer sufficient screening in addition to trees and shrubs in the area.

Motion: Motion by Waayenberg, supported by Billips, to approve the Special Use Permit for 1280 SF in accessory buildings with the understanding that the square footage and standards have changed, with the conditions that the building will not be used for commercial purposes, and the existing structure will be removed within 30 days of the new building receiving a final building inspection.

DISCUSSION: None

AYES: ALL

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (6-0)

c. Alexander Trails PUD – Major Amendment Site Plan Review

Kelly Kuiper, the Manager of Land Planning and Entitlement from Eastbrook Homes, explained the Alexander Trails project and the rationale behind some of the changes that were made to the site plan. At the April Planning Commission meeting, Eastbrook gave an overview of their Preliminary PUD request; Planner Wells explained that the PUD zoning is still in effect, however, Eastbrook is now working on getting the site plan up to speed as they seek approval. Kuiper then took some time to address concerns raised at the April meeting, and commentary provided in the staff memo.

The new site plan for Alexander Trails still features the same acreage, but the number of units has increased from 396 to 404. This site plan seeks to offer a variety of housing types within the development while satisfying density requirements and maintaining an adequate level of open space preservation. Eastbrook is aware of the wetlands and floodplain in the area, and Kuiper commented that they intend to complement those natural areas and open up the Plaster Creek corridor with activated green spaces. The development features 5.3 miles of paved sidewalk to provide pedestrian connectivity, and 0.88 miles of natural trail through the Plaster Creek corridor; they aim to encourage safe pedestrian movement throughout the development.

As far as changes to the site plan go, Kuiper explained that the eastern portion of the development has been redesigned to incorporate a more open terminating view when entering the development. In the southern portion of Alexander Trails, 2-story townhomes are still featured as they were before, however, the central space now features terrace homes. Kuiper stated that although only 7 units got added to the overall unit count, two fully different unit types are now featured in the design, alongside an improved entrance view, and improved pedestrian access throughout.

Planner Wells then explained the Townships point of view on this request and stated that the general PUD standards of review were found to be met and expressed that the variety of price points and home types presented through the new site plans will be good to appeal to a variety of customers. Wells added that traffic will always be a concern, and that although there are several access points to the west, they will be required to solidify another road connection before exceeding 30 units. As far as protection of the natural environment goes, Wells said they've done a good job setting aside critical areas and providing adequate access to the Plaster Creek corridor while ensuring the nature trail can be properly maintained. Wells went on to say that the amenities being proposed are good and well thought out and will likely serve as nice meeting spots for neighbors, doubling as a social amenity as well.

As far as site plan review standards go, Planner Wells said that the two proposed entrance signs will be reviewed administratively, and that a streetlight assessment district will be necessary to review the photometric details of the site plan. Additionally, the photometric plan that was submitted was not to scale and staff was unable to determine the actual impact of the planned lighting in the development. Wells then expressed a distaste for the proposed spice-inspired street names, to which Kuiper replied that unfortunately the street names from the old site plan will have to be used still.

Planner Wells went on to say that Eastbrook Homes will need to get all necessary agency approvals, including the Township Engineer, the Fire Chief, EGLE, the Byron-Gaines Utility Authority, and the Kent County Road Commission. Specifically, the Fire Chief must review all roads and cul-de-sacs for safety; Wells mentioned there is an ongoing discussion with the Fire Department regarding islands within cul-de-sacs and if they're up to fire code. Wells stated that overall, staff recommends the Planning Commission make a positive recommendation to the Township Board to approve this PUD/ Site Plan Review with the condition that Eastbrook submits a revised photometric plan, and they obtain all necessary agency approvals.

Chair Rober opened the public hearing for Alexander Trails.

Leon Pratt of 2490 Crystal Meadows expressed his concerns regarding Alexander Trails and the unnecessary risk that he believes this development brings to his neighborhood. He is concerned about the additional traffic that will be brought to the area from the road connection leading into Sienna

Pointe, and he is also concerned about the burning of brush that is currently happening on the site. Pratt expressed concerns regarding construction vehicles entering the site from 76th Street, and also voiced that he is worried about the sewer line passing through Plaster Creek in case of an emergency or spillage happening from the sewer line. To conclude, Pratt also expressed concerns regarding the ability of snowplows to navigate the streets within Alexander Trails, specifically within the cul-de-sacs.

Joel Hugen of 6894 Sienna Drive echoed earlier concerns about the increase in traffic and potential safety risks associated with an increase in vehicle trips in the area. Hugen added that the lack of access points to the north for Alexander Trails is concerning to him, and that he would ideally like to see another connection to the north that doesn't send northbound traffic from Alexander Trails into Sienna Pointe.

Planner Wells took a brief moment to state that all proposed public streets are reviewed by the Kent County Road Commission and that up to 30 homes can be built without requiring a secondary road connection.

Dave Lotterman of 6950 Sienna Drive expressed his worries about the increase in traffic through the neighborhood.

Eric Miller of 6838 Terra Cotta voiced concerns about traffic as well, specifically the lack of speed bumps in the area and the need for them. Additionally, he expressed worry that there are no posted speed limits in the neighborhood currently, and that with all of the additional traffic that would be coming to the area, he feels as though it would be necessary to have a stronger Sheriff presence in the area to manage and mitigate the high speeds he sees and additional trips.

Chair Rober then closed the public hearing.

Planner Wells reiterated that under the current zoning ordinance, there are no stipulations that require a certain number of outlets for a certain number of houses, and that there are four spots for potential road connections throughout the development. One connection is through Terra Cotta, and the rest of the road connections will ultimately depend on future development. Wells also mentioned that Alexander Trails is set to feature a mix of public and private roads.

Commissioner Wiersema inquired about an area on the northern side of the development with condo units and if there will be sidewalks; Kuiper responded that originally, they were only on the north side of the road, but that they instead removed sidewalks from the north side and put them on the south side so that they would cut through less driveways.

Wiersema also inquired about sidewalks depicted on "Road P" from the site plan and if they would be included on the rest of the roadway, to which Kuiper said they determined the road system in that area is too short to justify having sidewalks, however if they are deemed critical by the Planning Commission, they can make it happen. Commissioner Wiersema asked about the dimensions of "Road P", and Kuiper responded that they are set to be 26 feet wide, however there are several details to be ironed out and determined at the site plan level. Wells added that 26 feet is the required minimum road width by the Fire Department.

Wells added that sidewalks in a short stretch of road with so many driveways would likely hinder pedestrian accessibility, and it will likely be easier for pedestrians to move through that area by just

walking in the roadway. The area in question is quite small, and Wells stated that he is doubtful there will be a lot of high speeds in this specific area.

Commissioner Wiersema sought clarification about the undevelopable space within the floodplain area, and Kuiper confirmed the boundaries of the undevelopable area.

Wiersema then commented on the Consumers Energy easement that runs through the development and the stormwater retention area that runs underneath their lines. Kuiper responded that the easement will likely need to be split in two at some point or shifted. Wiersema added that the area in question provides adequate space for a trail of sorts since it's a very natural area, and Kuiper said that if a hard surface pathway is desired by the Planning Commission, Eastbrook would be willing to figure it out and make it work.

Motion: Motion by Haagsma, supported by Billips, to approve the site plan and make a recommendation to the Township Board to approve the amendment to the Alexander Trails PUD with the conditions that all township department and agency approvals are secured, and that the photometric plan is revised and reviewed by staff.

DISCUSSION: None

AYES: ALL

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (6-0)

b. Site Plan Review

a. 6141 East Paris Avenue – Stone Pro Warehouse

Paul Henderson of Roosien & Associates was the representative for this project and was available at the meeting to answer questions about the Site Plan Review.

Planner Wells gave an overview of the project and said that this Site Plan Review is for a 6,000 SF warehouse/ storefront for StonePro. This application was reviewed by the Planning Commission at the March meeting where some issues were identified, and revisions were recommended; the applicant has taken Planning Commission feedback into consideration and is now back with a revised site plan seeking approval for the project. In their initial application, the landscaping was found to be insufficient and there was conflict amongst the proposed building and an easement in the western part of the parcel; the revised site plan addresses and mitigates both of those problems. Planner Wells stated that all setbacks were found to be met, in addition to point-system landscaping requirements, and photometric requirements. On the topic of lighting, Wells stated that staff is recommending 3,000-4,000 Kelvin for lighting temperatures. Additionally, Wells stated that staff is recommending a condition in which the applicant must secure all agency approvals for this project; Township Engineer Jeff Gritter communicated that prior engineering concerns for this project have been addressed through the new site plan. Planner Wells mentioned that the Planning Commission must determine if pedestrian circulation is adequate, but besides those concerns, staff recommends approval of this project.

Chair Rober inquired about the state of sidewalks and foot traffic in the area, to which Henderson replied that the client doesn't anticipate much foot traffic in the area, and that they don't intend to be a high-volume kind of business.

Commissioner Wiersema stated that upon inspecting the site, he found a pile of miscellaneous junk and debris in the southwest corner of the parcel and would be interested in making the removal of junk a condition of approval. Planner Wells added that the site has come a long way visually over the last two years as a result of code enforcement efforts from the Planning and Zoning Department, and that he anticipates StonePro will take good care of the site and contribute to the improvements seen in the area.

Commissioner Waayenberg expressed that he was pleased to see the landscape revisions in addition to the relocation of the building and given the nature of the area/ business, he is willing to look past the lack of connectivity provided by the proposed sidewalks.

Motion: Motion by Wiersema, supported by Thomas to approve the site plan review with the condition that all necessary agency approvals will be acquired, and debris will be removed from the site.

DISCUSSION: None

AYES: ALL

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (6-0)

c. Items Not Requiring a Public Hearing

a. 4598 84th Street – Special Use Permit – Accessory Building

Homeowner Mike Naber's request for a special use permit was addressed and approved at the April Planning Commission meeting, however, due to a staff error on the memo provided to Commissioners, needed to be readdressed at this meeting. The public notice that was sent on behalf of this request listed the correct square footage of the proposed accessory building, therefore a re-notice was not necessary. The correct square footage of the proposed accessory building is 2400 SF, which includes a roofed awning.

Motion: Motion by Waayenberg, supported by Thomas to rescind the original motion and approval for this special use permit.

DISCUSSION: None

AYES: ALL

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (6-0)

Motion: Motion by Waayenberg, supported by Thomas to approve a special use permit to allow for 2400 SF in accessory buildings with the condition that the accessory building will be architecturally similar to the existing building, and it will not be used for commercial purposes.

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

b. 3495 68th Street – Dutton Marathon – PUD Amendment Preliminary Review

Adam Bryant of Irish Design & Build, the contractor and representative for this project, gave context on the project and explained what the applicant intends to do upon seeking a PUD amendment. The site in question is mildly untidy; there is some miscellaneous junk behind the building, minimal landscaping, and a broken fence towards the front of the property. Bryant stated that there is much room for improvement on the site and many areas in which landscaping could be improved. He went on to say that if the client decided to go with a flat roof for the building, air conditioning units could be placed on top of it and reduce the visual impact from where they're currently located at the rear of the building. Bryant mentioned that a flat roof system and the removal of some pavement would open up even more area for extra landscaping on the east side of the building, and that the entire outside of the building is getting revamped as well, including the removal of some windows, and improvements to signs.

Revisions to the site plan that was originally submitted include directional arrows and striping in the parking lot that will help direct delivery trucks and customer traffic, in addition to some upgrades to exterior lighting fixtures.

Bryant inquired with the Planning Commission about the dumpsters for the business; they are located in the parking lot but on a different parcel, and it is unclear whether the business would still be able to use them, or if it is recommended that the client purchase that small chunk of land to maintain access to the dumpsters.

Overall, Bryant stated that the main objective is to update the entire site and the property, in addition to opening up the inside of the store and increasing the storage space and adding a walk-in beer cooler.

Planner Wells offered additional context on this project and said that this PUD was originally approved in 1981, which made finding documentation of permits for the staff review quite challenging. Wells was unable to find any record of when awnings or parking spaces were added, but he believes they were approved over many years; what was originally approved is far different from what is at the site today. Wells stated that this is a good opportunity for both the Planning Commission and the Township Board to analyze this site and bring it into compliance with the standards of the current Zoning Ordinance.

Wells went on to say that there is an easement that wraps around the north and east side of the building which offers flexibility with setbacks; the applicant would like to extend the building up to the access easement. On the topic of dumpsters, Wells stated that this area is leased by another owner, therefore the applicant does not have control over the property, and that enclosing the dumpsters/ relocating them to the parcel in question are absolutely reasonable improvements.

The building is currently 3200 SF and the applicant is proposing an additional 1400 SF to provide extra storage space and a walk-in beer cooler. Wells stated that if the building gets expanded to the north, the rear setback gets reduced to 15.3 feet, which is a deviation from the 25 feet that is typically allowed in a

commercially zoned district, however, back when this PUD was approved, it is questionable if setbacks were even taken into consideration. The setback issue at hand is the biggest reason for this request being categorized as a Major PUD Amendment and requiring Planning Commission consideration.

Planner Wells clarified that this is the applicant's preliminary PUD Amendment review, and if the Planning Commission grants them preliminary approval, they will come back for a public hearing with a more refined site plan so as to iron out any fine details and address any standards that are currently undetermined.

Staff encouraged the Planning Commission to debate the matter of setbacks if the addition is approved for this site, and the primary use within this project; if the project gets approval, would the primary use remain a gas station, or at that point would it be a liquor store? Wells also clarified that the site differs vastly from what was originally approved, however, this is a modern gas station, and many changes have been made to the site over time. He went on to say that parking spaces have also increased over time, and it is unclear whether the excess parking spaces are exactly necessary at this site.

Wells added that staff is unfamiliar with the environmental history of the site, and this might be a good opportunity to determine whether any gas tanks need to be replaced. Township Engineer Jeff Gritter communicated that although a stormwater easement does run through the south side of the parcel and drains on the opposite side, he is not concerned and does not see this as an issue.

Wells encouraged the Planning Commission to discuss the narrowed setbacks on the north side of the building, and other improvements that could be deemed necessary, such as dumpster screening, lighting changes, and improvements to internal roads. Additionally, Wells mentioned that staff is requiring removal of poster and snipe signs, and landscaping improvements to reduce the weeds and overgrowth on the site currently. Overall, staff recommends preliminary approval of this application.

Commissioner Wiersema agreed that the dumpsters need to be sufficiently screened and questioned the current location of them on a different property. He added that it is unclear where else the dumpsters could go without sacrificing employee parking spaces to the rear of the building. Wiersema then sought clarification on the location of the cooler, and Bryant confirmed where the addition is planned to go. On the matter of a possible flat roof, Wiersema expressed a distaste for the visual appearance of a flat roof in the Dutton area, even if it makes sense in terms of optimizing the site. He suggested that whatever happens architecturally here should be consistent with the village feel being emulated in Dutton.

Chair Rober inquired about the pavement in the parking lot, and Bryant confirmed that they intend to repave the parking lot.

Commissioner Haagsma echoed Wiersema's concerns about the aesthetics of a flat roof not matching the character of the area and added that he would prefer to not see junk on the exterior of the building. Haagsma added that he is not fond of the dumpsters not being on the property, and that he is concerned about what may happen to the north of the property at the west end of the strip mall; in the original plans from 1981, the strip mall is depicted as extending further west. Wells added that a few years ago, the owners of the strip mall were interested in extending the strip mall further west, but it never came into fruition. Haagsma clarified that he isn't opposed to an addition, as long as the visual appearance of the building is improved from its current state, and the applicant provides sufficient site plan materials that accurately depict the changes to come.

Commissioner Waayenberg expressed that he likes the idea of improving landscaping on the site; he added that the setback issue isn't too big of a concern for him because the building itself has been there for so long and people are seemingly used to it. Waayenberg then suggested the possibility of having a flat roof for the sake of relocating air conditioning units but including a fake gable to emulate the village feel in the area. Wiersema added that the strip mall appears to use this approach and seems to have a false gable roof as well; Bryant responded that he inquired about this with the architect for this project and would be interested in entertaining this idea.

Wells inquired with the Planning Commission about their thoughts on awnings and what kind of aesthetics they envision for those if a rebrand happens for the station at any point; Waayenberg voiced that he would prefer to see them remain unbranded, and Rober and Billips agreed that something humble and modest would be preferable instead of something fluorescent and branded.

Motion:	Motion by Waayenberg, supported by Haagsma to schedule this item for a public hearing whenever the applicant submits necessary materials and says they are ready.
DISCUSSION:	None
AYES:	ALL
NAYS:	NONE
ABSTAIN:	None
DECISION:	Motion Carried (6-0)

VII. GENERAL DISCUSSION

a. Clarification of Data Center Use

Wells introduced this discussion item with some context and said that there is a data center by the name of Switch located in the Township, which is located on industrial property and has previously been treated as a site plan review. A new data center project is seeking clarification on the interpretation of a data center under the current Zoning Ordinance, because the Zoning Ordinance does not outright say that data centers are an allowed use by right in industrial areas. Wells stated that since data centers are basically warehouses, it seems as though a site plan review should be sufficient and that a special use permit would be unnecessary for this kind of use in an industrial area. Individuals involved in this project are seeking clarification from the Planning Commission to help determine whether a site plan review is appropriate for data centers in industrial areas, or if a special use permit should be deemed necessary as well. The only impact Wells anticipates is visual from the footprint of the building itself and any fans that may sit on top of it; data centers generally do not emit any light, scents, or sounds that would be considered a nuisance. Wells added that the individuals working on this project sound as though they are seeking clarification before applying for anything in case they get denied through a by-right application.

Commissioner Haagsma stated that he wouldn't have an issue considering a data center a warehouse, or a light manufacturing operation.

Commissioner Billips raised concerns about the amount of electricity a data center would use, and Haagsma added that the water use would be slight cause for concern as well. Wells confirmed that the

Water and Sewer Administrator and the Township Engineer have both confirmed that the Township has enough water supply to support the needs of a potential data center, depending on the cooling mechanism being used.

Planner Wells reminded the Planning Commission that the Switch data center sets precedence, which allows the Township to process data centers as site plan reviews.

Haagsma and Waayenberg voiced that they would be comfortable processing data centers as site plan reviews, and the remaining commissioners agreed.

b. Special Planning Commission Meeting

Wells stated that the Zoning Ordinance update is in its final stages and once the final draft has been reviewed, it may be a good idea to hold an additional Planning Commission meeting in the next few months to review and address the changes. Wells said this meeting will be run as a public hearing and it will be noticed in the Sun and News but inquired with the Planning Commission about their thoughts on holding a special meeting dedicated to discussing the updates. The Planning Commission was receptive to this idea and is open to holding a special meeting within the next few months.

VIII. ADJOURNMENT

The meeting adjourned at 9:57 PM.

Gaines Charter Township

Planning Commission Memo

Meeting Date: June 27th, 2024

AGENDA ITEM: VI.1.a

PROPOSED REQUEST: Special Use Permit

ADDRESS: 163 68th Street

PARCEL NUMBER: 41-22-06-356-010

FILE NUMBER: 240306DSL

APPLICANT: Daniel Suarez-Lopez

PROPERTY ZONING DISTRICT: Residential (RL-10)

PROPERTY SIZE: 0.48 Acres

REPORT BY: Dakota Swan, Assistant Planner



OVERVIEW

The applicant is requesting a Special Use Permit to allow for a 1,200 square feet (SF) accessory building in Residential-10 zone. The applicant was approved for a SUP to build a 900 SF garage in April, and he desires to add a 300 SF awning roof on the east side of it.

Based on the zoning ordinance, the property is limited to 1,200 SF of accessory buildings, or 1.5% of the lot size, whichever is less. In this instance, 1.5% of the lot size limits the applicant to approximately 314 SF, thus the request for a Special Use Permit.

The proposed roofed porch will be used primarily for personal residential storage use, specifically for a boat in the winter months, and for patio space during the warmer months.

Surrounding zoning:

	NORTH: Residential (RL-10)	
WEST: Residential (RL-10)	SUBJECT PARCEL	EAST: Residential (RL-10)
	SOUTH: Office Service (O-S)	

STANDARDS OF REVIEW

The request has been reviewed using the applicable review standards of Section 19.8 “General Standards for All Special Land Uses” and the specific standards of Section 20.2 (A) “Accessory Buildings – Standards for Increasing Maximum Floor Area”.

Section 19.8 General Standards for All Special Land Uses

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

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

Meets standard. The proposed accessory building will be used for residential storage and outdoor living use. As proposed, the use and character of the building will not hinder the health, safety, or economic welfare of surrounding properties or landowners.

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

Meets standard. The 2023 Future Land Use Plan designates this parcel as Suburban Residential. A request for a roofed porch on a detached garage is consistent with the Master Plan’s guidance for suburban residential properties and is provided for by the Zoning Ordinance subject to certain standards being met.

If it is determined that the proposed accessory building is consistent with the standards of Section 20.2 (D), then consistency with the zoning ordinance will be achieved.

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

Meets standard. As a roofed area to be used for boat storage and residential leisure purposes, it is not anticipated that traffic will be affected.

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

Meets standard. Staff does not anticipate any impacts on roads, police and fire protection, drainage structures, water or sewage facilities, or schools.

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

Meets standard. Accessory buildings of this scale are common in suburban residential areas of the township; several surrounding lots have similarly sized accessory buildings and associated porch space.

If the Planning Commission determines that the proposed accessory building meets the standards of Section 20.2 (D), the proposed special use will not set precedents for development that adversely impact the long-term plans or policies of the Township.

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

Meets standard. The accessory building is not anticipated to have any impact on the environment and natural resources.

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

Meets standard. The proposed accessory building addition will be in the rear yard, and all setbacks will be met. It is not expected that there will be any adverse impacts on adjoining properties or uses.

Section 20.2(D).4: Accessory Buildings – Standards for Increasing Maximum Floor Area

In considering a special use permit for an accessory building exceeding the maximum floor area, the Planning Commission shall consider the standards stated in Chapter 19 and the following additional standards:

- A. *The intended use for the Building.*

Meets standard. The proposed accessory building will be used for residential storage purposes and for porch space, and will be secondary to a primary residential use.

- B. *The size, proposed location, type and kind of construction and general architectural character of the Building.*

Regulation	Required Setback	Proposed
Distance from Primary Building	10 Feet	10 Feet
Front Yard Setback (West)	N/A	N/A
Side Yard Setback	8 Feet	37 Feet
Rear Yard Setback	3 Feet	64 Feet
Maximum Building Height	20 Feet	≤ Ca. 15 Feet

Meets standard. The porch will be attached to the back of the previously approved garage, there are not applicable front setbacks. All other setbacks were found to be met, and the applicant clarified that the height of the building will be equivalent to the height of the garage that was already approved, or lower.

The building addition will be constructed with pressure treated wood, shingle roofing, and vinyl siding to complement the architectural style of the home on the parcel.

- C. *The type and kind of principal and Accessory Buildings and Structures located on properties in the same neighborhood.*

Meets standard. There are several accessory buildings similar in size to the proposed building located in the surrounding neighborhood. Properties to the north and west have similarly sized garages, and many dwellings in the surrounding neighborhood have roofed porch areas.

- D. *Whether the Building will affect the light and air circulation or views of any adjoining properties.*

Meets standard. The proposed building is not anticipated to affect light or air circulation on surrounding properties.

- E. *The reason why the applicant has requested an Accessory Building in excess of the maximum floor area.*

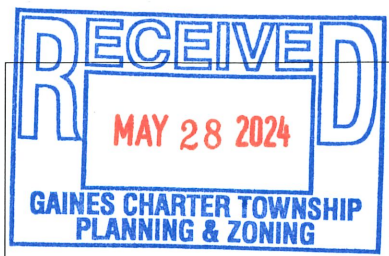
Meets standard. The applicant desires additional square footage for boat storage and residential porch use.

- F. *The extent the Building absorbs required yards and other open spaces.*

Meets standard. The total requested square footage of accessory building coverage is less than 6% of the total lot size.

STAFF RECOMMENDATION

Staff recommends approval of the Special Use Permit.



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

FILE NO.

240528DSL

Special Use Permit Application

Project Address	163 68th ST SE Grand Rapids, MI, 49548		
Owner Name	Daniel Suarez-Lopez		
Owner Address	Street Address 163 68th St SE	City, State, Zip Grand Rapids, MI, 49548	
Parcel Number(s):	41-22- 06 - 356 - 010	41-22-	
Description of Proposed Project/Use	Adding a 30' x 10' roofed porch to the garage		

Applicant/Contact	Daniel Suarez-Lopez		
Applicant/Contact Address	Street Address 163 68th ST SE	City, State, Zip Grand Rapids, MI, 49548	
Contact Info	Home / Office / Cell (616) 438-3961	E-Mail dasualo@gmail.com	
<i>"I" hereby certify to the correctness and knowledge of the information submitted and hereby agree to comply with the terms and requirements of all applicable Township ordinances. I also grant Township staff permission to enter onto the subject property in review of this application.</i>			
Signature			
Please complete the appropriate Worksheet as part of your application packet (see Staff for more information) for: Planning Commission, Zoning Board of Appeals requests, Land Divisions, Combinations or Lot Line Adjustments.			

Township Use Only

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

Applicant Response to General Standards of Review

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

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

No traffic will be generated by the proposed use

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

No noise, dust, odor lights or emmissions will be generated by the proposed use

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

The porch will match the design, materials and color or the garage and residence building.

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

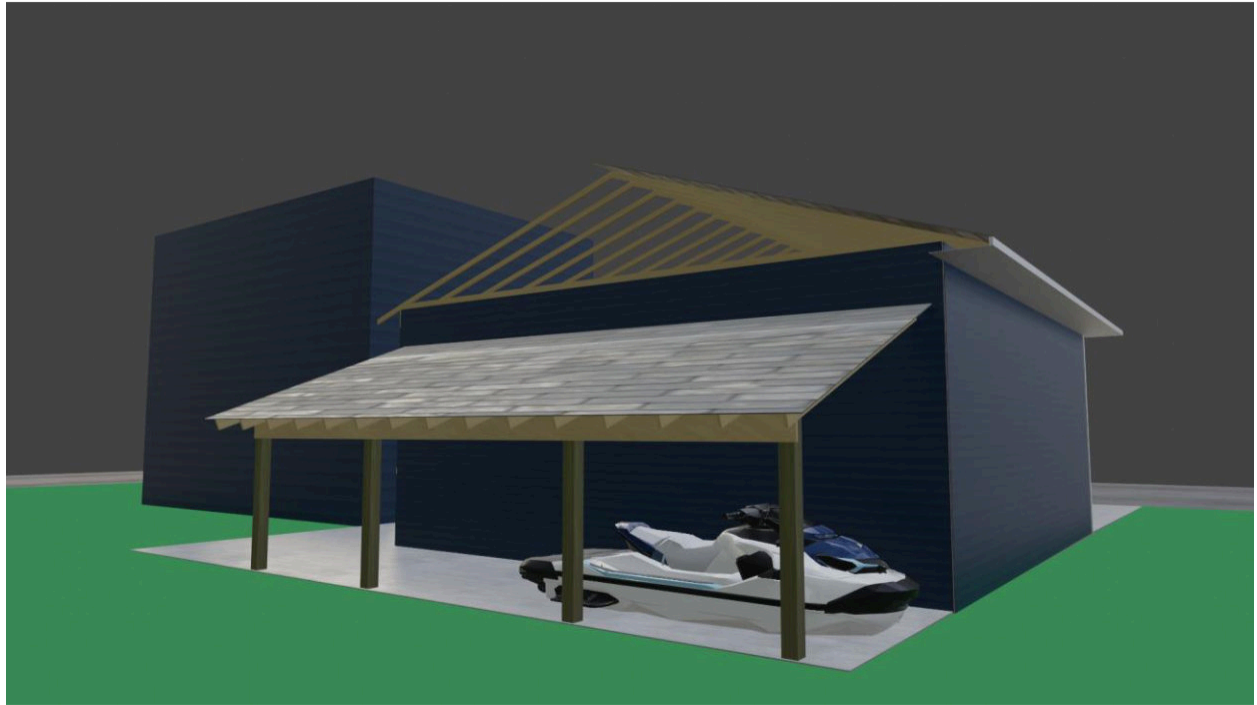
There will be no adverse environmental, ecological or natural resource impact. The porch does not interfere with any trees, water source or natural resource.

