

**MINUTES OF THE GAINES CHARTER TOWNSHIP PLANNING COMMISSION
FOR THE REGULAR MEETING HELD ON
May 22, 2008
AT THE GAINES CHARTER TOWNSHIP OFFICES
8555 KALAMAZOO AVENUE SE
CALEDONIA, MICHIGAN**

I. CALL TO ORDER AND ROLL CALL. The meeting was called to order at 7:05 pm by Chair DeWard.

MEMBERS PRESENT: Rob DeWard, Louis Waayenberg Ted Essenburg, Lani Thomas, Ronnie Rober, Tim Zandbergen.

MEMBERS ABSENT: Tim Haagsma.

OTHERS PRESENT: Township Planner Brian Tingley, Assistant Planner Megan Sharp, Clerical Assistant Jenni Lamb.

II. CONSIDERATION OF MEETING AGENDA

MOTION: By **ROBER**, supported by **THOMAS**, to approve the agenda for the May 22, 2008 regular meeting with the exclusion of item #VII.1. The request was officially withdrawn by the applicant.

YES: DeWard, Waayenberg, Essenberg, Thomas, Rober, Zandbergen.

NO: Haagsma.

ABSENT: None.

MOTION CARRIED.

III. CONSIDERATION OF MEETING MINUTES

MOTION: By **ZANDBERGEN**, supported by **WAAYENBERG**, to approve the draft minutes for the April 24, 2008, regular meeting with one correction to page 3, paragraph 3; street name should be changed from Swanson to Lurie.

YES: DeWard, Waayenberg, Zandbergen, Essenberg, Rober, Thomas.

NO: Haagsma.

ABSENT: None.

MOTION CARRIED.

IV. INQUIRY OF CONFLICT OF INTEREST: Rober stated she is a member of the Crystal Springs Country Club, but felt that she could view the request for Crystal Springs impartially. Zandbergen stated that he is a member of Cornerstone Church, but he felt that he could view the request for Cornerstone Church impartially.

V. ADVERTISED PUBLIC HEARINGS:

1. 7:05 PM – Major PUD Amendment – Crystal Springs PUD (File # 080304CS) – A request to alter the redevelopment plans approved by the Township in 2007. The new plan involves the removal of some existing structures and the construction of a new restaurant, banquet and golf club facilities, as well as retail and office space.

Chair DeWard introduced the item and reviewed the request.

Steve Plackmeyer, representing Watermark Country Club reviewed changes and additions to the site plan since the April meeting. The Kent County Road Commission (KCRC) is requiring the existing drive to the pro-shop to be widened to 32 ft. and that the maintenance building site is flip-flopped with the drive to the south and the building to the north. They would like 3 monument signs along the west side of Kalamazoo Avenue and was comfortable with staff's suggestion that the signs be limited to 80 square feet of display area and a maximum height of 10 feet.

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Chair DeWard found that the signs would be backlit.

Plackmeyer stated that the site plan now shows sidewalk along the west side of Kalamazoo Avenue and proposed that no sidewalk be installed along Crystal Springs Boulevard because of existing landscaping. Instead, sidewalk would extend north on Kalamazoo Avenue to their far north property line.

Chair DeWard found that the existing maintenance building would be removed and a smaller one would be built with metal siding, a shingled roof, and windows. All materials used will be similar to the current building.

Rober found that there would be a new drive off of Crystal Springs Boulevard.

Chair DeWard opened the public hearing at 7:15 p.m.

Mark Mercedes, 7052 Kalamazoo Ave., stated that his lot is located south of the proposed maintenance building, found that the maintenance building will be 7000 sq. ft. and that hours of operation would be approximately 5 am to 5 pm.

Plackmeyer noted that the KCRC requirements would result in the proposed building being located further from 7052 Kalamazoo Ave.

Mercedes stated he would like to see a buffer zone or a greenbelt located between his parcel and the proposed building and expressed concern about the building materials.

Tingley stated that the Commission could request that additional buffering/landscaping be added to that area.

Chair DeWard found from the applicant that they were willing to do add some additional landscaping.

Mercedes stated that he would like to see a 10 ft. buffer zone.

Chair DeWard closed the public hearing at 7:46 p.m.

Chair DeWard found from staff that a Type II buffer would be appropriate and expressed concern about the aesthetics of the proposed maintenance building.

Plackmeyer received clarification from Tingley on the definition of a Type II Buffer.

Essenberg suggested that the Commission could go out and view the actual site.

Chair DeWard found from Tingley the maintenance building site could be approved by the Site Plan Review Committee, after approval of the conceptual layout.

Chair DeWard reviewed the proposed conditions contained in the draft resolution.

Rober questioned the need for 3 signs and found from the applicant that the developer is hoping to highlight the various business and uses the area will offer.

Rober stated she would like to see signs minimized in the area.

The applicant stated that the businesses that will potentially come in to that area will need adequate signage to be successful.

Chair DeWard found that all three signs would be consistent with one another.

Waayenberg questioned if it is possible to clear an area for the sidewalk and add a sidewalk into the development from Kalamazoo Ave. without to much removal of the existing trees and found from the applicant that it may not be feasible to add the sidewalk in that area.

