

GAINES CHARTER TOWNSHIP
PLANNING COMMISSION – REGULAR MEETING
Township Board Room - 8555 Kalamazoo Ave. S.E. Caledonia, MI 49316

DRAFT Agenda

7:00 p.m. – Thursday, February 27th, 2025

- I. Call to Order and Roll Call**
- II. Consideration of Agenda**
- III. Consideration of Meeting Minutes**
 - a. Consideration of January 23rd, 2025, Planning Commission Regular Meeting Minutes
- IV. Inquiry of Conflict of Interest**
- V. Public Comment**
- VI. New Business**
 - 1. Public Hearings**
 - a. 7174 Patterson – Rezone from PUD to Light Industrial
 - b. 1230 76th Street – Special Use Permit – Chickens in RL-14
 - 2. Site Plan Review**
 - a. None
 - 3. Items not requiring a Public Hearing**
 - a. 6326, 6330, and 6338 Hanna Lake Avenue – Preliminary PUD – Authentix
 - b. 1718 68th Street – Special Use Permit – Accessory Building
- VII. General Discussion**
- VIII. Adjournment**

Persons with disabilities needing special accommodations should contact Kim Triplett at (616) 698-6640 one week prior to the meeting to request mobility, visual or any other assistance.

DRAFT Minutes of the Gaines Charter Township Planning Commission

Regular Meeting held January 23rd, 2025, at 7 pm

8555 Kalamazoo Ave., SE, Caledonia, MI 49316

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

MEMBERS ABSENT: Haagsma, with notice

STAFF PRESENT: Dan Wells, Community Development Director; Dakota Swan, Assistant Planner

I. CALL TO ORDER AND ROLL CALL

Chair Giarmo called the meeting to order at 7:00 PM.

II. CONSIDERATION OF MEETING AGENDA

No changes to the agenda.

III. CONSIDERATION OF MEETING MINUTES

Consideration of the December 19th, 2024, regular Planning Commission meeting minutes.

Motion: Motion by Waayenberg, supported by Rober to approve the minutes of December 19th, 2024, with corrections.

DISCUSSION: None.

AYES: All

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (6-0)

IV. INQUIRY OF CONFLICT OF INTEREST

None.

V. PUBLIC COMMENT

None

VI. NEW BUSINESS

1. Items not requiring a Public Hearing

a. 6326, 6330, and 6338 Hanna Lake Avenue – Preliminary PUD – Authentix

Jordan Teichen of Continental Properties explained their request for a preliminary PUD hearing. Continental is a development firm based out of Menomonee Falls, Wisconsin, with a legacy of developing retail, hospitality, and multifamily developments; Teichen explained that Continental is largely focusing on multifamily development these days. Continental aims to help relieve the desperate need for housing, and Teichen added that the parcel(s) in question were chosen because multifamily housing is called for in this area, as outlined in the Township's Master Plan. They are requesting a PUD since the current Zoning Ordinance allows for up to 16-unit buildings, and Continental is proposing fifteen 24-unit buildings. The preliminary site plan provided depicts development as occurring on approximately 24 of the 40 total acres, with dedicated open space where they plan to include a disc golf course, a car wash station, a dog wash station, outdoor gathering spaces, and two leash-free pet parks. Wetlands are largely planned to be preserved on the site, with the exception of 0.6 acres which will be impacted to allow for a crossing over the Anderson Drain, which runs through the parcel. Teichen concluded by stating that all Continental properties remain in their ownership and are managed by them rather than outsourcing a property management entity.

Planner Wells then gave the Township's perspective on this request and reiterated that this is a preliminary consideration for the PUD, which is the best time for the Planning Commission to bring up any major concerns with the proposal. Wells added that these parcels are one of the few areas left in the Township zoned for apartments. As far as PUD standards go, Wells stated that this request is consistent with both the Master Plan and Zoning Ordinance, and that staff found this proposal to be compatible with adjacent uses. The subject parcels are surrounded by M-6 to the north and a mobile home park to the south, separated by a steep ravine; there are no single-family homes surrounding the subject property. Staff also found that the provided building elevations illustrate a fairly modern style of buildings with varied facades and plenty of architectural details. As outlined in the Master Plan, a density of 10-12 dwelling units per acre is what would typically be expected and accounted for here, however this proposal includes a density of almost 9 dwelling units per acre. With regard to traffic and mobility, Wells said that there is a good sidewalk network proposed throughout the development and Continental would be encouraged to connect that network to the sidewalks on Hanna Lake Avenue. The Fire Marshall deemed emergency access to be adequate at this point in the process, although further review will be necessary. The proposed parking was also deemed to be adequate by staff at this point; a final count of spaces per unit will be required at the time of Site Plan Review. Wells added that the addition of 360 residential units will certainly increase traffic on Hanna Lake Avenue, and that if the Planning Commission feels like a traffic study will be necessary, now would be a good time to request that.

Wells noted that this site is complicated, environmentally speaking; initial discussions with the Kent County Drain Commission have determined that stabilization will likely be necessary as cattle have inhabited the subject parcel for several years. Re-vegetation will also be likely to be necessary along the channel of the Anderson Drain, and a bridge crossing will be necessary. The existing wetlands near the far east end of the site are planned to remain untouched, and that area is intended to be used as a disc golf course. Wells mentioned that the Township Engineer will be involved in determining how to manage stormwater on the site and the final design of detention basins. The Township Engineer and Fire Department have both given preliminary approval for this project; overall, staff feels as though the standards for preliminary site plan approval are met.

Commissioner Wiersema began discussion by inquiring whether Continental intends to gate the community; Teichen responded that a gate is not part of the plan at this time. Wiersema inquired about

the difference between the Authentix communities and other models that Continental offers, to which Teichen answered that the most critical difference in models is the level of finishes, although the amenities in their communities are largely the same.

Wiersema added that he appreciates the varied setbacks of the proposed buildings and variation amongst structural elements, however, he was disappointed that Continental was proposing their Authentix line here rather than one of their other product lines, namely The Springs. Teichen stated that the market research team at Continental extensively looks at demographics in the area to determine an appropriate price point, and that proposing a Springs model in this location would ultimately require higher rents; Teichen added that he is unsure the demand for a more expensive model is there.

Wiersema inquired further, specifically about the volume of wetlands and open space on the site, to determine if there is any possibility of connecting sidewalks on Hanna Lake Avenue to the Paul Henry Trail, with the potential to make sidewalks wider. Teichen responded that the development team is looking at this, and Continental has an ADA consultant on board to ensure all shared amenities are accessible.

Commissioner Rober stated that she believes the buildings are too big, and she would much prefer to see 16-unit buildings rather than the proposed 24-unit buildings. Furthermore, Rober added that she feels as though the buildings are too plain.

Commissioner Thomas echoed Rober's concerns and inquired about the possibility of utilizing different building materials to introduce more variety in the appearance of buildings. Teichen responded that adding features such as masonry drives up the cost. He added that there are two different building types being proposed that will vary in color, and he reassured the commissioners that the communities don't feel monotonous when driving or walking through them. Thomas added that a mixture of materials would elevate the appearance.

Commissioner Waayenberg agreed and added that a variety of colorways would also enhance the look of the community. He also advocated for 16-unit buildings, and more variation and texture in building orientation; Waayenberg agreed with Commissioner Wiersema that wider walking paths would also be ideal.

Teichen explained that although Continental doesn't have much flexibility to modify the unit counts on the proposed buildings, they will look at varying orientations in an effort to break things up. Waayenberg commented that the hope is that more upscale apartments will ultimately attract young professionals that choose to remain in the Township and transition into owner-occupied homes in the Township over time. He added that he isn't opposed to having a product that is more affordable, and that if there was variation in colorways and buildings were oriented more organically, it could go over better.

Commissioner Wiersema added that including a variety of tree species in the planting plan could be beneficial to breaking up any monotony.

Waayenberg and Rober agreed that the proposed amenities seem to be unique and worthwhile, although Rober was "not sold" on the apartments themselves.

Commissioner Billips inquired about what the rents are expected to be; Teichen responded that studio apartments will be \$1,300, one-bedroom units will be \$1,450, two-bedroom units will be \$1,775, and three-bedroom units will be \$2,050 per month.

Chair Giarmo referenced the 2024 Annual Planning and Zoning Report and stated that almost 500 units of multifamily housing have been approved over the last year, and she feels as though the Township has seen enough of this mode of housing get approved. Giarmo explained that she is not interested in seeing an attainable housing development, and she especially feels as though more upscale apartments are necessary to support and accommodate the influx of residents that will be moving to the Township in lieu of Microsoft's recent investment in the Township. Giarmo stated that she feels as though the Planning Commission needs to hold out for a more upscale development option for this parcel.

Teichen responded that resident experiences are largely the same across the different products Continental offers, as many of the offered amenities are the same, and that the differences primarily lie in interior finishes between the products. Giarmo stated that upscale finishes are what she would be looking for in an apartment-style development in order to attract a different base of residents to the Township. Teichen inquired to clarify what kind of resident the Planning Commission would be hoping to attract to the Township; Giarmo stated that ideally, they would be hoping to attract executives and young professionals as Commissioner Waayenberg had suggested earlier, and furthermore, that they are looking for stainless steel and granite finishes. Teichen stated that primarily, the residents in their Authentix communities would fall into the category of young professionals, and the offered amenities certainly attract that demographic. Chair Giarmo kindly disagreed with Teichen, and referenced her daughter's experience renting in a multifamily community in which there were issues with poor odor-proofing and soundproofing which served as an anecdote for the type of experience the Planning Commission is not looking for; ultimately, the Planning Commission is looking for a developer that can provide a more upscale experience. Chair Giarmo suggested that Continental return for consideration when they can provide a proposal that includes nicer finishes, a more creative layout, and smaller buildings, and added that the Planning Commission would likely be more receptive to considering their request under these conditions.

MOTION:	Motion by Rober, supported by Billips, to postpone the application for Preliminary PUD and Site Plan Review until Continental is ready to return with a revised site plan.
DISCUSSION:	None.
AYES:	ALL
NAYS:	None
ABSTAIN:	None
DECISION:	Motion Carried (6-0)

b. Election of Planning Commission Officers

The Planning Commission must annually elect which commissioners will serve as the Chair, Vice Chair, and Secretary of the Planning Commission for the upcoming calendar year.

MOTION: Motion by Waayeneberg, supported by Billips, for Planning Commission Officer positions to remain the same in 2025 as they were in 2024.

DISCUSSION: None

AYES: ALL

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (6-0)

c. 2024 Annual Planning Report

Section 19(2) of the Michigan Planning Enabling Act (Public Act 33 of 2008) requires the Planning Commission to make an annual written report to the Township Board offering an overview of the Planning Commission's operation throughout the year. Planner Wells explained that staff has made a revision to how housing data is categorized in the report, and that the data provided displays the Townships reaction to the demand for housing in Kent County. Wells added that it appears as though the Township is doing a good job of providing a variety of housing options, and although a plethora of apartments were approved in 2024, the surge in apartment approvals is coming to a halt, as the few parcels available to sustain that mode of development are coming into fruition. The 2024 Annual Report offered an overview of projects reviewed by the Planning Commission in 2024, alongside information on Code Enforcement activity, rezoning requests, and ZBA hearings in 2024.

The Annual Report also highlights long range planning objectives and gives a brief description of the work done throughout the year to push the Township closer to achieving them. Notably, staff is looking for opportunities to connect and improve the non-motorized trail network in the Township for pedestrians and cyclists alike. Wells encouraged the Planning Commission to relay any "big picture" objectives they'd like to accomplish over the next few years to Planning Department staff and added that the Planning Commission has the opportunity to attend webinars with staff to further education. The Parks & Trails Committee also has a dedicated section in the report, in which objectives and goals are outlined. Wells added that staff, in conjunction with the Parks & Trails Committee, is looking for opportunities to acquire recreational land in the Township.

MOTION: Motion by Waayenberg, supported by Rober, to approve the 2024 Annual Planning and Zoning Report and make a positive recommendation to the Township Board.

DISCUSSION: Commissioner Billips added that she will not be present for the April Planning Commission meeting.

AYES: ALL

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (6-0)

2. Public Hearings

a. Zoning Ordinance Update

David Jirousek of Horizon Community Planning serves as the Township's Planning Consultant and has contributed significantly to the large-scale update of the Zoning Ordinance that has been underway over the last two years. The project was brought on by a need for maintaining consistency between the Zoning Ordinance and the Master Plan, which was updated in 2023. Jirousek began by explaining that the overhaul process began with an audit, where a Zoning Ordinance Update Subcommittee identified issues and inconsistencies with the current Zoning Ordinance to serve as a basis for what needed to be improved in the rewrite. Jirousek stated that when the Planning Commission is comfortable with the proposed updated ordinance, the Planning Commission will make a recommendation to the Township Board, who will have two reads of the ordinance before approving and adopting it. Jirousek explained that the biggest objective with the update to the Zoning Ordinance was to ensure that the document was user friendly and consistent with the guidance offered in the Master Plan.

Part I of the updated ordinance serves as the legal basis for the document, outlining Terms of Use and applicability. Part II, Jirousek described as "the heart and soul" of the Zoning Ordinance, which contains both dimensional and land use requirements for all zoning districts. Part III includes the specifics of how land is to be developed and what those regulations look like; for example, lighting and building requirements would be found in Part III. Part IV outlines application types and submittal requirements, and Part V offers information on administrative duties and nonconformities, among other odds and ends.

One of the biggest changes in the updated Zoning Ordinance is the introduction of two new combined zoning districts: Suburban Residential (SR) and Rural Residential (RR). The SR district is a combination of the two current low-density residential districts, RL-10 and RL-14. The major difference between these two districts is the lot size requirement, which are 10,000 and 14,000 square feet, respectively. The SR district combines both together with a minimum lot size requirement of 12,000 square feet. Similarly, the RR district is a combination of the two existing rural zoning districts, A-R and A-B. Functionally, they are almost identical with the exception of a few dimensional requirements; for efficiencies sake, the two districts have been combined to form the RR zoning district in the new ordinance.

Jirousek also highlighted the addition of another new zoning district, Village Residential. This zoning district aims to bring goals from the 2023 Master Plan into fruition by providing a regulatory basis for traditional neighborhood design and encouraging a variety of housing options, such as two-family and multi-unit townhomes. Furthermore, the VR zoning district may also be used as a buffer between the SR zoning district and either commercial or high-density residential zoning districts.

Planner Wells went over the major issues yet to be reviewed and deliberated in the new ordinance; he encouraged the Planning Commission to consider Chapter 22, Private Streets and Driveways, as the Township must determine their position on road maintenance and management. Wells added that the section in Chapter 18 regarding Accessory Dwelling Units will likely need further consideration and deliberation as well. Currently, attached Accessory Dwelling Units are permitted only with the issuance of a Special Use Permit. Wells encouraged the Planning Commissioners to focus on reviewing sections of the Zoning Ordinance draft that they are interested in, and to bring their comments to the next discussion regarding the update.

Chair Giarmo opened the Public Hearing and subsequently closed it as no one approached the podium to speak.

Chair Giarmo requested one more month to go over some items in the draft ordinance, as it is a large document. She suggested that fellow Commissioners come to next month's meeting prepared for good discussion of what they like about the draft, and what they would like to see revised.

Commissioner Wiersema suggested that some revisions need to be made within Chapter 35: Definitions, and added that certain cross-references, especially to sources outside of the ordinance itself, should also be reviewed. Wiersema added that he appreciates the simplification offered by the new draft; he found the tables outlining permitted uses by zoning district in Chapter 15 to be quick and easy to use and added that this draft is a much better ordinance than what the Township currently has.

Chair Giarmo stated that she is interested in further reviewing Chapter 22, and regulations pertaining to mineral extraction more closely. Planner Wells responded that permitting at the State level covers most of what the Township regulates with regard to mineral removal; the Township has a reliable set of conditions from previous mineral extraction initiatives in the Township, and the Planning Commission has the ability to apply those conditions to future ventures. Wells added that this use is outlined in Chapter 14, Planned Unit Developments, where mineral removal is listed as a specific use.

Planner Wells stated that he finds the current regulations pertinent to private streets and driveways to be cumbersome and added that the current roads ordinance gets the Township into some difficult decisions. The Township Attorney suggested to Planner Wells that the Township should either allow private roadways without waivers, or the Township should require a private road to be built to code after accessing a certain number of parcels; Wells added that the latter is more straightforward. The question at staff level, Wells explained, is should more parcels be permitted to be added to a nonconforming road? Furthermore, if there are existing undeveloped parcels on a private drive, should the Township allow building permits to be issued without roadway upgrades? Wells stated that there are essentially two options, either the Township prohibits additional lots from being added until the roadway is updated, or the Township prohibits additional lots from being added entirely; navigating the delicate balance between the common good and individual homeowner rights is exemplified through decisions as such. Wells added that the Township Attorney stated that these regulations are highly important, however, if they are inadequate, they will inevitably make a bad problem even worse. Although the Township has several examples of private roads serving more than 4 parcels that are well

done, others are seriously inadequate; Wells stated that this has been increasingly difficult for staff to manage and would prefer a simple determination of whether parcels would be permitted to be added or not, or a private road would be required. Ultimately, the landowner desiring to create more parcels would be required to build the road and purchase the necessary easements, which would limit the number of these projects.

Commissioner Waayenberg inquired about whether there is a way to implement a hybrid solution, where if the number of parcels exceeds a certain threshold, the road would be required to be upgraded to Kent County Road Commission standards. Planner Wells explained that previously, up to two additional lots on a nonconforming road were permitted so long as there was a road maintenance agreement. The issue with this approach is that the first landowner to request additional splits would essentially limit other landowners' abilities to split off their parcels, essentially creating a race to sell and split before the roadway is required to be improved.

Chair Giarmo inquired about sending the proposed roadway regulations to the Kent County Road Commission and propose the updated ordinance to the Township Board after the Road Commission's review. Wells suggested that during the next discussion on the Zoning Ordinance, two options for roadway maintenance and management should be made available of the Planning Commissions review so Commissioners can compare the two options side by side. Commissioner Waayenberg inquired about whether there are any regulations in the new ordinance that deal with community septic systems; Planner Wells responded that if an area is found do be well suited for a community septic system by the Kent County Health Department, that will ultimately determine the number of homes that are able to be incorporated into the system, and consolidation of the community into a smaller area may be an option depending on what the land is able to handle. Jirousek added that himself and Planner Wells reached out to the Township Attorney with a specific question on this matter, and they are awaiting an answer.

Planner Wells concluded by stating that the draft ordinance has been through legal review already, and the Township Attorney's comments have been integrated into the document.

MOTION:	Motion by Waayenberg, supported by Thomas, to postpone consideration of the Zoning Ordinance update until the next meeting.
DISCUSSION:	None.
AYES:	ALL
NAYS:	None
ABSTAIN:	None
DECISION:	Motion Carried (6-0)

3. Site Plan Review

- a. None

VII. GENERAL DISCUSSION

1. Leighton Township Master Plan Update

Leighton Township updated their Master Plan and sent a piece of mail addressed to the Planning Commission to inform them of its adoption. Staff reviewed the updates and determined that there is consistency between the Township's objectives and Leighton Townships land use goals for parcels bordering the southern terminus of Gaines Charter.

VIII. ADJOURNMENT

The meeting adjourned at 9:26 PM.

CERTIFICATION:

I hereby certify that the above is a true copy of the minutes from the January 23rd, 2025, 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

Date: _____

Gaines Charter Township

Planning Commission Memo

Meeting Date: February 27th, 2025

AGENDA ITEM: VI.1.a

FILE NUMBER: 241217CS

PROPOSED REQUEST: Rezoning from PUD-LSP
to Light Industrial

PROPERTY ZONING DISTRICT: Steelcase PUD-
LSP

ADDRESS: 7147 Patterson Avenue SE

PROPERTY SIZE: 40.5 Acres

PARCEL NUMBER: 41-22-12-100-031

REPORT BY: Dan Wells, Community
Development Director

APPLICANT: Chris Sander, Microsoft
Corporation



OVERVIEW

The property owners of 7147 Patterson Avenue SE are requesting to rezone the parcel from Planned Unit Development-Large Scale Phased (Steelcase) to Light Industrial. This parcel is currently undeveloped and is owned by Microsoft and will likely become part of the project they have planned for the larger parcel to the south.

The owner eventually intends to utilize both parcels in a similar manner and wants to eliminate the dual zoning that would result.

Surrounding zoning:

	NORTH: PUD-LSP (Amazon)	
WEST: PUD-LSP (Undeveloped)	SUBJECT PARCEL	EAST: Patterson Ave./Rural-Residential (Caledonia Twp)
	SOUTH: Light Industrial (Undeveloped)	

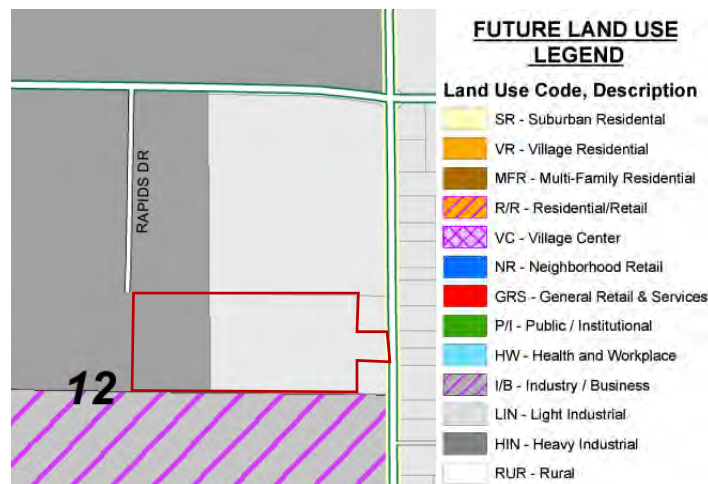
STANDARDS OF REVIEW

The request has been reviewed using the applicable review standards of Section 27.4, Review Standards for Amendments, which states:

In reviewing an application for the rezoning of land, whether the application is made without or with an offer of conditions (as in a conditional rezoning request), factors that should be considered by the Planning Commission and the Township Board include, but are not limited to, the following:

- A. Whether the proposed rezoning is consistent with the policies and uses proposed for that area in the Township's Master Land Use Plan;**

Meets Standard. The 2023 Future Land Use Plan designates this parcel for Heavy Industrial in the west and Light Industrial use on the east, which is consistent with the proposed rezoning.



The Master Plan (pg. 55) describes Light Industrial use as:

The most important characteristic of the light industrial area is its low use intensity. These areas are intended to provide a safer, cleaner industrial environment. Uses recommended for this area, therefore, include only industrial, warehousing and transportation activities that create a minimum of off-site effects. Industries that traditionally cause excessive noise, vibration, odors, visual blight, environmental pollution, or area involved in potentially hazardous processes, should be avoided or allowed only on a discretionary basis.