The proposed plan is to add a porch to the garage. The porch will measure 30' wide to match the width of the garage and 10' deep. The height of the porch's roof be around 2 feet below the roof of the garage. The porch will match the garage and residence building in color, materials and style. The purpose of the porch will be to store a boat under during the winter and have tea parties during the warmer days (given that Michigan is notorious for snow and rain). Since the porch will be located in the back of the building, it will allow for less clutter to the public eye and more privacy.





I have attached an alternative lean-on plan in the event that one were to be acceptable but not the other. Although I would much prefer the above plan.



Meeting Date: June 27th, 2024

FILE NUMBER: 240418JP



OVERVIEW

The applicant is requesting a Special Use Permit to allow for 2,500 square feet (SF) in accessory buildings in the RL-10 zone. The applicant desires to construct a 50' x 50' pole barn. There is a small shed existing on the property that is just shy of 200 SF, and the applicant has stated that he intends to tear that structure down before the new accessory building is built.

Based on the zoning ordinance, the property is limited to 1,200 SF of accessory buildings, or 1.5% of the lot size, whichever is less. In this instance, 1.5% of the lot size limits the applicant to approximately 353 SF, thus the request for a special use permit.

The proposed accessory building is intended to be used primarily for personal residential storage use, specifically for vehicles, gardening equipment, a utility trailer, and a camper.

Surrounding zoning:

	NORTH: Residential (RL-10)	
WEST: Residential (RL-10)	SUBJECT PARCEL	EAST: Residential (RL-10)
	SOUTH: PUD (Woodfield East Apartments)	

STANDARDS OF REVIEW

The request has been reviewed using the applicable review standards of Section 19.8 "General Standards for All Special Land Uses" and the specific standards of Section 20.2 (A) "Accessory Buildings – Standards for Increasing Maximum Floor Area".

Section 19.8 General Standards for All Special Land Uses

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

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

Meets standard. The proposed accessory building will be used for residential storage purposes. As proposed, the use and character of the building will not hinder the health, safety, or economic welfare of surrounding properties or landowners.

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

Meets standard. Residential accessory buildings greater than 1,200 SF are permitted in RL-10 with a special use permit. If the Planning Commission finds that the proposed accessory building is

consistent with the standards of Section 20.2 (D), then consistency with the zoning ordinance will be achieved.

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

Meets standard. As an accessory building set to be utilized for residential storage, it is not anticipated that traffic will be affected.

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

Meets standard. As a residential accessory building, staff does not anticipate any impacts on roads, police and fire protection, drainage structures, water or sewage facilities, or schools. Access to the site is via an unpaved non-conforming shared drive. The Fire Inspector has reviewed the request and determined no road improvement will be necessary since this is just an accessory building and will not require a new driveway.

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

Undetermined. Accessory buildings are typical in residential areas of the Township. However, accessory buildings of this size are not commonly seen in Residential-10 zoning. There are no accessory buildings of this scale in the immediate area greater than 1,000 SF. Staff encourages the Planning Commission to decide whether this special use would set precedence for development that would negatively impact surrounding properties.

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

Meets standard. The accessory building is not anticipated to have any impact on the environment and natural resources.

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

Meets standard. The proposed accessory building will be located in the rear yard and as far from 61st Street sight lines as possible. The building might be visible from the Woodfield Apartments to the south. There is currently sufficient screening between the subject parcel and the apartments to the south, woods along the drain will screen it.

Mature trees also run between the dwelling to the west of the subject parcel and the proposed accessory building, which currently provide adequate screening and minimize the visual impact of the building. Staff recommends that a condition be placed that the woods be maintained, and if removed that a vegetative screen based on residential ordinance requirements be placed to buffer visual impact.

Section 20.2(D).4: Accessory Buildings – Standards for Increasing Maximum Floor Area

In considering a special use permit for an accessory building exceeding the maximum floor area, the Planning Commission shall consider the standards stated in Chapter 19 and the following additional standards:

A. *The intended use for the Building.*

Meets standard. The proposed accessory building will be used for residential storage purposes and will be secondary to primary residential use. The applicant stated that the building will specifically be used for storage of vehicles, a utility trailer, an RV, and gardening equipment.

B. *The size, proposed location, type and kind of construction and general architectural character of the Building.*

Regulation	Required Setback	Proposed
Distance from Primary Building	10 Feet	Ca. 25 Feet
Front Yard Setback	N/A	Ca. 118 Feet
Side Yard Setback	8 Feet	10 Feet (west); Ca. 35 Feet (east)
Rear Yard Setback	3 Feet	10 Feet
Maximum Building Height	16 Feet	15 Feet

Meets standard. All setbacks are found to be met, and the height of the building is in compliance with building requirements as well. It is unclear what the construction of the building is set to be at this time, however, it is confirmed that the building will feature a garage door, and a sloped roof that will be 20 ft high at the tall end of the roof, and 10 feet high at the low end. The applicant also stated that he intends to ensure that the building is architecturally and aesthetically similar to the home on the parcel, and that in due time he intends to install solar panels on the roof.

C. *The type and kind of principal and Accessory Buildings and Structures located on properties in the same neighborhood.*

Undetermined. Several adjacent properties have accessory buildings or sheds, however, there are none that have as large of a footprint as the one being proposed in the immediate area. The property directly to the west has a larger accessory building, but it's a little more than half of the size of the building that's being proposed. The use for residential storage is consistent with other accessory buildings in the area.

D. *Whether the Building will affect the light and air circulation or views of any adjoining properties.*

Meets standard. The proposed building is not anticipated to affect light or air circulation on surrounding properties.

E. The reason why the applicant has requested an Accessory Building in excess of the maximum floor area.

Meets standard. The applicant desires additional square footage for residential storage purposes. The accessory building will not be utilized for commercial purposes. Arguably the biggest reason for requesting to exceed the maximum floor area is because the applicant intends to store a recreational vehicle inside of the accessory building, in addition to gardening tools, a utility trailer, and vehicles that would otherwise be stored outside.

F. The extent the building absorbs required yards and other open spaces.

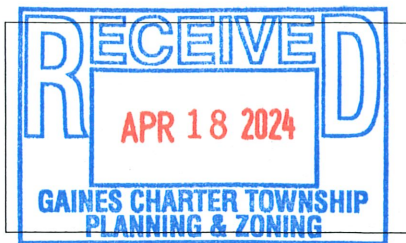
Undetermined. The total requested square footage of accessory building coverage is just over 10% of the total lot size. Staff encourages the Planning Commission to discuss whether this accessory building would absorb an excess amount of yard/open space on the property and if this size accessory building is appropriate for/consistent with the intent of both the current zoning and future zoning of this parcel, as indicated in the Master Plan.

STAFF RECOMMENDATION

Staff recommends the Planning Commission determine if approval of a relatively large accessory building on this parcel would set a negative precedent, and whether the scale of the proposed building is appropriate for the area, and make a decision to approve or deny the application.

If approved, staff recommends two conditions:

- 1) A vegetative buffer shall be maintained on the east, south, and west sides of the accessory building. If current vegetation is removed to the point that it no longer meets screening requirements, a vegetative screen based on residential ordinance requirements must be placed to buffer visual impact.



FILE NO.

240418JP

8555 Kalamazoo Avenue SE • Caledonia MI 49316

Ph: 616 698-6640 • Fax: 616 698-2490

www.gainestownship.org

Special Use Permit

Project Address	985 61st Street		
Owner Name	Jeffrey Prins		
Owner Address	Street Address	City, State, Zip	
	985 61st Street	Grand Rapids, MI 49508	
Parcel Number(s):	41-22- 05-102-020	41-22-	
Description of Proposed Project/Use	50x50x20 building at highest would be 20ft high with a slope roof going down to 10ft high at the low end of the building. out building used to store cars, utility trailer, camper, and gardening equipment.		

Applicant/Contact	Jeffrey Prins		
Applicant/Contact Address	Street Address	City, State, Zip	
	985 61st Street	Grand Rapids, MI 49508	
Contact Info	Home / Office / Cell	E-Mail	
	616-284-1064	Jeffrey.prins@gmail.com	
<i>"I" hereby certify to the correctness and knowledge of the information submitted and hereby agree to comply with the terms and requirements of all applicable Township ordinances. I also grant Township staff permission to enter onto the subject property in review of this application.</i>			
Signature			
Please complete the appropriate Worksheet as part of your application packet (see Staff for more information) for: Planning Commission, Zoning Board of Appeals requests, Land Divisions, Combinations or Lot Line Adjustments.			

Township Use Only

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

Applicant Response to General Standards of Review

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

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

Normal Resadance traffic only.

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

There will be garage door opener operating an avrage of 4 times a day.

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

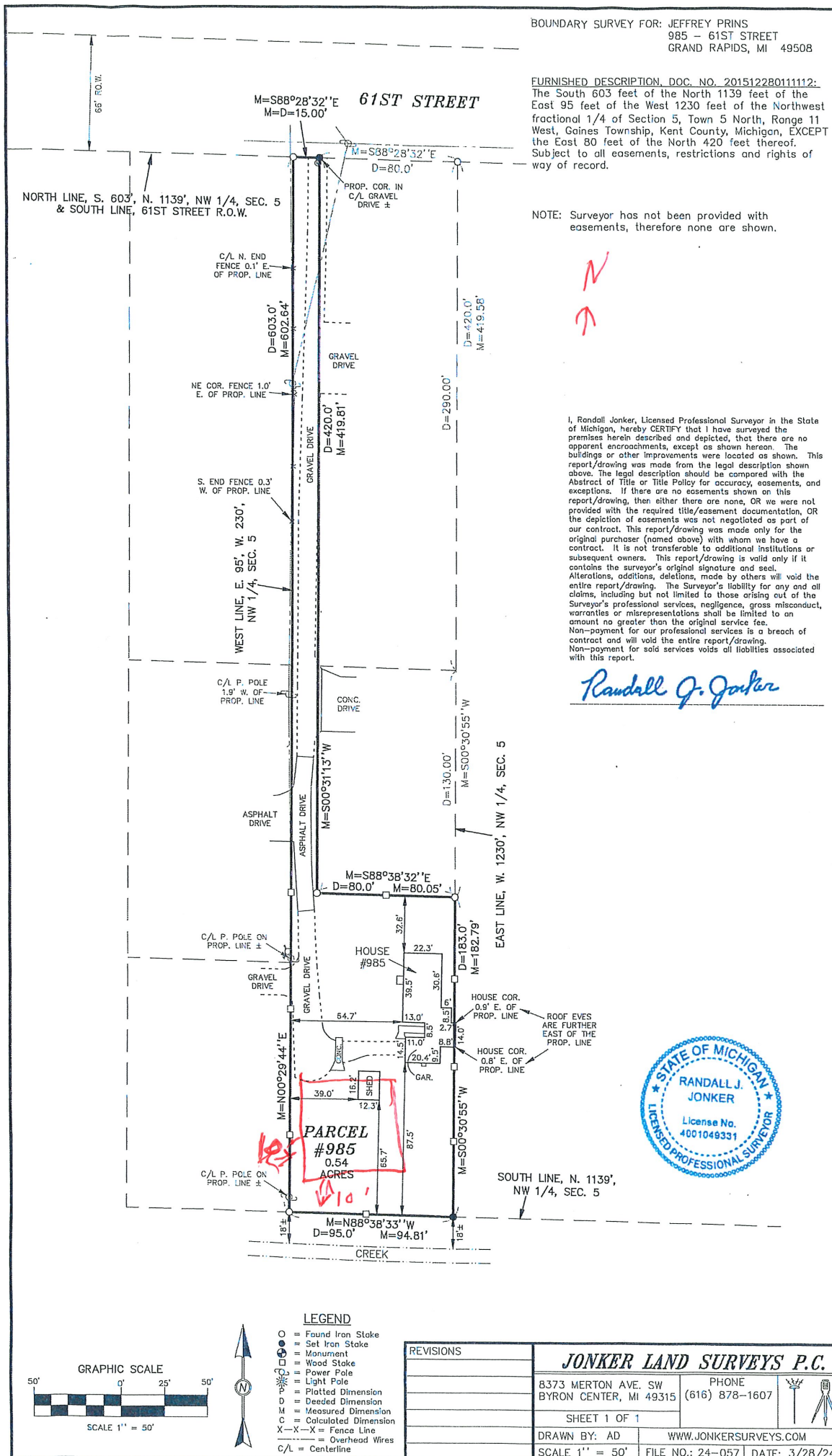
The out building will be for personal use only to store equipment. The paint will be matched with house colors. The new building will Replace current out building on property.

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

In the future I will be adding solar pannels to roof so it can offset grid electric.

FURNISHED DESCRIPTION, DOC. NO. 201512280111112:
The South 603 feet of the North 1139 feet of the East 95 feet of the West 1230 feet of the Northwest fractional 1/4 of Section 5, Town 5 North, Range 11 West, Goines Township, Kent County, Michigan, EXCEPT the East 80 feet of the North 420 feet thereof. Subject to all easements, restrictions and rights of way of record.

NOTE: Surveyor has not been provided with easements, therefore none are shown.



Gaines Charter Township

Planning Commission Memo

Meeting Date: June 27th, 2024

AGENDA ITEM: VI.1.c

PROPOSED REQUEST: Special Use Permit & Site
Plan Review

ADDRESS: 1688 68th Street SE

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

APPLICANT: 814 Services, Mark Kellenburger

FILE NUMBER: 240426MK

PROPERTY ZONING DISTRICT: Residential-10

PROPERTY SIZE: 1.6 Acres

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



OVERVIEW

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

The existing residence on the site will be demolished.

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

Surrounding zoning:

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

STANDARDS OF REVIEW

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

Section 19.8 General Standards for All Special Land Uses

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

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

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

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

Meets standard. The 2023 Future Land Use Plan designates this parcel as Suburban Residential, but the parcel fronts 68th Street and is across from general commercial uses and is an appropriate location for a childcare operation. Residential-10 zoning does allow for childcare operations with a Special Use Permit, so if the Planning Commission finds that the proposed facility meets those and site plan standards, it will be consistent with the zoning ordinance.

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

Meets standard. Pick up/drop off times at childcare facilities are not typically “all at once” events that create traffic backups. The applicants will comply with all KCRC requirements for ingress/egress and the interior drive lanes are laid out for safe circulation.

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

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

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

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

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

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

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

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

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

Section 25.6 Site Plan Standards of Review

The Site Plan dated April 25th, 2024 has been reviewed using the applicable review standards of Section 25.6 Site Plan Review Standards. Additional information is included on the following pages concerning site plan review considerations and standards.

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

Section 8.3 Dimensional Standards.

Meets Standard.

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

Chapter 15 Parking and Loading Regulations.

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

They have proposed 57 parking spaces, which includes three barrier free parking spaces, which exceeds the required minimum parking. Parking spots are 9' x 18' and meet standards. Drive lanes are 24 feet wide, meeting drive aisle requirements.

Chapter 17 Signage Regulations.

Meets standard. It is specified in the site plan that all signage will conform to municipal standards for a commercially zoned area, which entails a wall mounted sign. Signage will be reviewed administratively and will meet current ordinance standards.

The minimum setback is noted as "not applicable" on the site plan general notes; the sign needs to be 10 feet from front property line, and 20 feet from other property lines to meet general setback requirements. The proposed sign location looks like it meets those requirements.

Chapter 16 Landscaping Regulations.

Meets standard. The landscaping plan meets the point requirements for front yard and parking lot plantings. All plantings are outside of the 68th Street right-of-way.

Chapter 18 Lighting Regulations.

Does Not Meet Standard. A photometric plan indicates that the areas surrounding the building will remain adequately lit; light at the eastern periphery of the property is as high as 0.3 candlepower, which exceeds the limit of 0.2 candlepower for the property line.

It is not clear whether lighting will be directed downward and adequately shielded to prevent glare on the property to the east. Staff recommends a condition that the applicant submit a revised lighting plan that meets standards. Staff also recommends the applicant utilize 3000k-3700k temperature LEDs due to proximity to the residence next door.

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

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

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

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

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

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

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

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

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

Undetermined. As noted above, The Sheriff's Department Community Liaison Officer recommended that a privacy fence be installed instead of chain link to limit interactions between residents and the daycare users. The plans currently indicate a six-foot-tall chain link fence.

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

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

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

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

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

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

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

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

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

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

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

Meets standard. Construction of a childcare facility will likely include a slight increase in traffic to and from the facility, 68th Street is adequate to handle the additional traffic. The entrance to the facility is over 450 feet from the intersection of 68th and Kalamazoo.

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

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

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

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

STAFF RECOMMENDATION

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

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

1. Secure all Township departments and outside agency approvals:

- a. Township Engineer/BGUA.
 - b. Fire Department.
 - c. Kent County Road Commission.
 - d. Kent County Drain Commission.
 - e. Department of Energy Great Lakes and Energy
2. Signage meeting current ordinance standards shall be reviewed administratively.
3. Applicant must submit a revised lighting plan that meets standards that shall be reviewed administratively.



April 24, 2024

Mr. Dan Wells
Gaines Charter Township
8555 Kalamazoo Avenue, SE
Caledonia, MI 49316-8270

RE: Site Plan and Special Use Permit for Child Care – 1688 68th Street, SE
Gaines Township, Kent County, MI

Dear Mr. Wells:

Enclosed please find the following information that is being submitted for approval of the proposed Child Care project located at 1688 68th Street.

- Completed Application for Zoning Approval
- Completed Application for Special Use Permit
- 2 Full Size Copies of the Site Plan Set
- Preliminary Drainage Calculations

Please note that the applicant is sending a check directly to the township to cover the application fee and escrow deposit for the project.

It would be appreciated if you would review this information and place this project on the June 27 Planning Commission agenda. (It is our understanding that the May 23 Planning Commission agenda is full, but if space becomes available on that agenda, we request to be placed on that agenda).

Please feel free to call me at (616) 575-5190 or email me at switte@nederveld.com if you have any questions, require additional information, or would like to discuss this project.

Thank you very much for your time and consideration.

Sincerely,

Steve Witte

Steve Witte, P.E.
Project Engineer

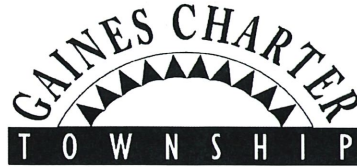
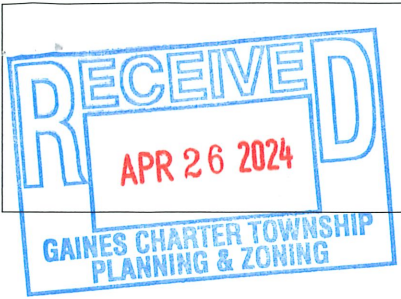
sw

Enclosures

2340172/townshipsiteplan.sw

FILE NO.

240429 MK



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

Application for Zoning Approval

Project Address	1688 68th Street, SE	
Owner Name	Michael L and Marcia A Phillips Trust	
Owner Address	1688 68th Street, SE ; Caledonia, MI 49316	
Parcel Number(s):	41-22- 09-101-028	41-22-
Description of Proposed Project/Use	Request site plan and special land use approval for a new building and parking areas that will be used as a child care facility.	

Applicant/Contact	814 Services; Attention: Mark Kellenberger	
Phone/Email	(248) 921-3733 mark@814cre.com	
"I" hereby certify to the correctness and knowledge of the information submitted and hereby agree to comply with the terms and requirements of all applicable Township ordinances. I also grant Township staff permission to enter onto the subject property in review of this application		
Signature		dotloop verified 04/23/24 2:26 PM EDT XKS6-WYTH-D4VO-DUPQ
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 _____					

FILE NO.

Site Plan

Please Show:

The property lines and their dimensions

The location, dimensions, setbacks, minimum building openings and distance between all existing and proposed structures

The gross floor area, listed by floor level, including basements.

The location of all roads bordering or private drives/easements on the property

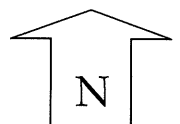
The location of all bodies of water, easements, utility lines, sidewalks, drives, septic systems, drain, and other improvements

Please Note: Setbacks must be measured from the edge of the street right of way (which is not the edge of the pavement) or from the edge of an access easement. Staff reserves the right to determine whether or not an application is complete.

PLEASE SEE SUBMITTED
SITE PLAN SET

Place site plan in this area(failure to do this may result in an incomplete application)

Gross Floor Area Calculations



Main Floor: _____ Second Floor: _____ Basement: _____ Total: _____ Garage: _____



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

May 6, 2024

Destiny Saucedo-Al Jallad
Turning Leaf Res Rehab Svcs., Inc.
P.O. Box 23218
Lansing, MI 48909

RE: License #:	AM410378188 Silver Maple Cottage 1706 68th St. SE Caledonia, MI 49316
----------------	--

Dear Ms. Saucedo-Al Jallad:

Attached is the Licensing Study Report for the above referenced facility. The study has determined compliance with applicable licensing statutes and rules. Your license and special certification is renewed. It is valid only at your present address and is nontransferable.

Please contact me with any questions. If I am not available and you need to speak to someone immediately, you may contact the local office at (616) 356-0100.

Sincerely,

Elizabeth Elliott, Licensing Consultant
Bureau of Community and Health Systems
350 Ottawa, N.W.
Grand Rapids, MI 49503
(616) 901-0585

**MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF COMMUNITY AND HEALTH SYSTEMS
RENEWAL INSPECTION REPORT**

I. IDENTIFYING INFORMATION

License #:	AM410378188
Licensee Name:	Turning Leaf Res Rehab Svcs., Inc.
Licensee Address:	621 E. Jolly Rd. Lansing, MI 48909
Licensee Telephone #:	(517) 393-5203
Licensee/Licensee Designee:	Destiny Saucedo-Al Jallad, Designee
Administrator:	Destiny Saucedo-Al Jallad, Administrator
Name of Facility:	Silver Maple Cottage
Facility Address:	1706 68th St. SE Caledonia, MI 49316
Facility Telephone #:	(517) 393-5203
Original Issuance Date:	11/09/2015
Capacity:	12
Program Type:	PHYSICALLY HANDICAPPED DEVELOPMENTALLY DISABLED MENTALLY ILL AGED TRAUMATICALLY BRAIN INJURED ALZHEIMERS
Certified Programs:	DEVELOPMENTALLY DISABLED MENTALLY ILL

II. METHODS OF INSPECTION

Date of On-site Inspection(s): 05/02/2024

Date of Bureau of Fire Services Inspection if applicable: 10/10/2023

Date of Health Authority Inspection if applicable: 05/02/2024

No. of staff interviewed and/or observed 4

No. of residents interviewed and/or observed 4

No. of others interviewed 1 Role: Zeta Francosky

- Medication pass / simulated pass observed? Yes ☒ No ☐ If no, explain.
- Medication(s) and medication record(s) reviewed? Yes ☒ No ☐ If no, explain.
- Resident funds and associated documents reviewed for at least one resident? Yes ☒ No ☐ If no, explain.
- Meal preparation / service observed? Yes ☒ No ☐ If no, explain.
- Fire drills reviewed? Yes ☒ No ☐ If no, explain.
- Fire safety equipment and practices observed? Yes ☒ No ☐ If no, explain.
- E-scores reviewed? (Special Certification Only) Yes ☒ No ☐ N/A ☐ If no, explain.
- Water temperatures checked? Yes ☒ No ☐ If no, explain.
- Incident report follow-up? Yes ☒ No ☐ If no, explain.
- Corrective action plan compliance verified? Yes ☐ CAP date/s and rule/s: N/A ☒
- Number of excluded employees followed-up? N/A ☒
- Variances? Yes ☐ (please explain) No ☐ N/A ☒

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

This facility was determined to be in compliance with rules and requirements.

IV. RECOMMENDATION

I recommend issuance of a 2-year regular adult foster care license.



05/06/2024

Elizabeth Elliott
Licensing Consultant

Date

PREPARED FOR:

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

REVISIONS:

Title: Preliminary Site Plan
Drawn: SW Checked: SW Date: 03/29/24
Title: Site Plan
Drawn: SW Checked: SW Date: 04/25/24

STAMP:



PROJECT NO:
23401072

SHEET NO:
C-201
SHEET: 1 OF 5

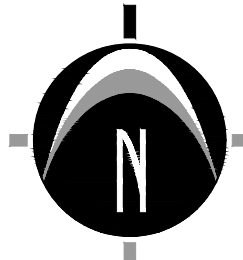
BENCHMARKS

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

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

LOCATION MAP

NOT TO SCALE



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

LEGEND

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

TITLE INFORMATION

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

TITLE DESCRIPTION

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

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

SCHEDULE B - SECTION II NOTES

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

SURVEYOR'S NOTES

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

REMOVAL / DEMOLITION NOTES

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

REMOVAL / DEMOLITION NOTES

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



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

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

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

Title: Preliminary Site Plan		
Drawn: SW	Checked: SW	Date: 03/29/24
Title: Site Plan		
Drawn: SW	Checked: SW	Date: 04/25/24

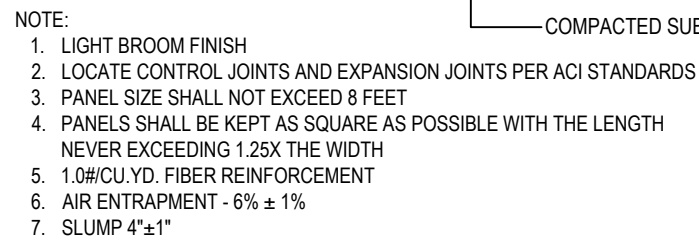
Site Layout Plan

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

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

SHEET NO:
C-205

SHEET: 2 OF 5



N.T.S.



NOTE:

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

N.T.S.



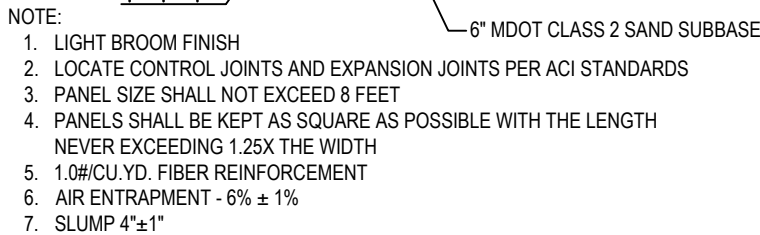
N.T.S.



