

**MINUTES OF THE GAINES CHARTER TOWNSHIP PLANNING COMMISSION
FOR THE REGULAR MEETING HELD ON
NOVEMBER 21, 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, Giarmo, Haagsma, Rober, Thomas, Waayenberg

MEMBERS ABSENT: Burns with notice.

OTHERS PRESENT: Matt McKernan, Assistant Planner
David Jirousek, Planning Consultant
Robin Haaksma, Recording Secretary

II. CONSIDERATION OF MEETING AGENDA

No Changes

III. CONSIDERATION OF MEETING MINUTES

October 24, 2019 – Regular Meeting Minutes. Chair Giarmo found in New Business item A. the sq. ft. number is missing. She asked staff to insert the appropriate number.

Motion: By Member Haagsma, supported by Member Waayenberg to approve the minutes for the October 24, 2019 Planning Commission Regular Meeting with the above mentioned change.

Discussion: None

Ayes: Billips, 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

Lecolia Turner, 866 Cobblestone Way Dr. Ms. Turner is concerned about traffic in the Cooks Crossing Development. More homes are being built and the one entrance is getting congested. She also asked if the construction vehicles could be rerouted. The Planning Commission asked staff to look into what is happening and be in touch with Eastbrook Homes and the Home Owner's Association.

VI. NEW BUSINESS

1. Ordinance Amendments

a. Amendment to Chapter 10 Planned Unit Development Zoning Districts

First read for a proposed amendment to remove minimum lot size for General Use Planned Unit Developments.

Assistant Planner McKernan stated this proposal came about after the discussion for the proposed gas station at 3526 and 3530 68th St. in Dutton. These properties are located in the planned commercial district within the Dutton subarea of the Master Plan. The required setbacks make it impossible to develop this property in a manner that conforms to the Dutton Subarea Plan, and the property cannot be developed as a PUD because it doesn't meet the minimum 2 acre size. By removing the minimum lot size requirement the owners of these properties could create a PUD, which would allow them to develop the property in accordance with the 2008 Subarea plan.

Motion: By Member Haagsma, supported by Member Rober to instruct staff to schedule a public hearing at the December 19 Planning Commission meeting.

Discussion: None

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

Nays: None

Abstain: None

Decision: Passed

VII. UNFINISHED BUSINESS

None

VIII. GENERAL DISCUSSION

1. Discussion pertaining to proposed developments.

Dave Bultsma from Bultsma Construction asked the Planning Commission for feedback regarding his desire to build a 4-plex building at **8134 South Division**.

McKernan stated the property is located in the mixed-use area of the 84th Street Subarea Plan. A duplex would be allowed by right, but a 4-plex would require a PUD. Removing the minimum lot size for PUDs would allow Bultsma to rezone the property to a residential PUD.

The Planning Commission does not feel a 4-plex would look out of place considering it is located adjacent to the Brewer Park Condominiums. They also discussed their intent with creating the mixed use subarea for this portion of the township, but recognize this is a small piece of property with limited uses. The Planning Commission encouraged Mr. Bultsma to be creative with the property. Mr. Bultsma asked if live-work units would be acceptable on the site. The Planning Commission was very interested in this type of development.

Max Scholz asked the Planning Commission for guidance on developing a property he owns at **8250 South Division**. He proposed architecturally sound apartment buildings with attached garages and gave the planning commission a proposed layout.

The Planning Commission was comfortable with the proposed density of the apartments but expressed their desire to see mixed-use commercial buildings to front Division Avenue. They encouraged the property owner to be creative and consider the mixed-use subarea definitions in the Master Plan.

John Colburn of Colburn Commercial Properties spoke on behalf of **Chad Schaap 6875 Kalamazoo Ave**. Mr. Schaap has been approached by Aldi who would like to build a store at the intersection of 68th and Kalamazoo.

The Planning Commission would like to see a less intense use for this property. It is zoned and planned for single-family residential. Historically, 68th St. has been the southern limit of commercial uses in the Township. The Planning Commission was very concerned about the traffic an Aldis grocery store would generate, as this is the busiest intersection in the Township. Ingress/egress is very difficult at this location. The Planning Commission explained that they might possibly consider a less intensive commercial use at this location, but felt Aldis was most likely a bad fit.

2. Master Plan Discussion

David Jirousek gave the Planning Commission a copy the proposed goals and principles for the Master Plan update and gave a brief description of each main topic.

IX. ADJOURNMENT

Motion: By Member Rober, supported by Member Waayenberg to adjourn the meeting at 8:30 pm.

Discussion: None

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

Nays: None

Abstain: None

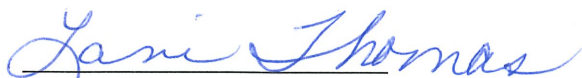
Decision: Passed

Planning Commission Meeting Minutes- November 21, 2019

CERTIFICATION

I hereby certify that the above is a true copy of the minutes from the November 21, 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,



Lani Thomas, Secretary
Gaines Charter Township
Planning Commission

Dated: December 19, 2019