B. *Whether all of the uses and structures allowed under the proposed rezoning would be compatible with other zones and uses in the surrounding area;*

Meets standard. By rezoning from PUD-LSP to Light Industrial, the applicant is restricting it's eventual use of the property to those permitted by right, and via Special Use Permit. On the south, west, and north sides the uses are compatible with the proposed rezoning. On the east side, Patterson is two lanes wide and then a row of houses on one-acre+ parcels line the street. These residential parcels are also future zoned for industrial in the Caledonia Township Future Land Use Map.

C. *Whether any public services and facilities would be significantly adversely impacted by a development or use allowed under the requested rezoning;*

Meets standard. All public services and facilities are currently available and would not be adversely affected by the rezoning from PUD-LSP to I-1. The subject parcel is 40.5 acres and has access to Patterson; a strain on public services and facilities is not anticipated.

D. *Whether the proposed zoning would be reasonable;*

Meets standard. The proposed rezoning is compatible with existing uses the area and in accord with future land use plans, so it is considered reasonable.

E. *Whether circumstances in the area have changed;*

Meets standard. The Steelcase PUD-LSP has been in place since the early 1980s. Steelcase never fully utilized the property for it's own operations due to global economic changes in the 1980s and has been steadily selling off parcels to a variety of users, all of which are light industrial in nature.

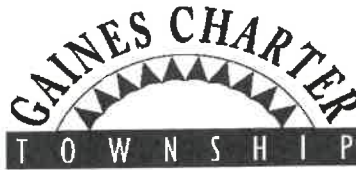
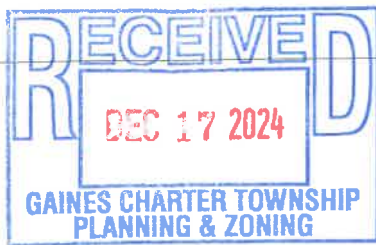
F. *Whether the uses allowed under the proposed rezoning would be equally or better suited to the area than uses allowed under the current zoning of the land.*

Meets standard. This parcel has remained as leased agricultural land since Steelcase established the PUD-LSP. Considering the larger parcel to the south will likely be a light industrial use, this parcel is best suited to be used in the same way, although there is nothing preventing the owner from developing it for light industrial as it is. The Township has always interpreted light industrial uses as compatible with the Steelcase PUD-LSP.

STAFF RECOMMENDATION

Staff finds that the application meets the standards for rezoning. Staff recommends the Planning Commission consider all the factors of this rezoning request, and determine if it's reasonable and beneficial to the long-term development goals of the Township.

After consideration of these standards and public comments, a recommendation to the Township Board of Trustees to approve or deny the request should be made.



FILE NO.

241217CS

8555 Kalamazoo Avenue SE • Caledonia MI 49316
Ph: 616 698-6640 • Fax: 616 698-2490
www.gainestownship.org

Application for Zoning Ordinance Amendment/Rezoning

Project Address	7147 Patterson Ave SE		
Owner Name	Microsoft Corporation		
Owner Address	Street Address	City, State, Zip	
	One Microsoft Way	Redmond, WA 98052-6399	
Parcel Number(s):	41-22-12-100-031	41-22-	
Description of Proposed Project/Use	The proposed use of property is a data center, also known as a data storage facility, consisting of warehouse style building or buildings that stores computer and networking equipment and other systems, servers and related equipment within a climate-controlled environment, as well as office support facilities, utility structures, and utility equipment.		

Applicant/Contact	Chris Sander Jonah Mills		
Applicant/Contact Address	Street Address	City, State, Zip	
	One Microsoft Way	Redmond, WA 98052-6399	
Contact Info	Home / Office / Cell	E-Mail	
	617-586-5616	v-jonahmills@microsoft.com ambasaha@microsoft.com	
<i>"I" hereby certify to the correctness and knowledge of the information submitted and hereby agree to comply with the terms and requirements of all applicable Township ordinances. I also grant Township staff permission to enter onto the subject property in review of this application.</i>			
Signature	 Chris Sander (Dec 7, 2024 09:27 PST)		
Please complete the appropriate Worksheet as part of your application packet (see Staff for more information) for: Planning Commission, Zoning Board of Appeals requests, Land Divisions, Combinations or Lot Line Adjustments.			

Township Use Only

PUD to I-1

Current Zoning District:	RL-14	RL-10	R-3	R-4	C-1	C-2	O-S	I-1	I-2	<u>PUD</u>	A-R	A-B
One / Two Family Construction	☐	Zoning Board of Appeals	☐	Planning Commission	☐	Land Combination	☐					
Site Plan Review	☐	Rezoning / PUD Rezoning	☐	PUD Amendment	☐	Land Division	☐					
Subdivision / Site Condo Review	☐	Special Use Permit	☐	Lot Line Adjustment	☐							
Other:												
Approved	☐	Approved with Conditions	☐	Denied	☐	Withdrawn	☐					
Zoning Administrator:										Date:		

Rezoning/ Ordinance Amendment Applicant Worksheet

File No.

For all rezoning requests, submit a fully dimensioned map showing:

- Legal description
- Parcel numbers
- Present Zoning District
- Zoning District of abutting properties
- All public and private right of ways, easements bounding and intersecting the land to be rezoned.

- ☒ Text or Zoning Map Amendment
☒ Current Zoning District PUD-LSP
☒ Proposed Zoning District I-1

- ☐ Planned Unit Development (PUD) Rezoning
☐ Conditional Rezoning

For PUD and Conditional Rezoning's refer to the applicable section of the Zoning Ordinance for specific submittal requirements.

SIGNATURE OF ALL OWNERS (*proof of ownership required*)

Signature	Date	Signature	Date
Signature	Date	Signature	Date

General Rezoning Review Standards

1. If the request to rezone is to correct an error, state the circumstances and how the proposed amendment will result in a correction.

N/A

2. Explain changed or changing conditions that make the proposed amendment reasonably necessary to the promotion of public health, safety and general welfare.

See Addendum

3. List circumstances, factors and reasons supporting the proposed amendment.

See Addendum

4. Indicate the section and reason for text amendments to the current Zoning Ordinance.

N/A

Addendum to Republic National Rezoning Application

2. Explain changed or changing conditions that make the proposed amendment reasonably necessary to the promotion of public health, safety, and general welfare.

The property is currently zoned PUD-LSP, where industrial complexes are permitted subject to a final development plan. The property will continue to be used for light industrial purposes, but it will no longer be used in conjunction with the rest of the PUD-LSP. Instead, ownership will be transferred so it can be used in connection with an adjacent parcel directly to the south, known as 4450 76th Street, and another to the southwest, 4149 76th Street, which are both currently zoned I-1 Industrial, not PUD-LSP.

The subject parcel and I-1 Industrial parcels to the south will be used together to support a data center, which fits into the category of a “Warehouse” use, a use permitted by right within the I-1 Industrial district. The rezoning is necessary to unify the zoning for all of the parcels used for the data center under a single zoning district.

The property currently is not yet been used in a manner consistent with the PUD-LSP district. It is currently vacant or has been put to an agricultural use. This current use is inconsistent with the Gaines Charter Township Master Plan. The Master Plan proposes use of this property as “Light Industrial” for the sake of public health, safety, and general welfare (See Future Land Use Map.) This rezoning will permit the property to be put to its ideal use, consistent with the Master Plan, and will thereby promote the public health, safety, and general welfare of the Township residents and businesses.

3. List circumstances, factors, and reasons supporting the proposed amendment.

In addition to aligning the use of the property with the Township’s Master Plan, the following factors favor rezoning the property:

A. The property surrounding the property is zoned for light industrial use (PUD-LSP and I-1), except for a set of residential lots to the east of the property. All of those residential properties already abut light industrial uses or light industrial-zoned property or are themselves zoned Light Industrial. Except for two of the lots adjacent to the property that are themselves zoned Light Industrial, the rest are in Caledonia Township and separated from the subject parcel by Patterson Avenue.

Uses permitted by right in the Light Industrial Zoning District are compatible with adjacent residential uses. Such uses include Central Dry Cleaning, Tool and Die, Warehouse, Distribution, Workshops and Custom Small Industry Uses, all of which are uses conducted within an enclosure and produce minimal air, noise, or dust emissions. Certain Commercial, Service, and Office uses are also permitted in the I-1 district. These light industrial uses commonly abut residential uses in the Township and serve as a beneficial buffer between heavy industrial uses and residential uses. Even the Future Land Use Map proposes light industrial uses adjacent to residential uses.

B. Rezoning the property to light industrial would not adversely impact public services and facilities, since the property is already zoned for light industrial development as PUD-LSP. The PUD-LSP zoning district is a PUD district that permits "Industrial complexes." Patterson Road is a major thoroughfare, capable of supporting the traffic that would accompany development of the property. Adequate utility services are expected in the vicinity of the property because the property abuts an Amazon distribution center and Great Lakes Coca-Cola, a beverage distributor, and is in the vicinity of a number of other industrial uses to the north.

C. The proposed use of the property as light industrial is eminently reasonable given that it is already zoned for "Industrial complexes" and abuts light industrial uses to the north, and is surrounded by I-1 zoned property to the north, east, and south. Rezoning property as light industrial is not a change in anticipated use and is a natural progression of the light industrial development expected in that area of the Township.

D. Uses allowed under the proposed rezoning would not be significantly different than the uses allowed under the existing zoning and would be equally suited to the area for the reasons given above.

Gaines Charter Township

Planning Commission Memo

Meeting Date: February 27th, 2024

AGENDA ITEM: VI.1.c

PROPOSED REQUEST: Special Use Permit

ADDRESS: 1230 76th Street SE

PARCEL NUMBER: 41-22-17-201-002

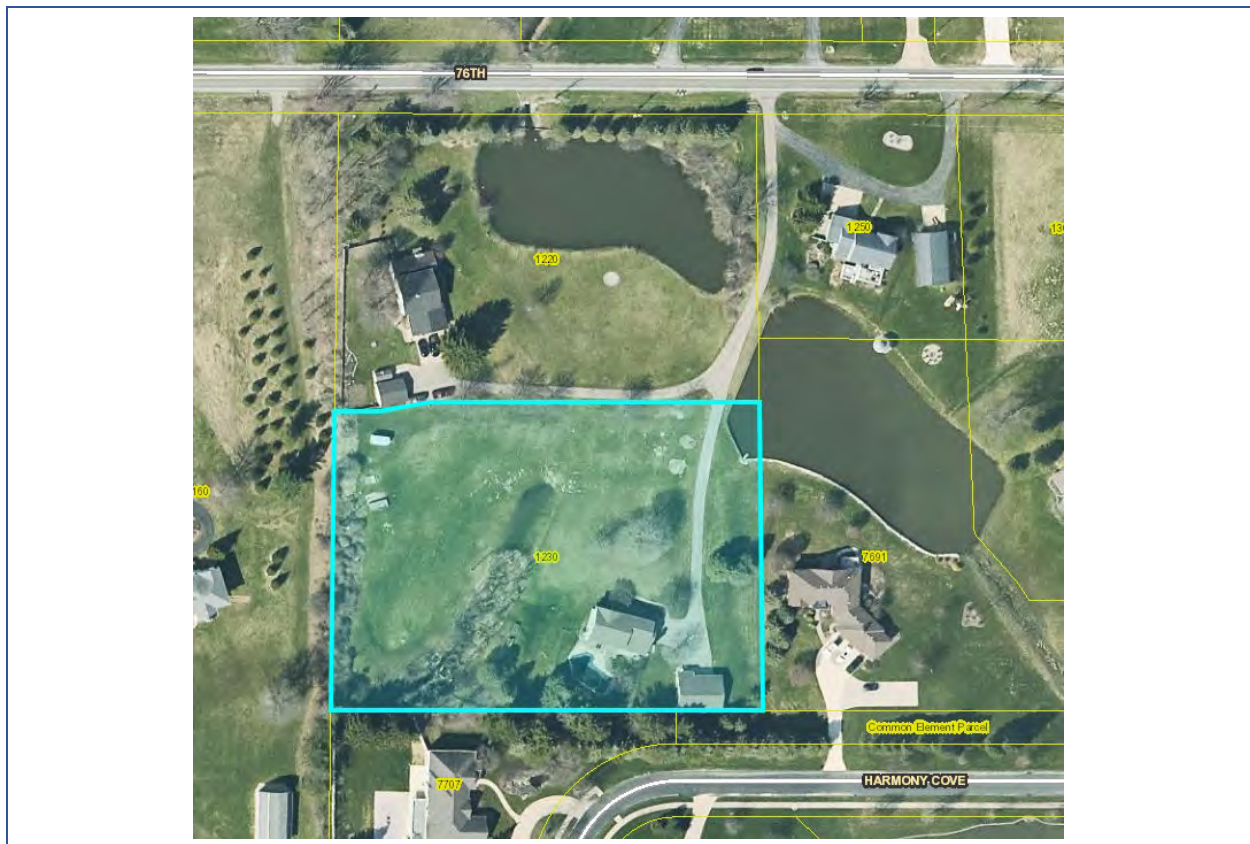
FILE NUMBER: 250106RP

APPLICANT: Robert Pavlovic

PROPERTY ZONING DISTRICT: Residential-14

PROPERTY SIZE: 2.48 Acres

REPORT BY: Dakota Swan, Assistant Planner



OVERVIEW

The applicant is requesting a Special Use Permit to keep chickens at a single-family home in the RL-14 zoning district. Based on the zoning ordinance, the keeping of non-household animals for non-commercial purposes is permitted in the RL-14 zoning district so long as the applicant obtains a Special Use Permit.

Surrounding zoning:

	NORTH: Single Family Residential (RL-14)	
WEST: Single Family Residential (RL-14)	SUBJECT PARCEL	EAST: Single Family Residential (RL-14)
	SOUTH: Harmony Cove PUD	

STANDARDS OF REVIEW

The request has been reviewed using the applicable review standards of Section 19.8 “General Standards for All Special Land Uses” and the specific standards of Section 4.15(C) “Non-Household Animals; Permitted” and Section 4.15(D) “Non-Household Animals; Special Use Permit Required”.

Section 19.8 General Standards for All Special Land Uses

The Planning Commission shall review the particular circumstances and facts of each proposed special use and in addition to the specific standards of consideration stated for each special use type within this Ordinance, and shall be guided in rendering a decision by the following general standards:

- A. *The proposed special use shall be sufficiently designed to maintain adequate provision for the protection of the health, safety, conveniences, and social and economic welfare of those who will use the special use, residents and landowners adjacent to the special use, and the community as a whole.***

Meets standard. As proposed, the use and character of the proposed non-household animals will not hinder the health, safety, or economic welfare of surrounding properties or landowners. There will be a chicken coop located in the back yard. The intended location of the coop is surrounded by a brush to the west, a tree line to the south, and the home to the east which are all anticipated to serve as adequate buffers.

- B. *The proposed special use shall be consistent with the intent of this Ordinance and the intent of the Master Plan.***

Undetermined. The current master plan does not specifically call out whether non-household animals are appropriate in a suburban residential setting or not, which is why they are subject to a Special Use Permit on a case-by-case basis. If it is determined that the proposed keeping of non-household animals is consistent with the zoning ordinance, then consistency with the Master Plan will be achieved.

The Planning Commission must determine if this request is consistent with the appropriate standards and if keeping of non-household animals is appropriate at this property. If it is determined to be so, the request will be consistent with the intent of the current Zoning Ordinance.

C. The special use shall not create or substantially add to traffic hazards in the area.

Meets standard. No additional traffic will be created by the proposal.

D. Public services and facilities such as roads, police and fire protection, drainage structures, water and sewage facilities or schools, shall be sufficiently extended to the proposed special use such that load capacities are not exceeded.

Meets standard. As non-household animals intended to be used for personal residential purposes, staff does not anticipate any impacts on roads, police and fire protection, drainage structures, utilities, or schools.

E. The proposed special use shall not set precedents for development which could adversely affect the long-term plans or policies of the Township.

Undetermined. If the Planning Commission determines that keeping of non-household animals is consistent with the intent of Suburban Residential areas as outlined in the Master Plan, then no negative precedent will be set by this request that could potentially adversely impact the long-term plans or policies of the Township.

F. The proposed special use shall not have significant adverse environmental, ecological or natural resource impacts.

Meets standard. Keeping a relatively small number of chickens for household use are not anticipated to have any impact on the environment and natural resources. The applicant has specified that they intend to recycle waste from the chickens for garden fertilizer, and that they intend to use cedar shavings as substrate for the coop.

G. The proposed special use shall not have significant adverse impacts upon adjoining properties or uses.

Meets standard. Past complaints involving non-household animals have included issues related to smell and noise. At this property smell is not likely to be an issue, the yard is large enough to buffer and provide adequate ventilation. Noise can be an issue due to crowing. People keeping chickens typically don't have roosters, and the applicant has clarified that they only intend to keep hens on the property.

Section 4.15(C): Non-Household Animals; Permitted

In considering a special use permit for non-household animals in a Residential-14 zoning district, the Planning Commission shall consider the standards stated in Chapter 19 and the following additional standards:

A. Poultry (Chickens) – No more than 10 chickens per acre are allowed.

Undetermined. The applicant has not specified how many chickens they intend to keep. If a SUP is approved, under the zoning ordinance they can have up to twenty as the lot is 2.48 acres.

B. *Non-poultry – No more than 1 animal per acre is allowed.*

Not applicable. The applicant intends to keep chickens, no other non-household animals.

C. *A fence must be provided and regularly maintained to keep the animals from leaving the property. The Zoning Administrator shall determine what constitutes appropriate fencing.*

Undetermined. There is no fence currently on the property and no fence depicted on the site plan.

D. *Any non-dwelling structure which acts as housing for a Non-Household Animals must meet the requirements of “Section 20.2 – Accessory Buildings”.*

Meets standard. The proposed chicken coop has an overall footprint of 33.9 square feet, and the roofed area of the coop, which counts towards the accessory building square footage allowance, is 11.27 square feet. The coop is depicted as being within setbacks on the site plan and is not large enough to require a building permit.

Section 4.15(D): Non-Household Animals; Special Use Permit Required

A. *Can the requirements of “Subsection C (1)”, above, be met?*

Undetermined. The applicant must clarify the number of chickens they intend to keep and confirm there will be fencing around the coop.

B. *Is the design of the housing for the Non-Household Animals appropriate for the character of the neighborhood?*

Meets standard. There are several accessory buildings in the surrounding neighborhood that are of similar size or larger than the proposed chicken coop.

C. *Is the design of the housing for the Non-Household animals compatible with any existing structures on the property involved?*

Meets standard. There are no existing accessory structures on the property; staff believes that the proposed coop and chicken run are harmonious with the existing home on the property.

D. *Does the location of the housing for the Non-Household Animals negatively affect adjacent properties because of potential noise?*

Meets standard. There is always a potential for nuisance when owning chickens as they do produce noise. However, given the layout and character of the surrounding neighborhood, staff finds that the applicant is locating the coop in an area that will generally minimize any impacts on adjacent properties. All setbacks for accessory buildings will be met, and the coop is planned to be closest to the applicants home rather than closer to either of the two lot lines, and therefore closer to any surrounding neighbors. The subject parcel is relatively large, which is anticipated to reduce any points of nuisance as well.

E. Does the location of the housing for the Non-Household animals negatively affect adjacent properties because of potential odors?

Meets standard. The chicken coop meets all setbacks for residential accessory buildings and will be located ca. 30 feet from any lot lines that adjoin the subject parcel to neighboring properties. The applicant has also stated that they intend to wash the chickens and their living quarters regularly. Staff does not anticipate that odor will be a point of nuisance to neighboring properties.

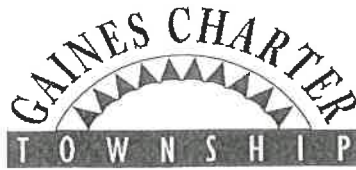
F. Would approving the request establish a negative precedent for similarly zoned properties?

Meets standard. Staff does not believe that approval of this request would set a negative precedent for development for similarly zoned properties, as non-household animals are permitted in the RL-14 zoning district so long as the homeowner obtains a Special Use Permit.

STAFF RECOMMENDATION

So long as the Planning Commission determines that the keeping of non-household animals is consistent with the intent of the Suburban Residential designation outlined in the Master Plan, staff recommends approval of the Special Use Permit with the following conditions of approval:

1. Applicant must clarify the number of chickens they intend to keep is consistent with 10 chickens per acre.
2. Applicant must install fencing surrounding the chicken coop and chicken run.
3. Only hens be kept on the property



FILE NO.

250106RP

8555 Kalamazoo Avenue SE • Caledonia MI 49316
Ph: 616 698-6640 • Fax: 616 698-2490
www.gainestownship.org

Special Use Permit Application

Project Address	1230 76 th ST. S.E. Byron Center MI,		
Owner Name	Robert T Pavlovic 49315		
Owner Address	Street Address	City, State, Zip	
	1230 76 th ST. S.E.	Byron Center, MI	49315
Parcel Number(s):	41-22-17-201-002	41-22-	
Description of Proposed Project/Use	Chicken Coop. and chickens (10)		

Applicant/Contact	Robert T Pavlovic		
Applicant/Contact Address	Street Address	City, State, Zip	
	1230 76 th ST. S.E.	Byron Center, MI	49315
Contact Info	Home / Office / Cell	E-Mail	
	616-698-7326	mackieboy81@msn.com	
<i>"I" hereby certify to the correctness and knowledge of the information submitted and hereby agree to comply with the terms and requirements of all applicable Township ordinances. I also grant Township staff permission to enter onto the subject property in review of this application.</i>			
Signature	Robert J. Pavlovic		
Please complete the appropriate Worksheet as part of your application packet (see Staff for more information) for: Planning Commission, Zoning Board of Appeals requests, Land Divisions, Combinations or Lot Line Adjustments.			

Township Use Only

Current Zoning District:	RL-14	RL-10	R-3	R-4	C-1	C-2	O-S	I-1	I-2	PUD	A-R	A-B
One / Two Family Construction	☐	Zoning Board of Appeals	☐	Planning Commission	☐	Land Combination	☐					
Site Plan Review	☐	Rezoning / PUD Rezoning	☐	PUD Amendment	☐	Land Division	☐					
Subdivision / Site Condo Review	☐	Special Use Permit	☒	Lot Line Adjustment	☐							
Other:												
Approved	☐	Approved with Conditions	☐	Denied	☐	Withdrawn	☐					
Zoning Administrator:										Date:		

Applicant Response to General Standards of Review

Special Land Uses are those that have been identified as uses requiring special consideration based upon their potential effect on the adjacent area. Special regulation of these uses is necessary to protect and preserve the quality of the Township's residential and commercial neighborhoods and not all locations are appropriate for all special uses. The proposed location, the site design and layout of the use, the size and magnitude of the use and hours of operation may all be important considerations.

1. How much traffic, what kind of traffic and at what times of the day and or week will traffic be generated by the proposed use.