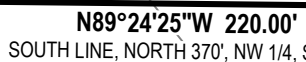
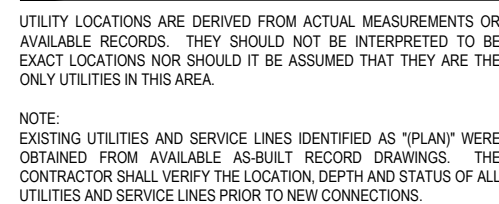
1. ESTABLISH PERMANENT BENCHMARK ON-SITE PRIOR TO GRADING.
2. PROPOSED SPOT GRADES ARE TO EDGE OF METAL/TOP OF PAVEMENT UNLESS OTHERWISE NOTED. THE VERTICAL DIFFERENCE BETWEEN PAVEMENT GRADES AND TOP OF CURB GRADES VARY FOR FLOW AND SPILL, CURB (SEE DETAIL-THIS SHEET).
3. PROPOSED ADA ROUTE SHALL MEET THE STANDARDS SET FORTH IN THE ADA ACCESSIBILITY GUIDELINES FOR BUILDING AND FACILITIES - APPENDIX A TO PART 1191
4. SEE SHEETS C-300 FOR LOCATIONS



N.T.:

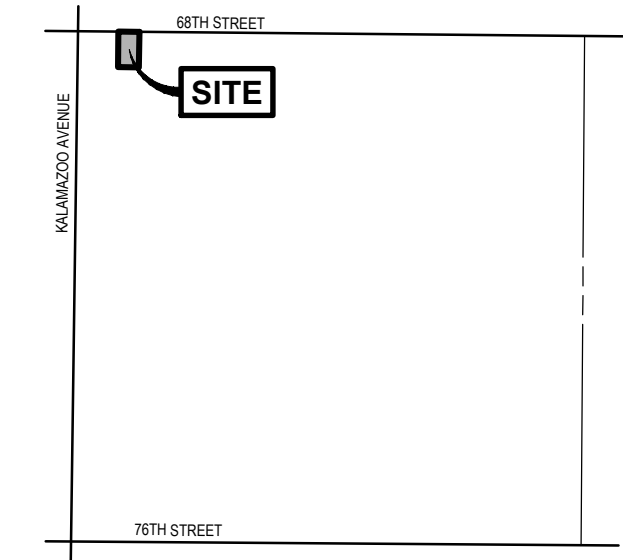


N.T.

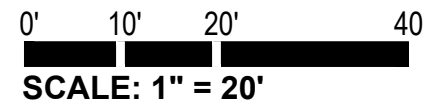


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Set railroad spike on North side of utility pole (1+± above ground level), located 32'± South of centerline of 68th Street and 410'± East of centerline of Kalamazoo Avenue, near NW ROW corner.

BENCHMARK #31 ELEV. = 749.90 (NAVD88)
NE flange bolt under "E" on hydrant (1.4± above ground level), located 40'± North of centerline of 68th Street and 513'± East of centerline of Kalamazoo Avenue, on ± property line between building #1679 and building #1653.



NOT TO SCALE



	EXISTING BITUMINOUS
	EXISTING CONCRETE
	PROPOSED BITUMINOUS
	PROPOSED CONCRETE
	PROPOSED BUILDING

ZONING OF PROPERTY: RL-10 RESIDENTIAL

RL-10 ZONING REQUIREMENTS

MINIMUM LOT AREA = 10,000 SQ.FT.

MINIMUM LOT WIDTH = 80 FT.

MINIMUM BUILDING HEIGHT = 35 FT 1/2 STORIES

MAXIMUM LOT COVERAGE = NOT APPLICABLE

MINIMUM ALLOWED BUILDING SETBACKS

FRONT YARD = 35 FT

SIDE YARD = 8 FT

REAR YARD = 35 FT

2) SUMMARY OF LAND USE:

A) TOTAL ACREAGE = 1.87 ACRES +/- (81,400 SF +/-) (INCLUDING R.O.W.)

1.87 ACRES +/- (72,600 SF +/-) (EXCLUDING R.O.W.)

B) AREA OF PROPOSED BUILDING = 13,533 SQ.FT.

C) BUILDING HEIGHT = APPROXIMATELY 25 FT.

D) LOT COVERAGE = 18.6%

E) GROSS PAVEMENT AND CONCRETE AREA FOR SITE = 25,130 SF +/-

F) THE BUILDING WILL BE USED AS A DAYCARE FACILITY. THE FACILITY WILL BE LICENSED FOR UP TO 202 CHILDREN +/-

G) THERE WILL BE APPROXIMATELY 27 EMPLOYEES.

H) THE NORMAL BUSINESS HOURS OF OPERATION WILL BE 6 AM TO 6 PM, MONDAY THROUGH FRIDAY.

I) ZONING OF SURROUNDING PARCELS = RL-10 TO THE WEST, SOUTH, AND EAST

= PUD TO THE NORTH

3) PARKING REQUIREMENTS:

A) MINIMUM SPACE REQUIRED SPACE PER TOWNSHIP = 9' x 18' (24' AISLE)

B) TYPICAL PARKING SPACE PROVIDED = 9' x 18' (24' AISLE)

C) TYPICAL BARRIER FREE SPACE = 9' x 18' (8' WIDE AISLE FOR VAN ACCESSIBLE)

D) NUMBER OF SPACES REQUIRED = 53 SPACES (BASED ON 1 PER 8 CHILDREN LICENSING (202 CHILDREN +/-) PLUS 1 PER EMPLOYEE (27 EMPLOYEES +/-))

E) NUMBER OF SPACES PROVIDED = 57 SPACES

F) MINIMUM REQUIRED PARKING SETBACKS = 10 FT IN FRONT YARD

= 10 FT ON SIDE YARD

4) BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.

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

6) CONTRACTOR TO FIELD VERIFY ALL INVERTS.

7) ALL LIGHTING SHALL BE SHELDED FROM ALL ADJACENT PROPERTIES. PROPOSED LIGHTING SHALL CONSIST OF WALL-MOUNTED LIGHTS AND LIGHT POLES, BOTH FITTED WITH SHOEBOX TYPE FIXTURES.

8) THE PERMANENT PARCEL NUMBER FOR THE SITE IS 41-22-09-101-028.

THE ADDRESS FOR THE PARCEL IS 1688 68TH STREET, SE.

9) AS PART OF THE PROJECT, THE EXISTING HOUSEHOLDINGS ON THE PROPERTY WILL BE DEMOLISHED.

10) NO FENCES OR WHAT IS SHOWN ON THE SITE PLAN ARE PROPOSED AT THIS TIME.

11) LANDSCAPING TO BE IN ACCORDANCE WITH GAINES TOWNSHIP ZONING ORDINANCE STANDARDS.

12) THE PROJECT WILL BE CONSTRUCTED IN ONE PHASE, WITH CONSTRUCTION STARTING IN THE SUMMER/FALL OF 2023, PENDING APPROVALS AND PERMITS. IT IS ANTICIPATED THAT THE SITE WILL BE OPEN IN SPRING OF 2024.

13) THE STORM WATER RUNOFF FROM THE SITE WILL BE COLLECTED AND ACCOMMODATED PER THE REQUIREMENTS OF THE HUNTSVILLE COLORADO CRAIN COMMISSION AND TOWNSHIP STANDARDS.

14) ALL SIGNS SHALL BE CONSTRUCTED TO THE STANDARDS AND SPECIFICATIONS OF THE GAINES TOWNSHIP ZONING ORDINANCE.

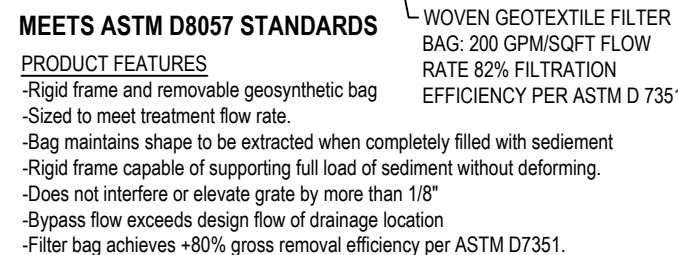
FREE-STANDING SIGN: MAXIMUM SIZE = 42 SF

MAXIMUM HEIGHT = 6 FT

MINIMUM SETBACK - NOT APPLICABLE

15) THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS.

16) THE SITE IS PRIMARILY SLOAN LOAM AND BLOUNT LOAM BASED ON USDA SOIL SURVEY MAP INFORMATION.



NTS



NTS



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

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

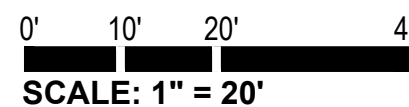


BENCHMARK #30 ELEV. = 745.72 (NAVD88)
Set railroad spike in North side of utility pole (1'± above ground level), located
32'± South of centerline of 68th Street and 410'± East of centerline of Kalamazoo
Avenue, near NW ROW corner.

BENCHMARK #31 ELEV. = 749.90 (NAVD88)
NE flange bolt under "E" on hydrant (1.4'± above ground level), located 40'± North of centerline of 68th Street and 513'± East of centerline of Kalamazoo Avenue, on ± property line between building #1679 and building #1653.

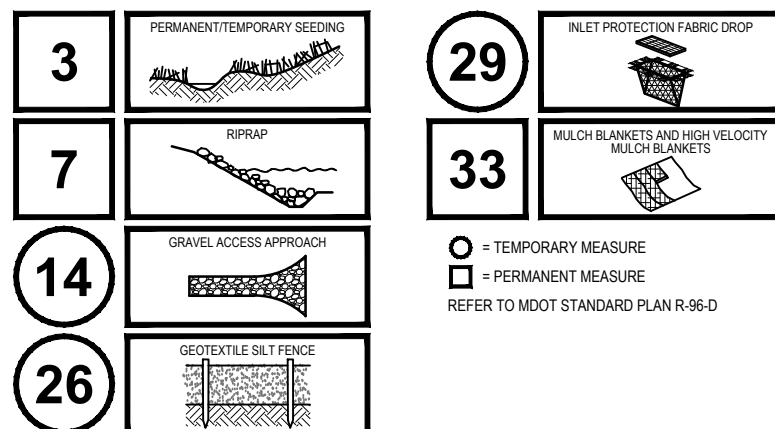


NOT TO SCALE



	EXISTING BITUMINOUS
	EXISTING CONCRETE
	PROPOSED BITUMINOUS
	PROPOSED CONCRETE
	PROPOSED BUILDING

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



2024

[illegible]

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

Title: Preliminary Site Plan
 Drawn: SW Checked: SW Date: 03/29/2011

Title: Site Plan
 Drawn: SW Checked: SW Date: 04/25/2011

**Child Care
1688 68th Street**

Utility Plan

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

SHEET NO:

C-400

SHEET: 4 OF 5



BENCHMARK #30 ELEV. = 745.72 (NAVD88)
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LOCATION MAP

NOT TO SCALE

LEGEND

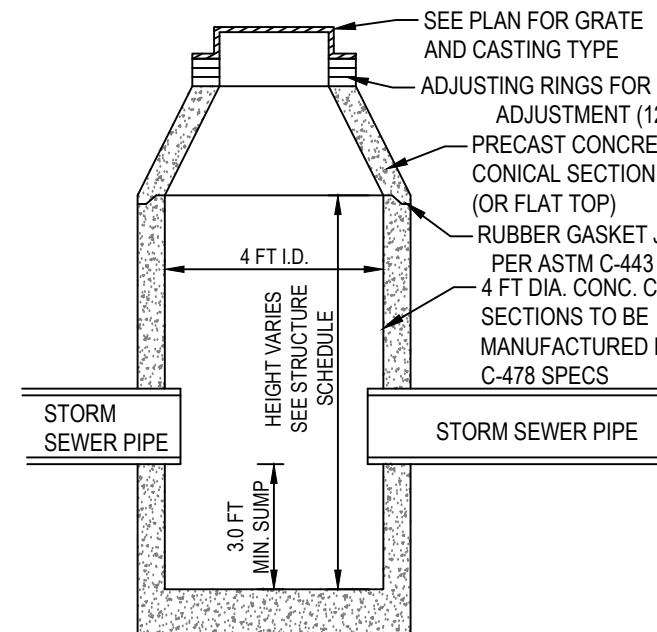
- | | |
|---|---------------------|
|  | EXISTING BITUMINOUS |
|  | EXISTING CONCRETE |
|  | PROPOSED BITUMINOUS |
|  | PROPOSED CONCRETE |
|  | PROPOSED BUILDING |

CONSTRUCTION NOTES

- [illegible]

BYRON-GAINES UTILITY AUTHORITY

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



STANDARD CATCHBASIN DETAIL

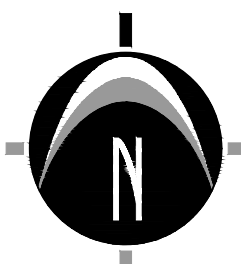
NTS



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

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

LEGEND

	EXISTING BITUMINOUS
	EXISTING CONCRETE
	PROPOSED BITUMINOUS
	PROPOSED CONCRETE
	PROPOSED BUILDING

LANDSCAPE LEGEND / SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
--------	------	----------------	-------------	------	-----

TREES

	Aa	Acer x freemani 'Jeffersred' TM	Autumn Blaze Freeman Maple	2.5" cal.	3
	Cc	Carpinus caroliniana 'Uxbridge'	Rising Fire® American Hornbeam	2.5" cal.	5
	On	Ostrya virginiana 'JFS-KW5'	Autumn Treasure® American Hophornbeam	2.5" cal.	4
	Tb	Tilia americana 'Boulevard'	Boulevard American Linden	2.5" cal.	2
	Zg	Zelkova serrata 'Green Vase'	Green Vase Sawleaf Zelkova	B&B	2

SHRUBS

	Jb2	Juniperus horizontalis 'Blue Chip'	Blue Chip Creeping Juniper	#5	4
	Js	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	#5	8
	Jw	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper	#5	10
	Jb	Juniperus squamata 'Blue Star'	Blue Star Juniper	#5	10
	Jt	Juniperus virginiana 'Taylor'	Taylor Eastern Redcedar	#5	7
	Na2	Nepeta x 'Six Hills Giant'	Six Hills Giant Catmint	#3	40
	Ph	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	#3	20
	Pn	Picea abies 'Nidiformis'	Bird's Nest Norway Spruce	#5	19
	Pm	Pinus mugo 'Misty'	Misty Variegated Mugo Pine	#5	2
	Tg	Thuja occidentalis 'Golden Globe'	Golden Globe Arborvitae	#5	7
	Ta	Thuja orientalis 'Aurea Nana'	Dwarf Golden Oriental Arborvitae	#5	20

LANDSCAPE NOTES

PLANTING NOTES:

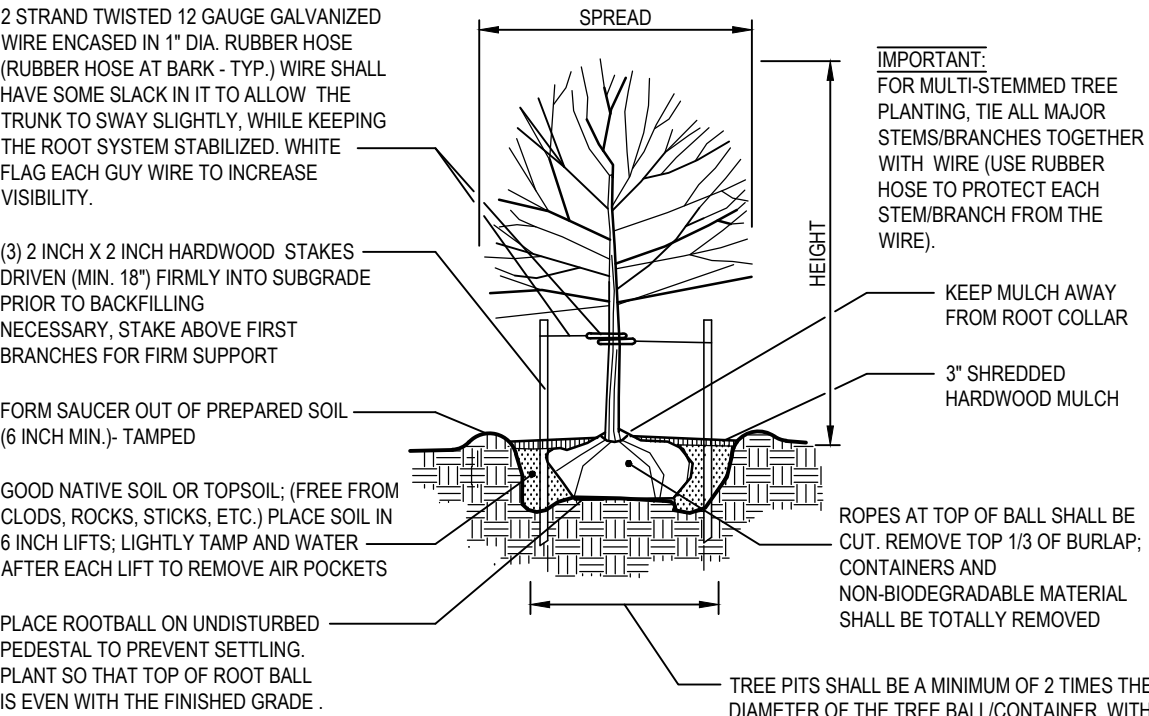
- ALL PLANT MATERIAL SHALL BE LOCALLY NURSERY GROWN NO.1 GRADE AND INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES. ALL PLANT MATERIALS SHALL MEET CURRENT AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. DO NOT PLANT MATERIALS UNTIL DIRECTED BY OWNER, LANDSCAPE ARCHITECT, AND/OR CONSTRUCTION MANAGER.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

TOPSOIL AND TURF NOTES:

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

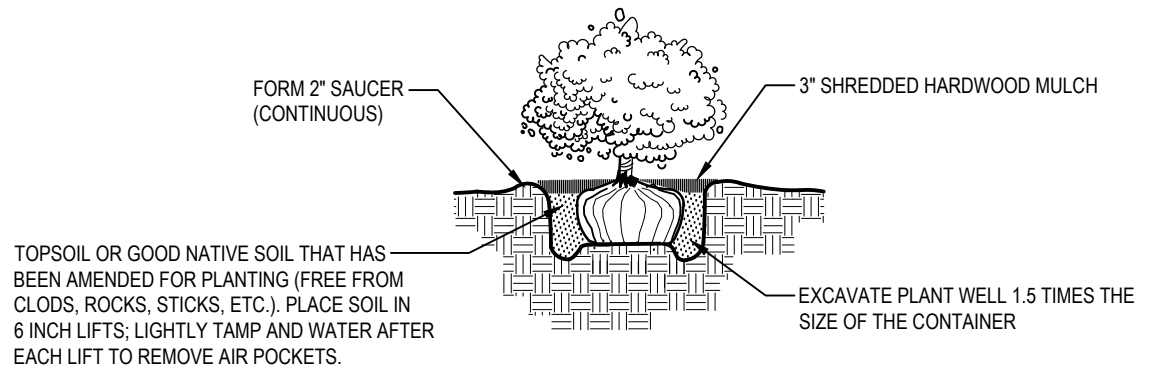
IRRIGATION NOTES:

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



TYPICAL TREE PLANTING DETAIL

N.T.S.



TYPICAL SHRUB / PERENNIAL / ORNAMENTAL GRASS PLANTING DETAIL

N.T.S.

LANDSCAPE CALCULATIONS

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

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

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

PARKING LOT LANDSCAPING
POINTS REQUIRED = 1.5 x NUMBER OF SPACES IN FRONTSIDE
HAS TO BE PLANTED WITHIN 10 FT OF THE PAVEMENT AREA.

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

BUFFER AND SCREENING
THE ADJACENT PROPERTIES ARE ZONED RL-10.
A TYPE I BUFFER IS REQUIRED ALONG THE EAST SIDE OF THE SITE.
TYPE I BUFFER EQUALS 1 TREE FOR EACH 20 LINEAR FEET AND 1 ROW OF 5 TALL
EVERGREEN SHRUBS SPACED NO FURTHER THAN 5' APART
EAST SIDE OF SITE = 37'
37/20 = 18.5 = 19 TREES REQUIRED
37/5 = 7.4 EVERGREEN SHRUBS REQUIRED
10 TREES PROPOSED
62 EVERGREEN SHRUBS PROPOSED

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

EX. DRIVEWAY

EX. DRIVEWAY

68TH STREET
(80 FOOT WIDE PUBLIC ROW)

S89°24'25"E 220.00'

EX. R.O.W.

EX. DRIVEWAY

EXISTING BUILDING

PROPOSED
BUILDING
13,533 S.F. +/-
F.F. = 747.00

PLAYGROUND
(SOUTH OF BLG)
9,105 SF +/-

N89°24'25"W 220.00'

PREPARED FOR:

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

REVISIONS:

Title: Preliminary Site Plan
Drawn: SW Checked: SW Date: 03/29/24
Title: Site Plan
Drawn: SW Checked: SW Date: 04/25/24

Child Care
1688 68th Street

Landscape Plan

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

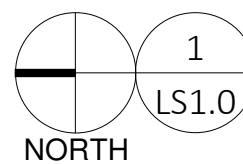
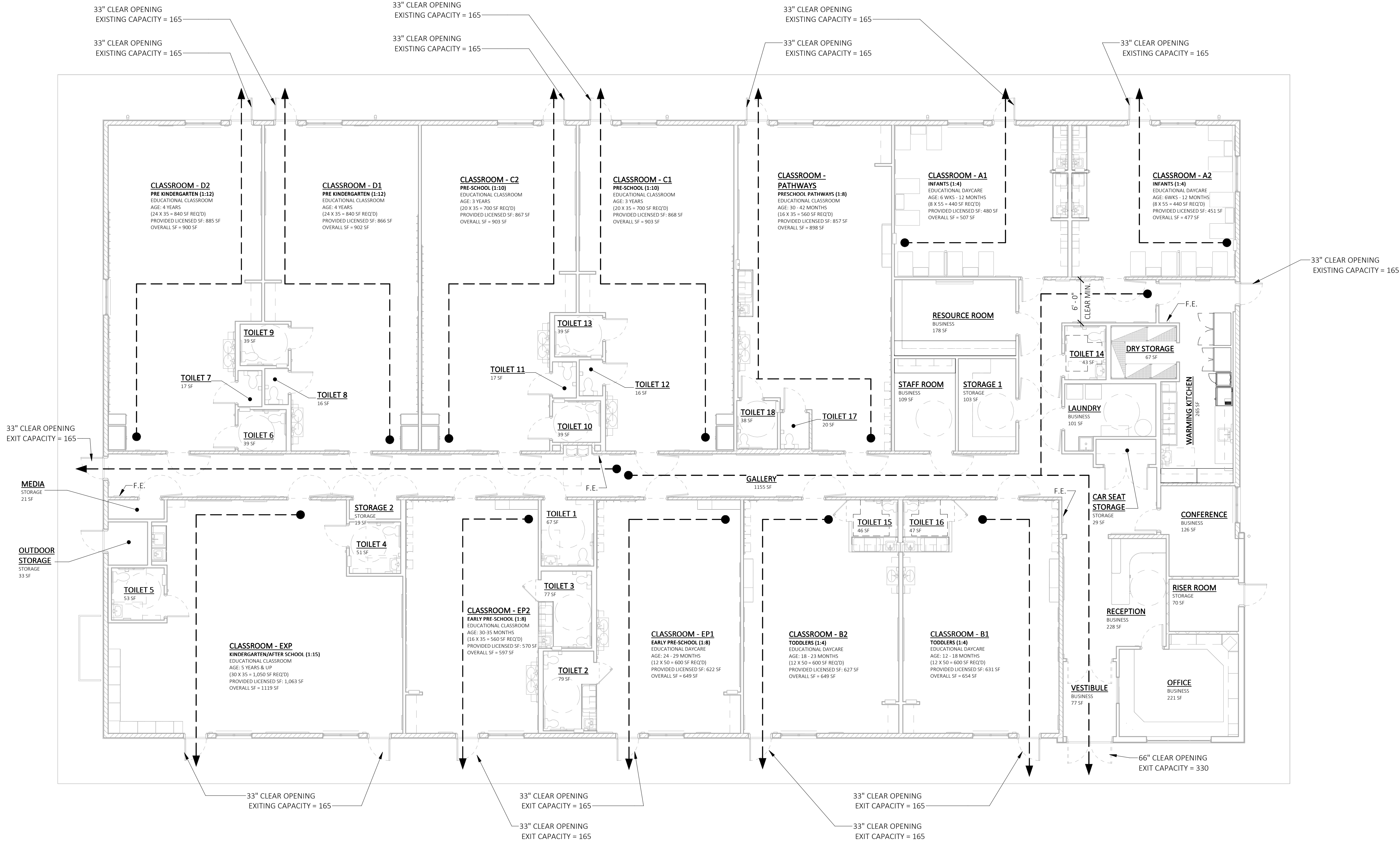
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PROJECT NO:
23401072

SHEET NO:
L-100

SHEET: 5 OF 5



LIFE SAFETY PLAN

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

BUILDING PROGRAM - MI

Primrose School - BLOOMFIELD, MI 11/7/2023

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

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

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

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

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

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

EXIT WIDTH:
REQUIRED:
PROVIDED:

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

TOTAL: 495" PROVIDED > 81.2" REQUIRED

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

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

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

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

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

CALCULATED AREA

BUILDING SQUARE FOOT AREA SUMMARY

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

THESE DRAWINGS AND THE DESIGN REPRESENTED HEREBY ARE THE EXCLUSIVE PROPERTY OF PRIMROSE SCHOOL FRANCHISING CO. REPRODUCTION OR ANY USE OF THESE DRAWINGS OTHER THAN FOR THE PROJECT INTENDED WITHOUT THE EXPRESS WRITTEN CONSENT OF PRIMROSE SCHOOL FRANCHISING CO. IS PROHIBITED. ANY UNAUTHORIZED USE WILL BE SUBJECT TO LEGAL ACTION.

Date

CONSTR. DOC. & REVISIONS
Description

No.

