

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

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Tentative Agenda

**7:00 p.m. – Thursday March 22, 2018**

- I. **Call to Order and Roll Call**
- II. **Consideration of Agenda**
- III. **Consideration of Meeting Minutes**  
February 22, 2018 – *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. **Meijer, 1801 Marketplace Drive SE (Gaines Marketplace PUD)**  
Major Amendment to the Gaines Marketplace PUD to allow (1) a reconfiguration of the layout of the Meijer pharmacy drive-thru and (2) to redevelop a section of the parking lot in the southeast corner of the site as a Panda Express restaurant.
    - b. **Project Rapids, ~4500 68<sup>th</sup> Street SE**  
Amendment to the Steelcase Large Scale Planned Unit Development (light industrial and office) as situated in parts of Sections 1 and Section 12 of Gaines Charter Township for the purpose of incorporating a street plan and final site development plan within the NE 1/4 of Section 12 and the rezoning of certain parcels of property located within the SE ¼ of Section 1 and the N ½ of Section 12 heretofore isolated by and excluded from the Steelcase PUD and presently zoned AR –Agricultural-Rural Residential.
    - c. **Public Hearing on Proposed Zoning Ordinance Amendments**  
Public hearing on proposed amendments to The Gaines Charter Township Zoning ordinance. The proposed amendments will modify General Rules of Measurement relating to Lot Area, general provisions pertaining to Minimum street frontage and lot width, accessory building location with respect to private roads, Flag Lots, easements for private roads, standards pertaining to dwellings outside of manufactured home parks, site improvements for homes located inside of mobile home parks, standards pertaining to swimming pool enclosures, Commercial and industrial building height and miscellaneous definitions.
  - 2. **Site Plan Review**
    - a. **StoneCo Annual Operating Plan Review, StoneCo (StoneCo PUD-MR)**  
Annual review of the operating plan for the StoneCo Mineral Removal Operation.
    - b. **Mi Kids Medical Office, ~7100 Kalamazoo Avenue SE (Stonewater-Crystal Springs PUD)**  
Site Plan Review for a 12,247 square foot medical office building.

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.

**VII. Unfinished Business**

**VIII. General Discussion**

**1. Discussion on Proposed Zoning Ordinance Amendments**

**IX. Adjournment**