

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, November 20th, 2025

- I. Call to Order and Roll Call**
- II. Consideration of Agenda**
- III. Consideration of Meeting Minutes**
 - a. Consideration of October 23rd, 2025, Planning Commission Regular Meeting Minutes**
- IV. Inquiry of Conflict of Interest**
- V. Public Comment**
- VI. New Business**
 - 1. Public Hearings**
 - a. Zoning Ordinance Text Amendment – Electronic Messaging Centers in Residential Zoning Districts**
 - b. 2844 100th Street – Special Use Permit – Ground Mounted Solar Array**
 - 2. Site Plan Review**
 - a. 4200 60th Street – Switch Phase II Substation – Site Plan Extension**
 - b. Prairie Wolf Station – Senior Living Facility**
 - 3. Items not requiring a Public Hearing**
 - a. 2026 Meeting Schedule**
- 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 October 23rd, 2025, at 7 pm

8555 Kalamazoo Ave., SE, Caledonia, MI 49316

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

MEMBERS ABSENT: Thomas, with notice

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

I. CALL TO ORDER AND ROLL CALL

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

II. CONSIDERATION OF MEETING AGENDA

The agenda was approved as presented.

III. CONSIDERATION OF MEETING MINUTES

Consideration of the September 25th, 2025, regular Planning Commission meeting minutes.

Motion: Motion by Waayenberg, supported by Rober to approve the minutes of September 25th, 2025, with corrections.

DISCUSSION:

AYES: All

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (6-0)

IV. INQUIRY OF CONFLICT OF INTEREST

None.

V. PUBLIC COMMENT

None.

VI. NEW BUSINESS

1. Public Hearings

a. None

2. Site Plan Review

a. Amazon DGX2 Facility

At the September 25th regular meeting of the Planning Commission, members gave feedback to Amazon regarding their presence in the Township and their proposed new facility at 4495 68th Street. Planning Commissioners expressed concerns about the lack of communication between the Township and Amazon officials, in addition to parking issues at the existing GRR1 facility; there have been recurring instances of third-party carriers and drivers that are not directly employed by Amazon parking improperly and littering on Rapids Drive. Kyle Schott of Ryan Companies explained that to mitigate communication issues, Kyle DeGiulio of Amazon is in attendance to answer questions and provide additional information.

Planner Wells inquired with DeGiulio specifically about the measures that have been put in place to address parking issues on Rapids Drive; DeGiulio responded that Amazon has modified the scheduling of pickups and drop offs and has opened the existing parking lot for truck traffic. Amazon has also began implementing systems to issue warnings, training, and suspensions to drivers that disobey the rules. DeGiulio noted that since implementing such precautions, suspensions have decreased and volume in the underused lot has significantly increased, reducing the impact to Rapids Drive.

DeGiulio also took some time to explain the Amazon ecosystem and the different purposes their facilities fulfill. The existing GRR1 facility is a robotics fulfillment center; a majority of their inventory is stored and packaged here, and GRR1 is the only facility in west Michigan that serves this purpose. The GRR5 building which has sat vacant since construction is intended to serve as a sortation facility, where trucks unload items to be sorted for regional delivery, in some cases heading to Ohio or Indiana. The proposed new DGX2 facility will be used to sort packages and load delivery vans prior to delivery.

Commissioner Haagsma expressed that he would like to determine what assurance there is that issues with truck parking on Rapids Drive will not become an issue again. Haagsma stated that the Kent County Road Commission does retain the right to revoke driveway permits if issues persist. Chair Giarmo inquired about placing a condition of approval on the site plan in which the underused lot must be dedicated to overflow parking for GRR1. Waayenberg and Wiersema noted that there are truck stops in the area that drivers could use to rest in between delivery jobs. Chair Giarmo suggested that Amazon build their own truck stop on site to manage the influx of truck traffic and the parking that such operations demand.

Planner Wells noted that staff does not have the capacity to monitor Rapids Drive on a regular basis, and that this is ultimately Amazon's burden to bear and mitigate. Wells said that the solution is either opening up the underutilized lot permanently for trailer usage or building a new parking lot. In either case if the trash issues persist, Amazon must be responsible for cleaning it up, since the Kent County Road Commission has been cleaning up the trash thus far.

Chair Giarmo inquired about whether Amazon could implement a security team to mitigate the issues; DeGiulio responded that Amazon does use security to monitor DOT numbers, and that Amazon is

working to monitor the situation remotely and ensure drivers who exhibit bad behavior face consequences.

Commissioner Billips inquired about whether there is any signage on Rapids Drive encouraging drivers to not park there; DeGiulio responded that upon arrival carriers are given pamphlets with maps that identify where to park and how to navigate the facility. DeGiulio also noted that Amazon has installed temporary signage to deter truck parking, and the challenge is getting the carrier companies on board with management and implementation of parking guidelines.