FOR
REFERENCE
ONLY

Professional of Record:

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

EXTERIOR
ELEVATIONS

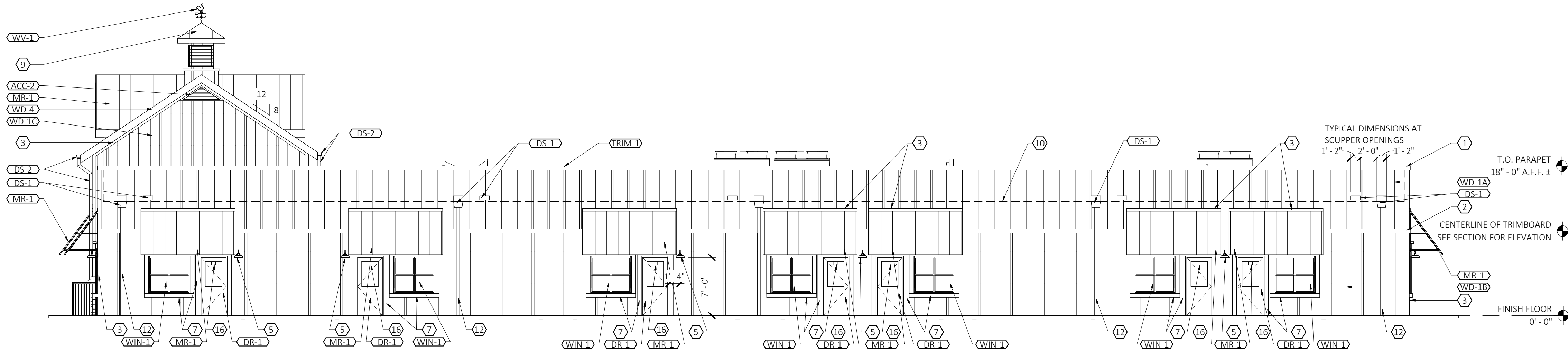
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4/23/24

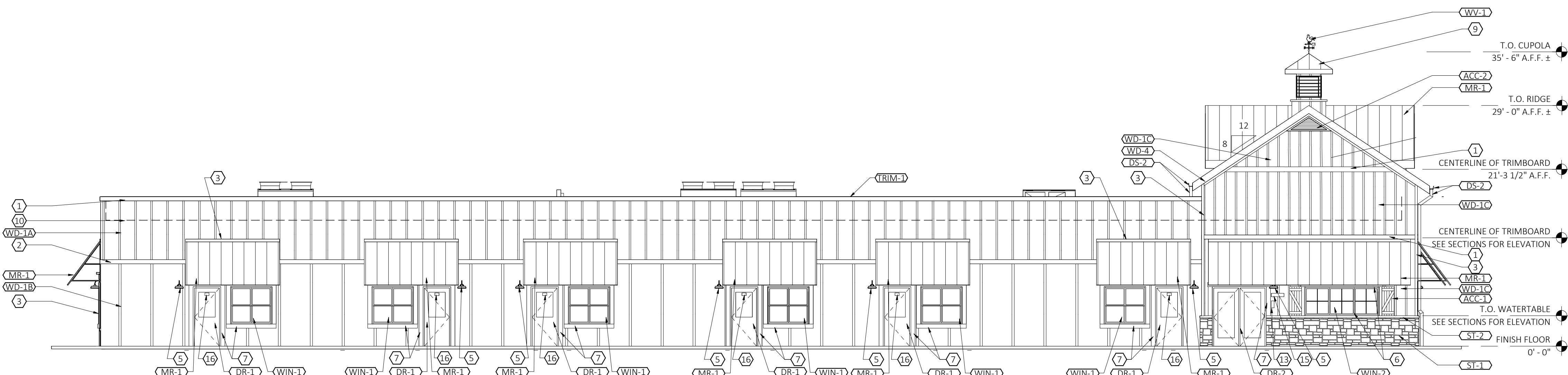
1668 68TH ST.
GAINES, MI 49316

CASCO

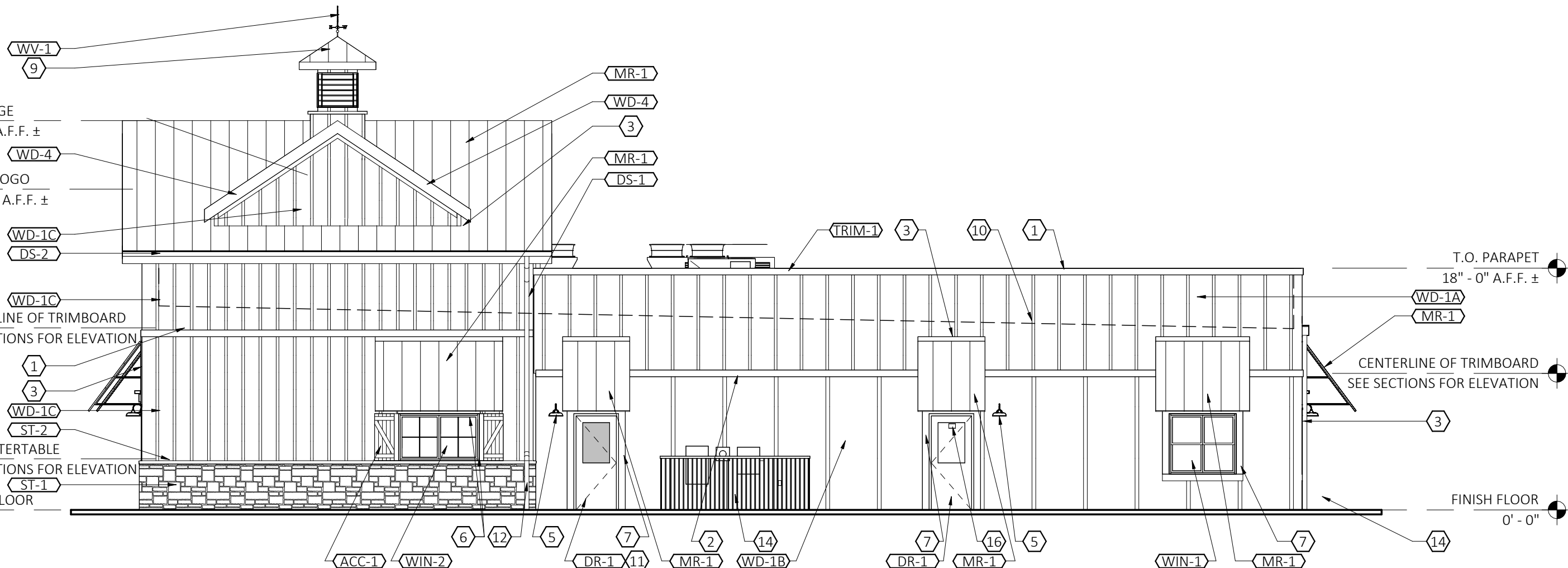
CASCO DIVERSIFIED CORPORATION
12 Sunset Drive, Suite 200, St. Louis, MO 63143 1-314-821-1100



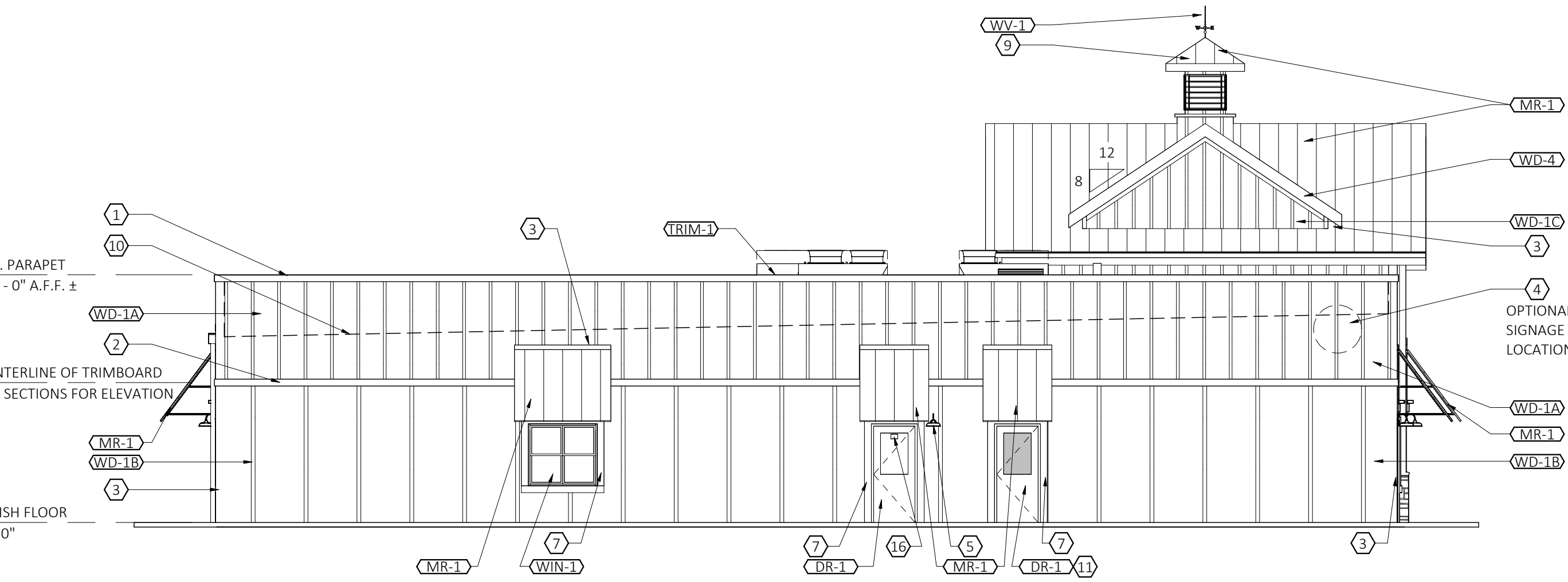
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

ELEVATION KEYED NOTES

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

EXTERIOR FINISH LEGEND

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

THESE DRAWINGS AND THE DESIGN REPRESENTED HEREBY ARE THE EXCLUSIVE PROPERTY OF PRIMAROSE SCHOOL FRANCHISING CO. REPRODUCTION OR ANY USE OF THESE DRAWINGS OTHER THAN FOR THE PROJECT INTENDED WITHOUT THE EXPRESS WRITTEN CONSENT OF PRIMAROSE SCHOOL FRANCHISING CO. IS PROHIBITED. ANY UNAUTHORIZED USE WILL BE SUBJECT TO LEGAL ACTION.

Date

CONSTR. DOC. & REVISIONS
Description

No.

FOR
REFERENCE
ONLY

Professional of Record:

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

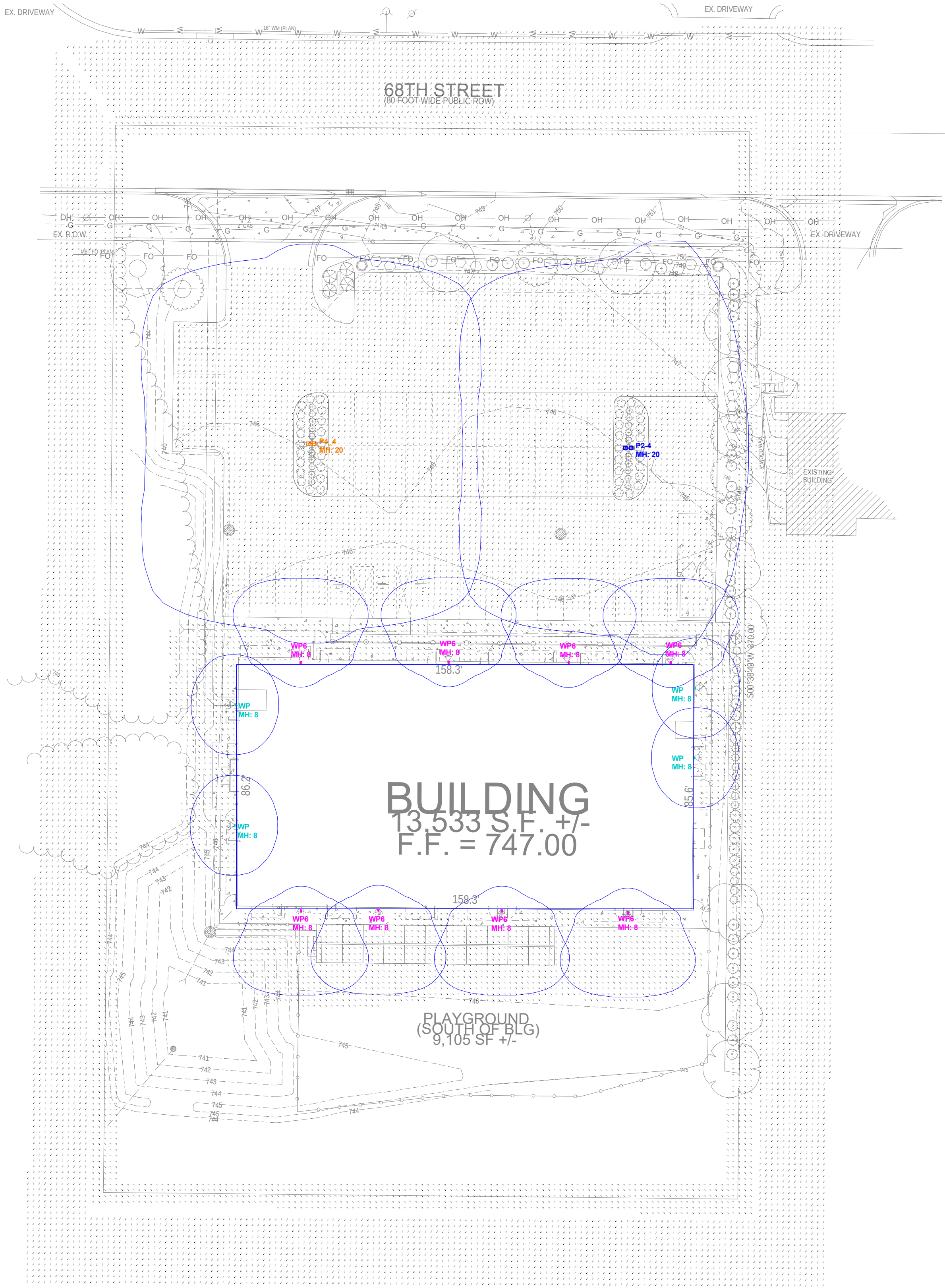
EXTERIOR
ELEVATIONS

A4.0

4/23/24

1668 68TH ST.
GAINES, MI 49316

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



PHOTOMETRIC PLAN

SCALE: NTS

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

PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION
Based on the information provided, all dimensions and luminaire locations represent a recommended application. The engineer and/or architect must determine the applicability of the layout regarding existing or future field conditions.

This lighting layout represents illumination levels calculated using laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved method. Actual performance of a manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in LEDs, and other field conditions. Calculations may not include obstructions such as buildings, curbs, landscaping, or other architectural elements. Future nomenclature may not include mounting hardware or poles. This layout is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

DESIGNED FOR:

1688 68TH STREET

ADDRESS

SALES
K EBER

DATE
5.7.2024

DESIGNER
J YONKERS

REVISIONS

DATE	NAME
XX	XX

SHEET

1

Luminaire Schedule

Scenario: GEN

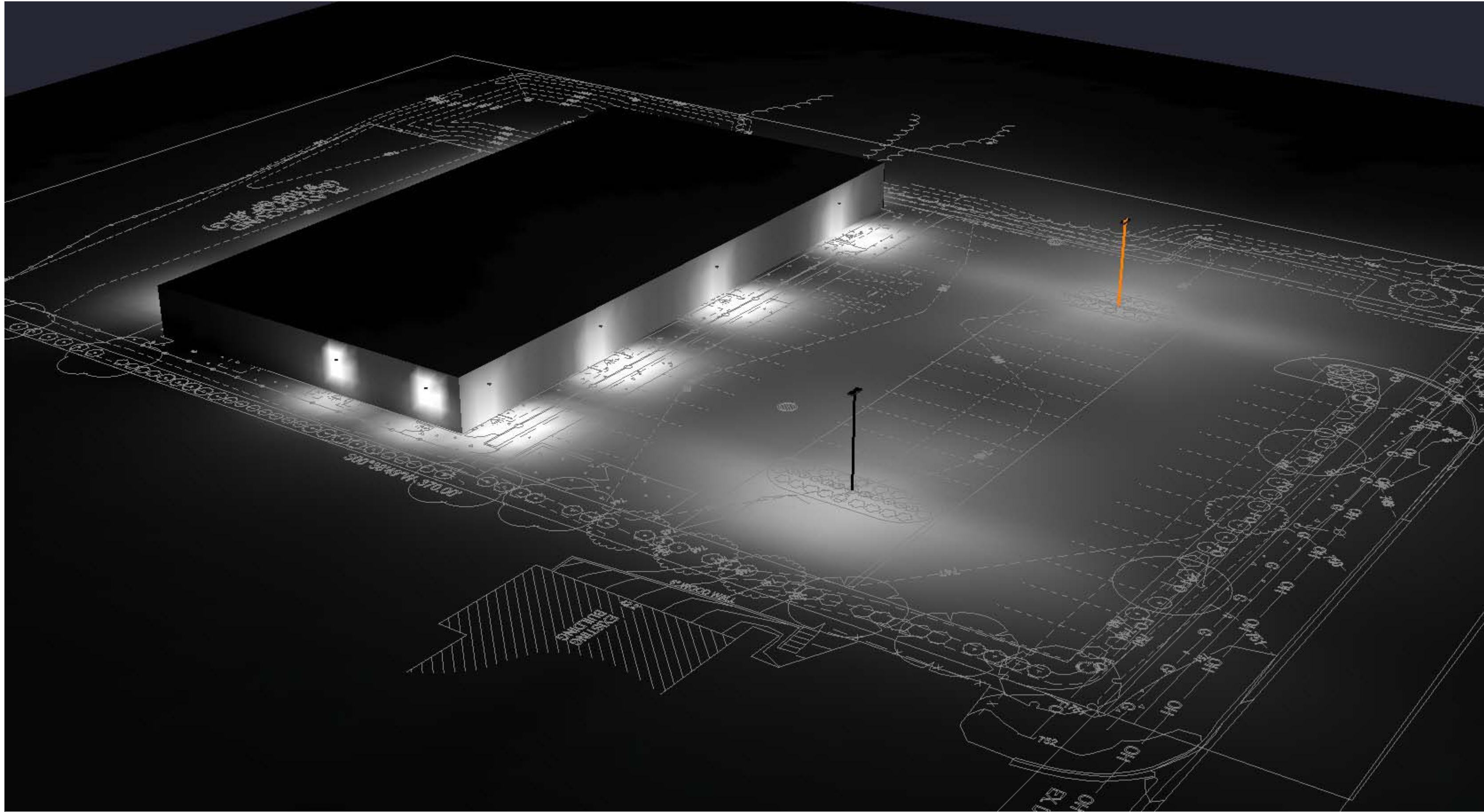
SYMBOL	QTY	LABEL	ARRANGMENT	LLF	[MANUFAC]	DESCRIPTION	MNT HEIGHT	MNT TYPE	TLT WATTS	LUMENS
	1	P2-4	GROUP	0.921	COOPER - LUMARK	PRV-PA1A-740-U-T2R & PRV-PA1A-740-U-T4W	20	POLE	108	N.A.
	1	P4_4	Back-Back	0.921	COOPER - LUMARK	PRV-PA1A-740-U-T4W	20	POLE	108	7484
	4	WP	Single	0.921	COOPER - LUMARK	ASWPLED1S-15W-4000K	8	WALL	60	2162
	8	WP6	Single	0.921	COOPER - LUMARK	XTOR6B	8	WALL	464	6129

Calculation Summary

Scenario: GEN

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
EXTERIOR	Illuminance	Fc	2.89	19.8	0.2	14.45	99.00
LIGHT TREPASS	Illuminance	Fc	0.01	0.1	0.0	N.A.	N.A.
PARKING LOT	Illuminance	Fc	1.18	5.3	0.2	5.90	26.50
PROPERTY LINE	Illuminance	Fc	0.04	0.5	0.0	N.A.	N.A.

NOTES:
- CALC AT GRADE



SCHEDULES

SCALE: NTS



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DESIGNED FOR:

1688 68TH STREET

ADDRESS

SALES
K EBER

DATE
5 . 7 . 2024

DESIGNER
J YONKERS

REVISIONS	
DATE	NAME
XX	XX

SHEET

2

Gaines Charter Township

Planning Commission Memo

Meeting Date: June 27th, 2024

AGENDA ITEM: VI.1.d

**PROPOSED REQUEST: Rezoning
to PUD, and Phase 1 Site Plan Review**

ADDRESS: 3316 68th Street SE

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

**APPLICANTS: J & A Post Family Farm, LLC; Dan
Larabel-Allen Edwin Homes**

FILE NUMBER: 231219DL

**PROPERTY ZONING DISTRICT: Residential-10 &
-14, Office-Service, Neighborhood Commercial**

PROPERTY SIZE: ca. 29.32 acres

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



OVERVIEW

The applicant requests to rezone a single parcel of approximately 29.32 acres to a Planned Unit Development (PUD) named Dutton Center to create a mixed use residential and commercial development that will integrate with the existing historic urban fabric of Dutton. This project is intended to tie into the Thornapple Farms development to the south seamlessly and provide a denser housing type to fulfill the master plan vision for Dutton as a Village Center.

Note that since the plans dated April 25, 2024 were developed, discussions with the Fire Inspector and Township Engineer have necessitated some changes to Phase 1. The applicant has opted to go ahead with the public hearing and will present proposed revisions at the June 27 meeting. They will submit revised plans to staff for review and a final Planning Commission review at a later date. The Planning Commission has the authority to require another public hearing if desired.

The individual veranda homes and attached townhomes (Phase 1) will be leased and professionally managed by a property management company. The platted subdivision portion of the PUD (Phase 2) will be governed by plat restrictions and bylaws. An umbrella Homeowner's Association (HOA) will be established to oversee the amenities for the previously approved Thornapple Farms Plat and the proposed Dutton Center Plat (51 lots). The scope of authority of the HOA will include maintenance of the entrance statements, mail delivery boxes, open space/amenity areas and the storm water management area, and authority over architectural review, community restrictions enforcement, and financial management. Each homeowner will pay a modest annual fee for the operation of the HOA.

The site plan indicates five phases (see narrative letter).

- Phase 1; for rent townhouses and "veranda" homes under single ownership and management
- Phase 2; are single-family detached homes on platted lots
- Phase 3; multiple family apartment buildings
- Phase 4; mixed-use buildings facing Hanna Lake
- Phase 5; commercial buildings facing 68th Street.

At this time only Phase 1 will be reviewed for final site plan compliance. Phases 2-5 are considered preliminary as the exact layouts and use elements may change, but are generally accurate and will be the basis for site development without major deviations. This arrangement is allowed under the ordinance in Chapter 10, Section 10.10 Phasing. Phase 2 will be subject to the plat process once setbacks and lot size standards are set under the PUD. Staff recommends a condition requiring final site plan review by the Planning Commission when development plans are finalized for phases 3, 4, and 5.

The residential aspect of the overall PUD includes 233 dwelling units, with potential for up to 263 depending on the final use of the mixed-use buildings.

- 14 "Veranda" homes (Phase 1)
- 48 four-unit and two-unit attached townhomes (Phase 1)
- 51 detached homes on minimum 5,800 square foot lots (Phase 2)
- 120 multiple family apartment units (Phase 3: 10 buildings with 12 units each)

Mixed-Use aspects include:

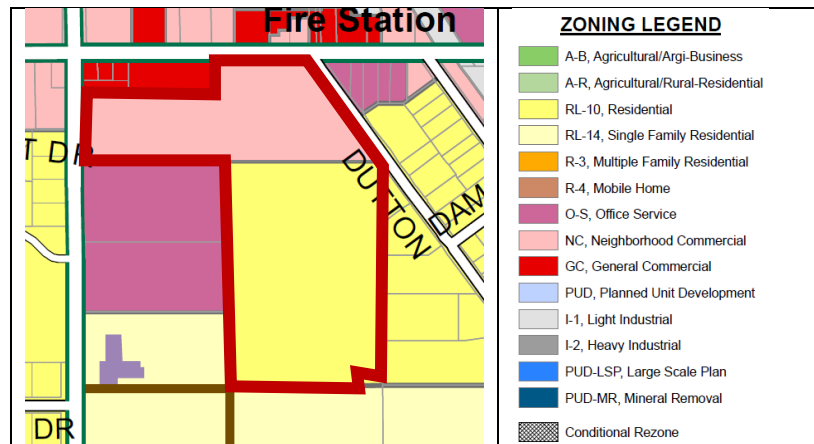
- Two, 2-story 15,400 SF mixed use commercial/residential/office buildings along Hanna Lake (Phase 4: 30,800 SF total)
 - Up to 30 additional multiple family apartment units on the second story of mixed-use buildings,
 - Or, 30,800 SF commercial on second floor depending on demand
- Two, 1-story 6,250 SF commercial buildings along 68th Street (Phase 5: 12,500 SF total)

The mixed-use buildings second floor use will be determined based on highest and best use by end users, and may be residential or commercial in nature.

The developer Michiana, LLC is a subsidiary of Allen Edwin Homes, which has a track record of developing housing projects regionally. This is the first public hearing for the PUD rezoning, and site plan review for Phase 1 of the project.

Surrounding zoning:

	NORTH: NC	
WEST: Hanna Lake/RL-10 & NC	SUBJECT PARCEL	EAST: RL-10/O-S
	SOUTH: RL-10 (Thornapple Farms Plat)	



STANDARDS OF REVIEW

Under Section 10.1 Planned Unit Developments are intended to meet the following objectives as outlined in the Zoning Ordinance:

- Encourage innovation and creativity in land use planning and development.*
- Allow design flexibility that benefits the community and the environment and results in a better overall project than would be permitted under conventional zoning.*
- Create neighborhoods with a variety of housing options and a mix of land uses.*
- Create a package of amenities not typically achieved with conventional zoning, such as useable open space, preservation of key natural or historic resources, improvements to public*

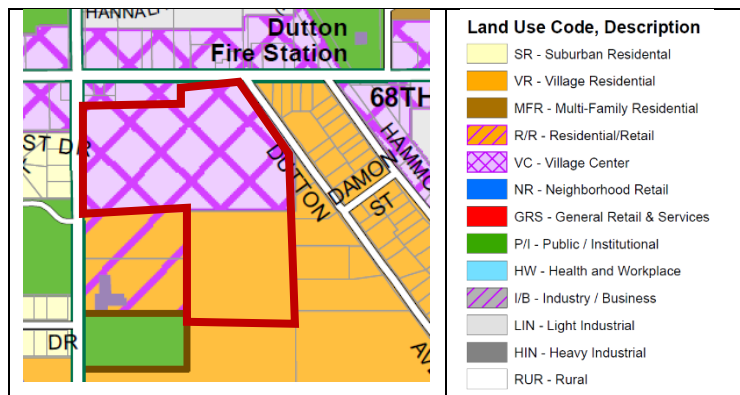
roads or facilities, pathways, natural stormwater systems, more extensive landscaping, consistent and coordinated site design details among various projects (lighting, signs, building design, etc.) and high quality architectural design or materials.

E. Encourage the use, redevelopment, and improvement of existing sites.

F. Provide regulations for land uses that because of their character or size require a specialized review process.

SECTION 11.1 PLANNED UNIT DEVELOPMENT - GENERAL REVIEW STANDARDS

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



To Be Determined. The western arm of the proposed PUD covers a parcel currently zoned Office-Service and is future zoned Village Center. The main body of the proposed PUD is Neighborhood Commercial at the north end, Residential-10 in the middle and Residential-14 at the south end. These zoning categories do not meet the desired development goals of the applicant, thus the request for a PUD.

The proposed site plan includes the following proposed setbacks and building heights that require PUD modifications.

- A) Phase 1 Alley-Loaded Veranda Homes (V1-V14)
1. Maximum building height = 35 ft. or 2.5 stories, whichever is less
 2. Minimum building to building separation (foundation wall to foundation wall) = 10 ft.
 3. Minimum porch to ROW Distance = 10 ft.
 4. Minimum garage (foundation wall) to alley pavement distance = 22 ft.
 5. Minimum distance from PUD boundary = 20 ft.
- B) Phase 1 Townhomes (TH1-48)
1. Maximum building height = 35 ft. or 2.5 stories, whichever is less
 2. Minimum building to building separation (wall of foundation to wall of foundation) = 15 ft.
 3. Minimum distance from PUD boundary = 20 ft.
 4. Minimum distance to single family lots = 25 ft. (proposed & existing adjacent)
 5. Minimum garage (foundation wall) to alley pavement distance = 22 ft.

6. Minimum porch or building to ROW Distance = 10 ft.

C) Phase 2 Single Family Detached Lots (Lots 1-51)

1. Minimum lot width at front yard setback = 50 ft.
2. Minimum lot size = 6,250 SF
3. Maximum building height = 35 ft. or 2.5 stories, whichever is less
4. Setbacks:
 - a) Front yard setback = 25 ft.
 - b) Secondary front yard setback on corner lots = 15 ft.
 - c) Side yard setback = 5 ft.
 - d) Rear yard setback = 20 ft.

