

**MINUTES OF THE GAINES CHARTER TOWNSHIP PLANNING COMMISSION MEETING
HELD ON JUNE 24, 2021
GAINES CHARTER TOWNSHIP
8555 KALAMAZOO AVENUE SE CALEDONIA, MICHIGAN 49316**

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 7:00 pm by Chair Giarmo. A quorum was present.

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

MEMBERS ABSENT: Burns

OTHERS PRESENT: Dan Wells Community Development Coordinator, Jonathan Seyforth, Jennifer Jager, James Gemmell Sun & News, Paul Witte, Suzette Lake, Rachel Crompton, Karin Schmidt, Jason Mulder, Jeff Gritter, Adam Tweedy, Natalie Stewart, Kevin Wilkes, Darryl Wilson, Paul Fortone, Brent Diemer, Jim Faunce, Byrne Harmon, Tim Vande Zande, Leslie Standler, Doug Stalsonburg, Jim Jakosh, Scott Van Laan

II. CONSIDERATION OF MEETING AGENDA

Item 3 b. Reduction of Variance Standards was removed. Item 3 c. Resolution for 4:1 Depth to Width Ratio at 8720 Breton Ave SE was added.

III. CONSIDERATION OF MEETING MINUTES

May 20th, 2021– Special Meeting Minutes

Motion: By Member Haagsma supported by Member Waayenberg, to approve the minutes for the May 20th, 2021 Planning Commission Regular Meeting with corrections.

Discussion: None

Ayes: Thomas, Giarmo, Rober, Waayenberg, Billips, Haagsma

Nays: None

Abstain: None

Decision: Passed (6-0).

May 27th, 2021– Regular Meeting Minutes

Motion: By Member Haagsma supported by Member Thomas, to approve the minutes for the May 27th, 2021 Planning Commission Regular Meeting with corrections.

Discussion: None

Ayes: Thomas, Giarmo, Rober, Waayenberg, Billips, Haagsma

Nays: None

Abstain: None

Decision: Passed (6-0).

IV. INQUIRY OF CONFLICT OF INTEREST

Member Haagsma and Member Waayenberg disclose their employers work with Owen Ames Kimball.

V. PUBLIC COMMENT ON NON-AGENDA ITEMS

None

VI. NEW BUSINESS

1. Public Hearings

a. 3422 76th ST – Accessory Building Special Use Permit

Chair Giarmo calls for comment on the project.

Community Development Coordinator Dan Wells commented on the project on behalf of Township. The applicant requests to allow for a total 4,452 square feet of accessory buildings in the Agricultural/Rural Residential zoning district. The project meets standards of review but building height needs consideration.

Chair Giarmo opened the public hearing at 7:08 pm. There were no public comments.

Chair Giarmo closed the public hearing at 7:08 pm.

Motion: By Member Haagsma, supported by Member Thomas, to approve the request for a special use permit according to conditions submitted by staff with a 20 ft. maximum height.

Discussion: None

Ayes: Thomas, Giarmo, Rober, Waayenberg, Haagsma, Billips

Nays: None

Abstain: None

Decision: Passed (6-0)

b. 8001 Patterson Ave - Accessory Building Special Use Permit

Chair Giarmo requests the applicant to speak on the project.

Applicant Karen Schmidt, owner of Legacy Stables shows an information video on the services the stables provide. The applicant desires a second riding arena for programming.

Planning Wells explains the project is a request for a permit for an 18,915 sq. ft. accessory building on the property. General standards of review are met with some questions on storm water draining. Applicant is considering using solar lighting for the outdoor lighting. Planner Wells suggests height and lighting conditions.

Engineer Jeff Gritter expounds on the drainage. Gritter toured the property and does not see any detrimental effect to the surrounding properties with the proposed plan.

Chair Giarmo opened the public hearing at 7:29 pm. There were no public comments.

Chair Giarmo closed the public hearing at 7:30 pm.

Member Waayenberg comments that the screening for the property is adequate and it's a good fit for the property.

