

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, May 22nd, 2025

- I. Call to Order and Roll Call**
- II. Consideration of Agenda**
- III. Consideration of Meeting Minutes**
 - a. Consideration of April 24th, 2025, Planning Commission Regular Meeting Minutes
- IV. Inquiry of Conflict of Interest**
- V. Public Comment**
- VI. New Business**
 - 1. Public Hearings**
 - a. 148 79th Street – Special Use Permit – Accessory Building
 - b. 6326, 6330 & 6338 Hanna Lake Avenue – PUD Rezoning and Final Site Plan Review
 - c. 1264 100th Street – Rezoning – A/RR to VR
 - d. 2319 Crystal Meadows Street – Tentative Preliminary Plat – Hoffman Meadows Phase III
 - 2. Site Plan Review**
 - a. None
 - 3. Items not requiring a Public Hearing**
 - a. None
- 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 April 24th, 2025, at 7 pm

8555 Kalamazoo Ave., SE, Caledonia, MI 49316

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

MEMBERS ABSENT: Billips, 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 7:03 PM.

II. CONSIDERATION OF MEETING AGENDA

No changes to the agenda.

III. CONSIDERATION OF MEETING MINUTES

Consideration of the March 27th, 2025, regular Planning Commission meeting minutes.

Motion: Motion by Haagsma, supported by Rober to approve the minutes of March 27th, 2025, as is.

DISCUSSION:

AYES: All

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (6-0)

IV. INQUIRY OF CONFLICT OF INTEREST

None.

V. PUBLIC COMMENT

VI. NEW BUSINESS

1. Public Hearings

a. 9744 Meadow Valley – Special Use Permit – Accessory Building

Gerrad Almy, the homeowner and applicant for this request, explained that he is seeking a Special Use Permit to allow for the construction of a 3,200 square foot pole barn to be used for residential storage purposes, specifically for vehicles and trailers that are currently being stored outside.

Community Development Director Dan Wells explained that the request has been found to be consistent with the intent of the Master Plan and all standards outlined in Sections 19.8 and 20.2 (D) of the Gaines Charter Township Zoning Ordinance (GCTZO). Although the proposed building is large, it is absorbed well since the subject property is so large, and the building will be located in the rear yard adjacent to tree lines, all of which will ensure the view is sufficiently screened. Staff found that no adverse precedent for development would be set by approving this request, as large accessory buildings are fairly typical in rural areas of the Township. Wells noted that staff is recommending approval of this request.

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

Commissioner Wiersema noted a typo in the staff memo; on page 7, Kateri Way should be referenced as being to the west of the subject parcel.

Commissioner Thomas inquired about whether the color depicted in the building rendering provided would be the actual color of the building, as it appeared very bright. Almy responded that the color will match that of the home, and it will not be as bright as it appears in the rendering.

An existing accessory building must be torn down to make room for the proposed accessory building, and there are trees on either side of the existing building; Chair Giarmo asked what Almy intends to do about the trees. Almy responded that there are two large arborvitaes that will be removed before the proposed accessory building can be constructed.

Chair Giarmo inquired about the color of the building, and Almy confirmed that it will match the color scheme of the home.

MOTION: Motion by Waayenberg, supported by Thomas, to approve the Special Use Permit for a 3,200 square foot accessory building.

DISCUSSION: None

AYES: ALL

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (6-0)

b. Stoneco 2025 Operating Plan

Garrett Singer, the Assistant Operations Manager for Stoneco of Michigan, explained that the proposed operating plan for 2025 is similar to those of previous years. Stoneco has the opportunity to collaborate with K&R, a local excavating contractor, to bring additional clean fill into the gravel pit located at 1856 100th Street, commonly referred to as the Barnaby parcel. Singer stated that the proposed 100,000 to

200,000 cubic yards of fill material is not necessary to meet the reclamation requirements, but Stoneco has found that it would be beneficial to the site.

Chair Giarmo asked Singer to clarify what exactly he is referring to when he says 'clean fill' - Singer responded that this would be soils, sands, and gravels coming from an ongoing project on US-131. Stoneco is proposing a driveway on 100th Street to bring materials in and will be having gravel haulers enter on the west side and exit on the east side. Material will be slowly brought in and evenly distributed east-west, going southward, so as to increase the level ground off of 100th Street.

Planner Wells stated that Stoneco approached staff approximately three months ago with the idea of bringing in additional fill, and after speaking with the Township Engineer, staff found the request to be reasonable. Bringing in additional fill material may allow the parcel to become buildable someday; the Township Engineer reportedly thought that there is a chance it could be packed to allow for the installation of septic system infrastructure. Wells added that future development on this parcel would likely entail large-lot rural developments, and that the pit will likely not be filled in entirely.

The Sand & Gravel Subcommittee met to review Stoneco's submission materials for their Annual Review and Operating Plan on March 17th, 2025, and made a positive recommendation to the Planning Commission. Wells clarified that there are no violations on the property, and added that Stoneco satisfied all submission requirements, and provided additional details about the mining activity on the parcel. With regard to the actual mining operation, Wells stated that the Township Engineer has the ability to access and inspect the operation to ensure that additional fill is free of debris. Currently Stoneco is anticipating there will be 10-20 trucks delivering fill to the mine per day, in addition to bulldozers and other large equipment working to move and disperse soil. Stoneco intends to keep the same hours of operation: Monday through Friday from 7 AM to 7 PM, Saturday from 9 AM to 3 PM, and no operations on Sundays or major holidays. Wells explained that typically materials have been distributed with the use of conveyor belts; if there are any issues or complaints regarding the new truck traffic, Wells stated that he has full faith Stoneco will act as a responsible operator and swiftly mitigate any problems. Wells concluded by saying that Stoneco may need to obtain permits from EGLE to bring in the additional fill material, so as to minimize any potential impacts to wetlands.

Chair Giarmo opened the public hearing.

Kathy VanderStel, Township Trustee and longtime resident of 10034 Kalamazoo Avenue, approached the podium to explain that she is disappointed about the introduction of heavy truck traffic into the area, as previously Stoneco was moving materials with a large conveyor belt, which was far less disruptive than gravel haulers will be. VanderStel added that she is concerned about the lack of seeding she has observed since everything has been graded, and noted that she would like to see dust and weeds in the area kept to a minimum. VanderStel added that she is very concerned about the mud that will accumulate on 100th as a result of this project, even though Stoneco has assured her that they will keep a watchful eye on 100th Street for mud and deploy street sweepers as necessary.

Singer responded that the intention is to seed the western portion of the property, as it is not planned to be touched by the inbound clean fill.

Chair Giarmo closed the public hearing.

Commissioner Haagsma identified an error on the provided site plan, as it does not match the driveway plan approved by the Kent County Road Commission; the easterly driveway was actually approved to be to the west of where it is depicted on the plan. Haagsma clarified that the western entrance is accurately depicted on the provided site plan. Chair Giarmo requested that an updated site plan be submitted to the Planning Commission.

Commissioner Waayenberg asked whether Stoneco intends to have anyone check the soil density throughout the project, or if they plan to rely solely on the heavy equipment to monitor soil density. Waayenberg also inquired about whether Stoneco has any intention to “dress up” the water left in the bottom of the pit to potentially make it look more appealing, and whether Stoneco intends to re-seed the unsightly looking patches, as erosion is visible throughout areas in the pit. Singer responded that the eastern and southern sides of the parcel will be addressed in the fall, and reseeding is planned to happen in the fall or the following spring; he explained that Stoneco’s intention was to address this sooner, however, contractors they use for such services have been unavailable. Singer added that with regard to soil testing, Stoneco was planning to rely on heavy equipment. Planner Wells responded that if housing were to ever be developed on the parcel, soil testing would be a good thing to initiate; Waayenberg agreed and added that this is a fair point to address knowing that residential development of the parcel is possible.

Commissioner Haagsma suggested that the Planning Commission impose a time limit on the project if it is approved and expressed a desire to eventually limit the heavy truck traffic in the area. Haagsma also mentioned that he is uncomfortable with the uncertainty regarding the seeding process for the project. Waayenberg agreed and added that from now until the end of June is the perfect time to seed, and that the soil erosion should be addressed and seeded immediately. Haagsma mentioned that it tends to get dusty in the area, and they owe it to the neighbors to keep the site clean. If the additional fill wasn’t being brought in, the property would be seeded already; Haagsma insisted that the issue must be resolved urgently.

Chair Giarmo noted that the motion to approve the 2025 operating plan should include the same time frame as the Kent County Road Commission permits for the two driveways on site; Commissioner Wiersmea added that sampling of soils should be included in the motion as well.

Commissioner Waayenberg and Planner Wells discussed whether it is appropriate to require soil testing, or if permission from the landowner should be sought before testing the soils. Wells explained that the soil coming in should be clean and free of debris so as to not promote inconsistencies in the soil. Chair Giarmo stated that the Township Engineer is available to inspect the site and test the soils, and Wells added that the Township Engineer can collaborate with staff and the Planning Commission to determine an appropriate testing schedule.

Planner Wells clarified that conveyor equipment is currently being used for the Jeplawy parcel and will be removed as soon as possible after the project is completed.

MOTION: Motion by Waayenberg, supported by Haagsma, to approve the 2024 Stoneco Annual Review and 2025 Operating Plan based on compliance with Section 12.12 and 12.13 of the Gaines Charter Township Zoning Ordinance with the following conditions:

- The Township Engineer will conduct spot checks of the site as deemed necessary, with the ability to require density testing as deemed necessary.
- All additional fill will be brought in within the 2025 season.
- Seeding and erosion mitigation must be addressed immediately by the end of June.

DISCUSSION: None

AYES: ALL

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (6-0)

2. Site Plan Review

a. None

3. Items not requiring a Public Hearing

a. 10505 Hanna Lake Avenue – 4 to 1 Ratio Wavier

Craig McCarty, the homeowner and applicant for this project explained that he is seeking a 4:1 ratio waiver to allow for an equal split of a 55-acre parcel amongst five trustees of the property. McCarty clarified that there has already been one split from the original parcel to create the 4-acre parcel that McCarty's home is on.

Planner Wells explained that the local ordinance requires all parcels to not exceed a depth-to-width ratio of 4:1; Parcel 5 on the provided survey appears landlocked, however, there is an access easement in place, and is not compliant with the 4:1 ratio requirement, hence the request for a waiver. Wells clarified that under state law the proposed configuration would be permissible, however, the local requirements for land divisions are stricter. Wells added that staff does not find any harm in this request; all proposed parcels are large and may be reconfigured in the future. The only deficiency staff identified with the proposal is the creation of Parcel 3 on the survey provided, which is an L-shaped parcel; Wells explained that they tend to be more difficult to work with in the long run, however, Parcel 3 is a legal parcel.

Haagsma noted that the only way to execute the land division without the ratio waiver would be to make the parcels not even in size, and that the proposed divisions are not creating a parcel too far out of scope with the 4:1 ratio requirement.

Waayenberg stated that although he would not split the property in the same way, it's approvable by the state, and he cannot find a reason for denial. Chair Giarmo noted that the family agrees about the proposed divisions as well.

Planner Wells explained that if the L-shaped parcel were to be developed in the future, it's reasonably sized and likely big enough for two rows of houses and a road in between. Staff's only suggestion would be to require the 50' access easement to be widened to 66', as the Zoning Ordinance would require an easement of that width for a private road if the parcel were to be split off and developed in the future. Haagsma echoed Wells' point and said that now is the time to make that easement. Planner Wells also noted that this area of the Township won't have utilities to support that mode of development for the foreseeable future.

MOTION: Motion by Haagsma, supported by Waayenberg, to approve the 4:1 ratio wavier with the condition that the width of the access easement to Parcel 5 increases from 50 feet to 66 feet.

DISCUSSION: Rober noted that the condition of approval may save someone a lot of trouble down the road.

AYES: ALL

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (6-0)

VII. GENERAL DISCUSSION

Planner Wells mentioned that next month, the Planning Commission will have an agenda item requesting the rezoning of a large parcel in the southern portion of the Township to a new zoning designation, Village Residential. Wells noted that he wants to ensure it is developed well. Wiersema added that some dedicated park space on that parcel would be preferred.

VIII. ADJOURNMENT

The meeting adjourned at 8:08 PM.

CERTIFICATION:

I hereby certify that the above is a true copy of the minutes from the April 24th, 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: May 22nd, 2025

AGENDA ITEM: VI.1.a

PROPOSED REQUEST: Special Use Permit

ADDRESS: 148 79th Street SE

PARCEL NUMBER: 41-22-18-165-011

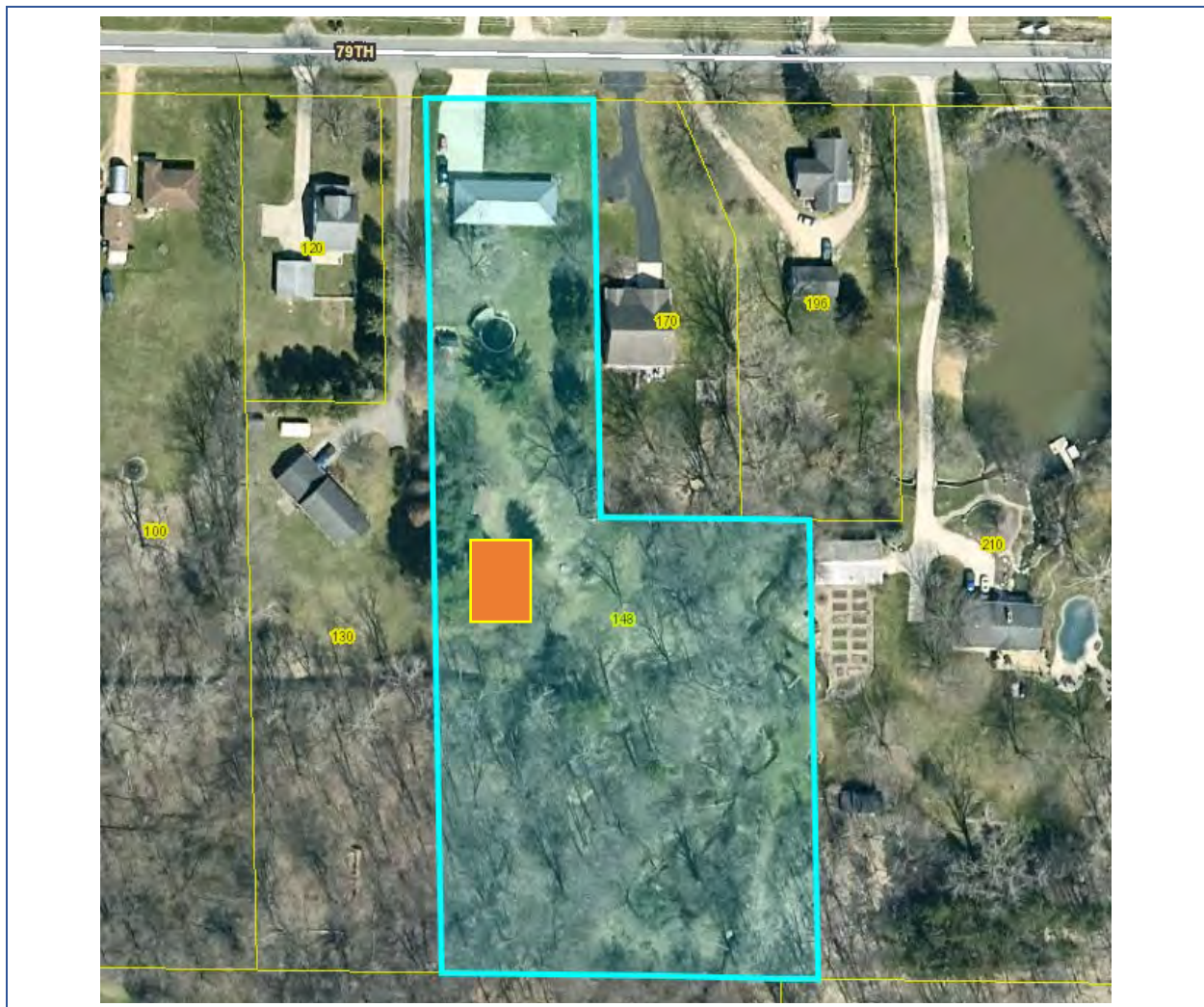
FILE NUMBER: 250326JN

APPLICANT: Jay T Niewiek

PROPERTY ZONING DISTRICT: Suburban Residential (SR)

PROPERTY SIZE: 2.84 Acres

REPORT BY: Dakota Swan, Assistant Planner



OVERVIEW

Staff requests the Planning Commission consider the request for a Special Use Permit to allow for an oversized accessory building in the Suburban Residential (SR) zoning district. The building itself is anticipated to be 40' x 60' with a 40' x 14' roofed open-air porch space, making the structure 3,456 SF in total. There is currently one small accessory building on the property that will be torn down as it is in the footprint of the driveway that will be installed and lead up to the proposed building.

Based on Section 18.20 of the Zoning Ordinance, the property is limited to 1,296 SF worth of accessory buildings, plus one additional building 200 SF or less. This request is for an accessory building that is 2,160 SF more than what is permitted by right in the Zoning Ordinance, hence the request for a special use permit.

The proposed accessory building addition will be used primarily for personal residential storage use, specifically for an RV, a pontoon boat, jet skis, and property maintenance equipment.

Surrounding zoning:

	NORTH: Agricultural/Agri-Business (A-B)	
WEST: Agricultural/Rural-Residential (A-R)	SUBJECT PARCEL	EAST: Agricultural/Agri-Business (A-B)
	SOUTH: Agricultural/Agri-Business (A-B)	

PROPOSED UPDATED STANDARDS OF REVIEW

This request has been reviewed using the standards from Section 27.40 "Special Land Use Approval Standards" and Section 18.20.A.9 "Accessory Buildings, Structures, and Uses: Oversized Accessory Buildings" from the Gaines Charter Township Zoning Ordinance.

Section 27.40: Special Land Use Approval Standards

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

- A. **Zoning Ordinance and Master Plan:** *The special land use will be consistent with the goals, intent, and purposes of the Zoning Ordinance and the Master Plan. The associated site plan will comply with all requirements of this Ordinance and satisfy all site plan standards of approval.*

Undetermined. Accessory buildings are a permitted use in the SR zoning district and are fairly typical on bigger lots in this area of the Township, however, the Zoning Ordinance calls for accessory buildings in the SR zoning district to be 1,296 SF or less; if it is determined that the proposed accessory building is consistent with the standards of Section 18.20.A.9, then consistency with the Zoning Ordinance will be achieved.

- B. **Use Compatibility and Character:** *The site plan and buildings associated with the use will be designed and constructed, and the use will be operated and maintained in ways to ensure*

compatibility with adjacent and nearby land uses. Establishment of the use will not degrade the essential character of the area in which it is proposed. Further, it will not impede the normal and orderly development and improvement of surrounding property and shall not have significant adverse impacts upon adjoining properties or uses.

Meets standard. This request is compatible with the development of other parcels in the area: there are several accessory buildings located in the surrounding neighborhood. The accessory building is not proposed to be in a location that would impede or otherwise impact further development and improvement of surrounding properties, as a dense tree line to the west would screen the view of neighbors directly westward. All setbacks are met in the site plan provided by the applicant. As an accessory building intended to be used for residential storage purposes, it is not anticipated that it will have adverse impacts upon adjoining properties or uses besides a visual impact.

- C. **Public Services and Infrastructure:** *The use and its associated buildings and site improvements will be adequately served by essential infrastructure and services, such as roads, stormwater drainage infrastructure, schools, law enforcement, and fire protection; will not create excessive additional requirements at public cost for infrastructure; and will not be detrimental to the economic welfare of the community.*

Meets standard. As an accessory building intended to be used for residential storage purposes, it is not anticipated that this request will be detrimental to the economic welfare of the community or create additional infrastructure requirements.

- D. **Impact and Nuisances:** *The use and its associated buildings and site improvements will not be hazardous or disturbing to existing or future uses in the same general vicinity and in the community as a whole, and it will not involve uses, activities, processes, materials, equipment, or conditions of operation that will be detrimental to persons, property or general welfare by reason of excessive activity, noise, vibration, smoke, fumes, glare, odor, or visual impact.*

Meets standard. It is not anticipated that the proposed accessory building will propose hazards or disturbances to existing or future uses in the general vicinity.

- E. **Environmental Impact:** *The use and its associated buildings and site improvements will not cause environmental degradation or significant change to landscapes, topography, and sensitive natural resources.*

Meets standard. Staff does not anticipate that the proposed accessory building will cause environmental degradation or impact topography and sensitive natural resources in the area.

- F. **Traffic:** *The use will not result in unsafe traffic conditions or negative impacts on bicycle and pedestrian travel and shall not create or substantially add to traffic hazards in the area.*

Meets standard. As a residential accessory building, staff does not anticipate any impacts to vehicle or pedestrian circulation in the immediate area.

- G. **Precedence and Reasonable Land Use:** *The proposed use shall not set precedents for development, which could adversely affect the long-term plans or policies of the Township. The proposed use will be reasonable.*

Undetermined. While accessory buildings are a permitted use and are fairly typical in suburban areas of the Township, the scale of the building and total amount of accessory building square footage on the property is unusual for the Suburban Residential district and is atypical considering the scale of other accessory buildings in the immediate area. If the Planning Commission determines that this request will not set precedence for development that could potentially affect the long-term plans or policies of the Township, and if the Planning Commission finds this proposed use to be reasonable, consistency with Standard 27.40.G will be achieved.

Section 18.20.A.9 : Accessory Buildings, Structures, and Uses – Oversized Accessory Buildings

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

- A. *Whether the intended use of the accessory building(s) is authorized within the applicable zoning district.*

Meets standard. Residential accessory buildings are a permitted use in the SR zoning district.

- B. *The size, type of construction, and general architectural character of the residential accessory building(s) are compatible with buildings in the vicinity.*

Meets standard. The proposed accessory building requires a Special Use Permit as it will make the overall square footage of accessory buildings on the site exceed the square footage allowed by-right by 2,160 SF; the size of the building is large but constitutes less than three percent of the total lot area. The pole barn is planned to be compatible with the home on the parcel and will be of the same general character as other structures in the neighborhood.

- C. *The resulting increase in size and scale of the residential accessory building(s) does not result in a visible impact that is overly obtrusive to neighboring residents.*

Undetermined. The accessory building is planned to be located in the rear yard to the east of the home on the parcel; there is a single-family dwelling on the parcel directly to the west. There is a patch of woods running along the western property boundary that is anticipated to buffer the view of residents to the west, however, the applicant has not specified how much of the woods will need to be cleared to make room for the proposed accessory building. If a significant amount of trees and brush are removed in anticipation of the accessory building, residents to the west could experience an obtrusive visible impact.

- D. *Proposed setbacks from lot lines and separation from dwellings on the adjacent properties are appropriate based on the size and scale of the proposed accessory building(s).*

Regulation	Required Setback	Proposed
Distance from Primary Building	10 Feet	Ca. 232 feet
Front Yard Setback	60 Feet with Type I Buffer	N/A
Side Yard Setback	20 Feet	20 feet
Rear Yard Setback	3 Feet	Ca. 233 feet
Maximum Building Height	16 Feet	19 feet 4 inches

Does not meet standard. All setback requirements are met as seen in the proposed site plan, and tree lines along the western property line offer increased separation from a dwelling on the adjacent property to the west. The maximum height of accessory buildings in the SR zoning district is 16 feet, as stipulated in Section 18.20.A of the GCTZO. Building elevations indicate that the height of the proposed building is 19 feet and 4 inches when measured as outlined in Section 3.20.A.1. If the proposed building was 16 feet tall or less, compliance with setback requirements and building regulations would be achieved.

- E. *If the property is intended to be divided in the future, the location of the residential accessory building(s) does not impact the ability to divide the land in a compliant manner while maintaining required setbacks from the building(s).*

Undetermined. While the applicant has not provided any indication that they intend to divide the property, the accessory building is planned to be located in a potentially obtrusive spot; the proposed accessory building will be behind an already existing dwelling but potentially could impact the landowner's ability to acquire an access easement to provide access to the southern part of the parcel in the future. If the Planning Commission finds that the proposed location will be unobtrusive should the landowner choose to divide the parcel in the future, then consistency with Standard 18.20.A.9.E will be achieved.

- F. *The increase in residential accessory building square footage does not result in adverse stormwater runoff impact and degradation of sensitive natural resources.*

Meets standard. Staff does not anticipate adverse stormwater runoff impacts or degradation of sensitive natural resources as a result of this request.

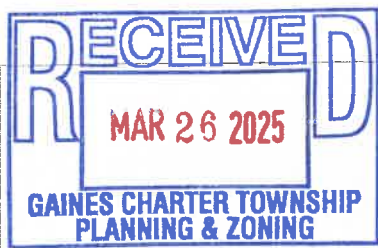
STAFF RECOMMENDATION

Unless action is tabled or postponed, the Planning Commission shall decide upon the special land use requests as follows:

- Approval. The motion or resolution and minutes shall indicate the findings and conclusions serving as the basis for the decision and any conditions imposed.
- Denial. In the case of a denial, the motion or resolution and minutes shall indicate the findings and conclusions serving as the basis for the decision.

Staff recommends denial of the Special Use Permit based on noncompliance with Section 18.20.A of the Zoning Ordinance, which stipulates that accessory buildings 200 square feet or greater in the SR zoning

district are limited to a height of 16 feet; the building elevations provided indicate the proposed building as being 19 feet and 4 inches tall. Staff would encourage the applicant to resubmit building elevations that demonstrate compliance with maximum height requirements for accessory buildings as outlined in Section 18.20 of the GCTZO with a subsequent revised site plan before seeking reconsideration from the Planning Commission.

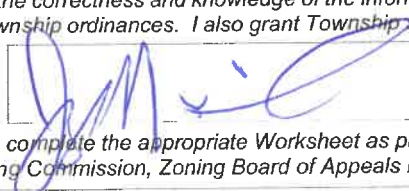


FILE NO.
250326JN

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

Special Use Permit

Project Address	148 79th St Se		
Owner Name	Niewiek Jay T		
Owner Address	Street Address 148 79th St Se	City, State, Zip Grand Rapids, MI 49508	
Parcel Number(s):	41-22- 18165011	41-22-	
Description of Proposed Project/Use	Construction of a storage pole building 40'X64' and a open air porch space of 14'X64'. Intend use to store our travel trailer/motorhome as well as other personal items such as a pontoon boat, side by side, jet skis, and property maintenance equipment.		

Applicant/Contact	616-291-6084		
Applicant/Contact Address	Street Address 148 79th St Se	City, State, Zip Grand Rapids, MI 49548	
Contact Info	Home / Office / Cell 616-291-6084	E-Mail jayniewiek@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			
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	<u>RL-10</u>	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:	ACCESSORY BUILDING											
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.

No change to traffic.

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

No change to noise, dust, odor, light or other emissions.

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.

Building proposed will have little visibility from main road. Neighboring properties will not have experience any change due to proposed building. Colors used will be conforming to the neighborhood.

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

No adverse environmental or ecological impacts. No change to any natural resource's.

148 79th barn build

Overview

In 2013, I purchased my home at 148 79th St Se. Since then I have now started a family and acquired things that require a place for storage. I am looking for a Special Use Permit for a storage pole building at the size of 40'x60' and open air porch of 14'x64'.

Our proposed building interior is 2560 sq ft for the safe storage of our travel trailer/motorhome as well as other personal items such as pontoon boat, side by side, jet skis, and property maintenance equipment. This building was designed by my selected barn builder.

Site Plan

- Natural woods buffer between the southern side of the building and property line.
- Driveway extension between the existing house and accessory building.

N. LINE, S. 1/2, S. 1/2, NW 1/4, SEC. 18 &

C/L 79TH STREET

S89°11'56"E 111.28'

33' R.O.W.

54.9'

CONCRETE

80.3'

68.4'

1 STORY BRICK & FRAME HOUSE #148

26.5'

CONC.

17.4'

22.2'

20.4'

1.3'

1.3'

2.4'

16.7'

11.5'

54.9'

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11.5'

54.9'

16.7'

11.5'

287.00'

S00°28'37"W

330.00'

W. LINE, E. 148th S. 1/2, NW 1/4, SEC. 18

148.50'

S89°11'56"E

148.50'

189.55 ft

203.55 ft

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148 79th Street SE
PARCEL #41-22-18-165-011
CONTAINS 2.83 ACRES
(INCL. R.O.W.)

S00°28'37"W

332.82'

W. LINE, E. 1320' S. 1/2, NW 1/4, SEC. 18

1320.00'

S89°05'39"E

1320.00'

263.55'

N89°05'39"W

263.55'

S. LINE, S. 1/2, S. 1/2, NW 1/4, SEC. 18

263.55'

S89°05'39"E

1320.00'

S89°05'39"E

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S89°05'39"E

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S89°05'39"E

1320.00'

W. 1/4 COR.
SEC. 18
T5N, R11W

S89°05'39"E 911.90'

N89°05'39"W 263.55'

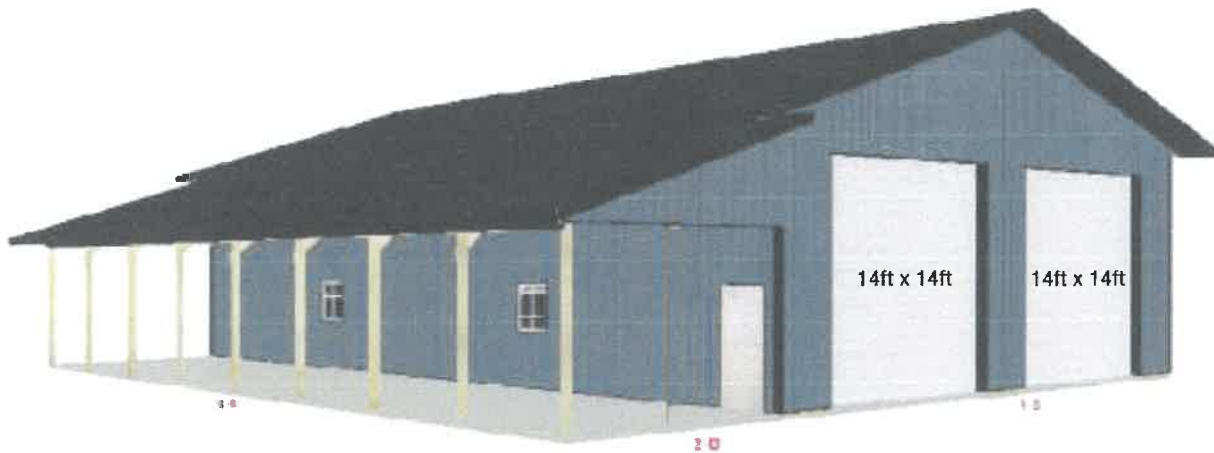
S. LINE, S. 1/2, S. 1/2, NW 1/4, SEC. 18

S89°05'39"E 1320.00'

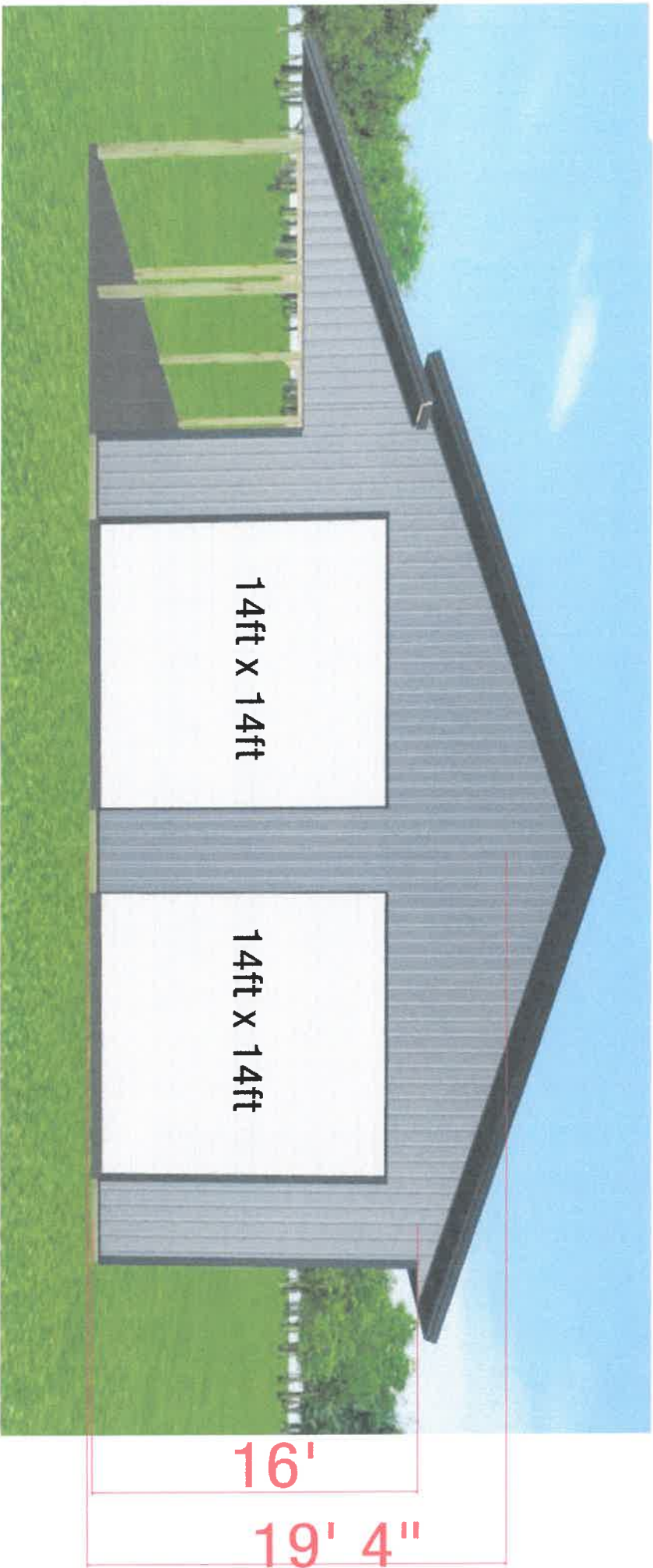
CENTER
SEC. 18
T5N, R11W



Elevation Views



- The building is embedded post construction.
- The exterior will be ribbed steel construction dark Gray trim and roof with lighter Gray walls



Gaines Charter Township

Planning Commission Memo

Meeting Date: May 22nd, 2025

AGENDA ITEM: VI.1.b

PROPOSED REQUEST: Consideration
for PUD Rezone and Final 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: Suburban Residential
& Multi-Family Residential

PROPERTY SIZE: 40.47 Acres

REPORT BY: Dan Wells, Community Development
Director



OVERVIEW

The applicant requests approval of a PUD rezoning and final site plan for an apartment development on Hanna Lake and adjacent to M-6. The Final PUD Site Plan dated April 23rd, 2025 and Landscape Plan dated May 14th, 2025 includes 14 two-story, twenty-four-unit apartment buildings, and amenities including a club house with revised architecture, public park facing Hanna Lake with 28 dedicated parking spaces, fitness center, pool, community garden, pet playground, pergola and fire pit. A total of 336 apartments will be built with associated surface and covered parking.

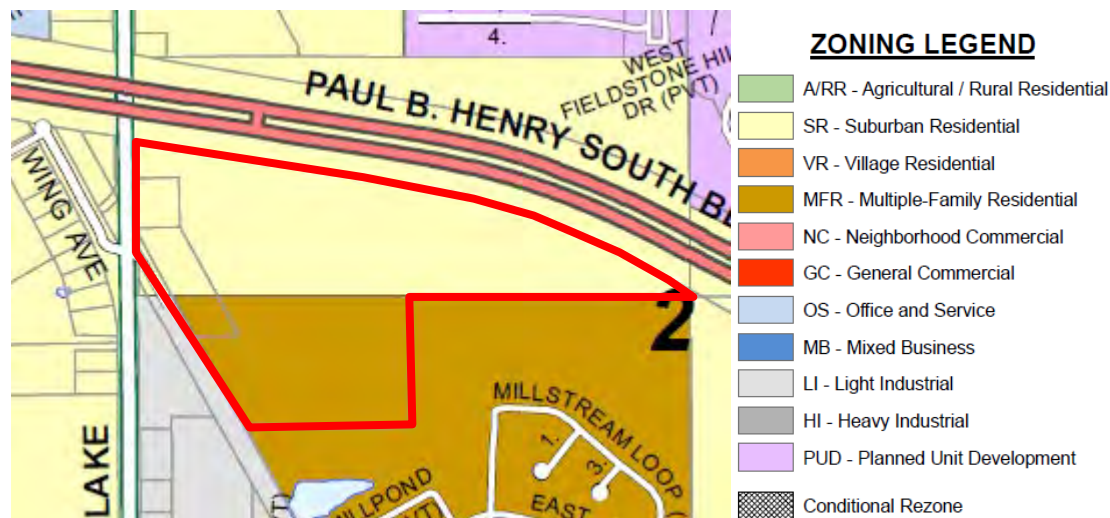
Continental Properties is a national developer and operator of multifamily communities, retail, and hospitality properties based in Menomonee Falls, Wisconsin. Since its inception in 1979, Continental Properties has developed over 129 apartment communities encompassing more than 34,000 apartment homes 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.

Preliminary approval for the concept PUD and site plan was obtained from the Planning Commission on March 27th, 2025. The initial public hearing was held January 23rd, when consideration was postponed, and a second on February 27th, when consideration was postponed again to make additional changes.

Continental Properties has opened a discussion with the Township Board Trustees at the May 12th regarding the ownership and long-term management of the park space at the entry. No decision was made by the Board but several options were presented for further discussion.

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	



PROCESS

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

1. Preliminary PUD rezoning and site plan review approval based on Section 11.1, March 27th, 2025. (note the Zoning Ordinance was amended April 14th, effective April 26th)
- 2.a. Final site plan review based on Chapter 26 Site Plan Review, and a public hearing held by PC.
- 2.b. Recommendation concerning the PUD rezoning and plan by the Planning Commission
3. PUD Rezone Review by the Township Board at first reading.
4. Review, public hearing, and consideration of the PUD rezoning and final site plan by the Township Board at second reading.

Note that this project approval process bridges an amendment to the zoning ordinance that treats PUD differently. Prior to the amendment, PUDs were a rezoning to PUD, whereas the amended ordinance treats them as an overlay of modifications over a base district. This project will continue under the prior rezoning method since it was initiated and received preliminary approval under that system. Site plan review will be carried out under the amended ordinance Multi-Family Residential standards. Once the final site plan is approved by Planning Commission, it will be tied to the PUD rezone for Board review and public hearing.

CHAPTER 26 SITE PLAN REVIEW

All multi-family buildings are subject to site plan review by the Planning Commission, and the applicant has submitted an application with sufficient detail to evaluate compliance with the ordinance.

A. ZONING COMPLIANCE AND COMPATIBILITY

All PUD site plans, private streets and utilities are subject to site plan review under Section 26.20.A. and shall conform to all zoning district requirements (in this case Chapter 7, Multi-Family Residential), Land Use Regulation (Chapter 15), Building Requirements (Chapter 16), General Requirements (Chapter 17), and any applicable Specific Use Requirements (Chapter 18), unless specific modifications are approved by the Planning Commission and Township Board of Trustees.

The applicant requests that a PUD modification be permitted to allow 24 units per building which exceeds the ordinance standard of 16 units per building.

REQUIREMENT	COMPLIANCE	COMMENT
MFR REQUIREMENTS – CH 7		
Minimum Lot Area Table (7.20.E)	Yes	2,720 SF per unit required
Minimum Lot Width (7.20.E)	Yes	100 feet minimum
Max. Building Height (7.20.E)	Yes	35 foot maximum
Maximum Number of Units-16 units max (7.20.E)	PUD Modification	Requested modification under PUD to 24 units per building
Front Setback-35' (7.20.E)	Yes	
Side Setback-20' (7.20.E)	Yes	
Rear Setback-50' (7.20.E)	Yes	
Building Separation-20'	Yes	
GENERAL REQUIREMENTS -CH 17		
Flagpoles (17.50)	Yes	

B. LIGHTING

Lighting plans shall demonstrate compliance with all requirements and shall be designed to ensure safe conditions and minimal impact on neighboring properties and the night sky (Chapter 19).

The applicant is requesting PUD modification to allow lighting on the building ends, illuminating areas between buildings, and in front of parking stalls.

REQUIREMENT	COMPLIANCE	COMMENT
LIGHTING - CH 19		
Parking Lots (19.20.F.2)	PUD Modification	Proposed wall-mounted lights are being used to illuminate areas of the building not adjacent to parking. Additionally, proposed wall-mounted lights are being used to illuminate parking stalls located more than 10 feet from the building wall. See photometric plan and cut sheets.
Color Temperature (19.40.B)	Yes	Lights are limited to 2700 kelvin
Fixture Type (19.40.C)	Yes	
Mounting Height (19.40.D)	Yes	15' max in residential zoning
Illumination Levels (19.50.B)	Yes	

C. PARKING AND LOADING

Parking lot design shall demonstrate compliance with all dimensional and circulation requirements and shall be arranged to provide safe and convenient access to buildings and land uses (Chapter 20). If applicable, stacking and loading spaces shall be designed to minimize the impact on internal circulation routes and offsite traffic patterns. The site plan does include striping, space size, curve radii, and drive lane dimensions, and designates ADA accessible spaces.

The applicant is requesting a PUD modification to reduce the minimum number of spaces from 2.5 per unit to 1.81 per unit. Section 20.60 outlines the considerations Planning Commission should undertake:

SECTION 20.60 REDUCED, SHARED, AND DEFERRED PARKING

A. REDUCTIONS Parking minimums may be reduced when the applicant demonstrates to the approving authority that parking demand is expected to be lower than the requirements of Table 20.50 D, and the following considerations are taken into account. The Zoning Administrator or Planning Commission may choose to accept or alter the proposal. The purpose of this flexibility is to acknowledge that proposed land uses may vary significantly in terms of their size, scope, and operation and, therefore, vary in their parking need. Parking may be reduced after considering the following:

1. The applicant has provided a parking study or industry standards demonstrating that the proposed number of spaces would be more appropriate based on the actual number of employees, the expected level of customer traffic, or actual counts at a similar establishment.
2. There will be a high proportion of multipurpose visits; or
3. Uses within the building, buildings, or complex have peak parking demands during differing times of the day or days of the week.

Staff recommends a condition that the Fire Marshall must approve all drive aisles and turn radii to ensure adequate and safe emergency vehicle access to all areas of the site.

Staff recommends a condition that the Township Engineer must approve all stormwater control infrastructure to ensure adequate drainage of the site.

REQUIREMENT	COMPLIANCE	COMMENT
PARKING AND LOADING - CH 20		
Setbacks-15' (20.40)	Yes	
Dimensions & Layout (20.40.B)	Yes	

REQUIREMENT	COMPLIANCE	COMMENT
Parking Lot Maintenance and Service (20.40.D)	Yes	
Landscape Breaks (20.40.I)	Yes	
Pedestrian Pathways (20.40.J)	Yes	
Accessible Parking (20.50.B)	Yes	
Minimum Number of Spaces- 2.5 spaces per unit in MFR (20.50.D)	PUD Modification	1.81 spaces per dwelling unit
Reduced, Shared, and Deferred Parking (20.60)	PUD Modification	Requested modification under PUD to 626 for 336 units
Electric Vehicle Charging Stations (20.70)	Not Required	None noted
Loading Zones (20.80)	Not Required	None noted

D. MOBILITY TRAFFIC AND ACCESS

Pedestrian and bicycle travel shall be accommodated in accordance with this Ordinance (Section 21.20). Acceptable traffic conditions shall be maintained (Section 21.30). Driveway placement, connectivity, and shared access shall be designed to promote safe and efficient access to and from the site and circulation within the site. Compliance with access management requirements shall be demonstrated (Section 21.40). All sites and buildings shall be accessible to emergency service vehicles and personnel to respond to emergencies and calls for service. Streets and driveways shall conform to the requirements of Chapter 22.

REQUIREMENT	COMPLIANCE	COMMENT
MOBILITY TRAFFIC & ACCESS - CH 21		
On Site Pedestrian Connections-5' (21.20.A)	Yes	Direct and safe pathways between buildings and throughout the site. Trees are located along all major pathways providing adequate shade.
Along Roadways Within Right-Of-Way (21.20.B)	Yes	Concrete sidewalk is indicated along the entire frontage with Hanna Lake, and is located within the outside 10 feet of the road right-of-way as required
Bicycle Accommodation (21.20.C)	Yes	No specific bike accommodations are noted, but surface driveways throughout the site allow for cycling. The main entrance allows access to the Paul Henry Trail to the north via Hanna Lake.
Traffic Impact Analysis (21.30)	Not Required	
Access Management (21.40)	Yes	

E. LANDSCAPING, SCREENING, AND ENVIRONMENTAL PROTECTION

All applicable landscaping, buffering, screening, and environmental requirements shall be satisfied (Chapter 23), and sites shall not be significantly disturbed in ways beyond what is appropriate for the reasonable development of a site. Site plans shall demonstrate that the impact of exterior uses and activities is minimized by required landscaping and screening.

REQUIREMENT	COMPLIANCE	COMMENT
LANDSCAPING - CH 23		
Type and Variety (23.30.D)	Yes	
Installation Specifics (23.30.E)	Yes	
Planting Separations (23.30.E.5.a)	Yes	
Minimum Installation Sizes (23.30.E.7)	Yes	
Irrigation (23.30.F)	Yes	

REQUIREMENT	COMPLIANCE	COMMENT
Preservation of Existing Trees (23.30.G)	Yes	
Maintenance (23.30.H)	Yes	
Berms (23.30.I)	None noted	
Prohibited Trees and Shrubs (23.30.J)	Yes	
Landscaping Plan (23.40.A)	Yes	
Requirements (23.40.B)	Yes	
Front Yard Trees-MFR (23.50.A.3)	Yes	
Front Yard Trees Location (23.50.B)	Yes	Planting strip is required to be 15 feet, plans show it to be 15 feet
Buffering (23.60.A)	Yes	
Dumpster and Trash Receptacles (23.70.C)	Yes	
Parking Lot Canopy Trees-1 tree per 12 spaces (23.80.B)	Yes	47 trees are required, 53 are proposed. Over 50% of the trees are located in an island or peninsula, and the rest are placed within ten feet of the parking lot edges.
Screening (23.80.C)	Yes	26 parking spaces abut the Hanna Lake Avenue right-of-way, requiring two shrubs per space (required number = 52). The landscape plan indicates 52 shrubs.
Lawn (23.90.B)	Yes	
Shrubs (23.90.C)	Yes	

F. STORMWATER AND WATER QUALITY

Stormwater detention, retention, and drainage systems shall be designed to protect neighboring properties from the negative impacts of increased stormwater run-off and flooding. Systems shall be designed to function with public stormwater drainage systems under the authority of the Kent County Drain Commission, Kent County Road Commission, or the Michigan Department of Transportation (MDOT).

Stormwater infrastructure must be reviewed by the Township Engineer and must be approved thereby.

G. SIGNS

Proposed signs shall meet dimensional and location requirements and shall be placed in locations that limit driver distraction and prevent visual clutter (Chapter 24).

The applicant requests two modifications under the PUD. The first is to allow a wall sign that exceeds the 32 square foot limit at 42 SF (not illuminated). This sign faces M-6 as an identifier for the apartment complex. The other wall sign (internally illuminated) is on the club house facing the front parking lot. Wall signs are usually not allowed in residential zoning unless the use is non-residential.

The second modification is to allow internal illumination for the otherwise conforming monument sign at the entry point. Internal illumination is not allowed in residential zoning unless the use is non-residential.

REQUIREMENT	COMPLIANCE	COMMENT
SIGNS - CH 24		
Freestanding Entry Point Ground Sign 48 SF max-(24.80)	Yes	32 SF Requested, 6 feet high, interior illumination
Wall Signs- one allowed at 32 SF, External lighting only	PUD Modification	One 16 SF internally lit on clubhouse One 42 SF non-illuminated on Building 6 facing M-6
Ground Sign Illumination	PUD Modification	The proposed monument sign will be internally illuminated. See sign package.

H. WATER AND SEWER

Public water and sewer connections shall be approved by the Byron Gaines Utility Authority (BGUA) in accordance with Section 17.90 B as applicable. The site plan will not overburden BGUA's ability to provide public services while at the same time adequately providing for sewage collection and treatment.

Water and sewer infrastructure must be reviewed by the Township Engineer and must be approved thereby.

I. OUTSIDE AGENCIES

Applicants shall secure all applicable outside agency approvals, including but not limited to the Kent County Health Department, Kent County Road Commission, Kent County Drain Commission, Fire Department, and State of Michigan regulatory agencies. Securing applicable approvals may also be a condition of approval if not received prior to the Planning Commission review.

RECOMMENDATION**PUD REZONING**

Unless action is tabled or postponed, the Planning Commission shall decide upon PUD requests as follows:

- a. Recommendation of Approval. The motion and minutes shall indicate the findings and conclusions serving as the basis for the recommendation and any conditions imposed. A draft ordinance to recommend approval of the PUD Overlay District rezoning and approval of the associated Concept Plan shall be provided.
- b. Recommendation of Denial. In the case of a recommendation of denial, the motion and minutes shall indicate the findings and conclusions serving as the basis for the decision. A resolution may be offered to formally outline the findings, decision, and conditions, if applicable.