D) Phase 3 Multiple Family Buildings (A1-A8)

1. Maximum building height = 35 ft. or 2.5 stories, whichever is less
2. Minimum distance to PUD boundary = 30 ft.
3. Minimum distance to adjacent ROW = 10 ft.
4. Minimum building to building separation (foundation wall to foundation wall) = 30 ft.
5. Minimum dwelling unit size = 720 SF

E) Phase 4 Mixed Use Buildings (MU1-MU2)

1. Maximum building height = 35 ft. or 2.5 stories, whichever is less
2. Minimum distance to PUD boundary (excluding frontages) = 30 ft.
3. Minimum distance to adjacent ROW = 10 ft.
4. Minimum building to building separation (foundation wall to foundation wall) = 15 ft.
5. Minimum dwelling unit size = 720 SF
6. Allowable first story uses = permitted uses within the Office Service (OS) and Neighborhood Commercial zone (NC). Allowable second story uses = multiple family dwellings, permitted uses within the Office Service (OS) zone, and permitted uses within the Neighborhood Commercial zone (NC)

F) Phase 5 Office/Commercial buildings (C1-C2)

1. Maximum building height = 25 ft. or 1.5 stories, whichever is less
2. Minimum distance to PUD boundary (excluding frontages) = 20 ft.
3. Minimum distance to adjacent ROW = 10 ft.
4. Minimum building to building separation (foundation wall to foundation wall) = 15 ft.
5. Allowable uses = permitted uses within the Office Service (OS) and Neighborhood Commercial district (NC)

Note for D & E; the ordinance currently requires apartments to be 820 SF when greater than single story, 720 SF is the minimum apartment square footage for single story apartments (e.g. 16x45 feet, or potentially a “studio”).

The Future Land Use map indicates that this parcel was partially intended for a Village Center development, and partially intended to be Village Residential uses. These future land uses have been designated in this area of Dutton since the 2008 Master Plan.

Sixteen goals were set in the Master Plan specifically related to the development and redevelopment of Dutton (Pg. 42):

1. Create a “village center” along 68th Street that builds on the historic character of Dutton.
2. Promote mixed-use development in traditional development patterns, and a combination of multi-family and low-density development to provide a range of housing choices to attract workers to the area.
3. Promote mixed-use development near and/or within the same buildings including commercial, office and residential uses.
4. Promote compact, “traditional neighborhood” development and row houses near the historical center of Dutton. Encourage these neighborhoods to integrate with existing Dutton.
5. Encourage housing at varying densities near employment areas to provide a range of housing choices.
6. Provide businesses, entertainment, dining, cultural and recreation opportunities within the Dutton area to serve the workers and residents.
7. Provide parks, open space and pedestrian paths and sidewalks throughout the area to connect residential, commercial, and industrial employment areas.
8. Create a road network parallel to 68th Street and to Hanna Lake Avenue, to better distribute traffic through the area.
9. Consider traffic calming measures along 68th Street east and west of Hanna Lake.
10. Consider access management to ensure safe and efficient traffic movements along 68th Street, Hanna Lake Avenue and East Paris Avenue.
11. Provide inter-connected pedestrian and non-motorized paths between shopping, neighborhoods and employment areas, schools and parks/open spaces that connect to the Paul Henry Thornapple Trail and other trail systems.
12. Consider ordinances, guidelines and incentives for redevelopment that result in preserving and enhancing Dutton’s village character.
13. Determine the streetscape design elements that identify Dutton as a unique place and an exciting destination.
14. When necessary, acquire key properties to ensure that redevelopment meets the goals of this plan.
15. Integrate new residential and commercial areas into existing Dutton to capitalize on its unique village character.
16. Promote Dutton as an attractive place to live and work, as well as a premier location for industry, research and technology.

Village Center areas are intended to be mixed-use areas that integrate multiple uses at a pedestrian scale. The intent of the Village Center is to create a blend of commercial and residential structures and uses which are compatible and form a walkable “main street” atmosphere. This proposed plan does meet these goals as it includes mixed uses, retail/commercial use, and public space. Parking lots are wrapped by buildings in this design, reinforcing the pedestrian nature of the central street corridor. Although a “Main Street” is not created in this plan, building infill along 68th and Hanna Lake helps reinforce the commercial nature of those corridors.

The road network as proposed does create a well-connected system of streets that enable walkability and other non-auto modes of transportation. The goal of traffic calming along Hanna Lake and 68th will need to be the duty of the Kent County Road Commission. Once plans are in place, they will evaluate necessary road improvements.

Village Residential is intended to have moderately higher residential density in areas served by utilities. Additionally, Village Residential zoning also aims to incorporate single family detached houses on relatively compact lots, and multi-unit connected townhomes for the sake of creating a neighborhood with mixed housing options. Townhouses are specifically included as a housing option, and vehicle access is intended to be rear loaded, via an alley facing garage or other method. The house types submitted for the project vary from single-family detached to attached townhouses. The proposed building and home types meets the goals of a pedestrian friendly neighborhood connecting residential and neighborhood commercial uses.

In terms of meeting the goals of #4 above, the townhouse and “veranda” home models do fit the Traditional Neighborhood Design intent as outlined in the Master Plan.

“Residential neighborhoods surrounding the village center should be developed with Traditional Neighborhood Design concepts; front porches, reduced front setbacks, slow auto speeds, and rear or side garages will make a pedestrian-first community.” (Master Plan, pg. 38)

In the southern platted portion of the PUD, many of the single-family house types proposed in the housing type exhibit indicate homes with prominent front facing garages and limited front porches are the types available. None of the submitted house model plans indicate rear garages (note that side garages on 55-foot-wide lots would be difficult to lay out due to the required driveway space). This house type is at odds with what is commonly understood as Traditional Neighborhood Design, as outlined in the Master Plan. Current zoning is Residential-10, which does not prohibit garage fronted houses, but it is not in keeping with the intent of the Master Plan. The Planning Commission will need to determine whether the proposed house types are appropriate based on the current zoning, or whether the intent of the Master Plan should be adhered to and alternative house model plans provided.

The Planning Commission will need to determine;

- a. If the proposed setback modifications meet the intent of the Master Plan for the various land use types.
- b. If the development goals listed in the Master Plan for Dutton have been met

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

Meets standard. The applicant has submitted proposed elevations that meet current ordinance standards for smaller single family detached and townhome buildings. Elevations of the apartment, mixed use, and commercial buildings have not been provided but will be provided and subject to site plan review when each phase is fully developed. The developer intends to follow ordinance requirements for landscaping, screening, and signage based on the appropriate zoning for the specific commercial or residential context of the development.

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

Meets standard. Mixed use and commercial buildings along the main roads follow the development pattern established historically and are in scale with existing businesses. Although there is not a similar residential development in the immediate area in terms of smaller lot sizes, it is residential development and is compatible with surrounding uses. It will integrate into the Thornapple Farms plat seamlessly and create a reasonable transition between larger lots in the south portion and smaller ones in the north.

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

Undetermined. The proposed PUD includes both townhouses and single-family detached homes on lots smaller than currently allowed in R-3 zoning, but in line with lot sizes under currently proposed revisions to R-3 (i.e. Village Neighborhood). While the current ordinance is under consideration for revision, the Master Plan calls for density of townhouses and single-family detached homes in the Village Neighborhood context ranging from 8-14 units per acre, and the proposed net density for this project is 8.38 (which does not include roads, right-of-ways, open space, and water detention areas).

Village Center density would be anticipated to be potentially higher due to the integration of mixed-use buildings with apartments or condominiums. The Planning Commission will need to decide whether an R-3/Village Neighborhood density is appropriate for an area designated as Village Center. Since this is a PUD, there is flexibility if the Planning Commission considers this PUD plan as meeting the objectives and intent of the Master Plan.

- E. Traffic: The Planned Unit Development shall be designed to minimize the effect of traffic generated by the proposed development on surrounding uses. Consideration should be given to:**
- 1. The amount and type of traffic generated by the proposed project and capacity of existing and proposed streets to safely absorb that additional traffic.**
 - 2. Whether the streets and pedestrian walkways within each project are designed to facilitate safe pedestrian and vehicular traffic flow patterns.**
 - 3. All points of ingress and egress to the project shall be located and designed to maximize safety.**

Meets Standard. The increase in residential parcels will certainly increase traffic along main roads leading to the development; combined with the Thornapple Farms plat, there will be up to 441 homes between both developments. A traffic study has been initiated to better understand the potential impacts of increased traffic in the area, and to develop plans to adequately manage the increase of residential traffic.

Sidewalks have been expanded and detailed on the revised plan and create good pathways for pedestrian access both internally and to surrounding road corridors.

Two main entrances are proposed, one on Hanna Lake about 630 feet south of the Hanna Lake/68th Street intersection and one on Dutton Avenue, which will help disperse traffic entering the major roads. The Kent County Road Commission will determine necessary safety controls at those intersections.

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

Meets standard. The proposed project will be constructed on current agricultural land, and no natural features have been identified within the proposed PUD.

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

Meets standard. The proposed project will certainly appeal to families, thus increases in the numbers of school-age children are likely. Three schools are located within walking distance to the development: Dutton Elementary, Dutton Christian Elementary, and Dutton Christian. It is likely that children will both walk and rely on parents driving or bussing to and from school. Pedestrian elements such as sidewalks will be located throughout the development, enabling school children to either walk directly or gather at bussing pick up points.

- H. Public Facilities: The Planning Commission shall consider the impact a project will have on: 1. Public safety and protection services. 2. Water and sewer facilities. 3. The costs for such services. Each project shall be designed and located so as to facilitate use of, access to, or the logical expansion or extension of existing facilities in order to minimize any adverse financial or other impact upon the Township and to promote public health and safety.**

Meets Standard. The developer will consult with fire protection as the plans are developed to ensure adequate response times and access. Water and sewer utilities are currently available for the proposed PUD within the 68th Street and Hanna Lake Avenue rights-of-way. All utility work will be paid for by the developer.

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

Meets Standard. The developer has provided initial engineering plans for utility extensions that have been reviewed by the Township Engineer. All future and final development and utility plans will be subject to Township Engineering and KCDC review.

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

Undetermined. The current plan no longer designates a “plaza” area between apartment buildings, or an addition to the park laid out at the north end of the Thornapple Farms plat.

The proposed public park spaces now include:

1. Tot lot playground oriented for children ages 2-5 years old including a play structure, swings, and a balance bridge.
2. A sport court sized 60’ by 105’. The brushed concrete court with painted lines will allow for basketball or up to three pickleball courts. Basketball hoops and pickleball nets will be modular and maintained by the property management organization.
3. Central between these two amenities is a 12’x16’ pavilion that will include picnic tables. The pavilion will incorporate white vinyl finishes offering an attractive low maintenance appearance.
4. A concrete pathway has been incorporated around the storm water management basin. A six-foot-wide sidewalk is proposed for the portions outside of the public right of way.
5. The storm water management basin is designed to be a water feature. A fountain is proposed to assist in water quality and visual enhancement.
6. A nearly 6,000 square foot dog park is proposed in a location that is not visually prominent, yet easily accessible for the most residentially dense portion of the project.

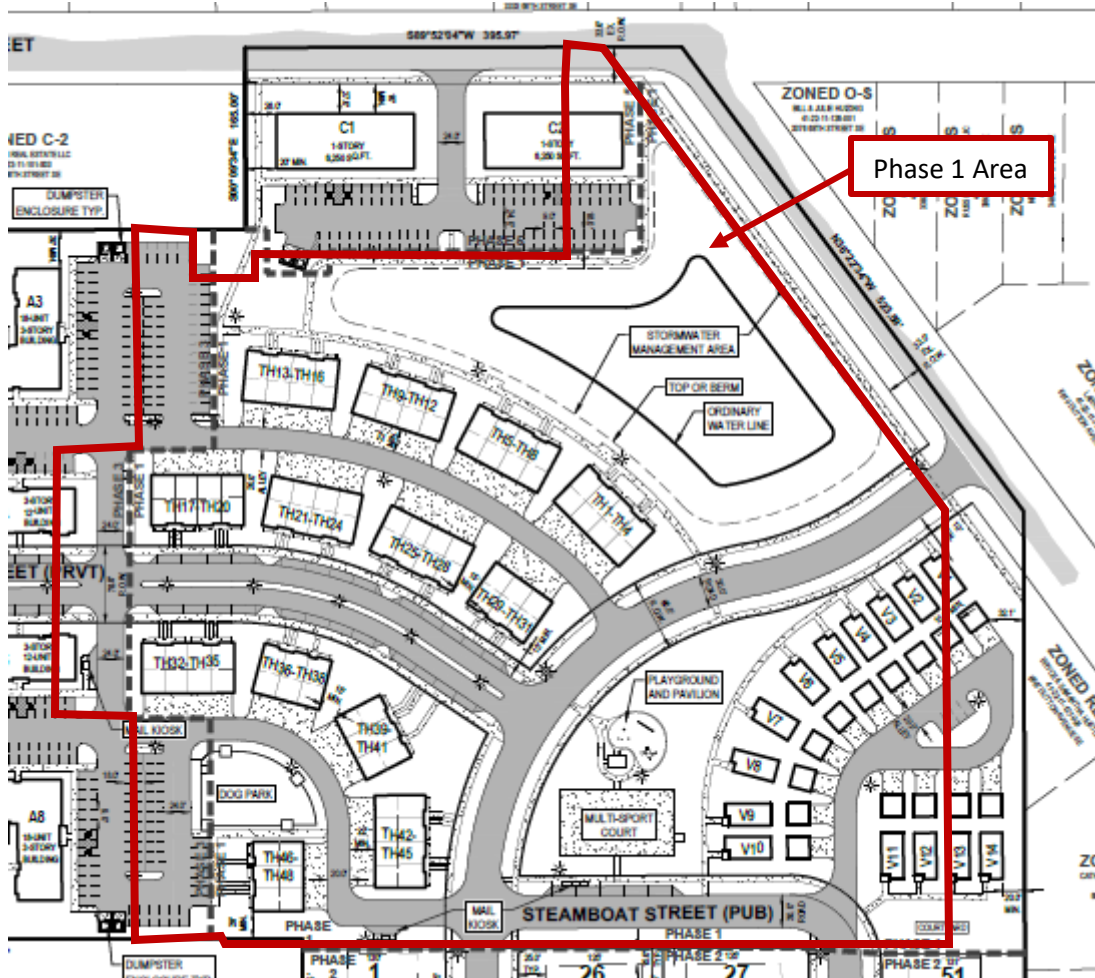
The current R-3 ordinance doesn’t require any open space, but under the Village Neighborhood zoning currently under discussion, 1.14-acres would be required. Since the applicant desires to use the lot sizes based on the Village Neighborhood standard, staff recommends to similarly use the Village Neighborhood open space requirement to determine the appropriate amount of open space for this PUD.

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

Undetermined. The approval of the Thornapple Farms plat will create a secondary road network that can serve as the basis for a marked bike path or trail to connect the PUD area to both Shadyside Park, and to the Paul Henry Thornapple Trail (via the dedicated path at Merrieville Court). Shared streets with bike path markers would be the minimum bike trail design. Staff recommends a condition that the developer define a specific trail with markers that directs cyclists towards Paul Henry Thornapple Trail.

SECTION 25.6 SITE PLAN REVIEW STANDARDS

This review is restricted to Phase 1. Phases 2, 3, 4, and 5 will be subject to plat (Phase 2) and final site plan review (Phases 3-5) at a later date.



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

Meets Standard, with consideration. The site plan mostly complies with the ordinance requirements, with some proposed PUD modifications to be considered.

Buildings/structures/signs.

The proposed architectural layout and design of the “veranda” homes and townhouses is compatible with the surrounding area in terms of mass and scale. Townhouses are a new building form in the area but are not out of place considering typical building height and size along 68th Street. Building materials are a combination of vinyl siding and manufactured stone and brick veneer.

Dumpster Enclosure. Trash management will be via individual rolling carts stored within each property.

Dimensional Requirements. Requested PUD setbacks are listed in Section 11.1 Planned Unit Development - General Review Standards (A), above. If these dimensional requirements are approved, this standard will be met.

Parking. For the rear load townhomes an attached 2-stall garage is incorporated along with a driveway that would permit parking for two additional cars. Up to four cars can be parked at each 3-bedroom unit. Parallel parking along the private street has been incorporated into the site design to serve townhouse residents and their guests.

The detached veranda homes incorporate a detached 2-stall garage and a driveway that would permit parking for two additional cars. Up to four cars can be parked at each unit.

Lighting. A lighting plan has been submitted in accordance with Section 18.5. The light poles are compliant with the height requirements at 14 feet.

Note that the lighting plan in the Phase 1 area meets requirements for R-3 zoning, but slightly exceeds R-10 standards (0.2 footcandles) along several building facades. Since there is a mix of single family and multi-family housing types within Phase 1, the lower standard should apply. Also, the Kelvin rating of the lighting is not specified, the Township recommends a maximum of 3700K LEDs for streetlights in residential areas.

Landscaping. A landscaping plan has been submitted in accordance with Section 16.3. Since Phase 1 covers both frontage and residential portions of the site plan it will be evaluated per Sections 16.9 Front Yard and 16.13 Residential Landscaping.

Frontage landscaping along Dutton Avenue exceeds the required 297 points and is located within the required parkway. Street trees in the residential area are placed with appropriate spacing and are located within the required parkways. Appropriate screening is provided where the development abuts adjacent properties. Plant species selected for the development are varied and there is a focus on native species.

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

To Be Determined. Please Review Standard 11.1 (A) above. The project is being proposed as a PUD, which leaves room for design flexibility to carry out the goals and intent of the master plan. If the Planning Commission finds that the standards of review for Sections 11.1 and 25.6 are met, then compliance with the ordinance will be achieved.

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

Meets standard, condition recommended. The applicant is required to secure all applicable township and outside agency approvals prior to site development, including the Township Engineer/BGUA, Fire Department, Kent County Road Commission, Kent County Drain Commission, and EGLE.

D. Configuration of Uses: Whether there are ways in which the configuration of uses and structures could be changed that would improve the effect of the development on adjoining and nearby properties, persons, activities, and on the community, while allowing reasonable use of the property

within the scope of district regulations and other regulations of this Ordinance that are applicable to the property and the proposed use and structures.

Meets standard. The proposed final PUD plan has been modified throughout the review process to meet the guidelines of the Gaines Charter Township 2023 Master Plan and the expectations set by the Planning Commission.

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

Meets standard. No notable natural features are present on the site. Some grade changes will need to be made, which will require a soil erosion and sedimentation control permit from the KCRC prior to the start of any site work. The proposed landscaping will help to keep the site in keeping with the general expectations for neighborhood development.

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

Meets standard. The landscaping on the northern and eastern boundaries will provide reasonable privacy measures for adjacent properties.

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

Condition recommended. All site plans, along with measures for fire protection and access, are subject to review and approval by the Fire Inspector.

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

Meets standard, condition recommended. Traffic within the development will be served by private streets with four separate access points, Hanna Lake, Dutton Avenue, and two at the south into the Thornapple Farms plat. Within the development itself, the street plan has been designed to adequately move traffic internally. Roadway widths vary from 30 feet on Pileated (public) and Steamboat (public) to two 16-foot lanes on the divided Cloudcroft Street (private). Access alleys for the townhouses and Veranda homes are 20 feet wide.

All work within the public right-of-way and public roads must be approved by the Kent County Road Commission.

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

Undetermined. The site plan has been designed to promote pedestrian circulation throughout the development. Each residential building is served by a sidewalk, and there are sidewalks on both sides of the street along the main streets.

Sidewalks are not planned for the rear sides of the homes where driveways lead into the homes, on the west sides to TH17-20 and TH32-35, or on the south sides of TH46-48 and TH42-45. Planning Commission should discuss whether sidewalks are required in those areas.

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

Condition recommended. Stormwater will drain into the pond at the intersection of Pileated and Dutton Avenue where it will be held as a wet pond. Stormwater and utility plans are subject to review and approval by the Township Engineer.

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

Condition recommended. The Kent County Road Commission may require a traffic study during its review of driveway access to the development that will help determine if traffic controls are warranted.

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

Not applicable.

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

Meets standard. The site plan has been designed to promote the goals and intent of the zoning ordinance and master plan and is connected to utilities. Emergency services are practically across the street and can fully access the site. The landscaping plan will ensure an aesthetically pleasing mixed-use development, and the residential house plans are in keeping with appropriate architectural styles.

STAFF RECOMMENDATION

The Planning Commission should consider the proposed PUD rezoning and determine if it meets the goals of creating a Village Center in Dutton (as outlined in the Master Plan) and meets review standards of Sections 10.1 and 11.1. Feedback should be given to the developer who will be submitting final site plans at a later date.

Staff recommends Planning Commission consider the issues of compliance with the Master Plan, and pedestrian circulation pointed out in the briefing memo.

Staff recommends the following conditions;

1. Phases 3, 4, and 5 shall be subject to the final site plan review process by the Planning Commission.
2. Secure all Township department and outside agency approvals:
 - a. Township Engineer/BGUA.
 - b. Fire Department.
 - c. Kent County Road Commission (SESC), if applicable.
 - d. Kent County Drain Commission, if applicable.
 - e. Environment, Great Lakes and Energy, if applicable.

Dutton Center Planned Unit Development

3316 68th Street SE

PUD/Final Plan Project Narrative

April 25, 2024

(revised June 3, 2024)

Final PUD Update and Procedure Request

The Planning Commission reviewed the Preliminary Plan on March 29, 2024, providing feedback and guidance to the applicant. Since the Planning Commission discussion, adjustments to the Final Plan have been made to increase active recreational amenities with a slight reduction in residential density, as elaborated below.

Final Plan Review and the PUD Rezoning is requested for the entire property. However, given that final building footprints, architectural design and specific uses have yet to be determined for the Mixed Use, Commercial and Apartments buildings within future Phases 3, 4 and 5, we are requesting that these portions of the project undergo the optional Step 4 review procedure, as outlined in Section 10.10 Phasing. Conceptual layouts, preliminary building square footages and potential uses for future Phases 3, 4 and 5 are depicted on the Final Plan and discussed below. However, final layout, building design, square footage and uses for future Phases 3, 4 and 5 will be subject to Planning Commission and/or Site Plan Review Committee review and approval.

Project Overview and Density

The subject property located at 3316 68th Street SE is comprised of 29.32 net acres (excluding the recently approved Thornapple Farms subdivision) and is currently zoned RL-10, Residential, RL-14, Residential, O-S, Office Service and C-1, Neighborhood Commercial. Michiana Land Development, LLC proposes the Dutton Center PUD on this property with a unique mixture of commercial and residential uses based on traditional neighborhood design principles, varying housing opportunities, and walkability using the Township's Dutton sub-area plan as a guide.

A total of 234 residential units are proposed on approximately 25.5 acres of residential designated land. The remaining 3.8 acres of land is designated for commercial uses. Residential units will include:

- 51 traditional single family platted lots that measure 50' in width
- 14 single family veranda homes with rear loaded garages
- 48 attached townhome units (13 buildings, 3-unit and 4-unit) with rear loaded garages.
- 120 multi-family three story garden style apartments units (8 buildings)

Residential flex use is incorporated into the two, 2-story Mixed Use buildings proposed along Hanna Lake Ave (Phase 4). It is possible that 30 additional dwelling units could be incorporated into the project on the second floor. This would bring the unit total to 264 units over 29.3 acres and the overall density to 9.01 units/acre.

Mixed Use buildings fronting on Hanna Lake Ave (Phase 4) and Commercial buildings fronting on 68th St (Phase 5) are intended to be uses oriented toward the Office Service and Neighborhood Commercial districts described in the township's ordinance. Building facades are arranged to be prominent towards primary streets with parking designated in the rear of the buildings. The Mixed Use buildings on Hanna Lake Ave (Phase 4) are envisioned as two-story with commercial use on the main floor and possible residential use on the second floor, while the Commercial buildings on 68th St (Phase 5) are envisioned as single-story for commercial uses. Mixed Use and Commercial buildings identified in Phases 4 and 5 are intended to be conceptual at this stage due to the constrained commercial real estate market. It is possible for the buildings to be constructed for a single user, or built on a speculative basis for multiple tenants. Final building layout, design, square footage and uses will be determined at a later date and subject to Planning Commission and/or Site Plan Review Committee review and approval pursuant to Section 10.10.

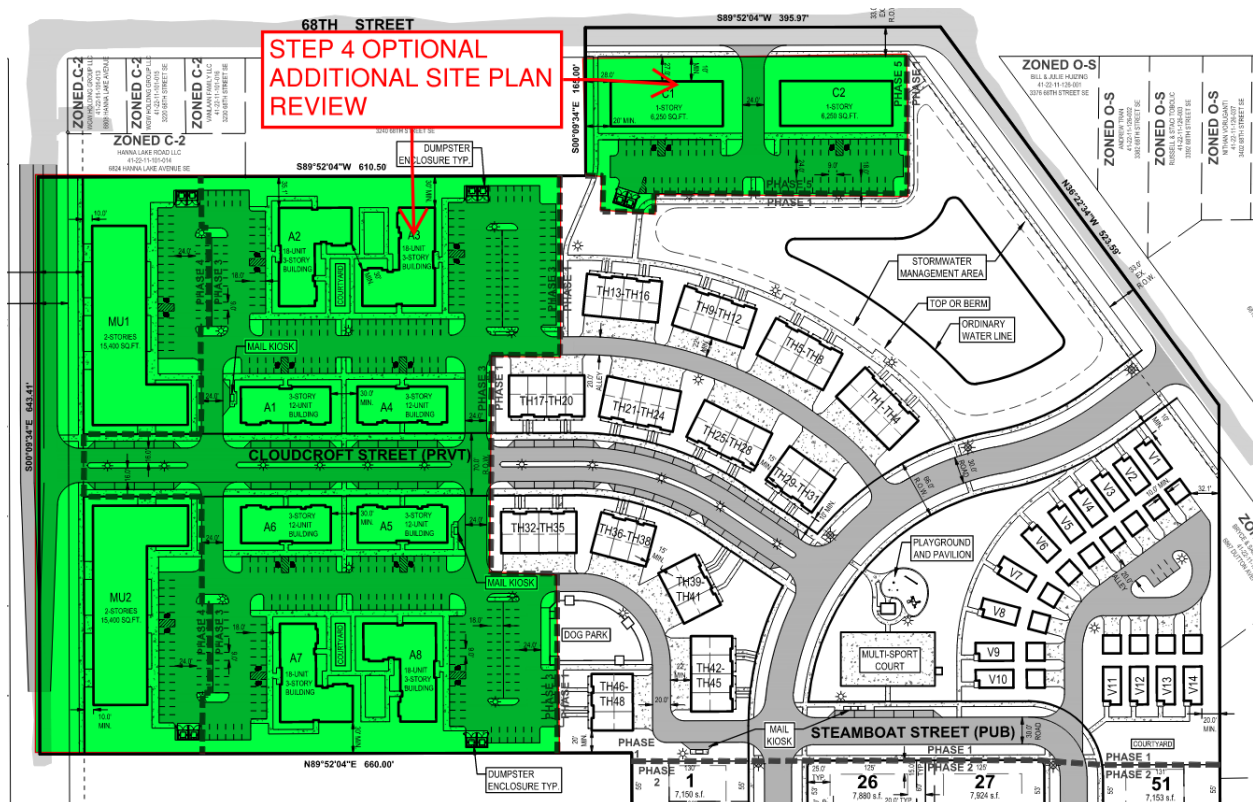
The Dutton Center PUD will be accessed through a mixed-use street network of public and private streets as shown on the Final Plan. The commercial and multi-family portions will be constructed with private access driveways. The single-family veranda homes with rear loaded detached garages and townhomes with rear loaded attached garages, will be accessed through private alleys. The entire project will be served by municipal water, sanitary sewer, and a public storm water system.

