

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 January 28, 2016

- I. **Call to Order and Roll Call**
- II. **Consideration of Meeting Minutes**

December 17, 2015 – *Regular Meeting Minutes*
- III. **Public Comment on Non-Agenda Items**
- IV. **Advertised Public Hearings**
 1. **Trinity United Reformed Church Special Use Permit:** Request for Special Use Permit for an Electronic Messaging Center at Trinity United Reformed Church. *File No. 151211DP.*
 2. **Save-A-Lot Rezoning, 6707 thru 6743 Brad Avenue SE:** Request for rezoning of property from RL-10 to C-1 in support of parking lot reconfiguration and construction of a truck dock. *File No. 151223JL.*
 3. **Woodfield Apartments (The Preserve at Woodfield) Special Use Permit and Site Plan review:** Request for a Special Use Permit to allow Land and Company to construct a 176 unit multi-family apartment complex utilizing 16 unit apartment buildings. 6181 Eastern Avenue *File No. 15122DH.*
- V. **General Discussion Items**
 1. **Mini-Storage Expansion, 7610 Division Avenue, Special Use Permit and Site Plan Review:** Continue discussion and action of a request from December 17 meeting to allow for construction of an additional commercial personal storage unit at 7610. Division Avenue. Requires motion to remove from the table. *File No. 151118SG.*
 2. **Chic-fil-A Restaurant, 1545 Edgeknoll Drive, amendment to Crossings PUD and Site Plan Review:** Step 1 Preliminary Plan review for a Major PUD Amendment to the Crossings PUD/Site Plan Review for 4800 sq. ft. restaurant w/ drive through window. *File No. 151228CS*
 3. **Van Andel Center Site Plan Review, Pine Rest Christian Mental Health:** Request for site plan review for an addition to the Van Andel Center on the campus of Pine Rest Christian Mental Health Services. *File No. 151229TE.*
 4. **Save-a-Lot Site Plan Review, 6718 South Division Avenue:** Site plan review for building alteration and parking lot reconfiguration. *File No. 06353001SP*

VI. **Annual Election of Officers**

1. Chairperson
2. Vice Chair(optional)
3. Secretary

VII. Discussion and consideration of Planning Commission Bylaws.

VIII. **Adjournment**

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

Tentative Agenda

7:00 p.m. – Thursday February 25, 2016

- I. Call to Order and Roll Call**
- II. Consideration of Agenda**
- III. Consideration of Meeting Minutes**
January 28, 2016 – Regular Meeting Minutes
- IV. Inquiry of Conflict of Interest**
- V. Public Comment on Non-Agenda Items**
- VI. Advertised Public Hearings**
 - 1. Chic-fil-A Restaurant: Amendment to Crossings PUD and Site Plan Review:** Public hearing for a Major PUD Amendment to the Crossings PUD/Site Plan Review for 4800 sq. ft. restaurant w/ drive through window. 1545 Edgeknoll Drive. - *File No. 151228CS*
 - 2. StoneCo Annual Operating Plan Review:** Annual Review of the Operating Plan for the StoneCo Mineral Removal Operation. 900 100th Street. - *File No. 32-100-012-PUD*
- VII. General Discussion Items**
 - 1. Woodfield Apartments (The Preserve at Woodfield) Special Use Permit and Site Plan review:** Continued review of request for a Special Use Permit to allow Land and Company to construct a 176 unit multi-family apartment complex utilizing 16 unit apartment buildings. 6181 Eastern Avenue. - *File No. 15122DH.*
 - 2. South Creek North Preliminary Plat Review:** Site Plan Review for elements related to approval of request for Preliminary Plat Approval for South Creek North.
-File No. 151112DL
- VIII. Discussion and consideration of Planning Commission Bylaws**
- IX. Adjournment**

