

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

Tentative Agenda

7:00 p.m. – Thursday, November 21, 2019

- I. **Call to Order and Roll Call**
 - II. **Consideration of Agenda**
 - III. **Consideration of Meeting Minutes**
October 24, 2019 – Regular Meeting Minutes
 - IV. **Inquiry of Conflict of Interest**
 - V. **Public Comment on Non-Agenda Items**
 - VI. **New Business**
 - 1. **Ordinance Amendments**
 - a. **Amendment to Chapter 10 Planned Unit Development Zoning Districts**
First read for a proposed amendment to remove minimum lot size for General Use Planned Unit Developments.
- VII. **Unfinished Business**
- VIII. **General Discussion**
 - 1. **Discussion Pertaining to Proposed Developments**
 - 2. **Master Plan Discussion**
- IX. **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.

Memorandum

To: | **Gaines Charter Township Planning Commission**
Date: | **November 15, 2019**
From: | **David M. Jirousek, AICP – Horizon Community Planning**
RE: | **Master Plan Update: Goals and Principles**

Overview

As a part of the Master Plan update, we are combining the goals, principles/objectives, and implementation strategies of many past Township planning efforts. The proposed Master Plan update will be divided into the following topic areas: neighborhoods, land use and development, mobility, community facilities and utilities, and economic development. Goals, principles, and objectives have been transferred from each of the past plans to the five topic areas.

- *Goals- The ends toward which the planning effort is directed; the vision of the desired future of the Township.*
- *Principles- Guidance for decision-making to achieve desired outcomes. Description of the Township's intent regarding land use and related issues.*

Below, please find the first draft of the goals and principles. Once consolidated under the topic areas, repetitious and outdated principles were deleted. Further, the principles were edited for clarity and appropriateness. These statements will continue to be refined, revised, and supplemented based on upcoming conversations and Planning Commission review.

Neighborhoods

Proposed Goal: Gaines Charter Township will have a diversified and quality housing stock, and developments will accommodate differing housing preferences, lifestyles, and needs while prioritizing natural resource preservation.

Proposed Principles:

1. Promote the preservation of natural features and innovative land use concepts such as cluster residential developments.
2. Encourage quality housing types and sizes for all age groups and income levels.
3. Ensure that residential developments are visually attractive and environmentally sustainable.
4. Promote mixed-use developments, mixed-use buildings, attached housing, and traditional neighborhood development patterns to provide a range of housing choices to attract workers to the area.

Land Use and Development

Proposed Goal: Priority land development areas will be focused on areas served by existing infrastructure and utilities, and through incremental and phased expansions while providing sensitive transitions to essential natural areas and agricultural lands.

Proposed Principles:

1. Preserve and enhance the natural features of Gaines Township while encouraging the sustainable development of the Township.
2. Encourage high quality residential and non-residential development that minimizes the negative impact on neighborhoods and natural features.
3. Encourage the revitalization of viable village centers that serve the convenience needs of the population within the trade area by supporting small business owners.
4. Provide planned areas within the Township for new commercial development for those types of commercial uses that cannot be located in the village centers and serve the regional market.
5. Provide adequate buffering between industrial uses and residential uses and promote higher standards for larger-scale commercial and industrial development.
6. Preserve the rural and natural character of areas located outside of commercial, industrial, and suburban development areas.
7. Plan and support a “village center” along 68th Street that builds on the historic character of Dutton, and support businesses, entertainment, dining, cultural, and recreation opportunities within the area to serve the workers and residents.
8. Consider ordinances, guidelines, and incentives for redevelopment that enhance Dutton’s village character and capitalizes on its unique village characteristics.
9. Ensure that development density and intensity are appropriate to the traffic level of service for 100th Street, Division, Eastern, and Kalamazoo avenues.
10. Limit development on steep slopes, near wetlands, and within woodlands, and promote the preservation of open space, sensitive environmental areas, and habitat.
11. Support integrated and coordinated development of retail, office, and business/technology uses and avoid piecemeal, disjointed development.

Mobility

Proposed Goal. The citizens, workers, and visitors of Gaines Charter Township shall have a diverse set of alternatives for safe travel by foot, bike, transit, and accessible options.