Project Density/Phasing

The Dutton Center PUD is proposed in five development phases beginning with the northern portion of the property along Dutton Avenue. Phase 1 was selected because the storm water management basin will be required to be constructed along with the mass grading of the area. Further, the sanitary sewer that serves the site is planned to come from 68th St. Phase 2 is proposed with the benefit of building a secondary access point for the approved Thornapple Farms Plat and the Dutton Center PUD.

Development Phase	Housing Types	Anticipated Construction
Phase 1	Rear Load Townhome = 48 units Rear Load Single Family Veranda = 14 units 62 units/10.6 acres = 5.8 units/acre Proposed as a leased housing options	2025-2026

Phase 2	Single Family Platted Lots = 51 lots 51 units/9.9 acres = 5.2 units/acre Traditional platted subdivision	2026-2028
Phase 3	Garden Style Apartments = 120 Units 120 units/5 acres = 24 units/acre REQUIRES STEP 4 ADDITIONAL SITE PLAN REVIEW	2027-2029
Phase 4	Mixed-Use buildings (MU1 and 2) 15,400 Sq Ft first floor Office or Neighborhood Commercial uses 15,400 Sq Ft second floor Office or Residential uses REQUIRES STEP 4 ADDITIONAL SITE PLAN REVIEW	TBD
Phase 5	Commercial Buildings (C1 and 2) Up To 12,500 Sq Ft of Neighborhood Commercial Uses REQUIRES STEP 4 ADDITIONAL SITE PLAN REVIEW	TBD



Residential Product Offering and Setbacks (Phases 1, 2 and 3)

Residential units will include a unique mixture of single-family veranda homes with rear loaded detached garages and attached townhomes with rear loaded attached garages in the single owner portion of the PUD (Phase 1) built for the purposes of providing leasing opportunities. Single family detached homes with front loaded attached garages are proposed in the platted

subdivision portion of the PUD (Phase 2), while garden style 3-story apartments that include 12-18 units per building are proposed in Phase 3.

The single-family veranda homes will be 2-story, 1,640 square feet in floor area with 3 or 4 bedrooms, 2½ bathrooms and a detached 2-car garage, while the attached townhomes will be 2-story, 1,490 square feet in floor area with 3-bedrooms, 2½ bathrooms and an attached 2-car garage. The following minimum building setbacks and separations are proposed:

Single Family Veranda Homes (with rear loaded detached garages)

Distance to ROW: 10 feet Min

Rear: 22 feet (edge of private street and/or alley pavement)

Garage setback from Public ROW: 15 feet

Side/Separations: 10 feet total

Attached Townhomes (with rear loaded attached garages)

Distance to ROW: 10 feet Min

Rear: 22 feet (edge of private street and/or alley pavement)

Side/Separations: 15 feet total

Single family detached homes within the platted subdivision portion of the project (Phase 2) will include a mixture 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. The following minimum lot size and building setbacks are proposed:

Lot Size: 6,250 square feet/50 feet wide

Front: 25 feet (public street row)

Rear: 20 feet

Side: 5 feet each side

Apartment Units (Phase 3) are anticipated to range from 900 to 1,100 square feet and include 1 or 2 bedroom floorplans. The following minimum setbacks and dimensions are proposed for apartment buildings:

Minimum distance to PUD boundary: 40'

Minimum distance to ROW: 10'

Building separation: 15'

Commercial Square Footage and Setbacks (Phases 4 and 5)

Approximately 61,000 square feet of building space is proposed for the 2 story Mixed Use buildings fronting Hanna Lake Ave. Mixed Use building minimum setbacks are proposed as:

Front setback to ROW: 10'

Setback to PUD Boundary/adjacent property: 15'

Building Separation: 15'

Approximately 12,500 square feet of building space is proposed for a 1-story buildings Commercial buildings fronting 68th St. Commercial building minimum setbacks are proposed as:

Front setback to ROW: 10'

Setback to PUD Boundary/adjacent property: 15'

Building Separation: 15'

Vehicle Parking

Parking for the Commercial buildings (C1 and C2) along 68th St within future Phase 5 is currently proposed at a ratio of 4.3 spaces per 1,000 GFA resulting in 54 parking spaces. Final building square footage and site design with this portion of the PUD will be tied to the ability to provide the required amount of parking for the specific use(s) with office uses typically requiring less parking and restaurant/specialty retail uses requiring more parking.

Parking for the Mixed Use (MU1 and MU2) buildings and Apartment buildings within future Phases 3 and 4 is detailed as an attachment to this narrative. Parking for the attached multi-family area is proposed at an average of 1.8 spaces/unit. Parking for the first floor of the mixed-use buildings has been provided at 3 spaces per 1,000 GFA. Parking for the second-floor flex space has been provided at an average of 1.8 spaces/unit.

On the north side of the private road, the ordinance calculation yields a requirement for 182 parking spaces and the site design provides 184 spaces. On the south side of the private road, the ordinance calculation yields a requirement for 182 parking spots and the site design provides 175 spaces. There is a net deficit of five (5) parking spaces and it is requested that Joint Use of Facilities (Section 15.5) be granted for this deficit.

For the rear load townhomes and platted lots, an attached 2-stall garage is incorporated along with a driveway that would permit parking for two (2) additional cars. Up to four (4) cars can be parked at each 3-bedroom unit. Parallel parking along the private street has been incorporated into the sit design to serve townhouse residents and their guests.

The detached veranda homes incorporate a detached 2-stall garage and a driveway that would permit parking for two (2) additional cars. Up to four (4) cars can be parked at each unit.

Open Space/Amenities/Walkability

To enhance the living environment of the proposed PUD, there are plentiful opportunities for active outdoor recreation. First, a centrally located park offers a variety of amenities as follows:

1. Tot lot playground oriented for children ages 2-5 years old including a play structure, swings, and a balance bridge.
2. A sport court sized 60' by 105'. The brushed concrete court with painted lines will allow for basketball or up to three pickleball courts. Basketball hoops and pickleball nets will be modular and maintained by the property management organization.
3. Central between these two amenities is a 12'x16' pavilion that will include picnic tables. The pavilion will incorporate white vinyl finishes offering an attractive low maintenance appearance.
4. Concrete sidewalks throughout for convenient pedestrian access.
5. Irrigated and maintained lawn spaces.
6. Landscaped with street trees and shade trees in proximity to the playground and sport court.

In addition to the centrally located park, the following amenities provide vibrant outdoor opportunities:

1. A concrete pathway has been incorporated around the storm water management basin. A six-foot-wide sidewalk is proposed for the portions outside of the public right of way.
2. The storm water management basin is designed to be a water feature. A fountain is proposed to assist in water quality and visual enhancement.
3. A nearly 6,000 square foot dog park is proposed in a location that is not visually prominent, yet easily accessible for the most residentially dense portion of the project.
4. A full-size playground located in the Thornapple Farms Plat will be accessible to the residents of Dutton Center.
5. The natural preservation area in the Thornapple Farms Plat will also be accessible to the residents of Dutton Center through the sidewalk network.

Consistent with the recently approved Thornapple Farms subdivision project to the south, 5-foot-wide concrete sidewalks will be installed along both sides of the interior public/private streets and along the Hanna Lake Avenue and Dutton Avenue frontages. Pedestrian connectivity is enhanced with a secondary sidewalk connection to 68th St west of the commercial development and adjacent to the storm water basin. This network of sidewalks will provide a healthy and walkable PUD project which will directly connect each residential unit to these various park/playground amenities and integrate the Dutton Center PUD project with the Thornapple Farms amenities.

Access/Storm Water Management/Utilities

As stated previously, the Dutton Center PUD will be accessed through a private street from Hanna Lake Avenue and from extension/interconnection of the two public street stubs (Pileated Avenue and Palisades Drive) located within Phase 3 of the Thornapple Farms platted subdivision, to the south. All public streets will be designed and constructed in accordance with county standards. Private streets and alleys will be constructed in a manner approved by the township.

Stormwater from the project will be collected and conveyed to a detention basin located in the northeast portion of the PUD that is proposed to be under the jurisdiction of the Kent County Drain Commission. This location is the natural low area for the 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 the desires of the Drain Commission and engineering best practices for storm water management for minimal disruptions to the pre-development flows. The new State of Michigan and Kent County Drain Commission requirements for managing storm water require increased resilience and storage requirements; subsequently generating a much larger detention basin footprint. The size and scale of the basin has been studied to identify other alternatives that would yield a smaller footprint. However, the basin as presented is the most feasible and prudent choice as it stores the highest volume of storm water in the smallest possible area. The entire Dutton Center PUD will be served by municipal water, sanitary sewer, and underground franchise utilities.

Residential Community Organization and Maintenance

The individual veranda homes and attached townhomes within the leased portion of the PUD (Phase 1) will be professionally managed by a property management company, similar to an apartment or townhome project. The platted subdivision portion of the PUD (Phase 2) will be governed by plat restrictions and bylaws. An umbrella Homeowner's Association (HOA) will be established to oversee the amenities for the previously approved Thornapple Farms Plat (178 lots) and the proposed Dutton Center Plat (51 lots). The scope of authority of the HOA includes maintenance of the entrance statements, mail delivery boxes, open space/amenity areas and the storm water management area, and authority over architectural review, community restrictions enforcement, and financial management. Each homeowner will pay a modest annual fee for the operation of the HOA.

PARKING SUMMARY BY AREA

Northern Mixed Use / Multiple Family Area

12-Unit Multiple Family Buildings

Buildings:	2				
	Units	Type	x building count	Parking Requirement	Required Spaces
	5	1-bedroom units	10	1.5	15
	7	2+-bedroom units	14	2	28
TOTAL	12		24		43

18-Unit Multiple Family Buildings

Buildings:	2				
	Units	Type	x building count	Parking Requirement	Required Spaces
	7	1-bedroom units	14	1.5	21
	11	2+-bedroom units	22	2	44
TOTAL	18		36		65

Mixed Use Buildings

Buildings:	1				
	Units	Type	x building count	Parking Requirement	Required Spaces
First Floor	15400	Low Intensity Retail	15400	3 per 1000	46
Second Floor	5	1-bedroom units		1.5	7.5
	10	2+-bedroom units		2	20
TOTAL	NA				74

NORTHERN AREA TOTAL PARKING REQUIRED 182

NORTHERN AREA TOTAL PARKING PROVIDED 184

Lot Parking 159

On-Street Parking 25

Southern Mixed Use / Multiple Family Area

12-Unit Multiple Family Buildings

Buildings:	2				
	Units	Type	x building count	Parking	Required
	5	1-bedroom units	10	1.5	15
	7	2+-bedroom units	14	2	28
TOTAL	12		24		43

18-Unit Multiple Family Buildings

Buildings:	2				
	Units	Type	x building count	Parking Requirement	Required Spaces
	7	1-bedroom units	14	1.5	21
	11	2+-bedroom units	22	2	44
TOTAL	18		36		65

Mixed Use Buildings

Buildings:	1				
	Units	Type	x building count	Parking Requirement	Required Spaces
First Floor	15400	Low Intensity Retail	15400	3 per 1000	46
Second Floor	5	1-bedroom units		1.5	7.5
	10	2+-bedroom units		2	20
TOTAL	NA				74

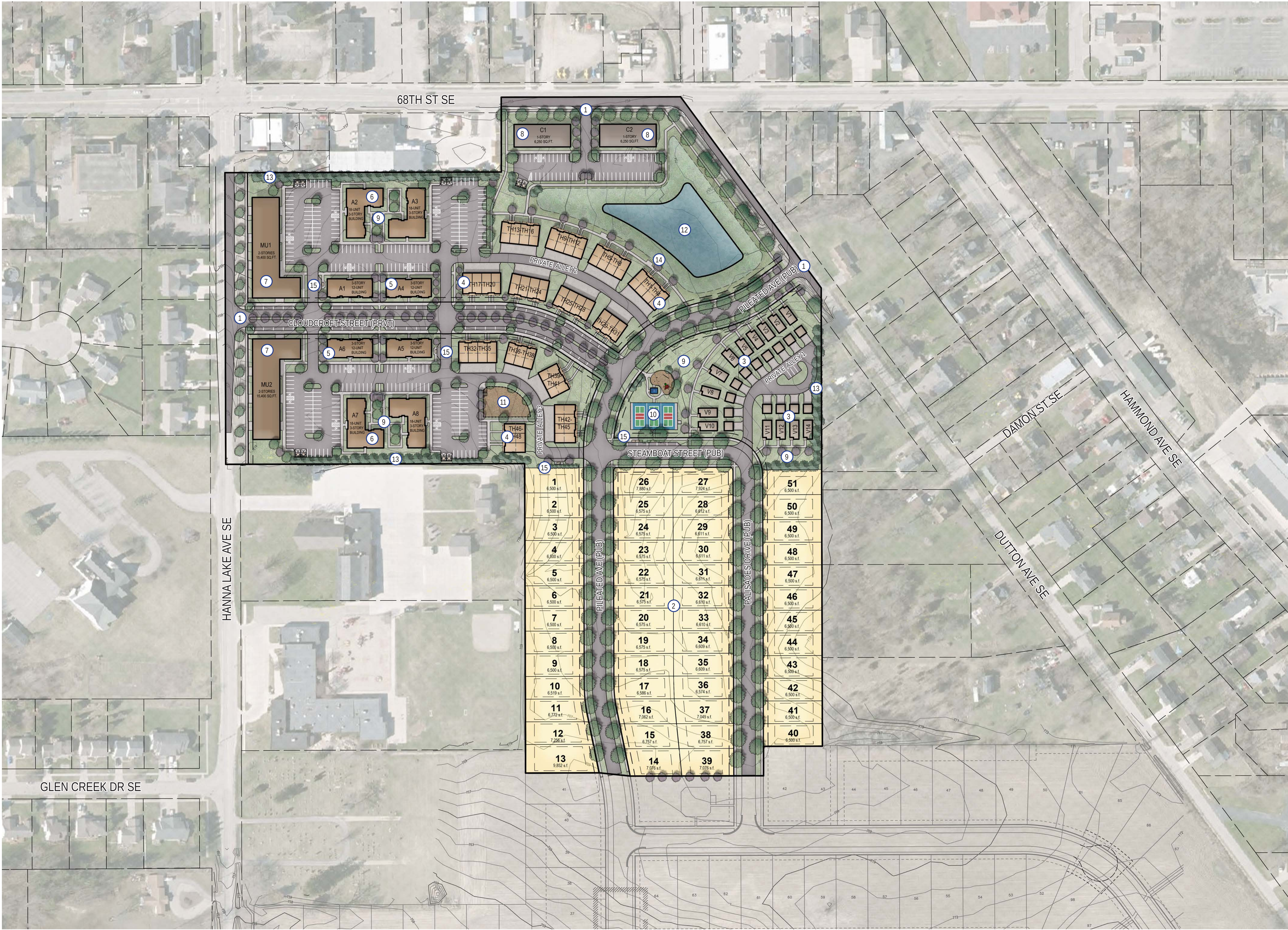
SOUTHERN AREA TOTAL PARKING REQUIRED 182

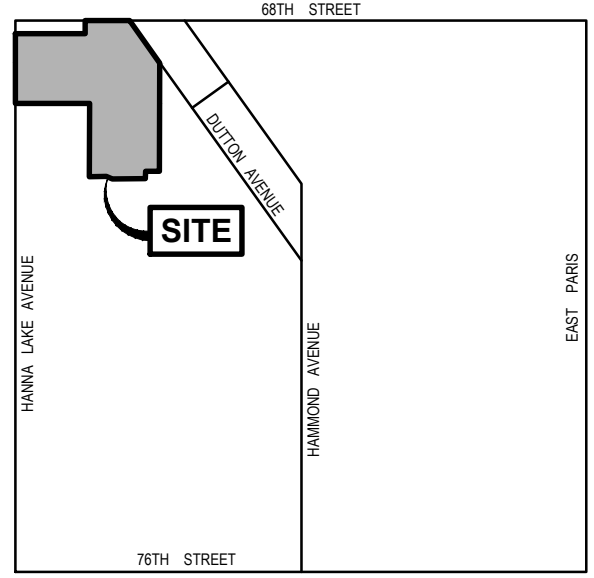
SOUTHERN AREA TOTAL PARKING PROVIDED 175

Lot Parking 151

On-Street Parking 24

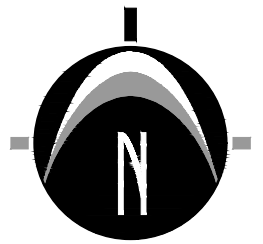
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LOCATION MAP

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 543.41 FEET ALONG SAID WEST LINE; THENCE N89°52'04"E 660.00 FEET; THENCE S00°09'34"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.



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NEDERVELD
www.nederveld.com
800.222.1868
GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.575.5190

ANN ARBOR
CHICAGO
COLUMBUS
HOLLAND
INDIANAPOLIS
ST. LOUIS

PREPARED FOR:
Allen Edwin Homes
Attn: Mr. Dan Larabel

795 Clyde Court
Byron Center, MI 49315
Phone: 616.878.1748

REVISIONS:
Title: Final PUD / Site Plan Submittal
Drawn: DCGW Checked: RP Date: 4/25/2024

DUTTON CENTER
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

Richard A. Pulaski

PROJECT NO:
22400615

SHEET NO:
C-201

PREPARED FOR:

Allen Edwin Homes
Attn: Mr. Dan Larabel

795 Clyde Court
Byron Center, MI 49315
Phone: 616.878.1748

REVISIONS:

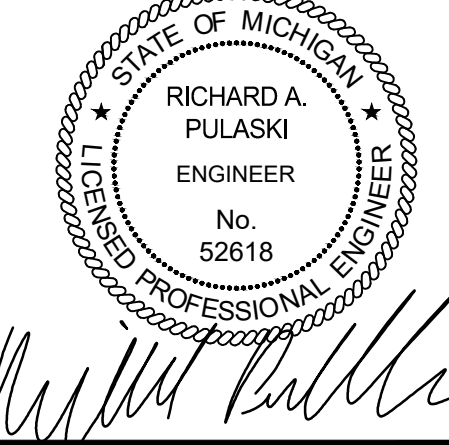
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DUTTON CENTER

Site Layout Plan

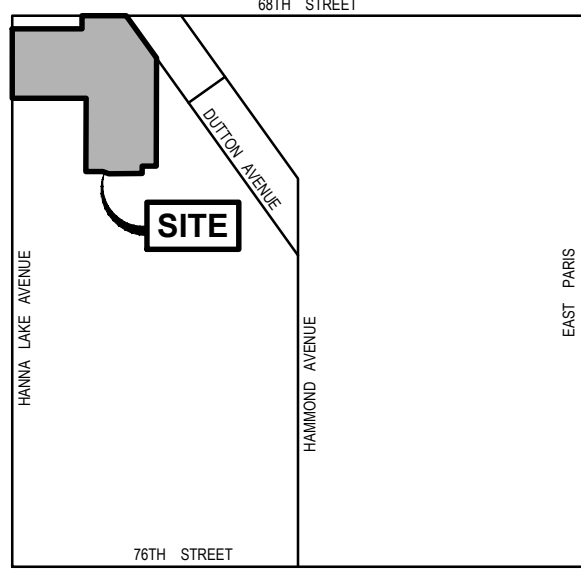
3316 68TH STREET SE
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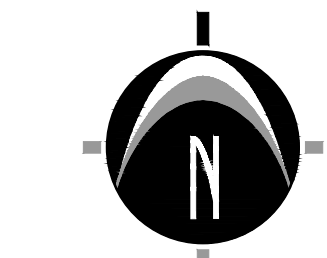


PROJECT NO:
22400615

SHEET NO:
C-205



LOCATION MAP
NOT TO SCALE



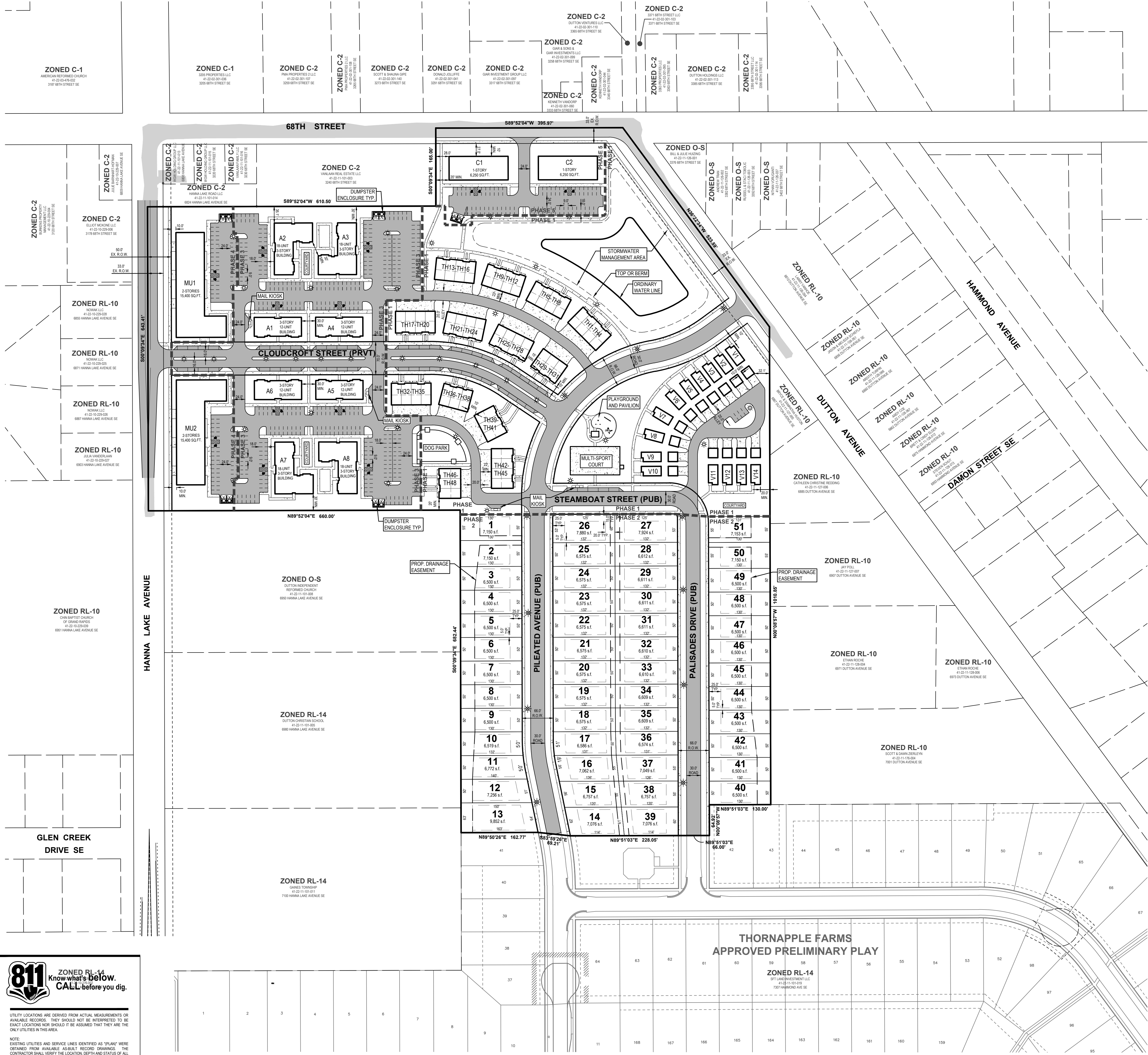
0' 50' 100' 200'
SCALE: 1" = 100'

LEGEND

- EXISTING BITUMINOUS
- EXISTING CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- STREET LIGHT - CONSUMERS ENERGY
- STREET LIGHT - MPR SERIES

GENERAL NOTES

- ZONING OF PROPERTY: RL-10 (RESIDENTIAL) & O-S (OFFICE SERVICE)
- PROPOSED 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.)
 - TOTAL DWELLING UNITS PROPOSED = 233 DWELLINGS (PLUS UP TO 30 ADDITIONAL SECOND STORY DWELLING IN MIXED USE BUILDINGS)
 - SINGLE FAMILY LOTS = 51 DWELLINGS
 - DETACHED SINGLE FAMILY VERANDA HOMES = 14 DWELLINGS
 - TOWNHOMES = 48 DWELLINGS
 - MULTIPLE FAMILY UNITS = 120 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)
- 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 LOTS (LOTS 1-51)
 - MINIMUM LOT WIDTH AT FRONT YARD SETBACK = 50 FT.
 - MINIMUM LOT SIZE = 6,250 SQ. FT.
 - MAXIMUM BUILDING HEIGHT = 35 FT. OR 2.5 STORIES, WHICHEVER IS LESS
 - SETBACKS:
 - FRONT YARD SETBACK = 25 FT. MIN.
 - SECONDARY FRONT YARD SETBACK ON CORNER LOTS = 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 2.5 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-TH48)
 - MAXIMUM BUILDING HEIGHT = 35 FT. OR 2.5 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 2.5 STORIES, WHICHEVER IS LESS
 - 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) = 30 FT.
 - MINIMUM DWELLING UNIT SIZE = 720 SQ. FT.
 - MIXED USE BUILDINGS (MU1-MU2)
 - MAXIMUM BUILDING HEIGHT = 35 FT. OR 2.5 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 1.5 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 DISTANCE (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 = 8'x18' WITH 5' AISLE
 - NUMBER OF SPACES REQUIRED IN MIXED USE / MULTIPLE FAMILY AREAS = 348 (BASED ON CITY REQUIREMENTS)
 - NUMBER OF SPACES PROVIDED FOR MIXED USE / MULTIPLE FAMILY AREAS = 389 (INCLUDING 49 ON-STREET SPACES)
 - NORTHERN PARKING AREA = 184 SPACES (INCLUDING 25 ON-STREET SPACES)
 - SOUTHERN PARKING AREA = 175 SPACES (INCLUDING 24 ON-STREET SPACES)
 - NUMBER OF SPACES REQUIRED IN COMMERCIAL AREA (4 PER 1,000 SQ. FT.) = 50
 - NUMBER OF SPACES PROVIDED IN COMMERCIAL AREAS = 55
 - PARKING FOR SINGLE FAMILY LOTS WILL BE PROVIDED WITHIN EACH LOT
 - 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 SOIL EROSION CONTROL, 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. PROPOSED LIGHTING SHALL CONSIST OF WALL-MOUNTED LIGHTS AND LIGHT POLES, BOTH FITTED WITH SHOEBOX TYPE FIXTURES.
- 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.