NONE

2. Will the use or activity generate any noise, dust, odor, light or other emissions? If so what type and how frequently.

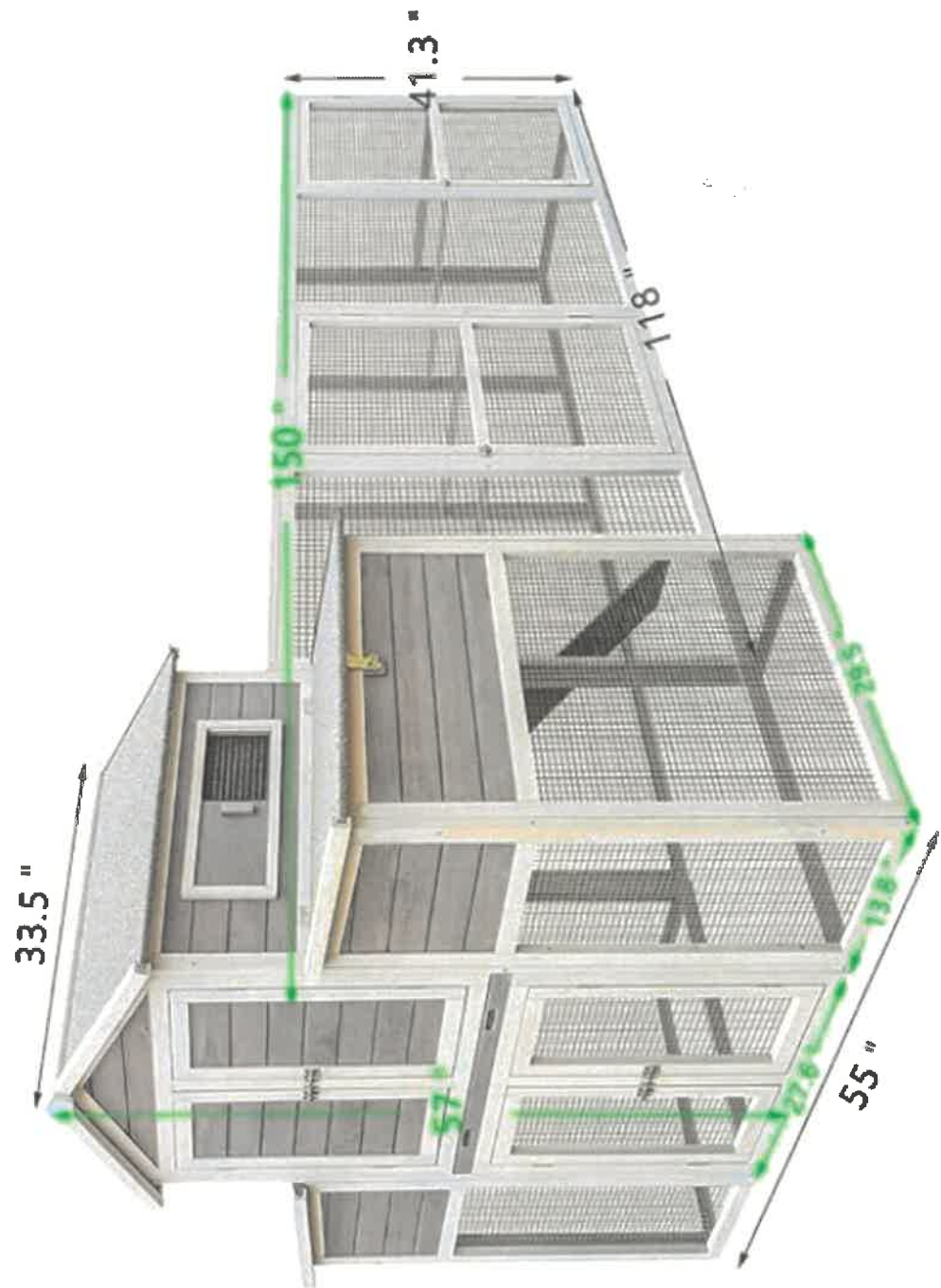
min. Amount of NOISE "NO roosters" Nesting areas will be properly maintained to eliminate odors. (cedar shavings)

3. In addition to the above, describe any other the activities or characteristics associated with the building(s) and use and what measures will be taken in the location design, and operation of the use to keep the use, building or activity in harmony with neighboring properties and avoid the imposition of adverse impacts on them and the community.

Adequate distance from neighbors on ALL four sides of the property.

4. Describe how the proposed special use will avoid the creation of adverse environmental, ecological or natural resource impacts.

Min-Impact waste will be recycled and composted for garden Fertilizer.





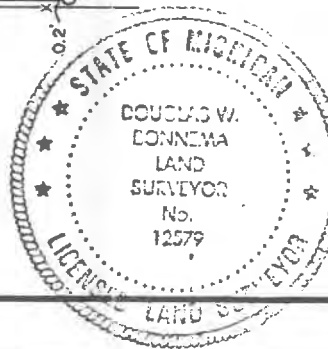
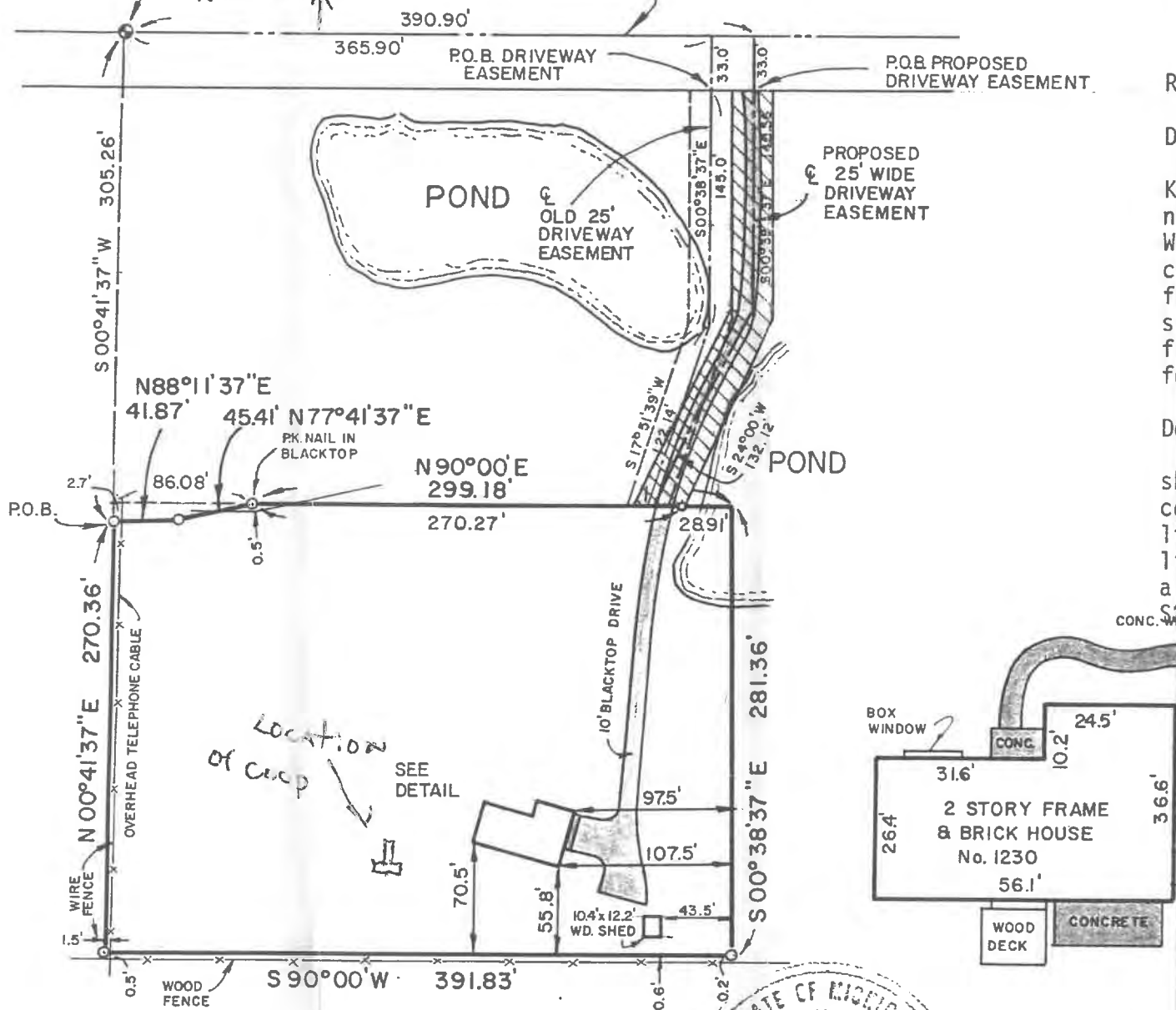
North
↓

Actual size of BASE
Location & Template of chicken
coop

N. 1/4 COR., SEC. 17

N. LINE, N.E. 1/4, SEC. 17 & 76th ST.

North ↑

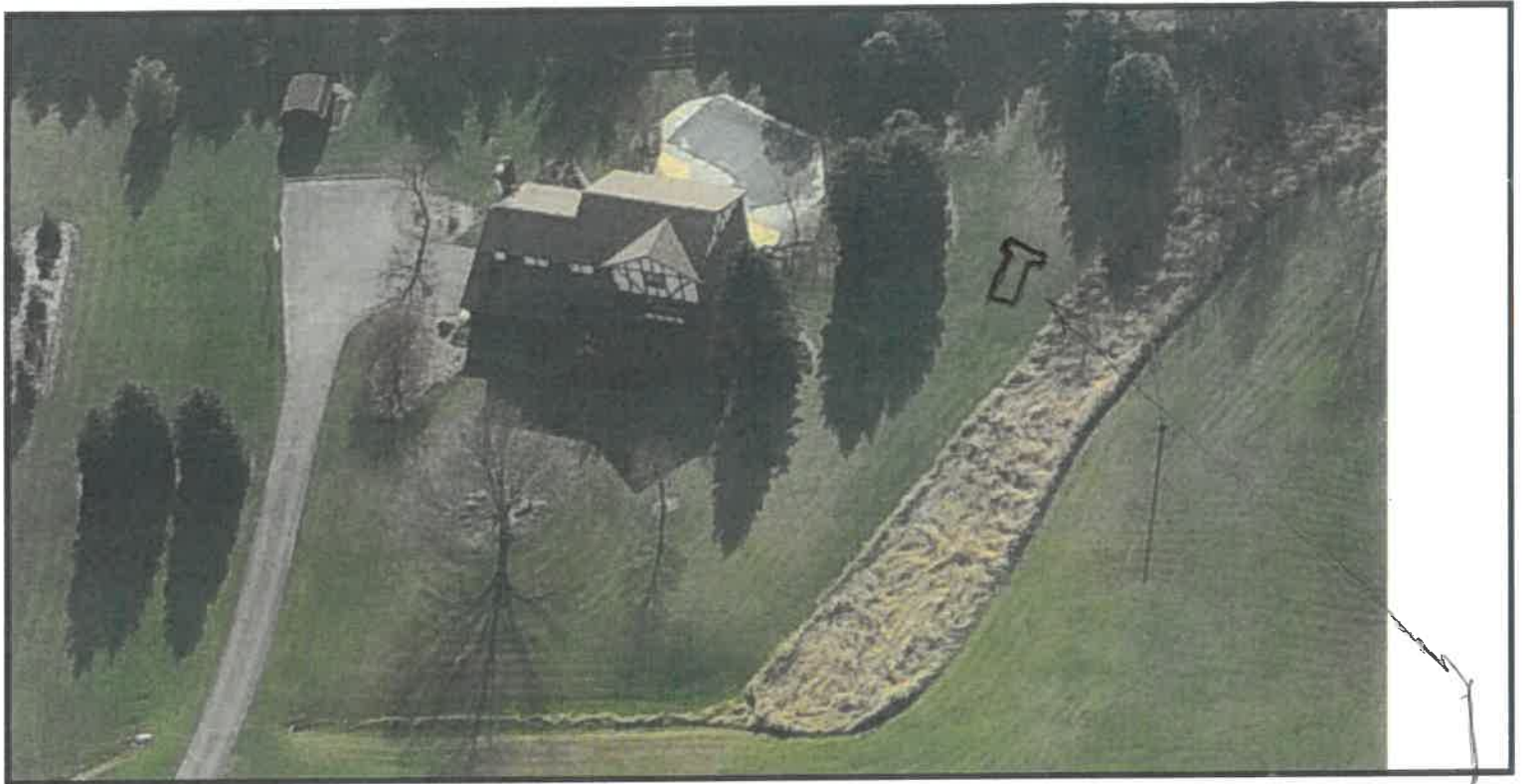


- Scale 1" = 100'
- D = Deeded dimension
 - M = Measured dimension
 - P = Platted dimension
 - S = Set iron stake
 - F = Found iron stake
 - C = Concrete monumer
 - X = Fence Line

For the best possible print results, click the printer icon on the Live Search Maps page.

Location result for

76th St SE, Grand Rapids, MI 49508



Location of
Chicken Coop.



NORTH

Gaines Charter Township

Planning Commission Memo

Meeting Date: February 27th, 2025

AGENDA ITEM: VI.3.a

PROPOSED REQUEST: Preliminary
Consideration for PUD Rezone and
Site Plan Review

ADDRESS: 6326-6338 Hanna Lake Ave.

PARCEL NUMBERS: 41-22-02-100-051,
41-22-02-100-053, 41-22-02-100-055

APPLICANT: Jordan Teichen, Continental Properties

FILE NUMBER: 241223JT

PROPERTY ZONING DISTRICT: RL- 10

PROPERTY SIZE: 40.6 Acres

REPORT BY: Dan Wells, Community Development
Director



OVERVIEW

The applicant requests approval of a preliminary PUD site plan for an apartment development on Hanna Lake and adjacent to M-6. The plan includes 15 two-story twenty-four-unit apartment buildings, a club house, fitness center, pool, pet playground, pergola and fire pit. A total of 360 apartments will be built with associated surface and covered parking.

Continental Properties is a national developer and operator of multifamily communities, retail, and hospitality properties based in Menomonee Falls, Wisconsin. Since its inception in 1979, Continental Properties has developed over 129 apartment communities encompassing more than 34,000 apartment homes in 19 states. They have previously developed several projects in the Grand Rapids area and currently have a purchase agreement in place for the property.

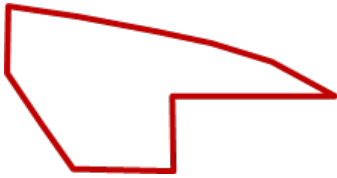
This is the second preliminary consideration for the project, the initial public hearing was held January 23rd, when consideration was postponed.

After that meeting the developer made the following changes to the site plan:

1. **Improved Circulation:** The development team has implemented a main entrance boulevard to clearly define entry points and improve walkability throughout the site. Furthermore, driveway layouts have been modified and optimized, alongside the addition of a roundabout to ensure safe internal circulation.
2. **Enhanced Natural Resource Preservation:** The layout of the drain crossing has been modified to further reduce impacts to existing wetlands and follow the existing topographic features on the site. Building locations have also been modified to encourage the preservation of mature trees near the periphery of the subject parcel.
3. **Optimized Building Layout & Open Spaces:** Reconfiguration of building layout has provided improved views, privacy, and access to amenities throughout the development. The number of parking spaces has also been reduced to 664 from the original 696 provided at the January 23rd hearing.
4. **Building & Interior Upgrades:** The development team has provided updated building elevations that propose brighter vibrant tones for the exterior finishes of buildings. Units are also planned to feature stainless steel appliances in this iteration.
5. **Resident Preferences & Community Amenities:** Data pertaining to the demographic makeup and desires of prospective tenants has been provided to illustrate how the proposed amenities and community itself are intended to meet the needs of residents.

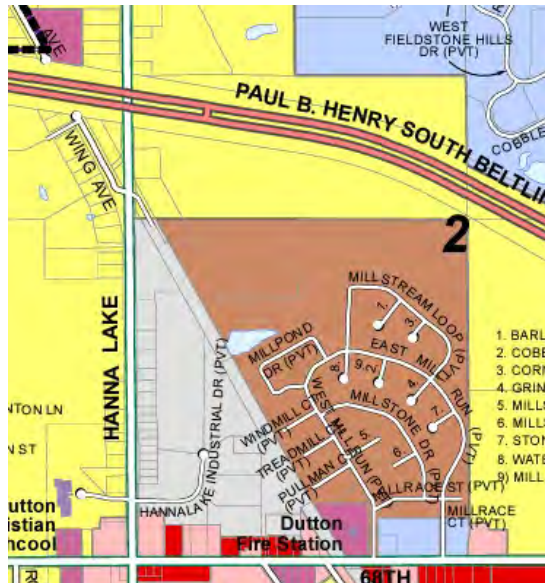
Surrounding zoning:

	NORTH: M-6	
WEST: Hanna Lake/RL-10	SUBJECT PARCEL: RL-10/RL-14	EAST: M-6
	SOUTH: R-4 Mobile Home Park	



ZONING LEGEND

	A-B, Agricultural/Argi-Business
	A-R, Agricultural/Rural-Residentia
	RL-10, Residential
	RL-14, Single Family Residential
	R-3, Multiple Family Residential
	R-4, Mobile Home
	O-S, Office Service
	C-1, Neighborhood Commercial
	C-2, General Commercial
	PUD, Planned Unit Development
	I-1, Light Industrial
	I-2, Heavy Industrial
	PUD-LSP, Large Scale Plan
	PUD-MR, Mineral Removal



ELIGIBILITY CRITERIA

Staff believes the project is generally eligible for PUD review based on the materials submitted. However, the Planning Commission and Township Board must find that the project will result in a recognizable benefit to the Township to approve the PUD and rezoning. One owner will control the project.

PROCESS

Review of the PUD application is subject to the following process:

1. Preliminary PUD plan review and Planning Commission approval based on Section 11.1
2. Final PUD plan review based on Section 25.3 and a public hearing held by the Planning Commission
3. Recommendation concerning the final PUD plan and rezoning by the Planning Commission through a resolution and draft ordinance
4. Review by the Township Board at first reading
5. Review, public hearing, and approval of the final PUD plan and rezoning by the Township Board at second reading

SUBMITTAL REQUIREMENTS

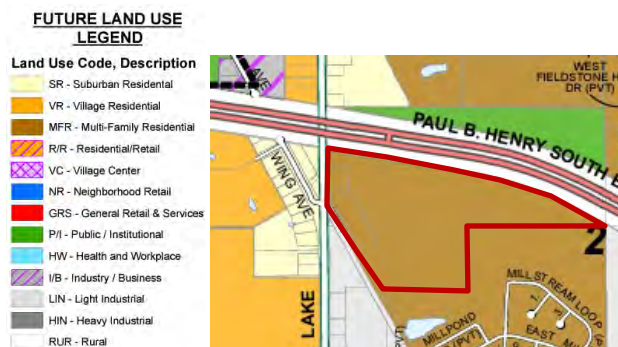
The applicant provided a complete application with fees. A preliminary PUD plan was provided, along with a project narrative, and proposed building elevations for review. The applicant has primarily satisfied the requirements of Section 10.5 Preliminary Plan - Submittal Requirements.

PUD STANDARDS OF REVIEW

The preliminary PUD request has been reviewed using the applicable review standards of Section 11.1, Planned Unit Development - General Review Standards. Additional information is included over the following pages concerning review considerations and standards.

A. Consistency with Master Plan and Zoning Ordinance: *The Planned Unit Development must further the goals and objectives of the Township Master Plan and must be consistent with it. It must also be consistent with the intent and purpose of this Zoning Ordinance.*

Meets Standard. The parcel is currently zoned Residential-10 and Residential-4 (Mobile Home). The Future Land Use map designates this parcel as Multi-Family Residential. The reason for the PUD is that “Section 7.3 Development Standards for the R-3 Zoning District” only allow 16-unit buildings, and the developer desires to build 24-unit buildings. Most recent apartment complexes in the Township have used 24-unit buildings including River Birch and Brewer Park Apartments, so it is not out of the ordinary at this point.



B. Aesthetics: The Planned Unit Development must be aesthetically pleasing and be an integrated development with respect to building facades, building materials, landscape and berming, noise and visual screening mechanisms, and signs. It should contribute to creating a distinctive attractive community with a strong sense of place.

Meets Standard. The apartment buildings are two-story and utilize a modern farmhouse architectural style. Facades have good texture due to offset walls and detailing, and rooflines are stepped to eliminate monotony. Doorways are covered with awnings. The color palette is subdued using grays and white trim.

Staff's suggests that the name "Authentix" doesn't fit well with the Dutton area and could be improved with consideration of local references. Site layout is somewhat generic; apartment blocks surrounded by drive aisles and two rows of parking. This is driven by site topographic constraints to some degree, but a more creative "boulevard" layout may be possible.

C. Compatibility with Adjacent Uses: The Planned Unit Development must be compatible with surrounding uses. Efforts must be made to reduce any adverse effects on surrounding uses.

Meets standard. The surrounding uses are predominantly residential, with wooded portions of Dutton Mill Village to the south. M-6 is immediately to the north. The complex is well buffered from any single-family homes.

D. Density: The density requirements of the proposed Planned Unit Development shall be based on the underlying land use district in the Master Plan. The Township Board, upon recommendation of the Planning Commission, may vary the density requirements if doing so would result in a development that better achieves the intent of the Master Plan.

Meets standard. The project consists of 360 units on 40.6 acres, which is a density of approximately 8.9 units per acre. The Master Plan states that "densities are expected to range from 10-20+ units per acre" for Multi-Family Residential use, so this project falls under that.

E. Traffic: The Planned Unit Development shall be designed to minimize the effect of traffic generated by the proposed development on surrounding uses. Consideration should be given to: 1. The amount and type of traffic generated by the proposed project and capacity of existing and proposed streets to safely absorb that additional traffic. Whether the streets and pedestrian walkways within each project are designed to facilitate safe pedestrian and vehicular traffic flow patterns. 3. All points of ingress and egress to the project shall be located and designed to maximize safety.

Meets standard. Within development, the driveway and sidewalk network provide efficient pedestrian and vehicle circulation and connection, and the Fire Marshall will evaluate the circulation network for emergency vehicle access. Sidewalks will also be extended along Hanna Lake Avenue across the parcel frontage which will connect sidewalks from M-6 to 68th Street.

Parking appears to be adequate for residential use, but specific counts of spaces per unit are not broken down. This will need to be provided during site plan review.

The Kent County Road Commission will evaluate ingress & egress points on to Hanna Lake Avenue.

The increase of 360 residential units on the parcel will certainly increase traffic on Hanna Lake. The Planning

Commission may consider whether a traffic analysis is warranted considering recent development in the Dutton area.

F. Protection of Natural Environment: Each project shall be designed to minimize adverse effects on the environment. Special emphasis shall be placed on maintaining the quality of air, soils, groundwater, streams, wetlands, and rivers.