Wiersema inquired about the existing vacant GRR5 facility and the for-sale sign that was briefly on the property; DeGiulio responded that Amazon's real estate team is inconsistent with long term vs. short term thinking, and for a brief moment they thought that selling the asset made more sense; Amazon has since decided that keeping the building will be worthwhile.

Commissioner Rober inquired about disruptive truck traffic on 68th Street, to which DeGiulio responded that these issues don't make sense to him either and that he'd love to discuss these problems further and hopefully find a solution.

Planner Wells noted that staff didn't find any major deficiencies of the site plan and that all other standards for site plan review were satisfied. Staff did note, however, that a pedestrian connection from the facility to 68th Street was not included in the plans but could be worthwhile to include. Haagsma noted that Amazon did install sidewalk up to their driveway along the perimeter of the site and agreed that a pedestrian connection between the right-of-way and the facility would be preferable. Wiersema added that even though pedestrian connections may be underused currently, they could be vital in providing associates with adequate access in the future.

Planner Wells stated that he believes the solution is to build an additional parking lot, as he believes this will mitigate the issue and that drivers will actually use it. Wiersema said that if the solution is to require an additional parking lot to be built in the southeast corner of the site, visibility and screening should be appropriately managed and maintained at the corner of 68th Street and Patterson. Schott responded that the new lot would be approximately 200 feet from the 68th Street right-of-way which will help with minimizing visibility, and that Amazon would be willing to implement a berm and landscaping to buffer the view as well.

Waayenberg noted that the existing parking lot is not conducive to efficient truck parking and suggested that a new parking lot features pull-through parking and a loop to ensure tractor trailers can maintain adequate circulation. Schott responded that the layout is subject to change and their team is aiming to minimize any impact on designated wetlands.

MOTION: Motion by Waayenberg, supported by Rober, to approve the site plan review for the Amazon DGX2 facility at 4495 68th Street with the following conditions:

1. The Planning Commission approves the parking overage, which is greater than 25% of the minimum parking required.
2. Signage shall be reviewed administratively.

3. Additional sidewalks and the pedestrian connection between the right-of-way and the facility shall be reviewed administratively.
4. Amazon must provide Township staff a monthly roster of contact information.
5. An additional parking lot must be created for the storage of tractor trailers, which must be compliant with all requirements of the Zoning Ordinance.
6. The applicant must secure all outside agency approvals (BGUA, KCDC, KCRC, EGLE)

DISCUSSION: None.

AYES: ALL

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (6-0)

3. Items not requiring a Public Hearing

a. Prairie Wolf Landing Phase I and Phase II – Preliminary Major Condominium

Kelly Kuiper, the Manager of Land Planning and Entitlement for Eastbrook Homes explained that Eastbrook is seeking preliminary condominium approval for Phases I and II of Prairie Wolf Landing, which is a component of the Prairie Wolf Station Planned Unit Development (PUD). The submitted condominium plans are consistent with the plans approved as part of the overall PUD plan, and the detailed phase plans are consistent with the requirements of the Zoning Ordinance.

Community Development Director Dan Wells noted that Phase I is the first row of single-family detached homes on the eastern border of the PUD, which includes 28 lots. Phase II features 80 single-family dwelling units; 14 detached site condominiums, 32 “terrace” homes, and 34 units of two-story townhouse buildings ranging from two to four homes per building. Phase II is intended to act as a transitional area between traditional single-family detached homes to the east and higher density apartments to the west, so as to gradually transition from lower to higher densities. Amendments to the Consent Judgement were recently approved by the Township Board of Trustees and will be reviewed by a judge in the coming months, although no proposed changes to the Consent Judgement have any bearing on either Phase I or II. Wells added that most infrastructure has been installed; Kuiper added that the lift station is in its final phases of installation as they await additional valves.

Commissioner Haagsma inquired about access drives and a timeline in which they will be built out, as Eastbrook must establish a second access point to build beyond 30 homes. Kuiper responded that the

Eastbrook team is working closely with Nederveld to ensure that the required number of access points will be installed in time. Wells added that additional building permits shall not be issued for anything in excess of 30 homes until the second connection point is made.

Kuiper stated that the goal is to begin construction on Phase I as soon as possible, and to have construction plans for Phase II by early 2026. Commissioner Haagsma said that he feels comfortable approving the requests with the assurance that building permits for additional homes may not be issued unless the required connections are installed.

