

Minutes of Gaines Charter Township Planning Commission

Regular Meeting Held 7:00 p.m. – Thursday, November 16th, 2023

Township Board Room - 8555 Kalamazoo Ave. S.E. Caledonia, MI 49316

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

ABSENT: None

STAFF PRESENT: Dan Wells, Community Development Director

Kim Triplett, Executive Assistant

I. CALL TO ORDER AND ROLL CALL – 7:00PM

II. Consideration of Meeting Minutes

a. Consideration of the October 26th, 2023, Planning Commission Regular Meeting Minutes

Motion by Haagsma to approve the minutes subject to the addition of the information of who made motions and 2nd them.

2nd: B Waayenberg

AYES: All

NAYS: None

ABSTAIN: NONE

MOTION CARRIED

III. Inquiry of Conflict of Interest - NONE

IV. Public Comment - NONE

V. New Business

1. Public Hearings

a. 7979 Kalamazoo Ave. SE– Special Use Permit

Special Land Use permit and site plan amendment for two building additions at South Christian High School; a 22,000 square foot education wing and 1,800 square foot building expansion for storage.

Aaron Mecker of South Christian High School spoke regarding the need for an addition at the school.

The existing building school was built in 2019. At that time classrooms were built to hold 700 students (had 600 at that time), with the gym and food service areas built to hold 1,200 students.

As of 2022 there were over 900 students. Plans for the addition will add 8 more general classrooms, 3 special education classrooms, and 1,800 feet of dry storage.

Jeff Van Laar of Excel Engineering spoke, giving more details. The addition will be

Planning Commission Meeting Minutes – November 16, 2023
at the NE corner of the existing building. He noted that they plan on tying into existing public utilities, new utilities will not be needed.

The area currently has 610 parking spaces, which should be sufficient. Although the building can hold more than that, all areas are not used at the same time, so the existing parking spaces will be sufficient.

They have worked with Brett Holmes and the Fire Department approves the current plan; they have no concerns.

Public services and facilities, police and fire protection, drainage structures, water and sewage facilities, will be extended to the proposed special use and will not exceed load capacities. Internal plumbing will be addressed at the proper time.

Signage – Considering school logo on sign/building on the north face of wall – existing sign is 32 sq feet (can be larger). Only one sign is allowed per street frontage. Any new wall signage will be reviewed by staff and an appropriate approval process determined at the time a sign permit or a variance is needed.

Wells advised the plan complies with all specific use requirements. It complies with the Township Master Plan. The site plan must comply the 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. This is a minor addition. Improvements do not require landscaping requirements. From the plans submitted, the existing trees planted in the area will not be removed. If during the construction trees need to be removed, they will be either moved and replanted, or new trees will be planted to replace them.

Lighting – They will need to install wall pack lighting above egress doors per code. There is also some desire for modest uplighting at the end of the building, but lighting plans have not been fully developed. Plans must be approved prior to issuing building permits.

After review there appears there are no major issues at this point. They Will be adding sidewalk to the north side of the building so it will go around The entire building.

Drainage – Plans must conform with the Kent County Drain commission's surface water drainage standards and the Township's stormwater ordinance.

Staff recommends approval of special use permit and sit plan with the conditions listed.

Chair declared public hearing open – no one in attendance wished to speak
Chair declared public hearing closed.

Motion: Motion by R Wiersema to approve the special land use permit and site plan for South Christian High School expansion, with the following conditions:

1. Waive excess parking requirements and permit the additions with the

current 610 parking spaces.

2. Any trees or shrubs removed due to construction activities shall be moved and replanted or replaced with other trees or shrubs in proximity to the removal.

3. The applicant shall submit a lighting plan for the addition that complies with lighting regulations under the zoning ordinance prior to applying for building permits. Staff shall review the lighting for zoning compliance.

4. 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

2nd: B Waayenberg

AYES: All

NAYS: None

ABSTAIN: NONE

MOTION CARRIED

b. Hoffman Meadows Phase II– Tentative Preliminary Plat

Fifty-five single family detached home lots on 46.58 acres

Tentative preliminary plat review – Chris Hoffman of Bosco Construction present.

Phase II of Hoffman Meadows is 15.36 acres and includes 55 single-family lots and is under development. Currently working with the county regarding drain system.

Wells stated he has met with the Fire Department; the area will connect with Crystal Meadows – Cornerstone Estates.

Wells explained the process from tentative preliminary plat review, then preliminary plat review, then final plat review. This process ensures everything is in line with the zoning ordinances. This process will allow one year to get required agency approvals, and two years to build (R-10 zoning) 55 single-family detached dwellings, numbered 41 through 95.

The Planning Commission approves the 4:1 depth-to-width ration waiver for lot 65.

There will be a variety of models, landscaping requirements are being met, there will be sidewalks, streets lights will be installed, and a special assessment district will be created. Public utilities, water/sewer (needs to be reviewed by engineer), cable, electric, gas, etc.

Staff recommends approval with conditions.

Chair declared public hearing open:

Leon Pratt – 2490 Crystal Meadows

Mr. Pratt stated they live in the last lot next to lot 77.

Issue # 1: Very dry rye grass was planted. They are worried about fireworks etc.

Planning Commission Meeting Minutes – November 16, 2023
starting a grass fire. He has spoken to the fire department.
Wondering if they will be planting anything green.

