

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

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**DRAFT Agenda**

**7:00 p.m. – Thursday, March 27<sup>th</sup>, 2025**

- I. Call to Order and Roll Call**
- II. Consideration of Agenda**
- III. Consideration of Meeting Minutes**
  - a. Consideration of February 27<sup>th</sup>, 2025, Planning Commission Regular Meeting Minutes
- IV. Inquiry of Conflict of Interest**
- V. Public Comment**
- VI. New Business**
  - 1. Public Hearings**
  - 2. Site Plan Review**
    - a. Eden Forest – Site Plan Amendment
  - 3. Items not requiring a Public Hearing**
    - a. 6326, 6330, and 6338 Hanna Lake Avenue – Preliminary PUD – Authentix
- VII. General Discussion**
  - 1. Use of 7330 Kalamazoo- Moxie Development
- 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 February 27<sup>th</sup>, 2025, at 7 pm**

**8555 Kalamazoo Ave., SE, Caledonia, MI 49316**

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

**MEMBERS ABSENT:** None

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

## **I. CALL TO ORDER AND ROLL CALL**

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

## **II. CONSIDERATION OF MEETING AGENDA**

No changes to the agenda.

## **III. CONSIDERATION OF MEETING MINUTES**

*Consideration of the January 23<sup>rd</sup>, 2025, regular Planning Commission meeting minutes.*

**Motion:** Motion by Wiersema, supported by Thomas to approve the minutes of January 23<sup>rd</sup>, 2025, 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**

None

## **VI. NEW BUSINESS**

### **1. Public Hearings**

#### **a. 7147 Patterson – Rezone from PUD to Light Industrial**

Meredith Lizza, the Community Affairs Manager for Microsoft in Michigan briefly explained that Microsoft is seeking a rezone from PUD to I-1 (Light Industrial) to ensure that both parcels Microsoft has acquires are under the same zoning designation. Consistent zoning among the two parcels will allow Microsoft to develop both sites under the same regulations and provide access to Rapids Drive.

Chair Giarmo inquired about when construction is set to begin, to which Lizza responded that there is not a date set yet.

Planner Wells explained that the parcel in question is approximately 40 acres and is intended to be integrated into their larger project on the parcel to the south. At this point in the process, there are no site plans, and there is a lot still to be determined with regard to utility connections on the site. The rezoning request was reviewed against Standards 27.4.A-F in the Zoning Ordinance. Wells noted that staff found this request to be consistent with the intent of the Master Plan, as the Future Land Use Plan indicates this parcel as being future zoned for light industrial uses with some consideration for heavy industrial uses at some point. Although data centers are not listed in the current Zoning Ordinance, they are considered light industrial uses and are recognized as such. The Steelcase PUD which the subject parcel is being rezoned from is considered a light industrial zone. Wells added that he communicated to the Microsoft team that development under the PUD zoning would be possible, however, Microsoft explained that they are more interested in keeping all the zoning consistent across their parcels.

The proposed uses on this parcel were found to be consistent with other uses in the surrounding area by staff. A rezone to I-1 would limit setback regulations on the parcel and minimize development flexibility on the site but allows Microsoft to meet standards outlined in the Zoning Ordinance. Wells mentioned that an exit point onto Patterson could become an access road at some point, and that Microsoft has committed to large amounts of buffering so as to not disturb residents in the immediate area. Staff also found that public utilities would not be adversely affected by this request as utility connections exist in the immediate area, although exact utility needs are yet to be determined.

Wells stated that overall, this request was found to be reasonable by staff, and that this rezone would remain consistent with adjacent uses in the area. Any areas that are not compatible with the proposed use will be significantly buffered.

Chair Giarmo opened the public hearing.

Tim Zandbergen of 4367 78<sup>th</sup> Street stated that Microsoft made offers to purchase his property and worked with him to negotiate a fair price but seemingly went silent at the end of the due diligence period. Zandbergen expressed that no documentation was provided to him saying that Microsoft was no longer interested, and he feels as though he acted in good faith. Zandbergen added that under I-1 zoning, the Planning Commission will have less of an ability to force Microsoft to contribute to the community and surrounding neighborhood. Zandbergen concluded by stating that he came to the meeting to encourage the Planning Commission to consider their loss of control under the rezoning and a potential loss of ability to protect the neighbors.

Bruce Beebe of 4645 76<sup>th</sup> Street explained that he was dealing with similar circumstances, as he had accepted an agreement with Microsoft for a property purchase and was also left in the dark as he received no documentation from Microsoft indicating that they were disinterested. Beebe explained that he was led to believe that his house was being bought out, and that he had not heard anything from Microsoft.

Chair Giarmo then closed the public hearing.

Jonah Mills of Microsoft's Land Development Team explained that Microsoft has a rigorous due diligence process and that he believes Microsoft has been open and honest with the correct folks, although his team has no part in land negotiations. Mills added that he is unfamiliar with the fine details of this situation, but assured the Planning Commission that once land acquisitions go public, Microsoft aims to engage the community and public officials through open house events with neighbors. Since this is so early in the process, there are no site plans available to answer questions regarding the impact of the project; furthermore, Mills added that he is unable to answer any questions pertaining to land brokerage.

Chair Giarmo stated that although she believes there are two sides to every story, it sounds like Microsoft has some bridge building to do with the neighbors. Giarmo encouraged Mills to get the correct team from Microsoft with the neighbors and added that these are individuals who have lived in the Township for a very long time, and the Planning Commission wants to see citizens treated fairly. Planner Wells added that the Township Hall would be available to use for meetings with neighbors.

Commissioner Haagsma stated that hearing what the neighbors experienced does not give him much confidence in what's to come from Microsoft. Although Haagsma said that he doesn't see any big issue with the rezoning request, he does have concerns regarding access to the parcel and what will come of Rapids Drive as Microsoft's project comes into fruition; he added that this concerns him from a safety and mobility standpoint. Haagsma echoed Zandbergen's comments and agreed that once the rezoning is approved, "all bets are off" and the Planning Commission loses the ability to bargain or negotiate with Microsoft about development on the parcel. Haagsma added that before hearing from residents during the public hearing, he had confidence that Microsoft would find a way to create an access road connecting to Patterson or 76<sup>th</sup> Street in a reasonable way, however, he has not heard anything from Microsoft to restore his confidence. Commissioner Billips echoed these concerns; Commissioner Thomas agreed and added that what Zandbergen and Beebe went through with Microsoft was unfortunate.

Lizza returned to the podium and affirmed that Microsoft intends to make a good faith effort to remedy their mistake and explained that her role is to advocate and provide direct contact with the community. She added that while she may not be able to fix everything, she intends to advocate for the community and attempt to make things right.

Commissioner Rober added that she would be interested in getting more details from Microsoft relating to the land acquisition.

Commissioner Waayenberg stated that while the situation is indeed unfortunate for the neighbors, the reality is that they are living in an area that is future zoned for industrial uses in the Master Plan and "their clock is ticking". With regard to Haagsma's concerns about the roadways in the area, Waayenberg stated that he would be interested in getting feedback from the Kent County Road Commission and the Fire Department on traffic and mobility in the area. He added that if Microsoft's representatives were able to provide more information about what happened with Zandbergen and Beebe he would feel more comfortable with this request, and that he would hate to lose the Planning Commission's ability to leverage and make this right.

Chair Giarmo suggested that this matter may be more appropriately handled by the Township Board, as they are more of a political body than the Planning Commission; the Planning Commission's jurisdiction



pertains more to the rezoning itself and corresponding standards in the Zoning Ordinance. Haagsma, Giarmo, and Rober agreed that they don't feel ready to make a recommendation to the Township Board at this time and would like more time to consider Microsoft's request before sending this item to the Board of Trustees.

**MOTION:** Motion by Waayenberg, supported by Rober, to postpone this, staff generate resolution based on current circumstances in request

**DISCUSSION:** None.

**AYES:** ALL

**NAYS:** None

**ABSTAIN:** None

**DECISION:** Motion Carried (7-0)

**b. 1230 76<sup>th</sup> Street – Special Use Permit – Chickens in RL-14**

Robert Pavlovic, the applicant for this agenda item, explained that he is requesting a Special Use Permit to allow chickens in the RL-14 zoning district largely because his grandchildren asked him to get backyard chickens.

Planner Wells explained that the parcel in question is 2.5 acres and most other parcels in the immediate area are also quite large. The applicant intends to place the coop in a relatively unnoticeable location that is a fair distance from any neighboring lots and the road. Since the Master Plan does not specify whether chickens are appropriate in this area, this determination is left to the Planning Commission's discretion. Staff did not find any hazards, adverse effects, or significant environmental issues with this request, and staff found the parcel to be large enough to support adequate ventilation for any odors that may occur. Although there is no fence currently on the property and the applicant did not identify any proposed fencing in the provided site plan, the applicant specified that he intends to keep only hens and he intends to house them in the 34 square foot coop rather than let them roam free range, negating the need for a fence. Planner Wells also noted that the proposed coop is under the square footage that would require a building permit, although the coop will meet all required setbacks for residential accessory buildings. Staff recommended approval of this request.

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

Commissioner Waayenberg noted that he does not see any cause for concern regarding this request, as the standards for approval are met, the parcel is quite large, and there is plenty of screening in the immediate area.

**MOTION:** Motion by Waayenebrg, supported by Thomas, to approve the Special Use Permit with the condition that the coop must be built in the location depicted on the provided site plan.

**DISCUSSION:** None

**AYES:** ALL  
**NAYS:** None  
**ABSTAIN:** None  
**DECISION:** Motion Carried (7-0)

## **2. Site Plan Review**

### **a. None**

## **3. Items not requiring a Public Hearing**

### **a. 6326, 6330, and 6338 Hanna Lake Avenue – Preliminary PUD – Authentix**

**MOTION:** Motion by Waayeneberg, supported by Rober, to take this item off the table for further discussion.

**DISCUSSION:** None

**AYES:** ALL

**NAYS:** None

**ABSTAIN:** None

**DECISION:** Motion Carried (7-0)

Jordan Teichen and Erik Hahn of Continental Properties explained the history of their project at the Planning Commission over the last several months as they seek preliminary site plan approval and a PUD rezoning for a multifamily development. They stated that since their last appearance at a Planning Commission meeting, they held meetings with the current property owners, the Verduin's, and staff to help improve their proposed site plan.

Hahn explained that Continental conducts extensive market research to determine which of their three models would be the best fit in a potential market, and highlighted the correlation between what people can afford and the median household incomes in an area. At previous meetings, several Planning Commissioners expressed a desire to see Continental proposing their Springs community on this parcel as opposed to their Authentix brand; Hahn explained that demand does not follow supply, and their market research indicates that household incomes in the area would not be able to support a product like the Springs in this area. Hahn emphasized the fact that Continental builds to the market, and they anticipate the median rents in the proposed development to be \$1,671 per month.