Meets standard. There is a permanent tributary stream to Plaster Creek (AKA Anderson Drain) that cuts across the site and has associated wetlands. Wetlands are also located at the east end of the site. These areas will be subject to EGLE oversight and permitting as a bridge crossing will need to be built across the creek.

Areas to be developed have generally been previously cleared since the parcel has historically been used for cattle pasture. On this note, some kind of active vegetation management should be undertaken in undeveloped areas so that former pasture lands don't become choked with invasive weeds.

G. Schools: Whether a project can be served by existing schools and school related facilities and the impact upon schools if the property is developed in accordance with the Planned Unit Development plans or in accordance with the conventional zoning district requirements shall both be considered. In addition, streets and pedestrian walkways shall be designed and located in any project to facilitate the ability of students to make the best and safest use of existing schools and school related facilities.

Meets standard. This site is located within the Caledonia School District. This area is one of a limited number of areas targeted for increased residential density, and it is acknowledged that areas planned for increased numbers of residents will have some level of impact on school enrollment.

The Caledonia School District does provide bussing for students, and provisions should be made to design internal streets with adequate and safe pick up/drop off points.

H. Public Facilities: The Planning Commission shall consider the impact a project will have on: 1. Public safety and protection services. 2. Water and sewer facilities. 3. The costs for such services. Each project shall be designed and located so as to facilitate use of, access to, or the logical expansion or extension of existing facilities in order to minimize any adverse financial or other impact upon the Township and to promote public health and safety.

Meets standard. The applicant has provided adequate information for this stage of PUD review and will be responsible for utility connection fees and utility construction costs. Initial review comments from the Township Engineer and Fire Department should be considered during the preliminary plan review, and adjustments made to the site plan prior to final site plan review to address any concerns.

I. Water, Sewer, and Drainage Systems: A Planned Unit Development shall be served by a public or private water and sanitary sewer systems. The Kent County Health Department and/or the Township Engineer must approve the systems. A PUD shall also have a drainage system for surface water run-off which the Kent County Drain Commission and / or the Township Engineer must approve.

Meets Standard. Water and sewer facilities are available for connection in the Hanna Lake roadway, and the site plan indicates stormwater retention facilities in the site. The Township Engineer will conduct an initial assessment of the preliminary PUD plan. The applicant will be required to comply with all the requirements of the Township Engineer during the final site plan review.

J. Open Space: The Planning Commission and Township Board should consider whether the PUD permanently preserves significant amounts of open space or significant natural features. The Township Board may require, upon recommendation of the Planning Commission, that natural amenities such as, but not limited to, ravines, rock outcrops, wooded areas, tree or shrub specimens, unique wildlife habitat, ponds, streams, and wetlands be preserved as part of the open space system.

Meets Standard. A significant portion of the parcel will remain undeveloped along the creek and at the eastern end of the property. These areas should be made accessible for passive or active recreation as amenities, whether private or public. At least some of the facilities should be ADA accessible.

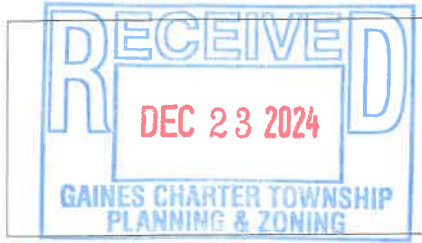
One issue that the developer should address is that there are no public outdoor amenities at the south end of the development.

K. Non-Motorized Transportation Network: Projects within an identified trail network corridor may be required to construct a portion of the trail.

Meets standard. Hanna Lake Avenue is planned for sidewalk connection between 60th and 68th Streets in the 2010 Nonmotorized Transportation Plan Phase II Map. This project will complete that connection from 68th to M-6, but it remains unconnected from M-6 to 60th.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission reviews the application, provides feedback, and approves the conceptual site plan. The applicant should address concerns raised during Planning Commission deliberations and address them prior to final site plan review.



FILE NO.

241223JT

8555 Kalamazoo Avenue SE • Caledonia MI 49316
Ph: 616 698-6640 • Fax: 616 698-2490
www.gainestownship.org

Application for Zoning Ordinance Amendment/Rezoning

Project Address	6326, 6330 & 6338 Hanna Lake Ave, SE Caledonia, Kent County, MI 49316		
Owner Name	Vernon C. & Linda M. Verduin		
Owner Address	Street Address 3291 60th Street	City, State, Zip Caledonia, MI 49316	
Parcel Number(s):	41-22- 02-100-051	41-22- 02-100-053 & 41-22-02-100-055	
Description of Proposed Project/Use	360 unit multifamily community		

Applicant/Contact	Continental 870 Fund LLC / Jordan Teichen		
Applicant/Contact Address	Street Address W134 N8675 Executive Parkway	City, State, Zip Menomonee Falls, WI 53051	
Contact Info	Home / Office / Cell 414-534-4323	E-Mail jteichen@cproperties.com	

"I" hereby certify to the correctness and knowledge of the information submitted and hereby agree to comply with the terms and requirements of all applicable Township ordinances. I also grant Township staff permission to enter onto the subject property in review of this application.

Signature	Jordan Teichen 2024.12.18 10:44:05-06'00'
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Please complete the appropriate Worksheet as part of your application packet (see Staff for more information) for:
Planning Commission, Zoning Board of Appeals requests, Land Divisions, Combinations or Lot Line Adjustments.

Township Use Only

Current Zoning District:	RL-14	RL-10	R-3	R-4	C-1	C-2	O-S	I-1	I-2	PUD	A-R	A-B
One / Two Family Construction	☐	Zoning Board of Appeals	☐	Planning Commission	☐	Land Combination	☐					
Site Plan Review	☐	Rezoning / PUD Rezoning	☒	PUD Amendment	☐	Land Division	☐					
Subdivision / Site Condo Review	☐	Special Use Permit	☐	Lot Line Adjustment	☐							
Other:												
Approved	☐	Approved with Conditions	☐	Denied	☐	Withdrawn	☐					
Zoning Administrator:							Date:					

Memo

To: Gaines Charter Township Planning Commission

From: Continental 870 Fund LLC (“Continental”)

CC: Gaines Township Planning and Zoning Staff

Date: February 7, 2025

Re: Authentix Gaines – Preliminary PUD Resubmittal

Request

On January 23, 2025, Continental presented a proposal to the Planning Commission for a 360-unit Authentix community in Gaines Township, seeking Preliminary PUD approval. During the meeting, the Township raised concerns regarding certain aspects of the development and tabled the decision to allow Continental time to address these concerns.

This memorandum, along with the enclosed supplemental materials, outlines Continental’s response to the Planning Commission’s feedback. Continental respectfully requests consideration of the revised proposal and approval of the Preliminary PUD at the February 27, 2025, Planning Commission meeting.

Site Plan Improvements

The updated site plan enhances functionality, accessibility, and overall site efficiency while maintaining a strong focus on community engagement and natural preservation. See enclosed ‘**Preliminary Site Plan.**’ Key improvements include:

1. *Improved Circulation*

- A main entrance boulevard provides a more defined and welcoming entry point for residents and visitors.
- Optimized driveway layouts, including a new roundabout, ensure smoother traffic flow and safer internal circulation.
- Enhanced pedestrian pathways improve walkability across the site.

2. *Enhanced Natural Resource Preservation*

- A revised drain crossing layout reduces wetland impacts and follows existing natural topography.
- Updated building locations allow for more tree preservation around the site’s periphery.

3. *Optimized Building Layout & Open Spaces*

- A more efficient building arrangement improves views, privacy, and access to amenities.
- Total parking has been reduced to 664 stalls (from 696) while still ensuring ample availability.

Building & Interior Upgrades

In response to Planning Commission feedback, Continental has refined the architectural elevations and introduced a revised color scheme to enhance the visual appeal of the community. The previous gray-heavy palette has been replaced with brighter, more vibrant tones that provide contrast and visual interest. See enclosed '**Building Elevations, Floor Plans and Perspective Renderings**'.

Additionally, all units will now feature stainless steel appliances, replacing the previously proposed black appliances. This will enhance the kitchen aesthetic and increase the value of the units.

Resident Preferences & Community Amenities

The proposed community has been designed to cater to anticipated resident preferences, utilizing Continental's customer experience insights from existing residents at portfolio properties and *ESRI Tapestry Segmentation Data*. This data, which categorizes U.S. neighborhoods based on demographics, income, lifestyle, and housing preferences, ensures that the proposed development aligns with both market demand and the Township's long-term community vision. See enclosed '**Tapestry Data Summary**'.

Anticipated Resident Profile

The anticipated residents of Authentix Gaines will predominantly fall into four key segments:

- **Security Seekers** (46.5%) – Renters who place safety and affordability at the top of their housing priorities and are willing to pay for enhanced security measures.
- **Locational Pragmatics** (17.1%) – Young professionals and convenience-driven renters who prioritize proximity to shopping, dining, and employment hubs.
- **Social Neighbors** (15.8%) – Young adults and families with disposable income who prioritize social interaction and shared amenities.
- **Practical Households** (15.3%) – Larger families seeking spacious layouts, private entrances, and a home-like feel in a rental community.

How the Proposed Amenities Meet Resident Demand

1. Shared Amenities & Community Engagement

- Social Neighbors and Security Seekers prioritize shared amenities such as the resort-style pool, 24-hour fitness center, community clubhouse, pet playgrounds, a community garden and a disc golf course to encourage interaction.
- The community design includes walking trails, green spaces, and outdoor seating areas, creating safe and welcoming social environments.

2. Safety & Security Enhancements

- Security Seekers rank safety as their number one priority and are willing to pay more for features such as secure package storage, and private/semi-private entrances with secure entry.
- On-site management, emergency maintenance, valet trash, and enclosed yards at select units will contribute to a secure and peaceful living environment.

3. Family-Friendly & Practical Design

- Practical Households prefer large kitchens, private garages, and spacious layouts that function like single-family homes.
- The unit mix includes larger floor plans with ample storage and walk-in closets, catering to families and professionals working from home.
- The community features pet playgrounds, grilling areas, and picnic spots, promoting family-oriented living.

4. Prime Location & Convenience

- Locational Pragmatics value proximity to daily conveniences, making Gaines Township an ideal location for this segment.
- With 5-10 minute access to shopping, dining, and major roadways, residents can enjoy a seamless work-life balance while integrating into the Township's existing infrastructure.

Conclusion

The revised proposal for Authentix Gaines thoughtfully addresses the Township's concerns while aligning with the needs of future residents. The project offers high-quality rental housing where the Township's future land use plan calls for it, fosters a strong sense of community, and contributes significantly to the local economy. Continental respectfully requests approval of the Preliminary PUD at the February 27, 2025, Planning Commission meeting.

List of Enclosures

Preliminary Site Plan

Building Elevations, Floor Plans & Perspective Renderings

Tapestry Data Summary

Authentix Community Photos

LEGEND

- 1 CLUBHOUSE
- 2 MAIN ENTRANCE BOULEVARD
- 3 DOUBLE-SIDED MONUMENT SIGN
- 4 SECONDARY ACCESS POINT
- 5 MAIL KIOSK
- 6 PET PLAYGROUND
- 7 TRASH ENCLOSURE
- 8 CREEK CROSSING
- 9 BUILDING SIGNAGE
- 10 MAINTENANCE GARAGE
- 11 PET PLAYGROUND
- 12 FIRE PIT
- 13 PERGOLA
- 14 COMMUNITY GARDEN