Motion: By Member Waayenberg, supported by Member Rober, to approve the special use permit with the following conditions:

1. Hours of operation limited from 8:30 am to 8:00 pm.
2. Building height is not to exceed 29.5 ft.
3. Lighting the area with softer light subject to staff approval.
4. Secure all Township department and outside agency approvals:
 - a. Township Engineer/BGUA.
 - b. Fire Department.
 - c. Kent County Road Commission.
 - d. Kent County Drain Commission.

Discussion: None

Ayes: Thomas, Giarmo, Rober, Waayenberg, Haagsma, Billips

Nays: None

Abstain: None

Decision: Passed (6-0)

c. 7884 Eastern Ave Rezone from R-14 to Planned Unit Development

Chair Giarmo invites the developer to introduce the project.

Architect Tim Vande Zande, from The Architectural Group Inc. explains the projects compliance with staff review of the project. He states a lighting plan is established.

Planner Wells comments on behalf of the township on the request for the Planned Unit Development (PUD). PUD standards of review are met. Site Plan standards of review are met with conditions for sidewalk. Parcel combination could occur concurrently or subsequently to the rezone.

Chair Giarmo opened the public hearing at 7:49 pm.

Resident Jim Jakosh, 7815 Eastern, questions why the zoning is staying residential and not commercial. Chair Giarmo, Member Haagsma & Planner Wells explain the purpose of the PUD rezone.

Resident Leslie Standler, 7849 High Knoll, seeks confirmation that the tree barrier between the residential properties and Everett's Landscaping will be maintained. Planner Wells confirms it will be maintained.

Member Haagsma inquires on access to the sanitary sewer. Engineer Gritter confirms a cut in 68th ST is needed to access the sewer. The intent is to pave the way for future development of parcels and access to the sewer would aid that.

Motion: By Member Haagsma, supported by Member Waayenberg, to approve the site plan amendment with the following conditions:

1. Provide a lighting plan and light fixture specification sheets.
2. Private parking calculations for additional building and demonstrate compliance with minimum parking requirements.
3. Secure all Township department and outside agency approvals:
 - a. Township Engineer/BGUA.
 - b. Fire Department.
 - c. Kent County Road Commission.
 - d. Kent County Drain Commission.

Discussion: None

Ayes: Thomas, Giarmo, Rober, Waayenberg, Haagsma, Billips

Nays: None

Abstain: None

Decision: Passed (6-0)

b. 6100 East Paris – Site Plan Amendment

Chair Giarmo asks the developer to comment on the project.

Paul Fortone, Project Manager with Spicer Group explains the addition to site plan and that intent of the project has not changed.

Planner Wells comments on behalf of the township on the site plan amendment. Standards of review are met. Wells submits that the proposed wall is not a waiver for landscaping requirements and what is proposed is a large departure from what was approved in the past. The fire department has expressed concerns on access with Knox Boxes and overhead clearance entering the property.

Member Haagsma questions if a sidewalk would be installed along 60th ST. Planner Wells concurs its required.

Member Waayenberg asks for confirmation of the height of the wall and appearance.

Natalie Stewart, of SWITCH, explains the wall is a standard feature for security. There will be landscaping. Kevin Wilkes, Spicer Group confirms the height of the wall at 12 feet. Aesthetically there will be column extrusions to break up the wall. Tree points on the west side are limited by easements.

Planner Wells questions the security concern and how the wall will address it. Stewart asserts the number one attack to data is a physical one not cyber.

Member Haagsma inquires on access to the sanitary sewer. Engineer Gritter confirms a cut in 68th ST is needed to access the sewer. The intent is to pave the way for future development of parcels and access to the sewer would aid that.

Motion: By Member Haagsma, supported by Member Waayenberg, to approve the site plan amendment with the following conditions:

1. Provide a lighting plan and light fixture specification sheets.
2. Private parking calculations for additional building and demonstrate compliance with minimum parking requirements.
3. Secure all Township department and outside agency approvals:
 - a. Township Engineer/BGUA.
 - b. Fire Department.
 - c. Kent County Road Commission.
 - d. Kent County Drain Commission.