Teichen added that in the newest iteration of the site plan, Continental is proposing to dedicate 6.7 acres of park space on Hanna Lake Avenue to the Township. Hahn continued and stated that Continental did

pursue land in other areas, however, they found the Township to be an appropriate site for an Authentix community due to median household incomes in the area. To offer some historic context on the site, property owner Vern Verduin approached the podium and explained that he and his family have owned and operated their farm for almost a century. When the Township's Master Plan was updated in 2023 and their parcel was designated as Multi-Family Residential, they had a better understanding of the changes coming to the Township and decided that it is the time to sell and move on. Verduin added that they have had other offers on the property, however, they have enjoyed working with Continental and they like the product Continental is proposing.

Planner Wells inquired about whether the Verduin's intended to keep farming after they sell the property; Verduin responded that they do intend to relocate their cattle and keep farming elsewhere.

Hahn added that Continental has been working closely with the Verduin's to orchestrate the logistics of the land acquisition, particularly the relocation of the cattle, and explained that these details were brought to the Planning Commission to illustrate that this was largely the Verduin's decision as well as Continental's. Hahn stated that Continental is committed to dedicating the park space to commemorate the Verduin's legacy.

Teichen reiterated that at previous meetings, much of the discussion centered on who the target customer/ resident for this community would be. Hahn clarified that Continental uses ESRI Tapestry Segments to categorize types of residents and help determine which customers would best fit with their brands. Hahn added that Continental is already proposing higher rents at this community than what market research is suggesting is appropriate for the area and emphasized that Continental would prefer to build to the market rather than seek other means of funding to cover any financing gaps. Hahn stated that young professionals are of the target demographic for this development, and data indicates that most young professionals are not ready for a mortgage, meaning they are largely seeking this mode of housing. Hahn also clarified that the Authentix community is intended to account for missing middle housing segments.

Teichen gave an overview of the updated site plan and amenity package, which includes 360 units across 15 buildings, and a newly added roundabout to promote better traffic flow. The revised site plan also includes the preservation of more wetlands than that of the previous submission, and the preservation of more vegetation around the periphery of the site. The amenity package remains the same as the previous submission, with the addition of a community garden and the dedicated park space. Previously, the Planning Commission expressed a desire to see stainless steel appliances in the units; Continental is now committing to providing all stainless-steel appliances in all of the units, which ended up being more cost effective for their team. The color scheme of the buildings was also modified; Continental is proposing two different building types with two color schemes each, making for a total of four different building variations.

Hahn explained that Continental aimed to carry out several goals outlined in the 2023 Master Plan through their proposed site plan and fulfill the needs of working-class residents in the Township. Hahn added that ideally, if people are spending money on fewer expenses related to a mortgage, that would mean more spending would be circulating elsewhere in the Township.

Planner Wells inquired about the proposed finishes on the clubhouse, as previously the Planning Commission had expressed a desire to see masonry incorporated into both the clubhouse and residential

units; Hahn responded that Continental is open to talking about masonry if that is what the Planning Commission truly wants, however, research indicates that prospective residents would not be worried about additions as such.

Planner Wells voiced that he feels as though the layout is much better in this iteration than it was before. Wells explained that due to the presence of cattle on the site, a portion of the Anderson Drain would need to be stabilized, and if approved, the drain will become part of the dedicated open space in the development; the Kent County Drain Commissioner has been involved in conversations with both Continental and the Township regarding the project. Wells also complimented the addition of the traffic circle and noted that the project flows much better with that addition and also commented that proposed detention ponds have been modified to look more natural.

Commissioner Waayenberg agreed that the new layout is much better, and that he appreciates that the team at Continental was receptive to the Planning Commission's comments, however, he would still like to see more variation in the building facades. Waayenberg expressed frustration towards the way Continental gathered their demographic data; they analyzed median household incomes in the area by searching within a three-mile radius of the site, which included a mobile home park and uninhabited wetland areas in the calculation, which could be misleading. Waayenberg commented that he didn't agree with the basis of how that information was collected and although he is pleased with the updated site plan, he is still disappointed that Continental is not proposing their more upscale product in the area.

Commissioner Wiersema commented that several improvements made to the site plan were not included in the packets that were mailed to the Commissioners ahead of the meeting, and that he had several large questions since this was the first time the Planning Commission was able to see these new updates. He also inquired about the proposed materials to be used for countertops in the development.

Commissioner Haagsma stated that this parcel is not a bad location for something of this sort and he does not believe this to be a bad use in this vicinity, however, he and Chair Giarmo inquired about ownership of the dedicated park space. Planner Wells advised the Planning Commission to keep in mind that this is preliminary consideration and typically details as such would be required at the time of final site plan review. Wells encouraged the Planning Commission to communicate their thoughts to the development team, and they will address them at the time of final site plan review.

Commissioner Waayenberg inquired about how beneficial a traffic study may be due to the implied additional traffic that would be generated on Hanna Lake Avenue, to which Commissioner Haagsma responded that he does not see a huge benefit to doing a traffic study as the number of units is unchanged. Haagsma added that the development is expected to generate approximately 1800 vehicle trips a day.

Commissioner Rober said that she is still concerned about the interior appearance of the apartment units.

Commissioner Waayenberg commented that if approval is granted for this project, which is proposing 24-unit buildings, precedence will have been set, and other developers will likely ask for 24-unit buildings. Planner Wells responded that in the updated Zoning Ordinance, apartment buildings will be

limited to 16 units, which is the basis for Continental's PUD request, which was reiterated by Chair Giarmo.

Chair Giarmo inquired about active community spaces in the development and noted the amount of proposed green space. Commissioner Waayenberg stated that he does not believe it is represented well on site plans at this time as the request is preliminary, and that amenities will likely come into better view later down the line in the approval process.

Hahn stated there is a proposed 8-foot-wide multi-use path connecting the clubhouse to the apartments. With regard to the details of the dedicated park space, Hahn stated that the idea came from a discussion with staff, and the intention is to leave the programming of the park up to the Planning Commission, although Continental intends to deed the park to the Township so it will truly be public land accessible to the community. With respect to parking, Hahn commented that they are offering 695 total parking spaces, assuming one parking space per resident with the rest left for guests. Hahn added that the team at Continental does not believe that granite countertops are necessary for the proposed price point, but if the Planning Commission believes granite countertops are necessary, Continental would be willing to include them for an additional \$60 per month added to the rents.

Hahn stated that Continental has never built anything as small as 16 units, and he is perplexed as to why the unit counts are so restricted in the Township. Chair Giarmo responded that the Planning Commission is aiming to preserve the rural feel in the Township and promote developments that are less intensive; although the zoning ordinance limits buildings to two stories, the Planning Commission has granted approval to three-story buildings on occasion. Hahn clarified that Continental operates in multiples of four with three stairwells in these types of buildings, and that multiples of 8 make construction and engineering vastly more difficult. With regard to soundproofing, Hahn added that Continental uses a special type of drywall to enhance soundproofing in their communities, and units closest to the highway will get a sound study conducted to ensure the soundproofing is adequate.

Commissioner Wiersema explained that part of the challenge of this parcel being zoned for multifamily development is that it is one of the few remaining parcels designated for multifamily development; the decision is made more challenging because the Planning Commission wants to ensure that the type of development they are seeking ultimately gets developed on the site. Wiersema added that this parcel is one of the last shots the Planning Commission has at fine-tuning multifamily development in the Township, unless a request for a PUD were to come in, which grants the Planning Commission more control in the decision-making process. Commissioner Rober echoed Wiersema's concerns and added that the Planning Commission is not eager to put something on this site solely because it's multifamily, and that the Planning Commission wants to ensure that it is of high quality.

Commissioner Billips voiced her appreciation for the development team taking the Planning Commission's recommendations into consideration, such as exterior colors. Billips commented that the clubhouse appears to be very modern as opposed to the traditional design of the residential buildings and added that she would like to see design consistent across the two forms. Teichen responded that the design team at Continental would be able to review proposed elevations for the clubhouse to ensure consistency across the buildings, and Hahn agreed that they do look rather mismatched.

Commissioner Thomas inquired about the provided parking at the clubhouse and whether there has been proven to be enough spaces in other communities, to which Teichen responded yes, Continental

has never experienced issues in other communities with the amount of parking provided at the clubhouse. Hahn chimed in to add that in the summer months, several residents walk to access the clubhouse, and that there are typically about five cars in the parking lot.

Chair Giarmo said that she feels as though the development team took the Planning Commission's feedback to heart and she sees it reflected in the changes to the site plan. Giarmo also noted that she feels confident that Continental is a developer that the Planning Commission can collaborate with.

With regard to postponement, Commissioner Haagsma said that he is unsure he has had enough time to look at the updated site plan presented during the meeting, as it is a significant upgrade from what the Planning Commission saw prior to the meeting. Overall, Haagsma believes the proposed development to be an acceptable use, however, he noted that the Planning Commission must grapple with the 24-unit building size. Haagsma reiterated that if the Planning Commission advances this request, they are essentially saying that they're okay with 24-unit buildings.

Chair Giarmo agreed and added that the environmental challenges on the site are additional cost drivers, which limit Continental's ability to modify the size of their proposed buildings. She reiterated Haagsma's point and noted that if this request gets advanced, the Planning Commission is indeed committing to 24-unit buildings on this parcel. Continental is capable of modifying several other elements of the site plan, however, their inability to modify the building size is something that the Planning Commission must be able to accept if this request advances.

Planner Wells added that the proposed park space would serve as a public benefit, however, the Township Board needs to be notified that this is an intent of the development team so they are able to deliberate whether the Township is willing to take over dedication of the park or if the board would prefer that Continental remains responsible for maintaining and managing the park. Commissioner Haagsma commented that the Township currently has very little capacity to manage the park. Teichen responded that timing to prepare for the park came at the last minute ahead of the meeting, and that there haven't been detailed conversations regarding the transaction or how its taking place yet.

Commissioner Waayenberg inquired about the potential for 3-story buildings. Commissioner Wiersema added that if Continental could incorporate 3 story buildings towards the back of the development, it could open up the site plan quite a bit. Teichen said that Continental could potentially include some 3-story buildings in this development, however, he fears that the Planning Commission would not appreciate that addition as the buildings would overall be larger, and that scale is often felt through height. Hahn added that proposing 16-unit buildings would create a massive financial gap on Continental's end, and there is not enough depth in the rental market in the area to implement that change; he concluded that if the Planning Commission needs to see 16-unit buildings proposed on this site, Continental will not be back. Teichen added that Continental would much prefer to drop two buildings off of the site plan entirely rather than implement 16-unit buildings.