SITE DATA

UNITS	DENSITY	TOTAL SITE AREA
360	8.86 D.U. / AC.	40.63 ACRES
SURFACE PARKING	COVERED PARKING	TOTAL PARKING
607	56	664



PRELIMINARY SITE PLAN



CLUBHOUSE PERSPECTIVE RENDERING

- BOARD & BATTEN
- BOARD & BATTEN
- FLAT PANEL
- ROOF
- DOORS
- TRIM



Front Elevation



Rear Elevation

Previous Elevations

- BOARD & BATTEN
- BOARD & BATTEN
- FLAT PANEL
- ROOF
- DOORS
- TRIM

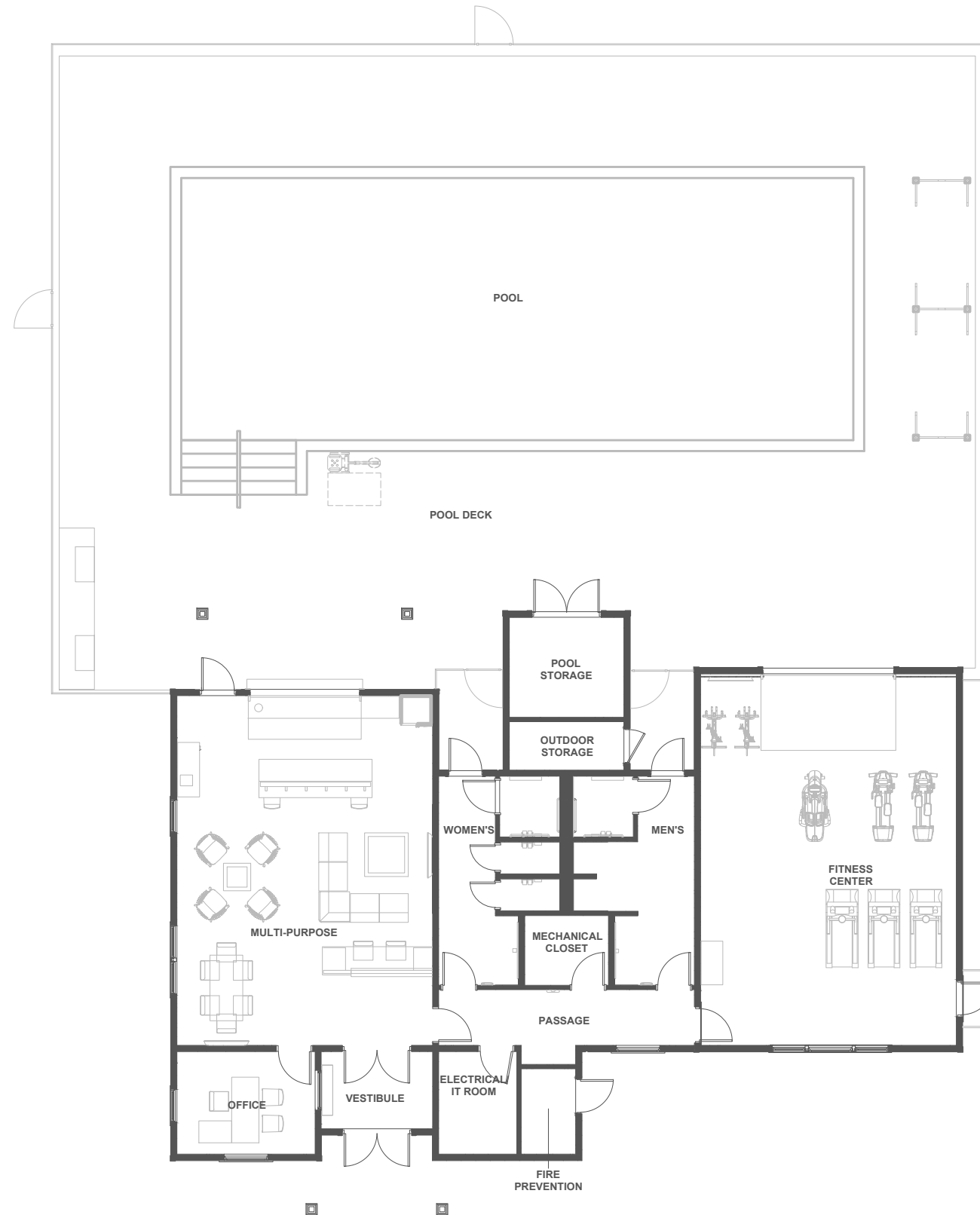


Front Elevation



Rear Elevation

Revised Elevations



CLUBHOUSE FLOOR PLAN



RESIDENTIAL BUILDING PERSPECTIVE RENDERING



Front Elevation



Front Elevation

Previous Elevations

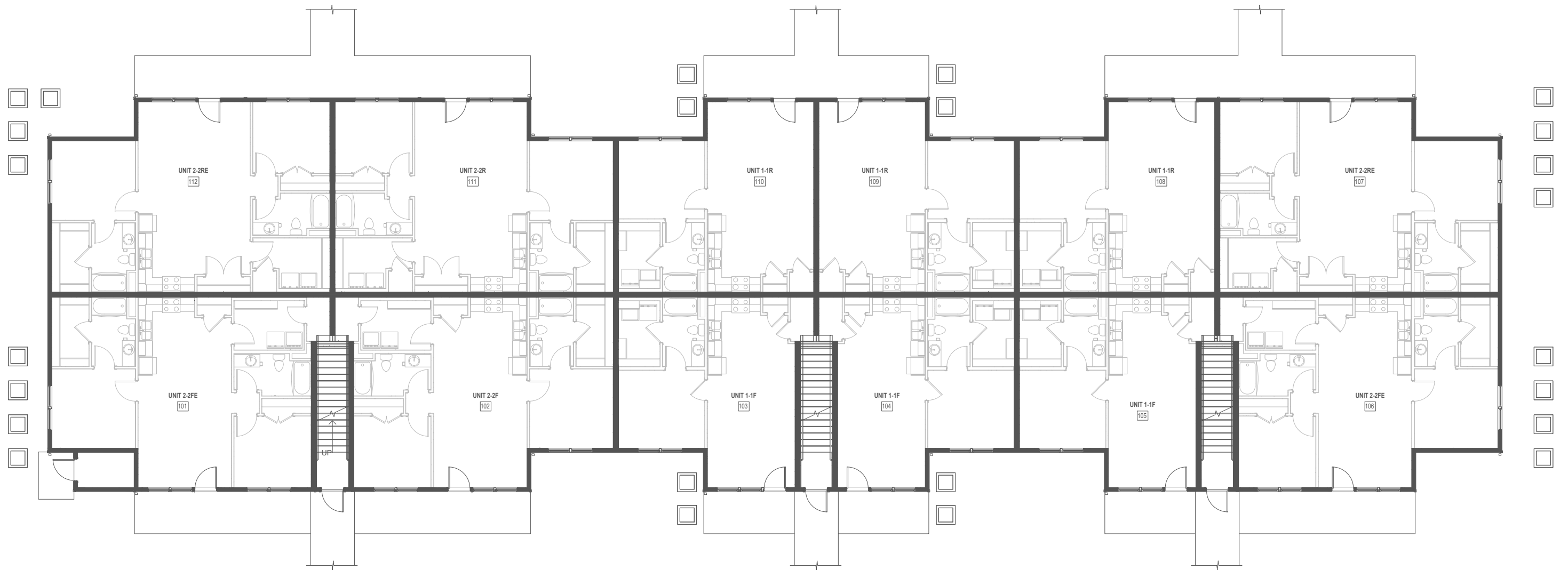


Front Elevation



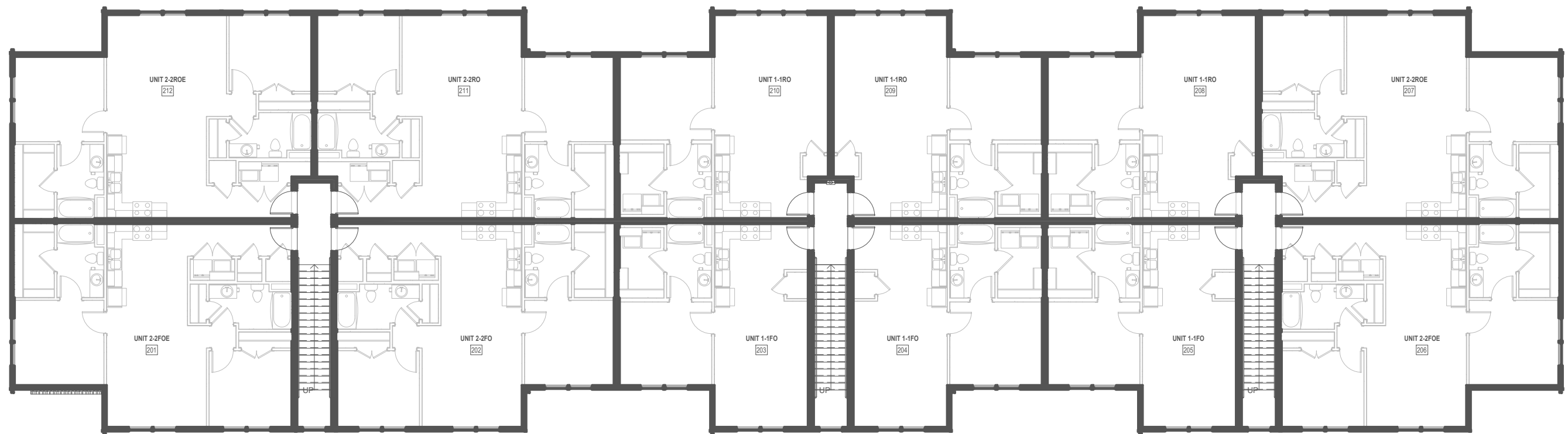
Front Elevation

Revised Elevations



RESIDENTIAL BUILDING FLOOR PLAN - TYPE A - FIRST FLOOR





RESIDENTIAL BUILDING FLOOR PLAN - TYPE A - SECOND FLOOR



Front Elevation



Front Elevation

Previous Elevations

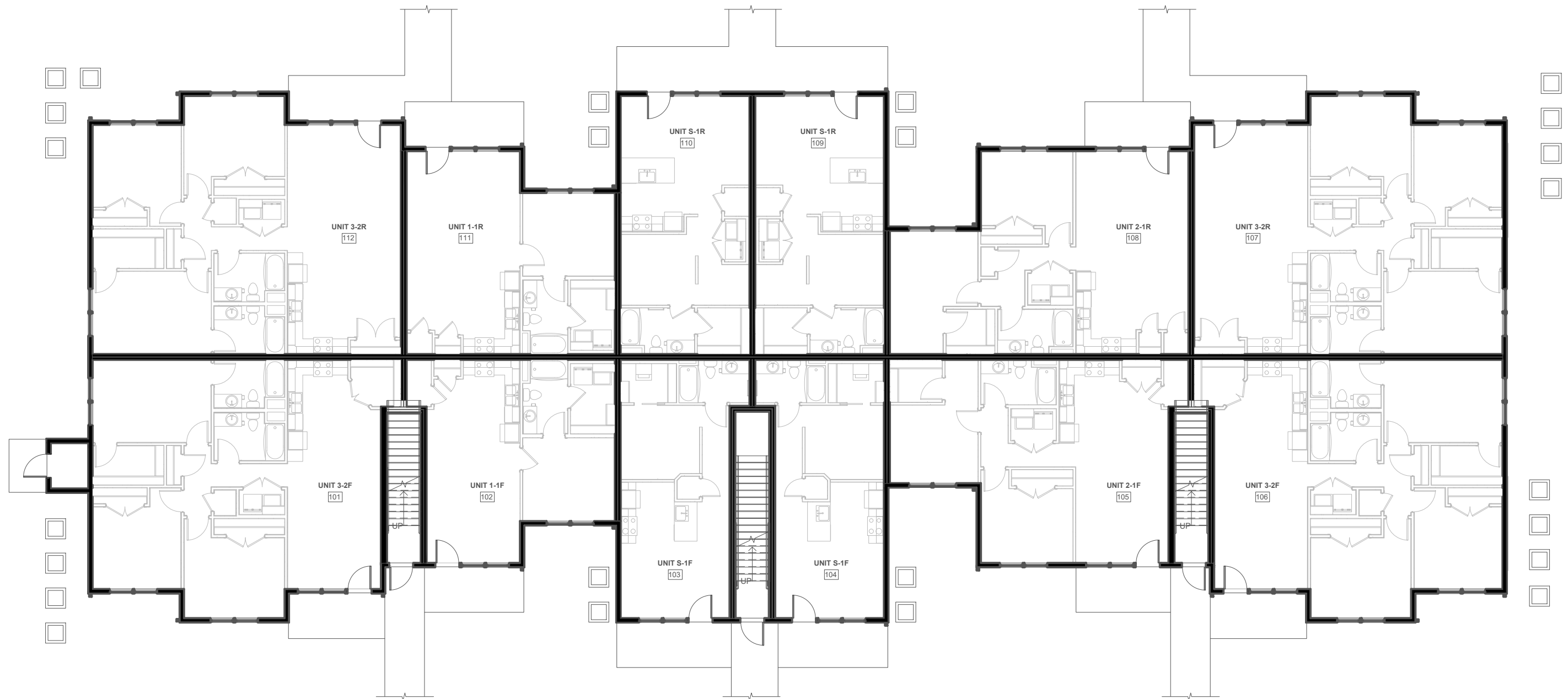


Front Elevation

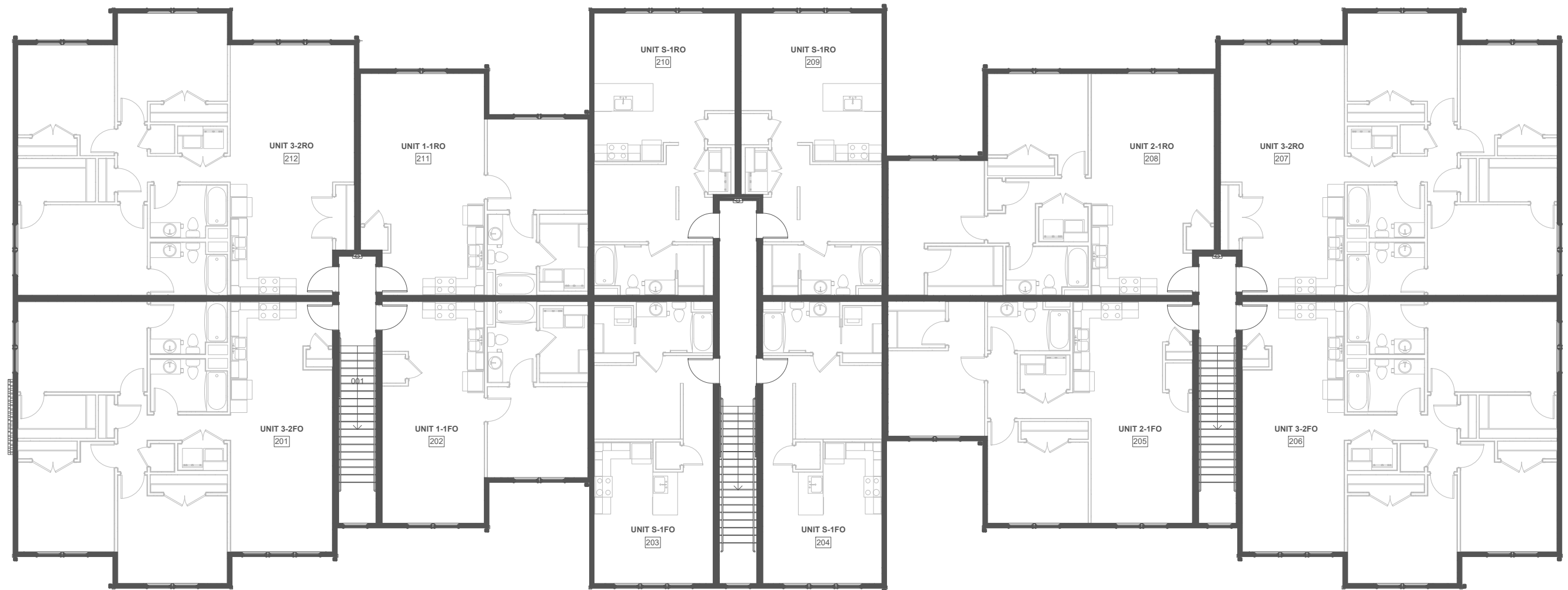


Front Elevation

Revised Elevations



RESIDENTIAL BUILDING FLOOR PLAN - TYPE B - FIRST FLOOR



RESIDENTIAL BUILDING FLOOR PLAN - TYPE B - SECOND FLOOR





54 (





Security Seekers, 46.5%

Security Seekers very much mirror Total Renters in that they are a range of ages, have about average income and household size. For these consumers, the most unifying needs are feeling safe and secure and finding an affordable place to live. In fact, this segment is more likely than others to say they would pay extra for certain security measures such as security systems and a private entrance.

Factors Most Important

1. Security
2. Price
3. Quality of Neighborhood

Also Interested in:



Urban
33%



Rural
14%



INTEREST IN SMART TECHNOLOGY

Smart Security: 41%
Smart Thermostat: 34%
Advanced Surveillance: **22%**



SPACE TRADE-OFF

Large Kitchen: 46%
Large Bedrooms: 46%
Large Living: 44%

Demographics

AGE	22-31	32-41	42-51	52-61	62-70
	43%	27%	14%	10%	6%

HH SIZE (mean)	2.4
CHILDREN IN HH	30%
% MARRIED	33%
% SINGLE	35%
% EMPLOYED	80%

Region

	Midwest	Texas	Southeast	Florida	Mountain	Southwest
	16%	28%	16%	12%	15%	12%

Attitudes

- ✓ Saving for the future is a priority for me
- ✓ Eating healthy is a top priority for me
- ✓ I am very mindful of the costs of new services or products
- ✓ I follow a pretty strict budget because I need to
- ✓ I think I will be better off financially in five years than I am now
- ✗ I am not at all concerned about spending money on things I enjoy

★ Top 20 ranked attributes of 65

Attribute Importance

(ranked based on differentiation, via index)

		INDEX VS TOTAL	% WILLING TO PAY MORE
🔒	Has 24/7 call support lines	111	9%
📍	Is near a hospital/ medical facilities	110	9%
🔒★	Offers security systems for units	109	21%
🔒★	Has security system for entire community	107	27%
👤	Has on-site management office	106	9%
👤★	Has on-site maintenance staff	105	15%
🔒★	Has secure package storage 24/7	104	14%
🔒	Is a gated community	104	19%
👤★	5-Star Customer Service	103	12%
🚗	Has covered parking close to unit	102	12%
🔊★	Soundproof/ sound resistant windows	102	21%
🚗★	Has designated parking space	101	18%
🔒★	Private entrance	101	20%
📶★	Has fast Wi-Fi / no "dead-zones"	101	23%
📍★	< 30 minute drive to a major city or work	101	16%
🔊★	Soundproof/ sound resistant walls	101	32%
📶	Variety of Internet and Cable Providers	101	5%
📍★	5-10 minute drive to restaurants, shopping and entertainment	101	11%
🔊★	Is quiet inside the unit	101	33%
📍★	5-10 minute drive to grocery stores	101	15%
📍★	Is in a desirable neighborhood	101	33%
🏠★	Has lots of electrical outlets / plugs	100	9%
💎★	Pet friendly	100	33%
🏠★	Has lots of windows and natural light	100	17%

*Not showing items ranked 45+; ALL table stakes may not be included here.

● Over Index to Future Renters (120+)
● Under Index to Future Renters (80 and below)
NOTE: Indexing reported if Future Renters %=5%+

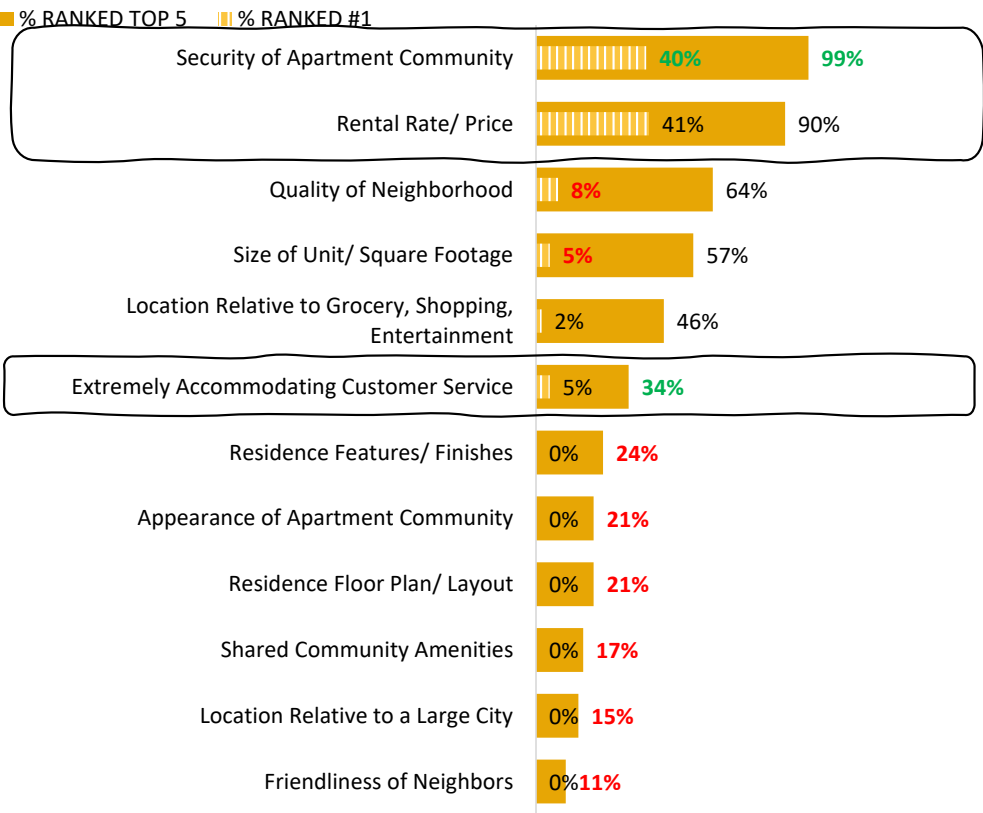
Amenity & Feature Preferences

Security of the apartment community and rental price are the two most important factors for Security Seekers. However, extremely accommodating customer service would appeal to this segment more than others, potentially easing their concerns about living in a new place or on their own. Security Seekers want an apartment that has a quiet and peaceful atmosphere, large living spaces, is functional and has private views. They are more inclined to spend money on life experiences than where they live.



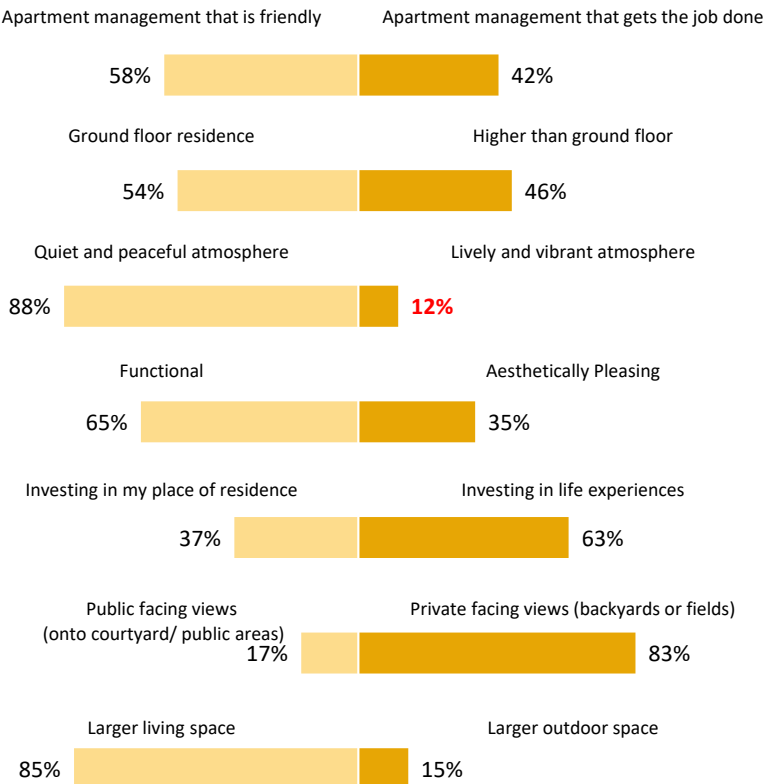
Security Seekers
21%

Overall Factor Importance



Base: Security Seekers (n=422)
Q.M3, Q.M5

This or That



● Over Index to Future Renters (120+)
● Under Index to Future Renters (80 and below)
NOTE: Indexing reported if Future Renters % = 5%+

Lifestyle & Activities

Security Seekers are unified by their strong need to save for the future. They also showcase an affinity for DIY projects, decorating, gardening and entertaining at their home, in addition to widely shared hobbies like reading, cooking, game nights and getting take-out.



Security Seekers
21%

More Likely to Describe Them

Lifestyle

✓ Saving for the future is a priority for me	53%
✓ Eating healthy is a top priority for me	31%
✓ Exercising is a top priority for me	26%
✓ I am very mindful of the costs of new services or products, and will weigh all cost considerations before purchasing	43%
✓ I am willing to pay for products and services that make my life easier	28%
✓ I follow a pretty strict budget because I need to	26%
✓ I think I will be better off financially in five years than I am now	55%
✓ I put a lot of effort into having a nice-looking, well-run home	31%
✓ I enjoy spending time with my kids	78%
✓ Friends and family are a top priority in my life	53%
✓ It is very important for me to have time to myself	57%

Hobbies

✓ DIY projects around my residence/ apartment	45%
✓ Decorating	32%
✓ Gardening	35%
✓ Exercise classes	27%
✓ Doing cardio at the gym or on your own	38%
✓ Entertaining at my home	47%
✓ Doing weights at the gym or on your own	37%
✓ Reading/ Painting/ Drawing/ Writing/ Knitting or Crocheting	63%
✓ Getting food take-out delivery	63%
✓ Attending sporting events/ concerts/ plays	50%
✓ Cooking/ Baking	62%
✓ Movie/ Game nights	73%

Base: Security Seekers (n=422)
Q.A1a, Q.A1b

Less Likely to Describe Them

Lifestyle

✗ I am not at all concerned about spending money on things I enjoy	9%
✗ I like to keep up with the latest technology	16%
✗ I prefer to "go out" more than "stay in"	7%
✗ I prefer homes that are newer construction	21%
✗ I will pay more for new technology	13%
✗ I believe life is better with less (fewer, simpler things)	16%
✗ I pride myself in having an in-style home	17%
✗ I try to stay in the know of the latest gadgets and smart technology	17%
✗ My home often impresses my friends and family	16%
✗ I love hosting holidays with a big group	17%

Hobbies

✗ Winter sports	9%
✗ Outdoor sports	28%
✗ Walking or playing with my dog	34%
✗ Picnicking	21%
✗ Playing an instrument	15%
✗ Cycling/ riding bikes outdoors	23%

● Over Index to Future Renters (120+)
● Under Index to Future Renters (80 and below)
NOTE: Indexing reported if Future Renters %=5%+



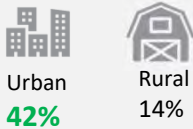
Locational Pragmatics, 17.1%

Locational Pragmatics tend to be young adults and they are looking for conveniently located residences so they can still ‘go out’ and run errands easily. Many are also interested in more urban areas and showcase an interest in technology. They are looking to save money for the future so they are less interested in community amenities and apartment features and finishes.

Factors Most Important

- 1. Price
- 2. Location relative to grocery, shopping etc.
- 3. Location relative to City

Also Interested in:



INTEREST IN SMART TECHNOLOGY

Not Important: 34%
Smart Thermostat: 31%
Smart Security: 27%



SPACE TRADE-OFF

Large Kitchen: 47%
Large Bedrooms: 43%
Office Space: 13%

Demographics

AGE	22-31	32-41	42-51	52-61	62-70
	47%	27%	14%	9%	3%

HH SIZE (mean)	2.2
CHILDREN IN HH	21%
% MARRIED	32%
% SINGLE	39%
% EMPLOYED	85%
% STUDENT	3%

Region

	Midwest	Texas	Southeast	Florida	Mountain	Southwest
	19%	23%	17%	12%	14%	16%

Attitudes

- ✓ I try to stay in the know of the latest gadgets and smart technology
- ✓ Saving for the future is a priority for me
- ✓ I think I will be better off financially in five years than I am now
- ✓ It is very important for me to have time to myself
- ✓ Renting reduces burdens of maintenance, landscaping etc.
- ✗ I am an active member of my community
- ✗ I will pay more for style and design

Base: Locational Pragmatics (n=343)
Q.A1a, Q.M4, Q.M6, Multiple Demographic Questions, Q.S1, Q.S2b

★ Top 20 ranked attributes of 65

Attribute Importance

(ranked based on differentiation, via index)

		INDEX VS TOTAL	% WILLING TO PAY MORE
★	5-10 minute drive to restaurants, shopping and entertainment	103	26%
★	< 30 minute drive to a major city or work	102	31%
★	5-10 minute drive to grocery stores	102	29%
★	Has fast Wi-Fi / no "dead-zones"	100	24%
★	Is quiet inside the unit	99	23%
★	Is in a desirable neighborhood	99	32%
★	Has lots of electrical outlets / plugs	99	9%
★	Has lots of windows and natural light	97	21%
★	Soundproof/ sound resistant walls	97	25%
★	Has plenty of visitor parking	95	7%
★	Pet friendly	94	31%
★	Has a pantry	94	8%
★	Soundproof/ sound resistant windows	94	18%
★	Has walk-in closets	93	13%
★	Has designated parking space	93	13%
★	Has a large kitchen with island	92	15%
★	Has on-site maintenance staff	92	10%
★	Has a variety of Internet and Cable Providers	92	10%
★	Has secure package storage 24/7	92	9%
★	Has easy access to walking/ running paths	91	10%
★	Private entrance	91	13%
★	Has covered parking close to unit	90	8%
★	Flexible indoor space	90	7%
★	Upstairs units have balcony	88	11%

*Not showing items ranked 45+; ALL table stakes may not be included here.

● Over Index to Future Renters (120+)
● Under Index to Future Renters (80 and below)
NOTE: Indexing reported if Future Renters %=5%+

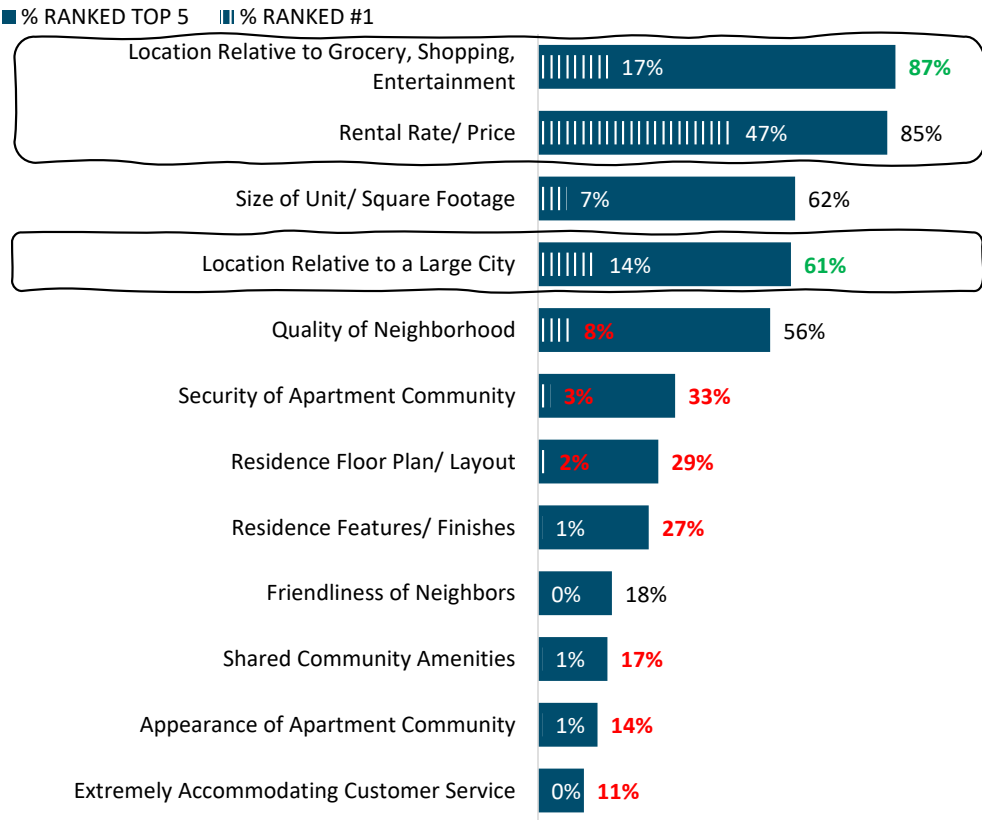
Amenity & Feature Preferences

For Locational Pragmatics, location and price are the top considerations. Then, size and neighborhood quality are considered. Most Locational Pragmatics would prefer a quiet atmosphere, a larger living space than outdoor space and do not place much value on in-home features and finishes.