SITE PLAN REVIEW

Unless action is tabled or postponed, the Planning Commission shall decide upon site plan requests as follows:

- a. Approval. The motion or resolution and minutes shall indicate the findings and conclusions serving as the basis for the decision and any conditions imposed.
- b. Denial. In the case of a denial, the motion or resolution and minutes shall indicate the findings and conclusions serving as the basis for the decision.

CONDITIONS

If the Planning Commission recommends approval, staff recommends the following conditions.

1. A draft document showing maintenance provisions shall be submitted to the Planning Department and Legal Counsel if the land transfer of open space to the Township is agreed to by the Township Board of Trustees.
2. Secure all Township department and outside agency approvals:
 - a. Township Engineer/BGUA.
 - b. Fire Department.
 - c. Kent County Road Commission (access and SESC).

- d. Kent County Drain Commission.
- e. Department of Environment, Great Lakes, and Energy.

**CHARTER TOWNSHIP OF GAINES
COUNTY OF KENT, MICHIGAN**

**RESOLUTION NO. PC-25-05-22
AUTHENTIX APARTMENTS PLANNED UNIT DEVELOPMENT REZONING**

The following Resolution was offered and adopted by the Gaines Charter Township Planning Commission at a regular meeting held on _____, 2025 at the Gaines Charter Township Offices, 8555 Kalamazoo Avenue, Caledonia, Michigan.

Members Present: _____

Member Absent: _____

The following Resolution was offered for adoption by Planning Commissioner _____ and supported by Planning Commissioner _____ to document the findings and the approval by the Gaines Charter Township Planning Commission ("PC") regarding a request made by Jordan Teichen of Continental 870 Fund LLC to consider the rezoning of land to the Authentix Apartment Planned Unit Development (PUD).

STATEMENT OF FINDINGS

Section I General Background:

1. The Planning Commission is authorized to review and recommend approval or denial for Planned Unit Development site plans and associated private roads and site improvements to the Township Board of Trustees for consideration.
2. The PUD is legally described as:

Land in the Township of Gaines, Kent County, MI, described as follows:

Parcel 1:

That part of the following description lying Southwesterly of a line 250.66 feet Southwesterly from/measure perpendicular to and parallel with a line commencing 1928.25 feet South 0 degrees 30 minutes 05 seconds West along the North and South 1/4 line from the North 1/4 corner; thence North 61 degrees 28 minutes 31 seconds West 558.13 feet; thence Northwesterly 1259.37 feet along a 3922.75 feet radius curve to Lt/long chord bears North 70 degrees 40 minutes 21 seconds West 1253.97 feet; thence North 79 degrees 52 minutes 11 seconds West 1363.87 feet to the point of ending - part of the Northwest fractional 1/4 and part of the Southwest 1/4 commencing

at the Northwest corner of Section; thence South 0 degrees 43 minutes 53 seconds West along the West Section line 1122.0 feet; thence North 89 degrees 31 minutes 07 seconds East 490.0 feet; thence South 89 degrees 50 minutes 16 seconds East to center line of Anderson Drain and beginning of this description; thence South 89 degrees 50 minutes 16 seconds East to the North and South 1/4 line; thence Southerly along the North and South 1/4 line to the center of Section; Westerly along the East and West 1/4 line to the Northeast corner of the West 1/2 of the Southwest 1/4; thence along the East line of the West 1/2 of the Southwest 1/4 to the South line of the North 613.0 feet of the Southwest 1/4; thence North 89 degrees 53 minutes 20 seconds West along said South line 781.0 feet to the Northeasterly line of the abandoned K.B.E.C. Railroad right-of-way (100 feet wide); thence North 28 degrees 57 minutes 09 seconds West along the Northeasterly line of said abandoned railroad right-of-way 492.54 feet to a point which is 378.92 feet North 0 degrees 43 minutes 53 seconds West along the West Section line and 642.20 feet South 28 degrees 57 minutes 09 seconds East along the Northeasterly line of said abandoned railroad right-of-way from the West 1/4 corner; thence South 86 degrees 57 minutes 09 seconds East 220.52 feet; thence North 28 degrees 57 minutes 09 seconds West 580.0 feet; thence North 0 degrees 43 minutes 53 seconds West 233.0 feet; thence North 89 degrees 28 minutes 25 seconds West 249.52 feet to West Section line; thence North 0 degrees 43 minutes 53 seconds West along the West Section line 384.30 feet to a point 932.36 feet North 0 degrees 43 minutes 53 seconds West along the West Section line from the West 1/4 corner; thence North 89 degrees 31 minutes 07 seconds East 820.0 feet more or less to centerline of Anderson Drain; thence Northerly along the centerline of said drain to beginning. Except the West 50.86 feet of Section 2, Town 5 North, Range 11 West.

Parcel 2:

That part of the Northwest 1/4, and that part of the Southwest 1/4, Section 2, Town 5 North, Range 11 West, Gaines Township, Kent County, Michigan, described as: Commencing at the West 1/4 corner of Section 2; thence North 00 degrees 43 minutes 53 seconds West 378.92 feet; thence South 28 degrees 57 minutes 09 seconds East 62.20 feet along the Northeasterly line of the former Railroad R.O.W. (100 feet wide) to the Place of Beginning of this description; thence South 86 degrees 57 minutes 09 seconds East 220.52 feet; thence South 28 degrees 57 minutes 09 seconds East 580.0 feet; thence North 86 degrees 57 minutes 09 seconds West 220.52 feet; thence North 28 degrees 57 minutes 09 seconds West 580.0 feet along the Northeasterly line of said former Railroad R.O.W. to the place of beginning. ALSO: That part of the Northwest 1/4, and that part of the Southwest 1/4, Section 2, Town 5 North, Range 11 West, Gaines Township, Kent County, Michigan, described as: Beginning at a point on the West line of Section 2, which is North 00 degrees 43 minutes 53 seconds West 326.06 feet from the West 1/4 corner of Section 2; thence North 00 degrees 43 minutes 53 seconds West 52.86 feet along said West line; thence South 28 degrees 57 minutes 09 seconds East 642.2 feet along the Northeasterly line of the former Railroad R.O.W. (100 feet wide); thence North 86 degrees 57 minutes 09 seconds West 29.48 feet; thence North 28 degrees 57 minutes 09 seconds West 580.0 feet to the place of beginning.

Parcel 3:

Part of the Northwest Fractional 1/4 commencing 1689.30 feet South 0 degrees 43 minutes 53 seconds East along the West Section line from the Northwest corner of Section; thence South 89

degrees 28 minutes 25 seconds East 249.52 feet; thence South 0 degrees 43 minutes 53 seconds East 233.0 feet; thence North 86 degrees 57 minutes 09 seconds West 220.52 feet to the Northeasterly line of the abandoned K.B.E.C. Railroad Right-of-Way (100 feet wide); thence North 28 degrees 57 minutes 09 seconds West along the Northeasterly line of said abandoned Railroad Right-of-Way 62.21 feet to the West Section Line; thence North 0 degrees 43 minutes 53 seconds West along the West Section Line 169.13 feet to the beginning. Except the West 50.86 feet of Section 2, Town 5 North, Range 11 West.

3. The development will include 14 two-story, twenty-four-unit apartment buildings, and amenities including a club house with revised architecture, public park facing Hanna Lake with 28 dedicated parking spaces, fitness center, pool, community garden, pet playground, pergola and fire pit. A total of 336 apartments will be built with associated surface and covered parking.
4. Private driveways within the amended PUD meet dimensional requirements under the Zoning Ordinance.
5. The PUD will be developed according to the Final Authentix Apartments PUD Site Plan approved by the Planning Commission. The underlying zoning for the PUD is Multi-Family Residential, with modifications listed below.
6. The Planning Commission held a public hearing on the PUD rezoning and site plan on May 22nd, 2025.

REVIEW FINDINGS

Based on the material and plans submitted, a review of the relevant portions of the Gaines Charter Township Zoning Ordinance (“the Zoning Ordinance”), the applicant’s presentations at the public hearing, Township Staff’s recommendation, and other factors, the Planning Commission hereby adopts the following findings:

Section 11.1 Planned Unit Development General Review Standards

A. Consistency with Master Plan and Zoning Ordinance: meets standard. The main body of the proposed PUD is currently zoned Suburban Residential on the north end and Multi-Family Residential at the south end. The Future Land Use Plan is future zoned as Multi-Family Residential.

The Planning Commission finds that the Authentix Apartments PUD meets the standards for a multi-family apartment complex, and that 24-unit buildings are appropriate for the scale of the property and surrounding area.

Modifications requested under the PUD include:

MULTI-FAMILY RESIDENTIAL REQUIREMENTS- CH 7	
7.20.E Max. Number of Units per Building	24 units per building
LIGHTING - CH 19	
Parking Lots (19.20.F.2)	Proposed wall-mounted lights are being used to illuminate areas of the building not adjacent to parking. Additionally, proposed wall-mounted lights are being used to illuminate parking stalls located more than 10 feet from the building wall.
PARKING AND LOADING - CH 20	
Minimum Number of Spaces- 2.5 spaces per unit in MFR (20.50.D)	1.81 spaces per dwelling unit
Reduced, Shared, and Deferred Parking (20.60)	Requested modification under PUD to 626 for 336 units
SIGNS - CH 24	
Wall Signs	One 16 SF internally lit on clubhouse One 42 SF non-illuminated on Building 6 facing M-6
Ground Sign Illumination	The proposed monument sign will be internally illuminated.

B. Aesthetics: Meets standard. The applicant submitted proposed elevations that meet current ordinance standards for two story apartment buildings. The developer intends to follow ordinance requirements for landscaping, screening, lighting, parking, and signage based on multifamily zoning requirements. Facades have good texture due to offset walls and detailing, and rooflines are stepped to eliminate monotony. Doorways are covered with awnings.

C. Compatibility with Adjacent 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: Meets standard. The revised plan consists of 336 units on 40.47 acres, which is a density of approximately 8.27 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 is less dense than that standard.

E. Traffic: Meets standard. Within the development, the driveway and sidewalk network provide efficient pedestrian and vehicle circulation and connection, and the Fire Marshall has evaluated the circulation network for emergency vehicle access and found it to be adequate. Sidewalks will 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. The preliminary plan calls for 541 surface spots and 54 covered spots. An additional 31 spaces are located by the community building, for a total of 626 for resident use. Twenty-eight spaces are dedicated to the open space south of the entrance.

F. Protection of the Natural Environment: Meets standard. There is a permanent tributary stream to Plaster Creek (AKA Anderson Drain) that cuts across the site and has associated wetlands which are managed by the Kent County Drain Commission. 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. Stabilization of the creek banks because of this development will improve the water quality of Plaster Creek due to reduced sediment discharges.

G. Schools Impact: 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.

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.

Meets standards. 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 has provided comments on the site plan and will assess the final site plan. The applicant will be required to comply with all the requirements of the Township Engineer during the final site plan review.

I. Water, Sewer, and Drainage Systems: The developer has provided initial engineering plans for utility extensions that have been reviewed by the Township Engineer. All future and final development and utility plans will be subject to Township Engineering and Byron-Gaines Utility Authority review.

J. Open Space: Meets standard. A significant portion of the parcel will remain undeveloped along the creek and at the eastern end of the property. This area is planned for recreation as amenities, whether private or public pending discussions with the Board of Trustees. Some preliminary paths have been designated in the eastern portion of the property. Developed amenities include a dog park, community garden and disc golf areas.

K. Non-Motorized Transportation Network: 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.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission has determined that the preceding findings support the approval of the Authentix Apartments PUD rezoning.

Planning Commission recommends that PUD rezoning approval is subject to the following conditions:

1. Site plan approval is contingent on receiving final approval for the PUD rezoning by the Township Board of Trustees.
2. A draft document showing maintenance provisions shall be submitted to the Planning Department and Legal Counsel if the land transfer of open space to the Township is agreed to by the Township Board of Trustees.
3. Secure all Township department and outside agency approvals:
 - a. Township Engineer/BGUA
 - b. Fire Department
 - c. Kent County Road Commission
 - d. Kent County Drain Commission
 - e. Environment, Great Lakes and Energy

The vote on the motion to adopt this Resolution and Conditions of approval was as follows:

YES: _____

NO: _____

ABSTAIN: _____

RESOLUTION DECLARED:

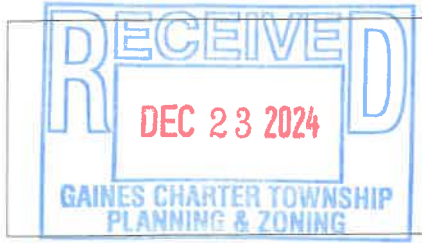
CERTIFICATION

I hereby certify that the above is a true copy of a resolution adopted by the Gaines Charter Township Planning Commission at a meeting held on May 22nd, 2024.

Respectfully submitted,

Lani Thomas, Secretary
Gaines Charter Township
Planning Commission

Dated: _____



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'
-----------	--

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:					



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

AUTHENTIX GAINES

A multifamily residential development



CONTINENTAL 870 FUND LLC
W134 N8675 Executive Parkway, Menomonee Falls, WI 53051

Table of contents

I.	Introduction.....	1
II.	Community Overview	1
	Community Introduction.....	1
	Community Amenities	2
	Design Standards	2
	Environmental Impacts	2
	Utilities & Storm Drainage	3
	Construction Timing	3
III.	Public Benefit	3
	Public Park	3
	Essential Housing	3
	Conservation & Preservation of Natural Resources	3
	Public Infrastructure.....	3
	Economic Impact	4
IV.	Conclusion.....	4

List of Enclosures

- A. Site Plan (Civil)
- B. Landscape
- C. Photometric Plan
- D. Architectural Elevations
- E. Sign Package

Introduction

Continental Properties Company, Inc. is a national developer, owner, and operator of Class-A, market rate rental housing communities. Continental Properties is privately held and based in Menomonee Falls, Wisconsin. To date, Continental has developed over 35,800 homes across 131 communities in 20 different states, including 1,765 homes in Michigan, either under construction, in lease-up or stabilized.

Continental's success stems from its vertically integrated team, focused on exceptional market research, product design & development, construction oversight, property management, customer experience, and portfolio management.

On behalf of Continental Properties Company, Inc., Continental 870 Fund LLC ('**Continental**') is proposing a 336-unit Authentix branded multifamily community in Gaines Charter Township. Authentix communities are developed, owned, and operated by Continental Properties.

Community Overview

Community Introduction

Continental has a purchase and sale agreement in place with Vernon & Linda Verduin to acquire approximately 40 acres southeast of the intersection of M6 & Hanna Lake Avenue, with plans to develop a market-rate multifamily community ("Authentix Gaines"). See enclosed '**Site Plan**' for details.

Anticipated renters include young professionals, families, and seniors looking to downsize - all seeking safety, convenience, and a strong sense of community. The proposed development reflects these preferences through 14 two-story residential buildings offering a mix of studio, 1-, 2-, and 3-bedroom open-concept apartments, a clubhouse, and a variety of shared amenities designed to foster connection and comfort.



View of community clubhouse from Hanna Lake Ave.

Community Amenities

Authentix Gaines amenities include:

- A clubhouse open seven days a week, featuring a large gathering room, 24-hour fitness center, kitchen, coffee bar, and on-site property management and leasing office.
- A resort-style pool and sundeck located adjacent to the clubhouse.
- Ample green space with natural landscaping, community gathering areas (pergola, firepit), and an extensive network of internal walkways to enhance pedestrian connectivity and encourage neighbor interaction.
- Pet-friendly features such as a fenced pet playground and a pet washing station.
- A community garden, walking path, and disc golf course to support wellness and outdoor recreation.
- A defined, welcoming entrance via a landscaped boulevard.
- An optimized site layout designed for efficient internal circulation and enhanced walkability.
- Thoughtful land planning that preserves natural open space while maximizing functionality and aesthetic appeal.

Design Standards

The proposed architectural design offers a distinct approach within the multifamily sector, featuring direct entry to each home and private, secure stairwells for all second-floor units. High-quality roofing, varied siding orientations, ample glazing, and thoughtful architectural articulation contribute to a cohesive and visually engaging community character. All ancillary structures, including the clubhouse, are designed to match the residential buildings in material quality and architectural style. See enclosed '**Architectural Elevations**' for details.

Siding materials will include high-quality vinyl on residential and auxiliary structures, with masonry accents on the clubhouse for enhanced visual interest along the Hanna Lake street frontage.

Each unit, ranging from studios to three-bedrooms, features generous window coverage to maximize natural light. Kitchens will include stainless steel appliances, contributing to both modern aesthetics and long-term durability.

Environmental Impacts

The site plan prioritizes the preservation of on-site natural resources. A preliminary wetland delineation identified approximately 6 acres of wetlands. The development plan minimizes wetland impacts, limiting disturbances to those necessary for the drain crossing. Additionally, existing trees and vegetation adjacent to the Anderson Drain will be preserved during construction. Continental has engaged a reputable local wetland consultant to assist with obtaining the required County and State permits for the proposed wetland impacts.

Utilities & Storm Drainage

Water: An existing 16" water main on the west side of Hanna Lake Avenue will provide water service. New 8" looped mains will tap into this line at two points, crossing Hanna Lake Avenue and the Anderson Drain to serve the eastern portion of the site.

Sanitary Sewer: The east side of the site will connect to an existing 30" trunk line east of the Anderson Drain. The west side will connect to an existing 8" main in Hanna Lake Avenue.

Storm Drainage: Stormwater from the site will be directed towards the detention basins indicated on the plan using storm sewer, sheet flow, and shallow swales. The detention basins will be designed per Kent County standards.

Construction Timing

Construction is expected to start after Continental closes on the land in December, 2025 and will proceed in a single phase. The clubhouse will be completed by November 2026, approximately 11 months after breaking ground. The first residential building will be ready for occupancy in December 2026, with subsequent buildings turning over monthly, aiming for substantial completion by September 2027.

Public Benefit

Public Park

As part of the development, Continental will dedicate approximately 3.6 acres of land to Gaines Township for a new public park. Commemorating the Verduin family and the site's agricultural heritage, the park will expand recreational opportunities for the broader community. The park integrates seamlessly with the surrounding natural landscape and includes publicly accessible parking and a connected walking path.

Essential Housing

As identified in the Township's Master Plan, Gaines Township anticipates a population increase of approximately 15,000 residents over the next 20 years, requiring 4,000-5,000 new homes. With 336 units, the proposed development contributes significantly to meeting this need.

Conservation & Preservation of Natural Resources

The Anderson Drain and approximately 6 acres of wetlands exist on the site. The thoughtfully designed site layout limits wetland and drain impacts, preserving the land's natural features. Of the 6-acres of existing wetlands, the proposed project disturbance area will be no more than 0.75 acres.

Public Infrastructure

This development will include a public sidewalk extension along Hanna Lake Ave, of approximately 450 feet, enhancing pedestrian connectivity to the south to 68th Street.

Economic Impact

The proposed community will deliver significant long-term economic benefits to Gaines Charter Township. In addition to the investment made during construction, the community will generate ongoing tax revenue through new household creation and contribute to the local economy through daily resident spending on goods and services.

The project will also support job creation during both construction and ongoing operations, including permanent on-site roles for community management. With fewer fixed expenses than traditional homeowners, residents will bring meaningful economic activity to local businesses, helping to strengthen the Township's commercial base.

Conclusion

Continental appreciates the opportunity to join the Gaines Township community and looks forward to collaborating with municipal stakeholders on this development. With the continued growth of this submarket, this community is expected to help meet the demand for rental housing and serve as a core component of the residential living environment within the larger Grand Rapids metro area.



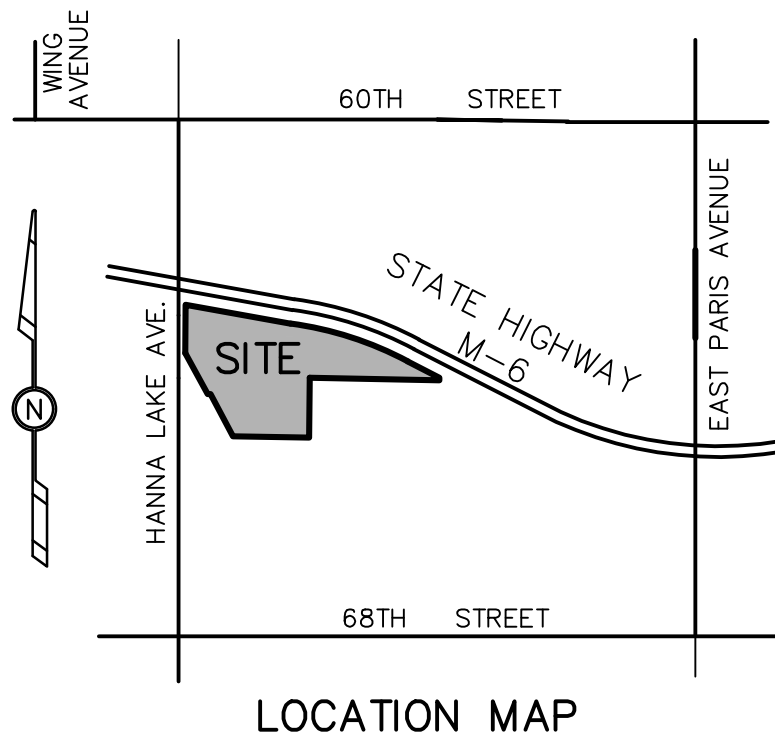
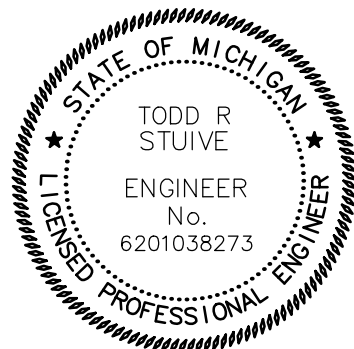
Know what's below.
Call before you dig.

SCALE: 1" = 100'
1' CONTOUR INTERVAL

LEGEND

- = IRON STAKE FOUND
- = IRON STAKE SET
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- ⦿ = BURIED GAS LINE MARKER
- ⦿ = BURIED TELEPHONE MARKER
- x — = FENCE LINE
- · — · — = OVERHEAD WIRES

- NOTES:
- UTILITY STRUCTURES VISIBLE ON THE GROUND SURFACE HAVE BEEN LOCATED AND SHOWN PER ACTUAL MEASUREMENTS.
 - UNDERGROUND UTILITY LINES HAVE BEEN SHOWN PER AVAILABLE RECORDS AND SHOULD NOT BE INTERPRETED AS THE EXACT LOCATION NOR THE ONLY UTILITIES IN THIS AREA.
 - NO TITLE WORK WAS FURNISHED FOR THIS SURVEY. A COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED IN ORDER TO DETERMINE EASEMENTS, RESTRICTIONS AND OTHER COVENANTS WHICH MAY AFFECT THIS PROPERTY.
 - ELEVATION DATUM IS NAVD88, BASED ON GPS OBSERVATIONS USING MDOT CORS.



FINAL P.U.D.

TOPOGRAPHICAL SURVEY — OVERALL

RE: AUTHENTIX GAINES

FOR: CONTINENTAL PROPERTIES
ATTN: JORDAN TEICHEN
W134N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051

PART OF THE WEST 1/2, SECTION 2, T5N, R1W, GAINES TOWNSHIP, KENT COUNTY, MICHIGAN



DRAWN BY: JB
APPROVED BY: TRS
FILE NO.: 231340E
PROJ. ENG.: TRS
PROJ. SURV.: KJV
DATE: 04/23/2025
SHEET 1 of 10

P:\Projects\2023\231340\Drawings\231340-P.dwg-01-TP-PUD-000

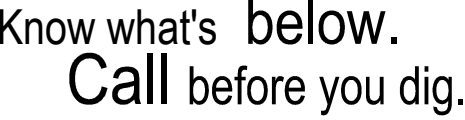
Property Description (as furnished from Commitment No. NCS-1241707-MKE):
Land in the Township of Gaines, Kent County, MI, described as follows:

Parcel 1:
That part of the following description lying Southwesterly of a line 250.66 feet Southwesterly from/measure perpendicular to and parallel with a line commencing 1928.25 feet South 0 degrees 30 minutes 05 seconds West along the North and South 1/4 line from the North 1/4 corner; thence North 61 degrees 28 minutes 31 seconds West 558.13 feet; thence Northwesterly 1259.37 feet along a 3922.75 feet radius curve to L/long chord bears North 70 degrees 40 minutes 21 seconds West 1253.97 feet; thence North 79 degrees 52 minutes 11 seconds West 1363.87 feet to the point of ending - part of the Northwest fractional 1/4 and part of the Southwest 1/4 commencing at the Northwest corner of Section; thence South 0 degrees 43 minutes 53 seconds West along the West Section line 1122.0 feet; thence North 89 degrees 31 minutes 07 seconds East 490.0 feet; thence South 89 degrees 50 minutes 16 seconds East to center line of Anderson Drain and beginning of this description; thence South 89 degrees 50 minutes 16 seconds East to the North and South 1/4 line; thence Southerly along the North and South 1/4 line to the center of Section; Westerly along the East and West 1/4 line to the Northeast corner of the West 1/2 of the Southwest 1/4; thence along the East line of the West 1/2 of the Southwest 1/4 to the South line of the North 613.0 feet of the Southwest 1/4; thence North 89 degrees 53 minutes 20 seconds West along said South line 781.0 feet to the Northeast line of the abandoned K.B.E.C. Railroad right-of-way (100 feet wide); thence North 28 degrees 57 minutes 09 seconds West along the Northeast line of said abandoned railroad right-of-way 492.54 feet to a point which is 378.92 feet North 0 degrees 43 minutes 53 seconds West along the West Section line and 642.20 feet South 28 degrees 57 minutes 09 seconds East along the Northeast line of said abandoned railroad right-of-way from the West 1/4 corner; thence South 86 degrees 57 minutes 09 seconds East 220.52 feet; thence North 28 degrees 57 minutes 09 seconds West 580.0 feet; thence North 0 degrees 43 minutes 53 seconds West 233.0 feet; thence North 89 degrees 28 minutes 25 seconds West 249.52 feet to West Section line; thence North 0 degrees 43 minutes 53 seconds West along the West Section line 384.30 feet to a point 932.36 feet North 0 degrees 43 minutes 53 seconds West along the West Section line from the West 1/4 corner; thence North 89 degrees 31 minutes 07 seconds East 820.0 feet more or less to centerline of Anderson Drain; thence Northerly along the centerline of said drain to beginning. Except the West 50.86 feet of Section 2, Town 5 North, Range 11 West.

Parcel 2:
That part of the Northwest 1/4, and that part of the Southwest 1/4, Section 2, Town 5 North, Range 11 West, Gaines Township, Kent County, Michigan, described as: Commencing at the West 1/4 corner of Section 2; thence North 00 degrees 43 minutes 53 seconds West 378.92 feet; thence South 28 degrees 57 minutes 09 seconds East 62.20 feet along the Northeast line of the former Railroad R.O.W. (100 feet wide) to the Place of Beginning of this description; thence South 86 degrees 57 minutes 09 seconds East 220.52 feet; thence South 28 degrees 57 minutes 09 seconds East 580.0 feet; thence North 86 degrees 57 minutes 09 seconds West 220.52 feet; thence North 28 degrees 57 minutes 09 seconds West 580.0 feet along the Northeast line of said former Railroad R.O.W. to the place of beginning.
ALSO: That part of the Northwest 1/4, and that part of the Southwest 1/4, Section 2, Town 5 North, Range 11 West, Gaines Township, Kent County, Michigan, described as: Beginning at a point on the West line of Section 2, which is North 00 degrees 43 minutes 53 seconds West 326.06 feet from the West 1/4 corner of Section 2; thence North 00 degrees 43 minutes 53 seconds West 52.86 feet along said West line; thence South 28 degrees 57 minutes 09 seconds East 642.2 feet along the Northeast line of the former Railroad R.O.W. (100 feet wide); thence North 86 degrees 57 minutes 09 seconds West 29.48 feet; thence North 28 degrees 57 minutes 09 seconds West 580.0 feet to the place of beginning.

Parcel 3:
Part of the Northwest Fractional 1/4 commencing 1689.30 feet South 0 degrees 43 minutes 53 seconds East along the West Section line from the Northwest corner of Section; thence South 89 degrees 28 minutes 25 seconds East 249.52 feet; thence South 0 degrees 43 minutes 53 seconds East 233.0 feet; thence North 86 degrees 57 minutes 09 seconds West 220.52 feet to the Northeast line of the abandoned K.B.E.C. Railroad Right-of-Way (100 feet wide); thence North 28 degrees 57 minutes 09 seconds West along the Northeast line of said abandoned Railroad Right-of-Way 62.21 feet to the West Section Line; thence North 0 degrees 43 minutes 53 seconds West along the West Section Line 169.13 feet to the beginning. Except the West 50.86 feet of Section 2, Town 5 North, Range 11 West.

(for informational purposes only)
Parcel 1: (Tax Parcel No.: 41-22-02-100-051) Commonly known as: 6338 Hanna Lake Ave SE, Caledonia, MI 49316
Parcel 2: (Tax Parcel No.: 41-22-02-100-055) Commonly known as: 6330 Hanna Lake Ave SE, Caledonia, MI 49316
Parcel 3: (Tax Parcel No.: 41-22-02-100-053) Commonly known as: 6326 Hanna Lake Ave SE, Caledonia, MI 49316



TOPOGRAPHICAL SURVEY / DEMOLITION PLAN
RE: AUTHENTIX GAINES NORTH

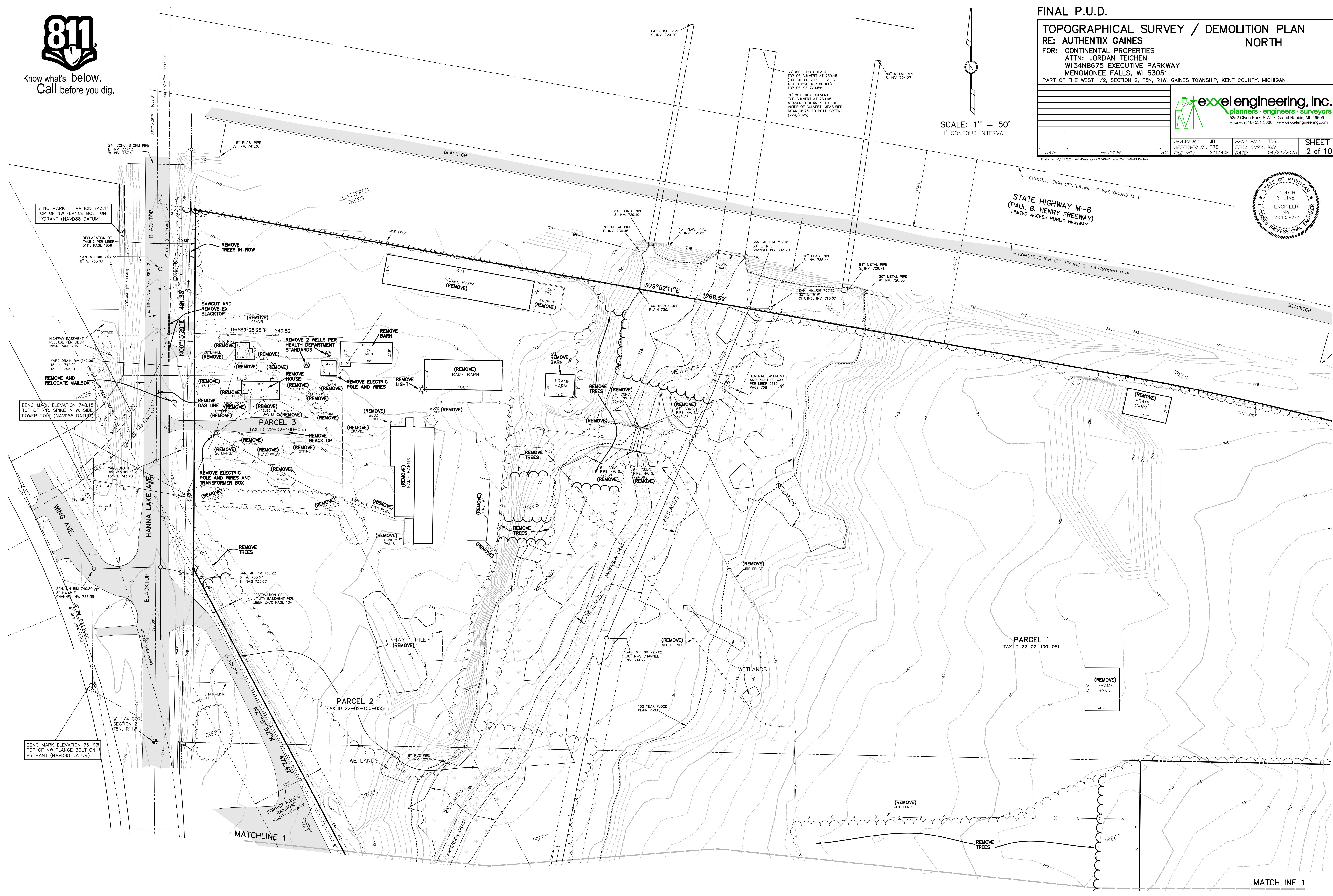
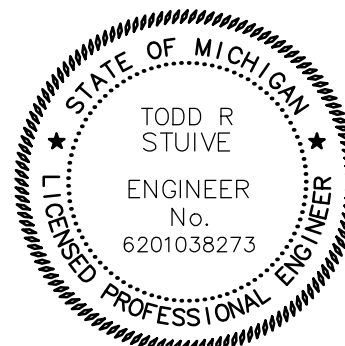
FOR: CONTINENTAL PROPERTIES
ATTN: JORDAN TEICHEN
W134N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051

PART OF THE WEST 1/2, SECTION 2, T5N, R1W, GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

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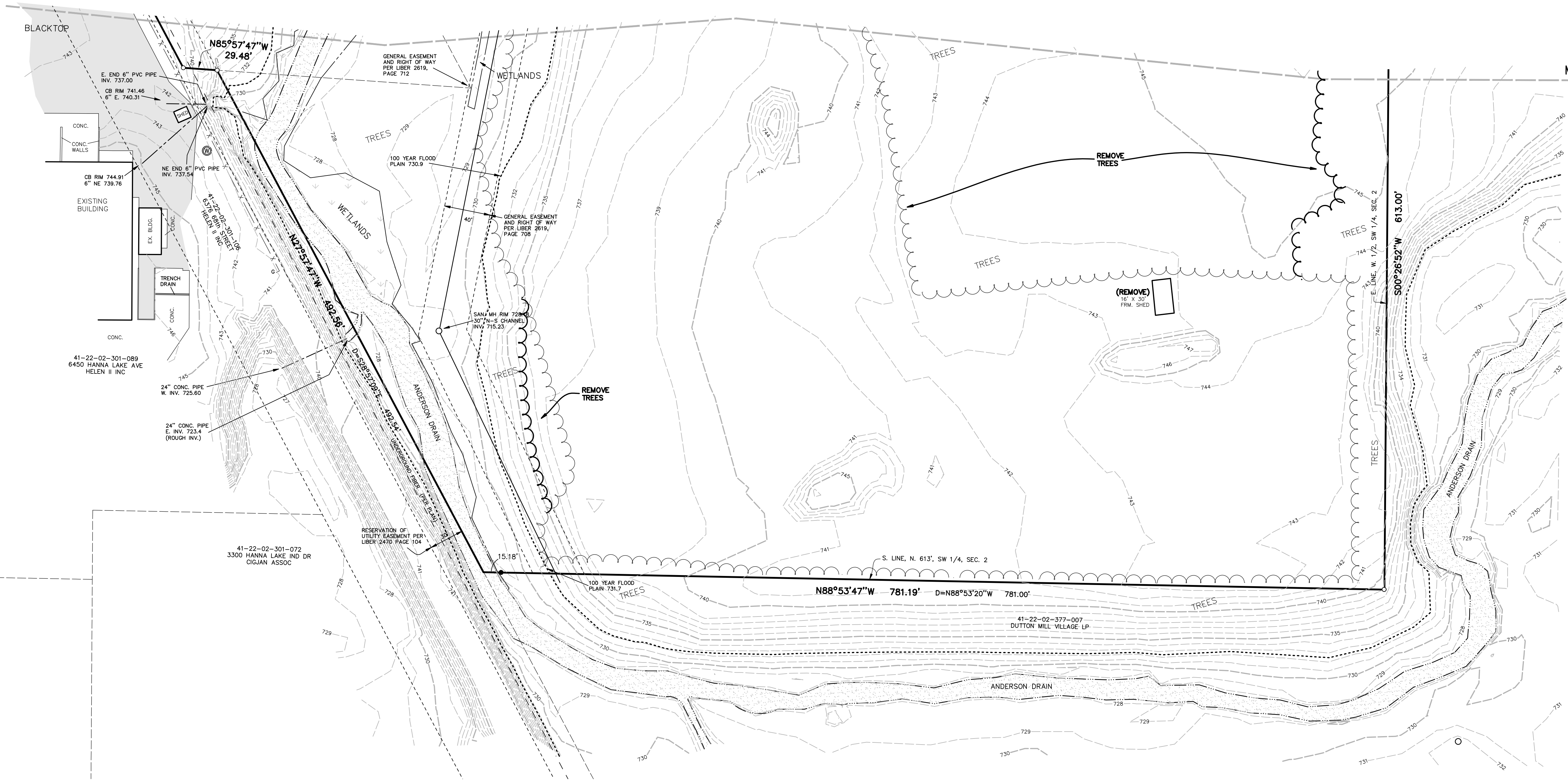
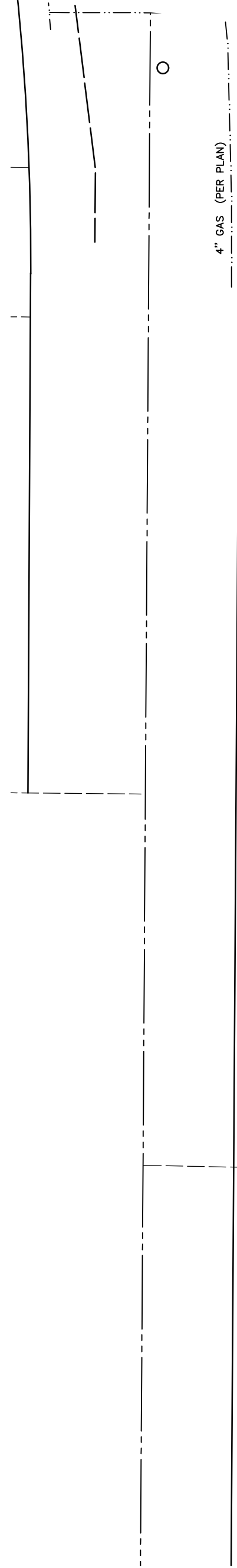
exxel engineering, inc
 planners • engineers • surveyors
 5252 Clyde Park, S.W. • Grand Rapids, MI 49509
 Phone: (616) 531-3660 www.exxelengineering.com

DRAWN BY: JB	PROJ. ENG.: TRS	SHEET 2 of 10
APPROVED BY: TRS	PROJ. SURV.: KJV	
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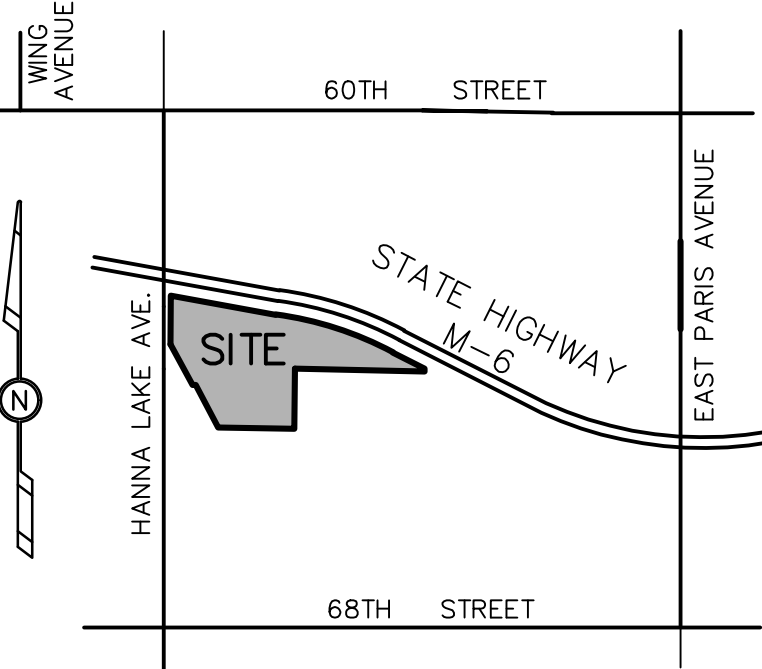
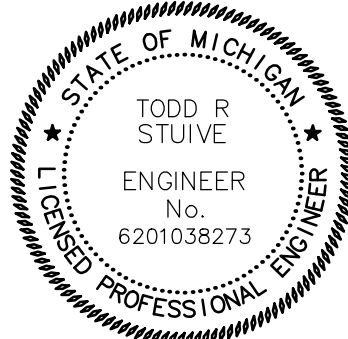


MATCHLINE 1

SCALE: 1" = 50'
1' CONTOUR INTERVAL

LEGEND

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- ⚡ = BURIED TELEPHONE MARKER
- x-x- = FENCE LINE
- = OVERHEAD WIRES



FINAL P.U.D.

TOPOGRAPHICAL SURVEY / DEMOLITION PLAN
RE: AUTHENTIX GAINES
SOUTH

FOR: CONTINENTAL PROPERTIES
ATTN: JORDAN TEICHEN
W134N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051
PART OF THE WEST 1/2, SECTION 2, T5N, R1W, GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

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FINAL P.U.D.

SITE DEVELOPMENT PLAN - NORTH

RE: AUTHENTIX GAINES

FOR: CONTINENTAL PROPERTIES
ATTN: JORDAN TEICHEN
W134N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051

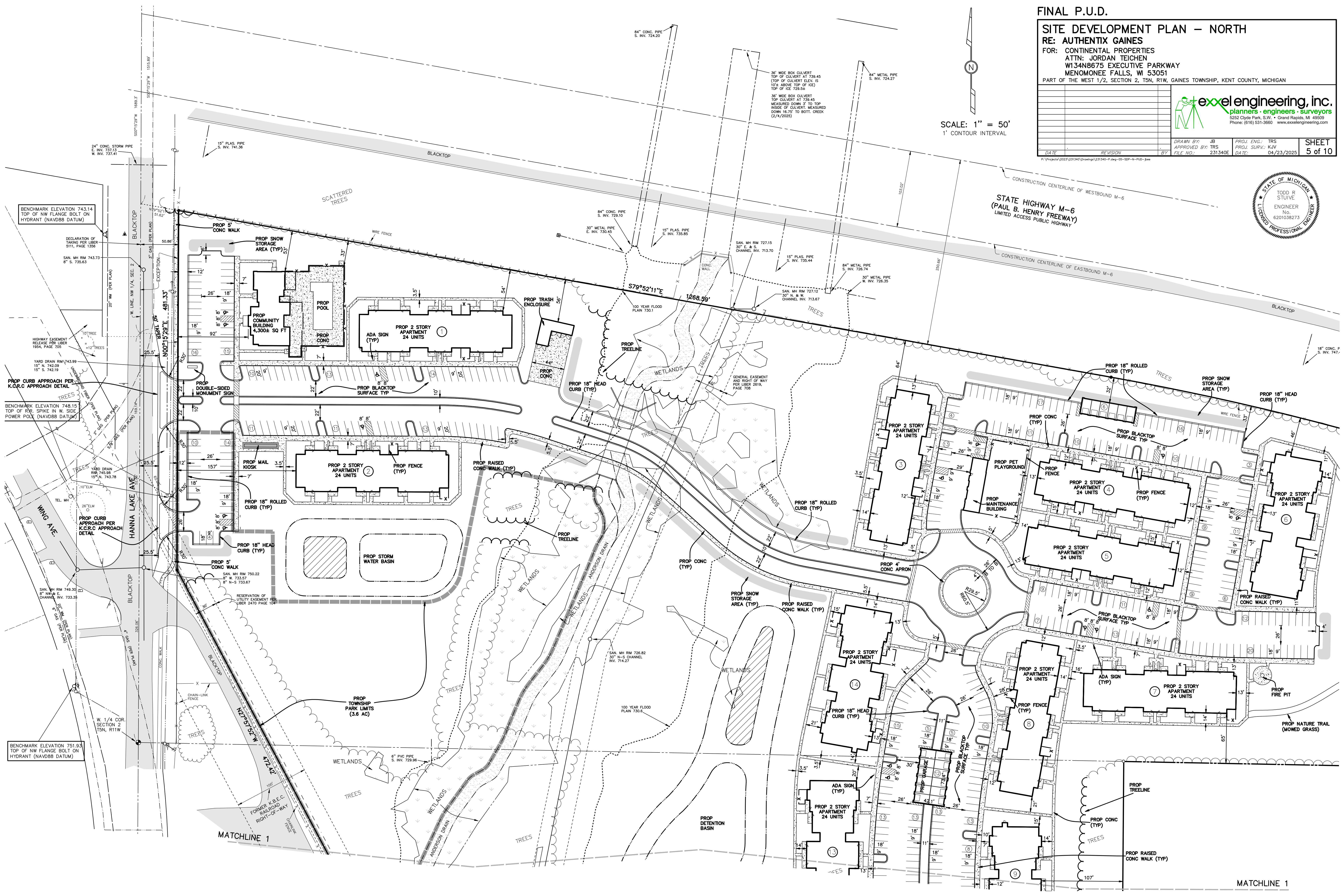
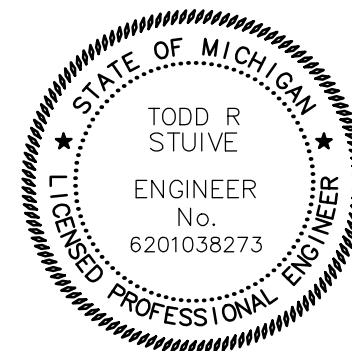
PART OF THE WEST 1/2, SECTION 2, T5N, R1W, GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

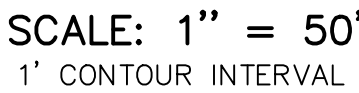


DRAWN BY: JB
APPROVED BY: TRS
FILE NO.: 231340E
DATE: 04/23/2025

SHEET
5 of 10

SCALE: 1" = 50'
1" CONTOUR INTERVAL

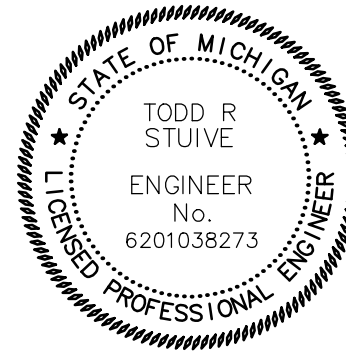




LEGEND

LEGEND

- = IRON STAKE FOUND
- = IRON STAKE SET
- ⦿ = MONUMENT
- WF = WETLANDS FLAG (NO NUMBER)
- = UTILITY POLE & GUY WIRE
- ☼ = LIGHT POLE
- = SIGN
- ⦿ = HYDRANT
- ⦿ = WATERMAIN VALVE
- W = WELL
- ⦿ = CATCH BASIN
- = MANHOLE
- ⦿ = MAILBOX
- ⦿ = TELEPHONE BOX
- ⦿ = BURIED GAS LINE MARKER
- ⦿ = BURIED TELEPHONE MARKER
- — — — — = FENCE LINE
- — — — — = OVERHEAD WIRES



FINAL P.U.D.