Issue # 2: There are four wheelers and dirt bikes using the undeveloped areas. He did not call the law because they left. There were signs at one time, but they have been removed. When will the road connect – 1 ½ to 2 years until there are buildable lots, but probably next summer. He is worried about theft and vandalism if they build the streets too early.

Issue # 3: Construction workers cause a lot of congestion. They will block roads, mailboxes, driveways, fire hydrants, etc. He would like to see them use a separate entrance.

Comment: Asked if the Dutton Fire Department just got a new truck – yes. Wondering why there wasn't a public event (like a parade) held. Wells advised that there have been several community events where the truck has been on display.

Chair declared Public Hearing Closed

Planning Commission comments:

Wells: Staff commented that the roads are public so they can be used by anyone.

Haagsma: Asked if the moratorium on RL-10 had been lifted. Staff advised yes it had.

Chair asked if there was a motion.

MOTION BY HAAGSMA TO ADOPT THE RESOLUTION REGARDING THE TENTATIVE APPROVAL OF THE PRELIMINARY PLAT BE APPROVED, ALONG WITH GRANTING OF THE DEPTH-TO-WDITH WAIVER FOR LOT 65.

CONDITIONS ARE:

1. The applicant shall confirm lot width compliance for all lots within the Plat.
2. Staff shall confirm that no less than five house models that meet the requirements of the GCTZO Section 6.4 A are built within the plat.
3. Staff shall enforce the street tree requirement of the GCTZO Section 16.13 A at the time of building permitting.
4. The applicant shall update the plan to show sidewalks on both sides of the public street throughout the entire development.
5. The applicant shall request the creation of a Street Light Assessment District before applying for residential building permits.
6. The applicant shall adhere to all review comments provided by the Township Engineer.

2ND: Rober

ANY DISCUSSION

AYES: All

NAYS: NONE

ABSTAIN: NONE

MOTION CARRIED

2. Items not requiring a Public Hearing

a. 4645 100th Street - Special Use Permit for Home Occupation

Special Land Use request to allow for a home occupation in a residential accessory building in the Agricultural/Agri-Business (A-B) zoning district.

Three individuals approached podium. Will Schneider represented Jennifer & Manue Ranero. He heard the case at the first meeting, met with the Ranero's to discuss environmental matters, including: gas, oil, etc., and wastewater. They also discussed the number of employees that would be added, and hours of operation.

There is not an existing drain. They walked the creek, took the top off of the drain and it was not a drain, it was just dirt.

The Ranero's have changed their plans. The detailing business would be for interiors only. There will be no large amounts of water, no gas/oil/chemicals, and no additional employees. Only equipment will be a shop vac. They will also have one car from the dealership there at a time. They will bring a car in, detail the interior and it will be removed that day.

Wells advised this project meets all the standards. There was a concern regarding wastewater, the fact that they have no drain, etc. As they will no longer be doing engine cleaning, these matters resolved themselves. Additionally, per the applicant there will be no carports or employees, as originally planned.

The plan is permitted commercial use. The square footage cannot be more than 25% of the main building, which it is not. There does not appear to be any negative affect on the area.

Billips – No issues

Rober – soap and water run off into the ground, does not like that.

Wiersma – No concerns

Waayenberg – No extra buildings, no employees, no noise issues, etc. one car at a time is not much different than washing your own car at home.

Haagsma – No issues

Thomas – No building, only the existing pole barn which sits back off the road. No concerns.

Billips – Asked applicant if they lived on the property – answer is yes.

Haagsma – Appreciates they came in for permission to do this.

Motion by Haagsma to approve the special use with the listed conditions:

- Hours of Operation shall not exceed Monday through Friday 8 AM – 5 PM.
- (If still requested) accessory buildings shall be fully enclosed at all times when storing vehicles and/or equipment related to the home occupation.
- There shall be no more than one (1) vehicle related to the home occupation stored on the premises at one time, and the vehicle stored on-

Planning Commission Meeting Minutes – November 16, 2023
site related to the home occupation must be within a fully enclosed structure.

- Detailing work shall be restricted to interior cleaning only, and no wastewater or waste chemicals will be generated by exterior or engine washing.
- No detailing will be undertaken by anyone other than the owners of the property. • Cleaners used will be “household cleaners”, and not stored in large quantities.
- Vacuum cleaning shall be restricted to a standard shop vac.

2ND Wiersema

ANY DISCUSSION

AYES: Thomas, Billips, Waayenber, Haagsma, Giarmo, Wiersema

NAYS: Rober

MOTION CARRIED

3. Site Plan Review

None

VI. General Discussion

Wells advised items on the December agenda:

1235 100th Street SE – special Use Permit and Site Plan

9625 East Paris Avenue – special Use Permit

2024 Meeting Schedule

7610 Division Avenue – request for rezone

9050 Kalamazoo Avenue – ratio waiver request for land division

6729 Hanna Lake Ave., SE – Dutton Christian Elementary

VII. Adjournment

Motion by Waayenberg to adjourn

2nd by Wiersema

AYES: All

NAYS: NONE

MOTION CARRIED

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.

CERTIFICATION:

I hereby certify that the above is a true copy of the minutes from the November 16, 2023, 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,

A handwritten signature in cursive script that reads "Lani Thomas". The signature is written in black ink and is positioned above a horizontal line.

Lani Thomas,
Secretary

Gaines Charter Township Planning Commission

Date December 15, 2023