**MOTION:** Motion by Rober, supported by Billips, to postpone this request.

**DISCUSSION:** None

**AYES:** ALL

**NAYS:** None

**ABSTAIN:** None  
**DECISION:** Motion Carried (7-0)

**b. 1718 68<sup>th</sup> Street – Special Use Permit – Accessory Building**

**MOTION:** Motion by Waayenberg, supported by Haagsma, to take this item off the table for further discussion.

**DISCUSSION:** None

**AYES:** ALL

**NAYS:** None

**ABSTAIN:** None

**DECISION:** Motion Carried (7-0)

Rick Latta, the applicant for this project, explained that he is seeking a Special Use Permit for an oversized accessory building in the RL-14 zoning district. At the December Planning Commission meeting, Latta requested a 2400 square foot building; his site plan has since been revised due to concerns from the Planning Commission regarding excess square footage. Latta also provided a landscaping plan and a planting plan to demonstrate that the building will be well screened for the sake of his neighbors. Planner Wells added that the building is intended to be used for residential storage purposes.

**MOTION:** Motion by Haagsma, supported by Thomas, to approve the Special Use Permit request with the condition that the building must be architecturally similar to the home on the property.

**DISCUSSION:** None

**AYES:** ALL

**NAYS:** None

**ABSTAIN:** None

**DECISION:** Motion Carried (7-0)

**c. Resolution for Zoning Ordinance Update**

The Planning Commission must approve a resolution advocating for the approval of the updated Zoning Ordinance.

**MOTION:** Motion by Haagsma, supported by Waayenberg, to approve Resolution No. 2025-02-27

**DISCUSSION:** None

**AYES:** ALL

**NAYS:** None

**ABSTAIN:** None

**DECISION:** Motion Carried (7-0)

**VII. GENERAL DISCUSSION**

**VIII. ADJOURNMENT**

The meeting adjourned at 9:24 PM.

**CERTIFICATION:**

I hereby certify that the above is a true copy of the minutes from the February 27<sup>th</sup>, 2025, Planning Commission Meeting of the Gaines Charter Township Planning Commission held at the time and place mentioned above pursuant to the required statutory procedures.



Respectfully submitted,

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Lani Thomas,

Secretary

Gaines Charter Township Planning Commission

Date: \_\_\_\_\_

# Gaines Charter Township

## Planning Commission Memo

**Meeting Date: March 27<sup>th</sup>, 2025**

**AGENDA ITEM: VI.2.a**

**PROPOSED REQUEST: Consideration for Eden Forest-Phase 1, Site Plan Amendment**

**ADDRESS: 1184 60th Street SE**

**PARCEL NUMBER: 41-22-05-201-006**

**APPLICANT: Brad Walsh, Orion Construction/  
60<sup>th</sup> Street Ventures LLC**

**FILE NUMBER: 250130BW**

**PROPERTY ZONING DISTRICT: R-3**

**PROPERTY SIZE: 18.2 Acres**

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



**OVERVIEW**

Orion Construction/60th Street Ventures LLC requests the consideration of a revised site plan for the townhouse development at 1184 60th Street SE.

Changes include:

- 1) Removal of one four-unit building along the south edge of project to avoid wetlands.
- 2) Increase unit count of one building from four to six units.
- 3) Realignment of part of the pedestrian path from west side of road to east side of road and add mid-street crossing.
- 4) Relocation of playground to a corner location.

Surrounding zoning:

|                                               |                                            |                             |
|-----------------------------------------------|--------------------------------------------|-----------------------------|
|                                               | NORTH: City of Kentwood<br>(single family) |                             |
| WEST: RL-10; Woodfield East<br>Apartments PUD | SUBJECT PARCEL                             | EAST: Office-Service; RL-10 |
|                                               | SOUTH: The Crossings PUD                   |                             |

**STANDARDS OF REVIEW**

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

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

**Meets Standard.** A revised site plan dated 1/21/25 was submitted that details the requested changes.

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

**Meets standard.** The proposed changes do not alter the fundamental purpose of the project to meet the standards for Village Residential development and provide a variety of housing options in the Township.

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

**Meets standard.** The proposed changes will not require any additional Township or outside agency approvals prior to construction, other than building permits.

- 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 changes will not impact adjoining properties.

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

**Meets standard.** The removal of the building was due to the developer not wanting to encroach into wetlands. All other proposed modifications will have no impact on natural resources.

- 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.***

**Not applicable.** The proposed changes will not impact on privacy or noise issues.

- 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 applicant installed a speed bump prior to Fire Inspector approval. However, the Fire Marshall has examined the speed bump and found that its specific design will not impede emergency vehicle response time to the point that it warrants removal.

Any additional street modifications must be approved by the Fire Inspector prior to construction.

- 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.***

**Undetermined.** Adding a crosswalk and speed hump to Chartway Drive does create a potential point of pedestrian vehicle conflict, but the actual likelihood of conflict is debatable. Vehicle speeds are anticipated to be slow due to the width of roadway and good visibility at the location.

- 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 previous plan aligned the pedestrian path along the west side of the road, which created an unimpeded path from the north end of the development to the playground. Following the newly proposed alignment would require crossing the road twice to reach the playground on the west side of Chartway Drive for pedestrians coming from the north.

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

**Not applicable.** The proposed changes will not affect approved stormwater and utility plans.

- 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.***

**Not applicable.** The proposed changes will not affect traffic patterns.

- 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 proposed changes will not affect the goals and intent of the ordinance and to preserve the character of the adjoining properties.

**STAFF RECOMMENDATION**

Staff recommends that the Planning Commission determine what proposed changes are acceptable or not. Each change can be considered separately:

- 1) Removal of one four-unit building along the south edge of project to avoid wetlands.
- 2) Increase unit count of one building from four to six units.
- 3) Realignment of part of the pedestrian path from west side of road to east side of road and add mid-street crossing.
- 4) Relocation of the playground to a corner location.



BENCHMARKS - NAVD88

ELEVATION 734.69  
X-CUT IN THE NORTHERLY SIDE OF  
CONCRETE BASE TO METAL GATE POST,  
LOCATED BETWEEN BASEBALL FIELDS

ELEVATION 734.35  
CHISELED SQUARE ON THE SOUTH SIDE OF CONCRETE LIGHT  
POLE BASE, LOCATED 3'± EAST OF THE EAST 1/4" BIT OF DRIVE  
TO CHURCH FROM 60TH STREET & 35'± NORTH OF THE  
NORTHEAST CORNER OF BRICK GARAGE AT PARKING LOT

ELEVATION 728.18  
CHISELED SQUARE ON THE WEST SIDE OF CONCRETE  
LIGHT POLE BASE, LOCATED 18'± EAST OF THE EAST  
1/4" BIT OF DRIVE TO CHURCH FROM 60TH STREET &  
100'± NORTH OF THE NORTH LINE OF CHURCH BUILDING

CONTROL POINTS

|                                                                     |                                                                     |                                                                     |
|---------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------------------|
| CP#10<br>MAG NAIL<br>N 51263.0120<br>E 49891.4970<br>ELEV 738.99    | CP#34<br>M+B RED CAP<br>N 50968.5282<br>E 49691.8988<br>ELEV 734.52 | CP#46<br>MAG NAIL<br>N 51933.2518<br>E 49305.9352<br>ELEV 713.54    |
| CP#11<br>MAG NAIL<br>N 51164.1887<br>E 49556.4823<br>ELEV 731.61    | CP#37<br>M+B RED CAP<br>N 51605.2915<br>E 50026.5640<br>ELEV 733.43 | CP#51<br>M+B RED CAP<br>N 51715.6384<br>E 49405.9442<br>ELEV 721.45 |
| CP#12<br>M+B RED CAP<br>N 51613.2876<br>E 49941.1299<br>ELEV 731.17 | CP#38<br>M+B RED CAP<br>N 50962.2588<br>E 49580.4397<br>ELEV 716.84 |                                                                     |

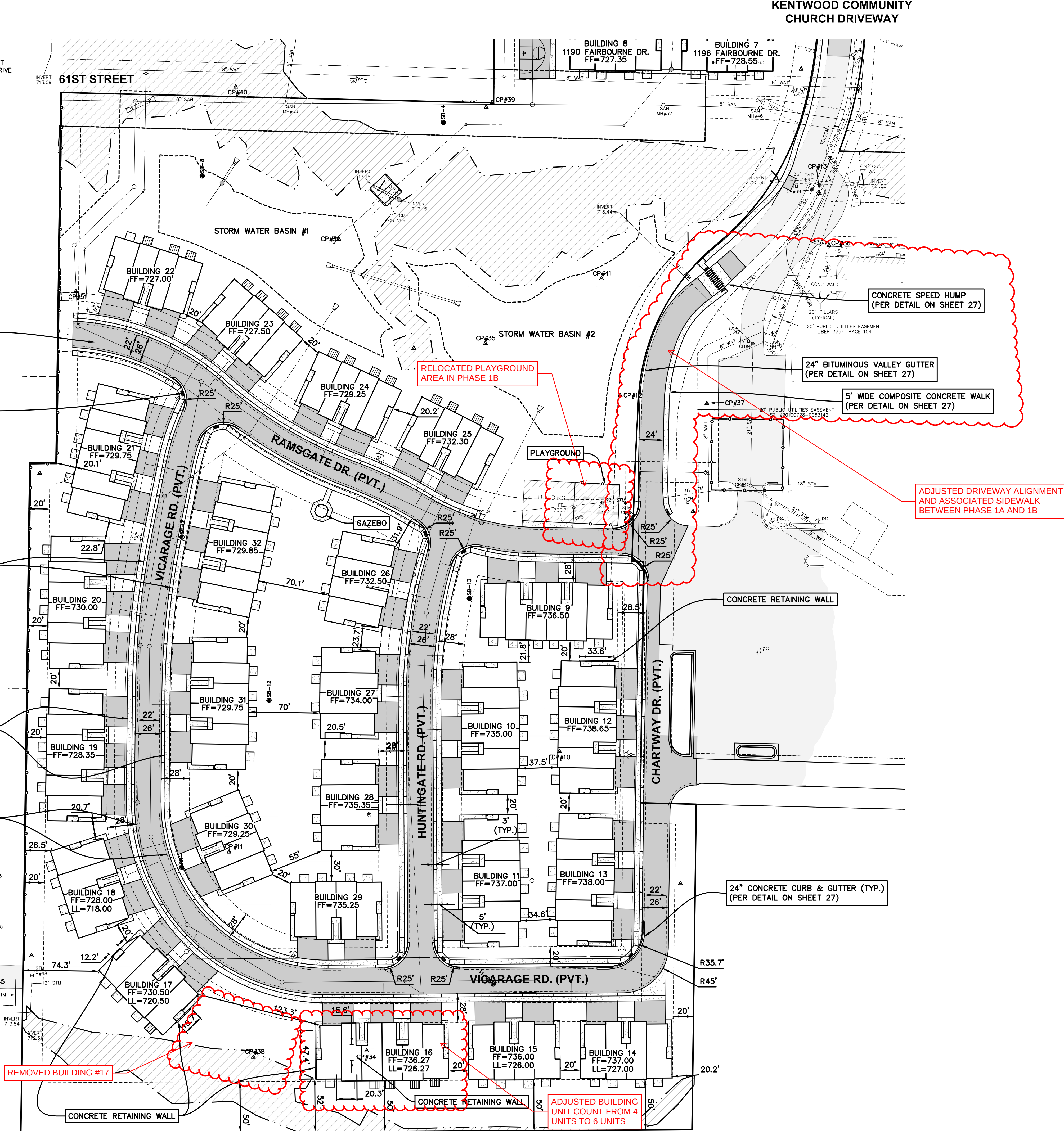
PROPOSED HMA SURFACE  
(SEE NOTE #6 ON THIS SHEET)

PROPOSED BARRIER FREE  
SIDEWALK RAMP (TYP.)