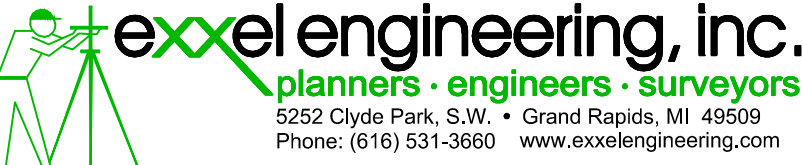
LOCATION MAP

SITE DEVELOPMENT PLAN – SOUTH

RE: AUTHENTIX GAINES

FOR: CONTINENTAL PROPERTIES
ATTN: JORDAN TEICHEN
W134N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051

PART OF THE WEST 1/2, SECTION 2, T5N, R1W, GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

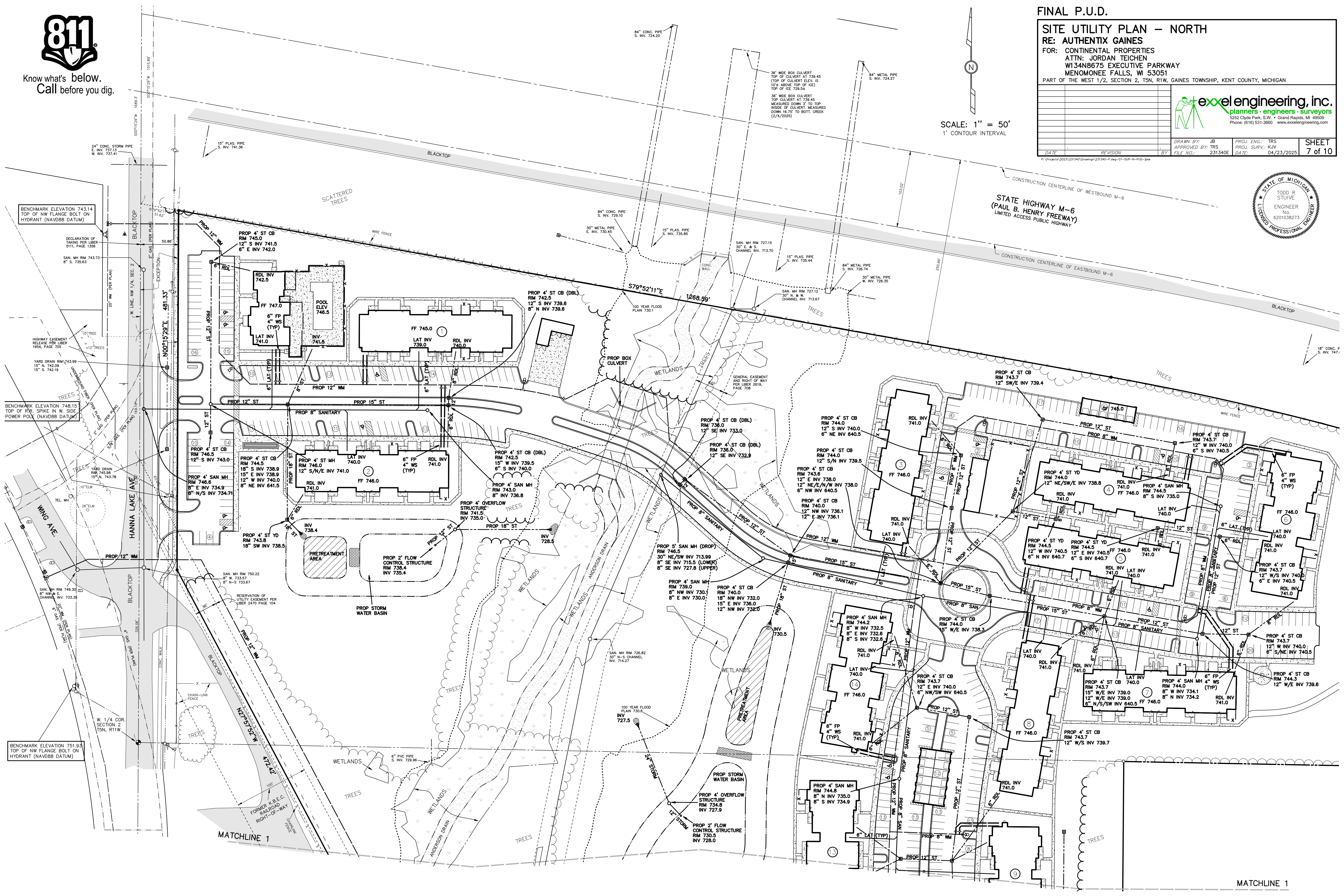


DRAWN BY: JB	PROJ. ENG.: TRS	SHEET 6 of 10
APPROVED BY: TRS	PROJ. SURV.: KJV	
TITLE NO.: 231340E	DATE: 04/23/2025	

P: \Projects\2023\231340\Drawings\231340-P.dwg-05-SDP-S-PUD-des



Know what's below.
Call before you dig.



FINAL P.U.D.

SITE UTILITY PLAN - NORTH

RE: AUTHENTIX GAINES

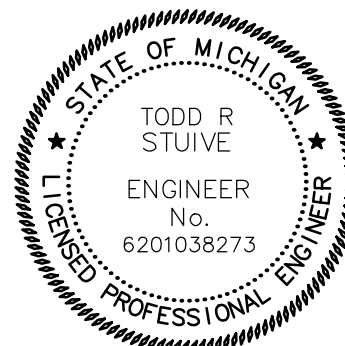
FOR: CONTINENTAL PROPERTIES
ATTN: JORDAN TEICHEN
W134N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051

PART OF THE WEST 1/2, SECTION 2, T5N, R1W, GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

DATE	REVISION	BY



DRAWN BY: JB	PROJ. ENG.: TRS	SHEET 7 of 10
APPROVED BY: TRS	PROJ. SURV.: KJV	
FILE NO.: 231340E	DATE: 04/23/2025	



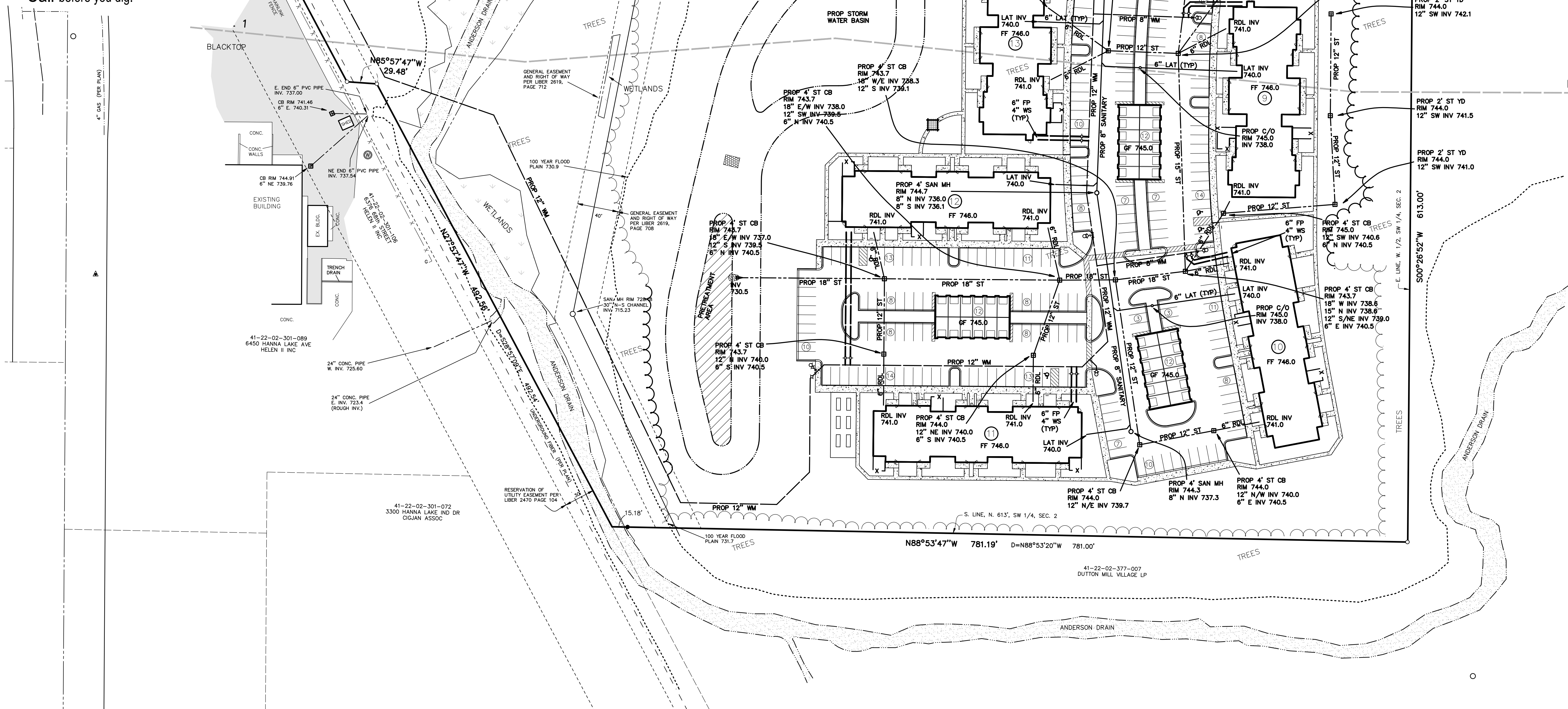
SCALE: 1" = 50'
1" CONTOUR INTERVAL

STATE HIGHWAY M-6
(PAUL B. HENRY FREEWAY)
LIMITED ACCESS PUBLIC HIGHWAY

MATCHLINE 1



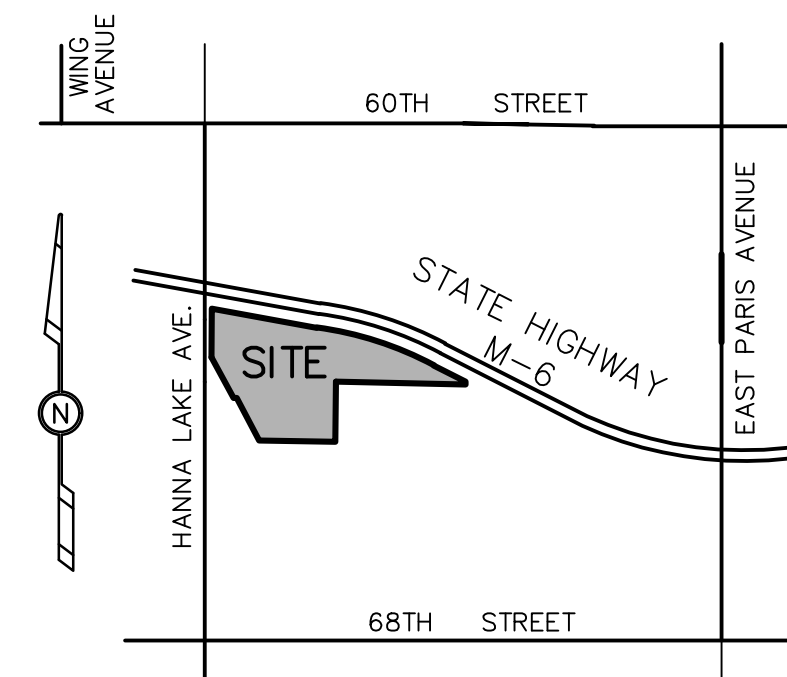
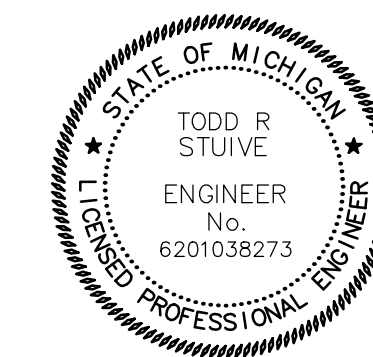
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SCALE: 1" = 50'
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- ⚡ = BURIED TELEPHONE MARKER
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FINAL P.U.D.

LOCATION MAP

SITE UTILITY PLAN – SOUTH

RE: AUTHENTIX GAINES

FOR: CONTINENTAL PROPERTIES
ATTN: JORDAN TEICHEN
W134N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051

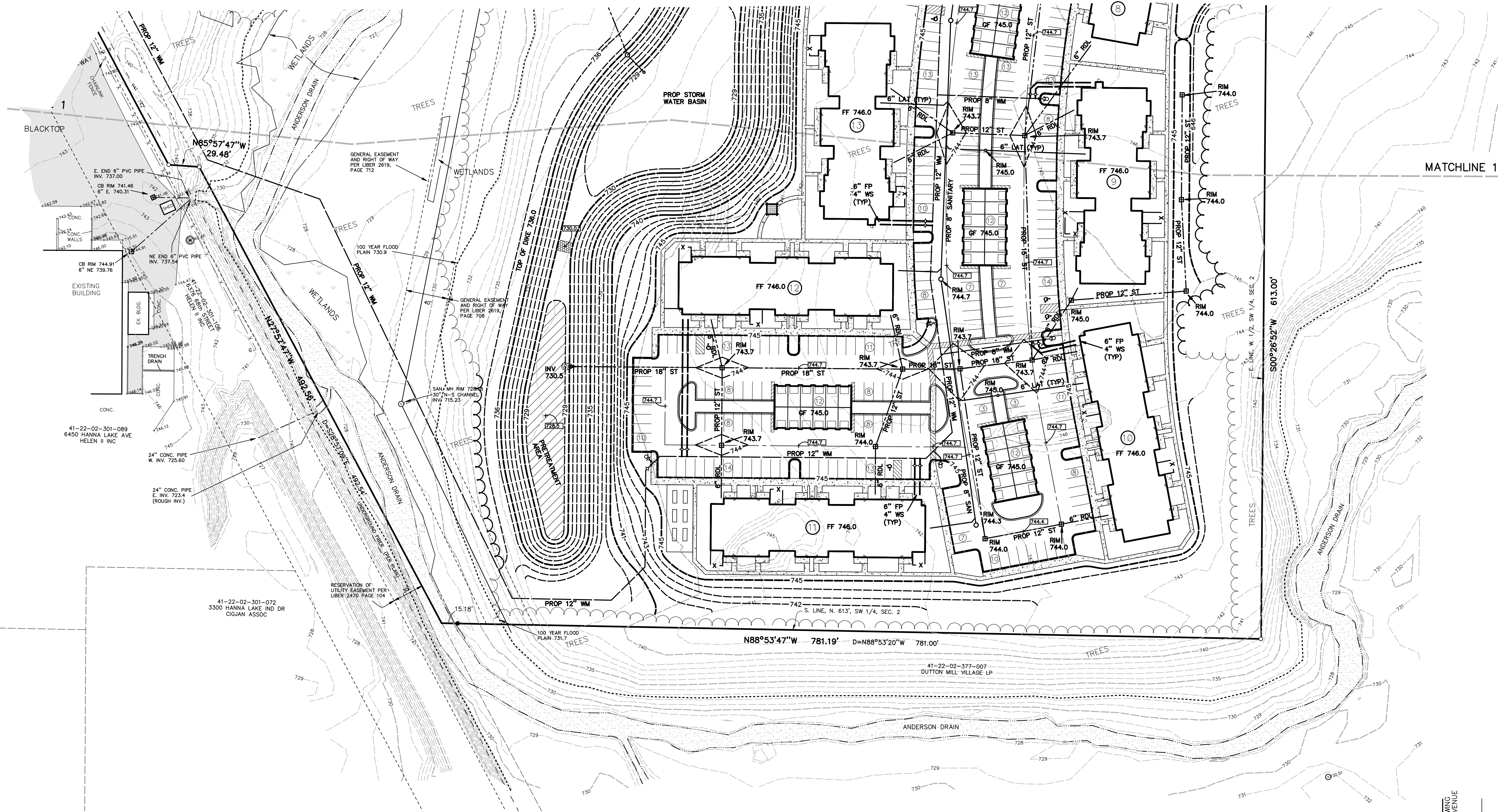
PART OF THE WEST 1/2, SECTION 2, T5N, R1W, GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

DATE		REVISION	BY	DRAWN BY: JB	APPROVED BY: TRS	FILE NO.: 231340E	PROJ. ENG.: TRS	PROJ. SURV.: KJV	DATE: 04/23/2025	SHEET 8 of 10
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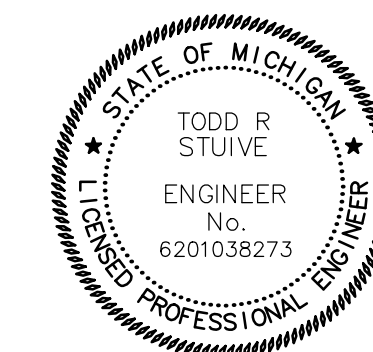
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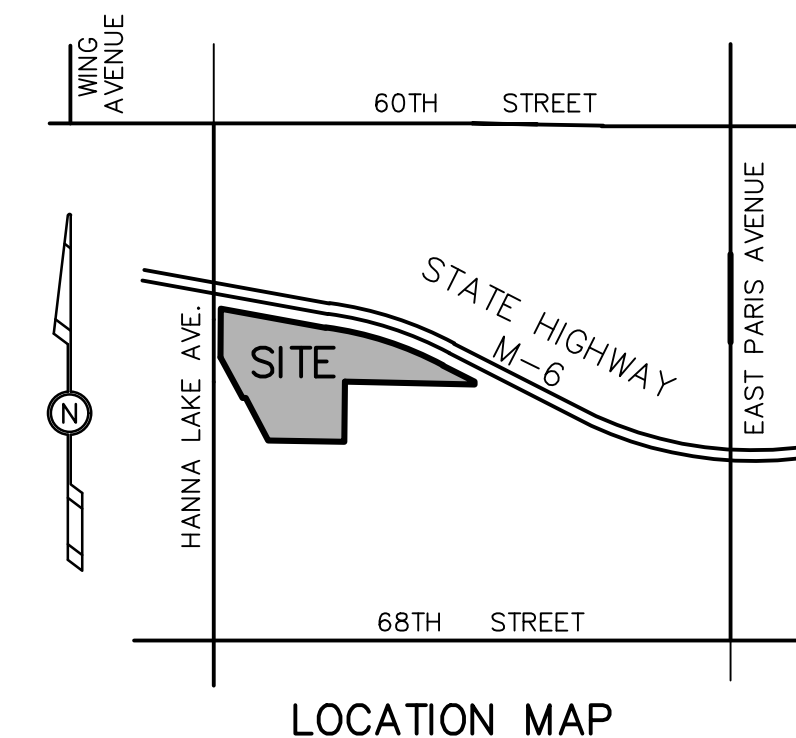
SCALE: 1" = 50'
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- ⊙ = BURIED TELEPHONE MARKER
- x-x- = FENCE LINE
- = OVERHEAD WIRES



FINAL P.U.D.



GRADING PLAN — SOUTH RE: AUTHENTIX GAINES

FOR: CONTINENTAL PROPERTIES
ATTN: JORDAN TEICHEN
W134N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051

PART OF THE WEST 1/2, SECTION 2, T5N, R1W, GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

DATE	REVISION	BY	DRAWN BY: JB	PROJ. ENG.: TRS	SHEET
			APPROVED BY: TRS	PROJ. SURV.: KJV	10 of 10
			FILE NO.: 231340E	DATE: 04/23/2025	





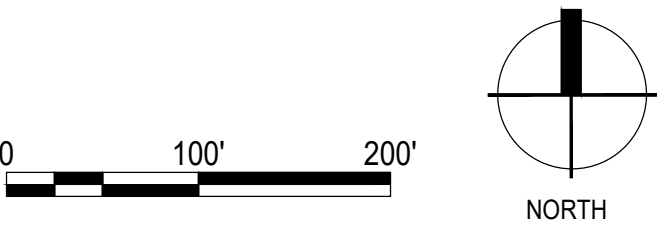
PLANTING NOTES

- ALL SHRUB BEDS SHALL RECEIVE 3" OF 1-2" WASHED STONE MULCH. ALL STANDALONE TREES SHALL RECEIVE 3-4" OF FINELY GROUND SHREDDED BARK MULCH AROUND THE BASE OF TREES.
- CONTRACTOR SHALL NOTIFY MISS DIG TO LOCATE ANY UNDERGROUND UTILITY LINES OR STRUCTURES PRIOR TO STARTING CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE SPECIFIED SHRUBS, GROUNDCOVERS AND OTHER PLANT MATERIALS THAT COMPLY WITH ALL RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS STOCK, GROWN WITH GOOD HORTICULTURAL PRACTICE AND INSTALLED IN ACCORDANCE WITH METHODS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- REMOVE THE BURLAP, TWINE AND WIRE BASKETS FROM THE TOP 1/4 OF ALL B&B ROOT BALLS. NO PLASTIC TWINE OR BURLAP SHALL BE PERMITTED ON B&B PLANTS. PLANTING PITS SHALL BE THE SAME DEPTH AS ROOT BALLS.
- STAKE ALL TREES. CONTRACTOR IS REQUIRED TO UNSTAKE TREES IN A TIMELY MANNER WITHIN THE YEAR FOLLOWING FINAL ACCEPTANCE TO ENSURE TREES ARE NOT DAMAGED BY STAKING WIRE. DO NOT WRAP TREE TRUNKS. DO NOT USE "TREE WOUND PAINT".
- TOPSOIL SHALL BE INSTALLED EIGHT (8) INCHES WITHIN PLANTING BEDS.
- ALL PLANTINGS AND LANDSCAPE IMPROVEMENTS SHALL BE CONSISTENT WITH GAINES CHARTER TOWNSHIP ZONING REQUIREMENTS.
- SOD AND SEED SHALL BE PLACED OVER 4" TOPSOIL IN ALL PROPOSED NOTED SOD OR SEED AREAS PER PLANS, AND ALL AREAS DISTURBED BY CONSTRUCTION. SEED MIX SHALL BE AS FOLLOWS:
LAWN SEED MIX
10% TALL FESCUE
20% PERENNIAL RYE GRASS
30% CREEPING RED FESCUE
40% KENTUCKY BLUEGRASS
AT 6 LBS. PER 1000 S.F.
- IRRIGATION SHALL BE PROVIDED FOR ALL LANDSCAPED AREAS.

LANDSCAPE MAINTENANCE SCHEDULE

TASK	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
CARE OF PLANTS												
MONITORING												
PRUNING (IF NEEDED)												
DEADHEAD PLANTS												
FERTILIZATION												
CUT BACK												
WATERING-AS NEEDED												
MONITORING												
PLANTING BEDS												
EDGING												
WEEDING-AS NEEDED												
MULCHING												
SOIL TESTING												
LEAF REMOVAL												
PEST MANAGEMENT												
MONITORING												
LAWNS												
FERTILIZE/LIME												
SEEDING												
WINTER CLEAN UP												

THE SCHEDULE SHOWN ABOVE IS FOR GUIDANCE ONLY. SCHEDULING OF MAINTENANCE ACTIVITY SHOULD BE COORDINATED WITH SEASONAL WEATHER CONDITIONS



FRONT YARD TREE PLANTING:

481.33' FRONTAGE - LESS (2) DRIVEWAYS @ 83.46' TOTAL = 398' FRONTAGE			
SIZE CLASSIFICATION	SPACING	NUMBER	RESULT
Small Tree (max. height 30 ft. or less)	15 ft. X	4	= 60 ft.
Medium Tree (max. height 31-70 ft.)	35 ft. X	8	= 280 ft.
Large Tree (max. ht greater than 70 ft.)	45 ft. X	2	= 90 ft.
TOTAL		= 14	= 430 ft. (greater than 398 ft.)

PARKING LOT LANDSCAPING:

TOTAL SURFACE PARKING: 559 SPACES

PARKING LOT CANOPY TREES:

1 TREE PER 12 SPACES = 47 REQUIRED PARKING AREA TREES

TREES PROVIDED - 53 CANOPY DECIDUOUS TREES - SEE PLANT LIST FOR SPECIFICS

- (8) AR - ACER RUBRUM
(3) CO - CARYA OVATA
(7) FG - FAGUS GRANDIFOLIA
(14) GB - GINGKO BILOBA
(4) LT - LIRIODENDRON TULIPFERA
(7) OV - OSTRYA VIRGINIANA
(10) TC - TILIA CORDATA

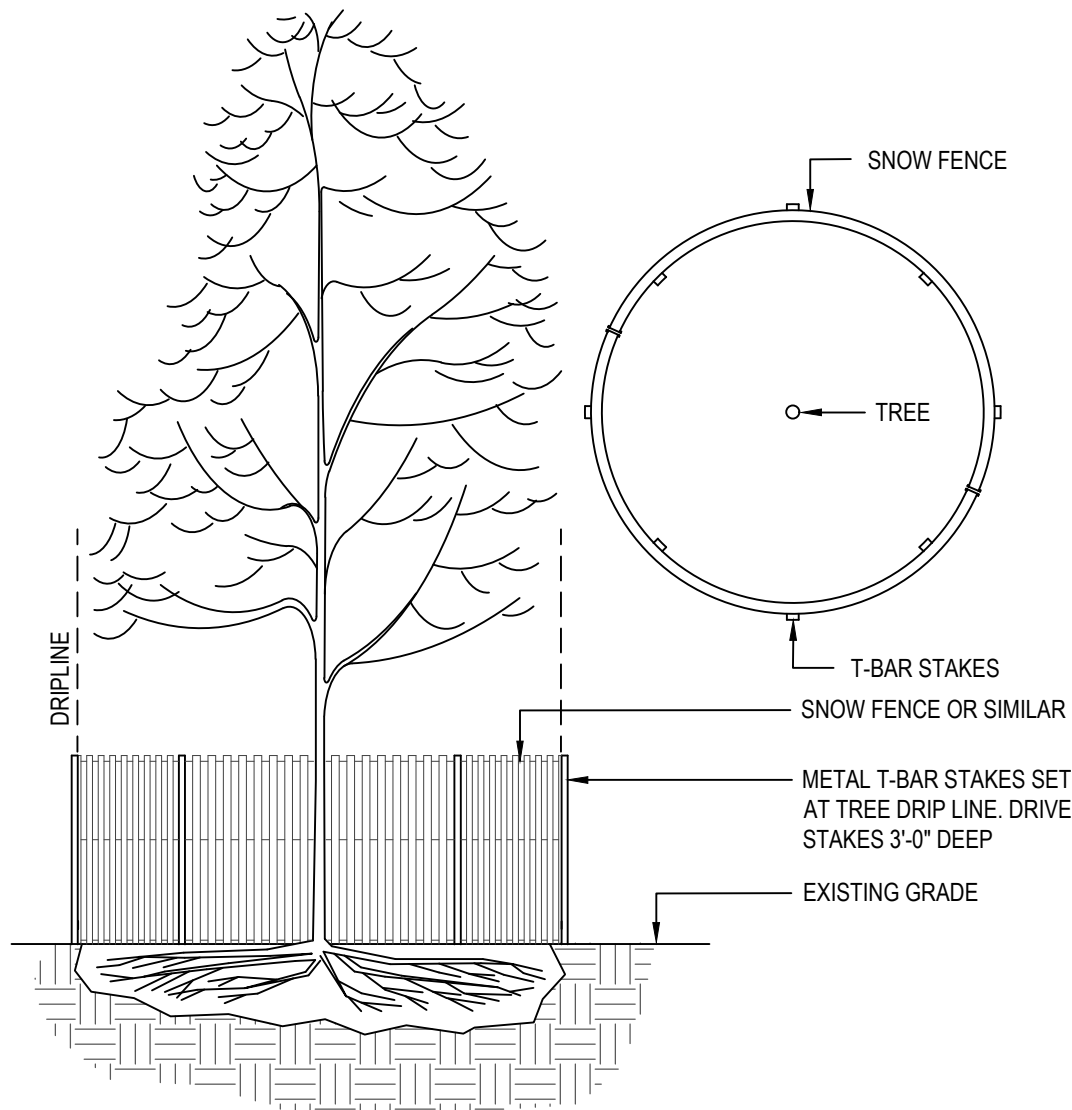
SCREENING:

PER SECTION 23.80 C.
REQUIRED: (2) SHRUBS PER PARKING SPACE FRONTING THE R.O.W. = 52 SHRUBS REQ'D.
SHRUBS PROVIDED: 34 EVERGREEN & 18 DECIDUOUS SHRUBS, TOTAL OF 52 - SEE SHEET L201

BUFFER YARD TREES:

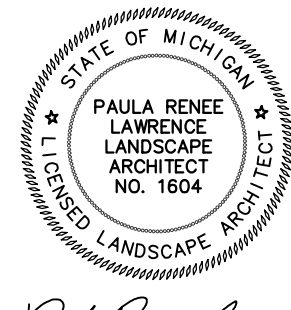
EXISTING BUFFER TREES AT OR NEAR PROPERTY LINES TO REMAIN - SEE PLANS.

PROTECTIVE TREE FENCING SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE. TO BE INSTALLED AT TREE DRIP LINE - SEE DETAIL, THIS SHEET.



1 TREE PROTECTION FENCE SECTION

NO SCALE



Paula Renee Lawrence

PRL DESIGN
LAND PLANNING • LANDSCAPE ARCHITECTURE
Phone: (616) 560-0131 - paularene@prl-design.com

AUTHENTIX GAINES
6338 HANNA LAKE AVE SE, CALEDONIA, MI 49316
CONTINENTAL 870 FUND LLC

DATE:	ISSUED FOR:
04/21/25	OWNER REVIEW
04/24/25	PUD SUBMITTAL
05/14/25	PUD RESUBMITTAL
DATE:	ISSUE
DATE:	ISSUE
DATE:	ISSUE
DATE:	ISSUE
P.I.C.	P. LAWRENCE
P.M.	NAME
DESIGN	NAME

PRL PROJECT NUMBER

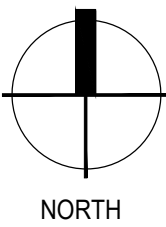
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SHEET NAME
LANDSCAPE
OVERALL PLAN

SHEET NUMBER

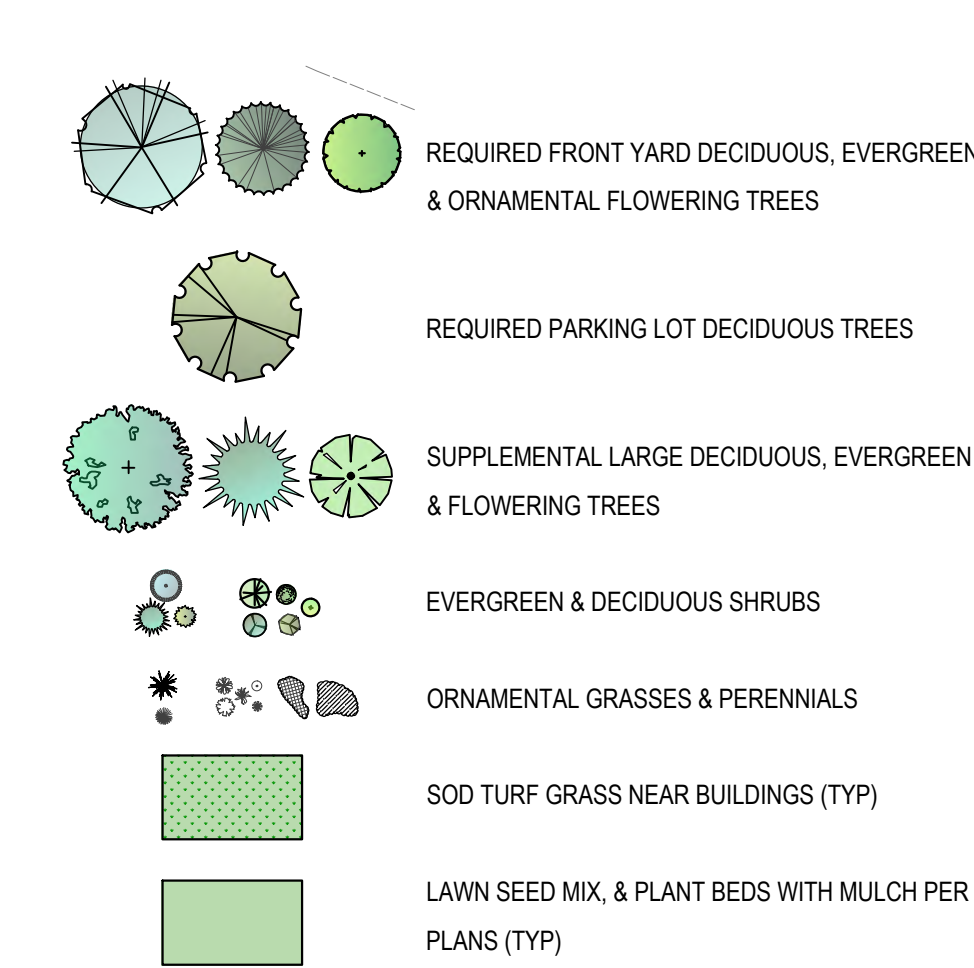
L200

NOT FOR CONSTRUCTION





GENERAL PLANTING LEGEND:
*SEE PLAN FOR SPECIFICS



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TOTAL SURFACE PARKING: 559 SPACES

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(14) GB - GINKGO BILOBA
(4) LT - LIRIODENDRON TULIPIFERA
(7) OV - OSTRYA VIRGINIANA
(10) TC - TILIA CORDATA

PLANT LIST:

PLANT KEY	NATIVE	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENTS
TREES						
Deciduous Trees						
AR	N	Acer rubrum 'October Glory'	October Glory Red Maple	2.5' CAL	BB	Matched
BN	N	Betula nigra	River Birch	2.5' CAL	BB	Clump
CB	N	Carpinus betulus 'Fastigiata'	Fastigate European Hornbeam	2.5' CAL	BB	Matched
CO	N	Carya ovata	Shagbark Hickory	2.5' CAL	BB	Matched
FG	N	Fagus grandifolia	American Beech	2.5' CAL	BB	Matched
GB	N	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	2.5' CAL	BB	Matched
LT	N	Liriodendron tulipifera	Tulip Tree	2.5' CAL	BB	Matched
OV	N	Ostrya virginiana	American Hop Hornbeam, Ironwood	2.5' CAL	BB	Matched
TC	N	Tilia cordata 'Greenspire'	Little Leaf Linden	2.5' CAL	BB	Matched
Evergreen Trees						
AC	N	Abies concolor	White Fir	6-8' Ht	BB	Matched
JC	N	Juniperus chinensis 'Spartan'	Spartan Juniper	6-8' Ht	BB	Matched
PG	N	Picea glauca var. densata	Black Hills Spruce	6-8' Ht	BB	Matched
PO	N	Picea omorika	Serbian Spruce	6-8' Ht	BB	Matched
PS	N	Pinus strobus	Eastern White Pine	6-8' Ht	BB	Matched
TS	N	Tsuga canadensis	Canadian/Eastern Hemlock	6-8' Ht	BB	Matched
Ornamental Trees						
AM	N	Amelanchier x gr. 'Robin Hill'	Robin Hill Serviceberry	1.5' CAL	BB	Multi-Stem
OC	N	Cercis canadensis	Eastern Redbud	1.5' CAL	BB	Speciman
CF	N	Comus florida	White Flowering Dogwood	1.5' CAL	BB	Speciman
MP	N	Malus Purple Prince'	Purple Prince Crab Apple	1.5' CAL	BB	Matched
MS	N	Magnolia x soulangeana	Saucer Magnolia	1.5' CAL	BB	Multi-Stem
PK	N	Prunus serrulata 'Kwanzan'	Kwanzan Cherry	1.5' CAL	BB	Speciman
SHRUBS & PERENNIALS						
Evergreen Shrubs						
Formal - Rounded						
BUX	N	Buxus x 'Green Gem'	Green Gem Boxwood	18" Ht	CONT.	3.5' O.C.
CHP	N	Chamaecyparis pisifera 'Golden Mop'	Japanese Falsecypress	18" Spr	CONT.	3' O.C.
ILG	N	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	18" Ht	CONT.	3.5' O.C.
JCS	N	Juniperus chinensis 'Sea Green'	Sea Green Juniper	24" Ht	CONT.	5' O.C.
JVG	N	Juniperus virginiana 'Grey Owl'	Eastern Red Cedar 'Grey Owl'	24" Ht	CONT.	6.5' O.C.
Columnar - Upright						
JSB	N	Juniperus scopulorum 'Blue Arrow'	Blue Arrow Juniper	36-48" Ht	CONT.	2' O.C.
JSW	N	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper	48" Ht	CONT.	4' O.C.
JVB	N	Juniperus virginiana 'Burkii'	Burkii Eastern Red Cedar	7-8' Ht	CONT.	6' O.C.
Flowering Shrubs						
CSK	N	Comus sericea 'Kelsey'	Kelsey's Dwarf Red Twig Dogwood	18" Ht	CONT.	3' O.C.
HYP	N	Hypericum prolificum	St. John's Wort	3 gal.	CONT.	3' O.C.
HYL	N	Hydrangea 'Little Lime'	Little Lime Hydrangea	3 gal.	CONT.	3.5' O.C.
HYO	N	Hydrangea quercifolia	Oakleaf Hydrangea	5 gal.	CONT.	4.5' O.C.
ITV	N	Itea virginica 'Sprich'	Little Henry Dwarf Virginia Sweetspire	3 gal.	CONT.	2.5' O.C.
SAN	N	Sambucus nigra	Blacklace Elderberry	5 gal.	CONT.	5' O.C.
SAR	N	Sambucus racemosa	Lemony Lace Elderberry	3 gal.	CONT.	4' O.C.
VIC	N	Viburnum cerasifolia	Korean Spice Viburnum	24" Ht	CONT.	4' O.C.
VID	N	Viburnum dentatum 'Christom Blue Muffin'	Arrowwood Viburnum	5 gal.	CONT.	5' O.C.

DATE:	ISSUED FOR:
04/21/25	OWNER REVIEW
04/24/25	PUD SUBMITTAL
05/14/25	PUD RESUBMITTAL
DATE:	ISSUE
DATE:	ISSUE
DATE:	ISSUE
DATE:	ISSUE
P.I.C.	P. LAWRENCE
P.M.	NAME
DESIGN	NAME

PRL PROJECT NUMBER

25003

SHEET NAME
LANDSCAPE
PLAN SOUTH

SHEET NUMBER

L203

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GENERAL PLANTING LEGEND:
*SEE PLAN FOR SPECIFICS

- REQUIRED FRONT YARD DECIDUOUS, EVERGREEN & ORNAMENTAL FLOWERING TREES
- REQUIRED PARKING LOT DECIDUOUS TREES
- SUPPLEMENTAL LARGE DECIDUOUS, EVERGREEN & FLOWERING TREES
- EVERGREEN & DECIDUOUS SHRUBS
- ORNAMENTAL GRASSES & PERENNIALS
- SOD TURF GRASS NEAR BUILDINGS (TYP)
- LAWN SEED MIX, & PLANT BEDS WITH MULCH PER PLANS (TYP)
- LOW PROFILE PRAIRIE SEED MIX - THIS SHEET



Pizzo Native Plant Nursery, LLC • 10729 Pine Road • Leland, IL 60531 • Phone: 815-981-8000 • www.pizzonursery.com

Low Profile Prairie Seed Mix (Dry-Mesic Soils)	
This mix is intended for use in areas that are dry for most of the growing season. It is composed of a diverse collection of shorter-profile prairie grass and wildflower species, this mix is ideal for areas where taller vegetation is not appropriate. Averaging 2.6' in height by seed count, with over 56% wildflowers, this mix provides an array of blooms from April through October. When installed and managed correctly, this mix typically begins flowering in the second growing season, starting with the yellow blooms of annual Partridge Pea and biennial Black-eyed Susan. An additional colorful matrix of perennial species appears in the succeeding 3 to 5 years.	
Desired Seed Height (ft)	2.6
Desired Seed Count (per sq ft)	1,000,000
Desired Seed Weight (lb per 100 sq ft)	1.0
Desired Seed Volume (cu ft per 100 sq ft)	0.04
Desired Seed Depth (in)	1.0
Desired Seed Spacing (in)	1.0
Desired Seed Spacing (ft)	1.0
Desired Seed Spacing (m)	1.0
Desired Seed Spacing (yd)	1.0
Desired Seed Spacing (mi)	1.0
Desired Seed Spacing (km)	1.0
Desired Seed Spacing (mi)	1.0
Desired Seed Spacing (km)	1.0
Desired Seed Spacing (mi)	1.0
Desired Seed Spacing (km)	1.0

CODE	SCIENTIFIC NAME	COMMON NAME	C-VALUE	DE-VALUE	WET-VALUE	HEIGHT	W-COLOR	BLOOM TIME	SEEDS/QT	QT/ACRE	LB/ACRE	YR OF SEED	COMMENTS	TOP-VALUE
P5	Asclepias tuberosa	Butterfly Weed	5	5	5	1.5	Yellow	June	1,000,000	1,000,000	1.0	1.0	Butterfly Weed	1.0
P6	Asclepias tuberosa	Butterfly Weed	5	5	5	1.5	Yellow	June	1,000,000	1,000,000	1.0	1.0	Butterfly Weed	1.0
D3	Asclepias tuberosa	Butterfly Weed	5	5	5	1.5	Yellow	June	1,000,000	1,000,000	1.0	1.0	Butterfly Weed	1.0
D4	Asclepias tuberosa	Butterfly Weed	5	5	5	1.5	Yellow	June	1,000,000	1,000,000	1.0	1.0	Butterfly Weed	1.0
N1	Asclepias tuberosa	Butterfly Weed	5	5	5	1.5	Yellow	June	1,000,000	1,000,000	1.0	1.0	Butterfly Weed	1.0
N2	Asclepias tuberosa	Butterfly Weed	5	5	5	1.5	Yellow	June	1,000,000	1,000,000	1.0	1.0	Butterfly Weed	1.0
N3	Asclepias tuberosa	Butterfly Weed	5	5	5	1.5	Yellow	June	1,000,000	1,000,000	1.0	1.0	Butterfly Weed	1.0
N4	Asclepias tuberosa	Butterfly Weed	5	5	5	1.5	Yellow	June	1,000,000	1,000,000	1.0	1.0	Butterfly Weed	1.0
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N7	Asclepias tuberosa	Butterfly Weed	5	5	5	1.5	Yellow	June	1,000,000	1,000,000	1.0	1.0	Butterfly Weed	1.0
N8	Asclepias tuberosa	Butterfly Weed	5	5	5	1.5	Yellow	June	1,000,000	1,000,000	1.0	1.0	Butterfly Weed	1.0
N9	Asclepias tuberosa	Butterfly Weed	5	5	5	1.5	Yellow	June	1,000,000	1,000,000	1.0	1.0	Butterfly Weed	1.0
M1	Asclepias tuberosa	Butterfly Weed	5	5	5	1.5	Yellow	June	1,000,000	1,000,000	1.0	1.0	Butterfly Weed	1.0
M2	Asclepias tuberosa	Butterfly Weed	5	5	5	1.5	Yellow	June	1,000,000	1,000,000	1.0	1.0	Butterfly Weed	1.0
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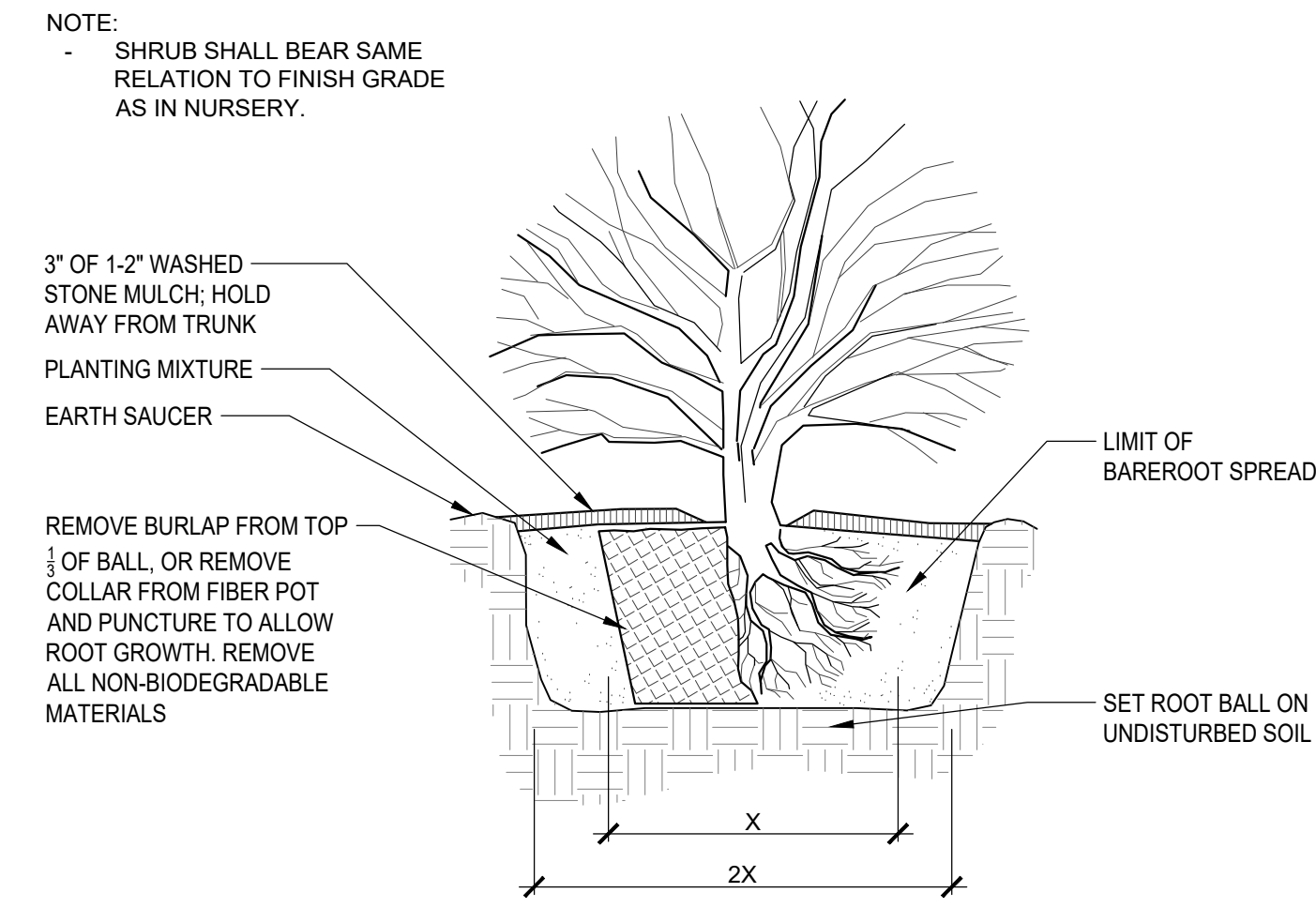
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AUTHENTIX GAINES
6338 HANNA LAKE AVE SE, CALEDONIA, MI 49316
CONTINENTAL 870 FUND LLC

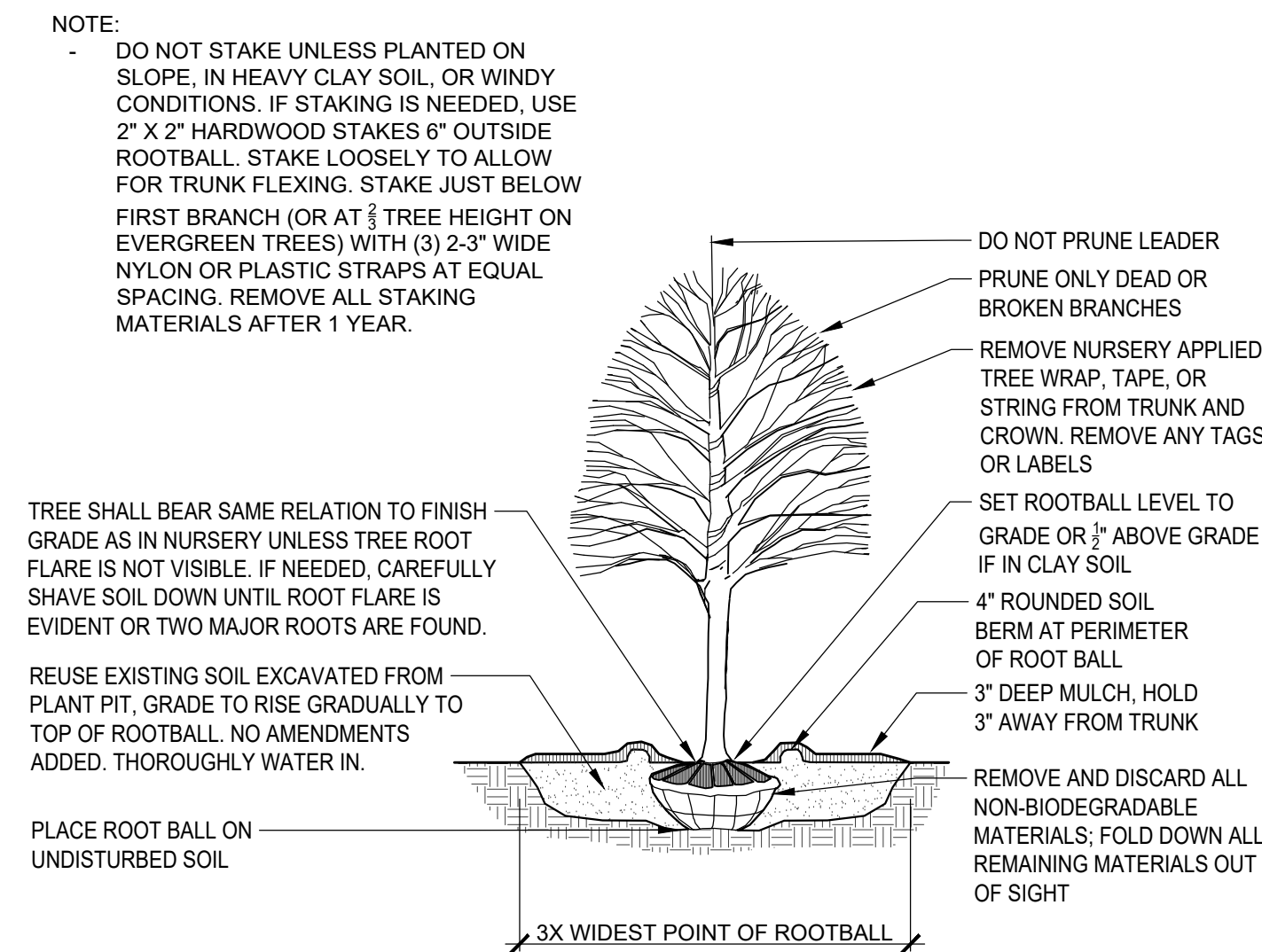
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04/21/25	OWNER REVIEW
04/24/25	PUD SUBMITTAL
05/14/25	PUD RESUBMITTAL
DATE:	ISSUE
DATE:	ISSUE
DATE:	ISSUE
DATE:	ISSUE
P.I.C.	P. LAWRENCE
P.M.	NAME
DESIGN	NAME