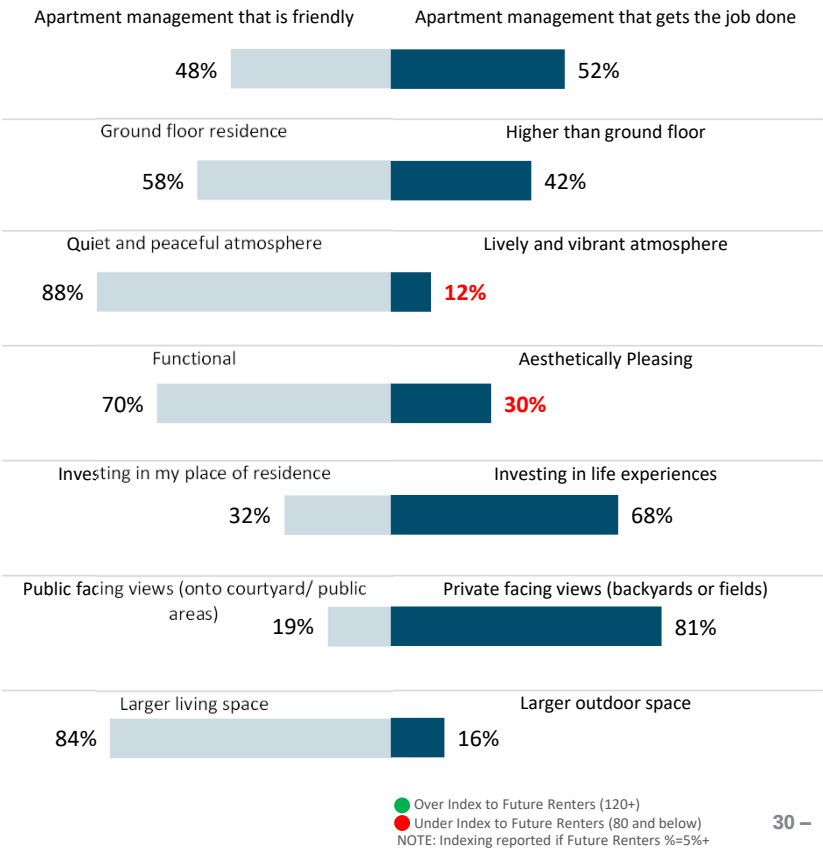
Locational
Pragmatics
17%

Overall Factor Importance



Base: Locational Pragmatics (n=343)
Q.M3, Q.M5

This or That



Lifestyle & Activities



**Locational
Pragmatics**
17%

More than others, Locational Pragmatics play outdoor sports and are interested in technology. They are less likely to prioritize having an in-style home.

More Likely to Describe Them

Lifestyle

✓ I try to stay in the know of the latest gadgets and smart technology	21%
✓ I believe life is better with less (fewer, simpler things)	20%
✓ Saving for the future is a priority for me	47%
✓ I think I will be better off financially in five years than I am now	52%
✓ I like quiet, solitary activities	28%
✓ It is very important for me to have time to myself	55%
✓ I like to keep up with the latest technology	19%
✓ It's important for me to stay fit and in shape	29%
✓ I enjoy spending time with my kids	70%

Hobbies

✓ Outdoor sports	36%
✓ Doing weights at the gym or on your own	36%
✓ Playing video games/ computer games	50%
✓ Going out to dinner	72%
✓ Doing cardio at the gym or on your own	34%
✓ Getting food take-out delivery	58%
✓ Attending sporting events/ concerts/ plays	44%
✓ Movie/ Game nights	67%
✓ Reading/ Painting/ Drawing/ Writing/ Knitting or Crocheting	54%
✓ Cooking/ Baking	54%
✓ Taking walks	63%

Less Likely to Describe Them

Lifestyle

✗ I put a lot of effort into having a nice-looking, well-run home	19%
✗ It is very important to invest in my home by making updates and improvements	13%
✗ I pride myself in having an in-style home	13%
✗ I am an active member of my community	7%
✗ I will pay more for style and design	10%
✗ I prefer homes that are newer construction	19%
✗ I will pay more for new technology	12%
✗ I love hosting holidays with a big group	14%
✗ My home often impresses my friends and family	14%

Hobbies

✗ Gardening	20%
✗ Decorating	19%
✗ Swimming	23%
✗ BBQing or grilling outside	33%
✗ Yardwork	13%
✗ Winter sports	8%
✗ DIY projects around my residence/ apartment	32%
✗ Picnicking	18%
✗ Entertaining at my home	36%
✗ Exercise classes	20%

Base: Locational Pragmatics (n=343)
Q.A1a, Q.A1b

● Over Index to Future Renters (120+)
● Under Index to Future Renters (80 and below)
NOTE: Indexing reported if Future Renters %=5%+





Social Neighbors, 15.8%

Social Neighbors are young adults and families who have a disposable income and enjoy spending money on the things they enjoy – such as technology and stylish, up-to-date homes. They prioritize the social aspects of community living and want shared amenities to facilitate interactions with their neighbors.

Factors Most Important

1. Shared Amenities
2. Price
3. Friendliness of Neighbors

Also Interested in:



Urban
30%



Rural
18%



INTEREST IN SMART TECHNOLOGY

Not Important: **18%**
Smart Security: 40%
Smart Thermostat: 29%
Smart Devices/ Appliances: 25%



SPACE TRADE-OFF

Large Bedrooms: 51%
Large Kitchen: 39%
Spacious Bath: **24%**
Office Space: **13%**

Base: Social Neighbors (n=270)

Q.A1a, Q.M4, Q.M6, Multiple Demographic Questions, Q.S1, Q.S2b

Demographics

AGE	22-31	32-41	42-51	52-61	62-70
	37%	36%	15%	9%	3%

HH SIZE (mean)

2.9

CHILDREN IN HH

48%

% MARRIED

49%

% SINGLE

28%

% EMPLOYED

81%

Region

Midwest	Texas	Southeast	Florida	Mountain	Southwest* AZ skew
13%	25%	15%	12%	15%	20%

Attitudes

- ✓ I am not at all concerned about spending money on things I enjoy
- ✓ I like to keep up with the latest technology
- ✓ I pride myself in having an in-style home
- ✓ I will pay more for new technology
- ✓ I love hosting holidays with a big group
- ✓ It is very important to invest in my home by making updates and improvements
- ✓ Exercising is a top priority for me
- ✓ My home often impresses my friends and family

★ Top 20 ranked attributes of 65

Attribute Importance

(ranked based on differentiation, via index)

		INDEX VS TOTAL	% WILLING TO PAY MORE
💎	Has open outdoor space for shared use	136	5%
💎	Is enabled to incorporate smart technology	133	6%
★	Has resort-style swimming pool	127	19%
★	Has a gym/ fitness center	124	22%
💎	Sustainability/Green initiatives	124	3%
🚗	Has personal driveway	122	7%
🚗	Has a detached private garage close to unit	121	7%
🚶	Has easy access to walking/ running paths	119	8%
🏥	Is near a hospital/ medical facilities	115	6%
🏠	Upstairs units have balcony	113	6%
🏠	Has an area for an office	113	4%
🏠	Is a gated community	113	13%
🏠	Ground floor units have private backyard	111	8%
💎	EnergyStar Appliances	110	6%
🏠	Flexible indoor space	110	4%
📞	Has 24/7 call support lines	109	6%
🚗	Has plenty of visitor parking	108	6%
🏠	Has different floor-plan options	108	5%
📶	Has a variety of Internet and Cable Providers	108	3%
🏠	Has on-site management office	107	5%
★	Offers security systems for units	106	12%
🌟	5-Star Customer Service	105	9%
🏠	Community has attractive ext. appearance	105	7%
★	Has security system for entire community	105	14%
★	Has secure package storage 24/7	104	9%
★	5-10 minute drive to restaurants, shopping and entertainment	103	19%
👤	Has on-site maintenance staff	102	9%
💎	Has walk-in closets	102	15%
🚗	Has designated parking space	102	11%

*Not showing items ranked 45+; ALL table stakes may not be included here.

● Over Index to Future Renters (120+)

● Under Index to Future Renters (80 and below)

NOTE: Indexing reported if Future Renters %=5%+

25 –

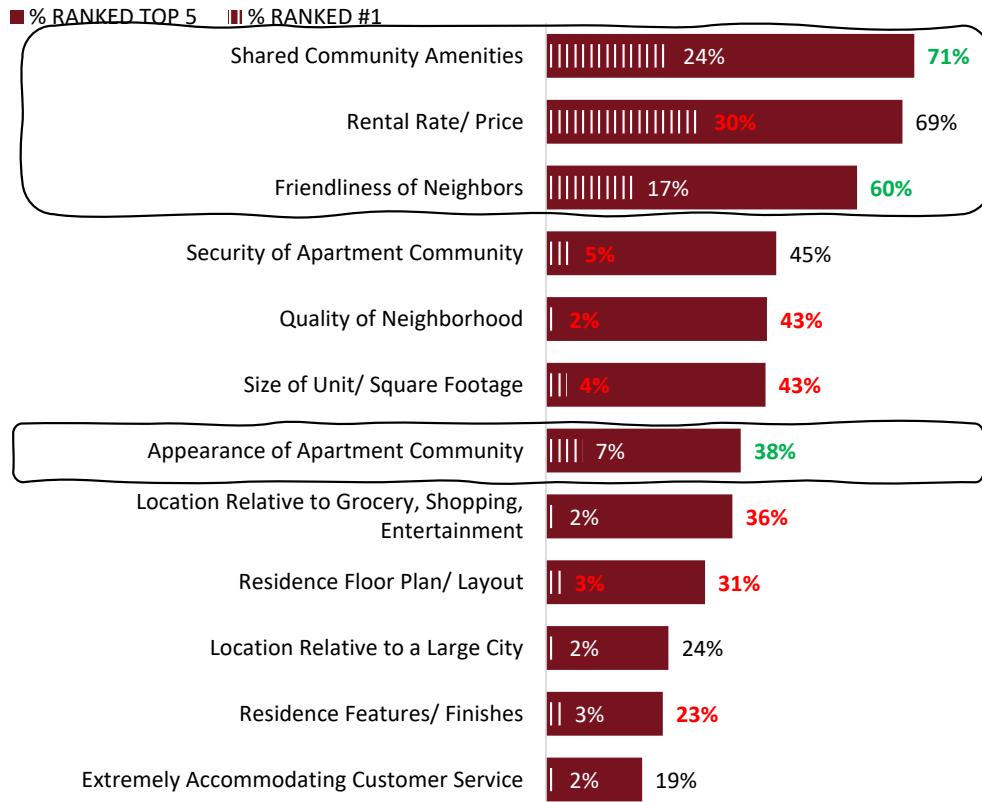
Amenity & Feature Preferences



Social Neighbors
14%

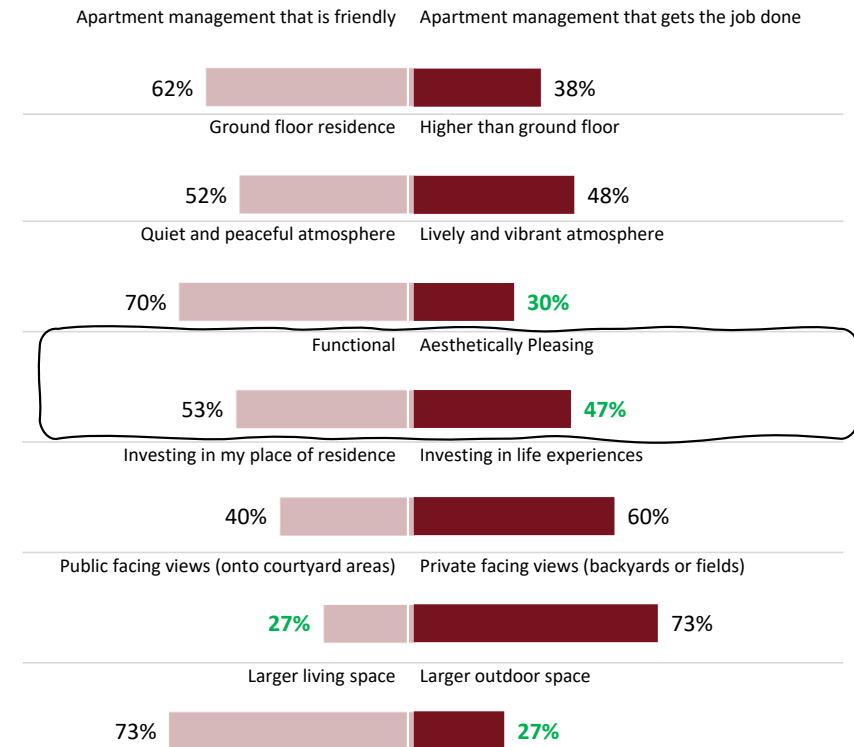
Shared common areas and amenities, price and friendliness of others in the community are the top factors for Social Neighbors. It's clear they are looking for a 'community-feeling' and are open to a more vibrant and lively atmosphere than others are. Additionally, having an aesthetically pleasing home is a tradeoff half of these consumers are willing to make. They are also more open to public facing views and large outdoor spaces than other segments.

Overall Factor Importance



Base: Social Neighbors (n=270)
Q.M3, Q.M5

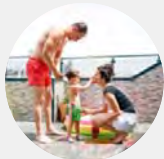
This or That



● Over Index to Future Renters (120+)
● Under Index to Future Renters (80 and below)
NOTE: Indexing reported if Future Renters %=5%+

Lifestyle & Activities

Technology, having a stylish and up to date home, and paying for each of these things are attitudes shared by this segment that also differentiates it from others.



Social Neighbors
14%

More Likely to Describe Them

<i>Lifestyle</i>	
✓ I am an active member of my community	19%
✓ I am not at all concerned about spending money on things I enjoy	20%
✓ I prefer to "go out" more than "stay in"	16%
✓ I like to keep up with the latest technology	29%
✓ I pride myself in having an in-style home	28%
✓ I will pay more for new technology	22%
✓ I will pay more for style and design	18%
✓ I try to stay in the know of the latest gadgets and smart technology	25%
✓ I love hosting holidays with a big group	23%
✓ It is very important to invest in my home by making updates and improvements	25%
✓ Exercising is a top priority for me	28%
✓ My home often impresses my friends and family	20%

<i>Hobbies</i>	
✓ Winter sports	15%
✓ Water sports	19%
✓ Playing an instrument	18%
✓ Yardwork	18%
✓ Running/ jogging outdoors	29%
✓ Swimming	34%
✓ Gardening	30%
✓ Cycling/ riding bikes outdoors	21%
✓ Doing weights at the gym or on your own	31%
✓ Movie/Game nights	56%

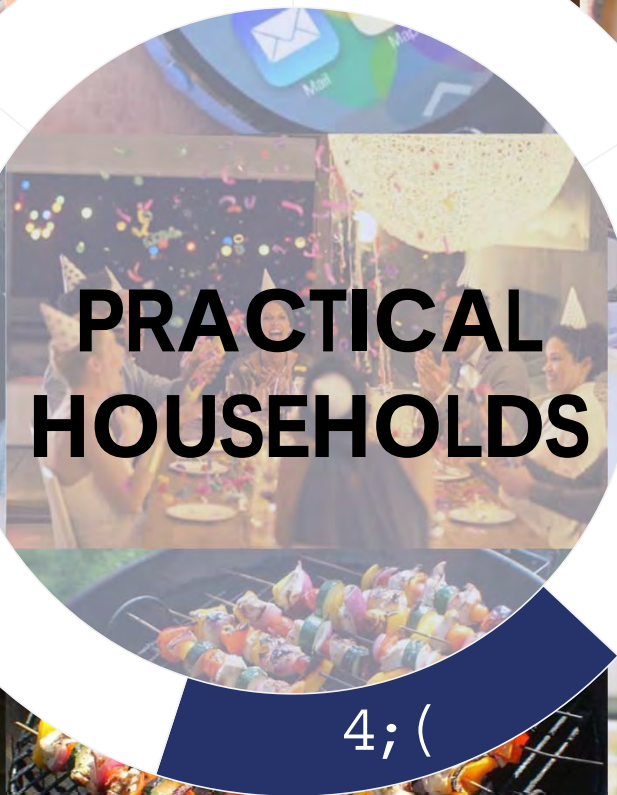
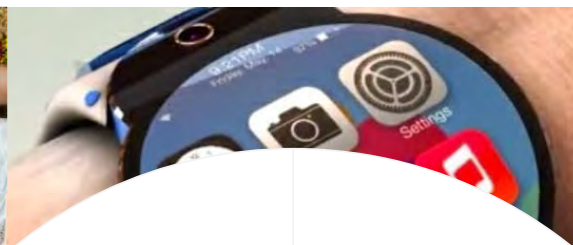
Base: Social Neighbors (n=270)
Q.A1a, Q.A1b

Less Likely to Describe Them

<i>Lifestyle</i>	
✗ It is very important for me to have time to myself	42%
✗ I enjoy spending time with my kids	61%
✗ I am very mindful of the costs of new services or products, and will weigh all cost considerations before purchasing	33%
✗ Renting reduces the burden of dealing with maintenance, landscaping etc.	34%
✗ I think I will be better off financially in five years than I am now	45%
✗ Friends and family are a top priority in my life	45%
✗ Saving for the future is a priority for me	42%
✗ I cook most meals at home	37%
✗ I love to entertain at my home	21%
✗ I prefer homes that are newer construction	25%

<i>Hobbies</i>	
✗ Doing cardio at the gym or on your own	22%
✗ Playing video games/ computer games	34%
✗ DIY projects around my residence/ apartment	29%
✗ Entertaining at my home	32%
✗ Walking or playing with my dog	27%

● Over Index to Future Renters (120+)
● Under Index to Future Renters (80 and below)
NOTE: Indexing reported if Future Renters %=5%+



PRACTICAL HOUSEHOLDS

4; (





Practical Households, 15.3%

Practical Households want all the things a private residence offers but at a rental price – such as a private entrance, customizability and extra space (closets, flexible space, pantry etc.). They have large families and need a large living space to accommodate their family. Consumers in this segment enjoy hosting and entertaining, consider friends and family a top priority and take pride in the way their home looks.

Factors Most Important

- 1. Price
- 2. Size of Space
- 3. Layout



INTEREST IN SMART TECHNOLOGY

Not Important: 30%
Smart Security: 38%
Smart Thermostat: 35%



SPACE TRADE-OFF

Large Kitchen: 53%
Large Bedrooms: 49%
Large Living: 43%

Also Interested in:



Urban
30%



Rural
23%

Demographics

AGE	22-31	32-41	42-51	52-61	62-70
	28%	35%	20%	10%	7%

HH SIZE (mean) 3.7

CHILDREN IN HH 65%

% MARRIED 59%

% SINGLE 14%

% EMPLOYED 72%

% FULL TIME PARENT 11%

Region

	Midwest	Texas	Southeast	Florida	Mountain	Southwest *AZ skew
	15%	27%	14%	11%	14%	20%

Attitudes

- ✓ I love hosting holidays with a big group
- ✓ I love to entertain at my home
- ✓ Friends and family are a top priority in my life
- ✓ I cook most meals at home
- ✓ I will pay more for new technology
- ✓ I put a lot of effort into having a nice-looking, well-run home

Base: Practical Households (n=364)
Q.A1a, Q.M4, Q.M6, Multiple Demographic Questions, Q.S1, Q.S2b

★ Top 20 ranked attributes of 65

Attribute Importance

(ranked based on differentiation, via inde.

		INDEX VS TOTAL	% WILLING TO PAY MORE
	Has personal driveway	128	14%
	Master bathroom has 2 sinks	114	6%
	★ Ground floor units have private backyard	111	15%
	★ Has an attached private garage	110	24%
	Has a detached private garage close to unit	109	7%
	★ Flexible indoor space	109	9%
	Has an area for an office	108	7%
	★ Has a pantry	105	14%
	Is near a hospital/ medical facilities	104	4%
	★ Private entrance	102	20%
	★ Pet friendly	102	34%
	★ Has a large kitchen with island	102	20%
	★ Has walk-in closets	101	21%
	★ Has designated parking space	101	13%
	★ Is in a desirable neighborhood	100	29%
	★ Has lots of windows and natural light	100	15%
	★ Is quiet inside the unit	99	24%
	★ Has lots of electrical outlets / plugs	99	8%
	Has top-quality finishes	99	13%
	Has a variety of Internet and Cable Providers	98	5%
	EnergyStar Appliances	98	6%
	★ Soundproof/ sound resistant windows	98	21%
	★ Soundproof/ sound resistant walls	98	25%
	Community has attractive ext. appearance	98	7%
	★ 5-10 minute drive to grocery stores	98	15%
	Has open outdoor space for shared use	98	3%

*Not showing items ranked 45+; ALL table stakes may not be included here.

● Over Index to Future Renters (120+)
● Under Index to Future Renters (80 and below)
NOTE: Indexing reported if Future Renters %=5%+

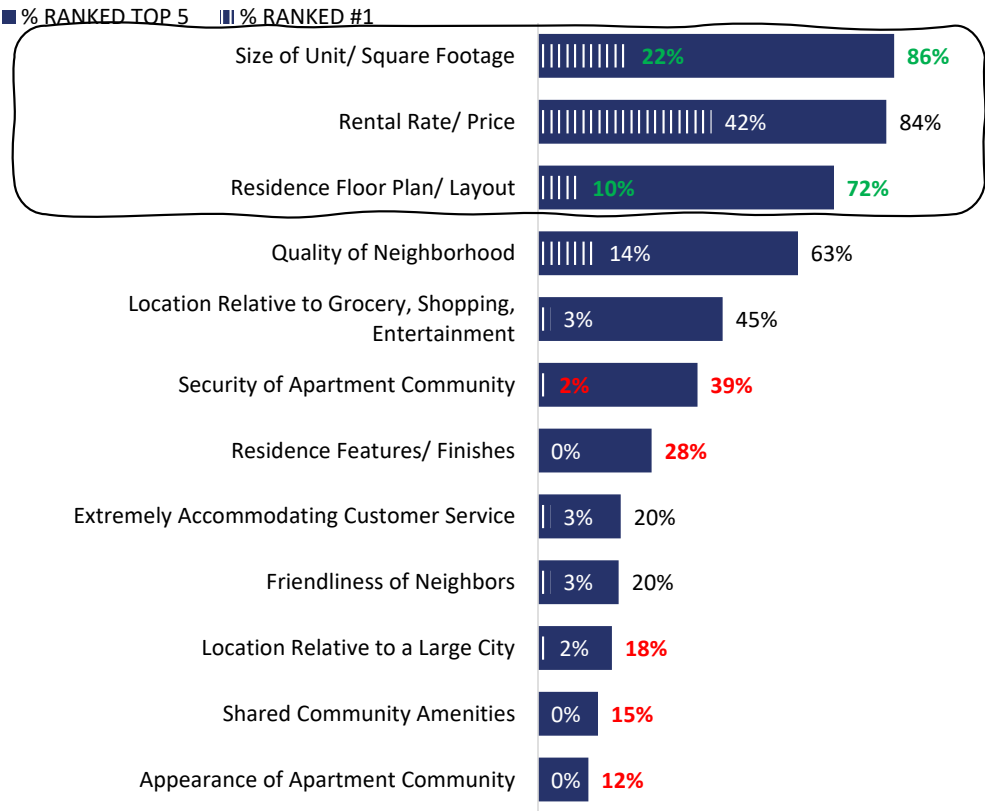
Amenity & Feature Preferences

Unit size, price and floor plan are the top considerations for Practical Households. These renters prefer a ground floor residence that has large living areas and flexible spaces to accommodate their family. Ideally, the area is a quiet, peaceful neighborhood.