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

Tentative Agenda

7:00 p.m. – Thursday March 24, 2016

- I. Call to Order and Roll Call**
- II. Consideration of Agenda**
- III. Consideration of Meeting Minutes**
February 25, 2016 – *Regular Meeting Minutes*
- IV. Inquiry of Conflict of Interest**
- V. Public Comment on Non-Agenda Items**
- VI. General Discussion Items**
 - 1. Chick-fil-A Restaurant: Amendment to Crossings PUD and Site Plan Review:**
Continued hearing for a Major PUD Amendment to the Crossings PUD/Site Plan Review for 4800 sq. ft. restaurant w/ drive through window. 1545 Edgeknoll Drive. - *File No. 151228CS*
 - 2. 2015 Planning & Zoning Department Annual Report**
- VII. Discussion and consideration of Planning Commission Bylaws (Tentative)**
- VIII. Adjournment**

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

Tentative Agenda

7:00 p.m. – Thursday April 28, 2016

- I. Call to Order and Roll Call**

- II. Consideration of Agenda**

- III. Consideration of Meeting Minutes**
March 24, 2016 – *Regular Meeting Minutes*

- IV. Inquiry of Conflict of Interest**

- V. Public Comment on Non-Agenda Items**

- VI. General Discussion Items**
 - 1. Planning Commission Bylaws
 - 2. 84th Street & Kalamazoo Avenue Subarea Plan- Zoning Implementation Steps
 - 3. Non-Motorized Transportation Plan

- VII. Adjournment**

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

Tentative Agenda

7:00 p.m. – Thursday May 26, 2016

- I. Call to Order and Roll Call**
- II. Consideration of Agenda**
- III. Consideration of Meeting Minutes**
April 28, 2016 – Regular Meeting Minutes
- IV. Inquiry of Conflict of Interest**
- V. Public Comment on Non-Agenda Items**
- VI. New Business**
 - 1. Advertised Public Hearings**
 - a. Pine Rest Rustic Market-Special Use Permit Request**
Special Use Permit Request for an outdoor sales tent for the months of July, August, September, and October 2016.
 - b. 1876 Wedgefield Court- Waiver from Crystal Springs PUD Setback Requirements**
Waiver to Crystal Springs PUD to allow an enclosed porch with a 21 foot setback in an area where a 25 foot setback is required.
 - 2. General Discussion Items**
 - a. Swan Chiropractic-Site Plan Review**
Site Plan Review for a 4,015 sq foot orthodontics office located at 1723 68th St
- VII. Unfinished Business- None**
- VIII. General Discussion- None**
- 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.

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

Tentative Agenda

7:00 p.m. – Thursday June 30, 2016

- I. Call to Order and Roll Call**
 - II. Consideration of Agenda**
 - III. Consideration of Meeting Minutes**
June 9, 2016 – Special Meeting Minutes
 - IV. Inquiry of Conflict of Interest**
 - V. Public Comment on Non-Agenda Items**
 - VI. New Business**
 - 1. Advertised Public Hearings**
 - a. 524 Fendale- Special Use Permit**
Special Use Permit request to allow for construction of a 576 square foot detached accessory building in a RL-10 District.
- VII. Unfinished Business- None**
- VIII. General Discussion- None**
- IX. Adjournment**

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

Tentative Agenda

7:00 p.m. – Thursday June 9, 2016

- I. Call to Order and Roll Call**
- II. Consideration of Agenda**
- III. Consideration of Meeting Minutes**
May 26, 2016 – Regular Meeting Minutes
- IV. Inquiry of Conflict of Interest**
- V. Public Comment on Non-Agenda Items**
- VI. New Business**
 - 1. General Discussion Items**
 - a. Cascade Die Casting-7750 Division Avenue SE: Site Plan Review**
Site Plan Review for an expansion to the Cascade Die Casting facility for a new employee entrance/locker room and shipping/receiving area.
- VII. Unfinished Business- None**
- VIII. General Discussion- None**
- IX. Adjournment**