PRL PROJECT NUMBER
25003
SHEET NAME
LANDSCAPE PLAN EAST
SHEET NUMBER
L204

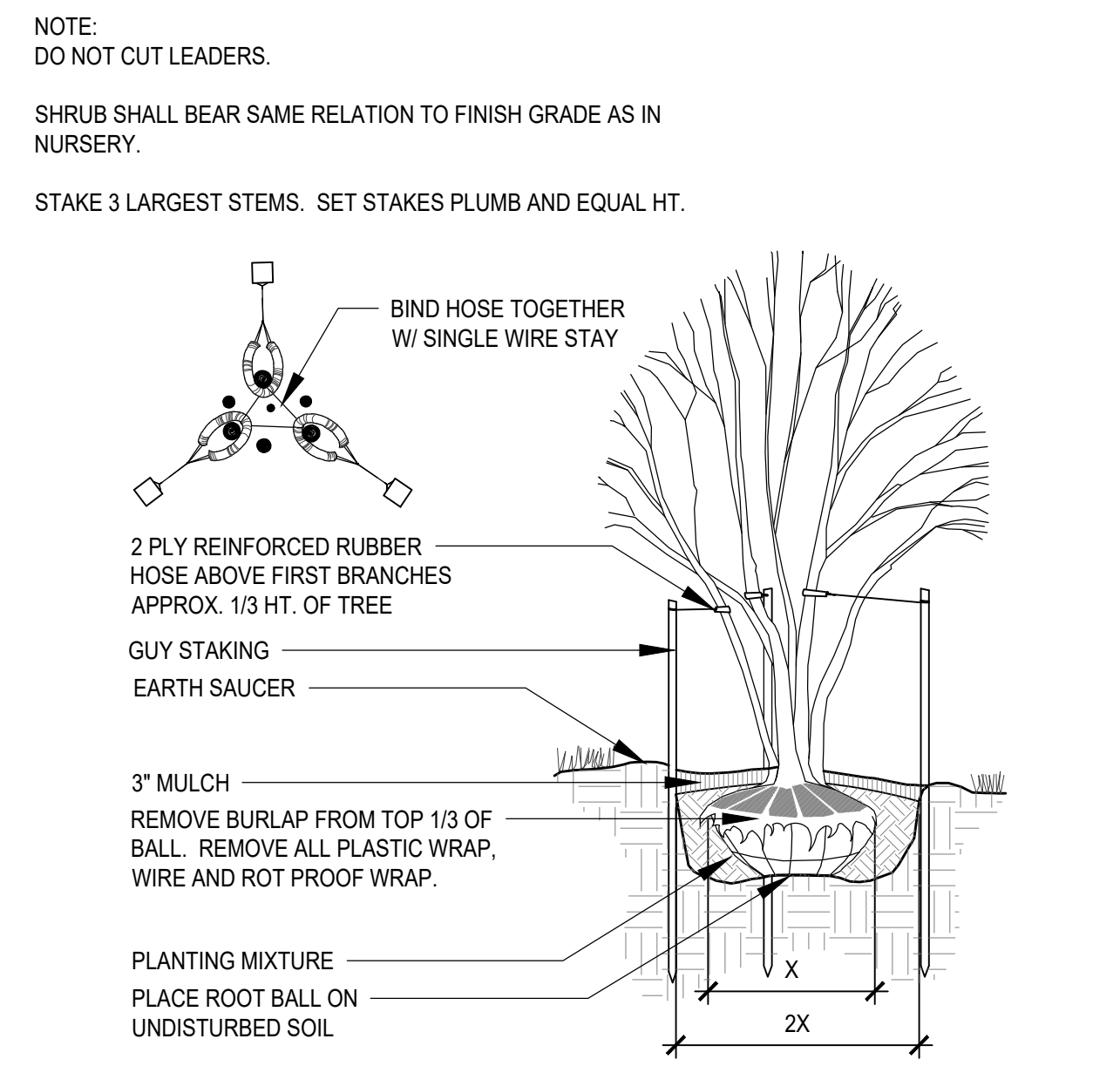
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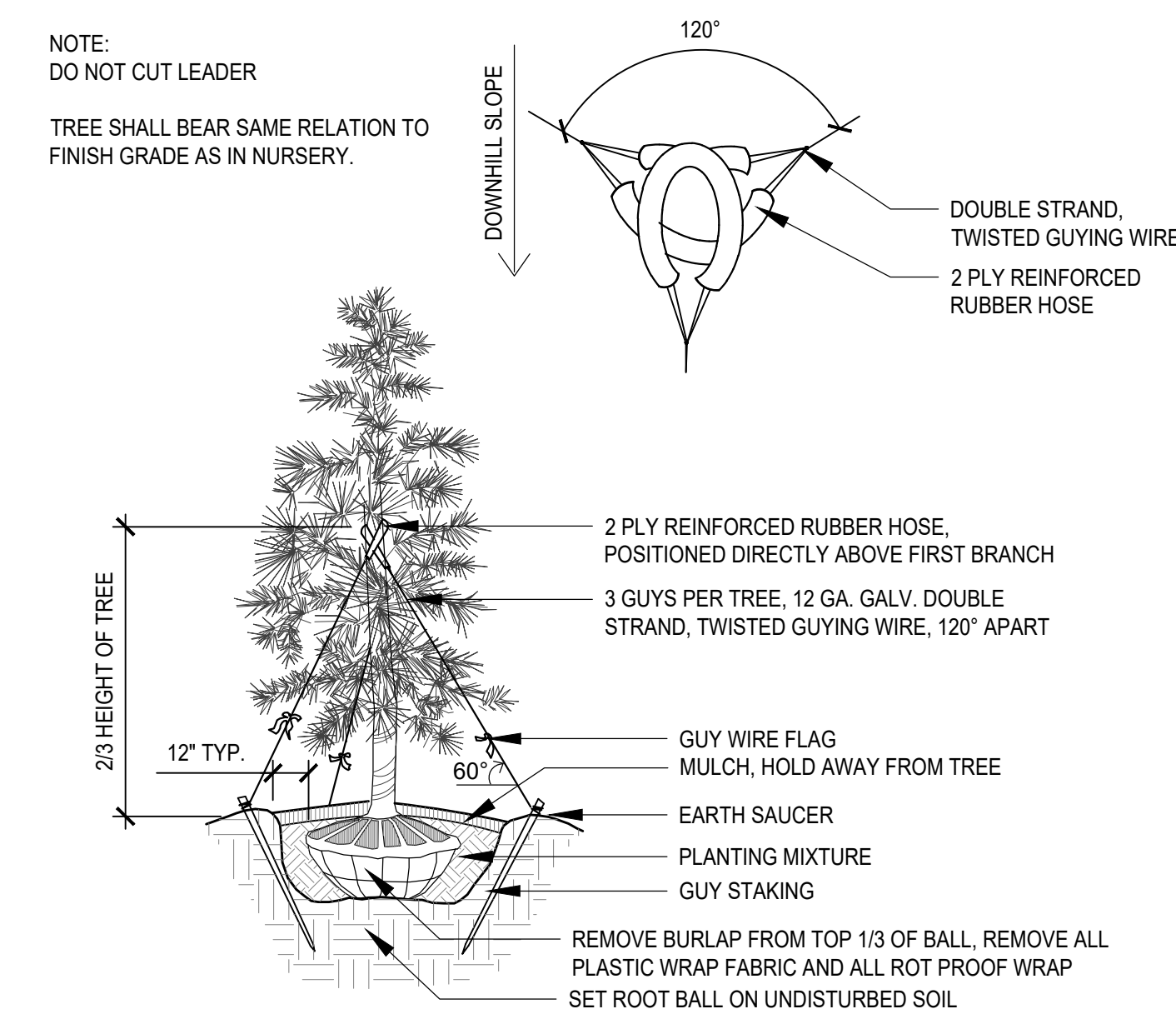
1 SHRUB PLANTING
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2 TREE PLANTING
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3 MULTI-TRUNK TREE PLANTING
SECTION NOT TO SCALE



4 EVERGREEN TREE PLANTING — GUY WIRE
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PRL DESIGN
LAND PLANNING • LANDSCAPE ARCHITECTURE
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AUTHENTIX GAINES
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CONTINENTAL 870 FUND LLC

DATE:	ISSUED FOR:
04/21/25	OWNER REVIEW
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DATE	ISSUE
DATE	ISSUE
P.I.C.	P. LAWRENCE
P.M.	NAME
DESIGN	NAME

PRL PROJECT NUMBER
25003
SHEET NAME
LANDSCAPE DETAILS
SHEET NUMBER
L501



CONTINENTAL XXX FUND LLC
134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051
262.502.5500 * FAX 262.502.5522

PROPOSED DEVELOPMENT FOR:
AUTHENTIX GAINES
HANNA LAKE AVE - MI HWY 6 • GAINES TOWNSHIP, MI

ES1

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Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #3	+	1.6 fc	5.9 fc	0.2 fc	29.5:1	8.0:1
Calc Zone #4	+	1.4 fc	5.6 fc	0.2 fc	28.0:1	7.0:1
Calc Zone #5	+	1.5 fc	5.7 fc	0.2 fc	28.5:1	7.5:1
Calc Zone #6	+	1.7 fc	5.8 fc	0.2 fc	29.0:1	8.5:1
Calc Zone #7	+	2.1 fc	5.1 fc	0.5 fc	10.2:1	4.2:1
Calc Zone #8	+	2.5 fc	6.0 fc	0.4 fc	15.0:1	6.3:1
Calc Zone #9	+	2.3 fc	6.1 fc	0.4 fc	15.3:1	5.8:1
Calc Zone #11	+	0.4 fc	4.4 fc	0.0 fc	N/A	N/A
Calc Zone #12	+	0.1 fc	6.2 fc	0.0 fc	N/A	N/A
Calc Zone #13	+	0.1 fc	5.8 fc	0.0 fc	N/A	N/A
Calc Zone #14	+	2.6 fc	3.7 fc	0.5 fc	7.4:1	5.2:1
Calc Zone #15	+	1.3 fc	3.6 fc	0.3 fc	12.0:1	4.3:1
Calc Zone #16	+	0.5 fc	1.0 fc	0.1 fc	10.0:1	5.0:1
Calc Zone #17	+	2.6 fc	6.3 fc	0.1 fc	63.0:1	26.0:1
Calc Zone #18	+	2.7 fc	5.7 fc	0.7 fc	8.1:1	3.9:1
Calc Zone #19	+	1.6 fc	4.0 fc	0.5 fc	8.0:1	3.2:1
Calc Zone #20	+	1.6 fc	3.7 fc	0.4 fc	9.3:1	4.0:1
Calc Zone #21	+	2.0 fc	4.0 fc	0.4 fc	10.0:1	5.0:1
Calc Zone #22	+	2.6 fc	3.9 fc	0.6 fc	6.5:1	4.3:1
Calc Zone #23	+	3.0 fc	5.6 fc	0.8 fc	7.0:1	3.8:1
Calc Zone #24	+	1.8 fc	3.9 fc	0.4 fc	9.8:1	4.5:1
Calc Zone #25	+	1.7 fc	4.0 fc	0.3 fc	13.3:1	5.7:1
Calc Zone #26	+	2.0 fc	4.6 fc	0.4 fc	11.5:1	5.0:1
Calc Zone #28	+	1.8 fc	3.5 fc	0.8 fc	4.4:1	2.3:1
Calc Zone #29	+	0.3 fc	5.7 fc	0.0 fc	N/A	N/A
BOUNDARY	+	0.0 fc	0.5 fc	0.0 fc	N/A	N/A

NOTE: PROPOSED LIGHTING SHOWN AS BASIS OF DESIGN. FINAL MANUFACTURER TO BE DETERMINED.

SITE - PHOTOMETRIC PLAN

Autodesk Docs://Continental Authentic Gaines Township MI 2024.0160/ARCH_Prototype_Arch_Site_R24.rvt
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Revisions

2025 PROTOTYPE
CLUBHOUSE

Drawing Date
APRIL 18, 2025

CLUBHOUSE

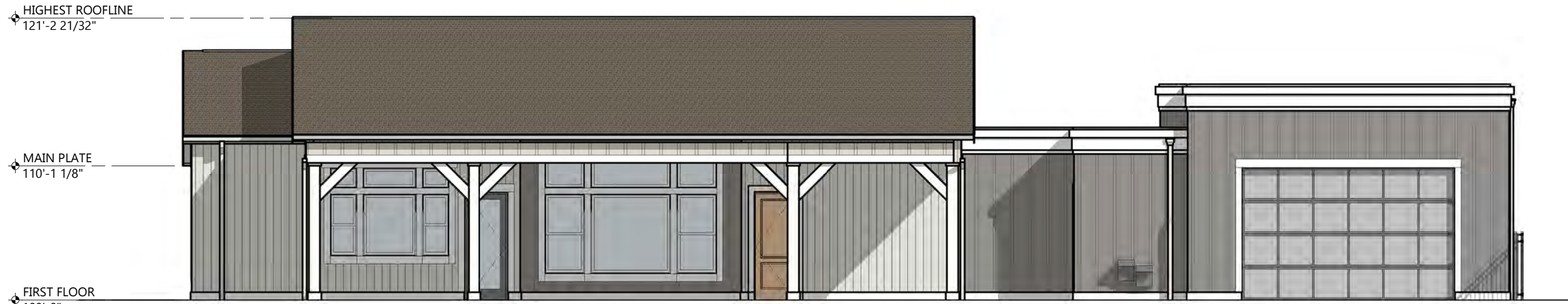
AUTHENTIX GAINES TOWNSHIP
HANNA LAKE AVE - MI HWY - SE
GAINES TOWNSHIP, MI, 49316

Project No.
2024.0160

Sheet Title
EXTERIOR
ELEVATIONS -
SCHEME A

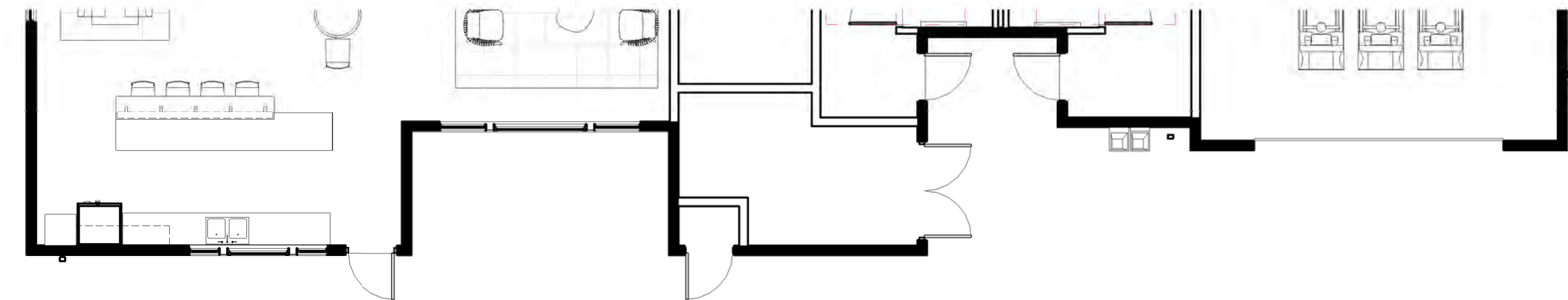
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PR1.0

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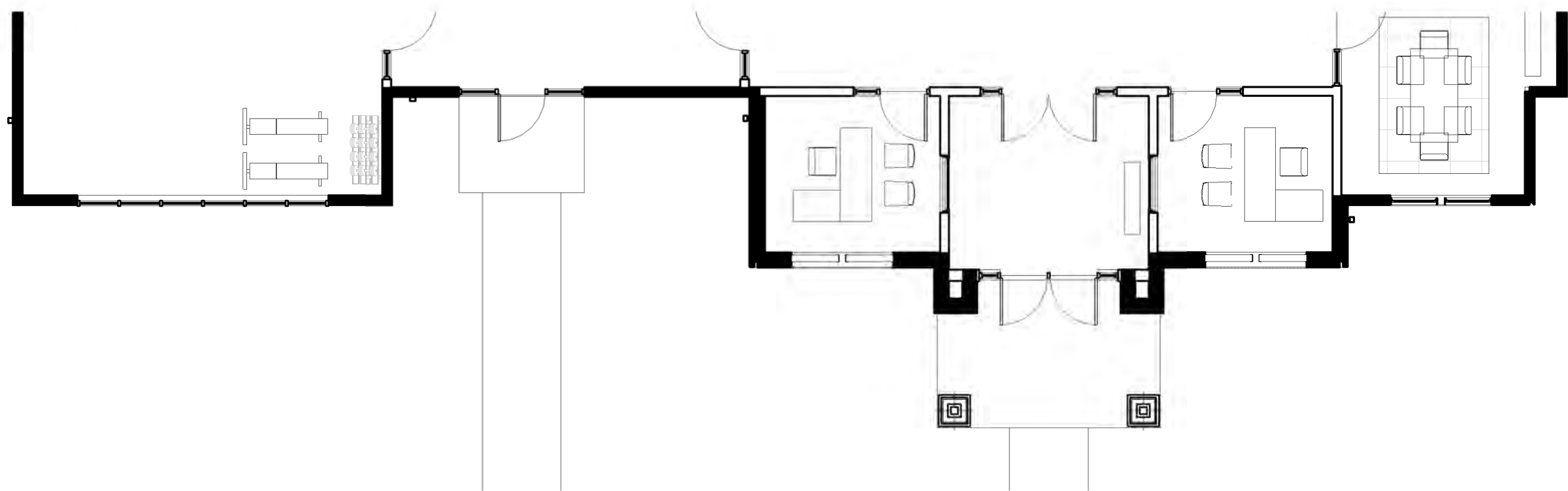
REAR ELEVATION - SCHEME A

SCALE: 1/8\" = 1'-0\"



FRONT ELEVATION - SCHEME A

SCALE: 1/8\" = 1'-0\"



Tamko
Heritage
Weathered
Wood



Certainteed
Snow



Certainteed
Granite Gray



SW 9108
Double
Latte



Certainteed
Colonial
White



J&N STONE
SERIES: CLIFTRUCK
COLOR: CHARLESTON



Tamko
Heritage
Weathered
Wood



Certainteed
Snow



Certainteed
Granite Gray



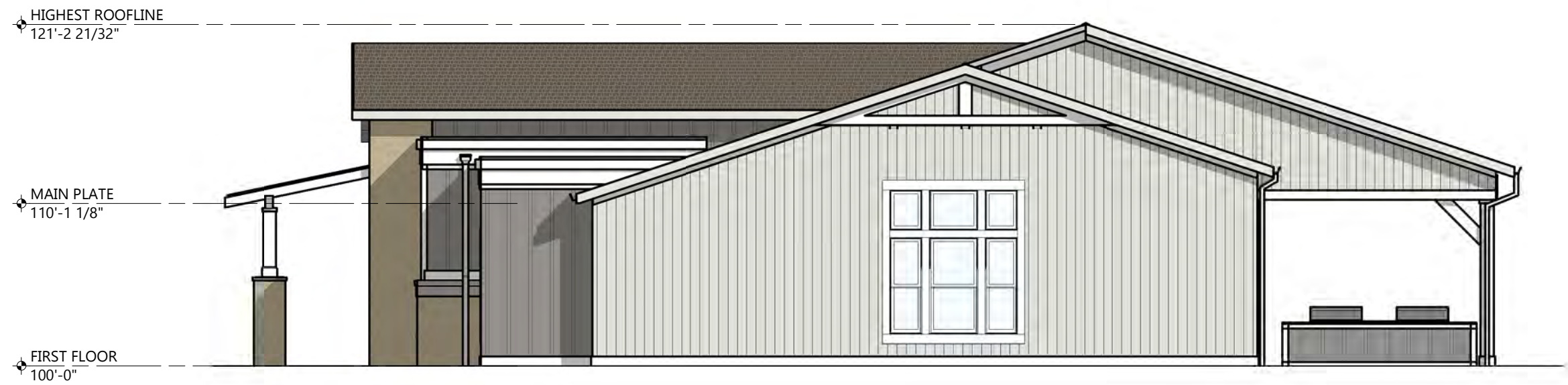
SW 9108
Double
Latte



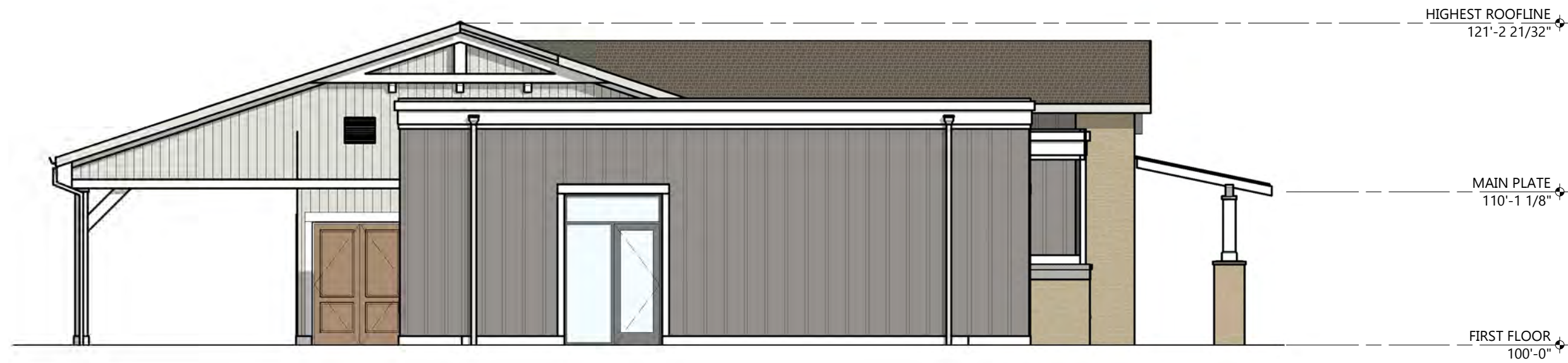
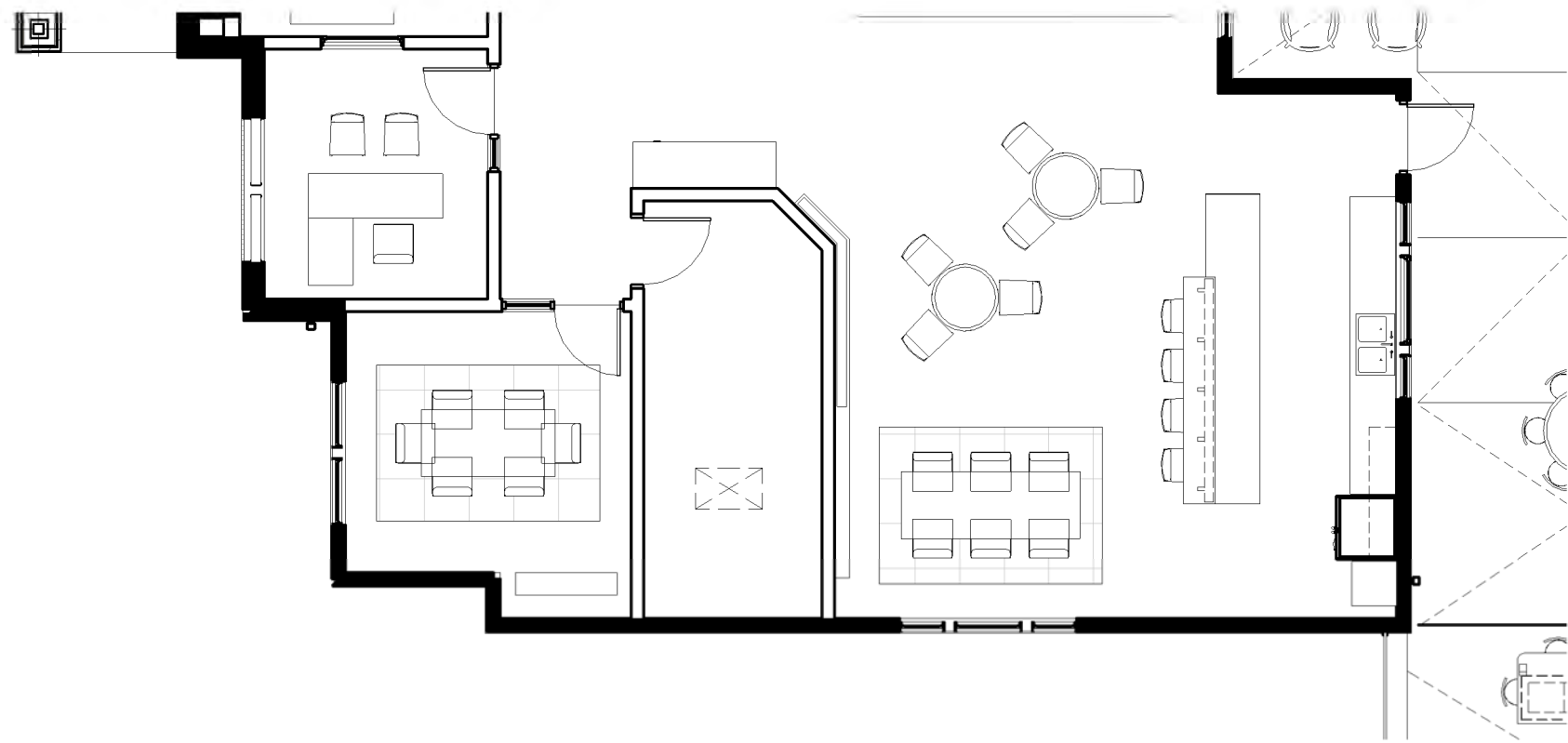
Certainteed
Colonial
White



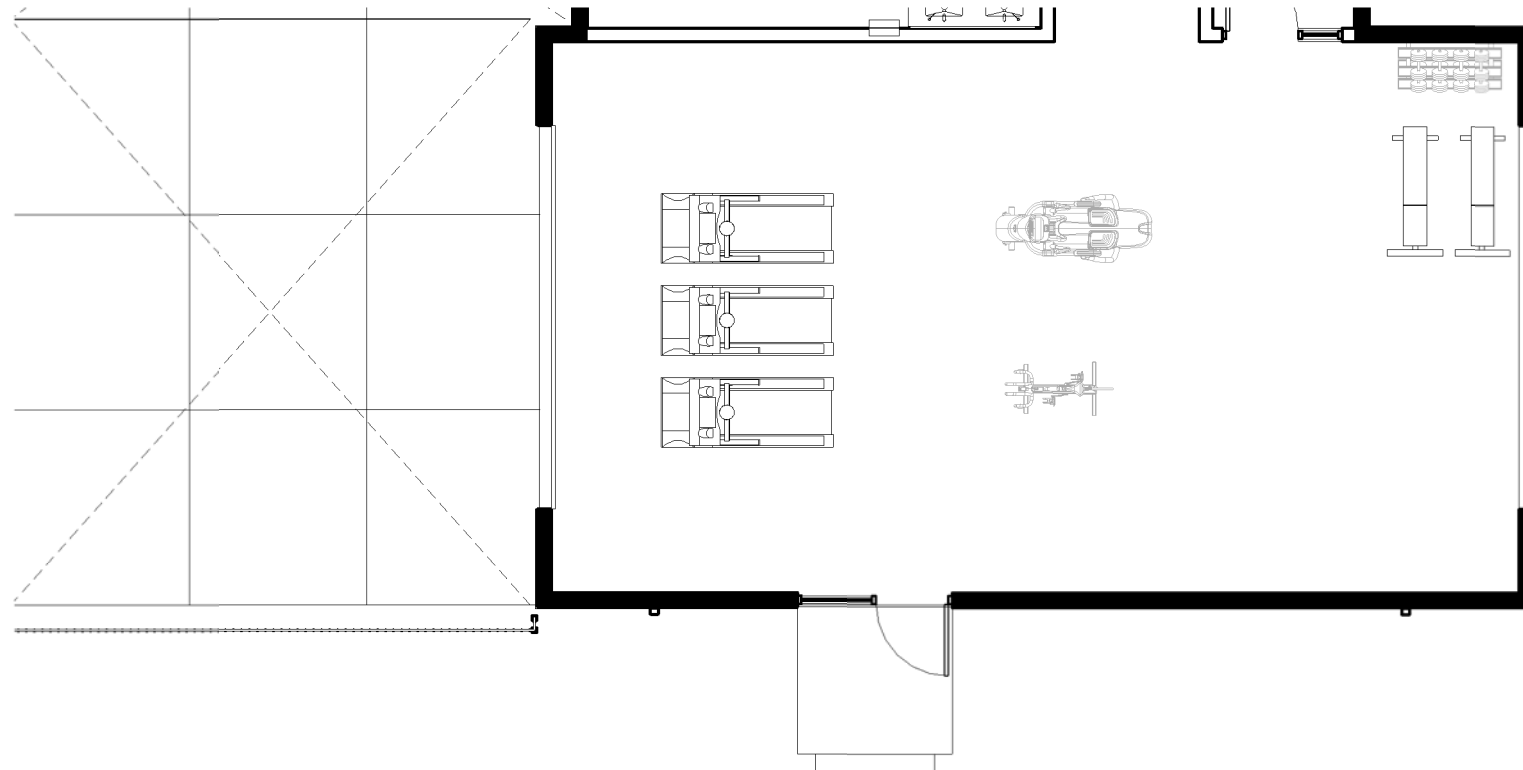
J&N STONE
SERIES: CLIFTRUCK
COLOR: CHARLESTON



LEFT ELEVATION - SCHEME A
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION - SCHEME A
SCALE: 1/8" = 1'-0"



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CONSTRUCTION

Revisions

2025 PROTOTYPE
CLUBHOUSE

Drawing Date
APRIL 18, 2025

CLUBHOUSE

AUTHENTIX GAINES TOWNSHIP
HANNA LAKE AVE - MI HWY - SE
GAINES TOWNSHIP, MI, 49316

Project No.
2024.0160

Sheet Title
EXTERIOR
ELEVATIONS -
SCHEME A

Sheet No.
PR1.1



Tamko
Heritage
Weathered
Wood



SW 7701
Cavern Clay



Certainteed
Snow



Certainteed
Granite Gray



SW 9108
Double
Latte

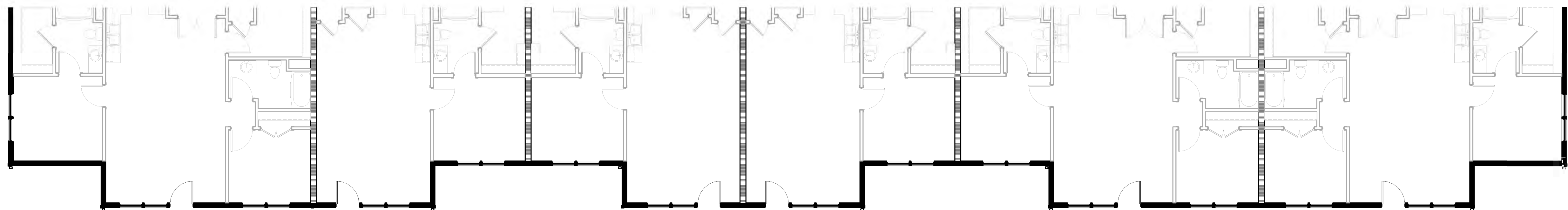


Certainteed
Colonial
White



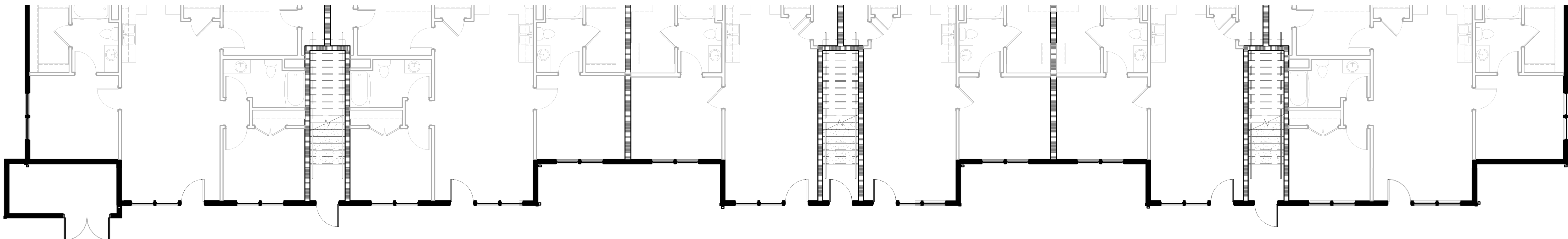
REAR ELEVATION - SCHEME A

SCALE: 1/8" = 1'-0"



FRONT ELEVATION - SCHEME A

SCALE: 1/8" = 1'-0"



NOT FOR
CONSTRUCTION

Revisions

2025 PROTOTYPE X24

Drawing Date
APRIL 18, 2025

X24A APARTMENT
BUILDING

AUTHENTIX GAINES TOWNSHIP
HANNA LAKE AVE - MI HWY - SE
GAINES TOWNSHIP, MI, 49316

Project No.
2024.0160

Sheet Title
EXTERIOR
ELEVATIONS -
SCHEME A

Sheet No.
PR2.0

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Tamko
Heritage
Weathered
Wood



SW 7701
Cavern Clay



Certainteed
Snow



Certainteed
Granite Gray



SW 9108
Double
Latte

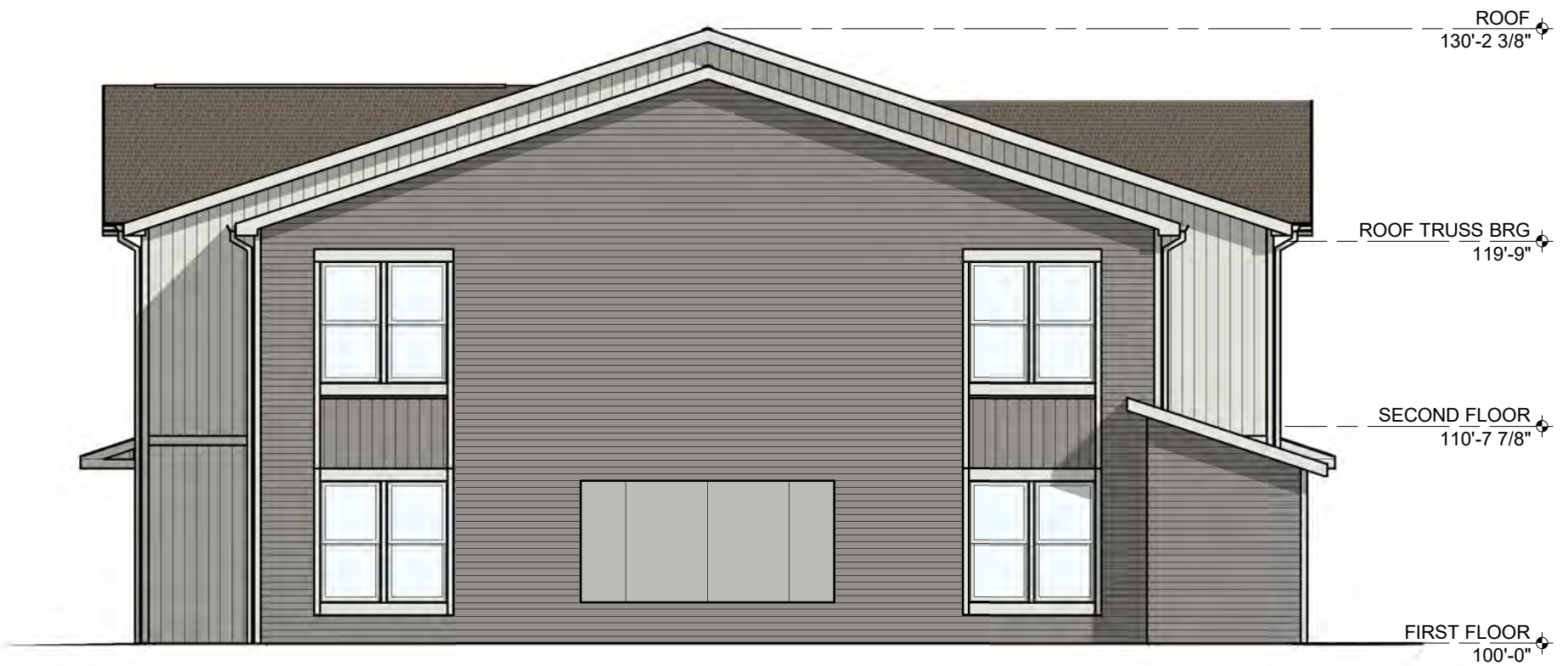
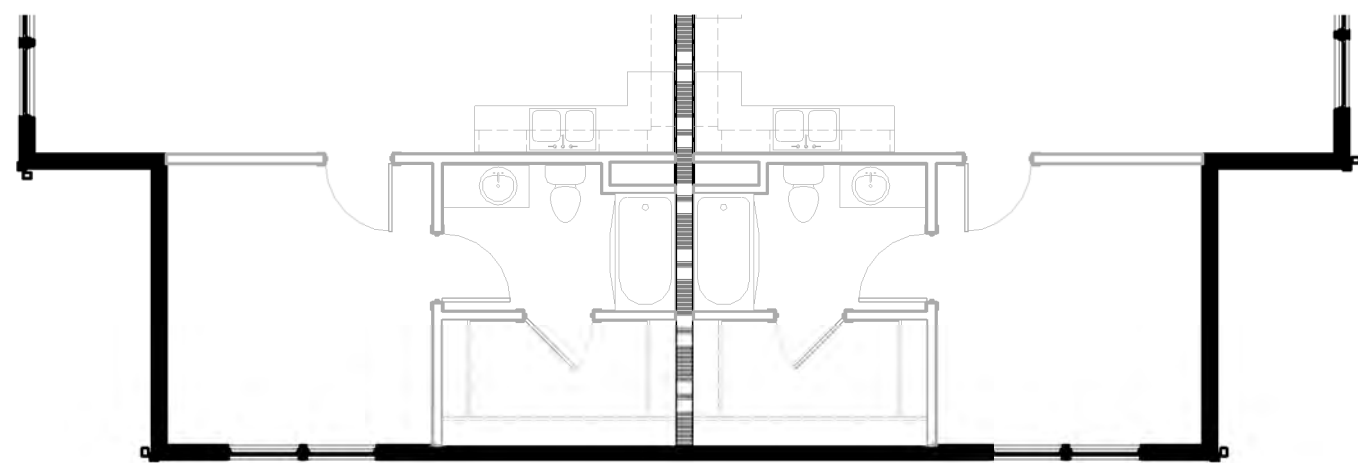


Certainteed
Colonial
White



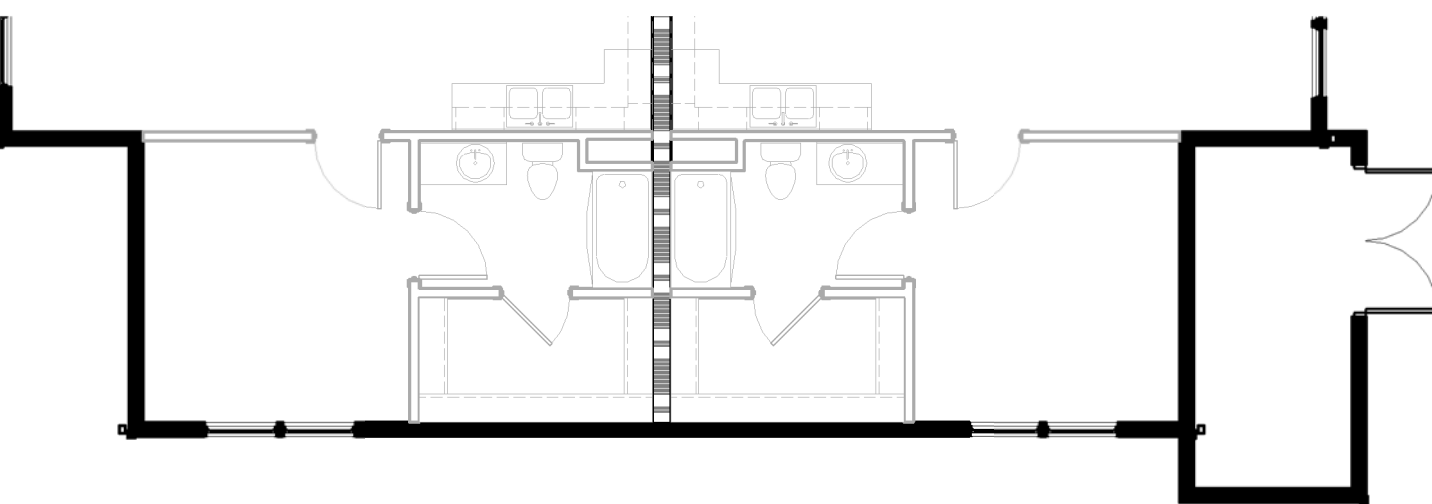
RIGHT ELEVATION - SCHEME A

SCALE: 1/8" = 1'-0"



LEFT ELEVATION - SCHEME A

SCALE: 1/8" = 1'-0"



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CONSTRUCTION

Revisions

2025 PROTOTYPE X24

Drawing Date
APRIL 18, 2025

X24A APARTMENT
BUILDING

AUTHENTIX GAINES TOWNSHIP
HANNA LAKE AVE - MI HWY - SE
GAINES TOWNSHIP, MI, 49316

Project No.
2024.0160

Sheet Title
EXTERIOR
ELEVATIONS -
SCHEME A

Sheet No.
PR2.1



Tamko
Heritage
Weathered
Wood



SW 7701
Cavern Clay



Certainteed
Snow



Certainteed
Herringbone



SW 9108
Double
Latte

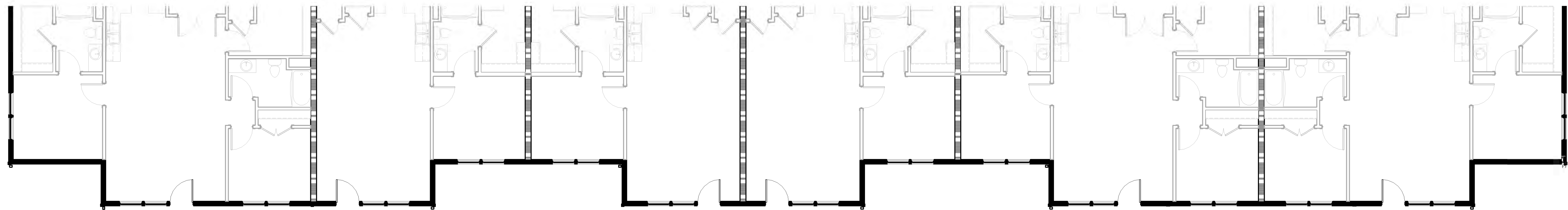


Certainteed
Colonial
White



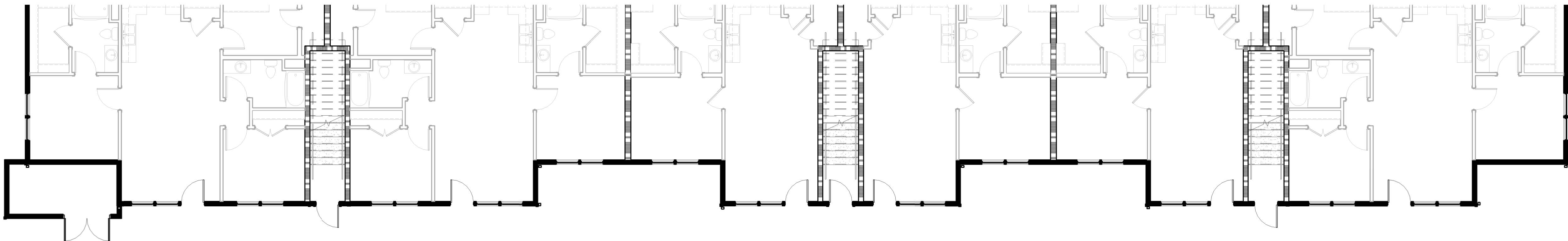
REAR ELEVATION - SCHEME B

SCALE: 1/8" = 1'-0"



FRONT ELEVATION - SCHEME B

SCALE: 1/8" = 1'-0"



NOT FOR
CONSTRUCTION

Revisions

2025 PROTOTYPE X24

Drawing Date
APRIL 18, 2025

X24A APARTMENT
BUILDING

AUTHENTIX GAINES TOWNSHIP
HANNA LAKE AVE - MI HWY - SE
GAINES TOWNSHIP, MI, 49316

Project No.
2024.0160

Sheet Title
EXTERIOR
ELEVATIONS -
SCHEME B

Sheet No.
PR2.2



Tamko
Heritage
Weathered
Wood



SW 7701
Cavern Clay



Certainteed
Snow



Certainteed
Herringbone



SW 9108
Double
Latte

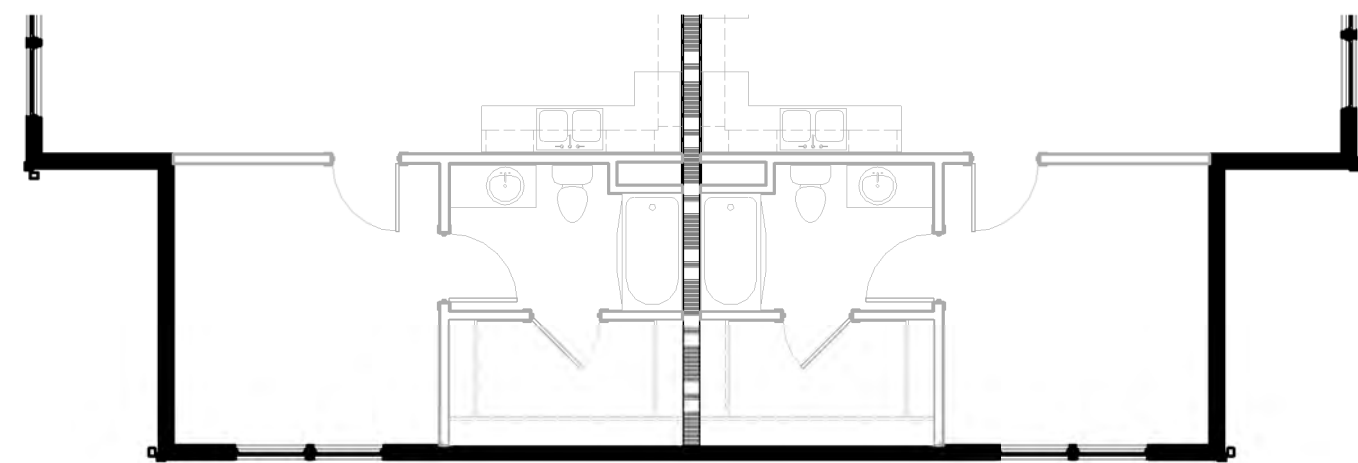


Certainteed
Colonial
White



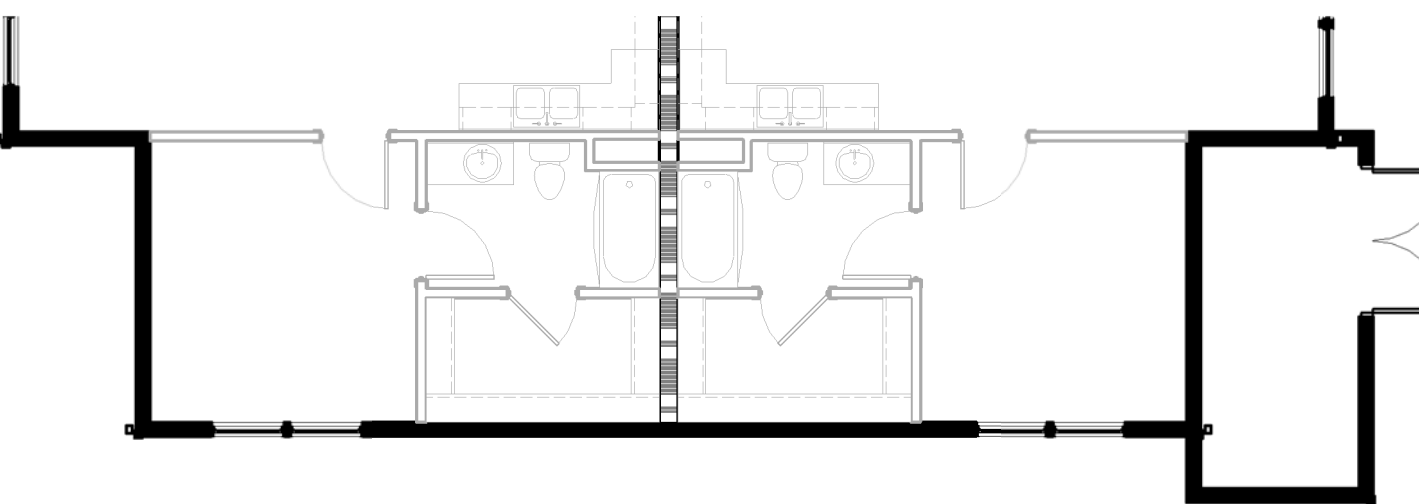
RIGHT ELEVATION - SCHEME B

SCALE: 1/8" = 1'-0"



LEFT ELEVATION - SCHEME B

SCALE: 1/8" = 1'-0"