6" THICK CONCRETE  
DRIVEWAY ENTRANCE (TYP.)  
(PER DETAIL ON SHEET 27)

6" THICK, 5' WIDE CONCRETE SIDEWALK  
ACROSS DRIVE ENTRANCE (TYP.)  
(PER DETAIL ON SHEET 27)

24" BITUMINOUS VALLEY GUTTER  
(PER DETAIL ON SHEET 27)



SITE PLAN GENERAL NOTES:

1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
2. THE CONTRACTOR SHALL CALL MISS DIG 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL FURNISH AND PLACE THE DRIVE APPROACH WITHIN THE PUBLIC RIGHT OF WAY IN ACCORDANCE WITH KENT COUNTY ROAD COMMISSION STANDARD CONSTRUCTION SPECIFICATIONS.
4. ALL STORM SEWER PIPE SHALL BE ADS N-12 PLASTIC PIPE UNLESS OTHERWISE SPECIFIED.
5. ALL CATCH BASINS AND MANHOLES SHALL BE MINIMUM 4' DIAMETER PRECAST CONCRETE, UNLESS NOTED OTHERWISE.
6. THE PAVED AREAS SHALL BE CONSTRUCTED WITH:  
12" MDOT CL-2 SAND SUBBASE (C.I.P.)  
8" 21A-A GRAVEL BASE (C.I.P.)  
2"-3C HMA LEVELING COURSE  
2"-5E3 HMA WEARING COURSE
7. THE CONTRACTOR SHALL BED AND BACKFILL ALL UNDERGROUND PIPING WITH MDOT CL-2 SAND TO A MINIMUM OF 95% MAXIMUM DRY DENSITY PER ASTM-1557.
8. THIS SITE PLAN SHALL NOT BE USED TO STAKE THE LOCATION OF PROPOSED BUILDING COLUMN LINES. THE SURVEYORS ARE TO USE THE BUILDING FOUNDATION PLANS.
9. THE CONTRACTOR SHALL PLACE AND COMPACT FILL UNDER THE PROPOSED BUILDING AREA TO A MINIMUM OF 95% MAXIMUM DRY DENSITY PER ASTM-1557. ALL OTHER AREAS SHALL BE COMPACTED TO A MINIMUM OF 90% MAXIMUM DRY DENSITY.
10. THE CONTRACTOR SHALL PIPE ALL BUILDING ROOF WATER TO THE STORM WATER DETENTION POND AS SHOWN AND SPECIFIED.
11. THE CONTRACTOR SHALL REQUEST CONSTRUCTION STAKING BY EMAIL USING THE MOORE & BRUGGINK, INC. CONTRACTORS CONSTRUCTION STAKING REQUEST FORM. ONLY COMPLETED REQUESTS WILL BE SCHEDULED. NOTE THE PROJECT OWNER WILL PAY THE SURVEYOR TO PLACE STAKES ONLY ONCE. ALL LOST AND DAMAGED STAKES ARE THE CONTRACTORS RESPONSIBILITY.

PROPOSED BUILDING SUMMARY

(23) 4-UNIT BUILDINGS: (2) 2-BEDROOM X 23 = (46) 2-BEDROOM  
(2) 3-BEDROOM X 23 = (46) 3-BEDROOM  
92 UNITS

(10) 6-UNIT BUILDINGS: (4) 2-BEDROOM X 10 = (40) 2-BEDROOM  
(2) 3-BEDROOM X 10 = (20) 3-BEDROOM  
60 UNITS

GRAND TOTAL: 152 UNITS (86 2-BEDROOM, 66 3-BEDROOM)

PARKING SUMMARY

2 SPACES PROVIDED PER 2-BEDROOM UNIT  
(1 GARAGE SPACE + 1 DRIVEWAY SPACE)

4 SPACES PROVIDED PER 3-BEDROOM UNIT  
(2 GARAGE SPACES + 2 DRIVEWAY SPACES)

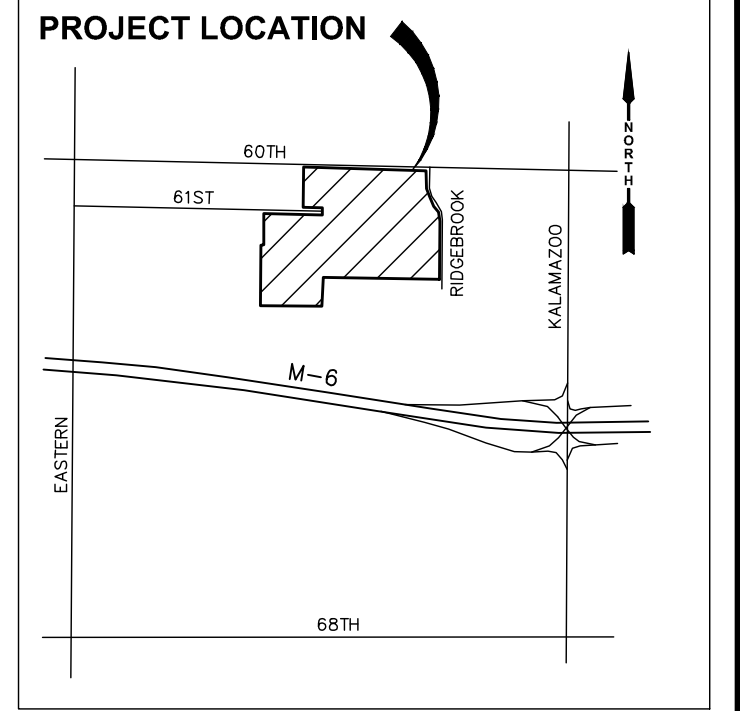
2 SPACES X 86 2-BEDROOM UNITS = 172 SPACES  
4 SPACES X 66 3-BEDROOM UNITS = 264 SPACES  
TOTAL SPACES PROVIDED = 436

REQUIRED PARKING = 2 SPACES/UNIT X 152 = 304 SPACES

SHEET SCHEDULE

- 1 - SITE SURVEY PLAN
- 2 - OVERALL DEVELOPMENT PLAN
- 3 - SITE REMOVAL PLAN
- 4 - SITE LAYOUT PLAN
- 5-6 - SITE UTILITY PLAN
- 7 - SITE GRADING & SOIL EROSION CONTROL PLAN
- 8-25 - BUILDING GRADING PLANS
- 26 - SITE LANDSCAPING PLAN
- 27 - MISCELLANEOUS DETAILS

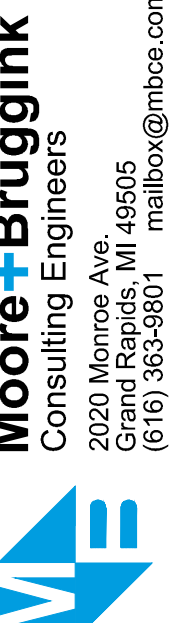
PREPARED FOR:  
ORION CONSTRUCTION  
32 MARKET AVENUE, SW, SUITE 200  
GRAND RAPIDS, MI 49503  
ATTN: MR. BRAD WALSH  
PH: 616-464-1740  
FAX: 616-464-1742  
BWALSH@ORIONBUILT.COM



LOCATION MAP  
NO SCALE:



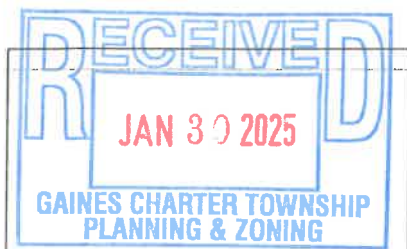
| PLAN REVISIONS                                     |  |
|----------------------------------------------------|--|
| REV. PER TOWNSHIP ENGINEERING COMMENTS - 2/1/2024  |  |
| REV. PER TOWNSHIP ENGINEERING COMMENTS - 2/15/2024 |  |
| CONSTRUCTION PLANS - 2/29/2024                     |  |
| REV. SITE LAYOUT CHANGES 1/21/25                   |  |



SITE LAYOUT PLAN  
FOR  
ASHFORD WOODS-PHASE 1B  
GAINES CHARTER TOWNSHIP, KENT COUNTY, MICHIGAN

|                     |                |
|---------------------|----------------|
| FIELD SURVEY / DATE | M+B            |
| PROJECT NO.         | 220171.01      |
| DESIGN DRAWN BY:    | MJK            |
| DESIGNED BY:        | JFL            |
| CHECKED BY:         | JFL            |
| PLAN DATE:          | AUGUST 8, 2023 |
| SHEET NUMBER        | 4 OF 27        |