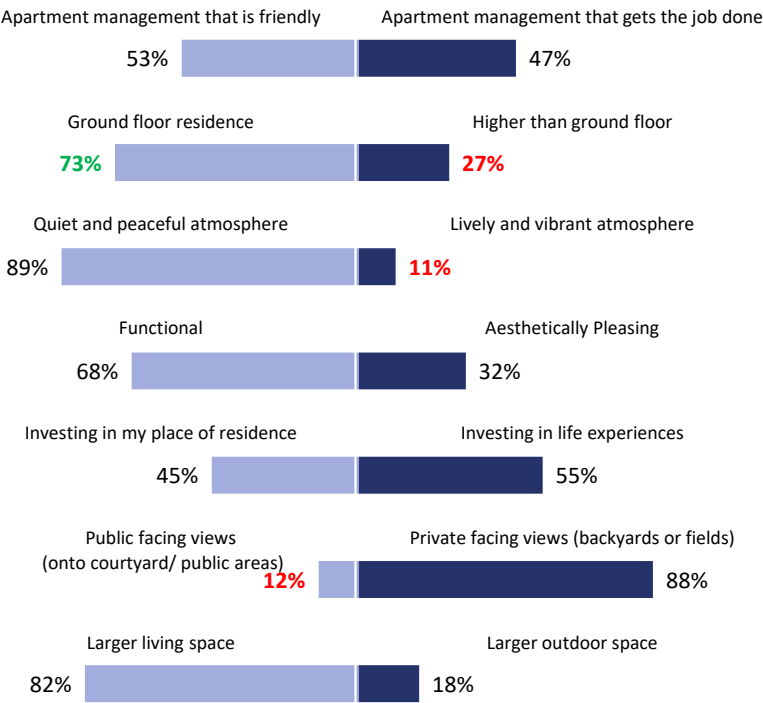
Practical Households,18%

Overall Factor Importance



Base: Practical Households (n=364)
Q.M3, Q.M5

This or That



● Over Index to Future Renters (120+)
● Under Index to Future Renters (80 and below)
NOTE: Indexing reported if Future Renters %=5%+

Lifestyle & Activities

Practical Households prioritize their family and friends. They enjoy entertaining in their home, cooking, barbequing, and doing DIY projects.



Practical Households, 18%

More Likely to Describe Them

<i>Lifestyle</i>	
✓ I love hosting holidays with a big group	24%
✓ I love to entertain at my home	27%
✓ Friends and family are a top priority in my life	62%
✓ I cook most meals at home	47%
✓ I will pay more for new technology	18%
✓ I put a lot of effort into having a nice-looking, well-run home	34%
✓ It is very important to invest in my home by making updates and improvements	23%
✓ I follow a pretty strict budget because I need to	25%
✓ It is very important for me to have time to myself	60%
✓ I enjoy spending time with my kids	78%

<i>Hobbies</i>	
✓ Yardwork	23%
✓ BBQing or grilling outside	56%
✓ Picnicking	25%
✓ Gardening	36%
✓ DIY projects around my residence/ apartment	46%
✓ Entertaining at my home	50%
✓ Swimming	38%
✓ Cooking/ Baking	67%
✓ Playing video games/ computer games	51%
✓ Walking or playing with my dog	38%
✓ Movie/ Game nights	73%
✓ Reading/ Painting/ Drawing/ Writing/ Knitting or Crocheting	59%
✓ Getting food take-out delivery	59%
✓ Taking walks	68%

Less Likely to Describe Them

<i>Lifestyle</i>	
✗ Exercising is a top priority for me	19%
✗ Eating healthy is a top priority for me	24%
✗ I believe life is better with less (fewer, simpler things)	16%
✗ I am not at all concerned about spending money on things I enjoy	10%
✗ Renting reduces the burden of dealing with maintenance, landscaping etc.	35%
✗ I like quiet, solitary activities	25%
✗ It's important for me to stay fit and in shape	28%
✗ I enjoy having a very active social life	14%

<i>Hobbies</i>	
✗ High Intensity Fitness	8%
✗ Doing weights at the gym or on your own	23%
✗ Going to night clubs/ bars	20%
✗ Exercise classes	17%
✗ Winter sports	8%
✗ Doing cardio at the gym or on your own	26%
✗ Water sports	13%
✗ Outdoor sports	27%

Base: Practical Households (n=364)
Q.A1a, Q.A1b

● Over Index to Future Renters (120+)
● Under Index to Future Renters (80 and below)
NOTE: Indexing reported if Future Renters %=5%+

welcoming
COMMUNITY CLUBHOUSE



resort-style SWIMMING POOL



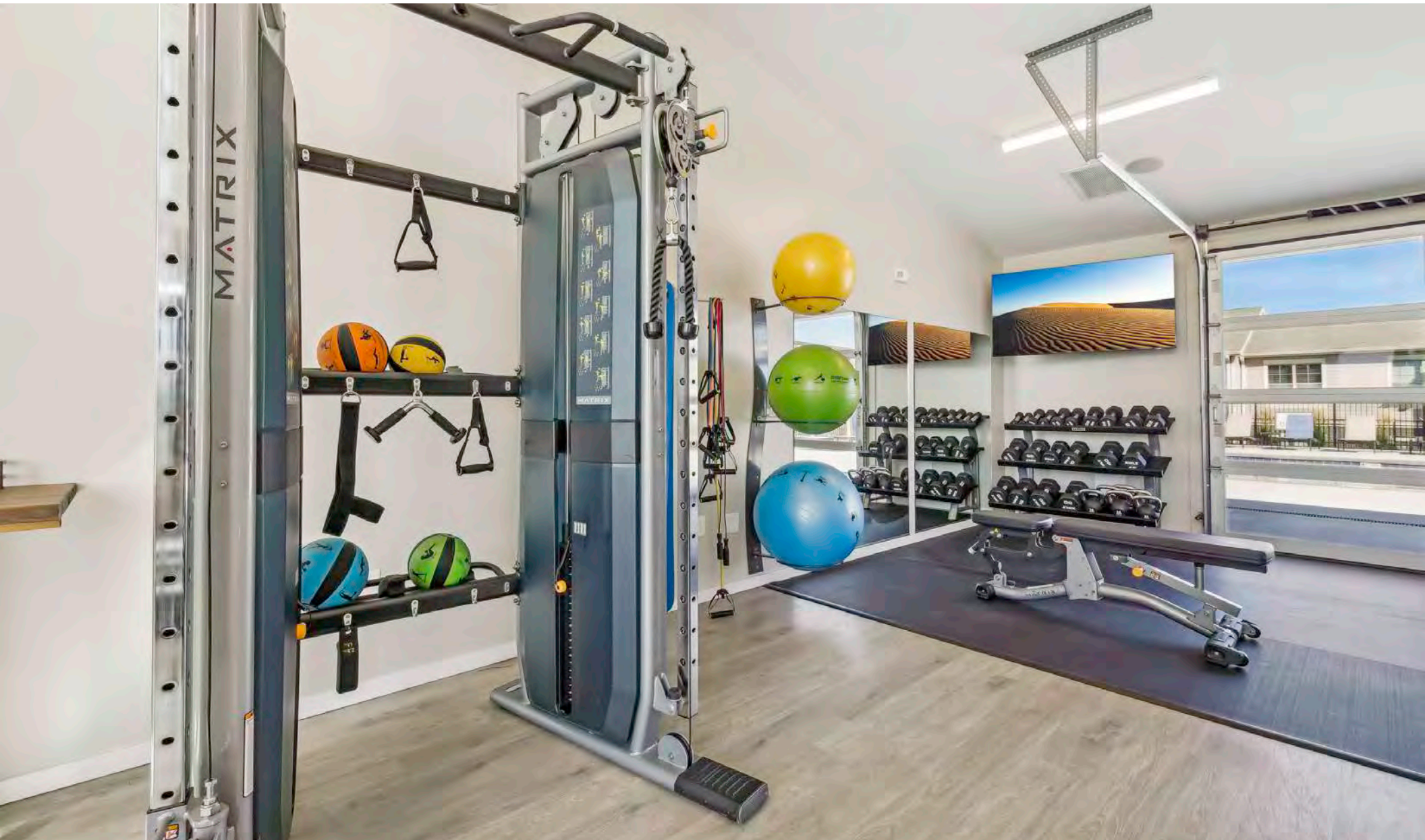
resort-style SWIMMING POOL



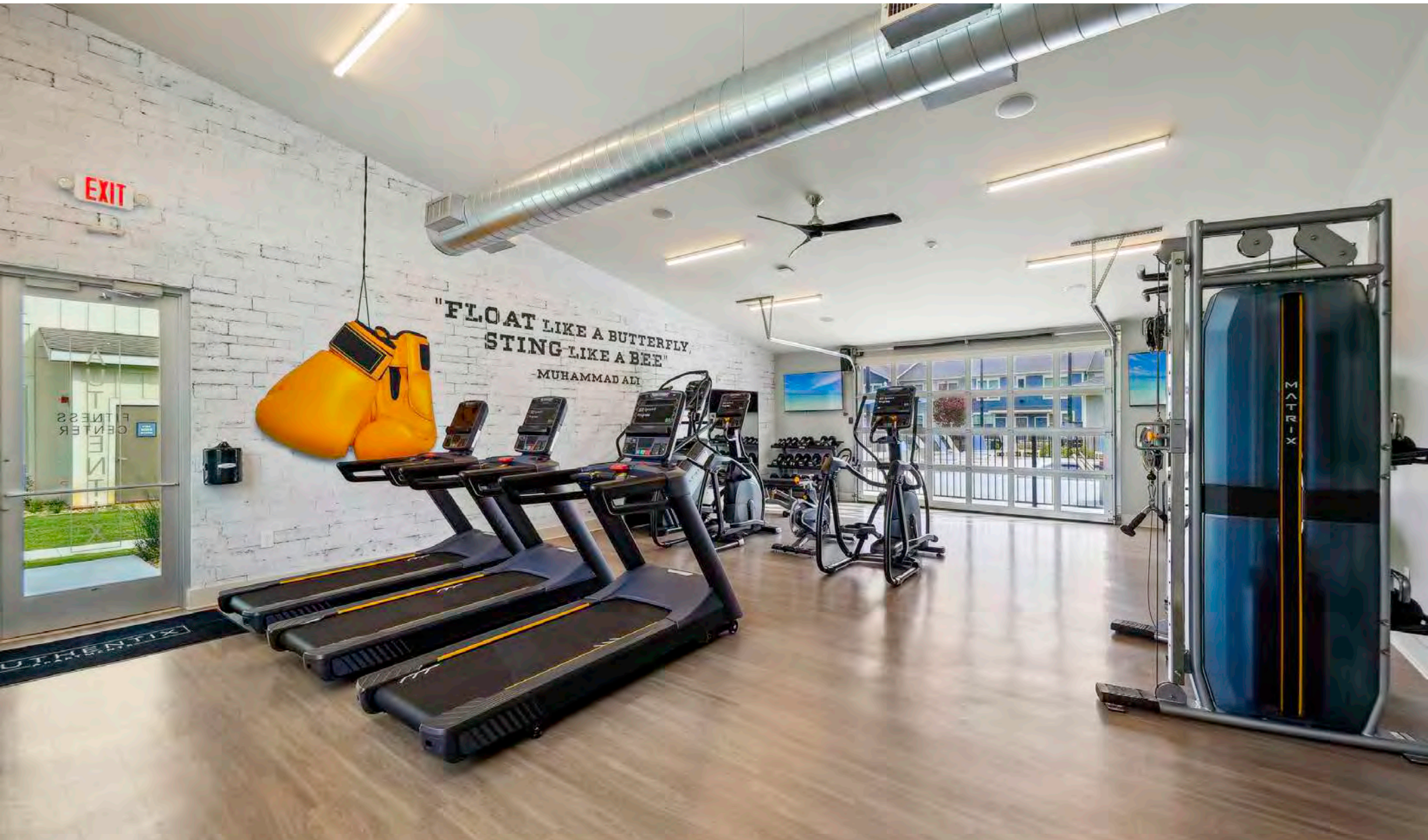
AUTHENTIX CEDAR GROVE
FAIRBURN, GA



24-hour FITNESS CENTER



24-hour FITNESS CENTER



AUTHENTIX CEDAR GROVE
FAIRBURN, GA



leash-free
PET PARK



stunning yet practical COMMUNITY SPACE



stunning yet practical COMMUNITY SPACE



connection-driven
COMMUNITY DESIGN



garden-style COMMUNITY DESIGN



AUTHENTIX QUINCY STREET
HOLLAND, MI



beautifully crafted
APARTMENT EXTERIORS



signature TOWNHOME LIVING



thoughtful & convenient

COMMUNITY AMENITIES



thoughtful & convenient

COMMUNITY AMENITIES



thoughtful & convenient

COMMUNITY AMENITIES



sleek modern INTERIORS



open-concept LIVING SPACE



energy-efficient APPLIANCES



energy-efficient APPLIANCES



spacious & serene BEDROOM SUITES



spacious & serene

BEDROOM SUITES



AUTHENTIX CEDAR GROVE
FAIRBURN, GA



spacious & serene BEDROOM SUITES



AUTHENTIX CEDAR GROVE
FAIRBURN, GA



ATTACHED BATHROOMS

with soaking tubs



ATTACHED BATHROOMS

with soaking tubs



AUTHENTIX CEDAR GROVE
FAIRBURN, GA



large walk-in CLOSETS



attached & detached GARAGE OPTIONS



in-unit WASHER & DRYER



in-unit WASHER & DRYER





Vriesman
& Korhorn

January 14, 2025
1440

Via Email: dan.wells@gainestownship.org

Dan Wells, Community Development Director
Gaines Charter Township
8555 Kalamazoo Ave SE
Caledonia, MI 49316

Re: Continental Properties PUD – Preliminary PUD Review
6326/6330/6338 Hanna Lake Ave, Section 2, Gaines Charter Township,

Dear Dan:

We have reviewed the proposed Continental Properties PUD project located at 3316 68th Street, SE and the preliminary site layout plan that we received on December 20, 2023. We provide the following comments for the consideration of the Applicant and the Planning Commission:

1. The proposed connection to the Hanna Lake Avenue right-of-way (ROW) will require the review and approval of the Kent County Road Commission (KCRC). The Applicant shall provide a copy of all KCRC review comments and approvals to the Township and the Township Engineer.
2. The proposed public utility work within the Hanna Lake Avenue ROW will require the review and approval of the KCRC. The Applicant shall provide a copy of all KCRC review comments and approvals to the Township and the Township Engineer.
3. The Applicant is required to obtain a soil erosion and sedimentation control permit from the KCRC prior to the start of any site work.
4. The Applicant's Engineer shall submit drainage plans and a detailed stormwater management calculations package including the most recent copy of the LGROW spreadsheet filled out for the site in questions for review. The stormwater facilities shall be designed to comply with all standards and requirements of the Kent County Drain Commission's Development Drainage Rules.
5. The Applicant's Engineer shall submit a Township stormwater permit application for review and approval by our office. A blank copy of this permit can be provided by our office upon request.
6. The Applicant shall provide a storm sewer connection for each of the proposed units/buildings.
7. We note that the proposed detention ponds will outlet to the existing Anderson County Drain and review/approval of this stormwater discharge by the Kent County Drain Commissioner's Office will be required.

8. The Applicant will be required to comply with all private street requirements and detailed construction plans for the private streets shall be submitted for review and approval.
9. We recommend that the Applicant contact the Township's Water & Sewer Administrator to determine what water and sewer connection fees are due for this property.
10. We note that the exact sizes and locations of the public water supply and sanitary sewer facilities to be constructed will be determined as part of the detailed construction plan review process. Proposed construction plans will need to be submitted by the Applicant's Engineer to the Byron-Gaines Utility Authority (BGUA) and an electronic copy of the plans sent to the Township Engineer for review and approval.
11. The Applicant's Engineer shall show and label all existing public and private utilities on the PUD plan.
12. We note that the existing watermain along the development's Hanna Lake Avenue frontage is in a non-standard location. We anticipate that some reconfiguration of the existing public utilities may be required to adequately loop watermain within the proposed development.
13. The Applicant will be required to abandon any existing wells and septic systems on the site in accordance with the Kent County Health Department.

Thank you for your consideration in this matter. If you have any questions or concerns, please do not hesitate to contact our office.

Sincerely,

VK Civil

A handwritten signature in blue ink, appearing to read 'Jeff M. Gritter', with a stylized, looping flourish at the end.

Jeffrey M. Gritter, P.E.

JMG/nfb

- c. Bob Terpstra, Supervisor
 Rod Weersing, Township Manager
 Tracy Lawrence, Water & Sewer Administrator
 John Stuyfzand, Building Inspector
 Ken Van Hall, Fire Chief
 Pat Quick, Fire Marshall
 Erik Easterly, P.E., Kent County Road Commission
 Dave Beck, Kent County Road Commission
 Joel Morgan, P.E., Kent County Drain Commissioner's Office
 Jordan Teichen, Continental Properties

RE: Continental Properties Preliminary PUD

From Pat Quick <Pat.Quick@gainestownship.org>

Date Thu 2/13/2025 11:42 AM

To Dan Wells <dan.wells@gainestownship.org>; Jeff Gritter <jeff@vkcivil.com>

Cc Dakota Swan <dakota.swan@gainestownship.org>; Nate Bosma <nbosma@vkcivil.com>

Dan,

We don't see any issues with this version that would be of concern at this point.

Pat Quick, CFI-II, CFEI

Deputy Chief of Fire Prevention/Fire Marshal

Gaines Township Fire Department

Station #1: 11 68th St SW, Grand Rapids , MI 49548

Station #2: 3471 68th St SE, Caledonia, MI 49316



GAINES CHARTER

TOWNSHIP

www.gainestownship.org

Pat.Quick@gainestownship.org

Pat Quick

Deputy Chief of Prevention/Fire Marshal

Gaines Charter Township Fire Department - Dutton

From: Dan Wells <dan.wells@gainestownship.org>

Sent: Thursday, February 13, 2025 9:06 AM

To: Pat Quick <Pat.Quick@gainestownship.org>; Jeff Gritter <jeff@vkcivil.com>

Cc: Dakota Swan <dakota.swan@gainestownship.org>; Nate Bosma <nbosma@vkcivil.com>

Subject: Re: Continental Properties Preliminary PUD

Here's the attachment. Oops



www.gainestownship.org

dan.wells@gainestownship.org

Dan Wells

Community Development Director

Office: 616-698-6640 Ext.120

Cell: 616-980-6188

From: Dan Wells <dan.wells@gainestownship.org>

Sent: Thursday, February 13, 2025 9:03 AM

To: Pat Quick <Pat.Quick@gainestownship.org>; Jeff Gritter <jeff@vkcivil.com>

Cc: Dakota Swan <dakota.swan@gainestownship.org>; Nate Bosma <nbosma@vkcivil.com>

Subject: Re: Continental Properties Preliminary PUD

Hello Pat & Jeff-

Continental submitted a revised site plan for the proposed apartments in Dutton, any concerns?

PC will review on the 27th.



www.gainestownship.org

dan.wells@gainestownship.org

Dan Wells

Community Development Director

Office: 616-698-6640 Ext.120

Cell: 616-980-6188

From: Dan Wells <dan.wells@gainestownship.org>

Sent: Tuesday, December 31, 2024 10:14 AM

To: Pat Quick <Pat.Quick@gainestownship.org>; Jeff Gritter <jeff@vkcivil.com>

Cc: Dakota Swan <dakota.swan@gainestownship.org>; Nate Bosma <nbosma@vkcivil.com>

Subject: Continental Properties Preliminary PUD

Gents,

Please review for the January 23 PC Meeting.



www.gainestownship.org

dan.wells@gainestownship.org

Dan Wells

Community Development Director

Office: 616-698-6640 Ext.120

Cell: 616-980-6188

Gaines Charter Township

Planning Commission Memo

Meeting Date: February 27th, 2025

AGENDA ITEM: VI.3.b

PROPOSED REQUEST: Special Use Permit

ADDRESS: 1718 68th Street

PARCEL NUMBER: 41-22-09-101-007

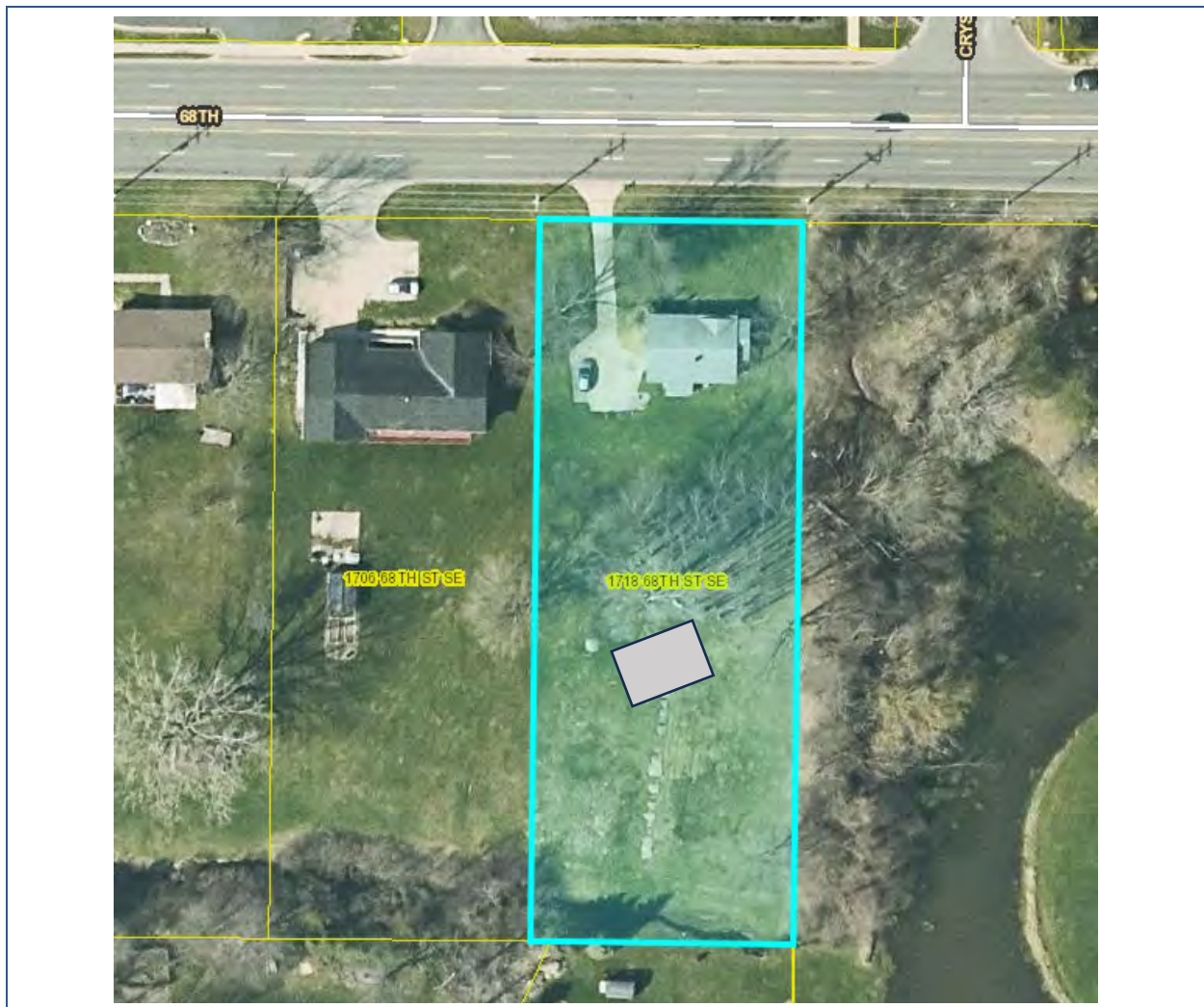
FILE NUMBER: 241002RL

APPLICANT: Richard Latta

PROPERTY ZONING DISTRICT: Residential-10

PROPERTY SIZE: 0.91 Acres

REPORT BY: Dakota Swan, Assistant Planner



OVERVIEW

The applicant is requesting a Special Use Permit to allow construction of a 40' x 40' pole barn (1,600 square feet) in the Residential-10 zoning district. The pole barn is intended to be used for residential storage purposes, specifically for personal vehicles and hobby trains. There are no other accessory buildings on the property.