NOT FOR
CONSTRUCTION

Revisions

2025 PROTOTYPE X24

Drawing Date
APRIL 18, 2025

X24A APARTMENT
BUILDING

AUTHENTIX GAINES TOWNSHIP
HANNA LAKE AVE - MI HWY - SE
GAINES TOWNSHIP, MI, 49316

Project No.
2024.0160

Sheet Title
EXTERIOR
ELEVATIONS -
SCHEME B

Sheet No.
PR2.3



Tamko
Heritage
Weathered
Wood



SW 7701
Cavern Clay



Certainteed
Snow



Certainteed
Granite Gray



SW 9108
Double
Latte

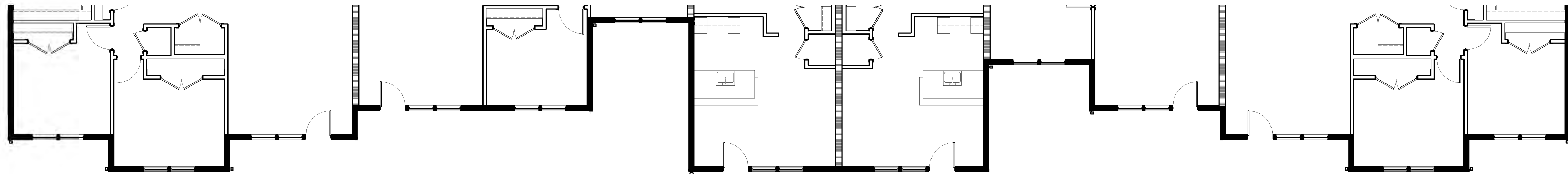


Certainteed
Colonial
White



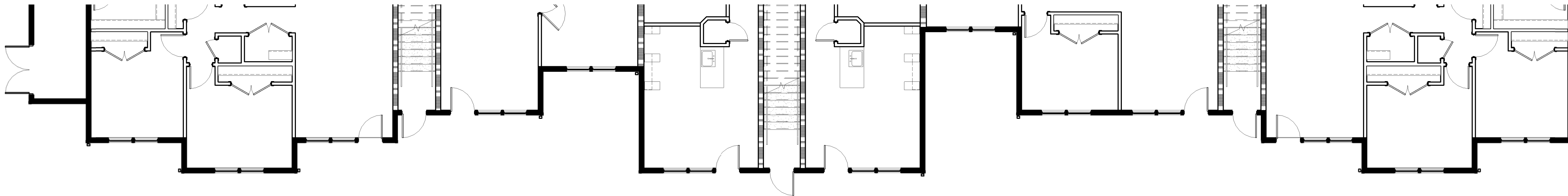
REAR ELEVATION - SCHEME A

SCALE: 1/8" = 1'-0"



FRONT ELEVATION - SCHEME A

SCALE: 1/8" = 1'-0"



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CONSTRUCTION

Revisions

2025 PROTOTYPE X24B

Drawing Date
APRIL 18, 2025

X24B APARTMENT
BUILDING

AUTHENTIX PROTOTYPE
HANNA LAKE AVE - MI HWY - SE
GAINES TOWNSHIP, MI, 49316

Project No.
2024.0160

Sheet Title
EXTERIOR
ELEVATIONS -
SCHEME A

Sheet No.
PR3.0



Tamko
Heritage
Weathered
Wood



SW 7701
Cavern Clay



Certainteed
Snow



Certainteed
Granite Gray



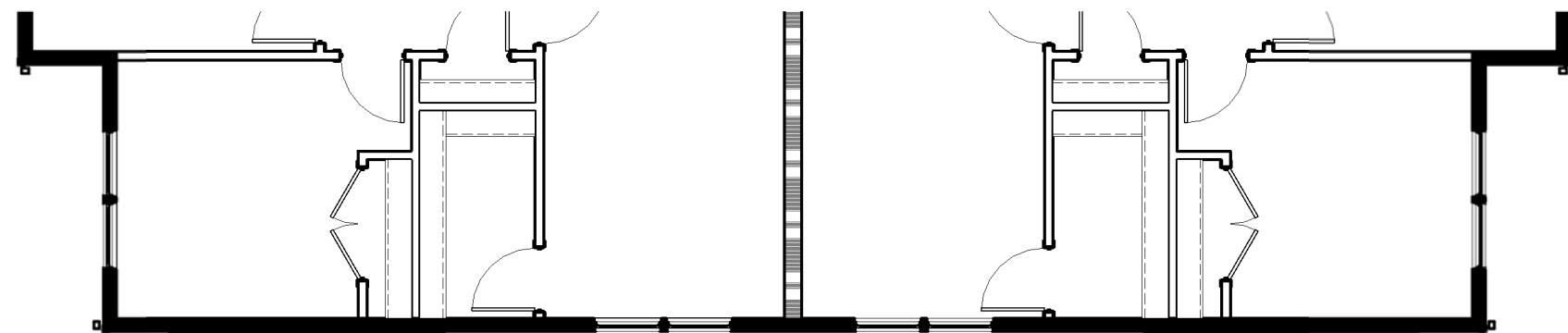
SW 9108
Double
Latte



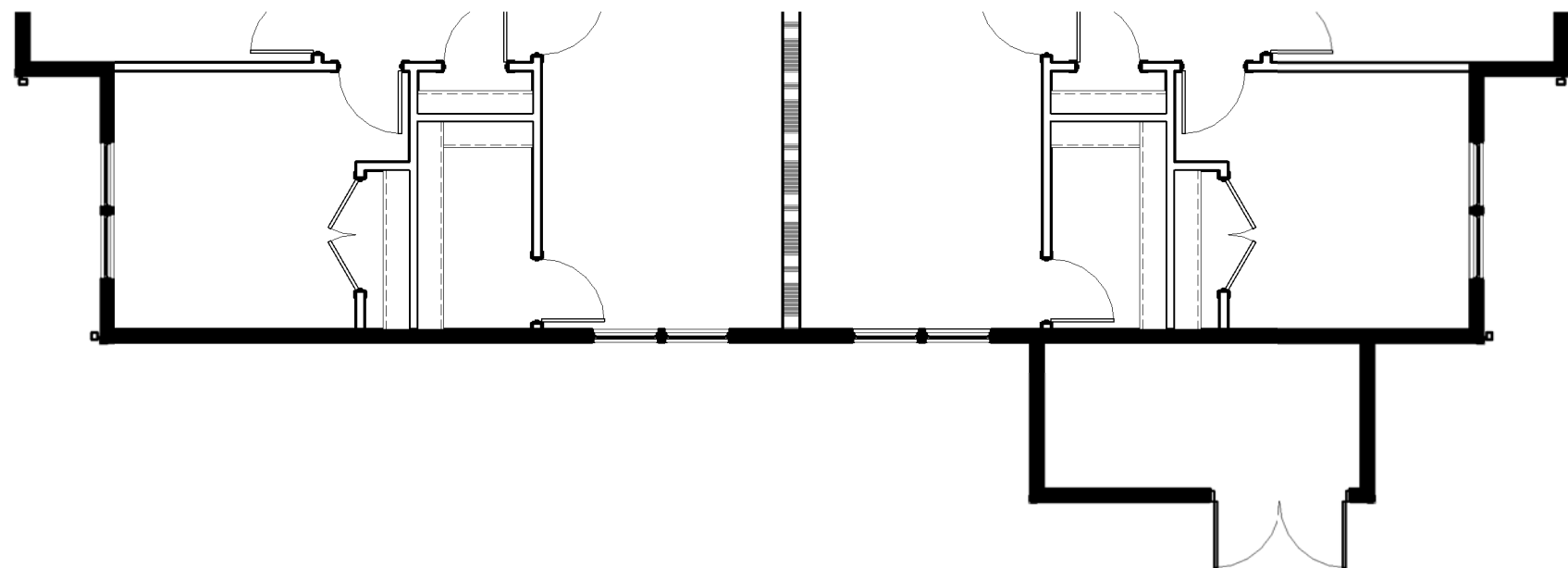
Certainteed
Colonial
White



RIGHT ELEVATION - SCHEME A
SCALE: 1/8" = 1'-0"



LEFT ELEVATION - SCHEME A
SCALE: 1/8" = 1'-0"



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CONSTRUCTION

Revisions

2025 PROTOTYPE X24B

Drawing Date
APRIL 18, 2025

X24B APARTMENT
BUILDING

AUTHENTIX PROTOTYPE
HANNA LAKE AVE - MI HWY - SE
GAINES TOWNSHIP, MI, 49316

Project No.
2024.0160

Sheet Title
EXTERIOR
ELEVATIONS -
SCHEME A

Sheet No.
PR3.1

NOT FOR
CONSTRUCTION

Revisions

2025 PROTOTYPE X24B

Drawing Date
APRIL 18, 2025

X24B APARTMENT
BUILDING

AUTHENTIX PROTOTYPE
HANNA LAKE AVE - MI HWY - SE
GAINES TOWNSHIP, MI, 49316

Project No.
2024.0160

Sheet Title
EXTERIOR
ELEVATIONS -
SCHEME B

Sheet No.
PR3.2

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Tamko
Heritage
Weathered
Wood



SW 7701
Cavern Clay



Certainteed
Snow



Certainteed
Herringbone



SW 9108
Double
Latte

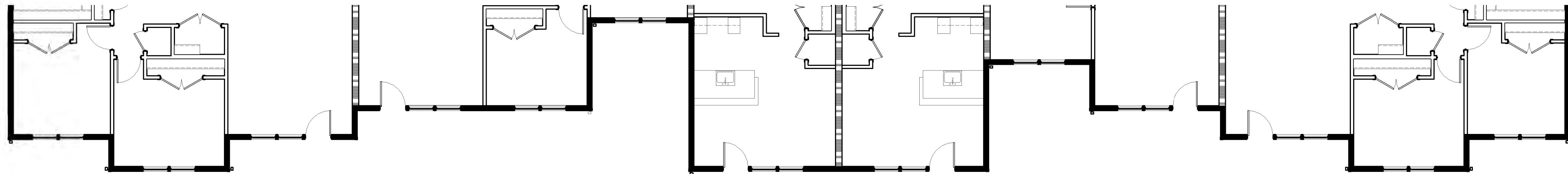


Certainteed
Colonial
White



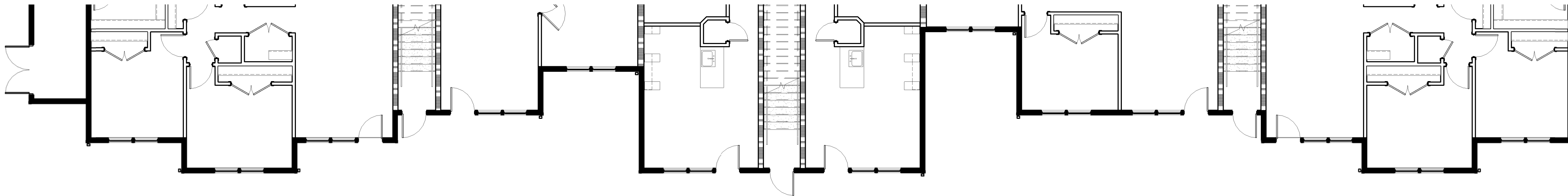
REAR ELEVATION - SCHEME B

SCALE: 1/8" = 1'-0"



FRONT ELEVATION - SCHEME B

SCALE: 1/8" = 1'-0"





Tamko
Heritage
Weathered
Wood



SW 7701
Cavern Clay



Certainteed
Snow



Certainteed
Herringbone



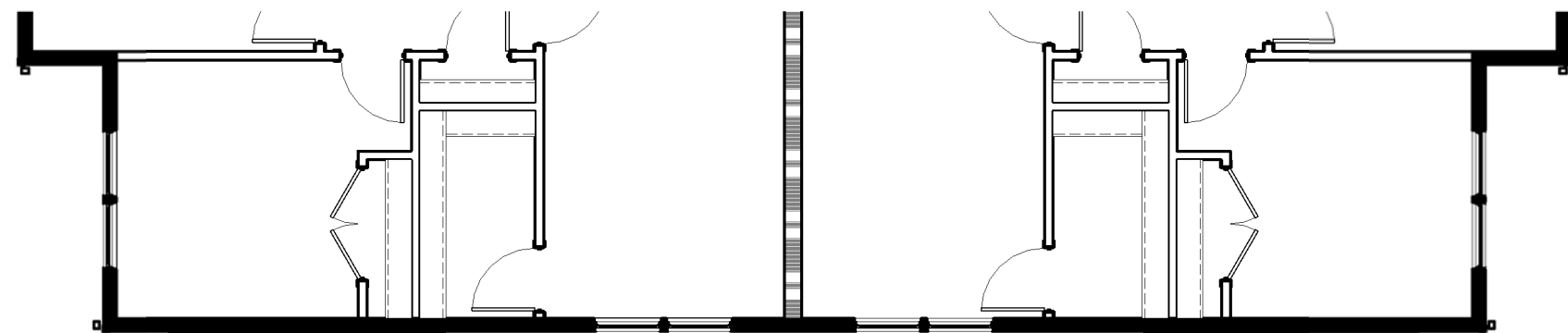
SW 9108
Double
Latte



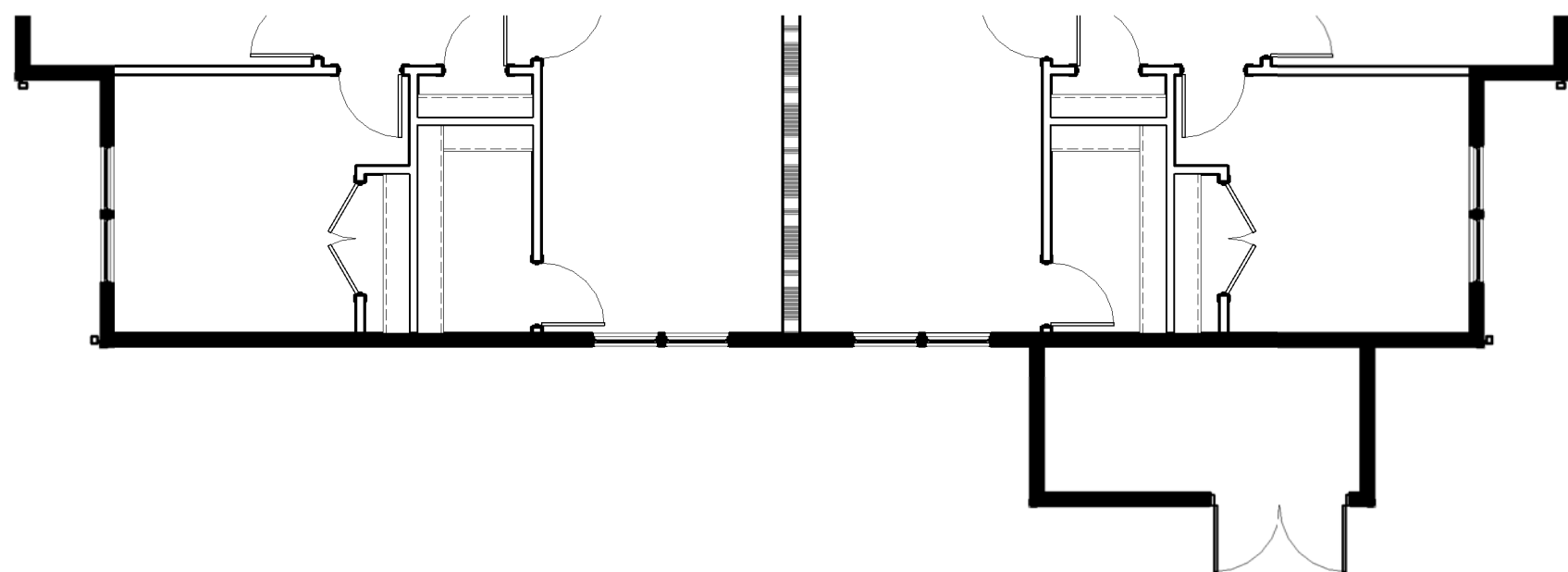
Certainteed
Colonial
White



RIGHT ELEVATION - SCHEME B
SCALE: 1/8" = 1'-0"



LEFT ELEVATION - SCHEME B
SCALE: 1/8" = 1'-0"



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Revisions

2025 PROTOTYPE X24B

Drawing Date
APRIL 18, 2025

X24B APARTMENT
BUILDING

AUTHENTIX PROTOTYPE
HANNA LAKE AVE - MI HWY - SE
GAINES TOWNSHIP, MI, 49316

Project No.
2024.0160

Sheet Title
EXTERIOR
ELEVATIONS -
SCHEME B

Sheet No.
PR3.3

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CONSTRUCTION

Revisions

2025 PROTOTYPE XGB-P

Drawing Date
APRIL 18, 2025

**XGB-P GROUNDS
BUILDING**

AUTHENTIX GAINES TOWNSHIP
HANNA LAKE AVE - MI HWY - SE
GAINES TOWNSHIP, MI, 49316

Project No.
2024.0160

Sheet Title
**EXTERIOR
ELEVATIONS**

Sheet No.
PR4.0

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Tamko
Heritage
Weathered
Wood



Certainteed
Snow



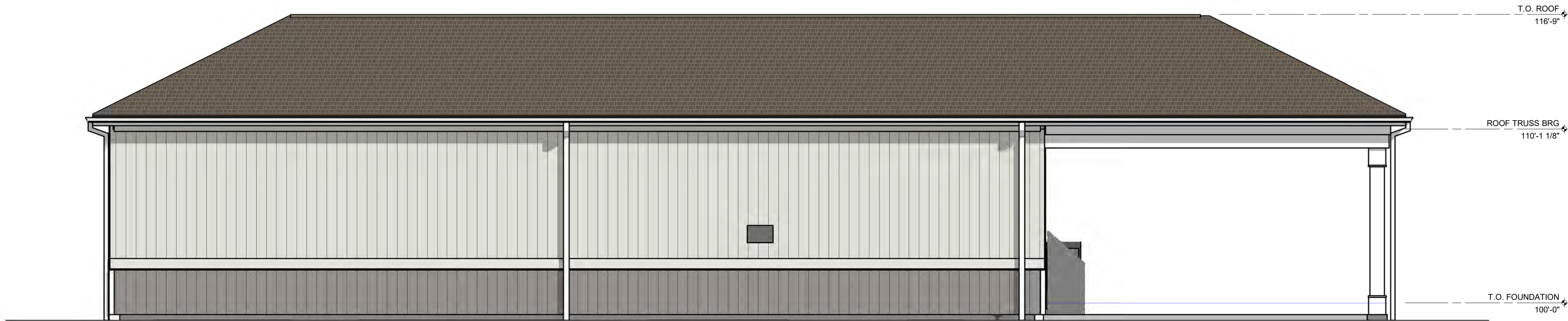
Certainteed
Granite Gray



SW 9108
Double
Latte

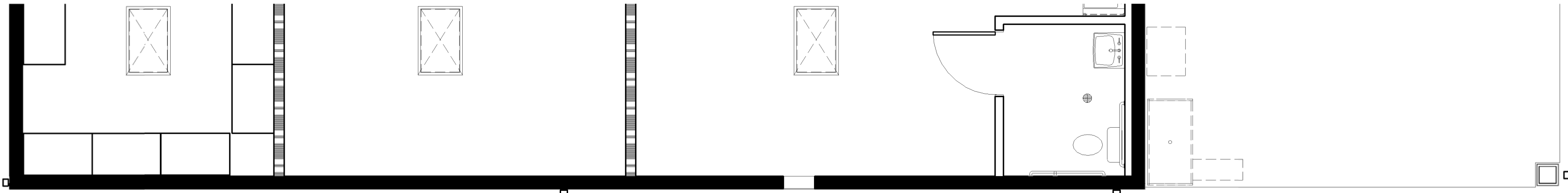


Certainteed
Colonial
White



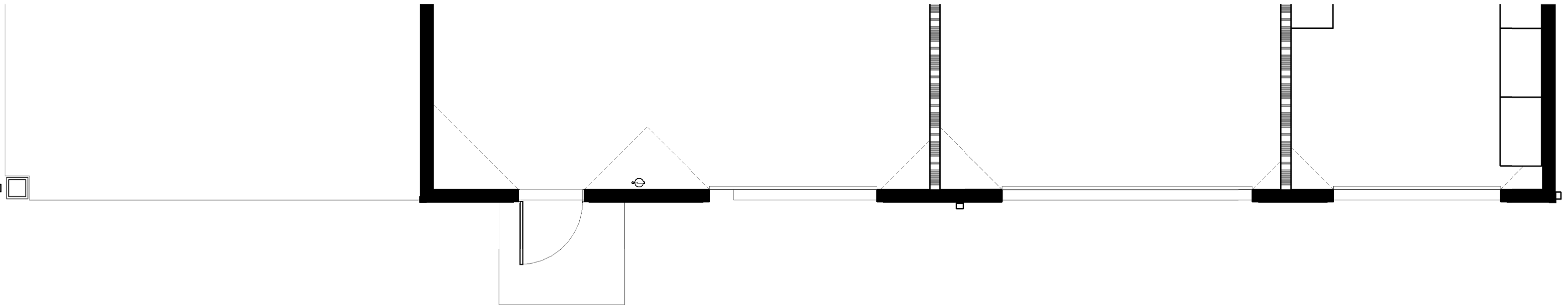
REAR ELEVATION - SCHEME A

SCALE: 1/4" = 1'-0"



FRONT ELEVATION - SCHEME A

SCALE: 1/4" = 1'-0"



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CONSTRUCTION

Revisions

2025 PROTOTYPE XGB-P

Drawing Date
APRIL 18, 2025

XGB-P GROUNDS
BUILDING

AUTHENTIX GAINES TOWNSHIP
HANNA LAKE AVE - MI HWY - SE
GAINES TOWNSHIP, MI, 49316

Project No.
2024.0160

Sheet Title
EXTERIOR
ELEVATIONS

Sheet No.
PR4.1

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Tamko
Heritage
Weathered
Wood



Certainteed
Snow



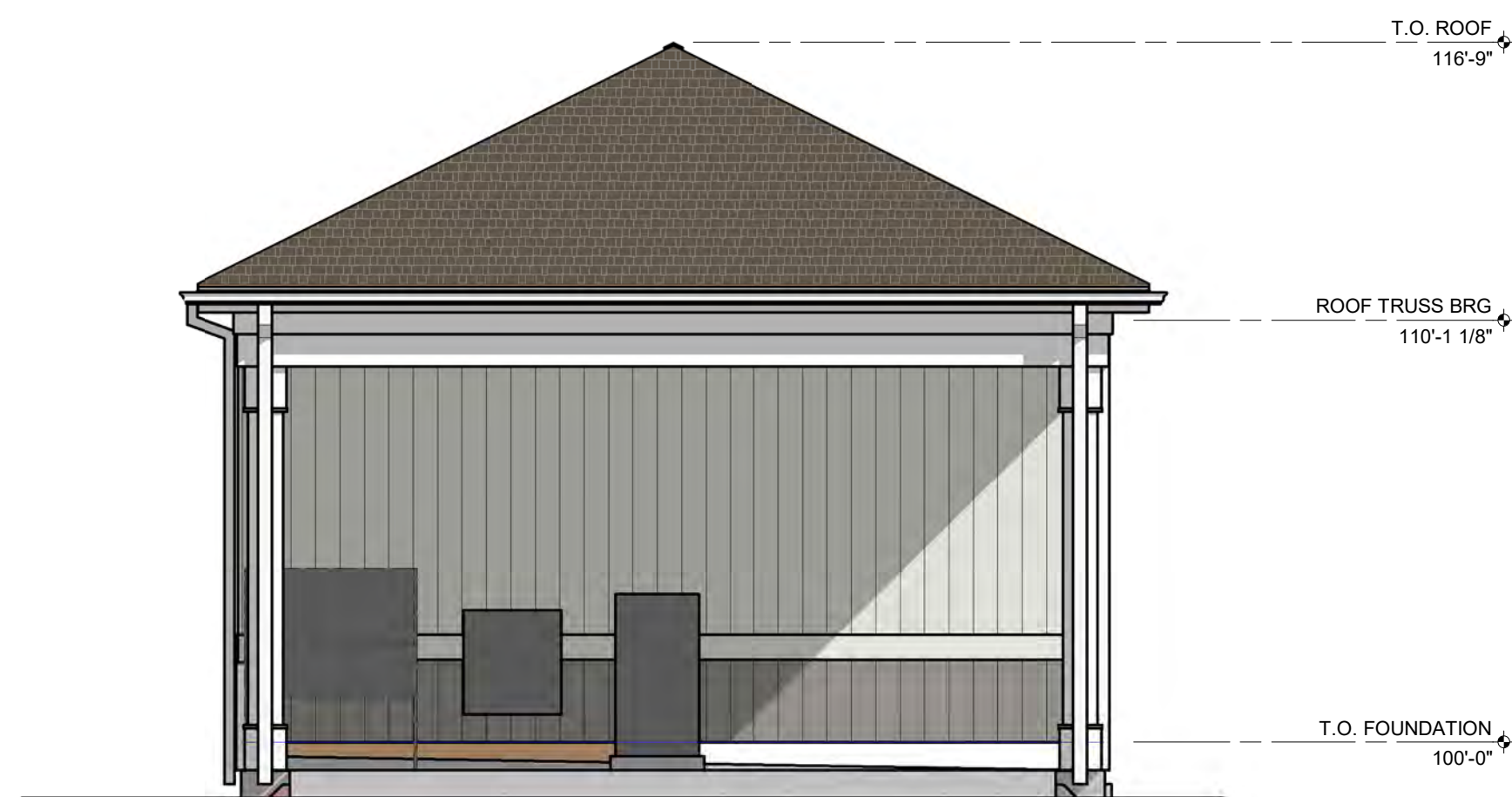
Certainteed
Granite Gray



SW 9108
Double
Latte

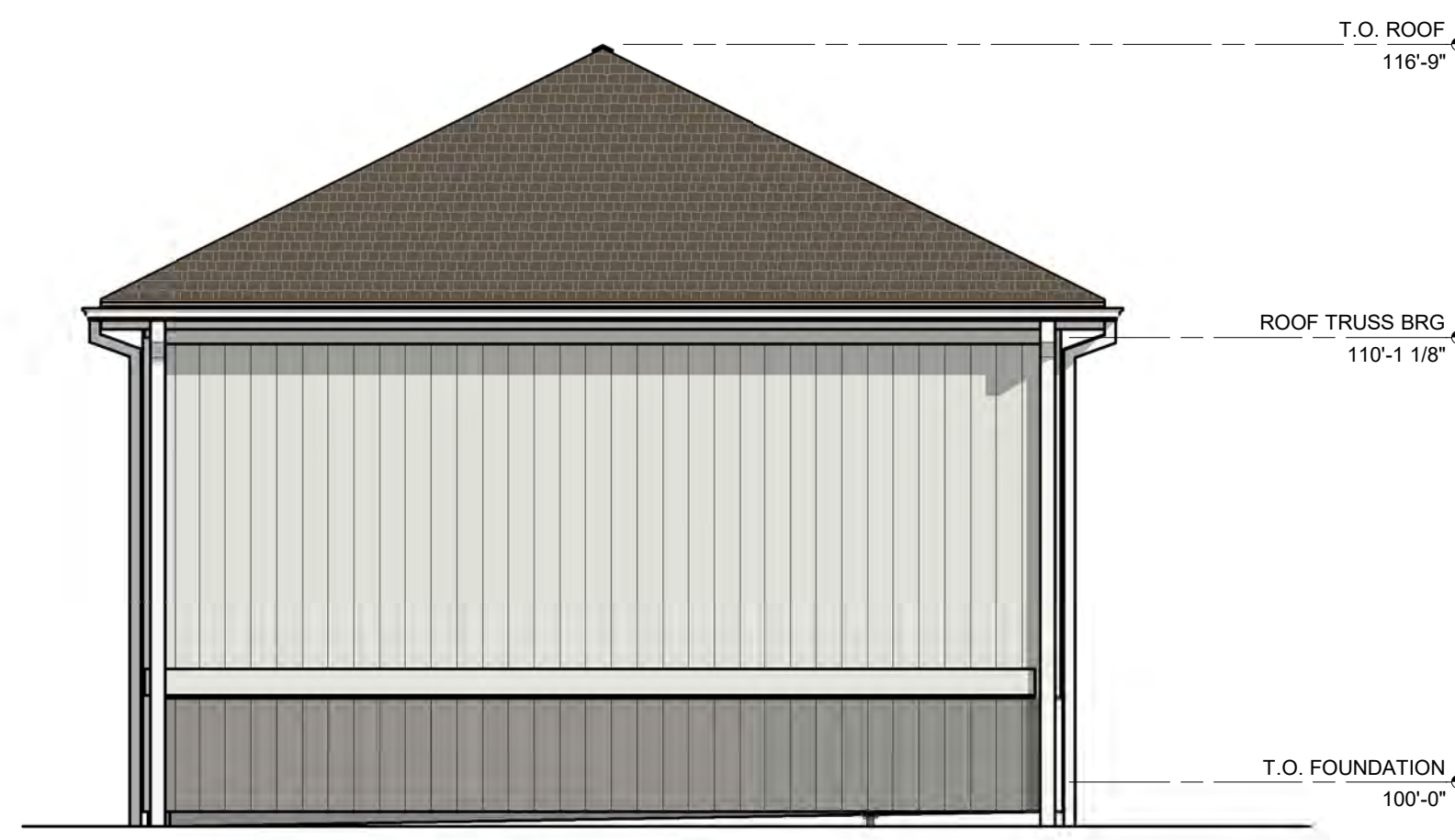
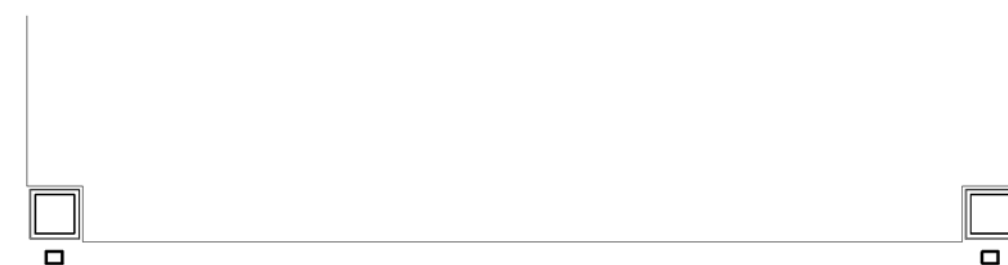


Certainteed
Colonial
White



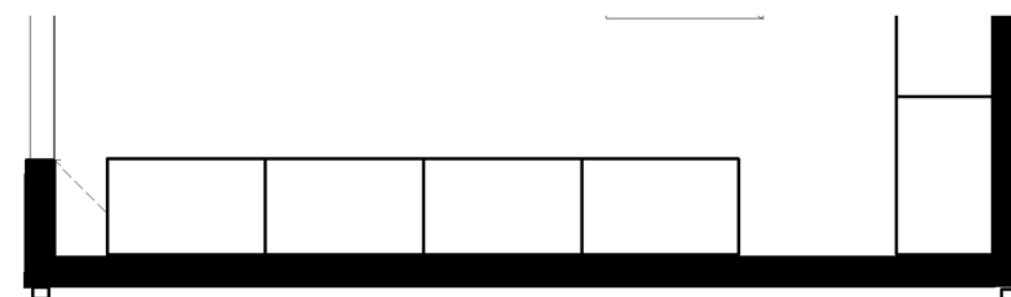
LEFT ELEVATION - SCHEME A

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION - SCHEME A

SCALE: 1/4" = 1'-0"





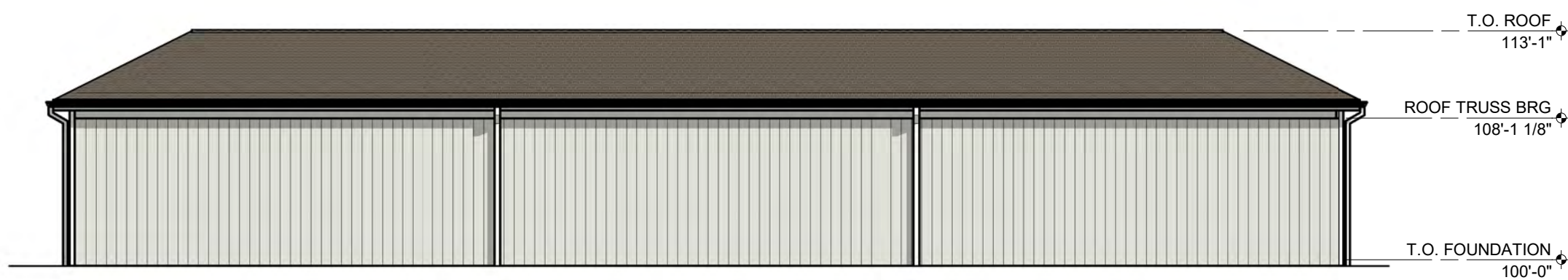
Tamko
Heritage
Weathered
Wood



Certainteed
Snow



Certainteed
Colonial
White



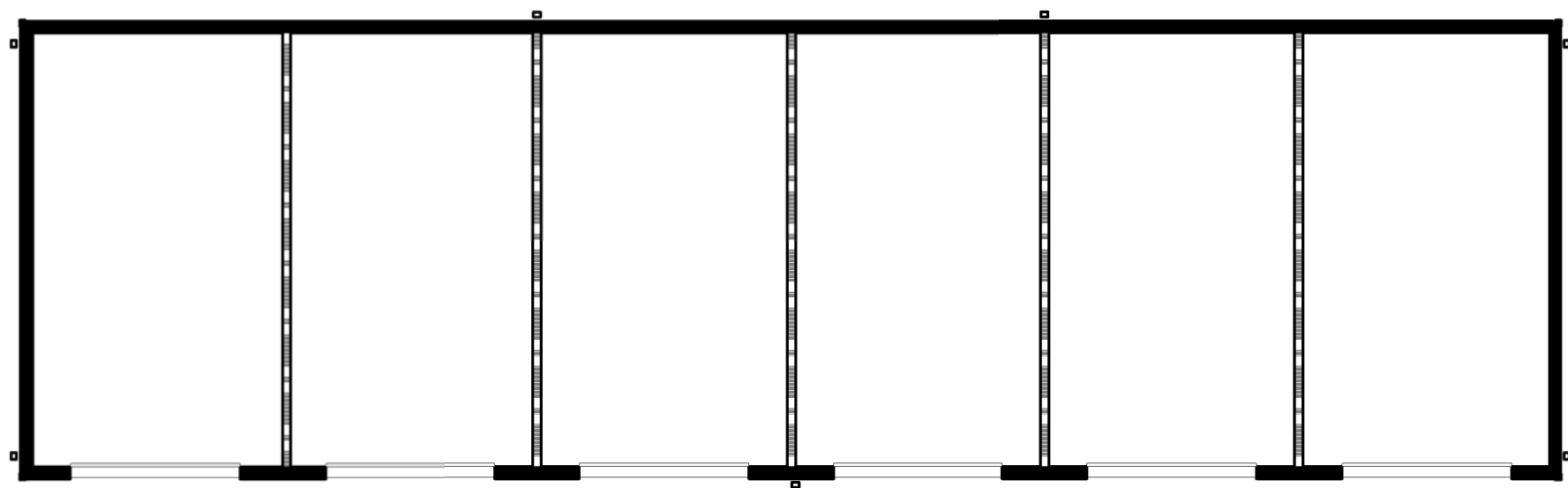
REAR ELEVATION - SCHEME A

SCALE: 1/8" = 1'-0"



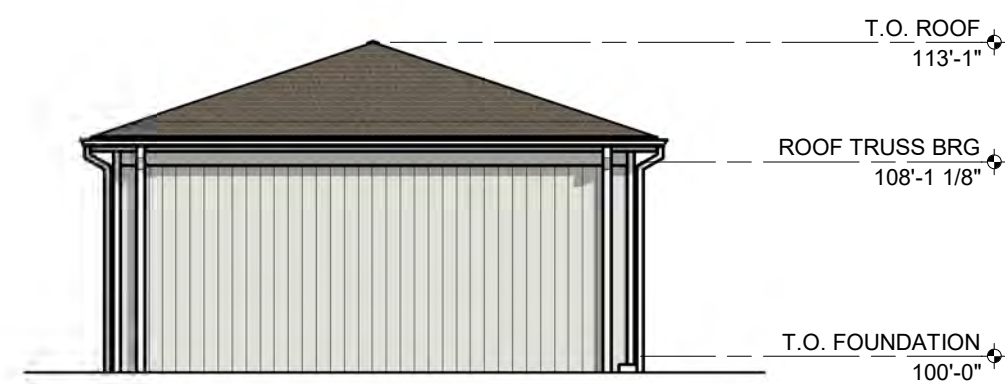
FRONT ELEVATION - SCHEME A

SCALE: 1/8" = 1'-0"



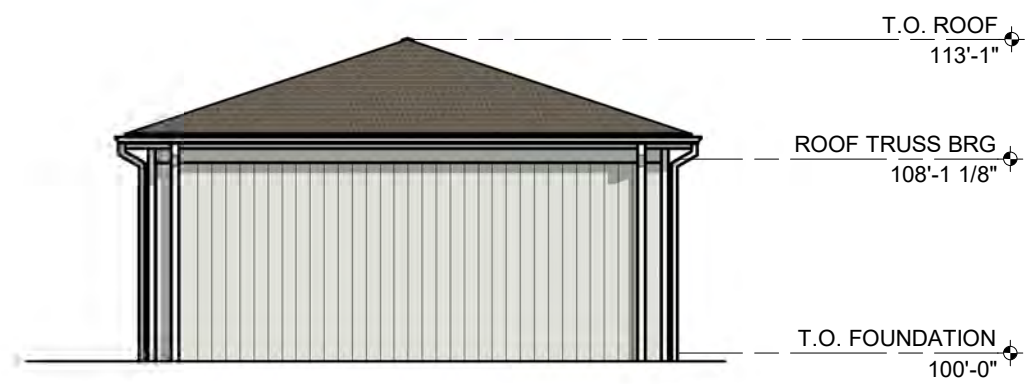
FLOOR PLAN

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION - SCHEME A

SCALE: 1/8" = 1'-0"



LEFT ELEVATION - SCHEME A

SCALE: 1/8" = 1'-0"

NOT FOR
CONSTRUCTION

Revisions

2025 PROTOTYPE G6

Drawing Date

APRIL 18, 2025

6G GARAGE

AUTHENTIX GAINES TOWNSHIP
HANNA LAKE AVE - MI HWY - SE
GAINES TOWNSHIP, MI, 49316

Project No.

2024.0160

Sheet Title

EXTERIOR
ELEVATIONS

Sheet No.

PR5.0



Tamko
Heritage
Weathered
Wood



Certainteed
Snow

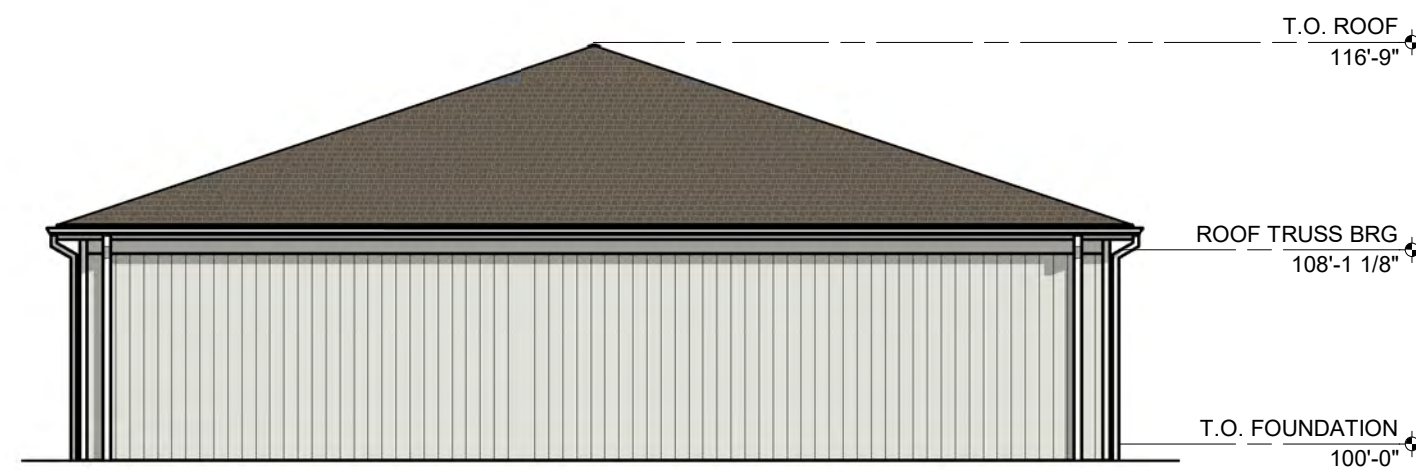


Certainteed
Colonial
White



REAR ELEVATION - SCHEME A

SCALE: 1/8" = 1'-0"



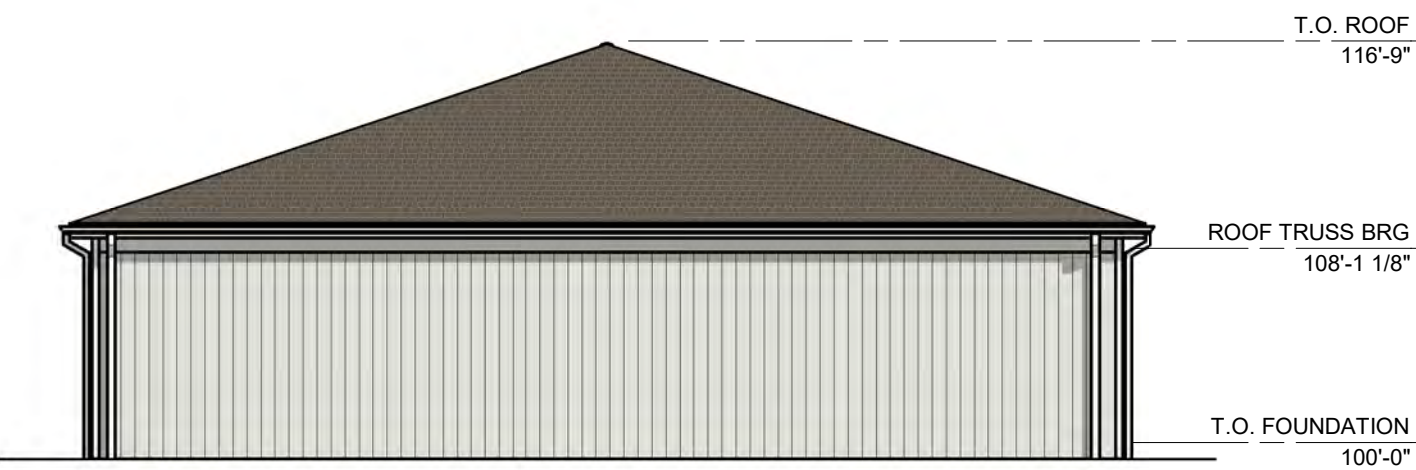
RIGHT ELEVATION - SCHEME A

SCALE: 1/8" = 1'-0"



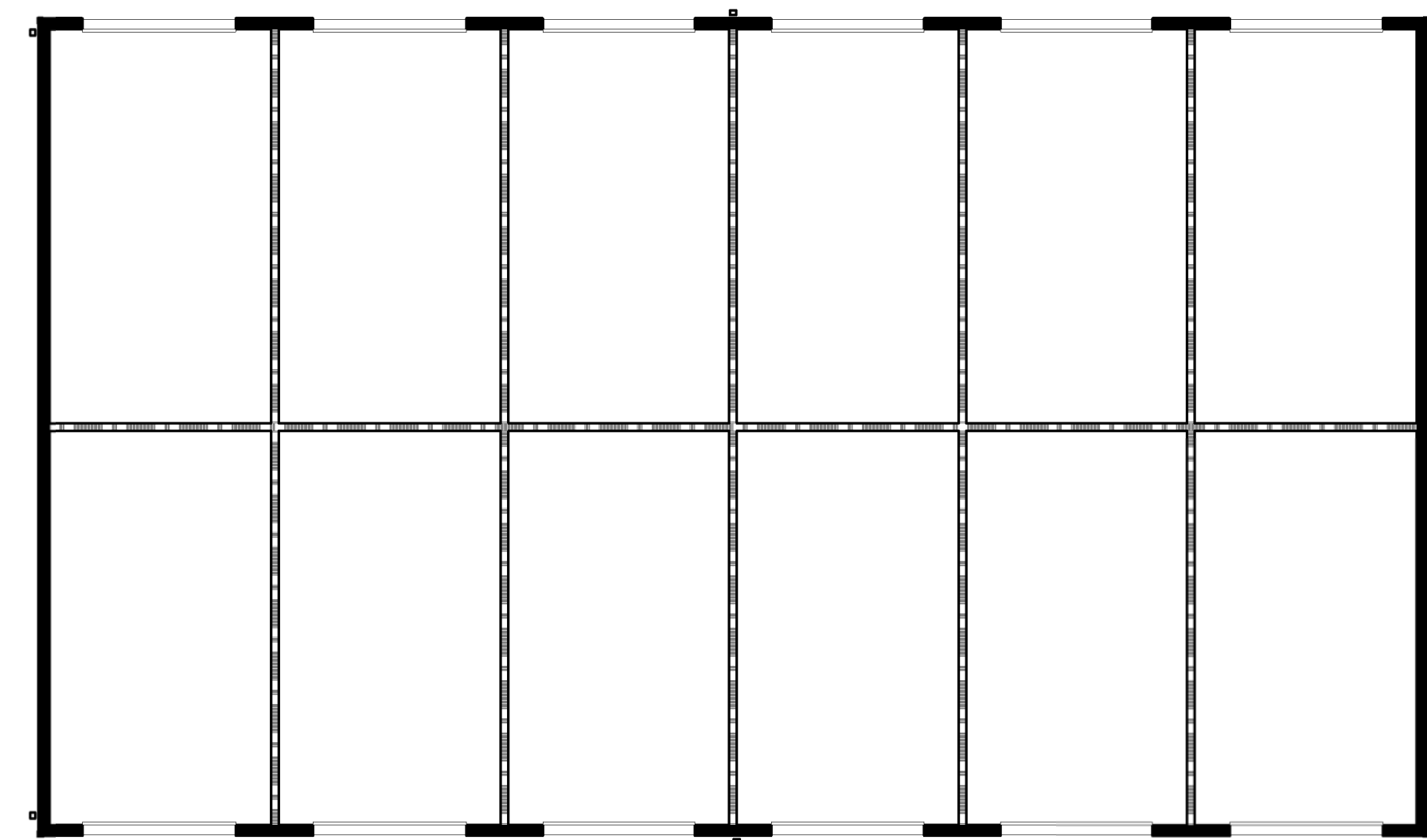
FRONT ELEVATION - SCHEME A

SCALE: 1/8" = 1'-0"



LEFT ELEVATION - SCHEME A

SCALE: 1/8" = 1'-0"



FLOOR PLAN

SCALE: 1/8" = 1'-0"

NOT FOR
CONSTRUCTION

Revisions

2025 PROTOTYPE 12G

Drawing Date
APRIL 18, 2025

12G GARAGE

AUTHENTIX GAINES TOWNSHIP
HANNA LAKE AVE - MI HWY - SE
GAINES TOWNSHIP, MI, 49316

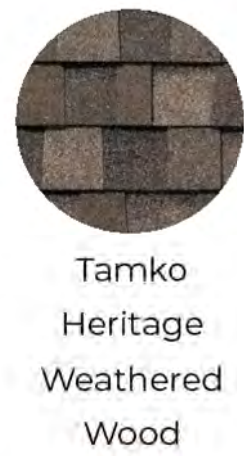
Project No.
2024.0160

Sheet Title
EXTERIOR
ELEVATIONS

Sheet No.
PR6.0

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CONSTRUCTION



Tamko
Heritage
Weathered
Wood

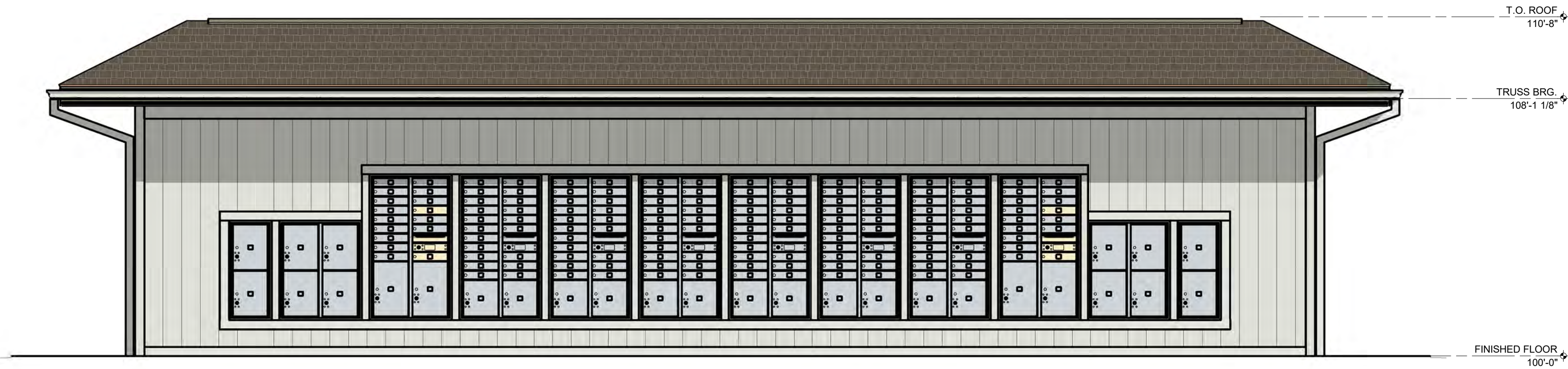
Certainteed
Snow

Certainteed
Colonial
White



RIGHT ELEVATION - SCHEME A

SCALE: 3/8" = 1'-0"