FILE NO. 2501308W

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



## Application for Zoning Approval

|                                     |                                                                                                                                                                                                                                                                                                                                                                                                    |        |  |
|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|--|
| Project Address                     | 1184 60th Street SE                                                                                                                                                                                                                                                                                                                                                                                |        |  |
| Owner Name                          | 60th Street Ventures LLC                                                                                                                                                                                                                                                                                                                                                                           |        |  |
| Owner Address                       | 1184 60th Street SE                                                                                                                                                                                                                                                                                                                                                                                |        |  |
| Parcel Number(s):                   | 41-22- 05-201-006                                                                                                                                                                                                                                                                                                                                                                                  | 41-22- |  |
| Description of Proposed Project/Use | Revision of previously approved site plan with an alternate alignment of driveway between phase 1A and 1B with an adjustment of sidewalk location, relocation of proposed playground with landscape buffer between playground and driveway and removal of (1) 4-unit building and increased building #16 from 4 units to 6. This results in a net decrease of 2 units for the overall development. |        |  |

|                                                                                                                                                                                                                                                                                            |                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| Applicant/Contact                                                                                                                                                                                                                                                                          | Orion Construction, Brad Walsh        |
| Phone/Email                                                                                                                                                                                                                                                                                | (616) 438-5182, bwalsh@orionbuilt.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                                                                                                                                                                                                                                                                                  |                                       |
| 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 | <u>R-3</u> | R-4 | C-1 | C-2 | O-S | I-1 | I-2 | PUD | A-R | A-B |
|--------------------------|-------|-------|------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|

|                                                          |                                                   |                                         |
|----------------------------------------------------------|---------------------------------------------------|-----------------------------------------|
| <input type="checkbox"/> One/Two-Family Construction     | <input type="checkbox"/> Rezoning/PUD Rezoning    | <input type="checkbox"/> Land Division  |
| <input type="checkbox"/> Special Use Permit Request      | <input checked="" type="checkbox"/> PUD Amendment | <input type="checkbox"/> Text Amendment |
| <input type="checkbox"/> Zoning Board of Appeals Request | <input type="checkbox"/> Site Plan Review         |                                         |
| <input type="checkbox"/> Subdivision/Site Condo Review   | Other _____                                       |                                         |

|                                      |                |                                 |                 |
|--------------------------------------|----------------|---------------------------------|-----------------|
| DENIED _____                         | APPROVED _____ | APPROVED, WITH CONDITIONS _____ | WITHDRAWN _____ |
| ZONING ADMINISTRATOR SIGNATURE _____ |                | DATE _____                      |                 |



# Gaines Charter Township

## Planning Commission Memo

Meeting Date: March 27<sup>th</sup>, 2025

AGENDA ITEM: VI.3.a

PROPOSED REQUEST: Preliminary  
Consideration for PUD Rezone and  
Site Plan Review

ADDRESS: 6326-6338 Hanna Lake Ave.

PARCEL NUMBERS: 41-22-02-100-051,  
41-22-02-100-053, 41-22-02-100-055

APPLICANT: Jordan Teichen, Continental Properties

FILE NUMBER: 241223JT

PROPERTY ZONING DISTRICT: RL- 10 & R-4

PROPERTY SIZE: 40.6 Acres

REPORT BY: Dan Wells, Community Development  
Director



## OVERVIEW

The applicant requests approval of a preliminary PUD site plan for an apartment development on Hanna Lake and adjacent to M-6. The revised plan submitted March 12, 2025 includes 14 two-story twenty-four-unit apartment buildings, and amenities including a club house with revised architecture, public park facing Hanna Lake with dedicated parking, fitness center, pool, community garden, pet playground, pergola and fire pit. A total of 336 apartments will be built with associated surface and covered parking.

Continental Properties is a national developer and operator of multifamily communities, retail, and hospitality properties based in Menomonee Falls, Wisconsin. Since its inception in 1979, Continental Properties has developed over 129 apartment communities encompassing more than 34,000 apartment homes in 19 states. They have previously developed several projects in the Grand Rapids area and currently have a purchase agreement in place for the property.

This is the third preliminary consideration for the project. The initial public hearing was held January 23<sup>rd</sup>, when consideration was postponed, and a second on February 27<sup>th</sup>, when consideration was postponed again to make additional changes.

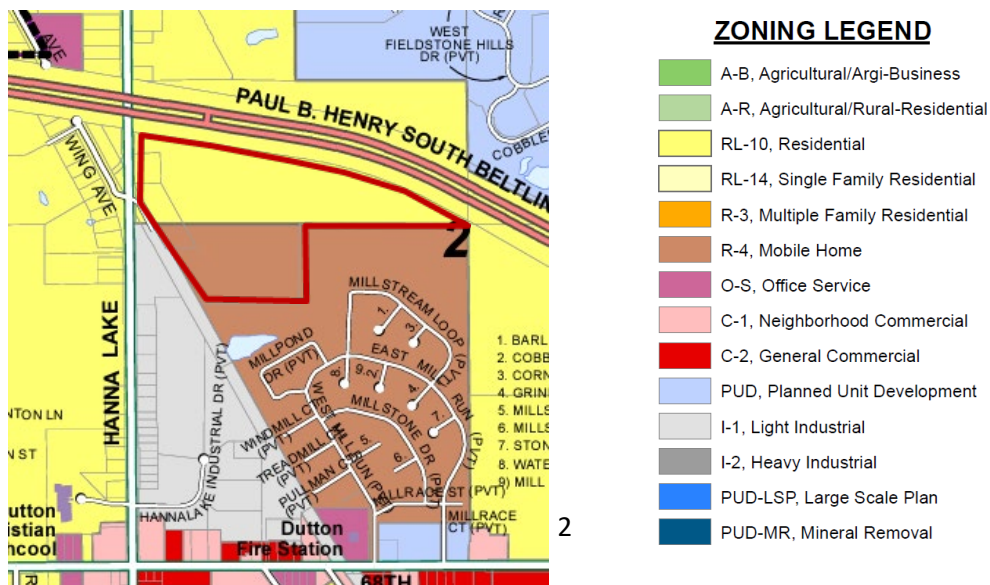
In addition to the changes made on the February submission, the developer made the following changes to the site plan:

1. Removed one apartment building
2. Revised Architecture of Clubhouse
3. Better defined amenities

Note that the long-term management of the park space at the entry will need to be negotiated with the Board of Trustees. If the developer receives preliminary approval for the site plan, they will initiate that conversation to develop a sustainable management plan.

Surrounding zoning:

|                        |                             |           |
|------------------------|-----------------------------|-----------|
|                        | NORTH: M-6                  |           |
| WEST: Hanna Lake/RL-10 | SUBJECT PARCEL: RL-10/RL-14 | EAST: M-6 |
|                        | SOUTH: R-4 Mobile Home Park |           |



## ELIGIBILITY CRITERIA

Staff believes the project is generally eligible for PUD review based on the materials submitted. However, the Planning Commission and Township Board must find that the project will result in a recognizable benefit to the Township to approve the PUD and rezoning. One owner will control the project.

## PROCESS

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

1. Preliminary PUD rezoning and site plan review approval based on Section 11.1
2. Final PUD plan review based on Section 25.3 and a public hearing held by the Planning Commission
3. Recommendation concerning the final PUD plan and rezoning by the Planning Commission through a resolution and draft ordinance
4. Review by the Township Board at first reading
5. Review, public hearing, and approval of the final PUD plan and rezoning by the Township Board at second reading

## SUBMITTAL REQUIREMENTS

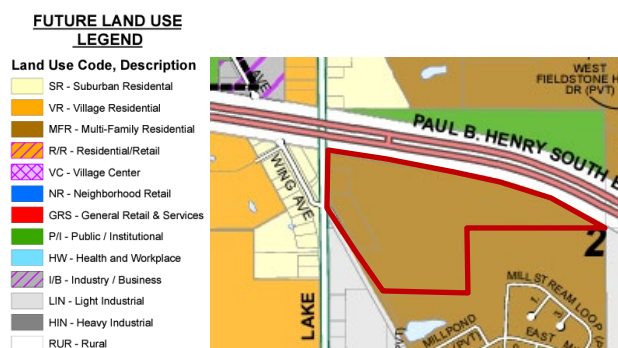
The applicant provided a complete application with fees. A preliminary PUD plan was provided, along with a project narrative, and proposed building elevations for review. The applicant has primarily satisfied the requirements of Section 10.5 Preliminary Plan - Submittal Requirements.

## PUD STANDARDS OF REVIEW

The preliminary PUD request has been reviewed using the applicable review standards of Section 11.1, Planned Unit Development - General Review Standards. Additional information is included over the following pages concerning review considerations and standards.

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

**Meets Standard.** The parcel is currently zoned Residential-10 and Residential-4 (Mobile Home). The Future Land Use map designates this parcel as Multi-Family Residential. The reason for the PUD is that "Section 7.3 Development Standards for the R-3 Zoning District" only allows 16-unit buildings, and the developer desires to build 24-unit buildings. Most recent apartment complexes in the Township have used 24-unit buildings including River Birch and Brewer Park Apartments, so it is not out of the ordinary at this point.





***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 apartment buildings are two-story and utilize a modern farmhouse architectural style. Facades have good texture due to offset walls and detailing, and rooflines are stepped to eliminate monotony. Doorways are covered with awnings.

This is driven by site topographic constraints to some degree, but the developer has created a “boulevard” layout that is attractive and allows good pedestrian and traffic flow.

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

**Meets standard.** The surrounding uses are predominantly residential, with wooded portions of Dutton Mill Village to the south. M-6 is immediately to the north. The complex is well buffered from any single-family homes.

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

**Meets standard.** The revised plan consists of 336 units on 40.6 acres, which is a density of approximately 8.27 units per acre. The Master Plan states that “densities are expected to range from 10-20+ units per acre” for Multi-Family Residential use, so this project falls below that standard.

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

**Meets standard.** Within the development, the driveway and sidewalk network provide efficient pedestrian and vehicle circulation and connection, and the Fire Marshall will evaluate the circulation network for emergency vehicle access. Sidewalks will also be extended along Hanna Lake Avenue across the parcel frontage which will connect sidewalks from M-6 to 68th Street.

Parking appears to be adequate for residential use. The preliminary plan calls for 559 surface spots and 48 covered spots for a total of 607. Specific counts will need to be calculated based on unit configuration during final site plan development.

The Kent County Road Commission will evaluate ingress & egress points on to Hanna Lake Avenue.

***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.** There is a permanent tributary stream to Plaster Creek (AKA Anderson Drain) that cuts across the site and has associated wetlands which are managed by the Kent County Drain Commission. Wetlands are also located at the east end of the site. These areas will be subject to EGLE oversight and permitting as a bridge crossing will need to be built across the creek. Stabilization of the creek banks because of this development will improve the water quality of Plaster Creek due to reduced sediment discharges.

Areas to be developed have generally been previously cleared since the parcel has historically been used for cattle pasture. On this note, some kind of active vegetation management should be undertaken in undeveloped areas so that former pasture lands don't become choked with invasive weeds.

***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.** This site is located within the Caledonia School District. This area is one of a limited number of areas targeted for increased residential density, and it is acknowledged that areas planned for increased numbers of residents will have some level of impact on school enrollment.

The Caledonia School District does provide bussing for students, and provisions should be made for adequate and safe pick up/drop off 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 applicant has provided adequate information for this stage of PUD review and will be responsible for utility connection fees and utility construction costs. Initial review comments from the Township Engineer and Fire Department should be considered during the preliminary plan review, and adjustments made to the site plan prior to final site plan review to address any concerns.

***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.** Water and sewer facilities are available for connection in the Hanna Lake roadway, and the site plan indicates stormwater retention facilities in the site. The Township Engineer has provided comments on the preliminary PUD site plan and will assess the final site plan. The applicant will be required to comply with all the requirements of the Township Engineer during the final site plan 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.***

**Meets Standard.** A significant portion of the parcel will remain undeveloped along the creek and at the eastern end of the property. These areas are planned for recreation as amenities, whether private or public pending discussions with the Board of Trustees. Some preliminary paths have been designated in the eastern portion of the property. At least some of the facilities should be ADA accessible.