Commissioner Wiersema inquired about the possibility of using the retention pond in the northeast corner of the site for recreational purposes. Kuiper responded that the intention was to make it a wet pond feature, however, the need for two large pipes has been eliminated due to stormwater requirements, meaning that the pond will be more like a marsh and will have the ability to sustain more wildlife and vegetation than if it was a wet feature. Kuiper also pointed out that there is a sidewalk connection to the pond, and it will be accessible to the public.

MOTION: Motion by Waayenberg, supported by Billips, to make a positive recommendation to the Township Board of Trustees for a preliminary major condominium for Phase I of Prairie Wolf Landing.

DISCUSSION: None

AYES: ALL

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (6-0)

MOTION: Motion by Waayenberg, supported by Haagsma, to make a positive recommendation to the Township Board of Trustees for a preliminary major condominium for Phase II of Prairie Wolf Landing.

DISCUSSION: None

AYES: ALL

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (6-0)

b. Dutton Center Phase II – Final Major Condominium

Chris Kohane, a Project Manager for Allen Edwin Homes, explained that Phase II of the Dutton Center PUD was originally proposed as a plat, but has since been approved to proceed as a condominium. Kohane noted that Allen Edwin has taken the necessary steps to obtain approval from the Township Engineer, Kent County Road Commission, Kent County Drain Commission, and EGLE. Kohane stated that the Byron Gaines Utility Authority is planning to begin earth work and construction within the next week.

Planner Wells stated that staff is recommending approval of the final condominium plan, given that the proposed layout is consistent with the requirements of the Zoning Ordinance and the approved Dutton Center PUD plans. Wells noted that the roadways in this section of the development will connect to the Thornapple Farms plat to the south which will constitute as a secondary connection point and enable them to build more than 30 houses.

MOTION: Motion by Wiersema, supported by Waayenberg, to approve the final condominium plan for Phase II of the Dutton Center PUD with the condition that all requirements of the Township Engineer and Fire Department are satisfied.

DISCUSSION: None

AYES: ALL

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (6-0)

VII. GENERAL DISCUSSION

The Planning Commission discussed potential future development of a parcel to the west of Hillside Church, located at 1310 68th Street. The parcel is future zoned as Village Residential; the Planning Commission considered what kind of development may be permitted given the zoning designation and discussed the opportunity for Hillside Church to propose or otherwise be involved in development plans.

VIII. ADJOURNMENT

The meeting adjourned at 8:56 PM.

CERTIFICATION:

I hereby certify that the above is a true copy of the minutes from the October 23rd, 2025, Planning Commission Meeting of the Gaines Charter Township Planning Commission held at the time and place mentioned above pursuant to the required statutory procedures.

Respectfully submitted,

Lani Thomas,

Secretary

Gaines Charter Township Planning Commission

Date: _____



PLANNING COMMISSION MEMO

Meeting Date: November 20th, 2025

APPLICANT: Dave Van Haitsma

AGENDA ITEM: VI.1.a

ZONING AND PROPERTY SIZE:

REQUEST: Special Use Permit

Agricultural/Rural Residential, 15.15 acres

REPORT BY: Dakota Swan, Assistant Planner

ADDRESS: 2844 100th Street SE



OVERVIEW:

The applicant requests a special use permit to allow for an 8,880 square-foot ground mounted solar array in the Agricultural/Rural Residential zoning district. The Planning Commission has the ability to issue a special use permit for solar arrays that exceed 1,500 square feet.

The Planning Commission's role is to review the special use permit request for consistency with Section 18.270 – Solar Energy and Section 27.40 – Special Land Use Approval Standards.

The applicant has clarified that the request is being made in an effort to power the house entirely on solar energy. The applicant has also noted that an existing 196 square-foot accessory building is part of the project, which will serve as an electrical room for the system.

SURROUNDING ZONING:

	NORTH: Agricultural/Rural Residential	
WEST: Agricultural/Rural Residential	SUBJECT PARCEL	EAST: Agricultural/Rural Residential
	SOUTH: Agricultural/Rural Residential	

PROCESS:

The request for a special use permit is subject to the following process:

1. Submittal by applicant (Section 25.20 A-C)
2. Completeness review by Zoning Administrator (25.20 D)
3. If complete, a public hearing shall be scheduled (Section 25.70)
4. Administrative review of special land use and preliminary plan by Zoning Administrator
5. Public hearing and review and decision by the Planning Commission (Section 25.50)

STANDARDS OF REVIEW:

This special use permit request is subject to review against Section 18.270 Solar Energy and Section 27.40 Special Land Use Approval Standards. The Planning Commission shall review all details of the application and submittal to ensure satisfaction of requirements outlined in Sections 18.270 and 27.40.

