

**MINUTES OF THE GAINES CHARTER TOWNSHIP PLANNING COMMISSION  
FOR THE REGULAR MEETING HELD ON  
AUGUST 22, 2019  
AT THE GAINES CHARTER TOWNSHIP OFFICES  
8555 KALAMAZOO AVENUE SE CALEDONIA, MICHIGAN 49316**

**I. CALL TO ORDER AND ROLL CALL**

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

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

**MEMBERS ABSENT:** None

**OTHERS PRESENT:** Matt McKernan, Assistant Planner

**II. CONSIDERATION OF MEETING AGENDA**

No Changes

**III. CONSIDERATION OF MEETING MINUTES**

July 25, 2019 Regular Meeting Minutes

**Motion:** By Member Haagsma, supported by Member Rober to approve the minutes for the July 25, 2019 Planning Commission Regular Meeting.

**Discussion:** None

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

**Nays:** None

**Abstain:** None

**Decision:** Passed

**IV. INQUIRY OF CONFLICT OF INTEREST**

None

**V. PUBLIC COMMENT ON NON-AGENDA ITEMS**

None

**VI. NEW BUSINESS**

**1. Advertised Public Hearings**

**a. Zoning Ordinance Amendments**

*Public hearing for proposed amendments to the zoning ordinance pertaining to billboard regulations.*

Assistant Planner McKernan explained that the Planning Commission had a first read of the proposed changes to the sign ordinance at the July 25 meeting. The proposed changes would amend the spacing requirements of the ordinance to follow state standards, clarify that billboards are permitted in industrial PUDs, and allow companies to exchange two static display billboards for one electronic changeable copy billboard.

Chair Giarmo opened and closed the public hearing at 7:05 pm.

The Planning Commission expressed general approval for the changes. Commissioner Rober stated that she was not in favor of increasing the number of electronic changeable copy billboards along the M-6 freeway.

**Motion:** By Member Haagsma, supported by Member Thomas to recommend approval of the proposed zoning ordinance amendments to the Township Board.

**Discussion:** None

**Ayes:** Billips, Burns, Giarmo, Haagsma, Thomas, Waayenberg

**Nays:** Rober

**Abstain:** None

**Decision:** Passed

## 2. Site Plan Review

*a. Dermatology Institute of West Michigan, 1661 & 1665 Crystal Springs Blvd Site plan review for a 13,068 square foot medical office in the Stonewater-Crystal Springs PUD.*

### **Doug Stalsonburg, Exxel Engineering**

The Dermatology Institute of West Michigan is requesting site plan approval for a 13,000 sq. ft. building on the final two lots of Stonewater-Crystal Springs PUD. Stalsonburg explained that the staff report adequately summarized the request. The only significant issue raised in the staff report was the number of proposed parking spaces. The dermatology clinic is expected to have high rates of patient turnover and thus needs additional parking spaces. The proposed number of spaces is proportionally similar to the Mi Kids pediatric office within the same PUD.

Assistant Planner McKernan explained that the final two lots in the Stonewater-Crystal Springs PUD are planned for low-intensity office uses. Staff determined that the proposed medical office is consistent with the intended use of the site. McKernan explained that the Planning Commission had the option to hold a public hearing if they felt the proposed use was inconsistent with what they intended for the site. McKernan also identified the fact that the proposed landscaping along Crystal Springs Boulevard was slightly deficient. The Planning Commission has the option to require 114 points for groundcover/shrubs on Crystal Springs Boulevard.

The Planning Commission stated that the proposed medical office is consistent with the low-intensity office uses planned for the site. The Planning Commission agreed that the applicant's parking needs were justified.

**Motion:** By Member Waayenberg, supported by Member Billips to approve the site plan for the 13,068 square foot medical facility subject to the following findings and conditions:

1. The Planning Commission finds that the proposed medical office is consistent with the "low-intensity office/service uses" intended for the two parcels within the Stonewater-Crystal Springs PUD.

2. The applicant shall comply with all recommendations of the Township Engineer and Fire Inspector
3. The light poles and lighting fixtures shall be consistent with what has been approved within the Stonewater-Crystal Springs PUD.
4. The applicant shall submit a revised site plan with at least 114 points of groundcover/shrubs along the Crystal Springs Boulevard frontage.

**Discussion:** None

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

**Nays:** None

**Abstain:** None

**Decision:** Passed

**VII. UNFINISHED BUSINESS**

None

**VIII. GENERAL DISCUSSION**

**1. Zoning Discussion Pertaining to Potential Commercial Developments on 68th Street.**

Assistant Planner McKernan explained that there has been some interest in a commercial/office development on the southwest corner of 68<sup>th</sup> Street and Kalamazoo Avenue. The developers have definite interest in a daycare facility (which could be built under current zoning with a special use permit) and a general office building along Kalamazoo Avenue with the potential of a bank on the corner and other office/commercial uses to the west. The properties are currently planned and zoned for single-family residential. The developers requested feedback from the Planning Commission about the potential of amending the master plan and zoning ordinance to allow commercial/office development on this corner.

The Planning Commissioners expressed apprehension with changing the future land use/zoning designation for this property. The Planning Commission has traditionally held 68<sup>th</sup> Street as the dividing line between commercial/residential uses with the exception of the Crystal Springs golf course and associated businesses a half mile south of 68<sup>th</sup> Street. The Planning Commission is concerned that office/commercial would continue to creep south and west from this corner.

Assistant Planner McKernan explained that the proposed development would most likely be accomplished through PUD, which would allow greater control to address any concerns they have. Member Haagsma explained that while he was not completely convinced that commercial/office was the best use for this corner, he would potentially be open to a well-designed PUD.

**IX. ADJOURNMENT**

**Motion** By Member Waayenberg, supported by Member Billips to adjourn the meeting at 8:00 pm.

**Discussion:** None

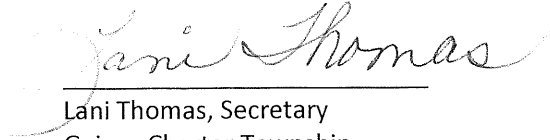
**Ayes:** Billips, Burns, Giarmo, Haagsma, Rober, Thomas, Waayenberg

**Nays:** None  
**Abstain:** None  
**Decision:** Passed

**CERTIFICATION**

I hereby certify that the above is a true copy of the minutes from the August 22, 2019 Regular Meeting of the Gaines Charter Township Planning Commission held at the time and place mentioned above pursuant to the required statutory procedures.

Respectfully submitted,

A handwritten signature in cursive script that reads "Lani Thomas". The signature is written in black ink and is positioned above a horizontal line.

Lani Thomas, Secretary  
Gaines Charter Township  
Planning Commission

Dated: September 26, 2019