

Minutes of the Gaines Charter Township Planning Commission
Regular Meeting Held October 26, 2023, at 7pm
8555 Kalamazoo Ave., SE, Caledonia, MI 49316

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

MEMBERS ABSENT: Giarmo (with notice)

STAFF PRESENT: Dan Wells, Community Development Director

I. CALL TO ORDER AND ROLL CALL

7:02PM

II. CONSIDERATION OF MEETING MINUTES

Page 7 – Member Wiersma regarding multifamily buildings must have a larger setback when adjacent to a park or open space.

MOTION: Motion by Waayenberg support by Thomas to approve the September 28, 2023, regular Planning Commission minutes including Member Wiersma's comment regarding set back.

DISCUSSION: NONE

AYES: All

NAYS: NONE

ABSTAIN: NONE

DECISION: MOTION CARRIED

III. INQUIRY OF CONFLICT OF INTEREST - NONE

PUBLIC COMMENT:

Ryan Mosely – 451-453 72nd Street

Concerns regarding project being across from his duplex unit. Residential driveway across from the new road and unit which will be running 24/7. Spoke with project engineer, Pine Rest representative, the planner, and the road commission. He wants an alternative "Y" alignment available at 72nd and Madison, which isn't being considered. The proposed drive will be directly across from a residential driveway, beginning with the construction of the project, which is expected to be a two-year project.

It is his understanding this alternative is not being considered, and we need to protect residents from the traffic (cars backing out onto road) and headlights, natural bend at 72nd and Madison is a much better placement for the road and would like it to be considered.

Jim & Phyllis Klugiewicz - 7215 Sundale

Neighbors have trimmed grass and done the weed whacking at this area along 72nd, several times a year (create a clear view to fire hydrant), and would like to see Pine Rest do it, and would like to know how tall the fence will be.

Tim Olexa - 7243 Sundale

Pine Rest has been there a long time, and the relationship has been good. Mental health is a hot button topic now. Why should we hide the facility is the question, he doesn't feel it needs to be hidden, should place entrance at 76th street so it is not hidden.

Alicia Johnson - 7251 Sundale

Wants to know how far they are building into the woods, wondering about the lights and traffic. Should they build a hospital in a residential neighborhood, and driveway location doesn't make sense. Need to have an area to enter/exit via area where traffic can flow in and out off of 76th Street, and not disturb residential area.

Jeff Bergeron - 547 72nd Street

Concern is the location of the proposed road. Pine Rest states it is for caring and compassion, but it goes beyond the people in the building, it carries over to the people in the community. Need to find common ground to benefit everyone. Please consider relocation of road (entrance/exit). Need to find common ground.

IV. New Business

1. Public Hearings

a. 6646 Paris Ave SE – Special Use Permit

Special Land Use request to allow for a 240 square-foot addition to an existing accessory building, for a total of 880 square feet of residential accessory buildings on the property, located in the Residential (RL-10) zoning district.

Mrs.(Sandra) Lewis – Needs to replace a lean-to which is deteriorating. She was told they need a special use permit; this is not a pole barn it is a shed, doesn't understand what the problem is.

Planner Wells stated exact measurements and they are only allowed so many square feet on their size lot. Special use is for additional square footage. Originally was going

Planning Commission meeting Minutes – October 26, 2023
to add onto north wall and it would violate the setback, planner figured out how to add to the south side which will keep it out of the setback. Staff reviewed and found it meets all standards.

It is being built for extra storage. Meets all codes (setbacks, etc.), no adverse impacts.

Staff recommending approval with height and architectural character requirements.

Member Waayenberg says it looks like the building is on the north side, it's confusing. Wells stated it is being lined up with roof line so it will be on the south side, diagram is not clear.

MOTION: Motion by Waayenberg support by Thomas to approve the special use permit with the condition of height restriction (16ft.) and architectural character requirements being met.
DISCUSSION: NONE
AYES: All
NAYS: NONE
ABSTAIN: NONE
DECISION: MOTION CARRIED

2. Items not requiring a Public Hearing

a. Zoning Ordinance Text Amendment – R-3 / R-4 Zoning Districts

Zoning text amendment proposal to repeal Chapter 7 of the Gaines Charter Township Zoning Ordinance and replace it with a new Chapter 7,

Summary of Changes:

Made a few changes, which are in the bullet list in packet.

Added language to description and purpose, giving a better idea of what the intent of the language is.

The porch depth has been changed to a minimum depth of 5 feet (was 6 ft.).

Transparency requirement was at 15 %, 15% is hard to meet, it has been changed to 10%, will apply to all facades. Vinyl siding on all facades must be medium grade.

Minimum single-family detached house lot size to 6,500 feet, lot width of 50 ft. Terrace homes would require a PUD. Trying to get a mix of housing.

Apartment setbacks should be greater for 3 stories than 2 story has been the conversation, subcommittee landed on 150 feet (3 stories tall).

We currently have a 50 ft setback in certain circumstances. Do we want the two setbacks, or 150 ft across the board?

Same requirements for transparency(10%) and siding requirements as listed above.

Green area requirements are high, lower to .01 acre per unit and cap at 1.5 acres. Suggested amenities – table in packet, 1.5 acres maximum requirement. Does it include undeveloped land – no, not at this time. Developers want it to include undeveloped land – Planner does not agree.

