

**MNUTES OF THE GAINES CHARTER TOWNSHIP PLANNING COMMISSION  
FOR THE REGULAR MEETING HELD ON  
Thursday, May 23, 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 7:05 p.m. by Chair Giarmo. A quorum was present.

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

**MEMBERS ABSENT:** Haagsma, Waayenberg

**OTHERS PRESENT:** David Jirousek, AICP, Horizon Community Planning - Planning Consultant  
Matt McKernan, Assistant Planner

**II. Consideration of Agenda**

No Changes

**III. Consideration of Meeting Minutes**

April 25, 2019 – Regular Meeting Minutes

**Motion:** By Member Thomas supported by Member Billips to approve the minutes for the April 25, 2019 Planning Commission Regular Meeting.

**Discussion:** None

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

**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. 7437 Eastern Avenue SE (RL-10)**

*Special Use Permit Request to allow for construction of a 1,280 square foot accessory building (RL-10).*

**Craig Snider, 7437 Eastern Avenue**

Snider has an old dilapidated barn that functions more as a shed than a functional barn. Would like to replace the shed with a larger 3-stall detached garage.

Assistant Planner McKernan explained that they would have been permitted to attach the garage to their house by right. The building is only slightly larger than what they would have been allowed to build by right. The building will be used solely for residential purposes and will not be associated with a business.

Chair Giarmo opened/closed the public hearing at 7:07 p.m.

Member Burns inquired about outdoor lighting. Snider said that electricity will be run to the garage.

**Motion:** By Member Rober supported by Member Thomas that based upon the positive findings relating to the applicable standards, to approve the Special Use Permit for a detached residential accessory building in the rear yard of 7437 Eastern Avenue SE, subject to the following conditions:

1. The building shall be used for residential and personal vehicle storage only and shall not be used for commercial purposes.

**Discussion:** None  
**Ayes:** Billips, Burns, Giarmo, Thomas, Rober  
**Nays:** None  
**Abstain:** None  
**Decision:** Passed

**b.8233 East Paris Avenue Site Condominium (A-R)**

*Review for a 2 lot site condominium development to accompany a separate 3 lot land division request. Combined requests will result in 5 total buildable lots.*

**Jeff Sherwood, Sherwood Custom Homes**

Sherwood explained that he would like to create five buildable lots at 8233 East Paris Avenue. This will be accomplished through a site condominium for the existing house and an additional lot. The other 3 lots will be created through land divisions.

Assistant Planner McKernan explained that these types of requests would normally be accomplished through simple land divisions. The property located at 8233 East Paris was split in 1999 and not granted the right to make additional splits. Sherwood attempted to create a site condominium for the entire project but the state wouldn't accept 3 of the lots because they won't accept raised mound septic systems. Kent County allows raised mound septic system and thus the additional lots will be created through a separate land division.

Chair Giarmo opened and closed the public hearing at 7:15 p.m.

**Denise Nise, 3860 Deer Crossing**

Nise would like to know whether all of the lots would have driveways onto East Paris Avenue. McKernan confirmed that they would. Nise also wanted to know if this would force the energy company to run natural gas to this area. Sherwood explained that he can run natural gas from 76<sup>th</sup> Street, but it will be expensive. Sherwood would be willing to investigate the possibility if other neighbors were interested.

- Motion:** By Member Rober supported by Member Burns to recommend approval of the site condominium to the Township Board.
- Discussion:** None
- Ayes:** Billips, Burns, Giarmo, Thomas, Rober
- Nays:** None
- Abstain:** None
- Decision:** Passed

**c. Grasscutters Landscaping, 8757 Hanna Lake Avenue (A-R)**

*Request to allow for the addition of a 6,000 square foot storage/equipment maintenance building to an existing landscaping business.*

**Chad Worst, Grasscutters Inc.**

Worst explained that he would like to construct a 6000 square foot accessory building to allow for storage of larger vehicles that were too large to fit in his existing structures. The existing berm will be extended to shield neighbors' view of the building.

Assistant Planner McKernan explained that Worst had received a special use permit in 2015. The request is an amendment to the special use permit. McKernan didn't identify any major issues and requested that worst be required to submit a final plan for the berm and full-cutoff light fixtures for staff approval.

Chair Giarmo opened the public hearing at 7:28 p.m.

**Robert Shoemaker, 8760 Hanna Lake Avenue**

Shoemaker lives across the street from the landscaping business. Shoemaker has no issues with the landscaping operation and wanted to express his support for the business.

Chair Giarmo closed the public hearing at 7:35 p.m.

Chair Giarmo asked what types of activities would be occurring on the south side of the proposed building. Worst explained that they might have some storage bins but otherwise would not be utilizing this area.

- Motion:** By Member supported by Member Thomas, supported by Member Rober to approve the special use permit to allow for construction of the 6,000 square foot accessory building subject to the following conditions:
1. The applicant shall be required to submit for review and approval of staff, a plan for the berm to be reviewed by staff for impacts on drainage.
  2. All exterior light sources attached the building shall be required to feature full cut off fixtures.

- Discussion:** None
- Ayes:** Billips, Burns, Giarmo, Thomas, Rober
- Nays:** None
- Abstain:** None
- Decision:** Passed

**d. Stoneco, 1856 100th Street (A-B)**

*Continued public hearing for a request to rezone 43 acres at the southeast corner of Kalamazoo Avenue and 100th Street from A-B to PUD-MR for the purpose of expanding Stoneco's mineral removal operation.*

Chair Giarmo explained that Doretta Anema had requested to delay the continuation of the public hearing until June to allow her engineer to prepare a report for the proposed Stoneco mining operation.

**Motion:** By Member Burns, supported by Member Rober to adjourn the public hearing for the Stoneco rezoning until June 27, 2019.

**Discussion:** None

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

**Nays:** None

**Abstain:** None

**Decision:** Passed

**VII. Unfinished Business**

**a. Hideaway Open Space Development, 8757 Hanna Lake Avenue SE**

Assistant Planner McKernan explained that the developers behind the Hideaway Development have requested to postpone a decision on their site condominium development until the June meeting. McKernan explained asked the Planning Commission to comment on the revised site plans for the project. The members stated that the site plan addressed issues pertaining to the location of trails and the second entrance onto Hanna Lake Avenue. The Planning Commission still wished to see more information regarding the community septic system.

**Motion** By Member Burns, supported by Member Thomas to adjourn the hearing for the Hideaway site condominium development until June 27, 2019.

**Discussion:** None

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

**Nays:** None

**Abstain:** None

**Decision:** Passed

**VIII. General Discussion**

**1. Zoning Ordinance Amendment Discussion**

Township Planning Consultant Jirousek gave an overview of upcoming ordinance amendments. The township is considering updates to address issues pertaining to halfway houses, billboard signs, private roads, and updates to the sign code to address the changes necessitated by the Supreme Court case Reed v. Town of Gilbert.

**IX. Adjournment**

**Motion:** By Member Rober supported by Member Burns to adjourn the meeting at 9:15 p.m.

**Discussion:** None

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

**Nays:** None

**Abstain:** None

**Decision:** Passed

**CERTIFICATION**

I hereby certify that the above is a true copy of the minutes from the May 23, 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 black ink that reads "Lani Thomas". The signature is written in a cursive style with a horizontal line underneath it.

Lani Thomas, Secretary  
Gaines Charter Township  
Planning Commission

Dated: June 27, 2019