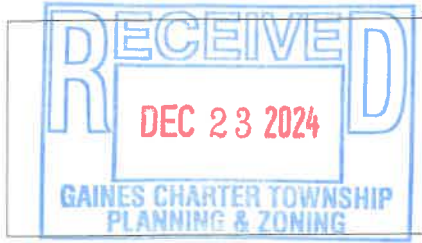
***K. Non-Motorized Transportation Network: Projects within an identified trail network corridor may be required to construct a portion of the trail.***

**Meets standard.** Hanna Lake Avenue is planned for sidewalk connection between 60<sup>th</sup> and 68<sup>th</sup> Streets in the 2010 Nonmotorized Transportation Plan Phase II Map. This project will complete that connection from 68<sup>th</sup> to M-6, but it remains unconnected from M-6 to 60<sup>th</sup>.

#### **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission reviews the application, provides feedback, and approves the preliminary site plan to allow the developer to proceed to final site plan review.

The applicant should address concerns raised during Planning Commission deliberations and address them prior to final site plan review.



FILE NO.

241223JT

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

## Application for Zoning Ordinance Amendment/Rezoning

|                                     |                                                                       |                                         |  |
|-------------------------------------|-----------------------------------------------------------------------|-----------------------------------------|--|
| Project Address                     | 6326, 6330 & 6338 Hanna Lake Ave, SE Caledonia, Kent County, MI 49316 |                                         |  |
| Owner Name                          | Vernon C. & Linda M. Verduin                                          |                                         |  |
| Owner Address                       | Street Address<br>3291 60th Street                                    | City, State, Zip<br>Caledonia, MI 49316 |  |
| Parcel Number(s):                   | 41-22-<br>02-100-051                                                  | 41-22-<br>02-100-053 & 41-22-02-100-055 |  |
| Description of Proposed Project/Use | 360 unit multifamily community                                        |                                         |  |

|                           |                                                |                                               |  |
|---------------------------|------------------------------------------------|-----------------------------------------------|--|
| Applicant/Contact         | Continental 870 Fund LLC / Jordan Teichen      |                                               |  |
| Applicant/Contact Address | Street Address<br>W134 N8675 Executive Parkway | City, State, Zip<br>Menomonee Falls, WI 53051 |  |
| Contact Info              | Home / Office / Cell<br>414-534-4323           | E-Mail<br>jteichen@cproperties.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 | Jordan Teichen<br>2024.12.18 10:44:05-06'00' |
|-----------|----------------------------------------------|

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   | <input type="checkbox"/> | Zoning Board of Appeals  | <input type="checkbox"/>            | Planning Commission | <input type="checkbox"/> | Land Combination | <input type="checkbox"/> |     |     |     |     |     |
| Site Plan Review                | <input type="checkbox"/> | Rezoning / PUD Rezoning  | <input checked="" type="checkbox"/> | PUD Amendment       | <input type="checkbox"/> | Land Division    | <input type="checkbox"/> |     |     |     |     |     |
| Subdivision / Site Condo Review | <input type="checkbox"/> | Special Use Permit       | <input type="checkbox"/>            | Lot Line Adjustment | <input type="checkbox"/> |                  |                          |     |     |     |     |     |
| Other:                          |                          |                          |                                     |                     |                          |                  |                          |     |     |     |     |     |
| Approved                        | <input type="checkbox"/> | Approved with Conditions | <input type="checkbox"/>            | Denied              | <input type="checkbox"/> | Withdrawn        | <input type="checkbox"/> |     |     |     |     |     |
| Zoning Administrator:           |                          |                          |                                     |                     |                          |                  | Date:                    |     |     |     |     |     |



# Memo

**To:** Gaines Charter Township Planning Commission

**From:** Continental 870 Fund LLC (“Continental”)

**CC:** Gaines Township Planning and Zoning Staff

**Date:** March 12, 2025

**Re:** Authentix Gaines – Preliminary PUD Resubmittal

---

## Request

On January 23, 2025, Continental presented a proposal for a 360-unit Authentix community in Gaines Township, seeking Preliminary PUD approval. During the meeting, the Planning Commission tabled the decision, requesting certain modifications related to site design, community amenities, and proposed public benefits.

Continental returned to the Planning Commission on February 27, 2025, with an updated proposal addressing the concerns raised by Commissioners in the prior meeting. However, the Planning Commission tabled the decision again due to additional concerns related to the revised submittal materials.

Continental has refined the proposal in collaboration with Township Staff and the Township Supervisor to directly address the Planning Commission’s feedback. This memorandum outlines the latest updates, and Continental respectfully requests approval of the Preliminary PUD at the March 27, 2025 Planning Commission meeting.

## Site Plan Enhancements

Building on the improvements introduced on February 27, the most recent site plan revisions enhance the required public benefit, increase accessibility to preserved open spaces, and reduce the overall unit count. Key updates include:

### 1. *Public Park*

The revised site plan incorporates an approximately 5-acre public park, featuring publicly accessible parking and an integrated walking path (see ‘**Preliminary Site Plan**’ enclosed). This enhancement strengthens the community’s recreational amenities while fulfilling the PUD’s public benefit requirement. The park has been strategically designed to complement the surrounding natural environment and encourage active community engagement.

### Park Dedication Considerations

At the previous Planning Commission meeting, concerns were raised regarding the Township’s ability to accept and maintain the proposed park. Continental has engaged in preliminary discussions with Township Staff and the Township Supervisor regarding park programming, dedication logistics, and long-term operations.

If Preliminary PUD approval is granted on March 27, 2025, Continental will present the park dedication proposal to the Township Board to establish the park's framework. Following this discussion, Continental will incorporate any necessary refinements before seeking a Final PUD recommendation for approval from the Planning Commission, and ultimately, final approval from the Township Board.

## *2. Reduced Unit Count & Increased Open Space*

To better align with the pastoral character of Gaines Township, Continental has reduced the total unit count from 360 homes to 336 homes and reduced the overall residential building count from fifteen buildings to fourteen buildings. The reduction preserves additional open space while maintaining a well-balanced mix of housing options that meet market demand. This adjustment ensures a lower density development while maintaining the community's functionality and design integrity.

## **Building & Architectural Enhancements**

Since last month's meeting, Continental has further refined the clubhouse design along Hanna Lake Road to better align with the architectural character of the overall community (see '**Preliminary Clubhouse Design**' enclosed).

Key clubhouse improvements include a more spacious layout to enhance tenant usability, enhanced exterior materials for a higher-quality finish, improved façade articulation to create a more visually appealing streetscape and a cohesive architectural style that complements the surrounding residential buildings and enhances the project's overall visual appeal along the public-facing frontage.

## **Conclusion**

The latest revisions to the Authentix Gaines proposal directly respond to the Planning Commission's feedback while maintaining key design elements that enhance community livability, functionality, and aesthetics. In addition to the newly proposed public park, clubhouse redesign, and reduced unit count, the project continues to incorporate several previously presented amenities, including:

- A clubhouse open 7 days a week, featuring a large gathering room, 24-hour fitness center, kitchen, coffee bar, and an on-site property management and leasing office.
- Resort-style pool and sundeck adjacent to the clubhouse.
- Open spaces, natural landscaping, community gathering areas and an abundant network of internal walkways that enhance pedestrian connectivity and encourage neighbor interactions.
- Pet-friendly amenities, including a pet washing station and a fenced pet playground.
- A community garden and a disc golf course to promote active living.
- A boulevard entrance for a defined and welcoming arrival experience.
- An enhanced site plan optimizing internal circulation and pedestrian connectivity.
- A layout designed to preserve natural open space while ensuring efficient land use.

Continental remains committed to collaborating with the Township to deliver a thoughtfully designed community that aligns with Gaines Township's vision. We respectfully request Preliminary PUD approval at the March 27, 2025, Planning Commission meeting and look forward to further discussion.

## **List of Enclosures**

Preliminary Site Plan

Preliminary Clubhouse

Resident Building Architectural Elevations (*previously included in 2/27/25 submittal*)

Authentix Community Photos (*previously included in 2/27/25 submittal*)



LEGEND

- 1 CLUBHOUSE
- 2 DOUBLE-SIDED MONUMENT SIGN
- 3 MAIN ENTRANCE BOULEVARD
- 4 DEDICATED PARK PARKING LOT
- 5 MAIL KIOSK
- 6 TRASH ENCLOSURE
- 7 CREEK CROSSING
- 8 BUILDING SIGNAGE
- 9 GROUNDS BUILDING
- 10 PET PLAYGROUND
- 11 FIRE PIT
- 12 PERGOLA
- 13 COMMUNITY GARDEN

SITE DATA

|                 |                 |                 |
|-----------------|-----------------|-----------------|
| UNITS           | DENSITY         | TOTAL SITE AREA |
| 336             | 8.27 D.U. / AC. | 40.63 ACRES     |
| SURFACE PARKING | COVERED PARKING | TOTAL PARKING   |
| 559             | 48              | 607             |



PRELIMINARY SITE PLAN









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| <b>Continental<br/>Clubhouse</b>      |              |
| <b>FIRST FLOOR PLAN -<br/>OVERALL</b> |              |
| Project number                        | PROTOTYPE    |
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| Checked by                            | CP           |
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Continental  
Clubhouse  
FIRST FLOOR PLAN