MOTION: Motion by Waayenberg support by Wiersma motion to move this off the table for further discussion.

DISCUSSION: NONE
AYES: All
NAYS: NONE
ABSTAIN: NONE
DECISION: MOTION CARRIED

Bullet list:

Description – nothing to discuss

Porch – reduction to 5 ft from 6ft - good

Transparency – 10% is typical (per façade – including apartments)

Setback – 150 feet is good for 3 story units - makes the building not as intrusive

Open Space – does it mean “park”, need to define so no confusion. Will be defined in the ordinance.

Open space – calculation (.01) seems to be ok. Do we need a minimum? But calculation with cap is a good way to go. Comparable to Cooks Crossing-smaller than what this will be. Alexander Trails had plenty of built in open area. OK that undevelopable land does not count toward calculation.

Setbacks: Apartment building that backs up to office/service/commercial business – should the 150 ft setback apply? Can include/disinclude certain situations, can be crafted to meet whatever they think. Any change they will need a PUD. Will be 150 ft. for three stories. Discussed various areas where three story apartments exist.

MOTION: Motion by Haagsma support by Wiersma motion to recommend approval to Township Board with the changes (setbacks, 10% transparency, 150 ft. for three story buildings, open space requirements, minimum size of single-family home).

DISCUSSION: NONE
AYES: All
NAYS: NONE
DECISION: MOTION CARRIED

3. Site Plan Review

a. 377 76th Street SE & 410 72nd Street SE – Pine Rest Pediatric Center for Behavioral Health

Consideration of a site plan to allow for the construction of a 135,000-square-foot pediatric center with 66 beds, parking lot installation, lighting, and landscaping.

Mr. Mosely's letter was delivered to the Planning Commission.

New Version of site plan – eliminated 20 parking spaces, added landscaping to add more privacy, increased trees, and plantings, added sidewalk (72nd street right of way), lighting – reduced 4K to 3500K lighting, would like to keep it at 4K lighting, remove existing fence and install new chain link fencing, new building renderings show visual impact from the street.

Two stories on east side, one story on west side, sort of a step design.

Reviewed lighting/fencing/etc. via drawings supplied. (Make sure lights point down – not across the property).

Jack Barr - Representative from Nederveld discussed the changes Planner already recapped. Outside activities area was also changed. Truck bay- is a good location to turn around and serve emergency vehicles. Will also be used for trash compactor(s).

Tree line along east property line is staying and being added to, this will help. Fence will be 4 foot chain link. Will be open link (no slats).

Planner asks- Does the Planning Commission feel chain link is a good idea for this area. Would solid fence add privacy? There will be 120 feet from the project to the back side of the homes. Screening will help. Vinyl fence would be good for truck bay area, it can be noisy. That area is only concern, rest is good with buffers and elimination of parking spots. Representative from Pine Rest was asked about a solid fence for visual and sound for the truck bay/trash compactor area. This would work, would eliminate some of the lights coming from that area, and sound.

SE parking lot – planting is good idea but feels that area is too close to residential area, would like to see that area moved.

When the expansion is started, the entrance will be off 76th Street.

Road Commission reviewed the area, there were two options. Currently requested and one at the curve. The curve location would cause traffic issues due to it being unclear who has right-of-way during entry and exits, that is why it was placed where it was.

MOTION: Motion by Haagsma support by Waayenberg to approve the site plan under the conditions they have received outside agencies approvals, and they comply with fencing by the truck bay area.

DISCUSSION: NONE

AYES: All

NAYS: NONE

ABSTAIN: NONE

DECISION: MOTION CARRIED

b. 4490 60th Street SE – Alliance Beverage

The applicant requests site plan approval for a 100,250-square-foot (S.F.) warehouse in addition to the existing 270,000 S.F. building.

Representative for Alliance Beverage – Megan Connelly – existing 270,000 sq ft bldg. with parking (2014) has public utilities. Described new warehouse, truck parking, and landscaping (existing gives good screening at front).

These plans don't show one additional bay for a truck, which was shown to the Commission on drawings. Grading will be improved.

Signage? Will be just like existing signage.

Landscaping – curious about black walnuts. This would be a good choice for this area.

Planner recapped – this was part of the original plan, right now they have 5K lights planned, would they be willing to go down to 4K? - YES

They meet all the standards, fire inspections, etc. Staff recommends approval.

MOTION: Motion by Waayenberg support by Haagsma positive approval of

site plan review of the expansion of 4490 60th Street SE with compliance to all existing conditions and they consider lowering the lighting.

DISCUSSION: NONE
AYES: All
NAYS: NONE
ABSTAIN: NONE
DECISION: MOTION CARRIED

V. General Discussion

Planner reviewed what is on next month's agenda:

Hoffman Meadows – preliminary plat for 2nd phase. Planner thinks they need to get tentative preliminary first, he will review.

Expansion at South at Christian High School

Home occupation detailing business – received another letter, but no engineering plans, no drain so would have to be non-washing plans.

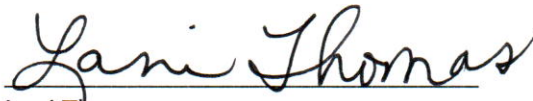
VI. Adjournment

8:35 PM

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,



Lani Thomas,

Secretary

Gaines Charter Township Planning Commission

Date: December 17, 2023