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

Tentative Agenda

7:00 p.m. – Thursday July 28, 2016

- I. Call to Order and Roll Call**
- II. Consideration of Agenda**
- III. Consideration of Meeting Minutes**
June 30, 2016 – Regular Meeting Minutes
- IV. Inquiry of Conflict of Interest**
- V. Public Comment on Non-Agenda Items**
- VI. New Business**
 - 1. Advertised Public Hearings**
 - a. Hanna Lakes Trails Site Condominium Development, 2945 68th Street**
Approval of plans for development of a 52 unit (lot) single family “Site Condominium” subdivision utilizing open space preservation provisions of Section 6.4 (B) to allow for reduced minimum lot sizes on approximately 33.2 acres of land.
 - b. Everett’s Landscaping, 240 84th Street: Rezoning**
Request to rezone all or portions of the parcel that are presently zoned RL-14 to A-R, Agricultural/Rural Residential
 - c. Everett’s Landscaping, 240 84th Street: Rezoning & Special Use Permit**
Concurrent with, but subject to the rezoning, a request for a Special Use Permit for the establishment of a “landscaping business” under the standards of Section 19. 9(K).
- VII. Unfinished Business- None**
- VIII. General Discussion- None**
- IX. Adjournment**

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PLANNING COMMISSION – REGULAR MEETING

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

Tentative Agenda

7:00 p.m. – Thursday August 25, 2016

- I. Call to Order and Roll Call**
- II. Consideration of Agenda**
- III. Consideration of Meeting Minutes**
July 28, 2016 – Regular Meeting Minutes
- IV. Inquiry of Conflict of Interest**
- V. Public Comment on Non-Agenda Items**
- VI. New Business**
 - 1. Advertised Public Hearings**
 - a. Special Use Permit for sign: Heritage Baptist Church, 1570 60th Street**
Special Use Permit request to allow an electronic changeable copy sign at Heritage Baptist Church in the R-3 Multiple Family District.
 - b. Special Use Permit for residential accessory buildings: 6608 College Avenue SE:**
Special Use Permit request to allow for construction of detached accessory buildings with combined floor areas of 420 square feet and exceeding the maximum square footage (264 SF) allowed by right in a RL-10 District.
 - 2. Site Plan Review**
 - a. Hanna Lake Trails Site Condominium 2945 68th Street.**
Recommendation to Township Board for approval of preliminary site condominium subdivision development plans for development of a 52 unit (lot) single family subdivision utilizing open space preservation provisions of Section 6.4 (B) to allow for reduced minimum lot sizes on approximately 33.2 acres of land.
 - b. McDonalds Plumbing, 7791 Eastern Avenue SE.** Site plan review for a 480 square foot storage room addition to an existing 1600 square foot office building.
- VII. Unfinished Business- None**
- VIII. General Discussion- None**
- IX. Adjournment**

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Tentative Agenda

7:00 p.m. – Thursday September 22, 2016

- I. Call to Order and Roll Call**
- II. Consideration of Agenda**
- III. Consideration of Meeting Minutes**
August 25, 2016 – Regular Meeting Minutes
- IV. Inquiry of Conflict of Interest**
- V. Public Comment on Non-Agenda Items**
- VI. New Business**
 - 1. Advertised Public Hearing Items**
 - a. Special Use Permit for Accessory Building: 6931 Cornerstone Drive SE**
Special Use Permit Request to allow for construction of an accessory building with a floor area of 384 feet, exceeding the maximum square footage (309 SF) allowed by right in a RL-10 District
 - 2. Site Plan Review**
 - a. Reformed Church of America, 4560 60th Street SE**
Site Plan Review and approval for two additions totaling 11,694 SF, to an existing office building to accommodate additional offices and a new conference room.
- VII. Unfinished Business**
 - 1. Site Plan Review**
 - a. McDonald Plumbing, 7791 Eastern Avenue SE**
Site Plan Review for an expansion of up to 720 square feet to an existing 1500 SF office building. Continued from 8-25-15 Meeting.
- VIII. General Discussion- None**
- IX. Adjournment**