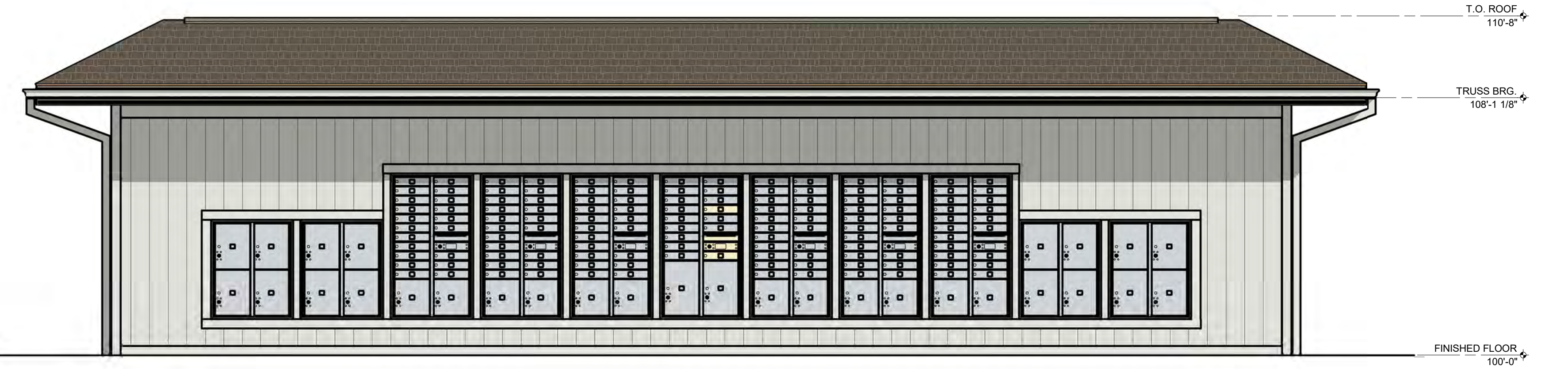
REAR ELEVATION - SCHEME A

SCALE: 3/8" = 1'-0"



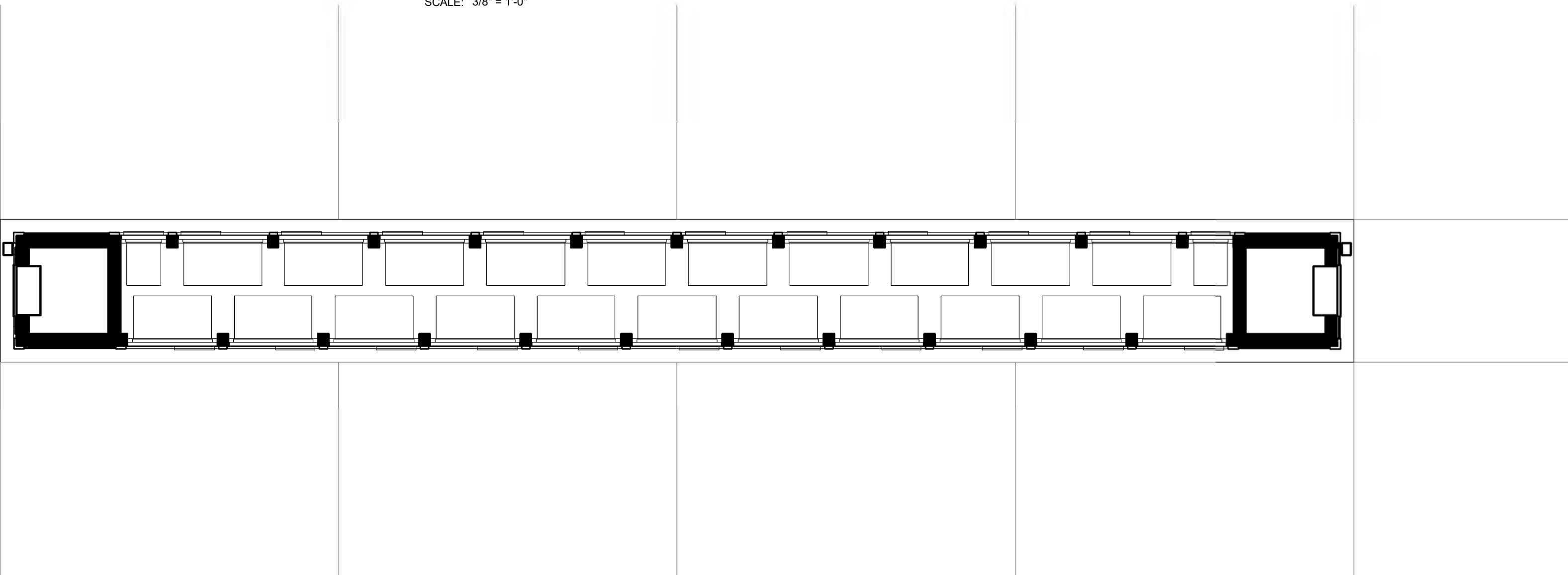
LEFT ELEVATION - SCHEME A

SCALE: 3/8" = 1'-0"



FRONT ELEVATION - SCHEME A

SCALE: 3/8" = 1'-0"



Revisions

2025 PROTOTYPE MAIL
KIOSK

Drawing Date
APRIL 18, 2025

MAIL KIOSK

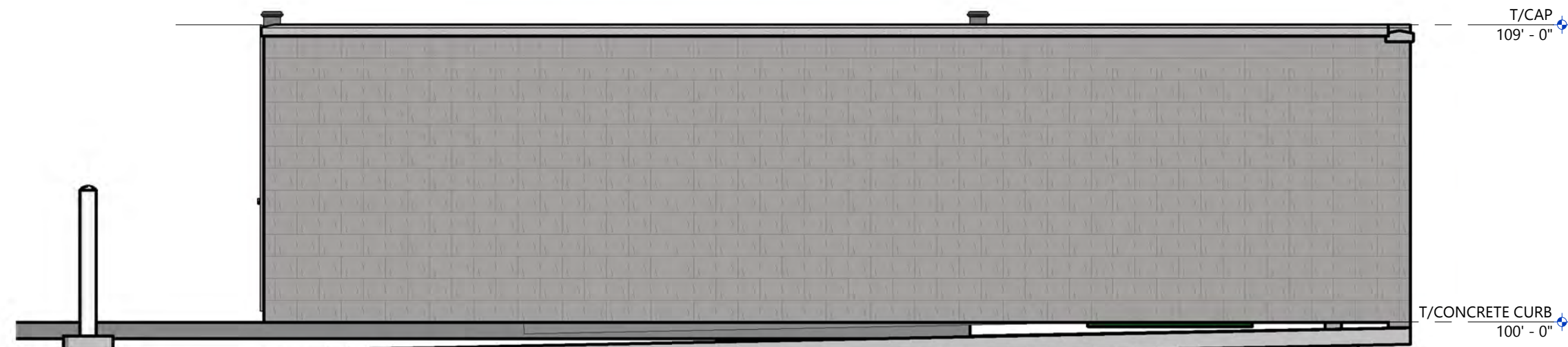
AUTHENTIX GAINES TOWNSHIP
HANNA LAKE AVE - MI HWY - SE
GAINES TOWNSHIP, MI, 49316

Project No.
2024.0160

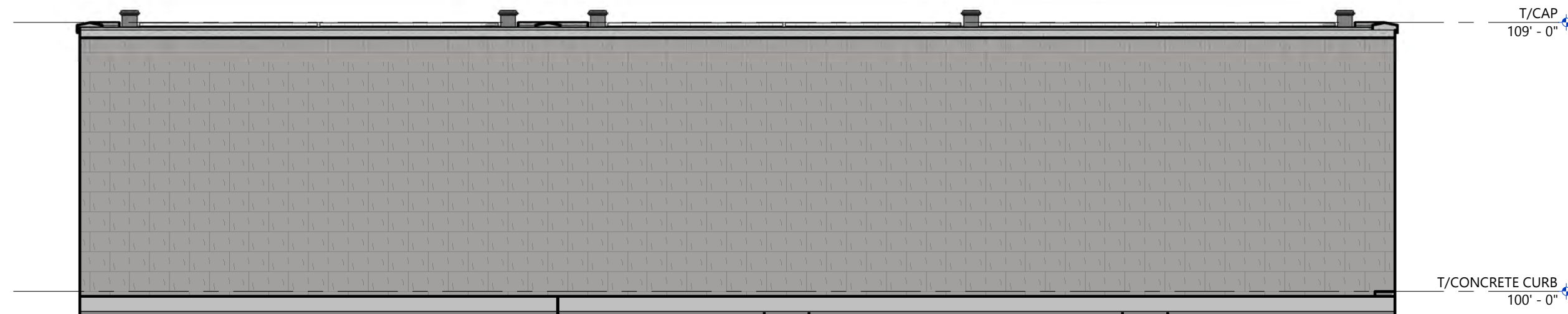
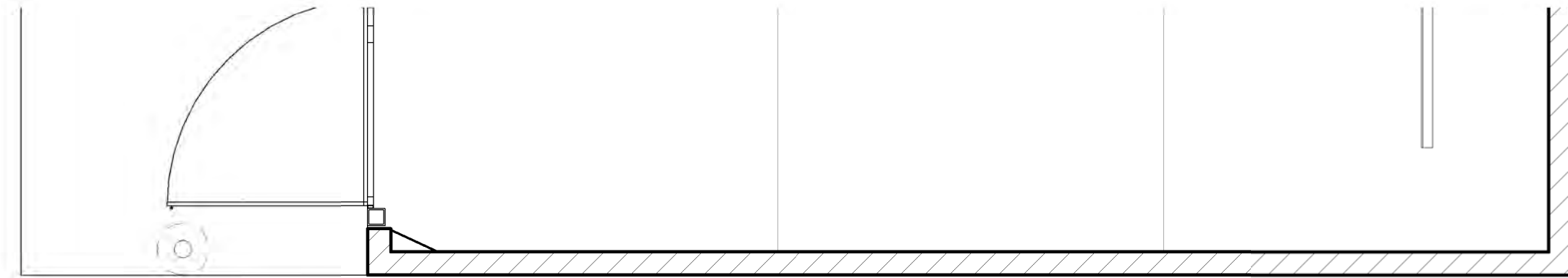
Sheet Title
EXTERIOR
ELEVATIONS -
SCHEME A

Sheet No.
PR7.0

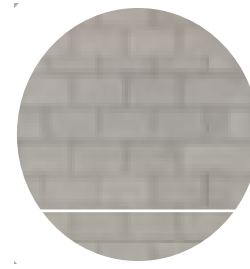
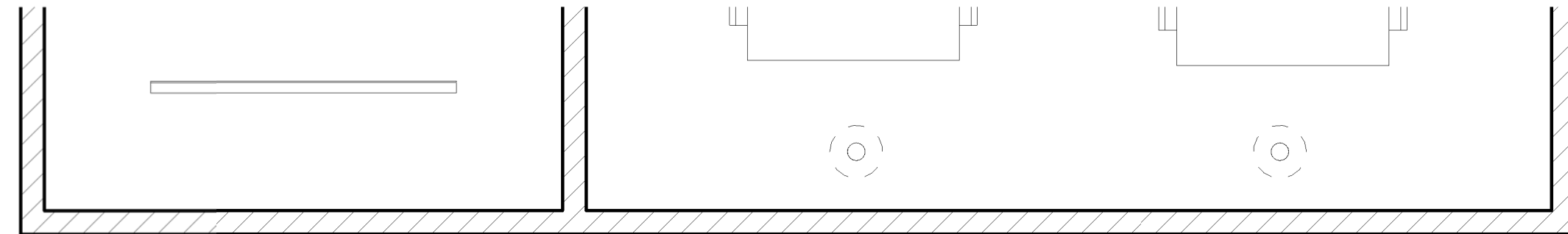
NOT FOR
CONSTRUCTION



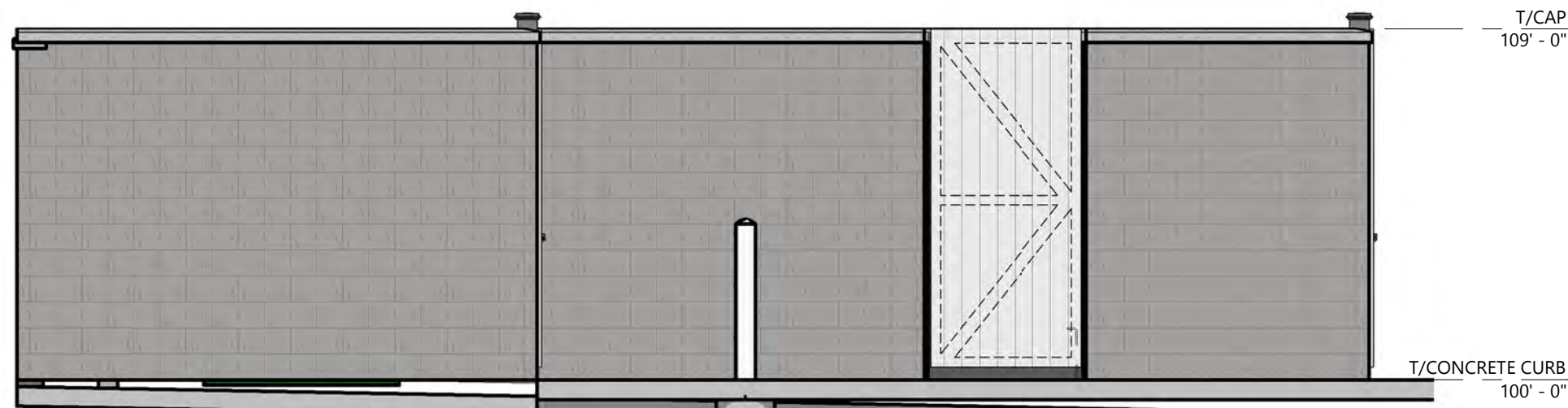
RIGHT ELEVATION - SCHEME A
SCALE: 1/4" = 1'-0"



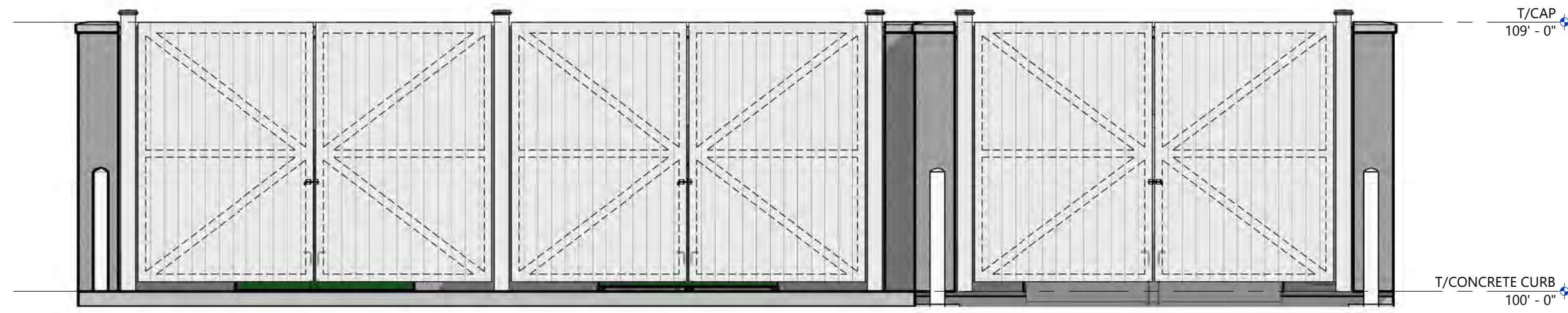
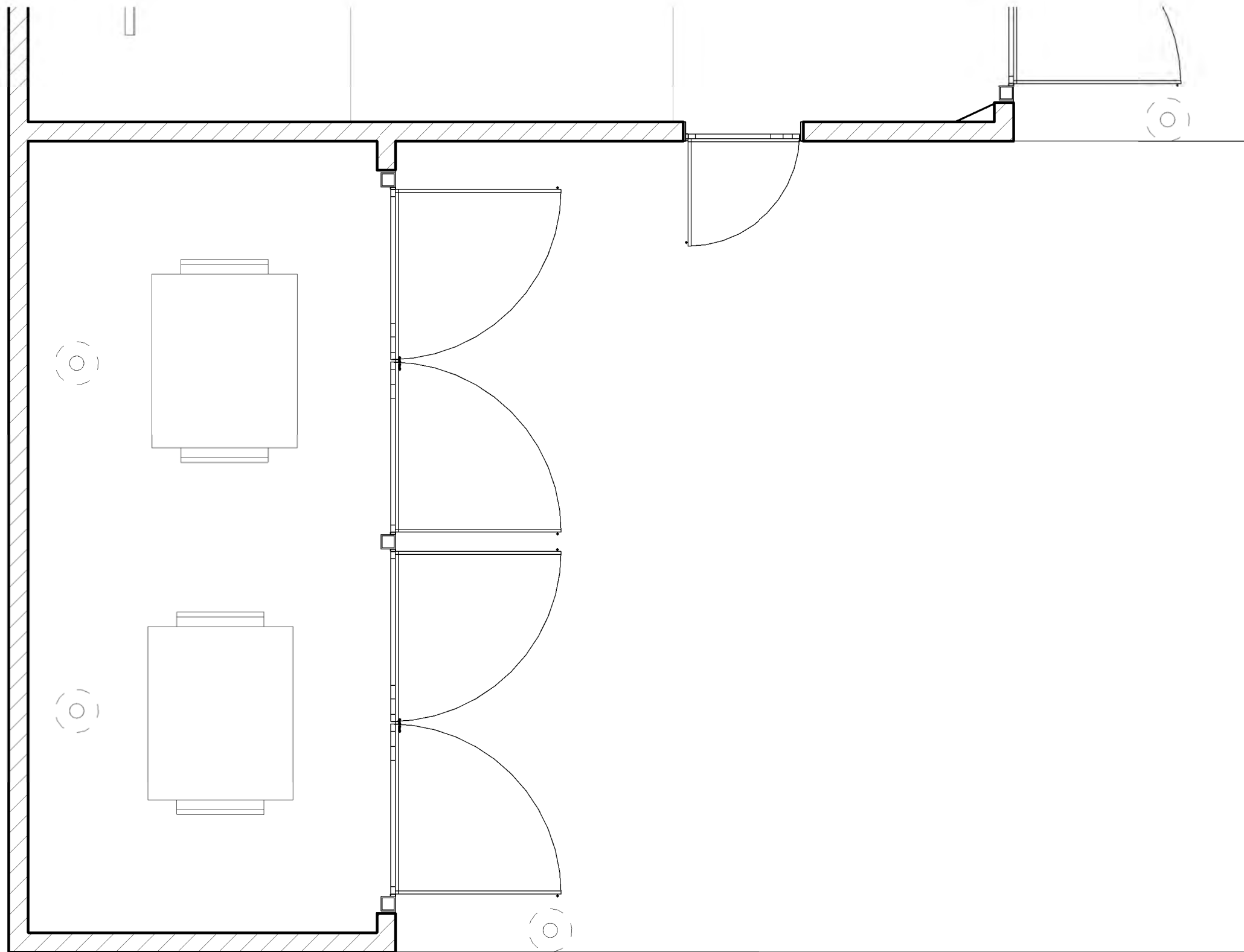
REAR ELEVATION - SCHEME A
SCALE: 1/4" = 1'-0"



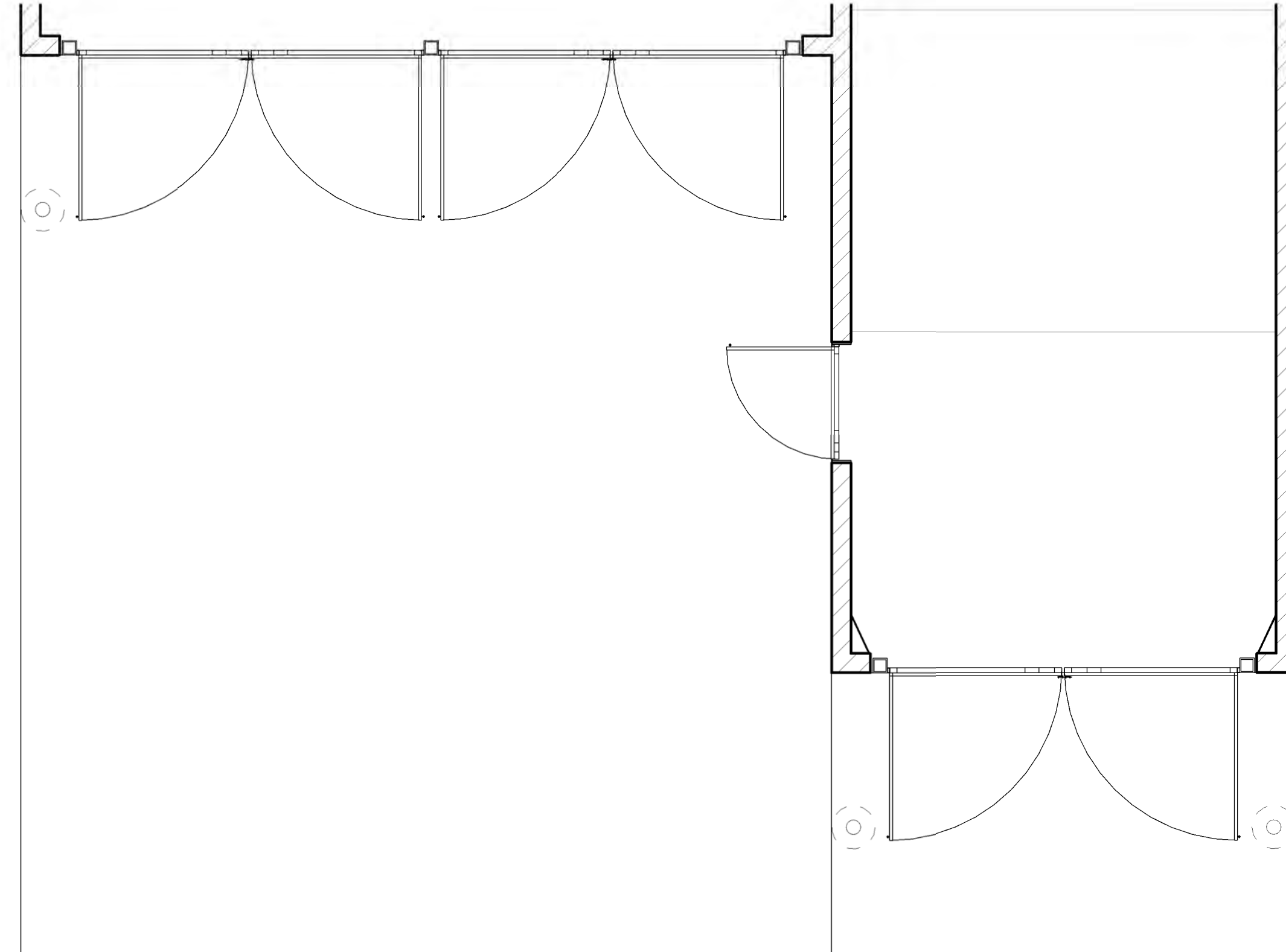
GRAY CMU



LEFT ELEVATION - SCHEME A
SCALE: 1/4" = 1'-0"



FRONT ELEVATION - SCHEME A
SCALE: 1/4" = 1'-0"



Revisions

2025 PROTOTYPE TRASH
ENCLOSURE

Drawing Date
APRIL 18, 2025

XTE-2 - TRASH
ENCLOSURE

AUTHENTIX PROTOTYPE
HANNA LAKE AVE - MI HWY - SE
GAINES TOWNSHIP, MI, 49316

Project No.
2024.0160

Sheet Title
EXTERIOR
ELEVATIONS -
SCHEME A

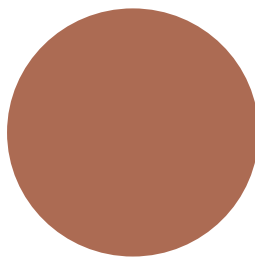
Sheet No.
PR8.0

SCHEME A

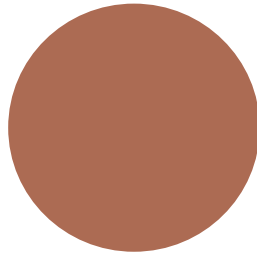
SCHEME B

CLUBHOUSE & ANCILLARY

COMMON
ENTRY



SW 7701
Cavern Clay



SW 7701
Cavern Clay

SIDING 1
BOARD & BATTEN/
MAINSTREET LAP
SIDING

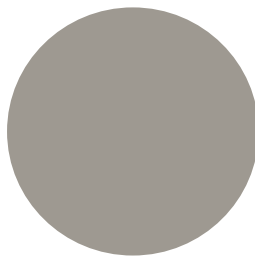


Certaineed
Snow

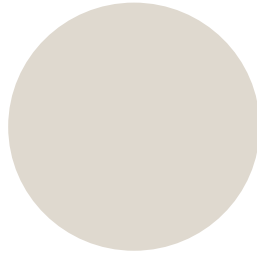


Certaineed
Snow

SIDING 2
BOARD & BATTEN/
MAINSTREET LAP
SIDING

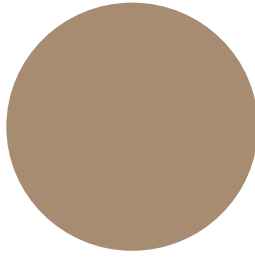


Certaineed
Granite Gray

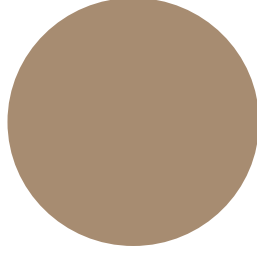


Certaineed
Herringbone

UNIT ENTRY



SW 9108
Double
Latte



SW 9108
Double
Latte

TRIM



Certaineed
Colonial
White



Certaineed
Colonial
White

SIDING 1
BOARD & BATTEN



Certaineed
Snow

SIDING 2
BOARD & BATTEN



Certaineed
Granite Gray

DOORS



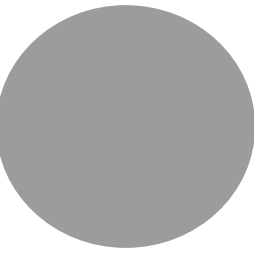
SW 9108
Double
Latte

TRIM



Certaineed
Colonial
White

GARAGE
DOORS



RAYNOR
PRE-FINISH
GRAY

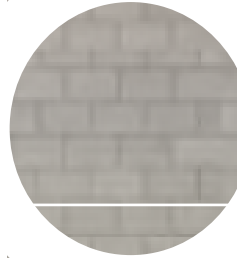
MATERIALS

ROOF SHINGLES



Tamko
Heritage
Weathered
Wood

CMU BLOCK



GRAY CMU

STONE



J&N STONE
SERIES: CLIFTROCK
COLOR: CHARLESTON



Authentix Gaines

Gaines Township, MI

04.22.25

EXTERIOR SIGNAGE

Paint



P1 SW TBD (Match Herringbone)



P2 SW TBD (Match Certainteed Snow)



P3 SW TBD (Match Certainteed Granite Gray)



P4



P5



P6 Shop Black



P7 Shop White

Vinyl



V1 3M 7725-69 Duranodic



V2 3M 7725-20 Matte White



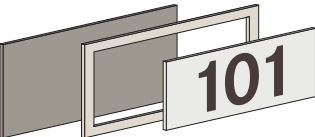
Side View



Front View



Isometric View



Typical 3 Part Construction

Corporate S Regular

ABCDEFGHIJKLMNOPQRSTUVWXYZ

abcdefghijklmnopqrstuvwxyz

123456789

Corporate S Bold

ABCDEFGHIJKLMNOPQRSTUVWXYZ

abcdefghijklmnopqrstuvwxyz

123456789

INTERIOR SIGNAGE

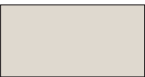
Paint



P7 Shop White



P8 SW 7701 Cavern Clay

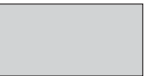


P9 SW TBD (Match Certainteed Herringbone)

Vinyl



V2 3M 7725-20 Matte White



V3 Mactac JX5796M Frosted Vinyl

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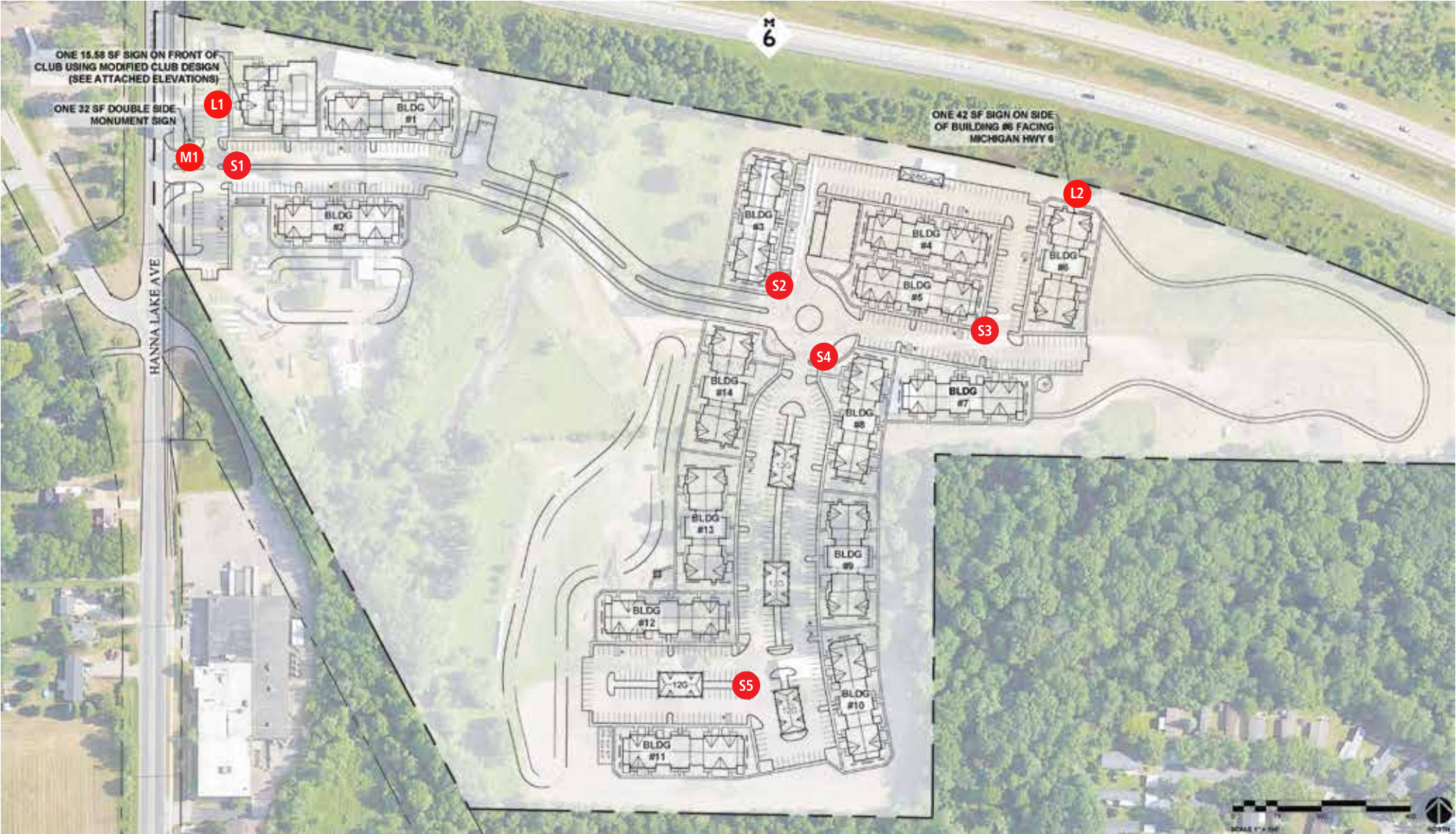
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Customer

Landlord

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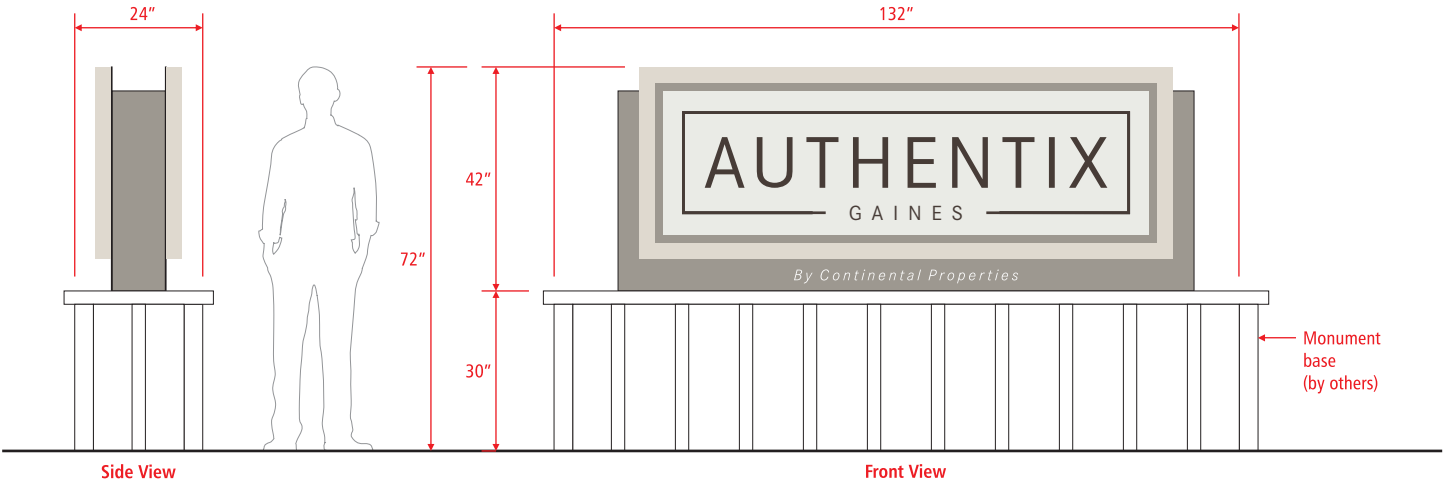
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Simulated Illumination

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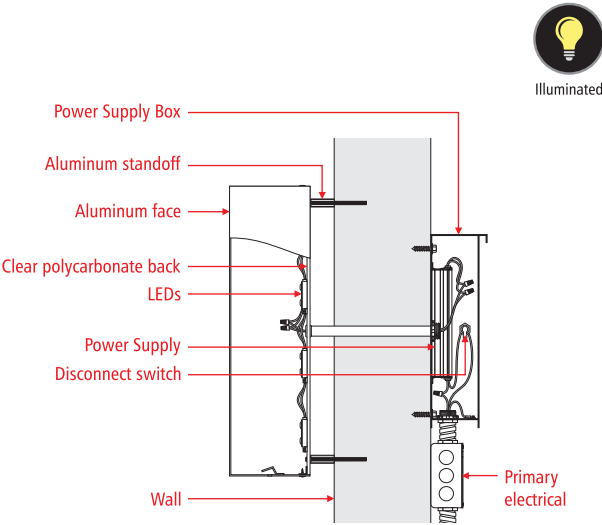
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- LEDs Hanley LED Model 2080
Illumination Halo
Power Supply Location Remote
Primary Circuit (120 VAC) 1.1 Amps
Total System Watts 75 Watts

Clubhouse Front Elevation



Elevation depiction intended for general concept illustration and is not to exact scale. Actual sizing, color, materials & perspective may vary from image.



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Non-Illuminated

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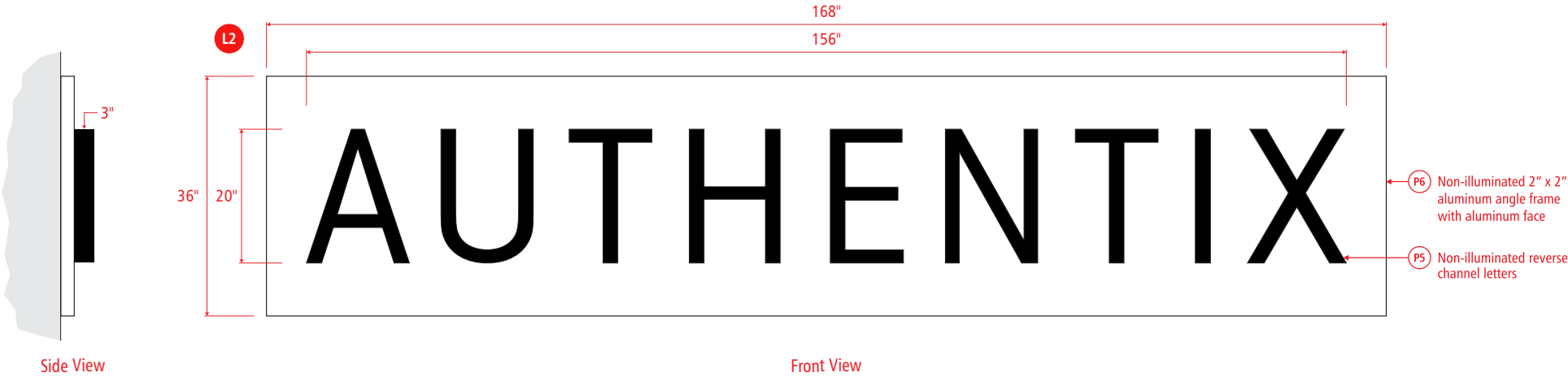
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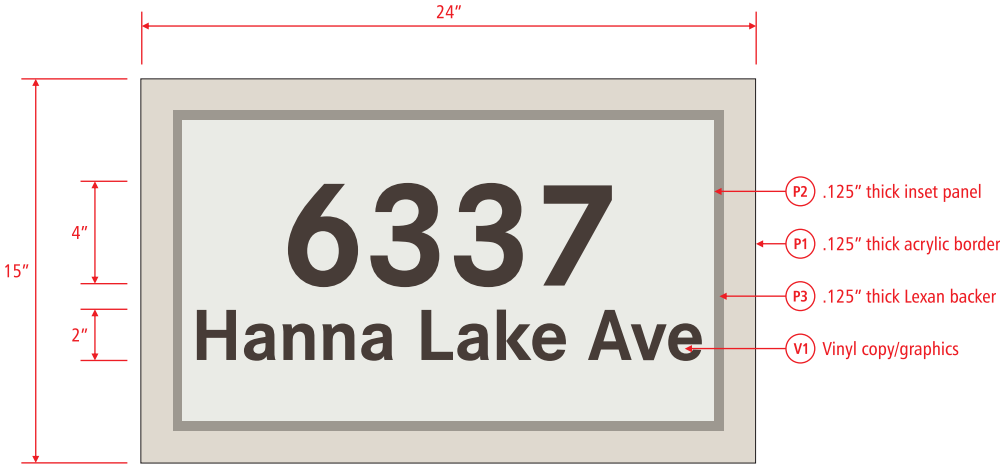
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Left Side View



Elevation depiction intended for general concept illustration and is not to exact scale. Actual sizing, color, materials & perspective may vary from image.



Clubhouse Front Elevation



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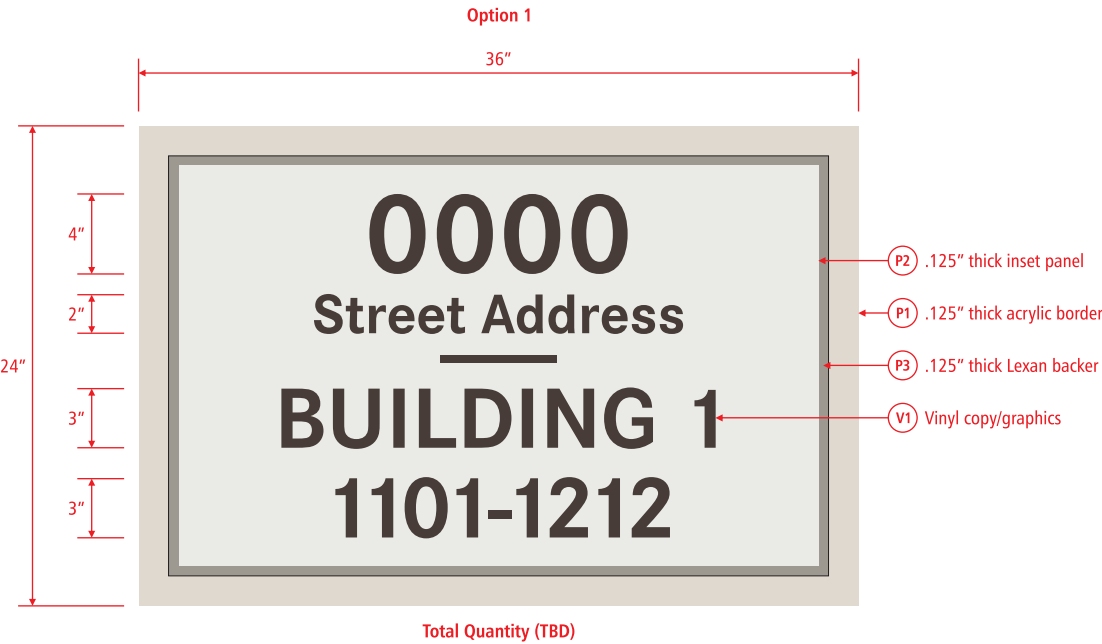
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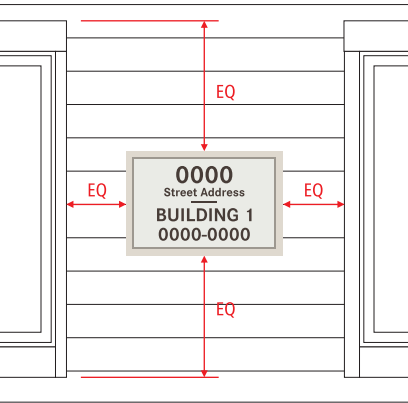
*Quantity typical (1) to (3) each depending on site layout

*Quantity and placement to be verified by Fire Marshall to meet compliance requirements

Building ID Schedule

0000 Street Address BUILDING 1 0000-0000	0000 Street Address BUILDING 2 0000-0000	0000 Street Address BUILDING 3 0000-0000	0000 Street Address BUILDING 4 0000-0000	0000 Street Address BUILDING 5 0000-0000	0000 Street Address BUILDING 6 0000-0000	0000 Street Address BUILDING 7 0000-0000
0000 Street Address BUILDING 8 0000-0000	0000 Street Address BUILDING 9 0000-0000	0000 Street Address BUILDING 10 0000-0000	0000 Street Address BUILDING 11 0000-0000	0000 Street Address BUILDING 12 0000-0000	0000 Street Address BUILDING 13 0000-0000	0000 Street Address BUILDING 14 0000-0000

Install Guide for X24 Building Types



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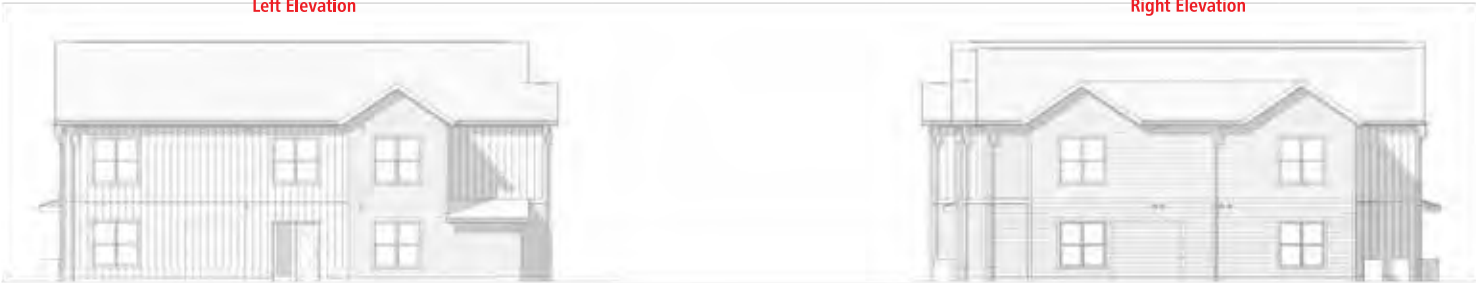
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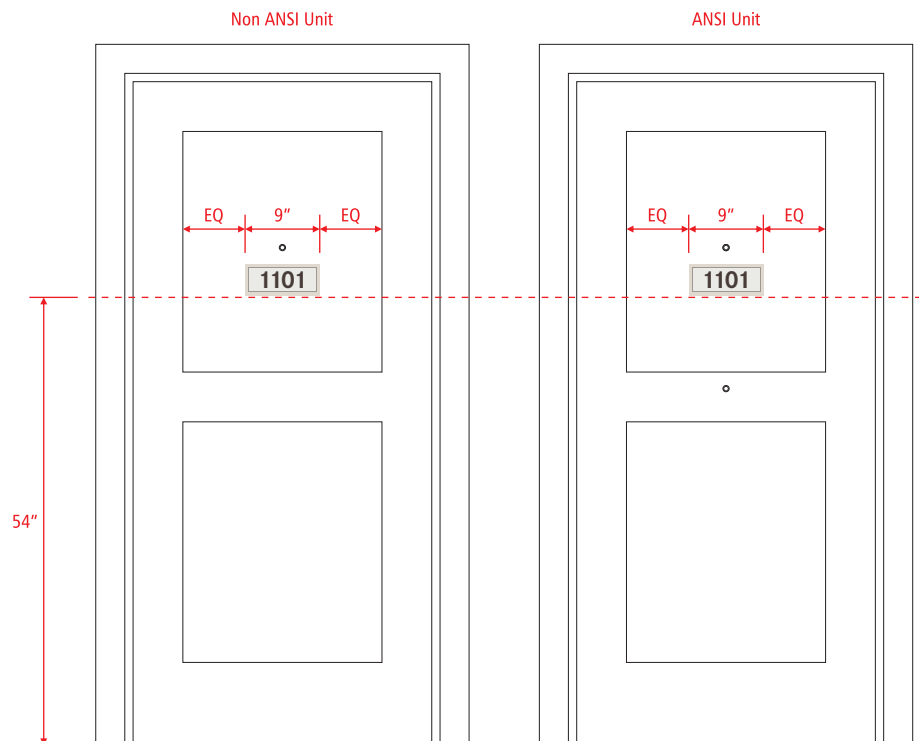
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Total Quantity (336)

Typical Install Location



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Unit ID Schedule

Building 1 Type	Building 2 Type	Building 3 Type	Building 4 Type	Building 5 Type	Building 6 Type	Building 7 Type	Building 8 Type	Building 9 Type	Building 10 Type	Building 11 Type	Building 12 Type	Building 13 Type	Building 14 Type
1101	2101	3101	4101	5101	6101	7101	8101	9101	10101	11101	12101	13101	14101
1102	2102	3102	4102	5102	6102	7102	8102	9102	10102	11102	12102	13102	14102
1103	2103	3103	4103	5103	6103	7103	8103	9103	10103	11103	12103	13103	14103
1104	2104	3104	4104	5104	6104	7104	8104	9104	10104	11104	12104	13104	14104
1105	2105	3105	4105	5105	6105	7105	8105	9105	10105	11105	12105	13105	14105
1106	2106	3106	4106	5106	6106	7106	8106	9106	10106	11106	12106	13106	14106
1107	2107	3107	4107	5107	6107	7107	8107	9107	10107	11107	12107	13107	14107
1108	2108	3108	4108	5108	6108	7108	8108	9108	10108	11108	12108	13108	14108
1109	2109	3109	4109	5109	6109	7109	8109	9109	10109	11109	12109	13109	14109
1110	2110	3110	4110	5110	6110	7110	8110	9110	10110	11110	12110	13110	14110
1111	2111	3111	4111	5111	6111	7111	8111	9111	10111	11111	12111	13111	14111
1112	2112	3112	4112	5112	6112	7112	8112	9112	10112	11112	12112	13112	14112
1201	2201	3201	4201	5201	6201	7201	8201	9201	10201	11201	12201	13201	14201
1202	2202	3202	4202	5202	6202	7202	8202	9202	10202	11202	12202	13202	14202
1203	2203	3203	4203	5203	6203	7203	8203	9203	10203	11203	12203	13203	14203
1204	2204	3204	4204	5204	6204	7204	8204	9204	10204	11204	12204	13204	14204
1205	2205	3205	4205	5205	6205	7205	8205	9205	10205	11205	12205	13205	14205
1206	2206	3206	4206	5206	6206	7206	8206	9206	10206	11206	12206	13206	14206
1207	2207	3207	4207	5207	6207	7207	8207	9207	10207	11207	12207	13207	14207
1208	2208	3208	4208	5208	6208	7208	8208	9208	10208	11208	12208	13208	14208
1209	2209	3209	4209	5209	6209	7209	8209	9209	10209	11209	12209	13209	14209
1210	2210	3210	4210	5210	6210	7210	8210	9210	10210	11210	12210	13210	14210
1211	2211	3211	4211	5211	6211	7211	8211	9211	10211	11211	12211	13211	14211
1212	2212	3212	4212	5212	6212	7212	8212	9212	10212	11212	12212	13212	14212