Section 18.270 Solar Energy:**A. GLARE AND REFLECTION**

Product cutsheets do not specify whether non-reflective/ anti-glare materials are used in the panels, however, staff finds that the array will be a reasonable distance from adjacent properties so as to minimize glare in the event that an anti-reflective coating is not used in the panels.

B. LOCATION

Chapter 18 of the Zoning Ordinance stipulates that solar energy systems shall be placed in rear yards unless site constraints make rear yard placement unfeasible. Staff finds that the parcel configuration is prohibitive to installing the array in the rear yard, as the dwelling is placed in the farthest southeast corner of the parcel, leaving a small backyard to work with, which is also impeded by a large wood lot to the west. Staff finds that front yard placement of the panels is reasonable and necessary given the parcel configuration.

If the Planning Commission finds that the proposed location does not meet standards, the applicant has stated that it is possible to relocate the array further to the south or west. The system will be more energy efficient if the panels are as close to the electrical room as possible, so as to lose less energy during transmission. Reference the topographic map below for reference on where the array may be able to be relocated to.



C. INSTALLATION

Materials and site plans provided by the applicant clarify that “PV equipment, systems, and all associated wiring and interconnections shall only be installed by qualified persons”. The Planning Commission does reserve the right to request a copy of manufacturer’s directions prior to installation.

D. WIRES

The applicant has confirmed that all wires associated with the project will be buried underground.

E. SETBACKS

The solar array is required to adhere to all required setbacks for principal buildings. The proposed location of the solar array satisfies all setback requirements for primary dwellings in the A/RR zoning district.

Setback	Required	Proposed
Front	60 feet	Ca. 110 feet
Side	15 feet	45 feet
Rear	50 feet	926 feet

F. MAXIMUM NUMBER

The Zoning Ordinance stipulates that one (1) accessory non-commercial solar energy system is permitted per lot, however, a single system with multiple structures and panels may be approved so long as the structures are clustered in close proximity. The eight panel arrays will be configured in a line and will maintain 25 feet between each array.

G. MAXIMUM SIZE

According to the Zoning Ordinance, solar energy systems are limited to produce no more than 125% of the annual kWh usage or 1,500 square feet, whichever is less. Systems that exceed such limits may be considered by the Planning Commission as a special land use. Eight 1,110 square-foot panel arrays are being proposed for a total of 8,880 square feet worth of solar panel array.

H. MAXIMUM HEIGHT

Section 18.270 of the Zoning Ordinance stipulates that the height of solar panels at full tilt may not exceed 16 feet. The applicant has stated that the maximum tilt of the panels is 30 degrees, and they will

not ever be in a position that makes a full vertical alignment. The height of the panels at a maximum tilt of 30 degrees is 10 feet 7 inches.

I. ABANDONMENT

The Zoning Ordinance stipulates that systems that fail to produce energy continuously for 12 months will be considered abandoned unless the Township is provided a plan to reinstate the operation of the system within six months.

J. REMOVAL

In the event of abandonment, all support structures, panels, and any other equipment must be removed, and the site shall be restored to its prior condition within one year of abandonment.

Section 27.40 Special Land Use Approval Standards:**A. ZONING ORDINANCE AND MASTER PLAN**

Staff finds that the request is consistent with the intent of both the Zoning Ordinance and Master Plan. The provided site plan is compliant with all requirements of the Zoning Ordinance.

B. USE COMPATABILITY AND CHARACTER

This request is consistent with adjacent and nearby land uses. Solar systems are permitted in the A/RR zoning district, however, due to the size of the proposed system, a special use permit is necessary. Staff does not anticipate that the proposed solar array will not impede development or otherwise degrade the character of the area.

C. PUBLIC SERVICES AND INFRASTRUCTURE

The proposed solar array will have no bearing on public utilities or infrastructure – the proposed project will significantly reduce the amount of energy used to power the home. Staff anticipates the project will not be prohibitive to emergency vehicle access and will not be detrimental to the economic welfare of the community.

D. IMPACT AND NUISANCES

An oversized solar array is not anticipated to be hazardous or detrimental to any individuals, property, or the general welfare. The main impact of the solar array will be visual from 100th street, however, staff finds that the property is large enough to absorb the extent of the solar array. The applicant has clarified that they intend to bolster the existing hedge along 100th Street to enhance and improve screening of the property, in addition to planting a row of evergreen trees to the north of the array.

E. ENVIRONMENTAL IMPACT

The proposed ground mounted solar system is not anticipated to cause environmental degradation or negative consequences to sensitive natural resources. The area in which the array is planned to be installed does not have any identified wetlands or other vulnerable areas. Staff finds that the proposed solar array is an energy-efficient, environmentally conscious method to generate and use power.