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

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ZONED RL-14
GAINES TOWNSHIP
41-22-11-101-017
795 CLYDE COURT
BYRON CENTER, MI 49315

PREPARED FOR:
Allen Edwin Homes
Attn: Mr. Dan Larabel

795 Clyde Court
Byron Center, MI 49315
Phone: 616.878.1748

REVISIONS:

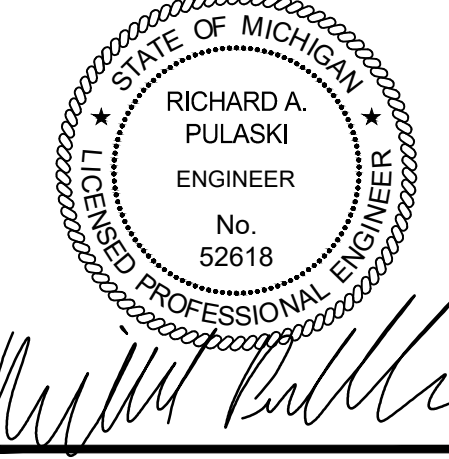
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Drawn: DCJW Checked: RP Date: 4/25/2024

DUTTON CENTER

Utilities & Grading Plan

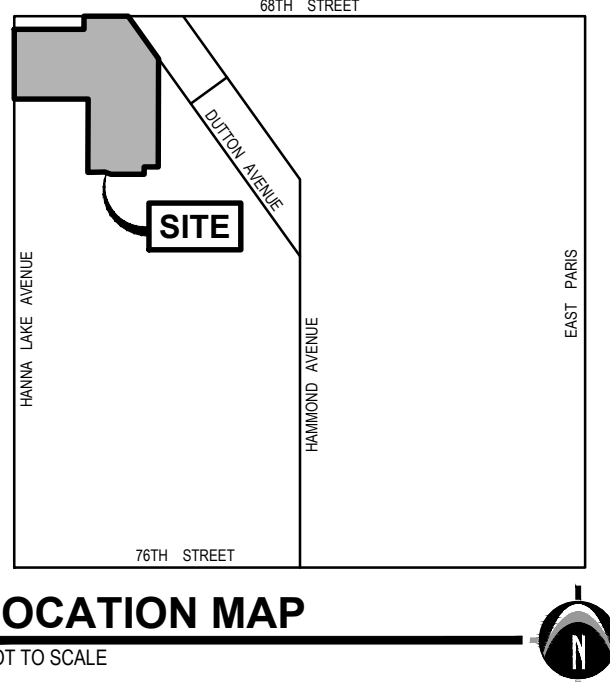
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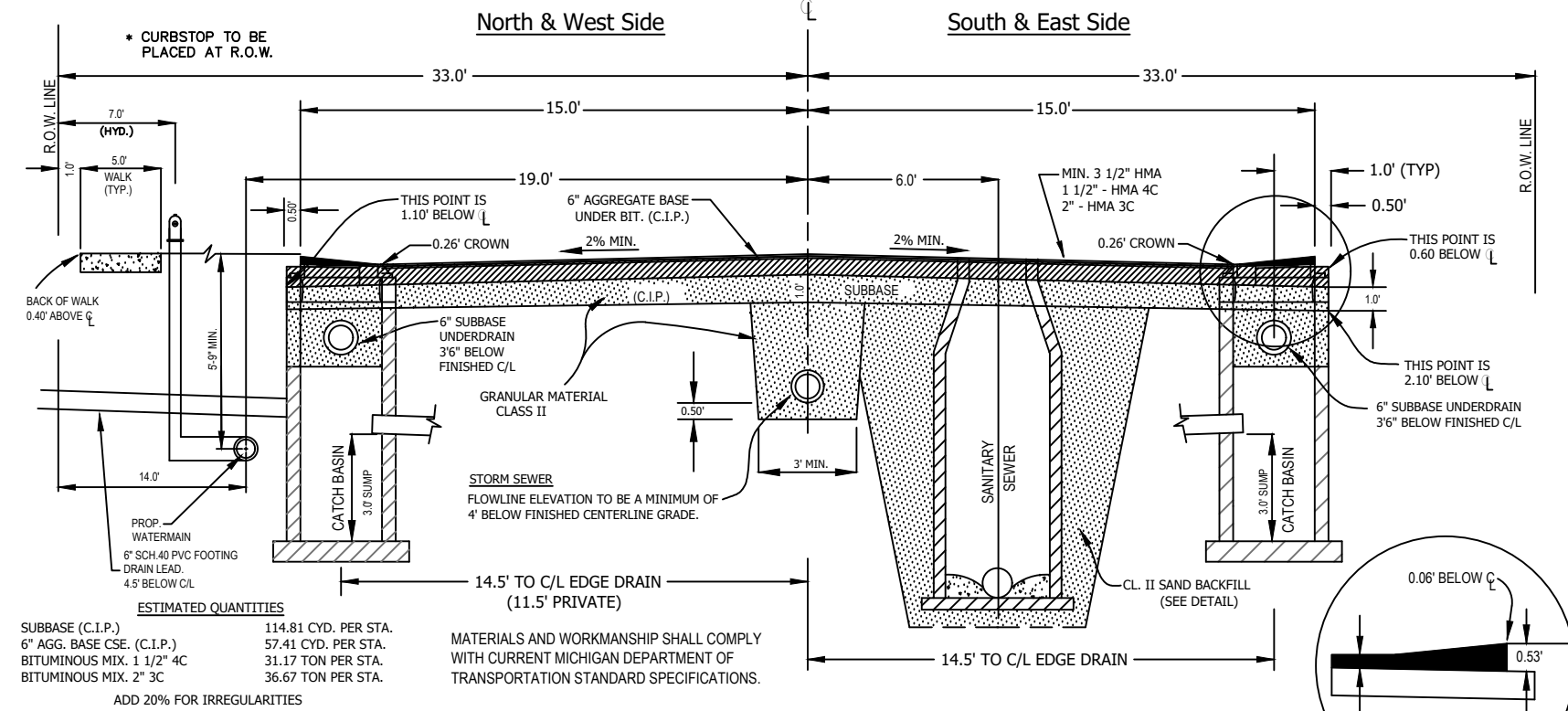
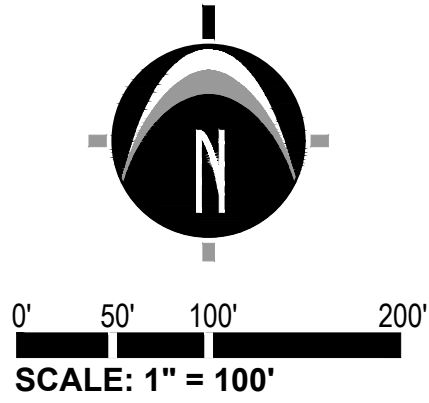
PROJECT NO:
22400615

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
	PROP. 12" WATERMAIN



KENT COUNTY ROAD COMMISSION STANDARD
30" PUBLIC & PRIVATE ROAD W/ BITUMINOUS VALLEY GUTTER SECTION
N.T.S.



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PREPARED FOR:

Allen Edwin Homes
Attn: Mr. Dan Larabel

795 Clyde Court
Byron Center, MI 49315
Phone: 616.878.1748

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Drawn: DCGJW Checked: RP Date: 4/25/2024

DUTTON CENTER

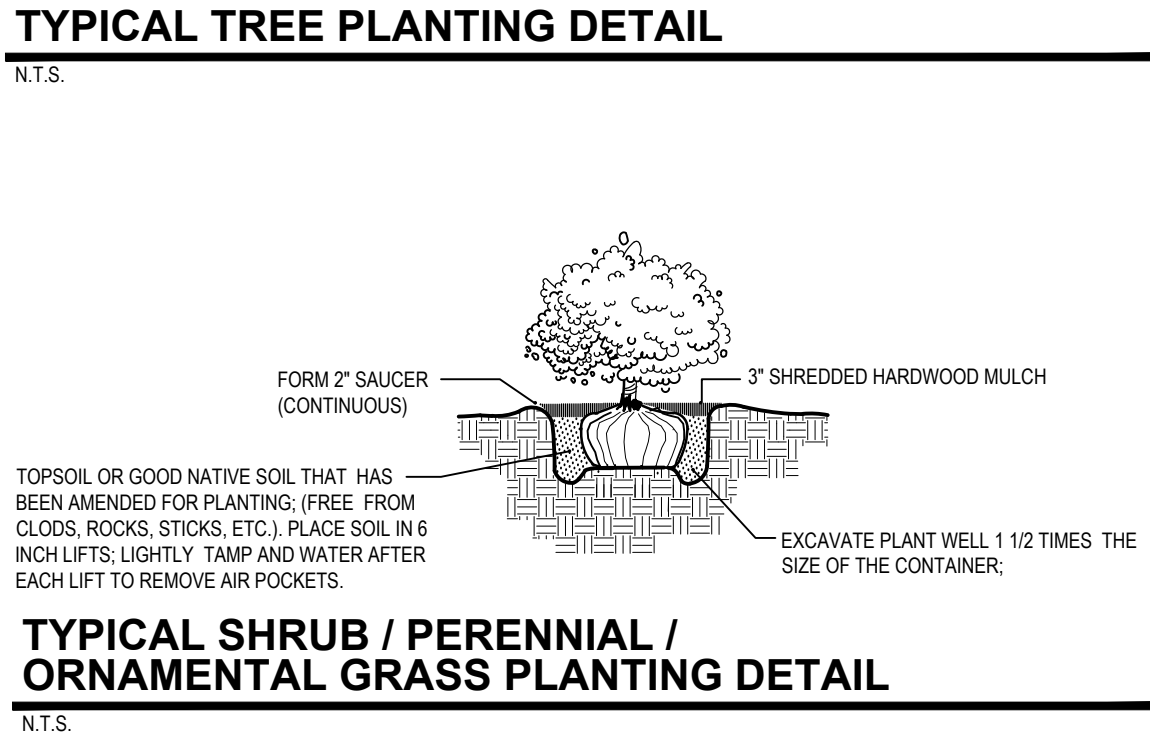
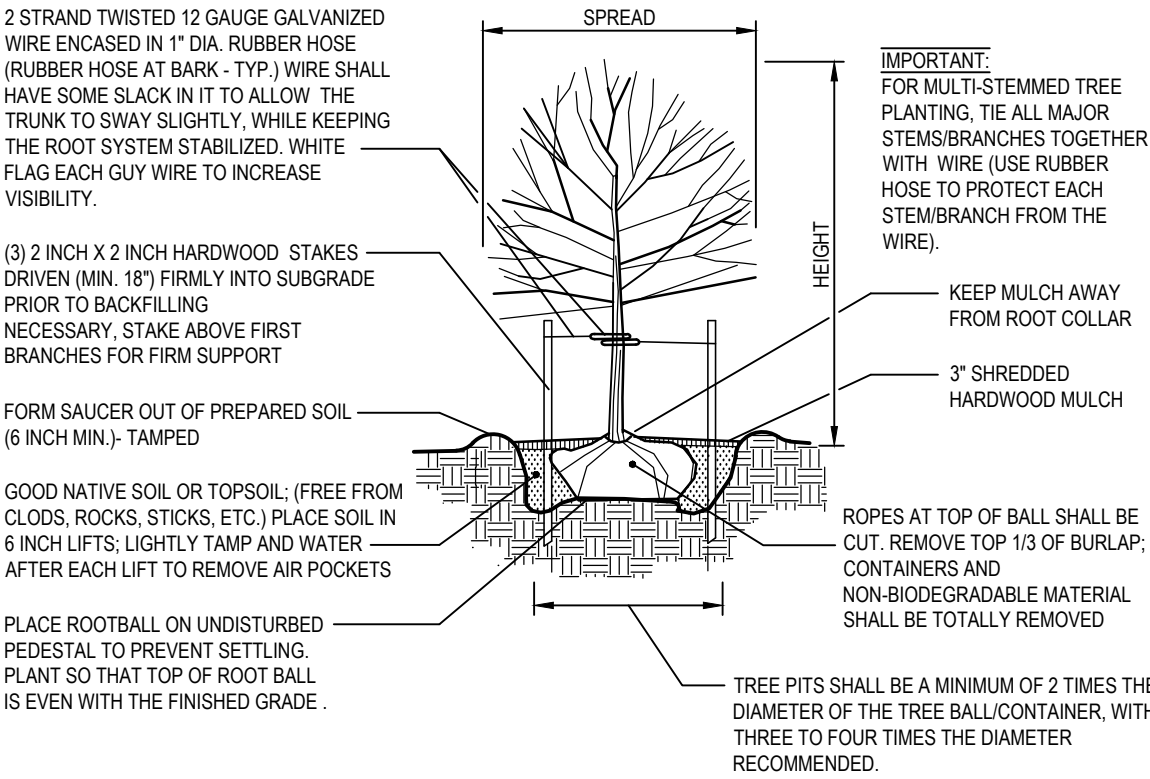
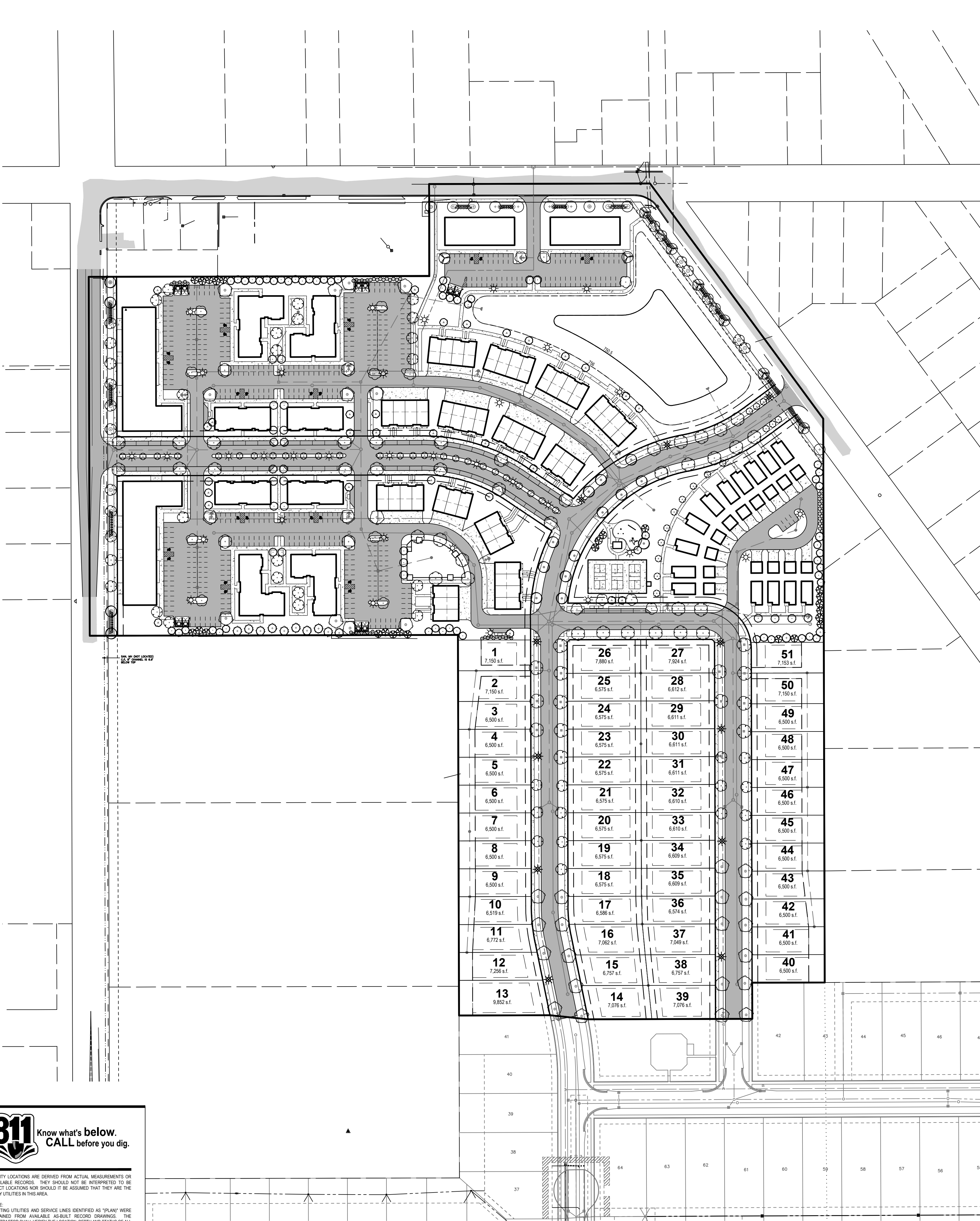
Landscape Plan

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:
L-100



LANDSCAPE LEGEND / SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
TREES				
	Ac	Abies concolor / White Fir	10' Hgt.	25
	Aa	Acer x freemanii 'Jeffersred' TM / Autumn Blaze Freeman Maple	2.5" cal.	53
	Ag	Amelanchier x grandiflora 'Autumn Brilliance' CL / Clump - Autumn Brilliance Serviceberry	10' Hgt.	31
	Ar	Amelanchier x grandiflora 'Robin Hill' / Robin Hill Apple Serviceberry	1.75" cal.	42
	Cc	Carpinus caroliniana 'Uxbridge' / Rising Fire® American Hornbeam	2.5" cal.	25
	Ls	Liquidambar styraciflua / Sweet Gum	2.5" cal.	34
	Na	Nyssa sylvatica 'Autumn Cascades' / Autumn Cascades Tupelo	2.5" cal.	14
	On	Ostrya virginiana 'JFS-KW5' / Autumn Treasure® American Hophornbeam	2.5" cal.	16
	Pd	Picea glauca 'Densata' / Black Hills White Spruce	8' Hgt.	51
	Ps	Pinus strobus / White Pine	10' Hgt.	13
	Pb	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	2.5" cal.	8
	Tp	Thuja occidentalis 'Hetzi Wintergreen' / Hetzi Wintergreen Arborvitae	6' Hgt.	27
	Tb	Tilia americana 'Boulevard' / Boulevard American Linden	2.5" cal.	43
	Up	Ulmus americana 'Princeton' / Princeton American Elm	2.5" cal.	17
	Zg	Zelkova serrata 'Green Vase' / Green Vase Sawleaf Zelkova	2.5" cal.	11
SHRUBS/PERENNIALS				
	Am	Achillea x 'Moonshine' / Moonshine Yarrow	#1	174
	Bg	Buxus x 'Green Mountain' / Green Mountain Boxwood	#5	53
	Jw	Juniperus scopulorum 'Wichita Blue' / Wichita Blue Juniper	#5	33
	Ns2	Nepeta x 'Six Hills Giant' / Six Hills Giant Catmint	#1	48
	Pn	Picea abies 'Nidiformis' / Bird's Nest Norway Spruce	#5	4
	Pm	Pinus mugo 'Misty' / Misty Variegated Mugo Pine	#5	24
	Ta	Thuja orientalis 'Aurea Nana' / Dwarf Golden Oriental Arborvitae	#5	6

LANDSCAPE NOTES

PLANTING NOTES:

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

TOPSOIL AND TURF NOTES:

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

IRRIGATION NOTES:

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

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Vriesman
& Korhorn

June 14, 2024
1297

Via Email: dan.wells@gainestownship.org

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

Re: Dutton Center PUD – Preliminary PUD Review
3316 68th Street, Gaines Charter Township, Section 11

Dear Dan:

We have reviewed the proposed Dutton Center PUD project located at 3316 68th Street and the preliminary site layout plan that we received on June 3, 2024. We provide the following comments for the consideration of the Applicant and the Planning Commission:

1. The proposed public streets, private street connection to Hanna Lake Avenue, and driveway to 68th Street will 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. The proposed public utility work within the Hanna Lake Avenue ROW, 68th Street ROW, and Dutton Avenue ROW will require the review and approval of the KCRC. The Applicant shall provide a copy of all KCRC review comments and approvals to the Township and the Township Engineer.
3. The Applicant is required to obtain a soil erosion and sedimentation control permit from the KCRC prior to the start of any site work.
4. We note that a portion of the site appears to be a plat and the drainage design will be required to be reviewed by the Kent County Drain Commissioner's Office. In addition, a 433 Agreement will be required to be established for the long term maintenance of the storm water management system.
5. The Applicant's Engineer shall submit drainage plans and a detailed calculations package including the most recent copy of the LGROW spreadsheet filled out for the site in questions for review. The stormwater facilities shall be designed to comply with all standards and requirements of the Kent County Drain Commission's Development Drainage Rules.

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 (BGUA) and an electronic copy of the plans sent to the Township Engineer for review and approval.
7. The Applicant will be required to construct watermain along the frontage of the development in Dutton Avenue. Watermain shall also be extended to the west to connect to the existing watermain in Hanna Lake Avenue.
8. The public water supply to the area of "veranda homes" shall be redesigned to be looped and to better serve the individual units.
9. The landscape plan shows trees and other landscaping elements are proposed to be placed on top of the watermain and sanitary sewer throughout the development. Landscaping shall be minimized in public utility easements. A limited amount of ornamental trees, shrubs, and landscaping plantings are permissible. Significant deciduous or evergreen trees are not allowed in the easements.
10. The Applicant's Engineer shall submit a Township stormwater permit application for review and approval by our office. A blank copy of this permit can be provided by our office upon request.
11. We note that the proposed detention pond will outlet to the existing Dutton County Drain and review/approval of this stormwater discharge by the Kent County Drain Commissioner's Office will be required.
12. We recommend that the proposed detention pond be sized for both the proposed residential PUD and the area of the property that will be commercial. It is unclear with the current submittal if this is the intention.
13. We recommend that the Applicant contact the Township's Water & Sewer Administrator to determine what water and sewer connection fees are due for this property.
14. The Applicant will be required to comply with all private street requirements and detailed construction plans for the proposed private streets and private alleys shall be submitted for review and approval. All private streets and alleys shall comply with the requirements of the fire department for access and turning radii of fire apparatus.
15. The Applicant shall provide a storm sewer connection for each of the proposed units/buildings.
16. The Applicant's Engineer shall show and label all existing public and private utilities on the plan.

Dan Wells, Community Development Director

June 14, 2024

Page 3

17. The Applicant will be required to abandon any existing wells and septic systems on the site in accordance with the Kent County Health Department.

18. We note that there are several existing buildings and a home on the northeast corner of the site that will require demolition. Permits from the Township building department are required.

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

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

Jeffrey M. Gritter, P.E.

JMG/nfb

- c. Rob DeWard, Supervisor
Rod Weersing, Township Manager
Dakota Swan, Assistant Planner
Tracy Lawrence, Water & Sewer Administrator
John Stuyfzand, Building Inspector
Ken Van Hall, Fire Chief
Casey Bennett, Byron-Gaines Utility Authority
Wayne Harrall, P.E., Kent County Road Commission
Darren Vink, P.E., Kent County Road Commission
Joel Morgan, P.E., Kent County Drain Commissioner's Office
Rick Pulaski, P.E. Nederveld
Dan Larabel, Allen Edwin Homes

Luminaire Schedule

Scene: GEN

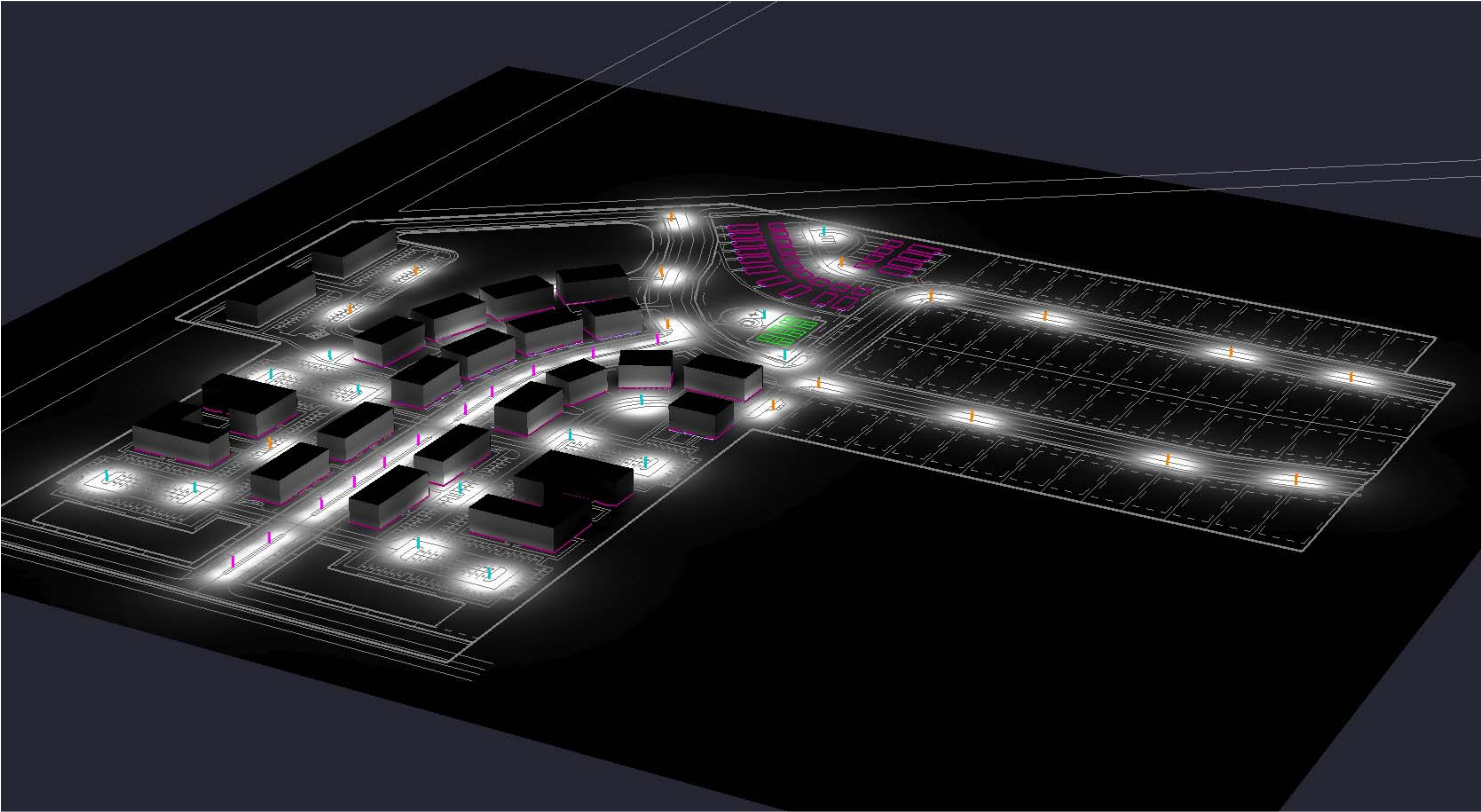
SYMBOL	QTY	LABEL	ARRANGMENT	LLF	[MANUFAC]	DESCRIPTION	MNT HEIGHT	MNT TYPE	TLT WATTS	LUMENS
	19	S1	Single	0.921	COOPER - INVUE	LXS-VA3-740-U-AST-S	14	POLE	1881	8200
	14	S2	Single	0.921	COOPER - INVUE	LXS-VA4-740-U-SYM-S	14	POLE	1344	10595
	11	S3	Single	0.921	COOPER - INVUE	LXS-VA3-740-U-ASC-S	14	POLE	1089	6642

Calculation Summary

Scene: GEN

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CENTER	Illuminance	Fc	1.18	5.9	0.3	3.93	19.67

NOTES:
- CALC AT GRADE



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

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

DESIGNED FOR:



DUTTON LIGHTING 1
ADDRESS

SALES
QUOTES

DATE
4.23.2024

DESIGNER
J YONKERS

REVISIONS
DATE NAME
XX XX

SHEET

2

Invue

Catalog #	Type
Project	Date
Comments	
Prepared by	

DESCRIPTION

The LuxeScape Collection presents a contemporary, architectural dayform providing superior uniformity and efficient illumination. Designed to enhance urban spaces with beautiful visual appearances and integral control solutions, LuxeScape integrates into any environment while providing high visibility by utilizing industry-leading WaveStream™ LED optics.

SPECIFICATION FEATURES

Construction
Housing assembly is IP66 rated and cast from low copper content corrosion resistant aluminum, maintaining strength and precision to sustain long term dayform appearance. 3G rated construction avoids damages from installation generated vibration. Corrosion-resistant color matching hardware are minimized to enhance appearance.