Discussion: None

Ayes: Thomas, Giarmo, Rober, Waayenberg, Haagsma, Billips

Nays: None

Abstain: None

Decision: Passed (6-0)

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Planner Wells questions the security concern and how the wall will address it. Stewart asserts the number one attack to data is a physical one not cyber.

Chair Giarmo requests a picture of a current SWITCH building wall. Stewart provides a video through SWITCH website. Jim Faunce, General Manager at SWITCH pyramid, reveals texture and breakouts in the wall of other SWITCH centers.

Member Haagsma requests location of easements in relation to landscaping and the wall. Wilkes reveals there is narrow strips for landscaping due to the utility easements.

Planner Wells submits thorny shrubs could be used as defensive landscaping for the area between the wall and the road. Faunce is concerned with it creating hiding spots along the wall.

Motion: By Member Rober, supported by Member Thomas, to table the site plan amendment.

Discussion: None

Ayes: Thomas, Giarmo, Rober, Waayenberg, Haagsma, Billips

Nays: None

Abstain: None

Decision: Passed (6-0)

3) Items not requiring a Public Hearing

a. 6645 & 6615 East Paris Ave Special Use Permit

Motion: By Member Haagsma, supported by Member Waayenberg, to remove this project from the table.

Discussion: None

Ayes: Thomas, Giarmo, Rober, Waayenberg, Haagsma, Billips

Nays: None

Abstain: None

Decision: Passed (6-0)

Chair Giarmo asks for changes on the project.

Developer Adam Tweedy, from Oak Ames Kimball Co. discusses changes on plans for a contractor yard. Plans include parking spots paved, gravel for storage yard and sidewalk along East Paris Ave. The storage building is moved to the back of the property.

Chair Giarmo submits limiting trailer storage or large equipment to 10 at a time.

Planner Wells explains the relocated building's position now encroaches on the setback. He suggests shifting it 10 ft. to the west.

Member Haagsma submits that a small section of sidewalk is installed until it meets the pedestrian lane of the existing road.

Motion: By Member Waayenberg, supported by Member Rober, to approve the special use permit with the following conditions:

1. Landscape modification- preservation of front yard trees to satisfy front landscaping requirement.
2. Light pole height (23 feet).
3. Shift the 3,800 square foot pole barn out of the required 100-foot front setback and reconfigure trailer parking as applicable.
4. Provide wheel stops/bumpers or curbing for each parking space.
5. Limit outdoor storage to 10 trailers or heavy equipment.
6. Sidewalk installed until pedestrian lane on East Paris Ave.
7. Secure all Township department and outside agency approvals:
 - a. Township Engineer/BGUA.
 - b. Fire Department.
 - c. Kent County Road Commission.
 - d. Kent County Drain Commission.

8. Resolution for 4:1 Depth Ratio at 8720 Breton Ave SE

Chair Giarmo introduces the resolution.

Motion: By Member Haagsma, supported by Member Waayenberg, to pass the Land Division 4:1 ratio waiver resolution 21-06-24-01 PC (Exhibit 1).

Discussion: None

Ayes: Thomas, Giarmo, Rober, Waayenberg, Haagsma, Billips

Nays: None

Abstain: None

Decision: Passed (6-0)

VII. GENERAL DISCUSSION

None

VIII. ADJOURNMENT

Motion: By Member Haagsma, supported by Member Waayenberg, to adjourn the meeting at 9:45 pm.

Discussion: None

Ayes: Thomas, Giarmo, Rober, Waayenberg, Haagsma, Billips

Nays: None

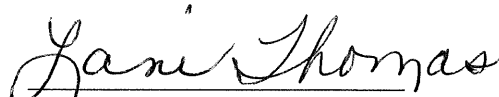
Abstain: None

Decision: Passed (6-0)

CERTIFICATION

I hereby certify that the above is a true copy of the minutes from the June 24, 2021, 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

Dated: July 22, 2021