F. TRAFFIC

Staff does not find that the proposed special land use will create an excessive amount of additional traffic. The applicant specified that some minor traffic may be generated by technicians servicing the array, however, staff does not anticipate any detriment to the traffic flow on 100th Street.

G. PRECEDENCE AND REASONABLE LAND USE

Staff does not find that approval of the special use permit request would set negative precedence. The parcel is adequately sized to absorb the scale of the array, and the applicant intends to approve the screening along 100th Street so as to minimize the visual impact.

STAFF RECOMMENDATION

Based on our review, Staff recommends that the special use permit plan be approved. The only recommended condition is as follows:

1. The applicant shall adhere to all review comments provided by the Township Engineer and Township Building Official.



Application for Special Land Use

GAINES CHARTER TOWNSHIP

8555 Kalamazoo Ave SE
Caledonia, MI 49316
(616) 698-6640 • www.gainestownship.org

File Number

251028 DVH

Project Address	Street: 2844 100th St (10195 Hannah Lake) City: Caledonia Zip: 49316					
Parcel Number(s)	41-22-34-200-012 41-22-34-200-008					
Owner Name	Vanderpol Ronald H Trust					
Owner Address	Street: 2844 100th St City: Caledonia Zip: 49316					
Phone No. & Email	616-269-806-0246 / shawn@bonnellconsulting.com					
Applicant Name	Dave Van Hartsma					
Applicant Address	Street: 321 Ransom St SW City: Grandville, MI Zip: 49418					
Phone No. & Email	616-889-1594 / dave.vanhartsma@hotmail.com					
Brief Description of Proposed Project/Use	Requesting permission to install solar power Field in front of house and Greater than 1500 sq. ft.					
I grant Township staff permission to enter onto the subject property in review of this application, certify the correctness and knowledge of the information submitted, and agree to comply with the terms and requirements of all applicable Township ordinances.						
Owner Signature						
For Township Use Only						
Zoning District	☒ RR	☐ SR	☐ VR	☐ MFR	☐ VN	☐ NC
	☐ GC	☐ OS	☐ MB	☐ LI	☐ HI	☐ PUD
Project Type	☒ Special Land Use ☐ Accessory Bldg. ☐ Site Plan Review					
	SOLAR ARRAY					
Zoning Administrator	☐ Approved			☐ Approved w/Conditions		
	☐ Denied			☐ Withdrawn		
Signature				Date		
Notes						

Application for Special Land Use

Special Land Use review and approval is required for certain uses of land that have increased potential to impact adjacent properties and the neighborhood. The Special Land Use application and review process ensures that the proposed use will be designed, operated, maintained and managed in a way that will be compatible with neighboring properties and will not be detrimental to the Township or its surroundings.

The application process includes **public notice of the proposed use and a public hearing** before the Planning Commission. Conditions of approval may be required by the Planning Commission to lessen or mitigate the adverse effects of the use.

Approval of Special Land Use is **valid for one (1) year**. If progress on the project has not been made, the approval expires.

General Standards apply to all Special Land Use requests and are outlined in Chapter 27. They include:

- A. Consistency with the goals, intent, and purposes of the Zoning Ordinance and the Master Plan.
- B. Compatibility with adjacent and nearby land uses.
- C. Adequate service by essential infrastructure and public services.
- D. Use and its associated buildings are not detrimental to persons, property or general welfare.
- E. The use and its associated buildings and site improvements will not cause environmental degradation.
- F. The use will not result in unsafe traffic conditions or negative impacts on pedestrian travel.
- G. The use won't set precedence that will adversely affect long-term plans and policies of the Township.

Please answer the following questions that inform the General Standards of Review:

1. Is the proposed Special Land Use generally in keeping with surrounding rural/suburban/commercial/industrial uses? Would it be considered typical activity or construction by the neighbors?

Solar Generated power is generally accepted as an energy saving method to generate power.

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

The panels do not emit noise, dust, odor, or light.

3. What measures will be taken to avoid adverse impacts of the building, site or use of the property on the community?

We propose to bolster the existing Hedge screening on 100th St.

Application for Special Land Use

4. 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 additional traffic will be added other than possibly
and annual service of the solar operating systems.