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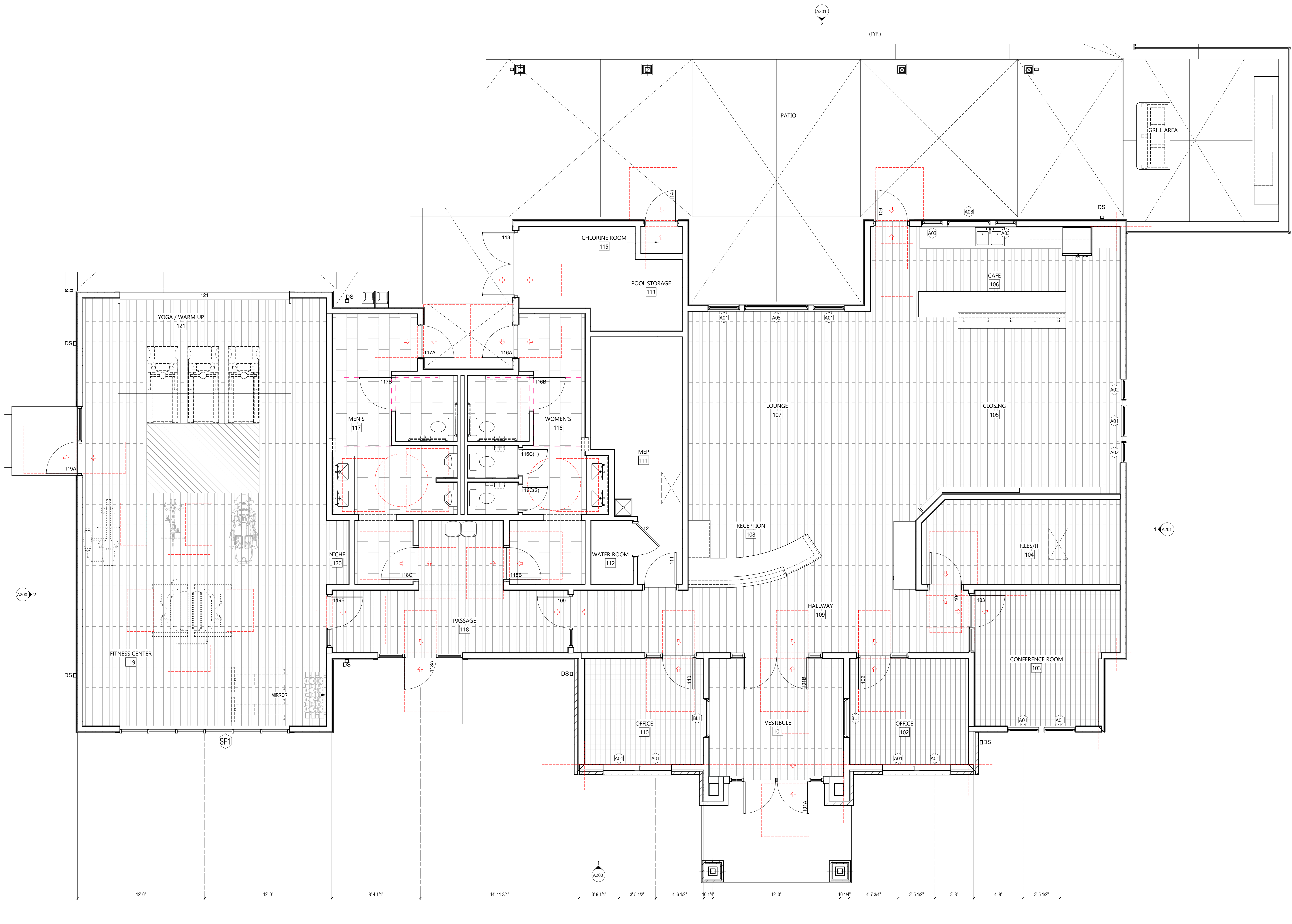
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1 FIRST FLOOR PLAN - CLUBHOUSE  
1/4" = 1'-0"





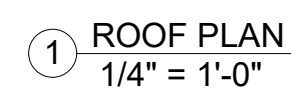
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ROOF PLAN

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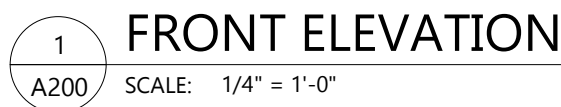
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## Continental Clubhouse EXTERIOR ELEVATIONS

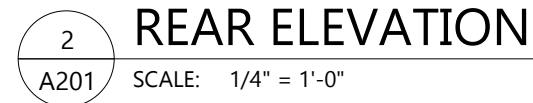
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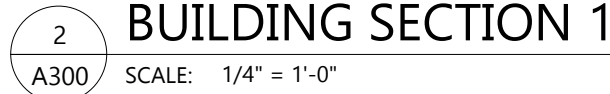
# Continental Clubhouse EXTERIOR ELEVATIONS