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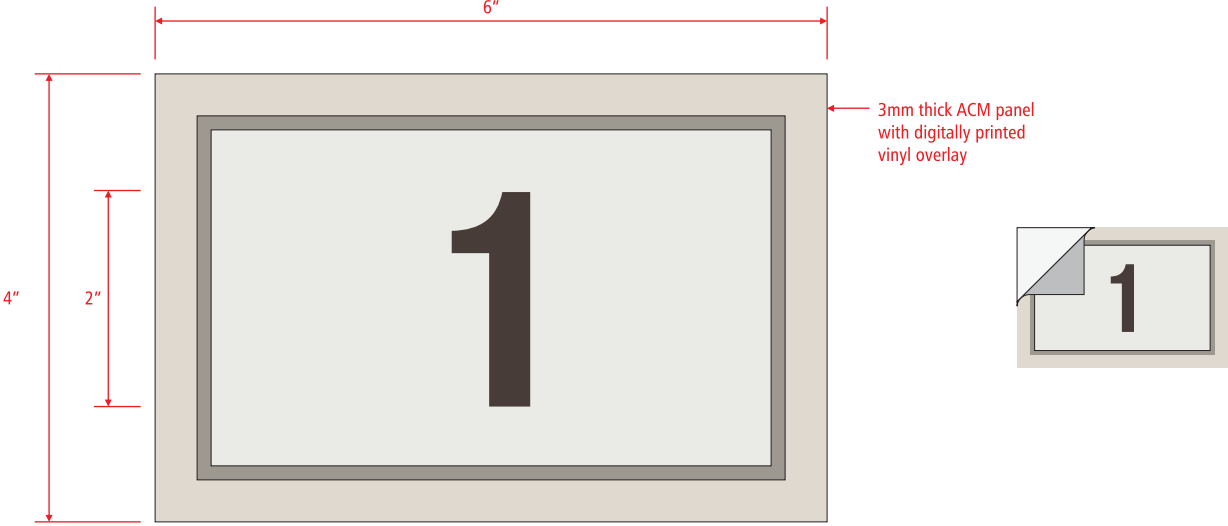
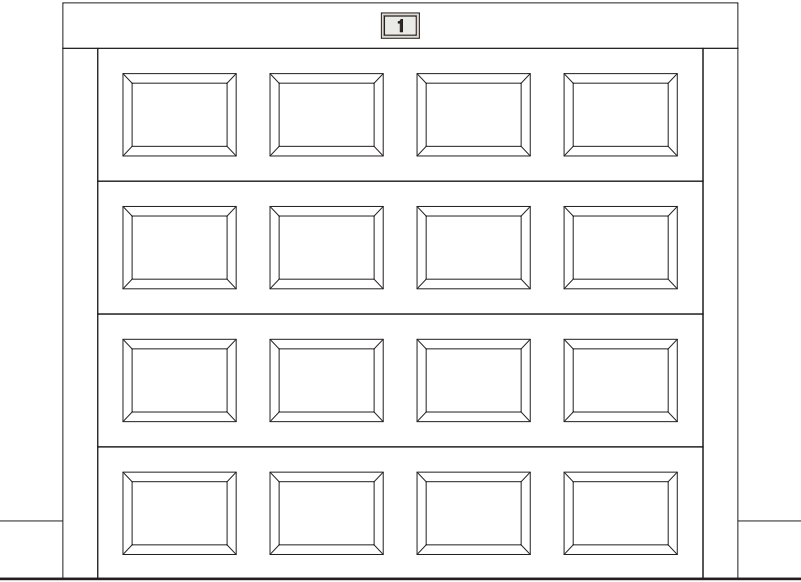
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Total Quantity (54)

Garage ID Schedule

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48
49	50	51	52	53	54										

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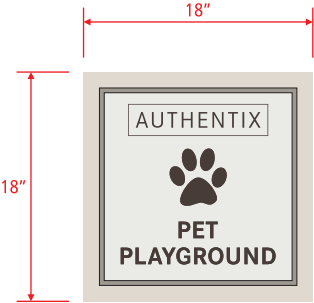
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Quantity (1)



Quantity (1)



Quantity (1)



Quantity (1)



Quantity (1)

- P2 .125" thick inset panel
- P1 .125" thick acrylic border
- P3 .125" thick Lexan backer
- V1 Vinyl copy/graphics



Quantity (1)



Quantity (1)



Quantity (1)

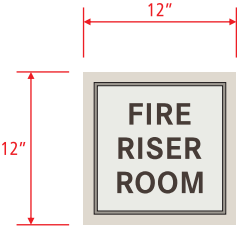


Quantity (2)



Quantity (1)

- P2 .125" thick inset panel
- P1 .125" thick acrylic border
- P3 .125" thick Lexan backer
- V1 Vinyl copy/graphics



Quantity (14)

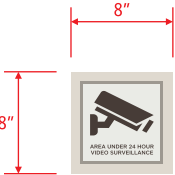


Quantity (1)



Quantity (TBD)

- P2 .125" thick inset panel
- P1 .125" thick acrylic border
- P3 .125" thick Lexan backer
- V1 Vinyl copy/graphics



Quantity (4)

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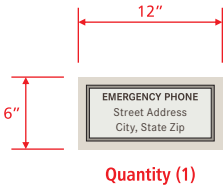
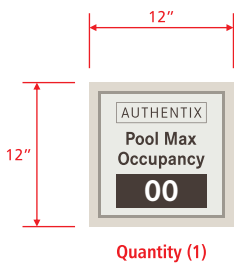
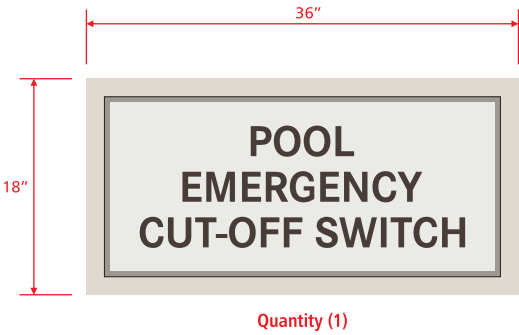
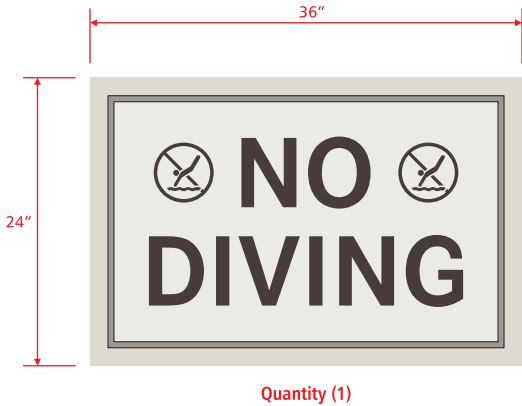
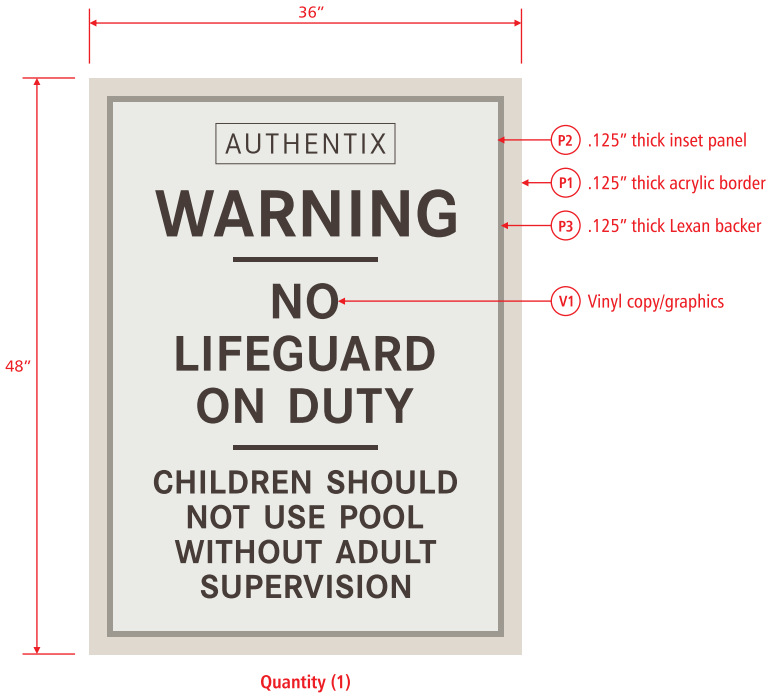
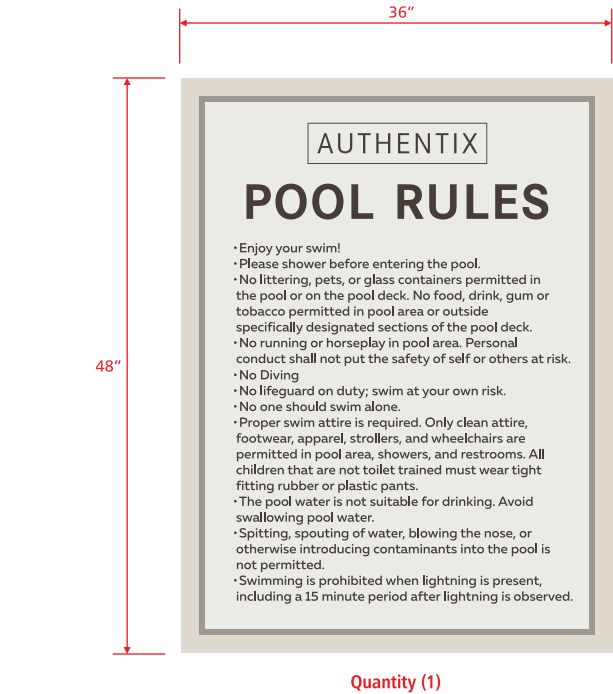
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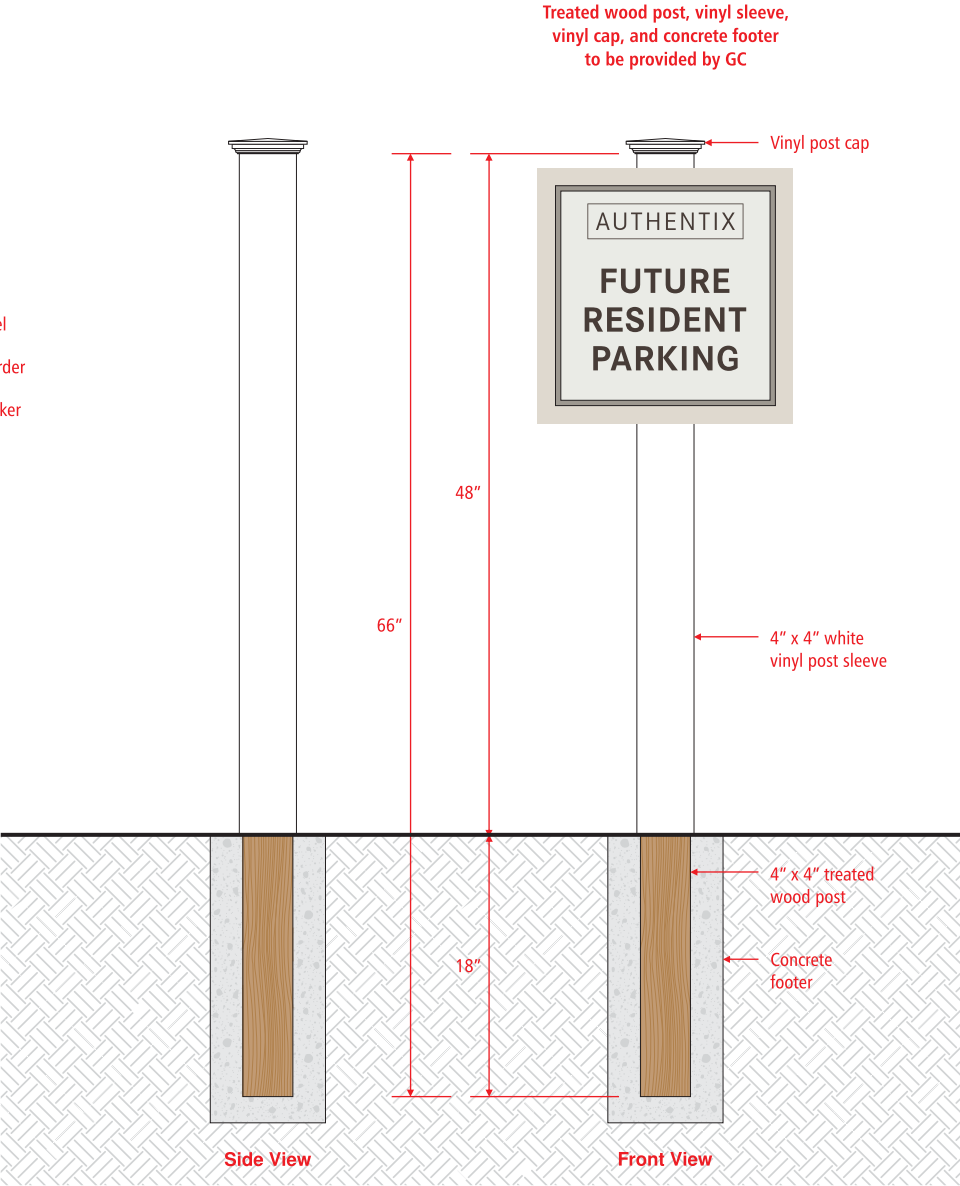
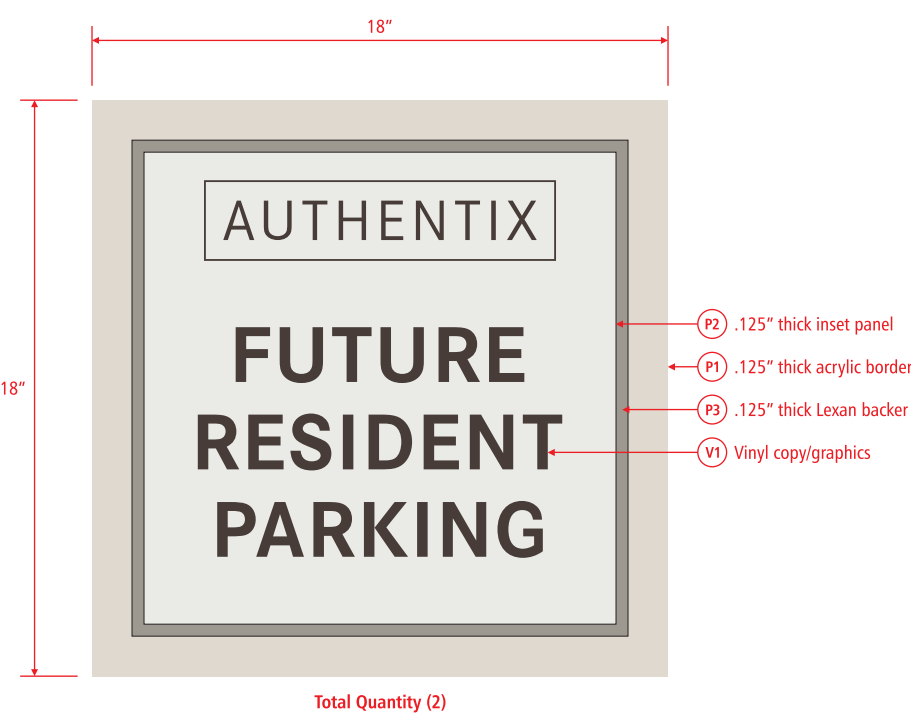
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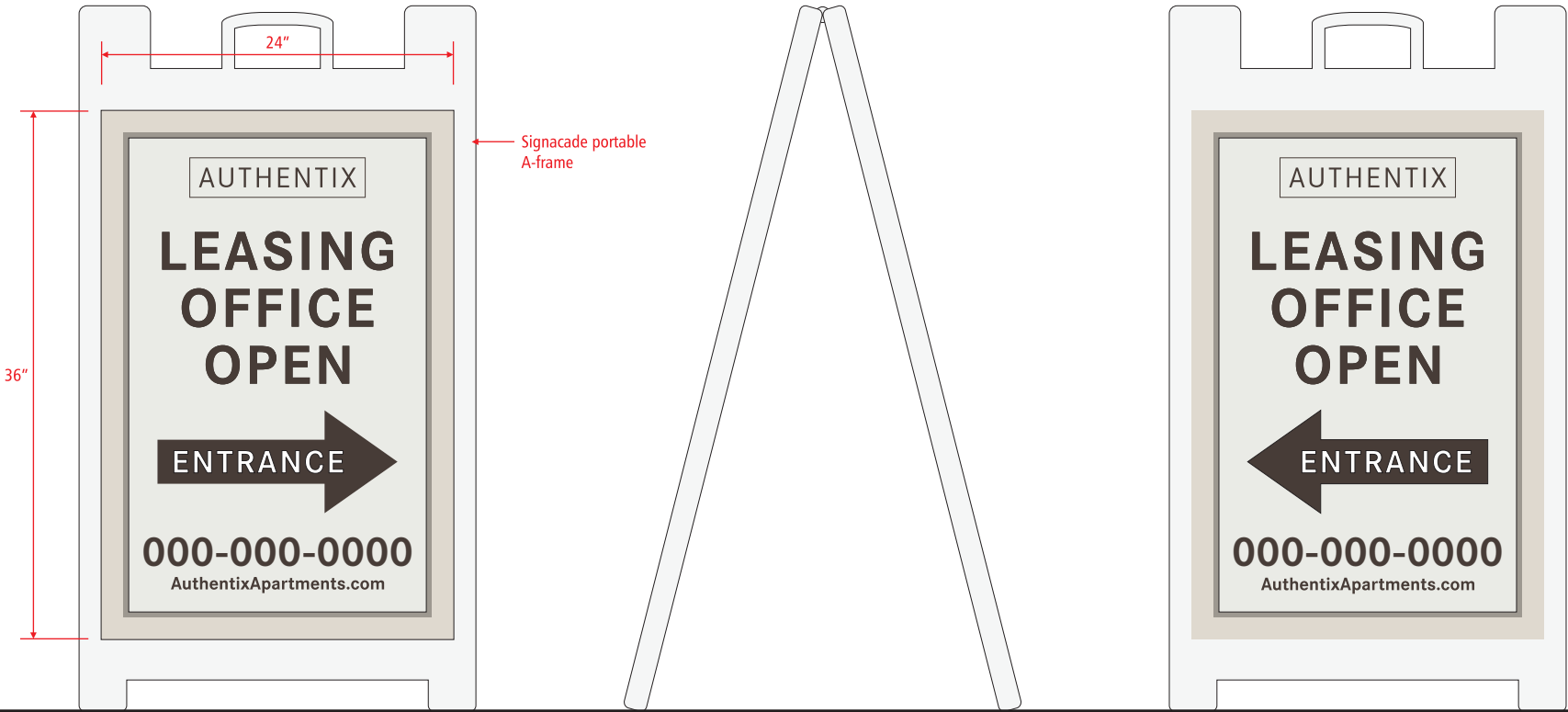
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Front View

Side View

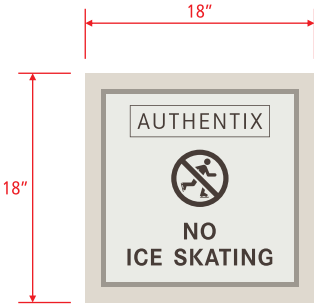
Reverse Side

Description Signicade portable sign with (2) aluminum panels with digitally printed vinyl overlay

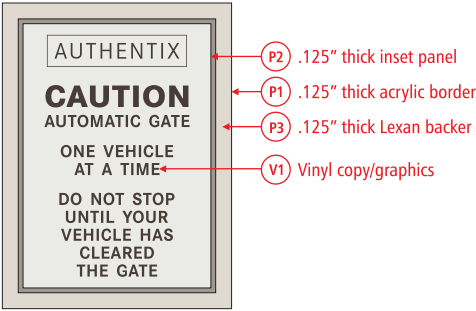
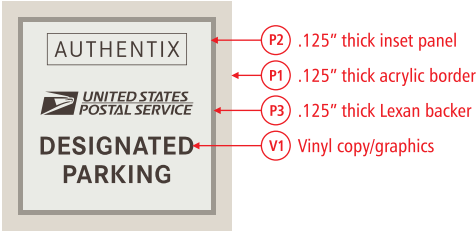
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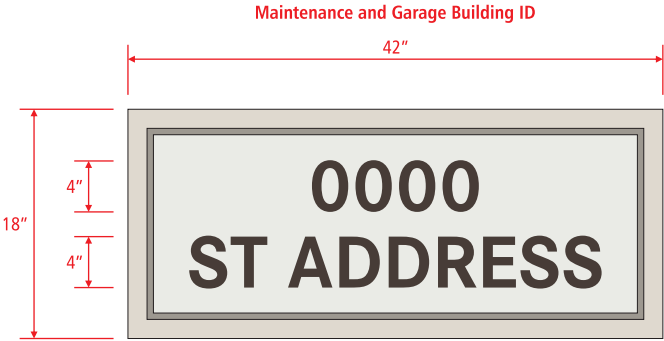
CUSTOMER
AUTHENTIX
SITE
Gaines Township, MI
CONTACT
FILE
Sales Rep CJ File Name authentix GAINES Designer Shelby Draft: 04.04.25 Rev 1: 04.17.25 Rev 2: 04.22.25 Rev 3: Rev 4: Rev 5: Rev 6: Rev 7: Rev 8: Rev 9:
APPROVALS
☐ Approved ☐ Approved as noted ☐ Revise and re-submit Customer Landlord
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s-i Sign Systems Inc.



Quantity (TBD)



Quantity (TBD)



Quantity (TBD)

*Sign dimensions may vary depending on copy

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SITE

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CONTACT

FILE

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Shelby

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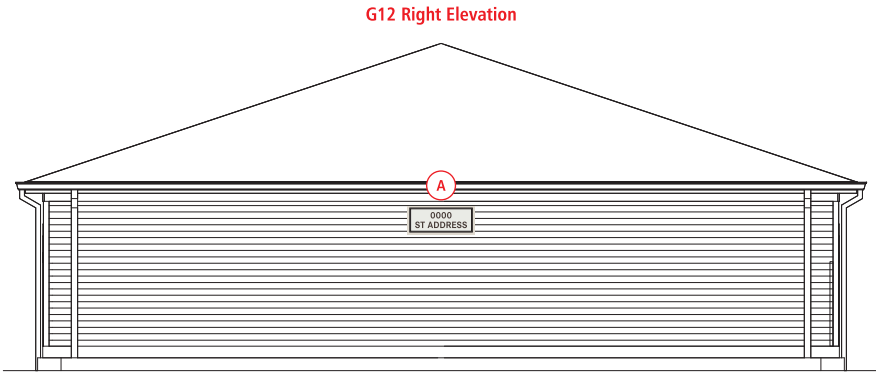
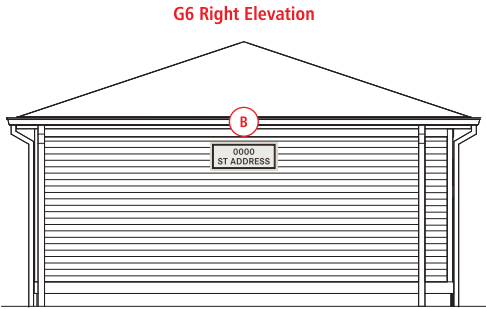
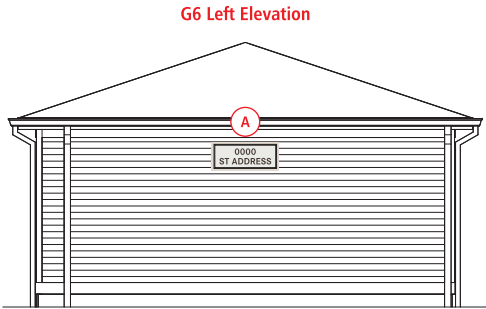
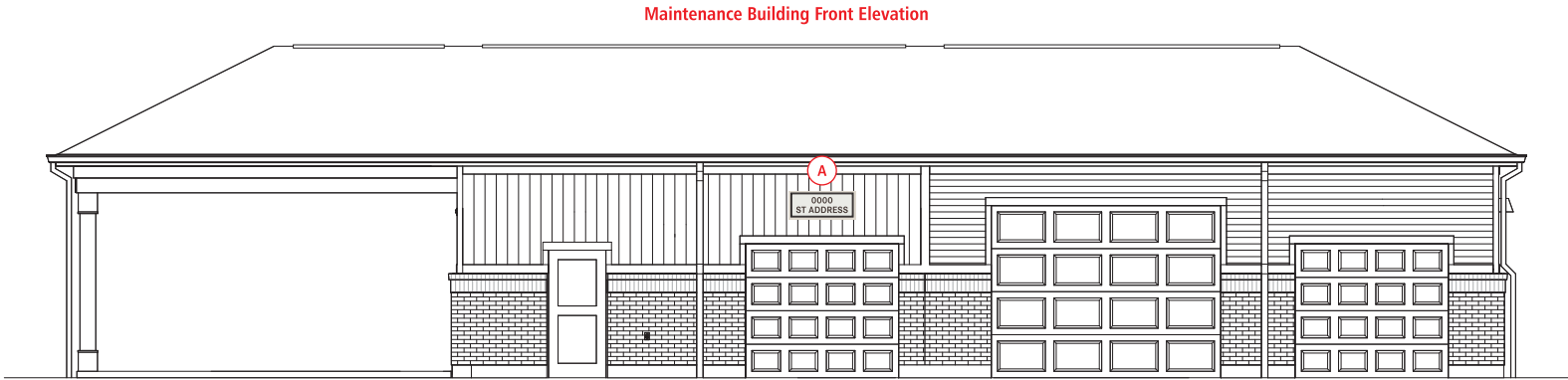
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Elevation depiction intended for general concept illustration and is not to exact scale. Actual sizing, color, materials & perspective may vary from image.

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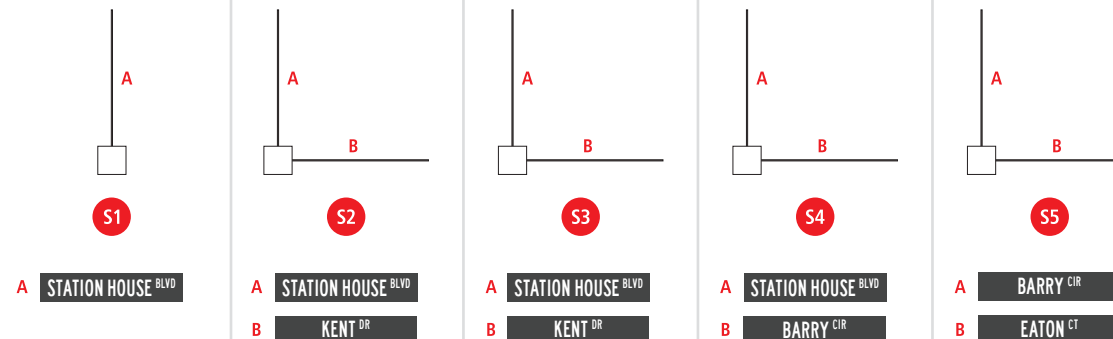
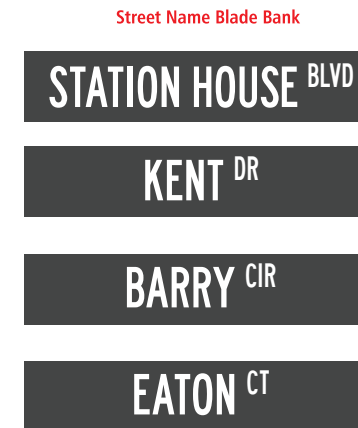
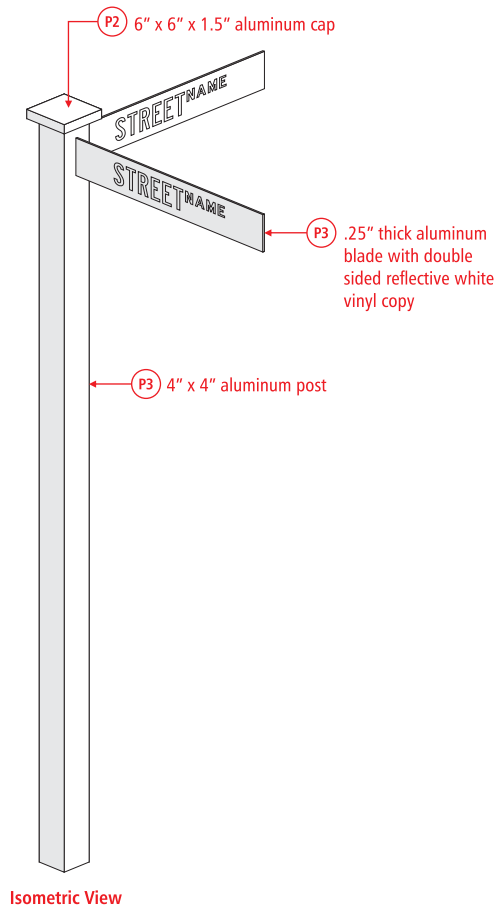
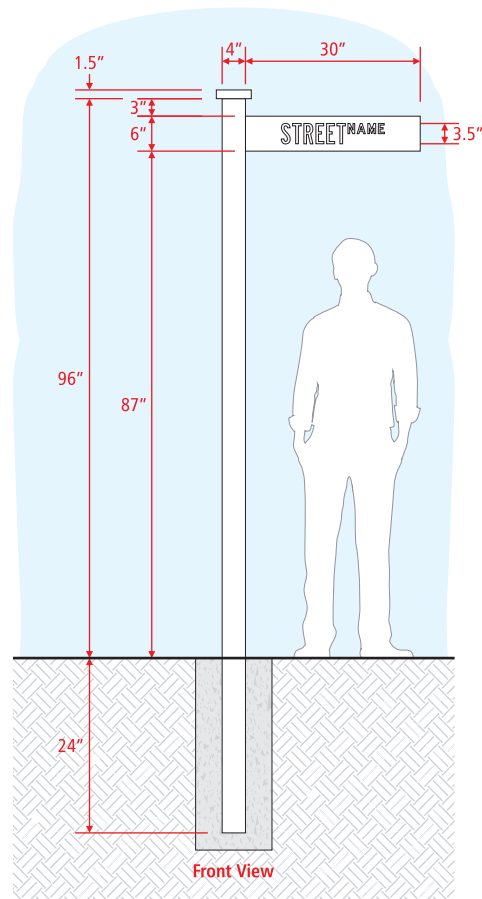
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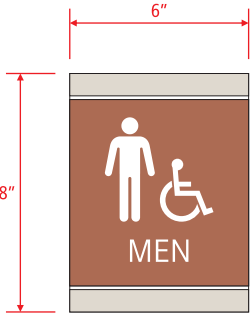
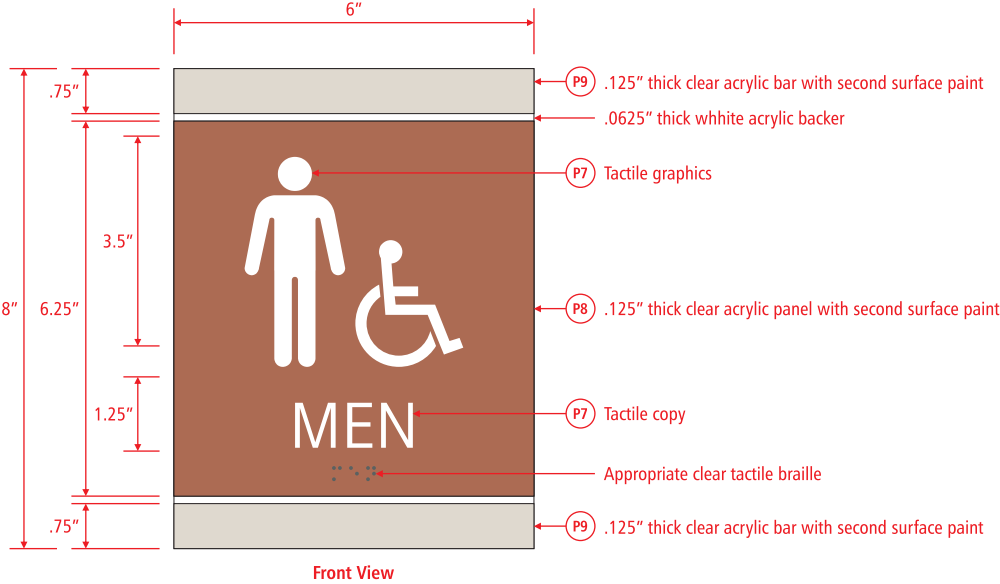
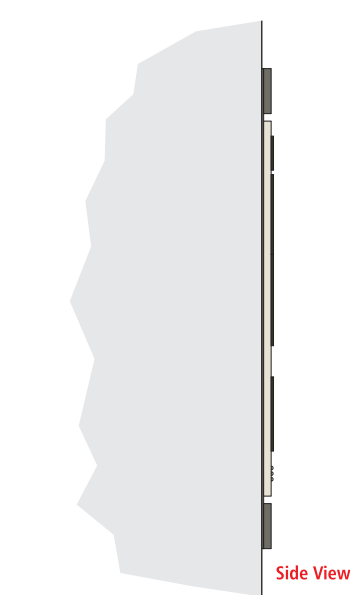
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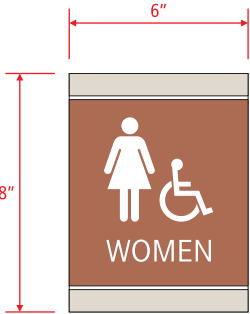
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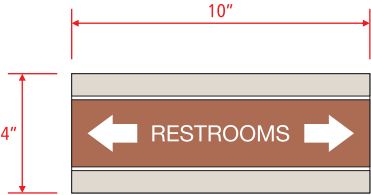
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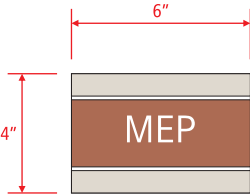
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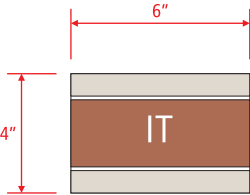
Quantity (2)



Quantity (3)



Quantity (2)



Quantity (1)

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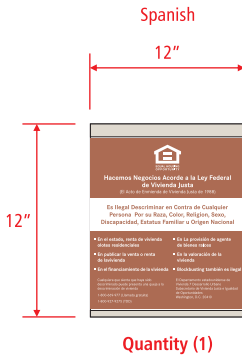
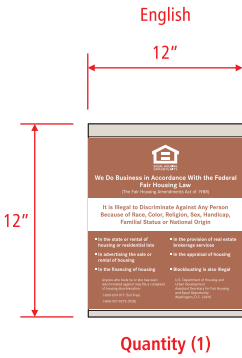
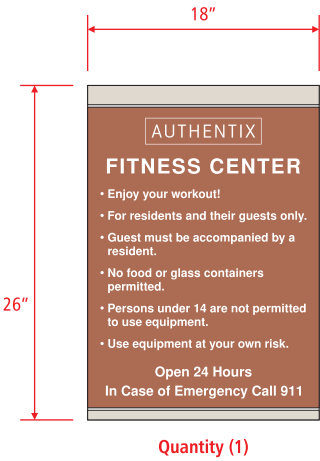
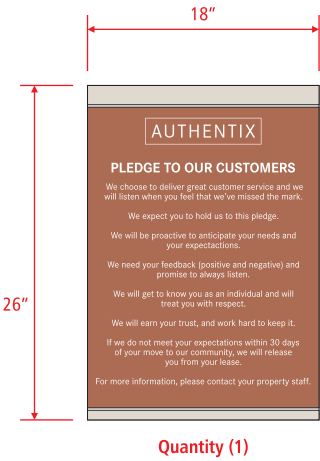
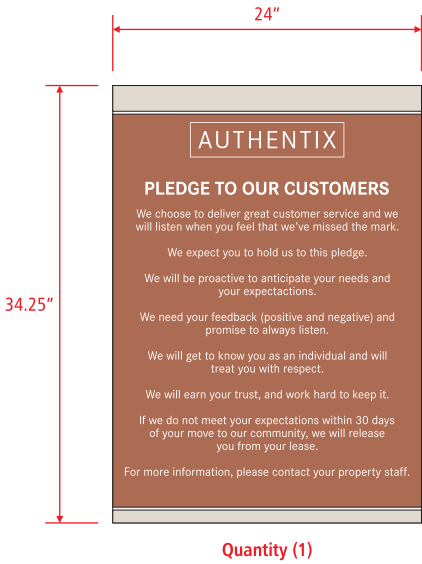
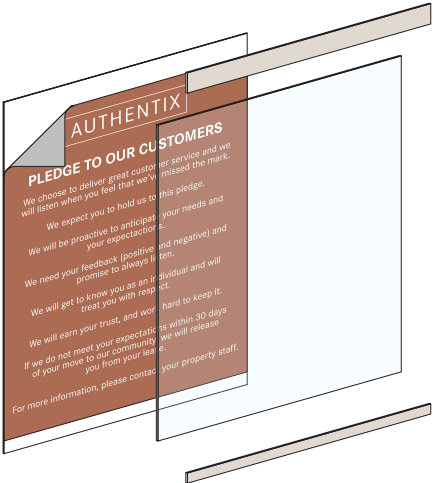
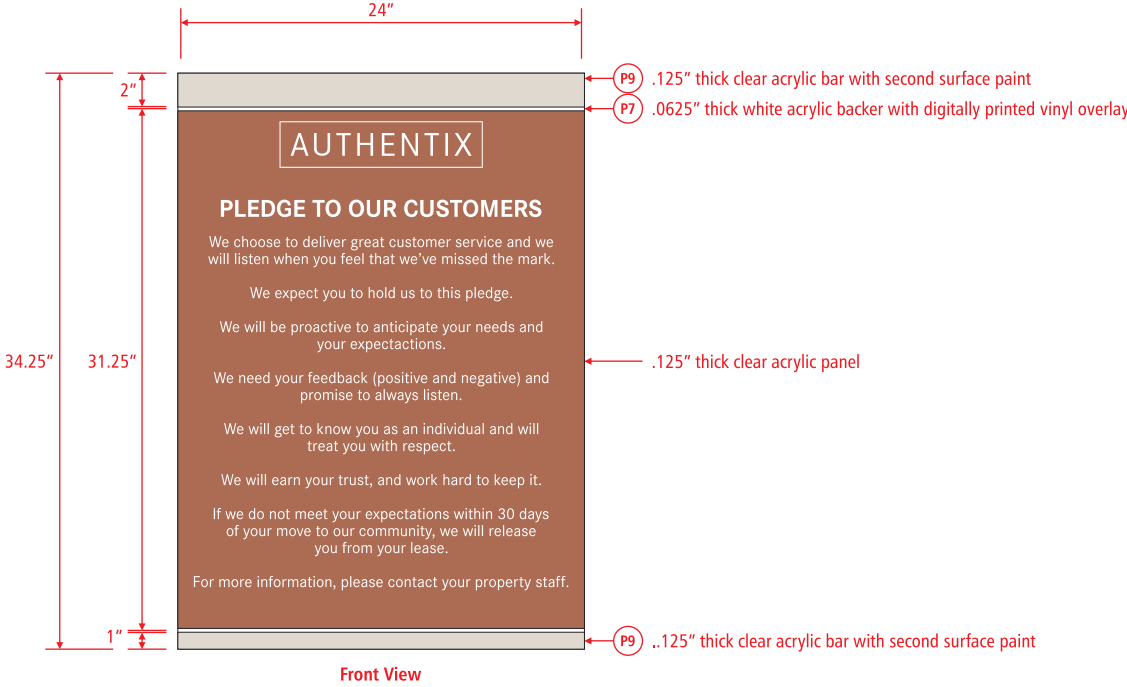
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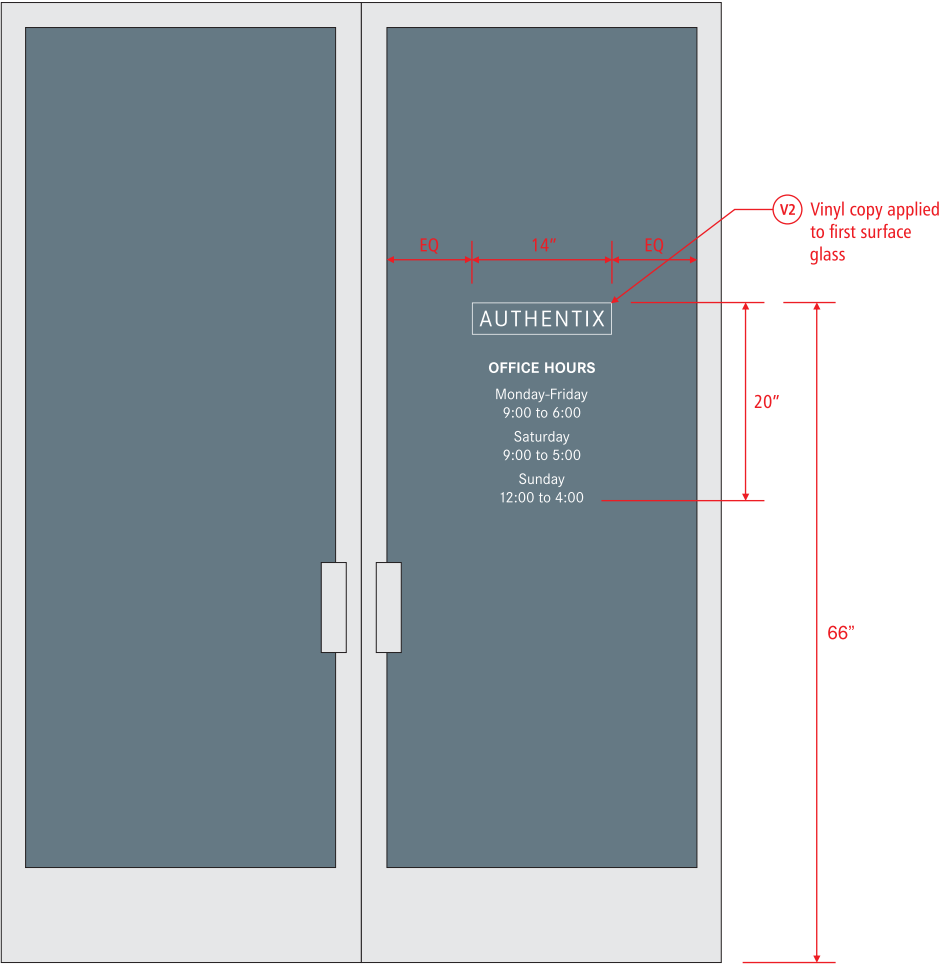
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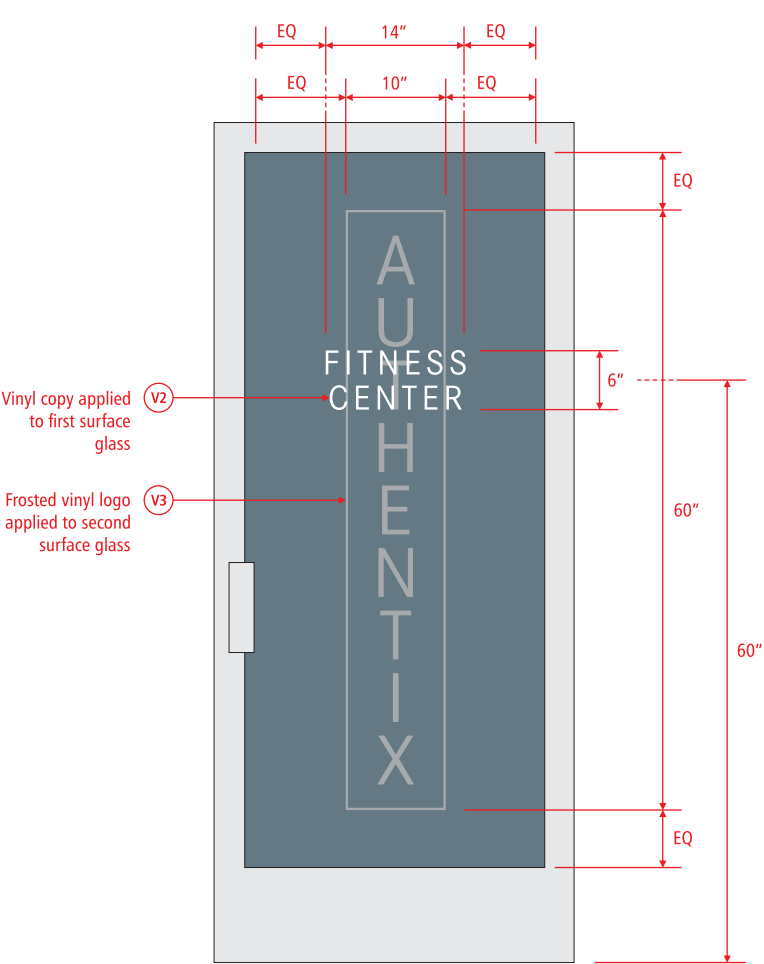
Side View



Clubhouse Entrance Door



Fitness Center Entrance Door



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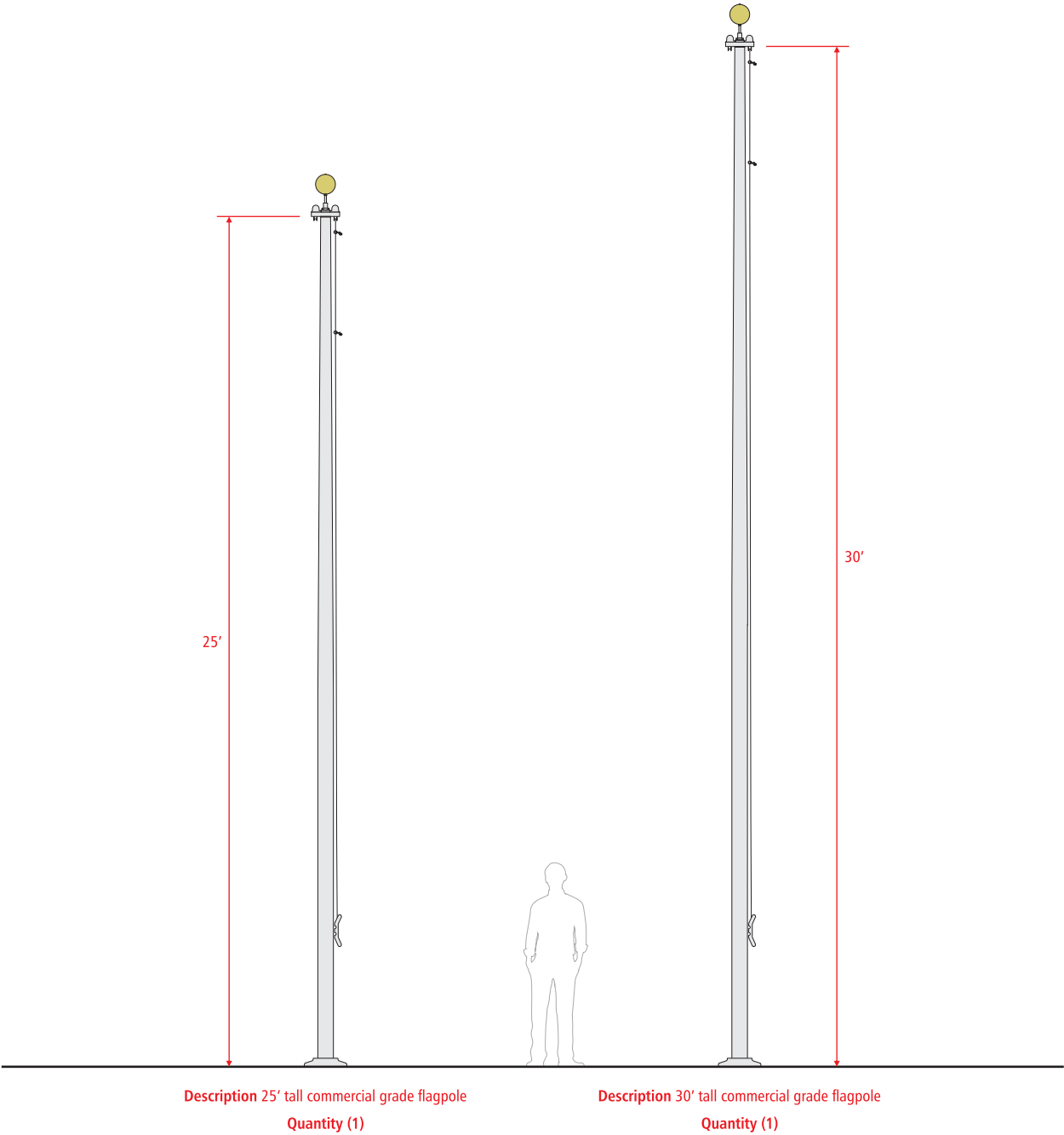
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Gaines Charter Township

Planning Commission Memo

Meeting Date: May 22nd, 2025

AGENDA ITEM: VI.1.c

**PROPOSED REQUEST: Rezone from
Agricultural/Rural Residential to Village
Residential**

ADDRESSES: 1264 100th Street SE

PARCEL NUMBER: 41-22-32-200-005

**APPLICANT: Randy Koetje, Koetje Builders &
Developers**

FILE NUMBER: 250328RK

**PROPERTY ZONING DISTRICT: Agricultural/
Rural Residential (A/RR)**

PROPERTY SIZE: Ca. 45.80 acres

REPORT BY: Dakota Swan, Assistant Planner



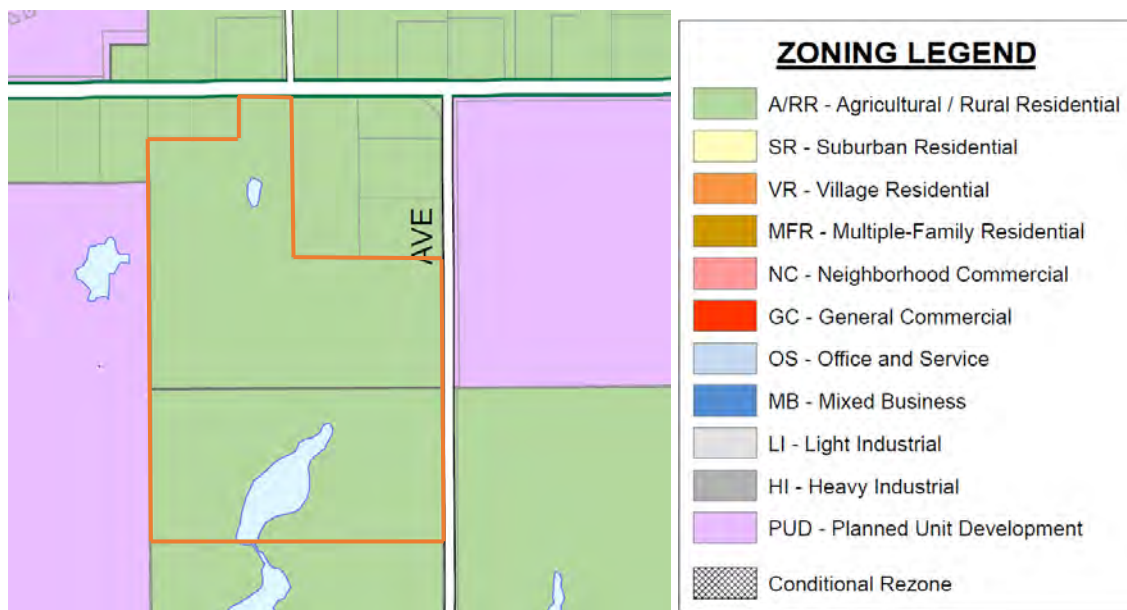
OVERVIEW

The applicant requests the rezoning of a 45.79 acre parcel of land from Agricultural/Rural Residential (A/RR) to Village Residential (VR).