Proposed Principles:

1. Connect parks, regional trails, community facilities, business districts, and residential areas with sidewalks, pathways, and bike lanes for a complete nonmotorized network.
2. Support the increase of public transportation options to serve the increasing population and northeast industrial growth area.
3. Support trails for multiple users, including cyclists, walkers, in-line skaters, and cross-country skiers.
4. Required parks, open space, and pedestrian paths and sidewalks throughout residential, commercial, and industrial/employment areas.
5. Support the completion of the Paul Henry Thornapple Trail.
6. Assess potential traffic calming measures along 68th Street.
7. Require access management for safe ingress and egress to commercial/industrial sites.
8. Improve roads that can provide truck access to the identified industrial areas, and around residential areas and principal shopping districts.
9. Require developments fronting on major arterials to create a secondary road network, which collects residential traffic and allows access to the arterial network at coordinated locations.

Community Facilities and Utilities

Proposed Goal: Cultural, educational, recreational, and community facilities, as well as public infrastructure, will ensure a high quality of life in Gaines Charter Township

Proposed Principles:

1. Provide a system of community facilities to best serve the Township based on an understanding of population trends and development patterns.
2. Maintain and improve the public infrastructure within the village centers and neighborhoods such as sidewalks, lighting, parking, and other amenities.
3. Prioritize sewer and water system upgrades within the existing service area before expanding service area boundaries.

4. Expand sewer and water system only in an incremental and logical manner that does not result in unmanaged suburban sprawl.

Economic Development

Proposed Goal: Gaines Township will expand as a welcoming place for business growth and development to ensure a healthy, sustainable, and diverse economy within the region.

Proposed Principles:

1. Provide an opportunity for high-tech industrial, research and development, medical facilities, and other similar types of uses to promote diversity of the local and regional economic base and land use mix.
2. Encourage businesses to improve and maintain their properties in a manner that promotes the aesthetic appearance of the district.
3. Promote the Township as an attractive place to live and work, as well as a premier location for industry, research, and technology.

Memo

To: Gaines Charter Planning Commission
From: Matt McKernan, Assistant Planner
Date: November 14, 2019
Re: **Proposed Ordinance Amendments for Minimum Required Area for General Use PUDs**

Overview of Request

The Planning Commission heard an informal proposal in July 2019 to construct a gas station on a property located at 3526 & 3530 68th Street in Dutton. The properties are located within the planned commercial district within the Dutton subarea of the Township Master Plan. The Dutton Subarea Plan outlines the following for the commercial area on both sides of 68th Street:

Traditional commercial structures and mixed use buildings with retail/entertainment on the ground floor and offices and/or residential units on the upper floors are proposed. Buildings would define the face of a block and be located near the sidewalk, with parking to the side or rear. A lively, pedestrian-oriented atmosphere is envisioned, with sidewalk dining, entertainment venues, and shops that encourage strolling.

Any parking areas potentially visible from the street would be screened by walls, or a combination of decorative fences, walls, and landscaping. Multiple family residential buildings, or condominiums, would reflect traditional architectural forms and be elevated above the grade of an adjacent sidewalk, if placed near the street; or with access from small courtyards that open to the sidewalk.

The Planning Commission determined that a gas station would be acceptable at this location if it could be built in a manner that conformed to the design guidelines of the Dutton Subarea Plan. While gas stations are allowed by Special Use Permit in the C-2 General Commercial Zoning District, the required setbacks make it impossible to develop the property in a manner that conforms to the Dutton Subarea Plan. The properties cannot be developed as a PUD because they are not of an adequate size to meet the minimum required area for general use PUDs (2 acres).

Staff has determined that the most sensible approach to addressing this situation in the short term is to remove the minimum required area for general use PUDs in Section 10.3 (B) of the zoning ordinance. This will allow the owners of 3526 & 3530 68th Street to create a PUD, and ensure they have the flexibility to develop the properties in a manner that is consistent with the intentions of the Dutton Subarea Plan. The Township will continue to evaluate long term zoning strategies that ensure that Dutton is developed in manner that is consistent with the Township Master Plan.

Proposed Amendment

Chapter 10 Planned Unit Development Zoning Districts

Section 10.3 Eligibility Criteria

Land considered for rezoning to the PUD District must satisfy all of the following requirements:

B. Minimum Required Area:

~~1. General – 2 acres.~~

~~2.~~ 1. Mobile Home Park – 25 acres.

~~3.~~ 2. Industrial or Research Park – 10 acres.

Suggested Action

The Planning Commission should evaluate the proposed ordinance amendment and suggest any desired changes. The Planning Commission should then direct staff to schedule a public hearing on the proposed amendment to Section 10.3 (B) for the December 19 meeting.