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Tentative Agenda

7:00 p.m. – Thursday October 27, 2016

- I. Call to Order and Roll Call**
 - II. Consideration of Agenda**
 - III. Consideration of Meeting Minutes**
September 22, 2016 – Regular Meeting Minutes
 - IV. Inquiry of Conflict of Interest**
 - V. Public Comment on Non-Agenda Items**
 - VI. New Business**
 - 1. Advertised Public Hearing Items**
 - a. Special Use Permit for Accessory Building: 6410 College Avenue SE**
Special Use Permit Request to allow for construction of a detached garage with a floor area of 786 square feet, exceeding the maximum square footage (576 SF) allowed by right on this property in a RL-10 District.
- VII. Unfinished Business-None**
- VIII. General Discussion**
 - 1. Eyde Development: Preliminary Discussion - 8460 Kalamazoo Development**
 - 2. Medical Marijuana Update**
 - 3. Election of Officers- Discussion or Action**
- IX. Adjournment**

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Tentative Agenda

7:00 p.m. – Thursday November 17, 2016

- I. Call to Order and Roll Call**
- II. Consideration of Agenda**
- III. Consideration of Meeting Minutes**
October 27, 2016 – Regular Meeting Minutes
- IV. Inquiry of Conflict of Interest**
- V. Public Comment on Non-Agenda Items**
- VI. New Business**
 - 1. Advertised Public Hearing Items**
 - a. Special Use Permit: School in A-R Zoning District- South Christian High School**
Special Use Permit request to allow construction of a high school at 7895 Kalamazoo Avenue SE.
 - b. Special User Permit: Electronic Message Center- South Christian High School**
Special Use Permit request to authorize the installation of electronic changeable copy signs on the property.
 - 2. Site Plan Review**
 - a. South Christian High School**
110,000 square foot High School with attached athletic facilities.
 - b. Siliconature, 4581 68th Street SE**
Site Plan Review for a 137,000 square foot light industrial manufacturing and warehouse facility situated on 21 acres at 4581 68th Street SE.
 - 3. Planned Unit Development-Preliminary Review:**
 - a. Creekside Storage, 1115 68th Street SE**
Preliminary hearing for a Planned Unit Development Rezoning of approximately 22.85 acres of land from RL-10 (Residential) to allow: (1) a two-family residential development of 15 buildings (30 units) on 9.7 acres, and (2) a self-storage facility on 9.3 acres. The property is situated between 68th Street and M-6 Freeway.

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VII. Unfinished Business-None

VIII. General Discussion

1. Byron Township Draft Master Plan

IX. Adjournment

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Tentative Agenda

7:00 p.m. – Thursday December 15, 2016

- I. **Call to Order and Roll Call**
- II. **Consideration of Agenda**
- III. **Consideration of Meeting Minutes**
November 17, 2016 – *Regular Meeting Minutes*
- IV. **Inquiry of Conflict of Interest**
- V. **Public Comment on Non-Agenda Items**
- VI. **New Business**
 1. **Advertised Public Hearing Items**
 - a. **Creekside Storage PUD Rezoning**

Public hearing for proposed Planned Unit Development Rezoning of approximately 22.38 acres of land from RL-10 (Residential) to allow: (1) a two-family residential development of 18 buildings (36 units) on 11.5 acres, and (2) a self-storage facility on 10.8 acres. The property is situated between 68th Street and M-6 Freeway.
 - b. **Special Use Permit: Agricultural-Rural Enterprise: 640 92nd Street SE**

Special Use Permit Request for an Agricultural-Rural Enterprise in the Agricultural-Rural Residential zoning district. The permit would allow for an existing barn and yard area on the 9.75 acre property at 640 92nd Street SE to be used as a commercial wedding venue.
 2. **Site Plan Review**
 - a. **Switch Data Center, 6100 East Paris Avenue SE**

Site Plan Review for a 382,000 square foot SuperNap data center to accompany their existing data storage operation currently being developed within the former Steelcase Pyramid facility.
 - b. **Everett's Landscaping**

Site Plan Review for improvements to property located at 240 84th Street to allow for the eventual construction of a landscaping operation.

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c. Cook's Crossing/Weathervane Phase 5 Site Condominium Review

Site Plan Review for two additional phases of the Cook's Crossing/Cobblestone Corner PUD.

VII. Unfinished Business-None

VIII. General Discussion

1. 2017 Meeting Schedule

IX. Adjournment