The subject parcel is located near the intersection of 100th and Pease Avenue and is currently vacant, but is topographically complicated as the site was previously used for mineral extraction. There was previously a conveyor that ran across the subject parcel used to transport materials on behalf of Stoneco of Michigan.

Surrounding zoning:

	NORTH: Agricultural- Rural Residential (A/RR)	
WEST: PUD – Mineral Extraction	SUBJECT PARCEL	EAST: A/RR & PUD – Mineral Extraction
	SOUTH: Agricultural- Rural Residential (A/RR)	



 = Boundaries of subject property

COMPLETENESS REVIEW

Application materials must contain information outlined in Section 36.60 of the GCTZO, Checklist for Rezoning, and responses to rezoning standards outlined in the application. The application dated March 28th and supplementary materials are complete for review.

STANDARDS OF REVIEW

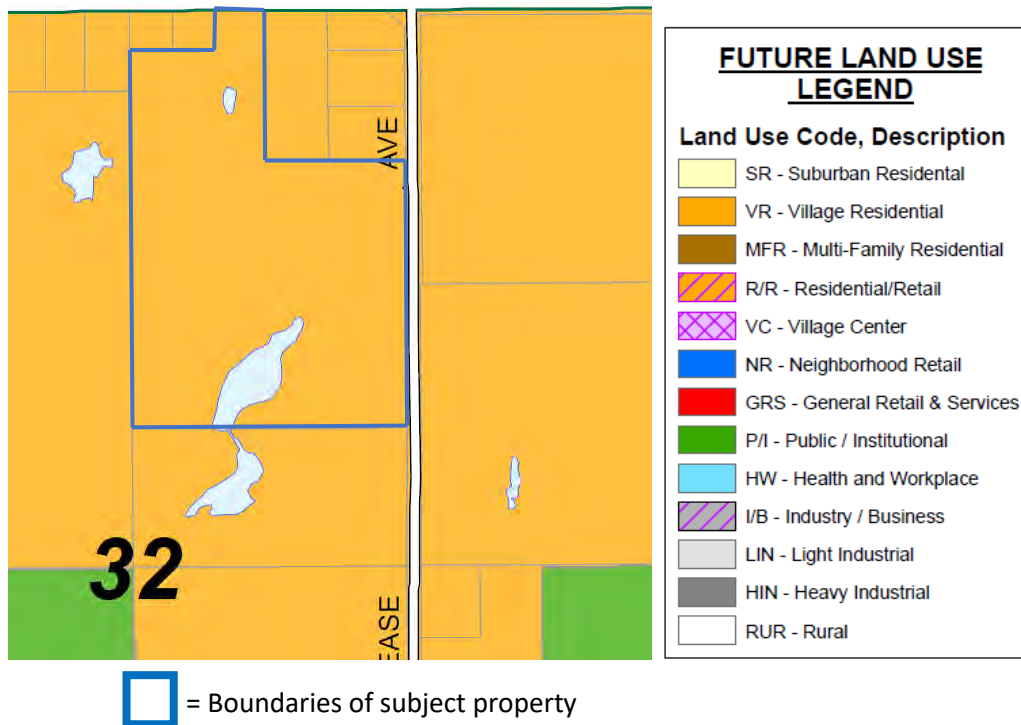
The request has been reviewed using the applicable review standards of Section 31.40.A – Zoning Map Approval Standards, Zoning Map Amendment, which states:

The following standards shall be considered by the Planning Commission and Township Board while reviewing

a proposed Zoning Map amendment:

- 1. The request is consistent with the recommendations of the Township Master Plan and the Future Land Use Map.**

Meets standard. The Township's current Future Land Use Plan designates the subject area parcel as Village Residential; the applicant is requesting a rezoning to VR, which is a new zoning district that implements the Village Residential concept outlined in the 2023 Gaines Charter Township Master Plan.



From the Master Plan regarding “Village Residential”:

The Village Residential is intended for residential uses just as the Suburban Residential area, but at moderately higher densities and incorporating two-family and multi-unit connected townhomes along with single family houses so that a neighborhood with mixed housing options is created. The Village Residential area is intended primarily for single family home development, both platted and unplatted, and may serve as a buffer between Suburban Residential and a variety of commercial or high density residential. This type of development will be in areas served by utilities.

2. **The rezoning of land will not negatively impact adjacent and nearby property:**
 - a. **The allowable land uses within the proposed zoning district are compatible with nearby land uses and zoning districts.**
 - b. **There will be no adverse physical impact on surrounding properties.**
 - c. **There will be no adverse effect on property values in the adjacent area.**
 - d. **It will not create a deterrent to the improvement or development of adjacent property in accordance with existing regulations.**

Meets standards. The parcel in question is in an area of the Township occupied largely by mineral extraction sites to the east-south-west and single-family homes on large lots to the north. The proposed rezoning to VR is compatible with nearby land uses and zoning districts as there are several residences in the surrounding area, specifically to the northeast and northwest of the parcel. Although the rezoning would open the parcel up for village residential development, staff does not anticipate any adverse physical impacts to surrounding properties or property values in the adjacent area as a result of the rezoning or development that may occur as a result of the rezoning.

3. **The site is adequately served by streets and public utilities, and the rezoning will not impact the delivery of public services.**

Meets standard. While the parcel is not currently served by all utilities necessary for residential use, extension of utilities to the subject parcel is possible from the stubs available in Preservation Lakes. This parcel is the end of the sewer service area, topographically it forms the upper end of the Buck Creek watershed boundary and is the limit to have a gravity system flow to the north.

Staff finds that 100th Street is equipped to handle additional traffic that may be generated in the future from possible residential development. Any future development of the parcel is subject to review by the Township Engineer, Water and Sewer Administrator, Kent County Health Department, and Kent County Road Commission.

4. **There are no natural constraints to the development of the land in accordance with the desired zoning district, and the zoning map amendment will not impact sensitive natural resources.**

Meets standard. Any of the uses listed under Village Residential would be appropriate for this parcel; a rezone may allow for an improvement to the pit left by the mining operation. Since the subject parcel was used for mineral extraction, there are some grade changes and a deep pit in the southern portion of the parcel; the pit would not be prohibitive to village residential development on the parcel. The northern part of the parcel is relatively flat. Staff does not anticipate the rezoning to enable any adverse effects to sensitive natural resources.

5. **The rezoning will not grant a special privilege to an individual property owner when contrasted with other property owners in the area or the general public (i.e. will rezoning result in spot zoning).**

Meets standard. The proposed rezoning will not result in spot zoning; the area of the Township the subject parcel is located in has been designated for residential development in the last several iterations of the Master Plan and associated Future Land Use Maps. Although other existing uses in the immediate area are not consistent with those that would be permitted under a VR zoning designation, this parcel

has always been intended for residential development, as noted in the Future Land Use Plan. As Stoneco operations cease, the area will likely convert to either residential or open space uses.

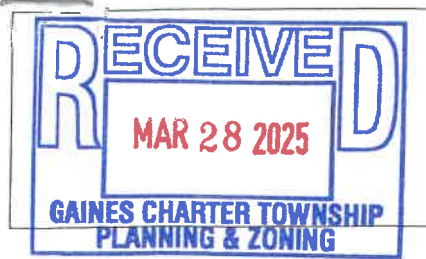
6. There are no substantial reasons why the property cannot be used in accordance with its present zoning classifications.

Meets standard. The property could remain zoned as A/RR and still be reasonably used for any uses permitted under A/RR. The topographic variation and other physical characteristics of the parcel itself are not prohibitive to using the property in accordance with its present zoning classifications.

STAFF RECOMMENDATION

The Planning Commission, after public hearing and consideration of the factors for rezoning set forth in this chapter, may recommend to the Township Board approval, approval with recommended changes or denial of the rezoning; provided, however, that any recommended changes to the offer of conditions are acceptable to and thereafter offered by the landowner.

Staff recommends approval of the rezoning as it is designated for VR use on the Future Land Use Plan.



FILE NO.

250328RK

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	1264 - 100th Street SE		
Owner Name	Margaret L Heintz Trust		
Owner Address	Street Address 1264 100th Street SE	City, State, Zip Byron Center, MI 49315	
Parcel Number(s):	41-22- 32-200-005	41-22-	
Description of Proposed Project/Use	Mixed Use Residential		

Applicant/Contact	Koetje Builders & Developers Attn: Randy Koetje		
Applicant/Contact Address	Street Address 547 Baldwin Street	City, State, Zip Jenison, MI 49428	
Contact Info	Home / Office / Cell Office (616) 457-3450 / Cell (616) 299-3627	E-Mail randy@koetjebuilders.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			
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	<u>A-B</u>
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:	A-B to VR											
Approved	☐	Approved with Conditions	☐	Denied	☐	Withdrawn	☐					
Zoning Administrator:											Date:	

Rezoning/ Ordinance Amendment Applicant Worksheet

File No. _____

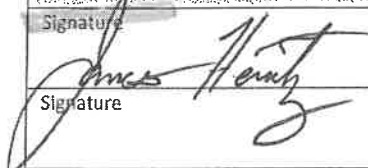
For all rezoning requests, submit a fully dimensioned map showing:

- 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 ☐ Planned Unit Development (PUD) Rezoning
- ☒ Current Zoning District AB ☐ Conditional Rezoning
- ☒ Proposed Zoning District VL - Village Residential

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 3/26/2025	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.

- Public utilities are available
- Development trends in the area

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

- Consistent with future land use map
- Capable of supporting the proposed uses
- Compatible with the surrounding uses

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

N/A

Gaines Charter Township

Planning Commission Memo

Meeting Date: May 22nd, 2025

AGENDA ITEM: VI.1.d

PROPOSED REQUEST: Tentative Preliminary
Plat Review, Hoffman Meadows Phase 3

ADDRESS: 2319 Crystal Meadows Street SE

PARCEL NUMBER: 41-22-10-120-004

APPLICANT: Chris Vander Hoff

FILE NUMBER: 231025CVH

PROPERTY ZONING DISTRICT: SR

PROPERTY SIZE: 20.19 Acres

REPORT BY: Dakota Swan, Assistant Planner



OVERVIEW

The applicant requests a tentative preliminary plat review for Phase 3 of Hoffman Meadows. Phase 3 is 20.19 acres and includes 50 single-family lots. The Land Division Act states that “[t]entative approval....confers upon the proprietor for a period of 1 year from date, approval of lot sizes, lot orientation, and street layout, and application of the then-current subdivision regulations.” A public hearing is required for the tentative preliminary plat.

Hoffman Meadows Phases 1 and 2 of the project have received final plat approval and homes are under construction. Phase 3 was not part of that original approval.

The Planning Commission's role is to review the tentative preliminary plat plan for consistency with zoning and subdivision requirements as part of the platting process. Section 112 (4) of the Land Division Act provides for initial acceptance of the overall development concept but does not consider detailed engineering design or final details. Details concerning wetland impact, utilities, and final stormwater management design are addressed in later review phases. However, preliminary plans for utilities and other required infrastructure are considered during this process to identify potential concerns and future considerations.

The proposed plat was laid out under the previous Residential-10 standards which allowed 10,000 SF lots. The applicant initially submitted the plat on March 11th, 2025, but then withdrew the plat on March 31st (see attached email). The applicant also requested to be considered for tentative preliminary plat at the May 22nd meeting. In the interim, the amended ordinance went into effect (April 26th) that stipulates 12,000 square feet for Suburban Residential lots. Hoffman Meadows Phase 3 is in the Suburban Residential (SR) zoning district.

Staff has consulted with the Township Attorney and he determined that since the proposed plat has not been previously reviewed by the Planning Commission and approved, the lots need to meet current ordinance standards.

Surrounding zoning:

	NORTH: SR	
WEST: SR	SUBJECT PARCEL	EAST: SR (Hoffman Meadows Phase II)
	SOUTH: PUD (Crystal Springs)	

STANDARDS OF REVIEW

This project is subject to review against the following requirements and standards:

- GCTZO Section 5.20.C Suburban Residential District Dimensional Requirements and GCT Code of Ordinances
- GCTZO Section 16.20.F General Residential Requirements, Single-Family Detached Development Variety
- GCTZO Section 23.50 Landscaping, Front Yard Trees
- GCT Section 22-62 Compliance with Zoning Regulations
- GCT Code of Ordinances, Section 22-63 Sidewalks
- GCT Code of Ordinances, Section 22-64 Street Lighting

- GCT Code of Ordinances Section 22- 65 Public Utilities

We have reviewed the preliminary plat and associated application package and find that the plans are generally in order for this stage of the plat approval process. The following are the primary subject areas with comments.

1. GCTZO Section 5.20.C SR District Dimensional Requirements and GCT Code of Ordinances Section 22-62 Compliance with Zoning Regulations

Single-family lots in SR must be a minimum of 12,000 square feet in area and 80 feet in width as outlined in Section 5.20.C of the Zoning Ordinance. The lot size table indicates that 31 of 50 proposed lots are under 12,000 square feet. The plat does however show compliant lot widths on all lots.

Setbacks for single-family and two-family lots in SR are 35 feet for the front and rear and eight feet for the sides. The lots appear to be sufficient in length, width, and shape for homes to meet required setbacks, however, several lots do not meet the minimum square footage requirement as stipulated in Section 5.20.C of the GCTZO.

2. GCTZO Section 16.20.F General Residential Requirements, Single-Family Detached Development Variety

Section 16.20.F requires that a single-family detached residential development incorporate a variety of house models. Since the development is proposed to have over 41 units, a minimum of five house models is required. Each house model shall have multiple characteristics that clearly distinguish it from the other house models, such as different exterior materials, rooflines, garage placement, architectural style, number of stories, and/or building face. Staff recommends that the review of house models and future variations be an administrative responsibility during the zoning and building permitting process.

3. GCTZO Section 23.50 Landscaping, Front Yard Trees

Section 23.50.1 requires that all newly created single-family lots must include one deciduous tree. Street trees must be placed in accordance with Section 16.13 and the requirements of the Kent County Road Commission. Staff recommends that the requirement for the graphic representation on the tentative preliminary plat is unnecessary at this time and notes that the requirement will be enforced when individual homes are constructed.

4. GCT Code of Ordinances, Section 22-63 Sidewalks

In accordance with Section 22-63, sidewalks shall be installed by the proprietor as specified by Township ordinance or as otherwise required by the Township Board or its designated Township official or body. Sidewalks must be shown on both sides of the public street throughout the entire development.

5. GCT Code of Ordinances, Section 22-64 Street Lighting

In accordance with Section 22-64, street lighting shall be installed by the proprietor as specified by Township ordinance or as otherwise required by the Township Board or its designated Township official or body. Consistent with past developments, the developer should request that the Township create a Street Light Assessment District before a residential building permit is issued by the Township.

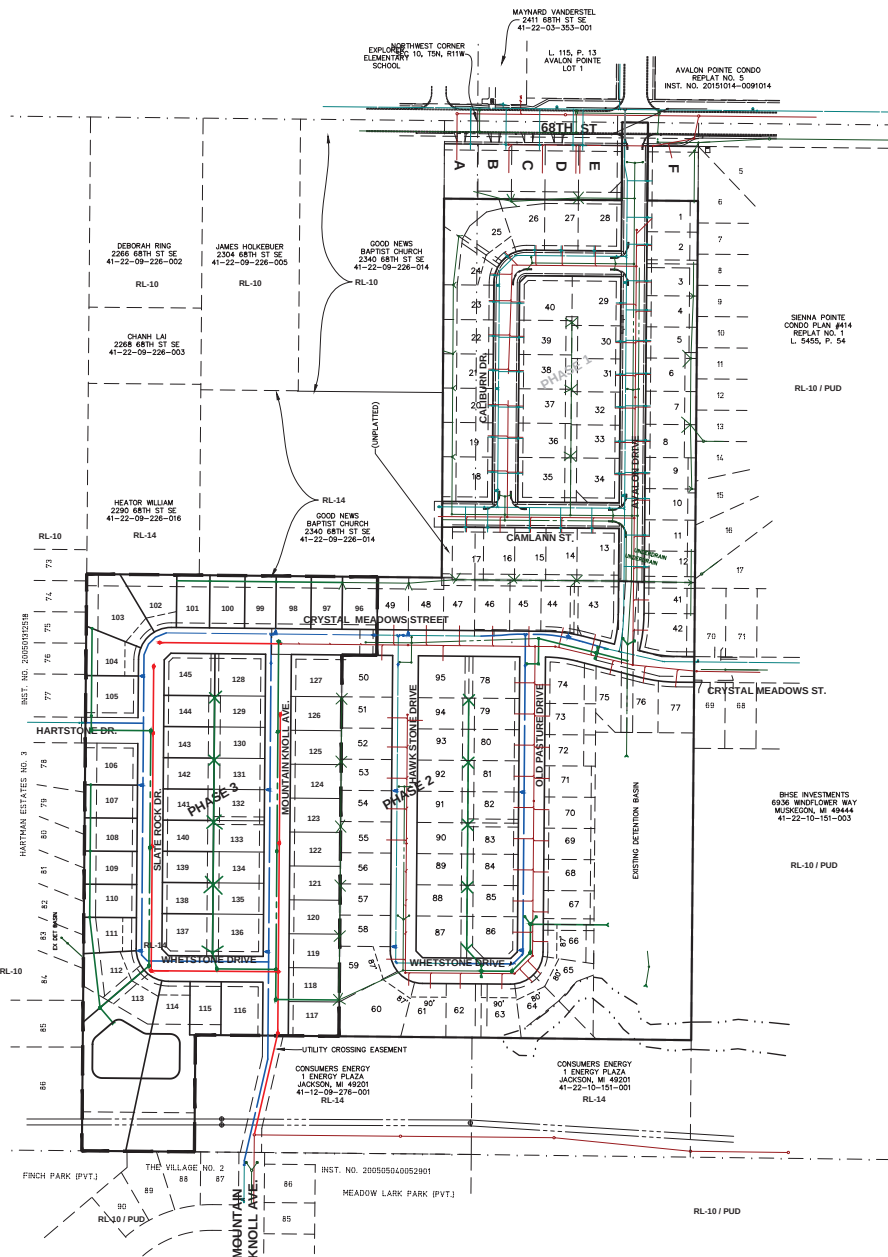
- The number and location of street lights are to be determined by Consumers Energy for each phase of development.
- The developer must provide the necessary funds for installation within 30 days of Gaines Charter Township issuing an invoice for the installation costs.

6. GCT Code of Ordinances Section 22- 65 Public Utilities

The development will be served by extensions of municipal water and sanitary sewer lines. A storm drainage system consisting of both above-ground and underground drainage facilities will also be installed, and the streets will be public. Provisions for the installation of buried power, telephone, gas distribution, and cable TV lines are also to be included. The applicant shall be required to comply with all utility and stormwater recommendations of the Township Engineer.

STAFF RECOMMENDATION

Based on our review, Staff recommends that tentative preliminary approval of the Hoffman Meadows Phase 3 plat be denied since the plat does not meet minimum lot size requirements.



LOT AREAS

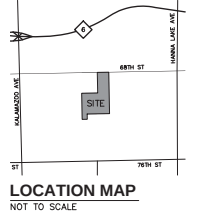
LOT #	AREA	LOT #	AREA
1	10,400 SQ. FT.	74	14,401 SQ. FT.
2	10,660 SQ. FT.	75	12,763 SQ. FT.
3	10,660 SQ. FT.	76	11,342 SQ. FT.
4	10,400 SQ. FT.	77	11,976 SQ. FT.
5	10,400 SQ. FT.	78	13,628 SQ. FT.
6	11,050 SQ. FT.	79	10,400 SQ. FT.
7	11,050 SQ. FT.	80	10,400 SQ. FT.
8	11,050 SQ. FT.	81	10,400 SQ. FT.
9	10,400 SQ. FT.	82	10,400 SQ. FT.
10	10,400 SQ. FT.	83	10,400 SQ. FT.
11	10,400 SQ. FT.	84	10,400 SQ. FT.
12	10,400 SQ. FT.	85	10,400 SQ. FT.
13	14,415 SQ. FT.	86	13,766 SQ. FT.
14	10,778 SQ. FT.	87	13,768 SQ. FT.
15	10,778 SQ. FT.	88	10,400 SQ. FT.
16	10,778 SQ. FT.	89	10,400 SQ. FT.
17	10,778 SQ. FT.	90	10,400 SQ. FT.
18	14,678 SQ. FT.	91	10,400 SQ. FT.
19	11,313 SQ. FT.	92	10,400 SQ. FT.
20	11,305 SQ. FT.	93	10,400 SQ. FT.
21	11,324 SQ. FT.	94	10,400 SQ. FT.
22	11,337 SQ. FT.	95	13,965 SQ. FT.
23	11,481 SQ. FT.	96	12,150 SQ. FT.
24	14,082 SQ. FT.	97	10,800 SQ. FT.
25	20,213 SQ. FT.	98	12,150 SQ. FT.
26	12,533 SQ. FT.	99	10,800 SQ. FT.
27	11,180 SQ. FT.	100	12,150 SQ. FT.
28	14,430 SQ. FT.	101	11,475 SQ. FT.
29	15,770 SQ. FT.	102	14,382 SQ. FT.
30	10,625 SQ. FT.	103	21,585 SQ. FT.
31	10,625 SQ. FT.	104	13,627 SQ. FT.
32	10,625 SQ. FT.	105	14,425 SQ. FT.
33	10,625 SQ. FT.	106	14,433 SQ. FT.
34	14,261 SQ. FT.	107	11,466 SQ. FT.
35	15,427 SQ. FT.	108	11,468 SQ. FT.
36	11,802 SQ. FT.	109	11,740 SQ. FT.
37	11,878 SQ. FT.	110	11,472 SQ. FT.
38	11,882 SQ. FT.	111	12,041 SQ. FT.
39	11,880 SQ. FT.	112	16,562 SQ. FT.
40	15,245 SQ. FT.	113	62,891 SQ. FT.
41	10,400 SQ. FT.	114	55,620 SQ. FT.
42	14,322 SQ. FT.	115	10,940 SQ. FT.
43	16,807 SQ. FT.	116	14,652 SQ. FT.
44	11,260 SQ. FT.	117	13,388 SQ. FT.
45	10,438 SQ. FT.	118	11,310 SQ. FT.
46	11,726 SQ. FT.	119	11,310 SQ. FT.
47	10,514 SQ. FT.	120	11,310 SQ. FT.
48	12,150 SQ. FT.	121	11,310 SQ. FT.
49	10,400 SQ. FT.	122	11,310 SQ. FT.
50	13,628 SQ. FT.	123	11,310 SQ. FT.
51	10,400 SQ. FT.	124	11,310 SQ. FT.
52	10,400 SQ. FT.	125	11,310 SQ. FT.
53	10,400 SQ. FT.	126	11,310 SQ. FT.
54	10,400 SQ. FT.	127	13,965 SQ. FT.
55	10,400 SQ. FT.	128	14,620 SQ. FT.
56	10,400 SQ. FT.	129	10,400 SQ. FT.
57	10,400 SQ. FT.	130	10,400 SQ. FT.
58	10,400 SQ. FT.	131	10,400 SQ. FT.
59	14,466 SQ. FT.	132	10,400 SQ. FT.
60	21,256 SQ. FT.	133	10,400 SQ. FT.
61	13,629 SQ. FT.	134	10,400 SQ. FT.
62	12,395 SQ. FT.	135	10,400 SQ. FT.
63	13,633 SQ. FT.	136	14,002 SQ. FT.
64	18,984 SQ. FT.	137	13,958 SQ. FT.
65	25,786 SQ. FT.	138	10,400 SQ. FT.
66	10,921 SQ. FT.	139	10,400 SQ. FT.
67	11,310 SQ. FT.	140	10,400 SQ. FT.
68	10,400 SQ. FT.	141	10,400 SQ. FT.
69	10,400 SQ. FT.	142	10,400 SQ. FT.
70	10,400 SQ. FT.	143	10,400 SQ. FT.
71	10,400 SQ. FT.	144	10,400 SQ. FT.
72	10,400 SQ. FT.	145	13,913 SQ. FT.
73	10,400 SQ. FT.		

PROPERTY DESCRIPTION:

Part of the Northeast 1/4 of Section 9 and the Northwest 1/4 of Section 10; Commencing 85.02 feet S89°50'54"W along the North Section line and 1042.88 feet S00°23'11"E from the Northeast 1/4 corner of Section 9; thence S00°23'11"E 123.72 feet; thence S89°50'54"W 910.87 feet to the East line of the West 330 feet of the East 1/2 of the Northeast 1/4 of said Section 9; thence S00°23'11"E 1479.82 feet along said East line to the East and West 1/4 line of said Section 9; thence N89°47'50"E 288.75 feet along said East and West 1/4 line to the East line of the West 618.75 feet of the East 1/2 of the Northeast 1/4 of said Section 9; thence N00°15'35"W 300.00 feet along the North line of the South 300.00 feet of the Northeast 1/4 of said Section; thence N89°47'50"E 709.74 feet along said North line to the East line of Section 9; thence Northerly along said East Section line to the South line of Lot 17 of Hoffman Meadows; thence Westerly along said South line to the Westerly line of said Plot; thence Northerly along said Westerly line to the Southerly line of said Plot; thence S89°43'18"W 26.89 feet to the Point of Beginning, ALSO commencing N89°48'12"E 566.88 feet along the North line of Section 10 and S00°16'34"E 1179.00 feet along the West line of the East 760.00 feet of the West 1/2 of the Northwest 1/4 of Section 10 from the Northwest corner of said Section 10; thence S00°16'34"E along said West line 1174.07 feet to the North line of the South 300.00 feet of the Northwest 1/4 of said Section; thence S89°47'24"W 562.37 feet along said North line to the West line of said Section 10; thence Northerly along said West Section line to the South line of Hoffman Meadows; thence N89°43'18"E to the Southeast corner of Lot 13 of said Plot; thence S00°16'34"E 10.00 feet; thence S89°21'20"E 66.04 feet; thence N00°16'34"W 10.00 feet; thence N89°48'12"E 130.00 feet along the South line of Lot 12 to the Point of beginning.

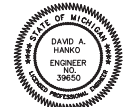
REQUIREMENTS:

- PROJECT DESCRIPTION:
A RESIDENTIAL DEVELOPMENT WITH 145 SINGLE FAMILY HOME LOTS. STREETS BEING 68TH ST. AND CRYSTAL MEADOWS ST. WITH FUTURE STUBS TOWARD HARTMAN ST. AND MOUNTAIN KNOLL AVE.
 - ZONING REQUIREMENTS: RL-10 (LOW DENSITY RESIDENTIAL) ZONING
FRONT YARD: 35 FEET
REAR YARD: 35 FEET
SIDE YARD: 8 FEET
LOT AREA: 10,000 SQUARE FEET
MINIMUM LOT WIDTH: 80 FEET
 - OVERALL PLAT STATISTICS
GROSS ACREAGE: 59.08 ACRES
NET ACREAGE: 46.58 ACRES
GROSS DENSITY: 2.45 UNITS/ACRE
NET DENSITY: 3.11 UNITS/ACRE
 - PHASE 3 STATISTICS
LOTS: 50
GROSS ACREAGE: 20.19 ACRES
NET ACREAGE: 15.97 ACRES
GROSS DENSITY: 2.48 UNITS/ACRE
NET DENSITY: 3.13 UNITS/ACRE
 - PROPOSED IMPROVEMENTS
a. All street right of ways shall be public, 66 feet in width.
b. Streets shall be 30 foot bituminous valley curb and gutter per Kent County Road Commission standards and specifications.
c. This plat shall be serviced with public water and sewer standards and specifications.
d. Drainage design shall conform to the Kent County Drain Commission standards and specifications.
e. Gas mains shall be installed per KRC requirements.
f. There shall be a 12 foot private easement for public utilities adjacent to all street right of ways.
g. Lot sizes are approximate and may vary with the final plat.
h. Sidewalks shall be placed at the time of house construction in public right of ways.
i. Street trees shall be planted in accordance to Section 16.13.A of the Gaines Charter Township Zoning Ordinance.
- NOTE:**
- Staff shall confirm that no less than five house models that meet the requirements of the GCTZO Section 6.4 are built within the plat.
 - Staff shall enforce the street tree requirement of the GCTZO Section 16.13 A at the time of building permit.
 - The applicant shall request the creation of a Street Light Assessment District before applying for residential building permits.



HARTMAN ESTATES NO 3

LOT #	ADDRESS	OWNER
LOT 86	7148 SHADY KNOLL DR SE	RANDALL BEUTE
LOT 85	7148 SHADY KNOLL DR SE	PATRICK MCCARTHY
LOT 84	7120 SHADY KNOLL DR SE	HEATHER SLITER
LOT 83	7118 SHADY KNOLL DR SE	VIET H LUU
LOT 82	7114 SHADY KNOLL DR SE	CODY VANORMAN
LOT 81	7098 SHADY KNOLL DR SE	ERIC CAMPBELL
LOT 80	7076 SHADY KNOLL DR SE	TRONG NGUYEN
LOT 79	7058 SHADY KNOLL DR SE	LOHND PROPERTIES
LOT 78	7046 SHADY KNOLL DR SE	JASON ROTTMAN
LOT 77	7024 SHADY KNOLL DR SE	JAMES DOANE
LOT 76	7012 SHADY KNOLL DR SE	IRUM RAZA
LOT 75	7004 SHADY KNOLL DR SE	ITZEL BARAJAS
LOT 74	6992 SHADY KNOLL DR SE	ORVILLE THEAKER
LOT 73	6988 SHADY KNOLL DR SE	ANGELICA WOODS



REVISIONS
NO. 1 SUBMITTAL - 02-28-25
NO. 2 REVISIONS - 03-12-25
PER REVIEW COMMENTS - 3-31-25

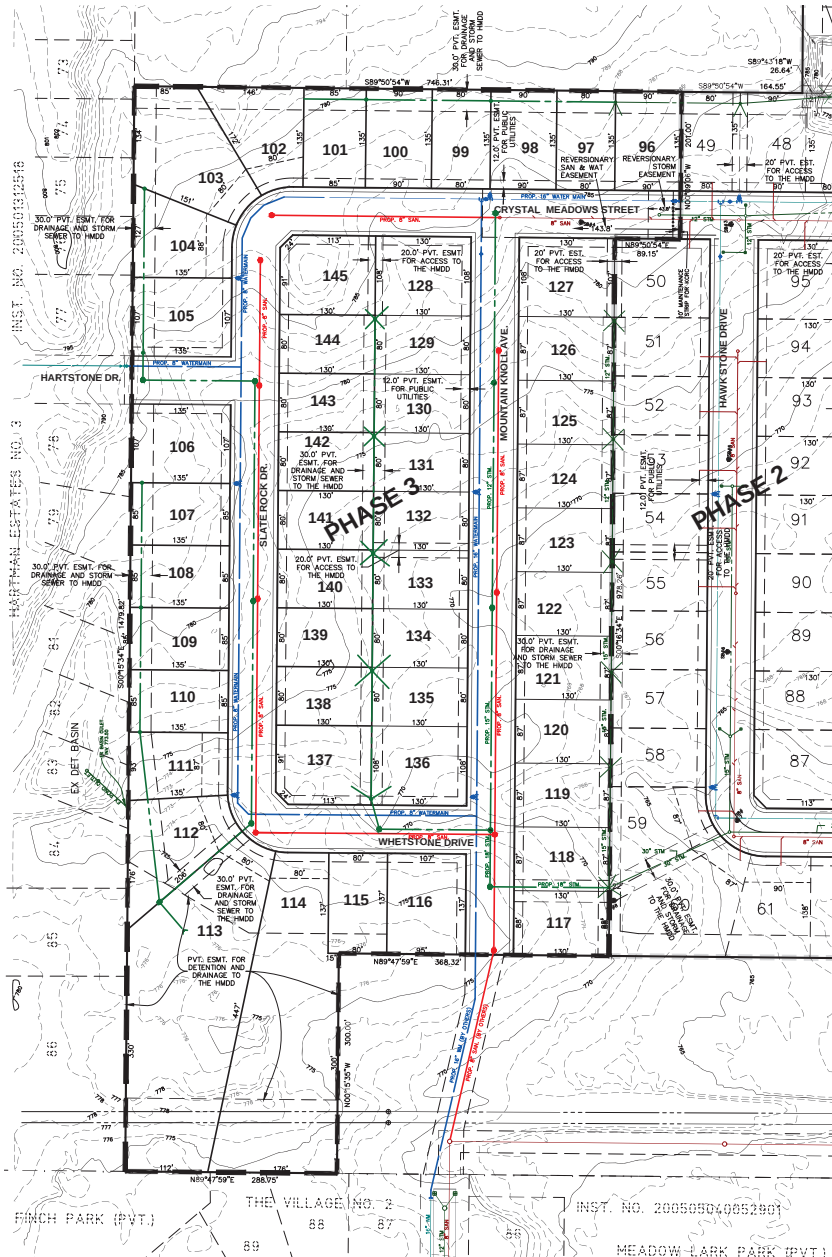
LEGEND	
T - TOWN	SECTION CORNER
N - NORTH	SET CATCH RICH
E - EAST	FOUND IRON OR NAIL
S - SOUTH	STORM SEWER MANHOLE
SEC - SECTION	SANITARY SEWER MANHOLE
POB - POINT OF BEGINNING	CATCH BASIN
	HYDRANT
PROPOSED BLACKTOP	UTILITY POLE
PROPOSED CONCRETE	QUY WIRE
EXISTING BLACKTOP	LIGHT POLE
EXISTING CONCRETE	WALL MOUNTED LIGHT
BUILDING	PEDESTAL
	TRANSFORMER
	IRON

PRELIMINARY PLAT
HOFFMAN MEADOWS NO. 3
2464 68TH STREET SE
FOR: JASONVILLE LLC
4910 68TH STREET SE
CALEDONIA, MI 49316
(616) 554-3700

PART OF THE NORTHEAST 1/4 OF SECTION 9 AND PART OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 10N, RANGE 18E, GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

Feenstra
& Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
3145 Prairie St SW
Grandville, MI 49431
Phone 616.457.7090
www.feenstra.com

C1
1 OF 2



PHASE 3 DESCRIPTION:

Part of the Northeast 1/4 of Section 9, T5N, R11W, Gales Township, Kent County, Michigan, described as: Commencing at the Northeast corner of said Section; thence S89°50'54"W 85.02 feet along the North line of said Section; thence S00°23'11"E 1172.60 feet along the West line of Hoffman Meadows to the North line of Hoffman Meadows No. 2; thence S89°50'54"W 164.55 feet along the North line of Hoffman Meadows No. 2 to the Point of Beginning; thence continuing S89°50'54"W 746.31 feet to the East line of Hartman Estates; thence S00°15'34"E 1479.82 feet along said East line to the East-West 1/4 line of said Section; thence N89°47'59"E 288.75 feet; thence N00°15'35"W 300.00 feet to the North line of the South 300 feet of the Northeast 1/4 of said Section; thence N89°47'59"E 368.32 feet along said North line; thence N00°16'34"W 978.26 feet; thence N89°50'54"E 89.15 feet; thence N00°09'06"W 201.00 feet to the Point of Beginning.

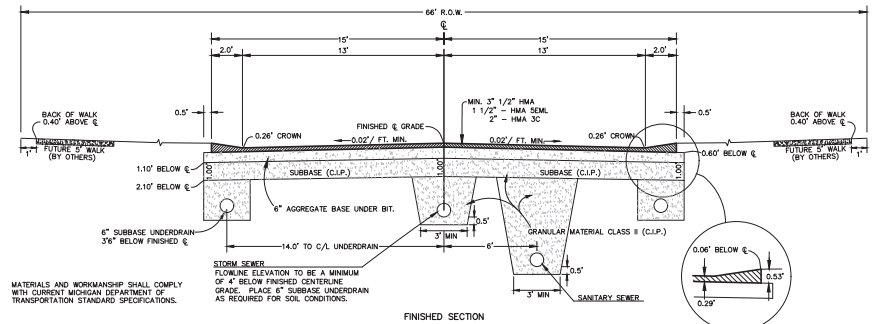
Contains 20.19 Acres

REQUIREMENTS:

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- ZONING REQUIREMENTS: RL-10 (LOW DENSITY RESIDENTIAL) ZONING
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REAR YARD: 35 FEET
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LOT AREA: 10,000 SQUARE FEET
MINIMUM LOT WIDTH: 80 FEET
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NET ACREAGE: 46.58 ACRES
GROSS DENSITY: 2.45 UNITS/ACRE
NET DENSITY: 3.11 UNITS/ACRE
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LOTS: 50
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NET DENSITY: 3.13 UNITS/ACRE
- PROPOSED IMPROVEMENTS
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b. Streets shall be 30 foot bituminous valley curb and gutter per Kent County Road Commission standards and specifications.
c. This plat shall be serviced with public water and sewer.
d. Drainage design shall conform to the Kent County Drain Commission standards and specifications.
e. Gas mains shall be installed per KCRS requirements.
f. There shall be a 12 foot private easement for public utilities adjacent to all street right of ways.
g. Lot sizes are approximate and may vary with the final plat.
h. Sidewalks shall be placed at the time of house construction in public right of ways.
i. Street trees shall be planted in accordance to Section 16.13.A of the Gales Charter Township Zoning Ordinance.

NOTE:

- Staff shall confirm that no less than five house models that meet the requirements of the GCTZO Section 6.4 are built within the plat.
- Staff shall enforce the street tree requirement of the GCTZO Section 16.13 A at the time of building permit.
- The applicant shall request the creation of a Street Light Assessment District before applying for residential building permits.



KENT COUNTY ROAD COMMISSION STANDARD 30' BITUMINOUS GUTTER SECTION
NOT TO SCALE

REVISIONS
INITIAL SUBMITTAL - 02-28-25
ADD LITERALS - 03-13-25
ADD LOT DIMS, SIDE WALKS - 03-19-25
FOR REVIEW COMMENTS - 3-21-25

LEGEND

- T - TOWN
- N - NORTH
- E - EAST
- W - WEST
- SEC - SECTION
- POB - POINT OF BEGINNING
- PROPOSED BLACKTOP
- PROPOSED CONCRETE
- EXISTING BLACKTOP
- EXISTING CONCRETE
- BUILDING
- SECTION CORNER
- SET CATCH BASIN
- FOUND IRON OR NAIL
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- CATCH BASIN
- HYDRANT
- VALVE
- UTILITY POLE
- QUY WIRE
- LIGHT POLE
- WALL MOUNTED LIGHT
- PEDESTAL
- TRANSFORMER
- IRON

PRELIMINARY PLAT

HOFFMAN MEADOWS NO. 3

2410 68TH STREET

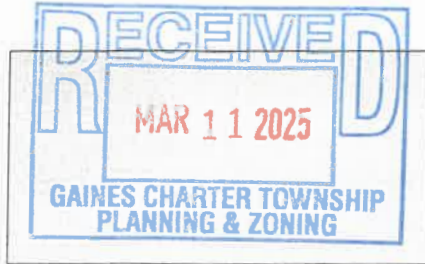
FOR: JASONVILLE, LLC
4910 68TH STREET SE
CALEDONIA, MI 49316
(616) 554-3700

PART OF THE NORTHEAST 1/4 OF SECTION 9 AND PART OF THE NORTHEAST 1/4 OF SECTION 10, T5N, R11W, GALES TOWNSHIP, KENT COUNTY, MICHIGAN

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Grandville, MI 49431
Phone 616.457.7090
www.feenstra.com

C2
2 OF 2





FILE NO. 250311CVH

Gaines Charter Township
8555 Kalamazoo Avenue SE
Caledonia, MI 49316
Phone (616)6986640 Fax (616)698-2490



Land Division-Combination-Lot Line Application

Project Address	2464 68th ST SE	
Owner Name	JASONVILLE LLC	
Owner Address	4910 68th ST SE	
Parcel Number(s):	41-22- 10-120-004	41-22-
Description of Proposed Project/Use	PHASE THREE HOFFMAN MEADOWS	

Applicant/Contact	CHRIS VANDER HOFF
Phone/Email	chris@boscoin.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	
For Planning Commission/Zoning Board of Appeals requests, and Land Divisions/Combinations, please complete the appropriate Worksheet as part of your application packet – See staff for more information	

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	☐ Rezoning/PUD Rezoning		☐ Land Division									
☐ Special Use Permit Request	☐ PUD Amendment		☐ Text Amendment									
☐ Zoning Board of Appeals Request	☐ Site Plan Review											
☒ Subdivision/Site Condo Review	Other _____											
DENIED _____ APPROVED _____ APPROVED, WITH CONDITIONS _____ WITHDRAWN _____												
ZONING ADMINISTRATOR SIGNATURE _____						DATE _____						

Land Division/Combination Applicant Worksheet

FILE NO. _____

The following information is required as part of the application to split or combine property.

☐ Certified survey(s) with legal descriptions showing the following:

- The dimension and legal descriptions of the existing parcel(s), new parcel(s), and any easements
- The location of all existing and proposed structures
- The accessibility of the parcels for vehicular traffic and utilities from existing public roads

☒ \$50.00 fee per new parcel created.

50 X \$50 = \$2500

Please note that the deeds for the new parcels must be recorded within 120 days or the land division will be null and void. Also be advised that copies of these deeds must be submitted to the Township or the land division will be null and void.

SIGNATURE OF ALL OWNERS (proof of ownership required)

_____ SIGNATURE		3/10/25 DATE	_____ SIGNATURE		_____ DATE
_____ SIGNATURE		_____ DATE	_____ SIGNATURE		_____ DATE

Please be aware that if the parcels involved in the land division/combination are of a different property class, there may be a delay in the creation of taxable parcels by the county. Please see the Assessing Department with any questions regarding this.

Township Use Only

Parcels Involved

- _____
- _____
- _____
- _____

Split history from www.accesskent.com

Current Splits Allowed _____

Potential Bonus Splits _____

Number Being Used _____

Number Being Transferred _____

Number Left for Remainder _____

To Parcel A _____ Parcel B _____ Parcel C _____



Vriesman
& Korhorn

March 31, 2025
1445

Via Email: dan.wells@gainestownship.org

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

Re: Hoffman Meadows Phase 3 – Preliminary Plat Review
Section 11, Gaines Charter Township

Dear Dan:

We have reviewed the Preliminary Plat we received the Hoffman Meadows Phase 3 development on March 13, 2025. We provide the following comments for the consideration of the Applicant and the Planning Commission:

1. The proposed public streets 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. Review of the stormwater management facilities will be performed by the Kent County Drain Commissioner's Office and the Township Engineer and shall comply with all requirements of the Kent County Drain Commission's Development Drainage Rules. We note that a storm sewer connection is required for each of the proposed lots.
3. The Applicant shall establish a 433 Agreement for the long-term maintenance of the proposed stormwater management system.
4. We recommend the Applicant contact the Gaines Water and Sewer Administrator to review if any water and sewer connection fees are due for the property.
5. The Applicant's Engineer shall add the names, addresses, and parcel numbers of all adjacent properties to the proposed development on the plan.
6. 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 and an electronic copy of the plans sent to the Township Engineer for review and approval.

7. The Applicant will be required to construct a 16-inch watermain loop in Mountain Knoll Avenue and across the Consumers Energy property to the south. We note that this watermain will be eligible for oversizing payment. An 8-inch sanitary sewer will also need to be extended across the Consumers Energy property to serve part of this phase of the development. Preliminary plans have previously been received for these utilities, but the review process is ongoing.
8. The Applicant's Engineer shall label phase 2 of the development on the cover sheet.

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 flourish at the end.

Jeffrey M. Gritter, P.E.

JMG/nfb

- c. Bob Terpstra, Supervisor
 Rod Weersing, Manager
 Connie Giarmo, Planning Commission Chair
 Dakota Swan, Assistant Planner
 Tracy Lawrence, Water & Sewer Administrator
 John Stuyfzand, Building Inspector
 Pat Quick, Fire Marshall
 Barry Korhorn, Byron-Gaines Utility Authority
 Joel Morgan, P.E., Kent County Drain Commissioner's Office
 Erik Easterly, P.E., Kent County Road Commission
 Darren Vink, P.E., Kent County Road Commission
 Chris Vander Hoff, Jasonville, LLC
 Dave Hanko, P.E., Feenstra & Associates, Inc.



Gaines Charter Township Fire Department Inspection Report

Plan Review-Site Plan Inspection Result

Inspection Status

Completed

Inspected by

Pat Quick

Completed at

04/02/2025

Business Name	Address	Suite	City	Zip
Hoffman Meadows Subdivision	2464 68th St SE	--	Caledonia	49316

Introduction:

ITEM: REVIEW REQUIREMENTS We have reviewed your plans for the above facility. The following items are noted for compliance with code requirements. Code references to the International Fire Code 2015, as amended, are noted IFC; references to the Michigan/International Building Code are noted MBC; references to National Fire Protection Association codes and standards are noted NFPA. Please review the appropriate code for further details. All construction and processes must meet applicable code provisions.

RESULT: Plan Review

REMARK:

Preliminary Plat for Hoffman Meadows Phase #3

General Construction and Demolition:

ITEM: REQUIRED ACCESS Approved vehicle access for fire fighting shall be provided to all construction or demolition sites prior to and during the time of construction. Access road(s) (20 feet wide, designed and maintained to support a vehicle weighing 20 tons on a single axle with dual wheels and standard road tires) shall be constructed as required. This road may be gravel, but vehicle access must be maintained and unobstructed at all times. (IFC 501.4, 503.1.1, 503.2.3, 503.4, 3310.1)

RESULT: Plan Review

ITEM: HYDRANTS REQUIRED Construction involving combustible building materials shall not occur until operable fire hydrants are in place within 500 road feet of the furthest point of any building being constructed. (IFC 3312.1)

RESULT: Plan Review

ITEM: TEMPORARY ADDRESS NUMBERS DURING CONSTRUCTION Install supplementary Arabic address numerals on a post or mailbox on the same side of the public road as, and directly in front of, the building in such a manner as to be readily visible to occupants of fire department vehicles on the public road. (IFC 505.1.2.4, 505.1.3)

RESULT: Plan Review

Closing:

ITEM: SUBJECT TO FIELD INSPECTION There may be additional requirements as a result of conditions found during inspections.

RESULT: Plan Review

Plans Approved or Denied:

ITEM: PLAN APPROVAL Any changes must be reviewed and approved by the Gaines Township Fire Department. All construction and processes must meet applicable codes and standards.

RESULT: Approved

Inspection Signatures

Inspector Signature



Pat Quick
Fire Marshal
Deputy Chief

--

pat.quick@gainestownship.org

Re: Hoffman Phase 3 Preliminary Plat Meetings

From Chris VanderHoff <Chris@boscoinc.net>
Date Mon 3/31/2025 10:52 AM
To Dan Wells <dan.wells@gainestownship.org>

Dan, please let this email serve as an official withdraw of Hoffman Meadows 3 from the April meeting schedule. Thanks. Chris

On Mon, Mar 31, 2025, 9:40 AM Dan Wells <dan.wells@gainestownship.org> wrote:

Hello Chris- We had it in the queue for April and just sent the notices this morning. Could probably pull it back if you want to formally withdraw until May 22nd.

Please confirm.

GAINES CHARTER
TOWNSHIP
www.gainestownship.org
dan.wells@gainestownship.org

Dan Wells
Community Development Director
Office: 616-698-6640 Ext.120
Cell: 616-980-6188

From: Chris VanderHoff <Chris@boscoinc.net>
Sent: Monday, March 31, 2025 9:35 AM
To: Dan Wells <dan.wells@gainestownship.org>
Subject: Hoffman Phase 3 Preliminary Plat Meetings

Good morning Dan, I am not sure how the Township meeting schedule on this project will fall. Can I postpone any meetings until May? I am South for almost all of April. Thank you, Chris