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

Solar power will positively impact the environmental needs of this
property by generating most if not all of the power needs for
this property

CHECKLIST FOR SPECIAL LAND USE, OR ACCESSORY BLG. SPECIAL LAND USE REVIEW	
General Information	
Name and firm address of the professional individual responsible for preparing site plan and professional seal, if applicable	<u>Greg Oliver - Agathon Solar 1-616-868-0032</u> ✓
Project address and parcel number	✓
Name and address of the property owner (signature required if owner is not the applicant and applicant is not under contract)	✓
Name, address, phone number, signature, and email of applicant	✓
Date of original plan and document revisions	✓
Scale and north arrow	✓
Acreage excluding public right-of-way	✓
Legal property description	✓
Existing Conditions	✓
Vicinity map showing overall location	✓
Lot lines and required setbacks (building envelope)	✓
Location, width, and purpose of all existing easements	✓
Site Planning Elements	
Proposed buildings, structures, fences, light poles, driveways, parking lots, landscaped areas, and other proposed physical infrastructure, as applicable	✓
Lot width, lot coverage, and setbacks noted for all buildings and structures	✓
Proposed changes to lot lines, if applicable	✓
Well and septic or connections to existing water and sewer lines, if applicable	✓
Supplemental Information	
Project description and brief narrative description of the project, including proposed use, existing floor area (square feet), size of proposed expansion (square feet), and any change in the number of parking spaces	✓
Building details	✓
Exterior elevations, showing building height and describing building materials	✓
Any other information required by the Zoning Administrator, Zoning Board of Appeals or Planning Commission to demonstrate compliance with other applicable provisions of this ordinance.	✓

PROJECT DESCRIPTION:

(320) PHILADELPHIA SOLAR : PS-MNB144(HCBF)-580W
GROUND MOUNTED SOLAR PHOTOVOLTAIC MODULES
DC SYSTEM SIZE : 185.60 KW
AC SYSTEM SIZE : 150.0 KW

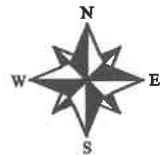
EQUIPMENT SUMMARY

(320) PHILADELPHIA SOLAR : PS-MNB144(HCBF)-580W
(5) SOLIS : S6-GC30K-LV-US INVERTER
(N) 600A AC DISCONNECT
(E) 600A MAIN SERVICE PANEL
MOUNTING : GROUND MOUNT SYSTEM
SOLAR DIMENSION : 89.6" X 44.6" = 27.75 SQFT

NOTES:

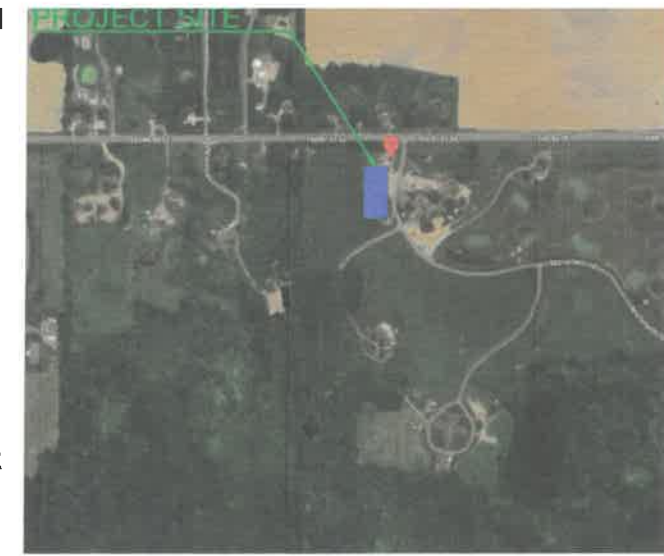
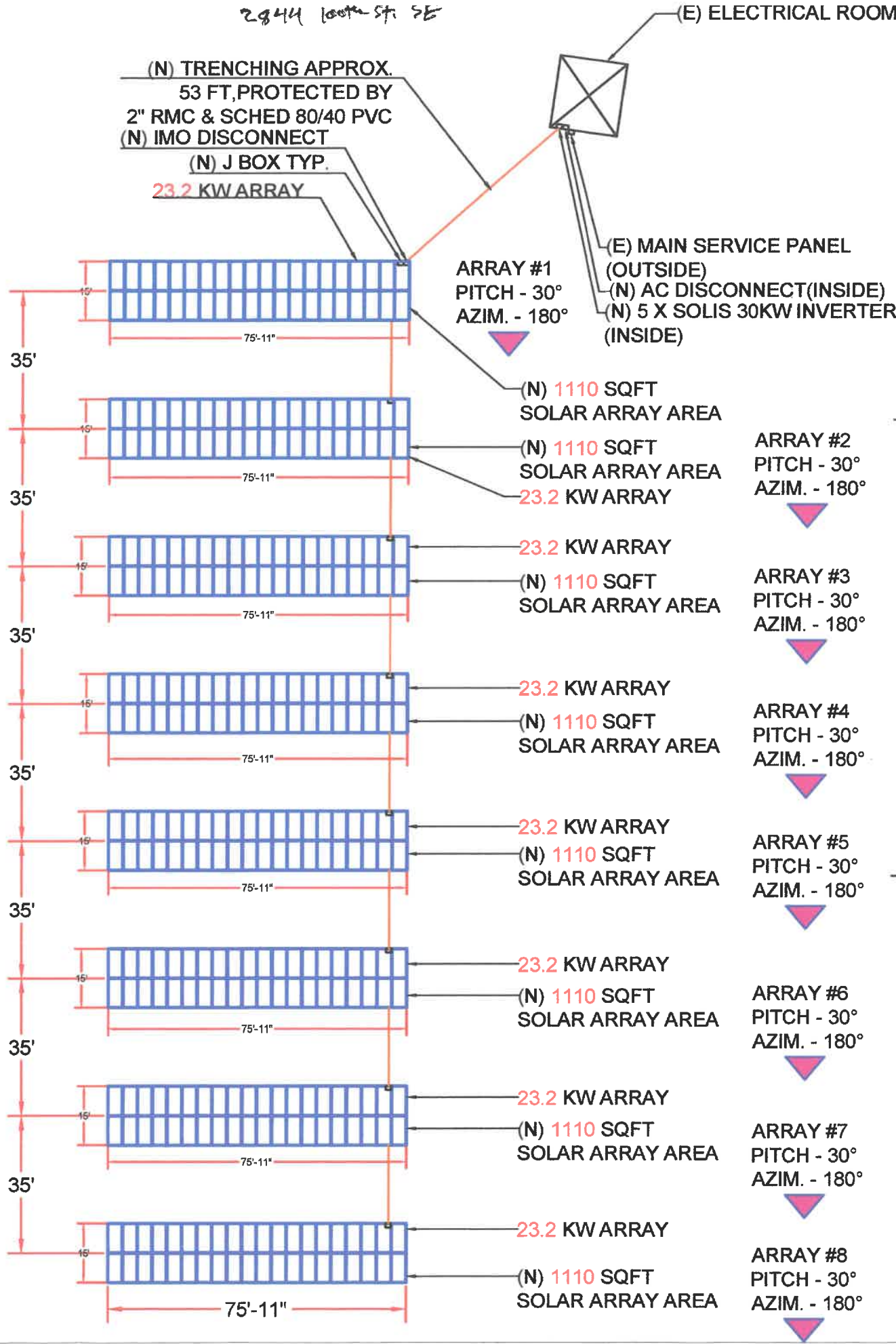
- 1. THIS PROJECT SHALL COMPLY WITH THE 2015 INTERNATIONAL WHICH INCLUDES THE 2023 NEC , 2015 IBC AND 2015 IMC AND IPC 2015 .
- 2. PV EQUIPMENT, SYSTEMS AND ALL ASSOCIATED WIRING AND INTERCONNECTIONS SHALL ONLY BE INSTALLED BY QUALIFIED PERSONS.
- 3. THE ROOF MODULES WILL NOT COVER ANY PLUMBING OR MECHANICAL VENTS.
- 4. THE PLANS WERE REVIEWED AND APPROVED BY THE INSTALLER PRIOR TO INSTALLATION. COMPLIANCE WITH ALL 2023 APPLICABLE ELECTRICAL, 2015 FIRE AND BUILDING CODES IS THE RESPONSIBILITY OF THE INSTALLER.

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES
2023 NATIONAL ELECTRICAL CODE
2015 INTERNATIONAL FIRE CODE
2015 INTERNATIONAL CODE
2015 INTERNATIONAL CODE
2015 INTERNATIONAL ENERGY CODE
2015 INTERNATIONAL PLUMBING CODE
2015 INTERNATIONAL MECHANICAL CODE
2023 NATIONAL ELECTRICAL CODE
ALL OTHER ORDINANCES ADOPTED BY THE CITY OF LOCAL GOVERNING MUNICIPAL CODE & FIRE DEPARTMENT.



ENLARGE VIEW

SCALE: 1/32" = 1'-0"



1 | HOUSE PHOTO



2 | VICINITY MAP

SHEET NO	DRAWING INFO
PV-1	PLOT PLAN WITH VICINITY MAP
PV-2	SITE PLAN
PV-3	MOUNTING
PV-4	DATASHEETS
PV-5	DATASHEETS
PV-6	DATASHEETS
PV-7	DATASHEETS



CONTRACTOR :
AGATHON SOLAR LLC
14721 CLEVELAND STREET,
SPRING LAKE, MI 49456
PHONE : (616) 607-8373
LIC. NO. : #6108024

RONALD H VANDERPOL TRUST

OWNER/BUILDER
2844 100th St. SE
CALEDONIA, MI 49316

11"X17"