Optics
Designed for complex site or pedestrian applications, WaveStream™ LED optical waveguide technology produces both symmetric NEMA Type V and asymmetric NEMA II, III, IV distributions. The waveguide is manufactured from precision injection molded acrylic delivering visual comfort and optically controlled illumination for improved glare control. Luminaire efficacy measures in excess of 100 lm/W for 4000K (4+/-2750 CCT at 70 CRI min), Optional 3000K CCT at 70 CRI or 3000K CCT at 80 CRI also available.

Electrical
LED drivers are uniquely positioned and mounted for

maximum thermal performance and extended life. Standard 0-10V dimming drivers and surge protection module are designed to withstand 10kV of transient line surge. Drivers operate at 120-277V 50/60Hz with 347V 60Hz or 480V 60Hz operation optional. Suitable for ambient temperature applications as low as -40°C (40°F) to 40°C (104°F). High ambient options available allow for 50°C operation.

Controls
Control options are designed to be simple, cost-effective, energy code, and regulation compliant solutions featuring WaveLink. See control options page for more details.

Mounting
Invue's aluminum round decorative pole (ARP) offering provides a seamless transition and complements the contemporary design architecture with its unique sleek taper and base design. The tenon mount pole comes standard with an access door feature integrated into the base.

Arm Mount
The integrated aluminum contemporary upsway arm is bolted directly to the pole using

an "N" drill pattern. Provides a seamless transition to a 4" or 5" round pole.

Spider & Cantilever Mount
Fitter assembly mounts over 2" O.D. tenon and can be adapted to a 2-3/8" tenon. It is secured via concealed, corrosion resistant set screw and jam screw pairs in six inconspicuous locations. Fitter design provides seamless transition to 4" O.D. round pole top. Optional mounting accessories include a twin arm mount and wall mount arm.

Finish
Cooper Lighting Solutions utilizes premium ultra-weatherable TGIC based polyester powder coatings specifically formulated to withstand extended outdoor exposure while providing decorative appeal. Finish is compliant to 3,000 hour salt spray standard (per ASTM B117). RAL and custom color matches available. Options to meet Bay American Act requirements.

Warranty
Five-year warranty.



LXS LUXESCAPE COLLECTION

DECORATIVE LUMINAIRE

CERTIFICATION DATA
UL/UL Listed
FCC Class A
EC 80329 IP66 Housing
ANSI C136.31 50-100000
ASTM A266.0 Low Copper Alloy
ASTM B117 Salt Spray Tested
RoHS
ISO 9001
DesignLights Consortium® Qualified*
Dark Sky Approved (3000K CCT and warmer only)

ENERGY DATA
Electronic LED Driver
≥93 Power Factor
≤30% Total Harmonic Distortion
100-277V 50/60Hz, 347V 60Hz, 480V 60Hz
40°C Ambient Temperature Rating
As low as -40°C (40°F) minimum temperature
*See MINIMUM TEMPERATURE table

EPA
Effective Projected Area: (Sq. Ft.)
Arm Mount: 1.0
Cantilever Mount: 1.3
Spider Mount: 1.6

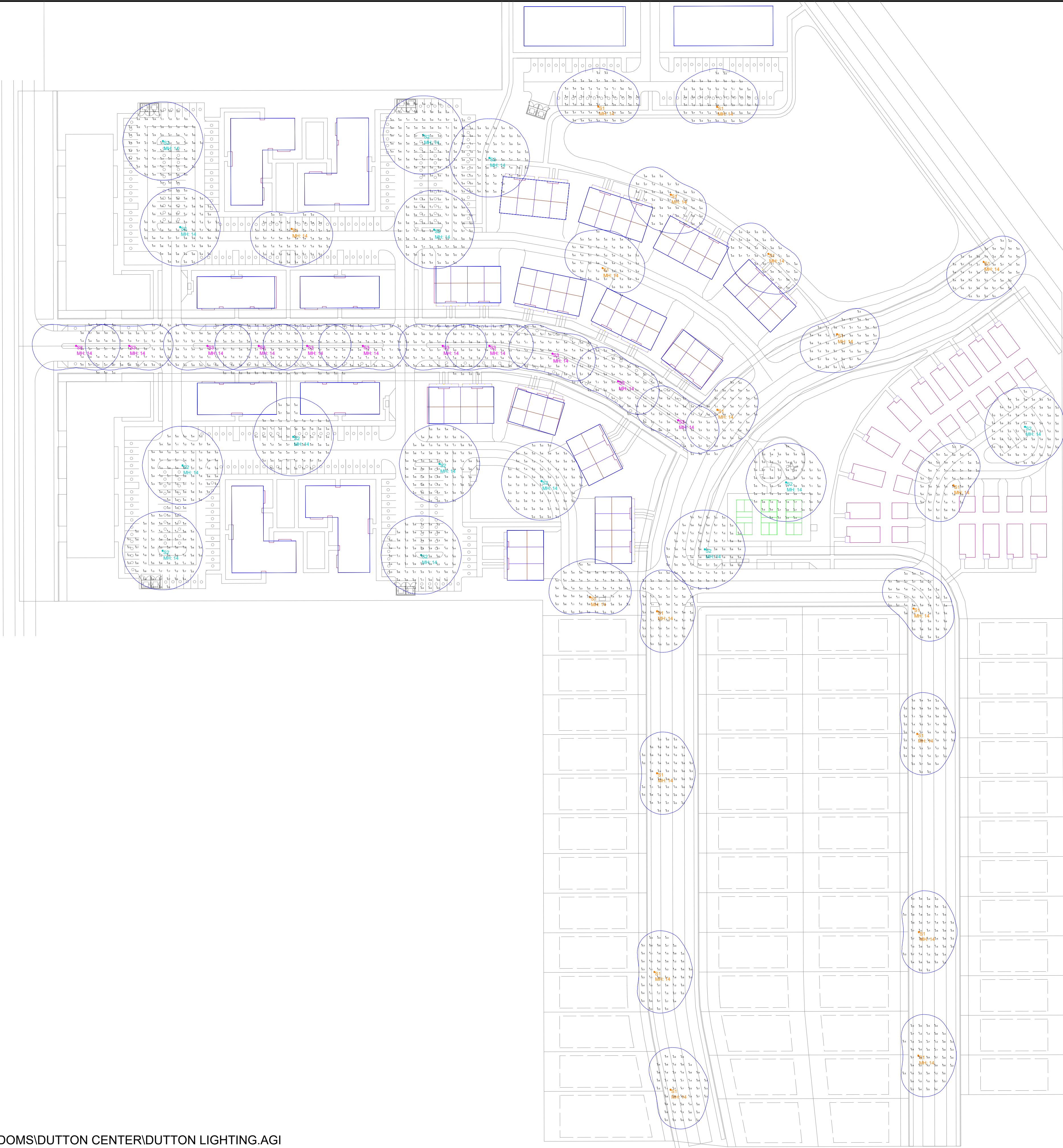
SHIPPING DATA
Approximate Net Weight:
Arm Mount Weight: 41 lbs. (18.6 kgs.)
Cantilever Mount Weight: 46 lbs. (20.8 kgs.)
Spider Mount Weight: 53 lbs. (24 kgs.)

www.designlights.org

TD500056EN
April 11, 2024 1:29 PM

SCHEDULES

SCALE: NTS



PHOTOMETRIC PLAN

SCALE: NTS



CTA LIGHTING & CONTROLS
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Comstock Park, MI 49321
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PHOTOMETRIC EVALUATION
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DESIGNED FOR:



DUTTON LIGHTING 1

ADDRESS

SALES
QUOTES

DATE
4.23.2024

DESIGNER
J YONKERS

REVISIONS	
DATE	NAME
XX	XX

SHEET

1

Site Trip Generation (Denton PUD)

Land Use	ITE Code	Amount	Units	Average Daily Traffic (vpd)	AM Peak Hour (vph)			PM Peak Hour (vph)		
					In	Out	Total	In	Out	Total
Single-Family Detached	210	66	DU	688	13	38	51	42	25	67
Single-Family Attached Housing	215	57	DU	384	6	18	24	18	12	30
Multi-Family Housing (Low-Rise)	220	150	DU	1,037	17	52	69	54	31	85
General Office Building	710	55,500	SF	695	89	12	101	17	85	102
Strip Retail Plaza (<40k SF)	822	29,000	SF	1,453	41	27	68	83	83	166
Pass-By (0% AM, 40% PM)				291	0	0	0	33	33	66
New Trips				1,162	41	27	68	50	50	100
Total Trips				4,257	166	147	313	214	236	450
Total Pass-By				291	0	0	0	33	33	66
Total New Trips				3,966	166	147	313	181	203	384

Background Trip Generation (Thornapple Dev)

Land Use	ITE Code	Amount	Units	Average Daily Traffic (vpd)	AM Peak Hour (vph)			PM Peak Hour (vph)		
					In	Out	Total	In	Out	Total
Single-Family Detached	210	178	DU	1,715	32	94	126	108	63	171

[illegible]

Gaines Charter Township

Planning Commission Memo

Meeting Date: June 27th, 2024

AGENDA ITEM: VI.3.a

**PROPOSED REQUEST: Alexander Trails Planned
Unit Development Amendment – Site Plan**

ADDRESSES: 2701 & 2451 76th Street

**PARCEL NUMBERS: 41-22-10-300-009 &
41-22-10-300-019**

**APPLICANT: Michael McGraw, Signature Land
Development/Eastbrook Homes**

FILE NUMBER: 240229MM

PROPERTY ZONING DISTRICT: PUD

PROPERTY SIZE: 149.2 Acres

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

OVERVIEW

Staff has prepared a resolution for Planning Commission consideration to approve the site plan for the Alexander Trails PUD, and a recommendation for Township Board of Trustees consideration based on deliberations at the May 23rd Planning Commission meeting.

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

**RESOLUTION NO. PC-24-06-27
ALEXANDER TRAILS PUD AMENDMENT**

The following Resolution was offered and adopted by the Gaines Charter Township Planning Commission at a regular meeting held on _____, 2024 at the Gaines Charter Township Offices, 8555 Kalamazoo Avenue, Caledonia, Michigan.

Members Present: _____

Member Absent: _____

The following Resolution was offered for adoption by Planning Commissioner _____ and supported by Planning Commissioner _____ to document the findings and the approval by the Gaines Charter Township Planning Commission ("PC") regarding a request made by Eastbrook Homes to amend a previously approved Alexander Trails PUD.

STATEMENT OF FINDINGS

Section I General Background:

1. The Planning Commission is authorized to review and recommend amendments for Planned Unit Development site plans and associated private streets to the Township Board of Trustees for consideration.
2. The PUD is legally described as:

Part of the Southwest 1/4 and part of the Northwest 1/4 of Section 10, Town 5 North, Range 11 West, Gaines Township, Kent County, Michigan, described as: Commencing at the SW corner of said Section 10; thence N89°50'33"E 208.00 feet along the South line of said Section 10 to the Point of Beginning; thence N00°11'38"W 683.50 feet parallel with the West line of said Section 10; thence S89°50'33"W 208.00 feet parallel with said South line to the West line of said Section 10; thence N00°11'38"W 1979.94 feet along said West line to the West 1/4 corner of said Section 10; thence N89°57'24"E 561.79 feet along the East-West 1/4 line of said Section 10; thence N00°16'34"W 1048.92 feet along the West line of the East 760 feet of the West 1/2 of the NW 1/4 of said Section 10 to the SW corner of Unit 69, Sienna Pointe Condominium, Kent County Condominium Subdivision Plan No. 414; thence N89°43'18"E 320.05 feet; thence S56°50'00"E 136.62 feet; thence S00°16'42"E 181.95 feet; thence S30°45'34"W 107.66 feet; thence S50°40'22"E 152.30 feet; thence S31°02'05"E 69.28 feet; thence S46°59'43"E 204.95 feet; thence N43°00'17"E 115.92 feet (previous 8 courses being along the Southerly line of said Condominium) to the SE corner of Unit 56 of said Condominium; thence S00°16'34"E 489.79 feet along the East

line of the West 1/2 of the NW 1/4 of said Section 10 to the East-West 1/4 line of said Section 10; thence N89°57'24"E 1321.79 feet along said East-West 1/4 line to center of said Section 10; thence S00°11'50"E 1786.97 feet along the North-South 1/4 line of said Section 10 to a point being N00°11'50"W 871.20 feet along said North-South 1/4 line from the South 1/4 corner of said Section 10; thence S89°50'33"W 400.00 feet parallel with the South line of said Section 10; thence S00°11'50"E 871.20 feet parallel with said North-South 1/4 line; thence S89°50'33"W 137.50 feet along the South line of said Section 10; thence N00°11'50"W 418.85 feet; thence S89°50'33"W 104.00 feet; thence S00°11'50"E 418.85 feet; thence S89°50'33"W 112.00 feet along said South line; thence N00°11'50"W 200.00 feet; thence S89°50'33"W 217.80 feet; thence S00°11'50"E 200.00 feet; thence S89°50'33"W 350.57 feet along said South line; thence N00°11'44"W 941.68 feet along the East line of the West 1/2 of the SW 1/4 of said Section 10; thence S54°56'05"W 451.16 feet; thence S89°50'33"W 200.00 feet; thence S00°11'44"E 683.50 feet to the South line of said Section 10; thence S89°50'33"W 543.71 feet along said South line to the Point of Beginning. Contains 152.26 acres. Subject to highway right-of-way for 76th Street over the most Southerly 33 feet thereof. Also subject to easements, restrictions and rights-of-way of record.

3. The development will include 440 homes in a mix of 190 platted detached homes, 40 condominium detached homes with detached garages (AKA "terrace" homes), 66 condominium attached single-story "ranch" homes, 108 condominium two-story attached home (townhomes) units on a ca. 149-acre total project area.
4. Private streets within the amended PUD meet dimensional requirements under the Zoning Ordinance.
5. The PUD will be developed according to the Final Amended PUD Plan dated May 1st, 2024.
6. The Planning Commission held a public hearing on the PUD amendment on May 23rd, 2024.

REVIEW FINDINGS

Based on the material and plans submitted, a review of the relevant portions of the Gaines Charter Township Zoning Ordinance ("the Zoning Ordinance"), the applicant's presentations at the public hearing, Township Staff's recommendation, and other factors, the Planning Commission hereby adopts the following findings:

Section 11.1 Planned Unit Development General Review Standards

A. Consistency with Master Plan and Zoning Ordinance: meets standard. The parcel is currently zoned Planned Unit Development. The current site plan is similar to the plan approved in 2020 with some changes to road layout, housing types, and setbacks.

The Future Land Use Plan designates 1451 and 2701 76th Street as Suburban Residential, and 7110 Terra Cotta as Village Residential. The layout of the PUD meets these land use goals with single family detached home use across all parcels. Overall net density is 3.12 but varies across the development with neighborhoods of specific housing types, so the plan provides a diversity of housing types and home

sizes. The deviations from the Suburban Residential designation include the cluster of townhouses near the center of the development and the three blocks of “Terrace” homes along the eastern edge, which have a higher density if taken in isolation.

B. Aesthetics: meets standards. The applicant has submitted a pattern book that indicates a variety of homes will be available to customers. In general, Eastbrook homes are aesthetically pleasing with good quality exterior materials and architectural detailing. Most of the single-family detached home types are front-loaded with two bay garages; the Township encourages home plans that recess garages and feature front porches to encourage community interaction.

Landscaping meets standards. Landscaping plans show street trees planted at ca. 70 to 140-foot intervals along the streets. Landscaping requirements under Section 16.13 Residential Landscaping require one canopy tree for every 80 feet of lot frontage; overall the number of trees meets the ordinance standard. The landscaping plans show four species to be utilized.

C. Compatibility with Adjacent Uses: meets standard. The surrounding uses are predominantly residential to the north and west. The Future Land Use Plan for the surrounding area is for transition to Suburban or Village Residential housing over the course of time.

D. Density: meets standard. The project consists of 404 units on 149.2 acres, which is a gross residential density of approximately 2.7 units per acre. Once rights-of-way, wetlands and floodplain, and utility easements are subtracted, the net residential density is ca. 3.14 dwelling units per acre. Net residential density guidelines in Suburban Residential areas under the Master Plan are for 1-4 units per acre.

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

1. The amount and type of traffic generated by the proposed project and capacity of existing and proposed streets to safely absorb that additional traffic.
2. Whether the streets and pedestrian walkways within each project are designed to facilitate safe pedestrian and vehicular traffic flow patterns.
3. All points of ingress and egress to the project shall be located and designed to maximize safety.

The increase in residential use on the parcel will certainly increase traffic, primarily to 76th Street, but Hidden Knoll to the west and Terra Cotta/Sienna Drive to the north will also likely see increases when the neighborhoods north of Plaster Creek are built. Within the development, the road network provides for circulation and connection to 76th Street on the south, Hidden Knoll to the west, Terra Cotta/Sienna Drive to the north, and a stub for future connection to undeveloped land to the east. Sidewalks are indicated on both sides of the roads throughout the development except locations the Planning Commission found them unnecessary. The main entrance onto 76th Street will be designed based on Kent County Road Commission standards.

F. Protection of the Natural Environment: meets standard. The Plaster Creek corridor and adjacent wetlands cut through the middle of the site. The site plan avoids these corridors by maintaining 160-300 foot buffers and preserving the existing trees within them. A bridge crossing will be necessary to connect to Terra Cotta/Sienna Drive to the north.

G. Schools Impact: meets standard. The project area is split by the boundary between the Kentwood and Caledonia School Districts. There will certainly be an impact on schools; it is anticipated that Gaines Charter Township will continue to grow with an increase in family households with school-age children. The streets are adequately sized to safely pick up and drop off school age children and sidewalks are placed along roadways for kids to use to get to bus stops.

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

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

Meets standards. The project is located approximately two miles from the Dutton Fire Department and Sheriff's Department, so response times are anticipated to be adequate. The Township Engineer and Fire Inspector have reviewed the site plan and access will be adequate.

I. Water, Sewer, and Drainage Systems: meet standards, conditions recommended. Water utilities will be extended by the developer from a stub within the 76th Street right-of-way near the Crystal Springs entrance, and sewer will require that a lift station be installed to push waste to sewer lines between Hidden Knoll and Terra Cotta. The applicant shall be required to comply with all the requirements of the Township Engineer during the final site plan review.

J. Open Space: meets standard. The development includes a relatively high percentage of open space in gross terms at 49.9 acres, about a third of the overall development. The most sensitive wetland areas along Plaster Creek will not be impacted by development. Specific pathways through the Plaster Creek corridor are indicated as "natural" paths implying an unimproved trail.

Developed open space includes community gathering areas, play equipment, a dog park, open lawn areas, and a trail system.

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

Meets standard. Pathways along the Plaster Creek corridor are demarcated and described as "cleared hard-pack trail".

Section 25.6 Site Plan Review Standards

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

Meets standard, conditions recommended. The site plan mostly complies with the ordinance requirements, with some proposed PUD modifications to be considered.

Building: The proposed architectural designs of the homes and building materials to be used are compatible with the surrounding area.

Dumpster Enclosure: Trash will be picked up at individual residences.

Lot Dimension modifications:

Minimum lot area is 8,500 square feet.

Minimum lot width is 65 feet.

1. Setbacks are as follows:

a) Single Family Detached Homes (Platted)

- i) Front Yard = 25 feet
- ii) Side Yard = 5 feet/12-foot minimum building separation
- iii) Rear Yard = 25 feet

b) Terrace Home Condos

- i) Front Yard = 20 feet Building to Public Road R.O.W. / 8 feet Building to Sidewalk
- ii) Side Yard = 10 feet Building Separation
- iii) Rear Yard = 20 feet Garage to Edge of Private Road

c) Two-Story Condos (Front Entry Garage) Setbacks

- i) Front Yard = 20 feet Building to Public Road R.O.W. / 26 feet Garage to Edge of Private Road
- ii) Side Yard = 14 feet Building Separation
- iii) Rear Yard = 25 feet

d) Two-Story Condos (Rear Entry Garage) Setbacks

- i) Front Yard = 10 feet Building to Public Road R.O.W. / 8 feet Building to Sidewalk
- ii) Side Yard = 14 feet Building Separation / 10 feet Garage to Garage Separation
- iii) Rear Yard = 20 feet Garage to Edge of Private Road

e) Ranch Condominium Setbacks

- i) Front Yard = 20 feet Building to Public Road R.O.W. / 26 feet Garage to Edge of Private Road
- ii) Side Yard = 14 feet Building Separation
- iii) Rear Yard = 25 feet

Parking: The parking requirements are met at one parking space per residential unit. Eleven spaces are indicated in the Park 4 and Park 5 areas.

Signage: Two (2) matching community identification signs are indicated on the site plan at the main entrance on 76th Street, but no details on requested size are indicated. Signs will be administratively reviewed and meet zoning ordinance regulations for Subdivision Identification signs.

Lighting: A lighting plan has been submitted in accordance with Section 18.5. Streetlights are proposed at intersection corners, and light levels in these areas are anticipated to be a maximum of 1.4 footcandle. The light poles are compliant with the height requirements at 14 feet tall. The light can be adjusted between 2,700K and 5,000K; the Township encourages lights to be set at the warmer white Kelvin range at 3,500K maximum.

It is not clear whether the poles meet the requirement to be set 10 feet from property lines as the photometric plan is not to scale, nor is it clear if this model of streetlight is a full cutoff fixture. Conditions to clarify these items are recommended.

Landscaping: A landscaping plan has been submitted in accordance with Section 16.3, see comments above for trees along private roads.

Regarding 16.3.B Residential Buffers, landscape buffers are indicated along 76th Street where residential yards are adjacent to the road right-of-way. It is not clear if those buffers lie within the overhead utility easements (which may not allow landscaping beneath), nor are the species noted.

Street Names: Remain undetermined, but will meet KCRC requirements.

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

Meets standard. Please Review Standard 11.1 (A) above.

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

Meets standard, condition recommended. The applicant is required to secure all applicable township and outside agency approvals prior to site development, including the Township Engineer/BGUA, Fire Department, Kent County Road Commission, Kent County Drain Commission, and EGLE.

The project is being proposed as a PUD, which leaves room for design flexibility to carry out the goals and intent of the Master Plan. If the Planning Commission determines that the standards of review for Sections 11.1 and 25.6 are met, compliance with the ordinance will be achieved.

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

Meets standard. The proposed final PUD has been modified throughout the process to meet the guidelines of the Gaines Charter Township 2023 Master Plan and the expectations set by the Planning Commission.

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

Meets standard. Some grade changes will need to be made, which will require a soil erosion and sedimentation control permit from the KCRC prior to the start of any site work. An extensive area along Plaster Creek will be preserved, as will woods at the northwest corner, and on the Terra Cotta parcel. Overall, there is ca. 19 acres of wetlands and floodplain conserved that can be used for passive recreation, and ca. 49.9 acres of open space.

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

Meets standard. The surrounding properties are predominantly undeveloped except along 76th Street and at the connection to Terra Cotta. One area of potential nuisance for residents is the light generated by Revolution Farms to the east which will likely spill into the eastern portions of the development.

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

Meets standard, condition recommended. All site plans, along with measures for fire protection and access, are subject to review and approval by the Fire Inspector. The Fire Inspector has brought it to the attention of the developer that after 30 house units, a secondary road connection will be required to be made.

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

Meets standard. Traffic within the development will be served by both public and private streets. Four access points are planned, one at each cardinal direction and connecting to 76th Street, Hidden Knoll, Terra Cotta, two potential future connections via currently vacant land to the west, and one to the east. Within the development itself, the street plan has been designed to adequately move traffic internally. All work within the public right-of-way and public roads must be approved by the Kent County Road Commission.

It is likely that traffic will increase along Terra Cotta/Sienna when the road is connected and as the project gets developed since that is a natural corridor to access 68th Street.

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

Meets standard. The site plan has been designed to promote pedestrian circulation throughout the development. All public roads are served by sidewalks.

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

Meets standard, condition recommended. Stormwater and utility plans are subject to review and approval by the Township Engineer.

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

Meets standard, condition recommended. The Kent County Road Commission may require a traffic study during its review of access to the development. A focus on improvements to 76th Street would be welcome by Township residents.

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

Not applicable.

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

Meets standard. The site plan has been designed to promote the goals and intent of the Zoning Ordinance and Master Plan. The development proposes a mix of housing types in a suburban single family home setting. The proposed development intends to preserve wetlands and reduce the limits of disturbance along the Plaster Creek corridor.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission has determined that the preceding findings support the approval of the major PUD amendment for modifications to the Alexander Trails PUD site plan, including changes to the site layout and modification of the setbacks.

Planning Commission recommends that PUD amendment approval is subject to the following conditions:

1. Final plat, site condominium or condominium approval by the Planning Commission and Township Board of Trustees shall be required for each phase of the PUD.
2. The photometric plan shall be revised:
 - a) Show the setback distances of the proposed light poles to the property lines. To be reviewed and approved administratively.
 - b) Any fixture or luminaire with a lamp shall be a full cut-off fixture.
3. Two (2) matching community identification signs allowed at the main entrance on 76th Street, dimensions will be per Township sign ordinance for residential developments.
4. Secure all Township department and outside agency approvals:
 - a) Township Engineer/BGUA
 - b) Fire Department
 - c) Kent County Road Commission
 - d) Kent County Drain Commission
 - e) Department of Environment Great Lakes and Energy

The vote on the motion to adopt this Resolution and Conditions of approval was as follows:

YES: _____

NO: _____

ABSTAIN: _____

RESOLUTION DECLARED:

CERTIFICATION

I hereby certify that the above is a true copy of a resolution adopted by the Gaines Charter Township Planning Commission at a meeting held on June 27th, 2024.

Respectfully submitted,

Lani Thomas, Secretary
Gaines Charter Township
Planning Commission

Dated: _____

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

ORDINANCE NO. 2024-_____

The following Ordinance was offered and adopted by the Gaines Charter Township Board of Trustees at a regular meeting held on _____, 2024, at the Gaines Charter Township Offices, 8555 Kalamazoo Avenue, Caledonia, Michigan.

Members Present:

Member Absent:

The following ordinance was offered for adoption by Member _____ and supported by Member _____ to document the findings and approval of the Gaines Charter Township Board of Trustees regarding a request made by Michael McGraw of Eastbrook Development, to approve a major PUD amendment for modifications to the Alexander Trails PUD, including changes to the site layout and setbacks.

**AN ORDINANCE TO APPROVE A MAJOR PUD AMENDMENT FOR
ALEXANDER TRAILS PUD FOR SITE LAYOUT AND SETBACKS CHANGES**

THE CHARTER TOWNSHIP OF GAINES (the "Township") ORDAINS:

Section 1. Final PUD Plan and PUD Rezoning. The Gaines Charter Township Board of Trustees approves the major PUD amendment for modifications to Alexander Trails PUD, including changes to the site layout and modification of the setbacks.

Section 2. Findings. For the relevant findings of fact, details, and conditions of approval, please see Resolution No. PC 24-06-27.

Section 3. Effective Date. This Ordinance shall become effective seven (7) days after a summary is published in a newspaper of general circulation within the Township.

Township Board Ordinance No. 24-_____
Alexander Trails Major PUD Amendment
_____, 2024

The vote in favor of this Ordinance was as follows:

YEAS: _____

NAYS: _____
ABSENT/ABSTAIN: _____

ORDINANCE DECLARED ADOPTED

CERTIFICATION

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

Respectfully submitted,

By _____

Michael Brew

Gaines Charter Township Clerk