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Continental  
Clubhouse

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**RESIDENTIAL BUILDING PERSPECTIVE RENDERING**







Front Elevation



Front Elevation

Previous Elevations



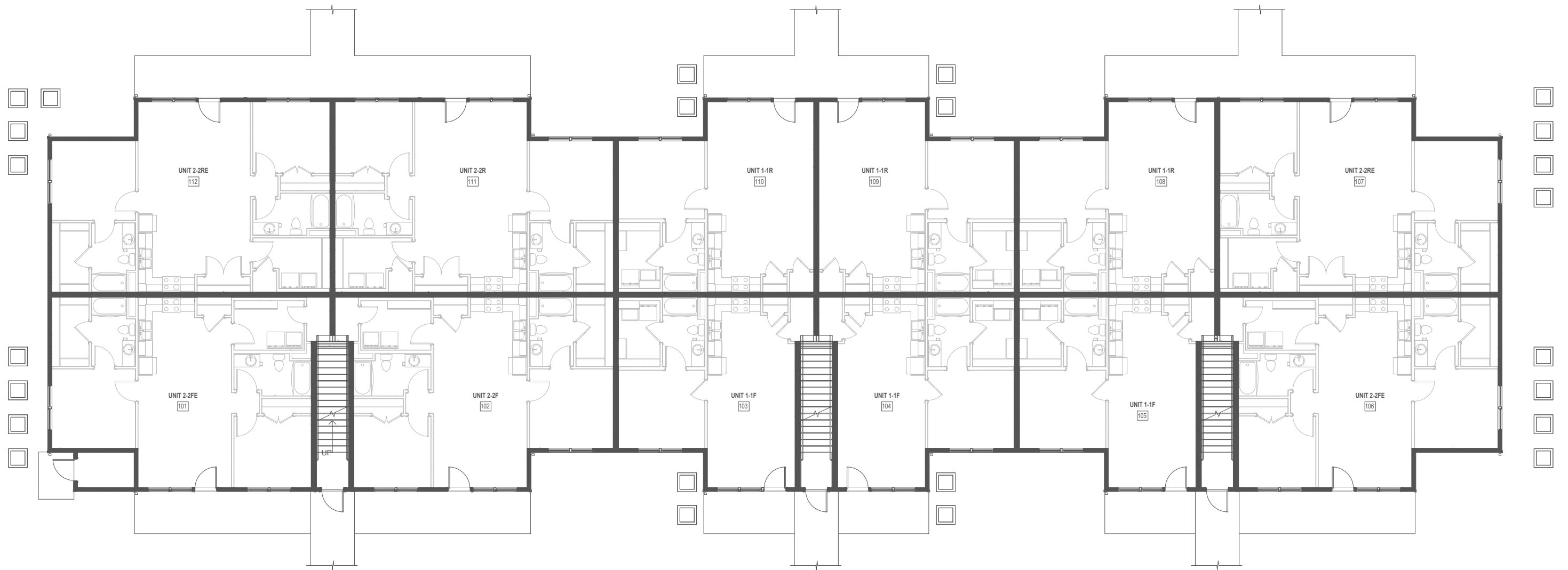
Front Elevation



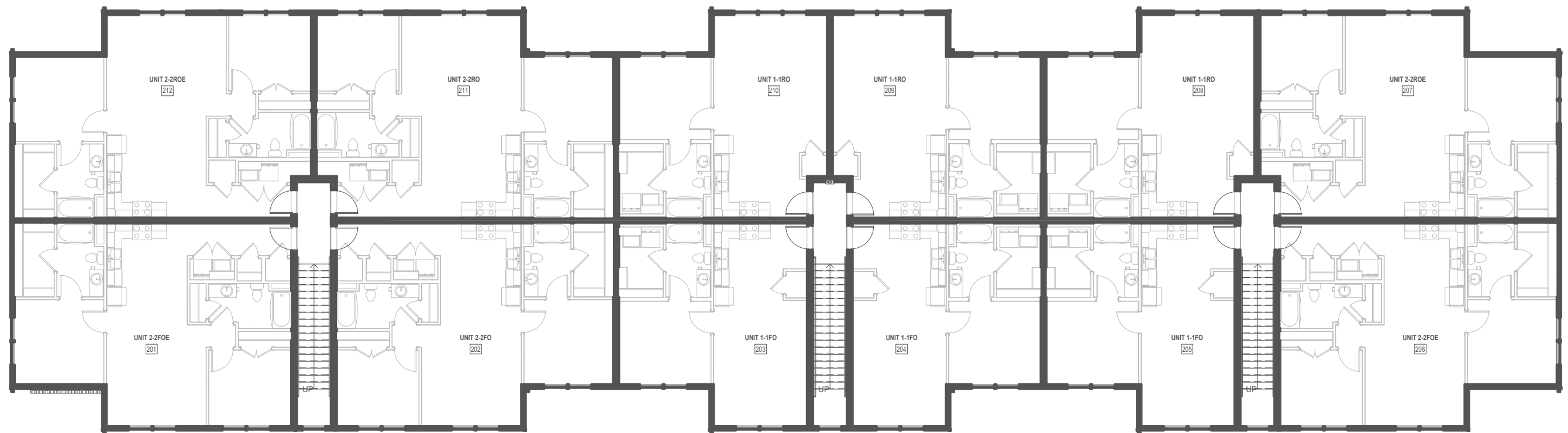
Front Elevation

Revised Elevations





RESIDENTIAL BUILDING FLOOR PLAN - TYPE A - FIRST FLOOR



RESIDENTIAL BUILDING FLOOR PLAN - TYPE A - SECOND FLOOR



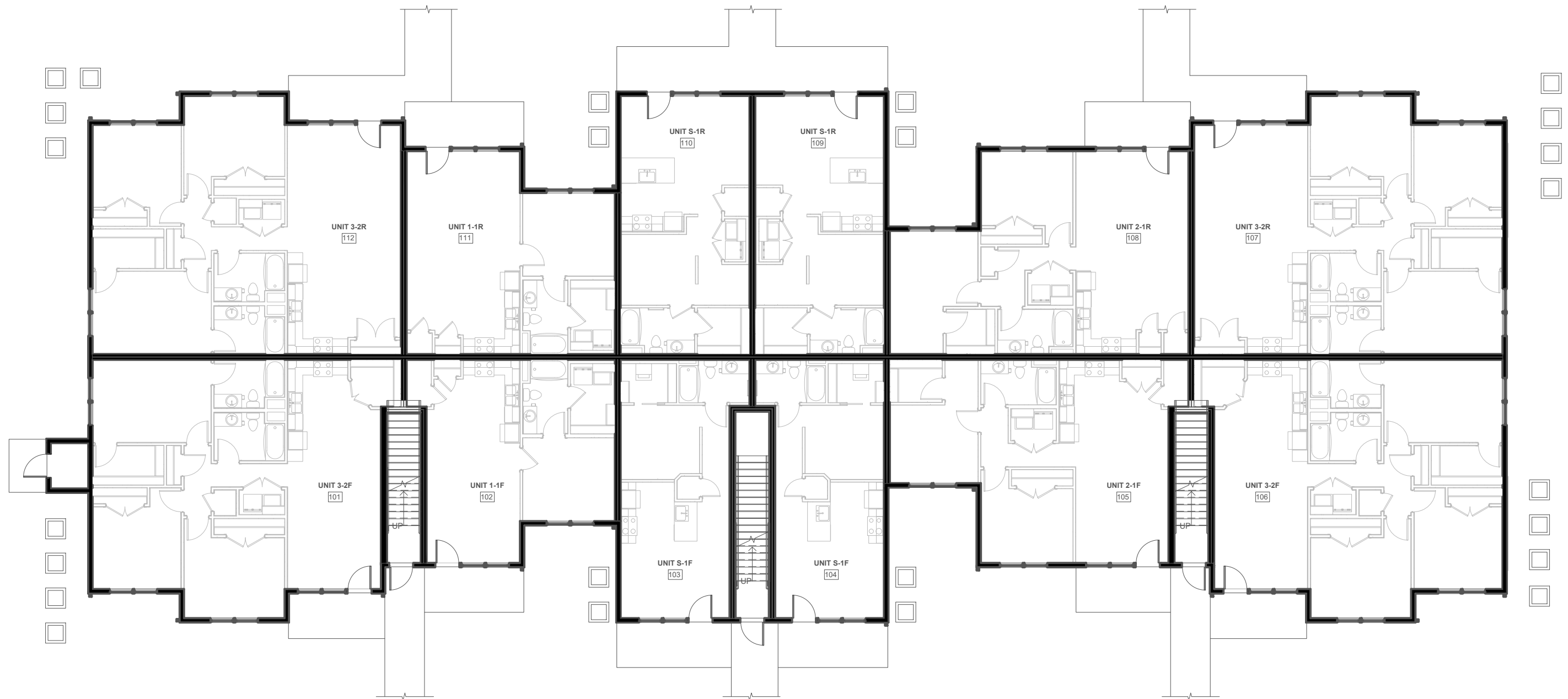


Previous Elevations



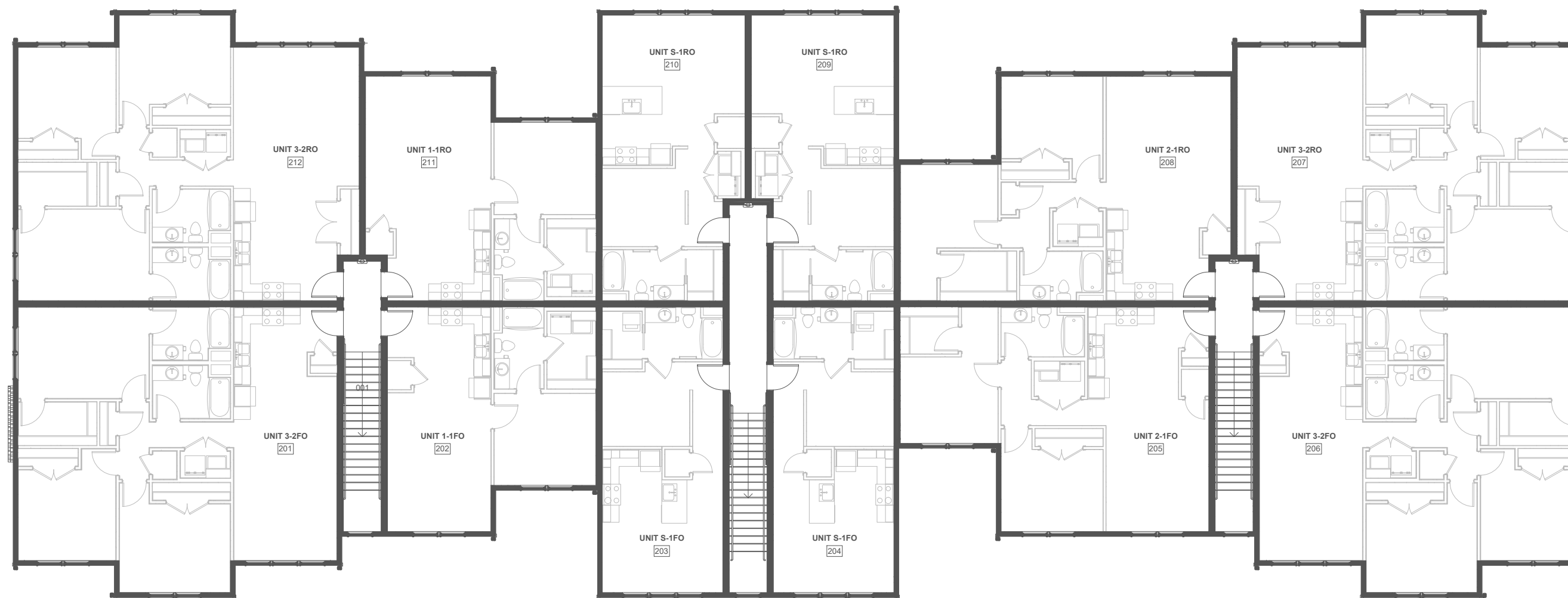
Revised Elevations





RESIDENTIAL BUILDING FLOOR PLAN - TYPE B - FIRST FLOOR





RESIDENTIAL BUILDING FLOOR PLAN - TYPE B - SECOND FLOOR



welcoming  
COMMUNITY CLUBHOUSE

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**AUTHENTIX GREELEY**  
📍 GREELEY, CO





# resort-style SWIMMING POOL





# resort-style SWIMMING POOL

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**AUTHENTIX CEDAR GROVE**  
FAIRBURN, GA



# 24-hour FITNESS CENTER

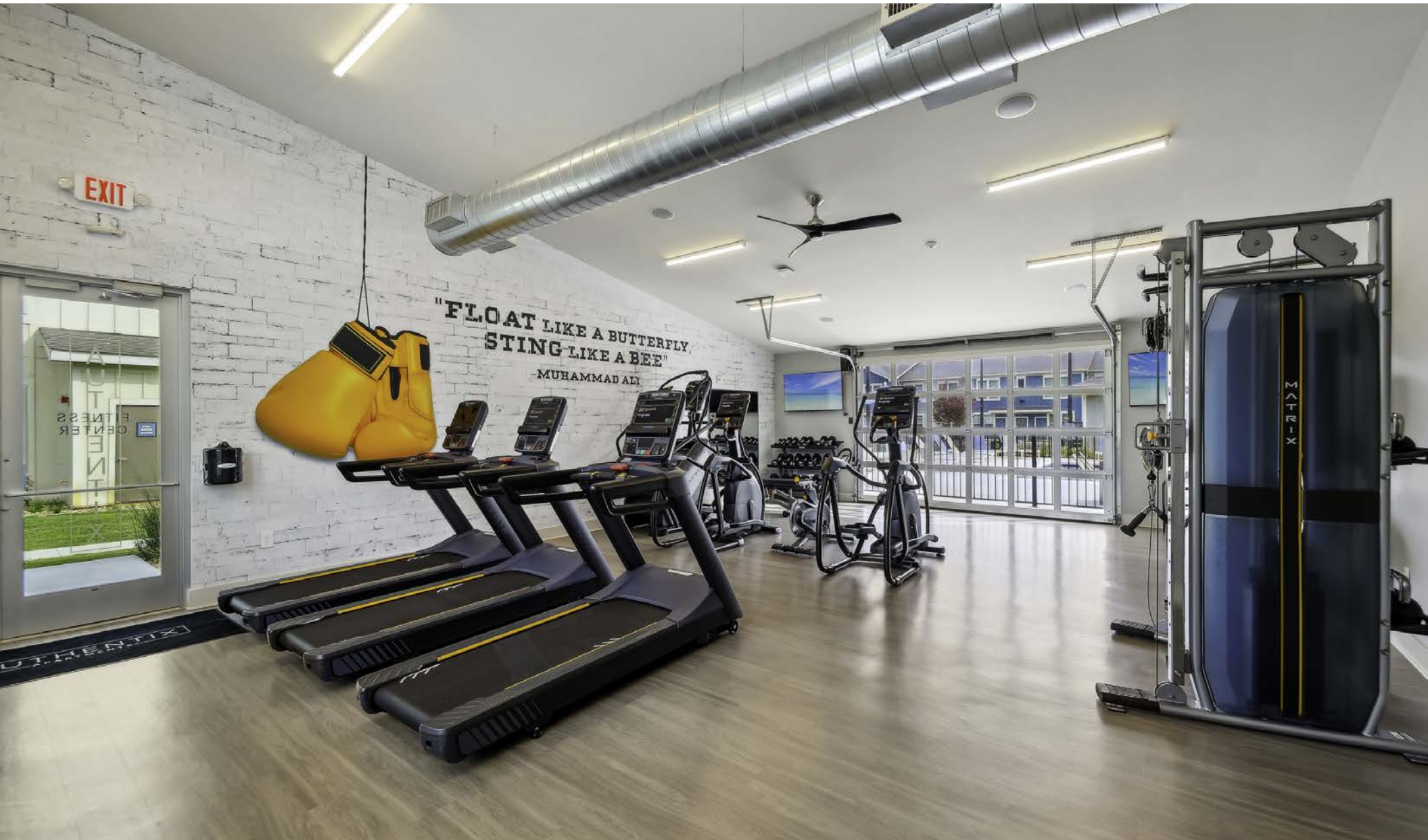
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# 24-hour FITNESS CENTER

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**AUTHENTIX CEDAR GROVE**  
FAIRBURN, GA





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leash-free  
**PET PARK**





# stunning yet practical COMMUNITY SPACE

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# stunning yet practical COMMUNITY SPACE

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connection-driven  
**COMMUNITY DESIGN**





# garden-style COMMUNITY DESIGN

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**AUTHENTIX QUINCY STREET**  
HOLLAND, MI





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beautifully crafted  
**APARTMENT EXTERIORS**



**AUTHENTIX GREELEY**  
📍 GREELEY, CO





# signature TOWNHOME LIVING

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thoughtful & convenient

# COMMUNITY AMENITIES

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thoughtful & convenient

# COMMUNITY AMENITIES

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thoughtful & convenient

# COMMUNITY AMENITIES

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# sleek modern INTERIORS



# open-concept LIVING SPACE





# energy-efficient APPLIANCES





# energy-efficient APPLIANCES





# spacious & serene BEDROOM SUITES

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spacious & serene

# BEDROOM SUITES

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**AUTHENTIX CEDAR GROVE**  
FAIRBURN, GA





spacious & serene  
**BEDROOM SUITES**

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**AUTHENTIX CEDAR GROVE**  
FAIRBURN, GA



# ATTACHED BATHROOMS

with soaking tubs

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# ATTACHED BATHROOMS

with soaking tubs

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# large walk-in CLOSETS





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attached & detached  
**GARAGE OPTIONS**



# in-unit WASHER & DRYER

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# in-unit WASHER & DRYER

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