Based on the zoning ordinance, the property is limited to 1,200 SF of accessory buildings, or 1.5% of the lot size, whichever is less. In this instance, the applicant is requesting 400 SF more than allowed by right, thus the request for a special use permit.

The applicant previously applied for a SUP for a 60x40 foot pole barn (2,400 SF) on December 19th, 2024 but scaled that plan back due to concerns that it was too big for the immediate area. Applicant has also provided a planting plan for screening the building.

Surrounding zoning:

	NORTH: Office Service (O-S)	
WEST: Residential (RL-10)	SUBJECT PARCEL	EAST: Crystal Springs PUD
	SOUTH: Residential (RL-10)	

STANDARDS OF REVIEW

The request has been reviewed using the applicable review standards of Section 19.8 "General Standards for All Special Land Uses" and the specific standards of Section 20.2 (A) "Accessory Buildings – Standards for Increasing Maximum Floor Area".

Section 19.8 General Standards for All Special Land Uses

The Planning Commission shall review the particular circumstances and facts of each proposed special use and in addition to the specific standards of consideration stated for each special use type within this Ordinance, and shall be guided in rendering a decision by the following general standards:

- A. *The proposed special use shall be sufficiently designed to maintain adequate provision for the protection of the health, safety, conveniences, and social and economic welfare of those who will use the special use, residents and landowners adjacent to the special use, and the community as a whole.***

Meets standard. The proposed accessory building will be used for residential storage purposes. As proposed, the use and character of the building will not hinder the health, safety, or economic welfare of surrounding properties or landowners.

- B. *The proposed special use shall be consistent with the intent of this Ordinance and the intent of the Master Plan.***

Meets standard. The 2023 Future Land Use Plan designates this parcel as Suburban Residential. Accessory buildings are a permitted use under the Master Plan's guidance for suburban residential properties and is provided for by the Zoning Ordinance subject to certain standards being met.

If it is determined that the proposed accessory building is consistent with the standards of Section 20.2 (D), then consistency with the zoning ordinance will be achieved.

C. *The special use shall not create or substantially add to traffic hazards in the area.*

Meets standard. As an accessory building set to be utilized for residential storage, it is not anticipated that traffic will be affected.

D. *Public services and facilities such as roads, police and fire protection, drainage structures, water and sewage facilities or schools, shall be sufficiently extended to the proposed special use such that load capacities are not exceeded.*

Meets standard. As a residential accessory building, staff does not anticipate any impacts on roads, police and fire protection, drainage structures, water or sewage facilities, or schools.

E. *The proposed special use shall not set precedents for development which could adversely affect the long-term plans or policies of the Township.*

Undetermined. Accessory buildings are relatively common in suburban areas of the township and several surrounding lots have accessory buildings that are about 200 SF. The proposed barn is larger than anything else in the immediate neighborhood, with the largest accessory building nearby being ca. 880 SF at 1688 68th Street.

If the Planning Commission determines that the proposed accessory building meets the standards of Section 20.2 (D), the proposed special use will not set precedents for development that adversely impact the long-term plans or policies of the Township.

F. *The proposed special use shall not have significant adverse environmental, ecological or natural resource impacts.*

Meets standard. The accessory building is not anticipated to have any impact on the environment and natural resources.

G. *The proposed special use shall not have significant adverse impacts upon adjoining properties or uses.*

Undetermined. The proposed accessory building addition will be located in the rear yard, and all setbacks will be met. It is not expected that there will be any adverse impacts on adjoining properties or uses besides a visual impact to the properties to the west and south. It is likely that the building will be visible from both those properties and 68th Street.

Section 20.2(D).4: Accessory Buildings – Standards for Increasing Maximum Floor Area

In considering a special use permit for an accessory building exceeding the maximum floor area, the Planning Commission shall consider the standards stated in Chapter 19 and the following additional standards:

A. *The intended use for the Building.*

Meets standard. The proposed accessory building will be used for residential storage purposes and will be secondary to the primary residential use.

B. The size, proposed location, type and kind of construction and general architectural character of the Building.

Regulation	Required Setback	Proposed
Distance from Primary Building	10 Feet	Ca. 130 Feet
Front Yard Setback	Not Permitted	Not Applicable
Side Yard Setback	8 Feet	Ca. 29-32 Feet
Rear Yard Setback	3 Feet	Ca. 78 Feet
Maximum Building Height	16 Feet	15 feet, 4 inches

Meets standard. The setback and height requirements for the building have been met. The accessory building will be of pole barn construction, with a wood frame and steel siding. The building will also feature a gable roof, and the height to eaves will be 12 feet and height to ridgeline is 18' 8". The walls of the building will be a tan color with brown trim and will be architecturally and aesthetically compatible with the home on the property.

C. The type and kind of principal and Accessory Buildings and Structures located on properties in the same neighborhood.

Undetermined. There are several accessory buildings in the surrounding neighborhood used for residential storage purposes, however, most are in the 200 SF size range.

D. Whether the Building will affect the light and air circulation or views of any adjoining properties.

Meets standard. The proposed building is not anticipated to affect light or air circulation on surrounding properties.

E. The reason why the applicant has requested an Accessory Building in excess of the maximum floor area.

Meets standard. The applicant desires additional square footage for residential storage purposes to accommodate multiple vehicles and conduct hobbies. The accessory building will not be utilized for commercial or residential purposes.

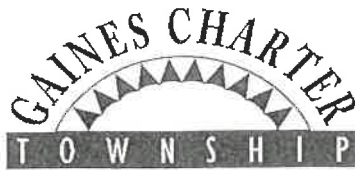
F. The extent the Building absorbs required yards and other open spaces.

Undetermined. The total requested square footage of accessory building coverage is about 4% of the total lot size. The Planning Commission must determine whether the scale of this building is appropriate for the area.

STAFF RECOMMENDATION

Staff recommends approval of the Special Use Permit with the following conditions of approval:

1. The accessory building addition shall be architecturally similar to the existing building on the site.



8555 Kalamazoo Avenue SE • Caledonia MI 49316
Ph: 616 698-6640 • Fax: 616 698-2490
www.gainestownship.org

FILE NO.

241002 RL

Special Use Permit Application

Project Address	1718 68th ST SE		
Owner Name	Richard LATTA		
Owner Address	Street Address	City, State, Zip	
	1718 68th ST SE	Caledonia MI 49316	
Parcel Number(s):	41-22- 09-101-007	41-22-	
Description of Proposed Project/Use	Pole BARN 40' x 60' x 12'		

Applicant/Contact	Richard LATTA		
Applicant/Contact Address	Street Address	City, State, Zip	
	1718 68th ST SE	Caledonia MI 49316	
Contact Info	Home / Office / Cell	E-Mail	
	616-437-4108	Rick.LATTA1983@gmail.com	
<i>"I" hereby certify to the correctness and knowledge of the information submitted and hereby agree to comply with the terms and requirements of all applicable Township ordinances. I also grant Township staff permission to enter onto the subject property in review of this application.</i>			
Signature	<i>Richard Latta</i>		
Please complete the appropriate Worksheet as part of your application packet (see Staff for more information) for: Planning Commission, Zoning Board of Appeals requests, Land Divisions, Combinations or Lot Line Adjustments.			

Township Use Only

Current Zoning District:	RL-14	RL-10	R-3	R-4	C-1	C-2	O-S	I-1	I-2	PUD	A-R	A-B
One / Two Family Construction	☐	Zoning Board of Appeals	☐	Planning Commission	☐	Land Combination	☐					
Site Plan Review	☐	Rezoning / PUD Rezoning	☐	PUD Amendment	☐	Land Division	☐					
Subdivision / Site Condo Review	☐	Special Use Permit	☐	Lot Line Adjustment	☐							
Other:												
Approved	☐	Approved with Conditions	☐	Denied	☐	Withdrawn	☐					
Zoning Administrator:							Date:					

Applicant Response to General Standards of Review

Special Land Uses are those that have been identified as uses requiring special consideration based upon their potential effect on the adjacent area. Special regulation of these uses is necessary to protect and preserve the quality of the Township's residential and commercial neighborhoods and not all locations are appropriate for all special uses. The proposed location, the site design and layout of the use, the size and magnitude of the use and hours of operation may all be important considerations.

1. How much traffic, what kind of traffic and at what times of the day and or week will traffic be generated by the proposed use.

None personal Vehicles only

2. Will the use or activity generate any noise, dust, odor, light or other emissions? If so what type and how frequently.

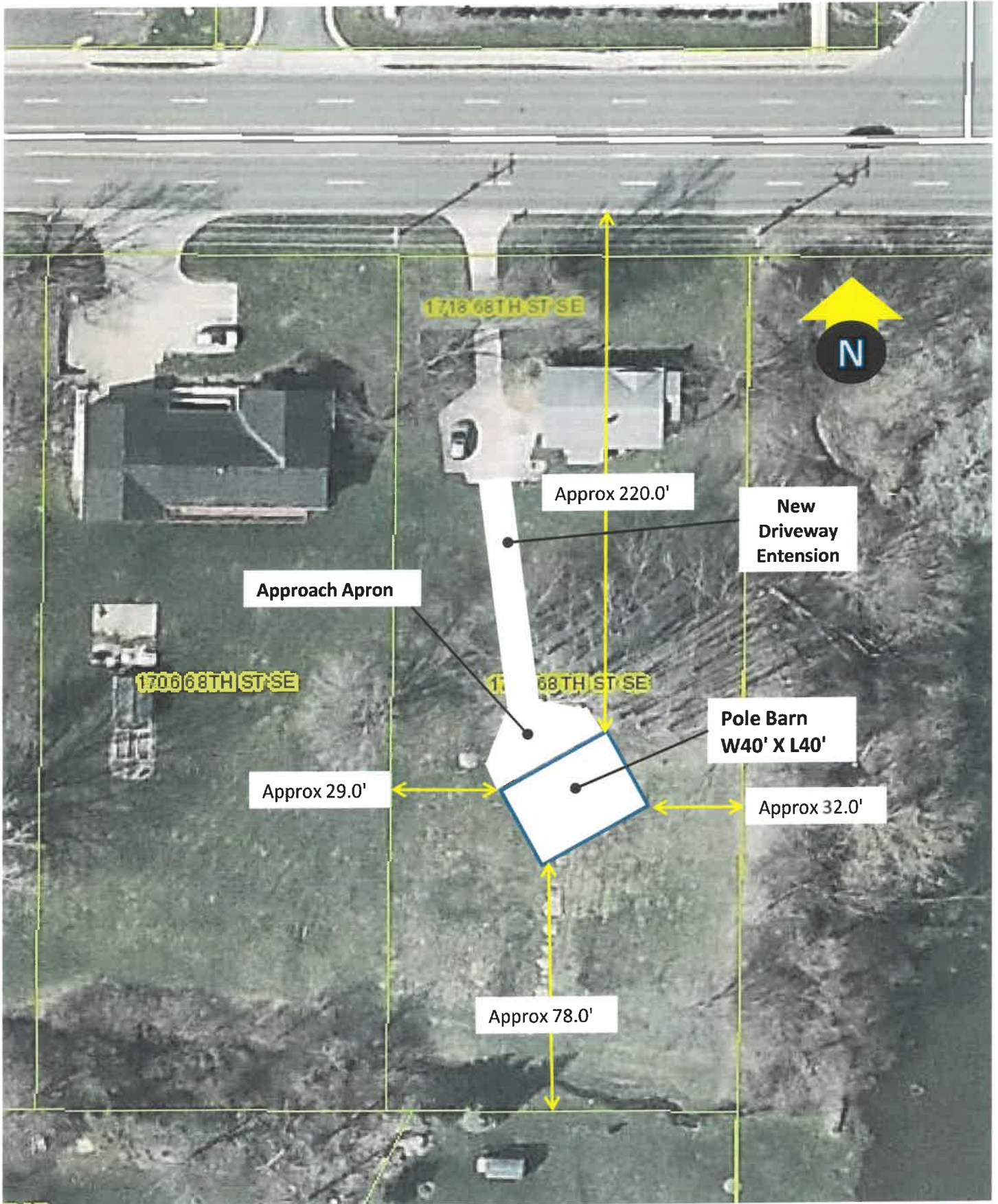
None

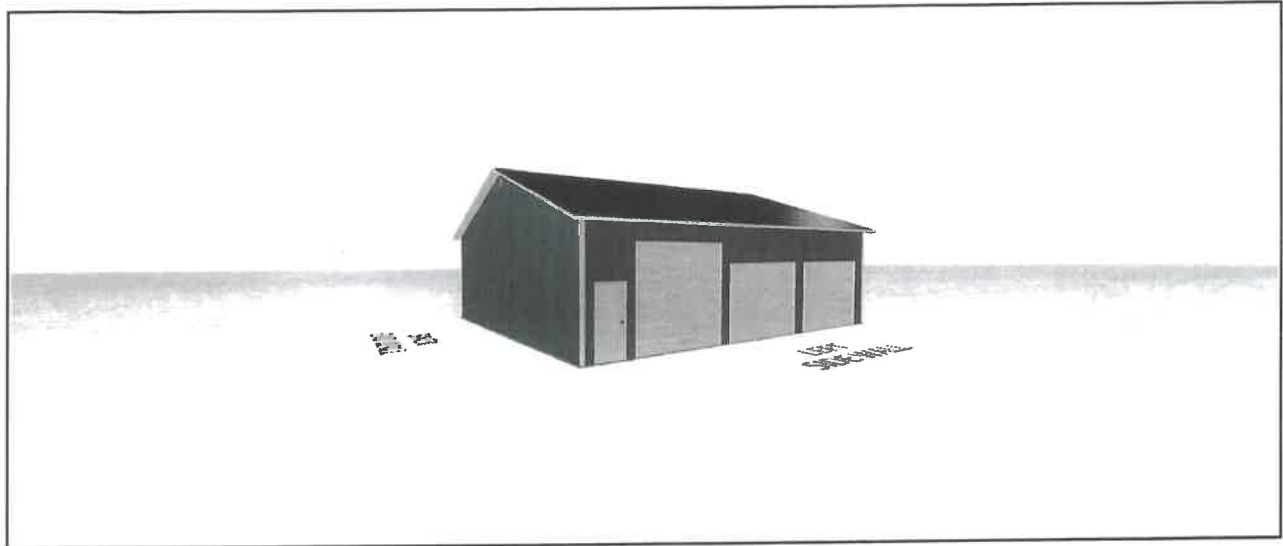
3. In addition to the above, describe any other the activities or characteristics associated with the building(s) and use and what measures will be taken in the location design, and operation of the use to keep the use, building or activity in harmony with neighboring properties and avoid the imposition of adverse impacts on them and the community.

Storage

4. Describe how the proposed special use will avoid the creation of adverse environmental, ecological or natural resource impacts.

None





Building Specs

Width: 40'
Length: 40'
Height: 12'
Roof Type: Gabled
Roof Pitch: 4":12"
Frame Type: Open Web Tapered

Colors

Roof Color: Black
Wall Color: Forest
Trim Color: Brilliant Arctic
Soffit Color: Brilliant Arctic

Interior

Walls

F Wall: Enclosed
B Wall: Enclosed
L Wall: Enclosed
R Wall: Enclosed

Roof Options

F Gable Entry: 1'
B Gable Entry: 1'
L Gable Entry: 1
R Gable Entry: 1

Half Trusses

Windows & Doors

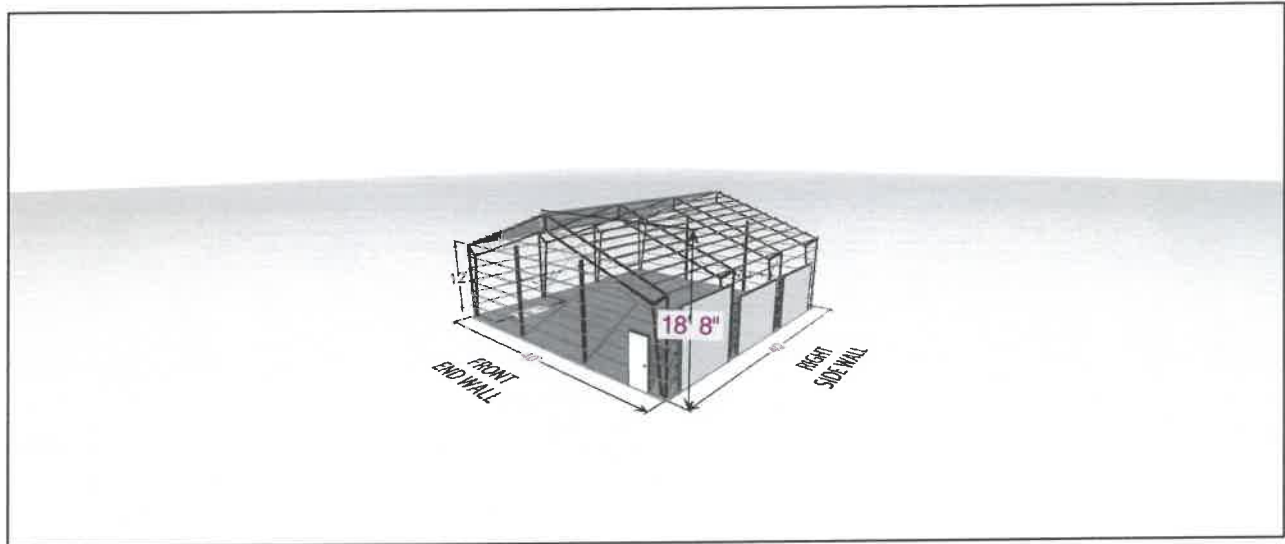
Walk Door Solid Qty: 1
Overhead Panel Door Qty: 3

Item Sizes:

Walk Door Solid: w36' x h76'
Overhead Panel Door: w10' x h10'
Overhead Panel Door: w10' x h8'
Overhead Panel Door: w10' x h8'

Quality • Durability • Experience • Design • Strength • Versatility • Service • Value

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10606 State Route YY Peculiar, MO 64078



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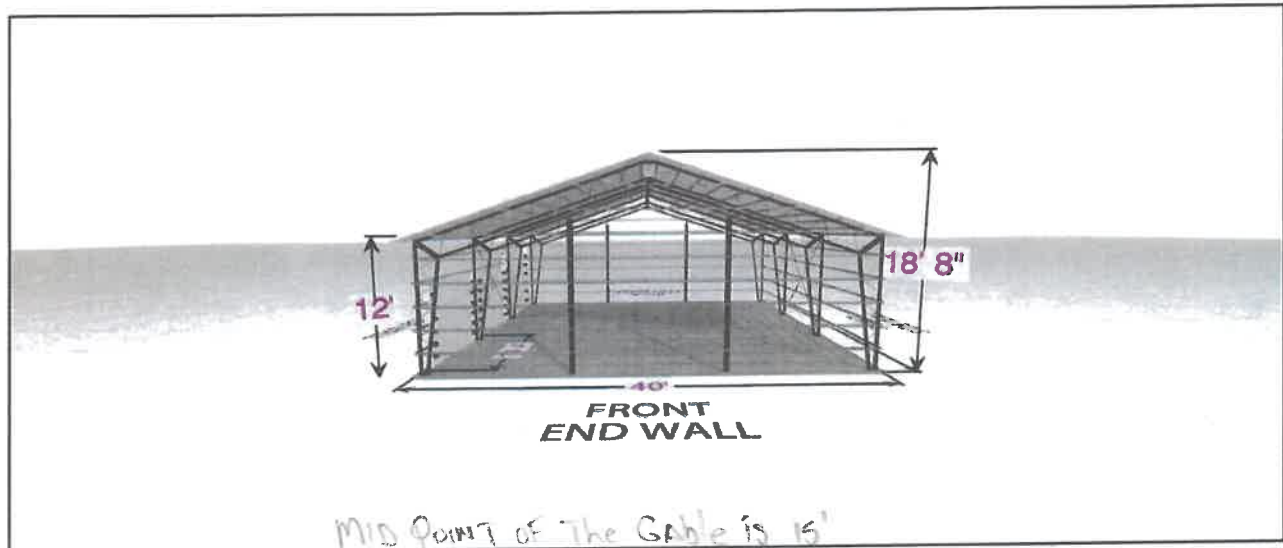
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Latta, Rick
1718 - 68th Street
Caledonia, MI 49316

Service At:
1718 - 68th Street
Caledonia, MI 49316

January 10, 2025
Matthew Diemer

PURCHASE AGREEMENT
Work Order - #31584

Latta Residence - Plantings

Softscape

Plant Installation

Softscape: Plants

Furnish and install all plantings, fertilizers, and amendments listed below, finish with mulch or stone.

QTY	TYPE	ITEM NAME
4.00	EACH	SPRUCE - NORWAY 6'-7' tree
3.00	EACH	FIR - CONCOLOR 6'-7' tree
24.00	EACH	HYDRANGEA - LIMELIGHT #3 pot shrub
3.00	CU YD	Soil - Planting Soil
46.00	SCOOP	Fertilizer - Assure 5-5-5 30# Pail
8.50	CU YD	Hardwood Shredded Mulch
SALE:		\$6,716.95
SALES TAX:		\$256.52
YOU AGREE TO PAY:		\$6,973.47

LOCATION	SALE
Softscape: Plants	\$6,716.95

PAYMENT SCHEDULE				
PAYMENT #	PAYMENT NAME	SALE	SALES TAX	TOTAL SALE
1	25% Deposit Upon Signing	\$1,679.24	\$64.13	\$1,743.37
2	Remaining 25% Deposit Before Start of Project	\$1,679.24	\$64.13	\$1,743.37
3	Billing Thru Completion	\$3,358.47	\$128.26	\$3,486.73
Total		\$6,716.95	\$256.52	\$6,973.47

Pricing is valid for 15 days. Plant and material pricing is based on availability. Substitutions may be made with similar varieties as necessary.