MOTION: By **WAAYENBERG**, supported by **THOMAS**, to adopt Resolution No. 08-02-PC, recommending that Township Board approve the proposed PUD amendment.
YES: DeWard, Waayenberg, Zandbergen, Essenberg, Rober, Thomas.
NO: None.
ABSENT: Haagsma.
MOTION CARRIED.

2. 7:15 PM – Special Use Permit/Site Plan Review – 1675 84th Street SE (File # 080422CC) – Special use permit and site plan review request for a church in the “A-R” Agricultural/Rural Residential zoning district.

Chair DeWard introduced the item and reviewed the request.

Craig Hondorp (Progressive AE) representing the applicant, reviewed the site plans for a proposed 65,000 sq. ft. church, submitted some possible deductions to the overall building and stated that the deductions were for budgetary reasons. The site would be accessed by one drive on Kalamazoo Avenue and one drive on 84th Street and that the KCRC would be requiring left-hand turn land improvements. There will be a 403 car parking lot and a fire lane has been provided around the building. The interior light poles are proposed to be 30' tall to limit the overall number of poles. An easement still needed to be obtained for sanitary sewer service and the church was working with neighboring parcel owners. The building will be one story, with brick and earth tones on the lower portion, and gray metal panels on the upper portion, with the spine of the building glassed.

Chair DeWard found that the proposed peak height of the worship area will be 36 ft. but that staff feels that the ordinance limit of 35 ft. can be met based on how the height is measured.

Hondorp stated that construction would begin in July of 2008, if approved, with the opening of the church to be set for August of 2009. He stated they agree with the staff comments and recommendations, with the exception of the sidewalk on the frontage areas. The church would like to defer sidewalk installation until water main is placed in the roads.

Chair DeWard requested to see the elevation plans and discussion took place regarding the various elevations of the building.

Dan Hopkins, project architect, reviewed the elevations and window placement.

Chair DeWard found that the proposed pond is existing, but will be shaped and enlarged and will work as a retention area for storm water from the roof.

Chair DeWard opened the public hearing at 8:27 p.m.

Michael Mcleod, 1672 Crescent Pointe SE, stated he is one of the neighbors that have been approached by the church regarding an easement for the sewer line. He is not opposed to the proposal, but wants to make sure that the sewer line will not affect his property, the low lying water to the south of his property, or the tree line.

Staff clarified that there is an existing wetland area to the north of the property, but that it is not regulated.

Hondorp clarified that the easement is needed for sewer service, but there are alternatives if the property owners do not grant the easement.

Tim Watkins, engineer with Progressive AE, clarified that the intention is not to remove trees that are not necessary and they would be willing to replace what does have to be removed.

Zandbergen reviewed the topographical map and a discussion ensued regarding the flow of water on the site. It was determined that much of the site water will flow to the east.

Chair DeWard closed the public hearing at 8:47 p.m.

MOTION: By **ROBER**, supported by **ZANDBERGEN**, to approve the Special Use Permit and grant site plan approval with the following conditions:

1. The maximum height of the freestanding monument signs must be no more than 6 feet and the maximum square footage of the signs must be no more than 50 square feet. The signs must be architecturally compatible with the proposed building and must be approved through a separate application and approved by the Planning Director.
2. Sidewalk must be installed along all road frontages, unless a deferral is granted by the Township Board, which is supported by the Planning Commission.
3. All "Future Parking" areas must be administratively approved by the Planning Director, subject to meeting the landscaping requirements of the zoning ordinance.
4. All recommendations and conditions of the Fire Chief and Township Engineer must be met.

YES: DeWard, Waayenberg, Zandbergen, Essenberg, Rober, Thomas.

NO: None.

ABSENT: Haagsma.

MOTION CARRIED.

VI. PUBLIC COMMENT ON NON-AGENDA ITEMS: None.

VII. DEVELOPMENT REVIEW AND OTHER MATTERS:

1. Special Use Permit – 7746 Division Avenue (File # 080327BB) - Request to operate a concrete recycling facility in the I-2 Heavy Industrial zoning district.

The request was officially withdrawn by the applicant.

2. Billboard Regulations – Review of existing billboard regulations and possible zoning ordinance amendments.

Tingley conducted a PowerPoint presentation on the existing billboards within the Township, and reviewed recent state regulations, a comparison of regulations with other Townships, presented options for billboard amendments.

Tingley went on to say that any changes to the billboard regulations could be incorporated into an overall review of the sign chapter, which has been in place for roughly 7 years.

The Planning Commission discussed possible changes to the billboard regulations and directed staff to proceed with a review of regulations that would prohibit any new billboards, similar to Caledonia Township and Cascade Township, to be included in a review of the sign chapter.

VIII. COMMITTEE REPORTS:

1. Site Plan Review Committee:

No report.

2. Parks and Recreation Committee

Thomas stated that Trail Walk/Garlic Mustard Pull even on May 3rd was successful, with over 100 people in attendance. A small profit was made on the sale of t-shirts and trees.

IX. DISCUSSION:

None.

X. ADJOURNMENT.

MOTION: By **ZANDBERGEN**, supported by **ROBER**, to adjourn.
AYES: Zandbergen, Waayenberg, Essenberg, Rober, Thomas.
NAYS: None.
ABSENT: Haagsma.
MOTION CARRIED.

Meeting Adjourned at 9:25 p.m.