Designed by
NOSHAHI

Date
10/23/25

PLOT
PLAN

Drawing
PV-1

GROUND-MOUNTED SOLAR ARRAY SITE PLAN

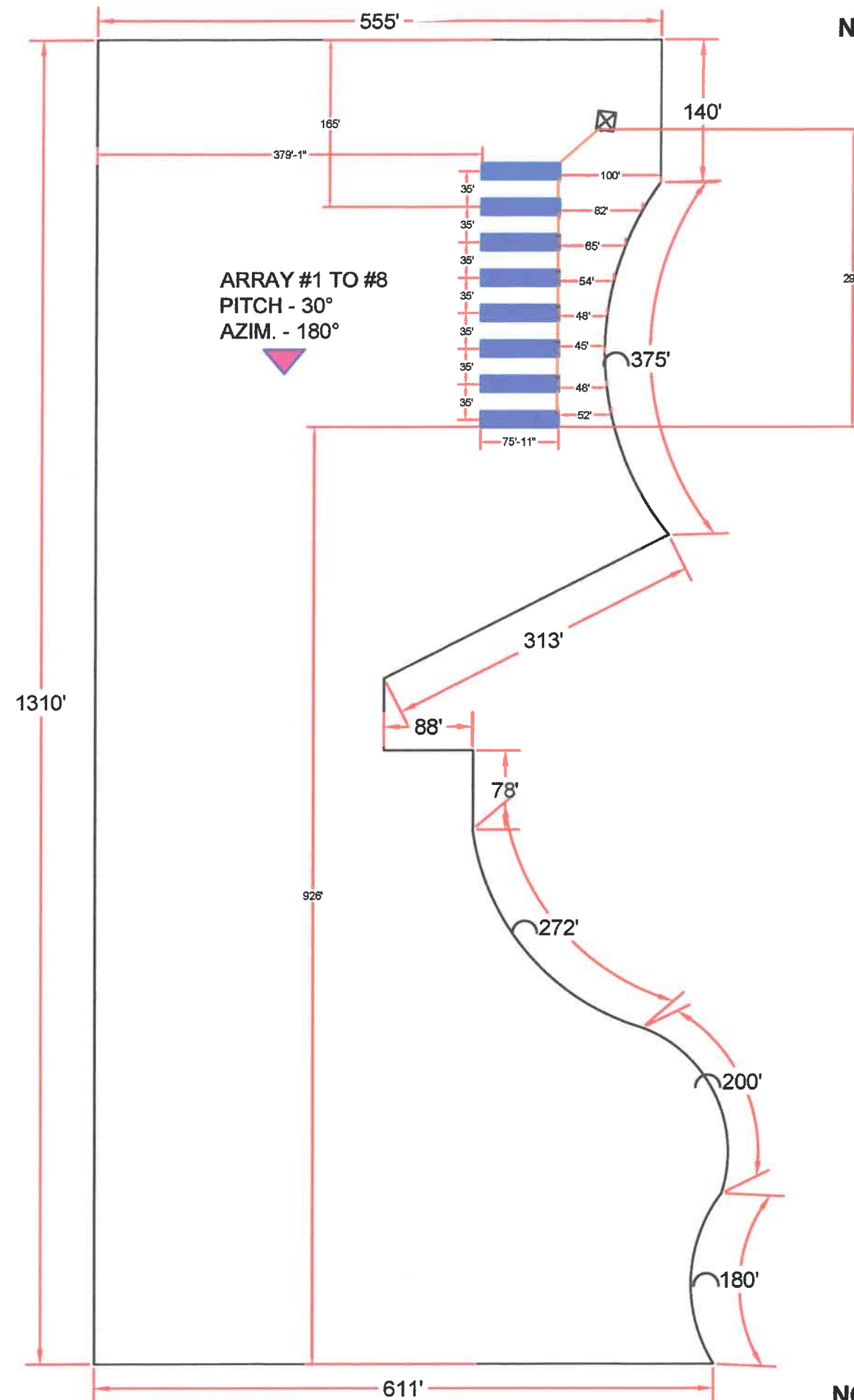
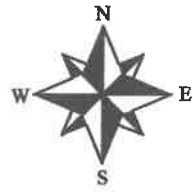
2844 100th St SE, Caledonia, MI



PROJECT INFORMATION
Project: Ground-Mount Solar PV Installation
Address: 2844 100th St SE, Caledonia, MI
Parcel: 41-223-34-200-008
Applicant: Dave Van Haltsma Builder
Owner: Vanderpol Ronald H Trust
Date: November 13, 2025

LEGEND
Blue - Solar Array
Red - Electrical Shed
Green - Lot Lines
Dark Green - Proposed Emergency Easement

SYSTEM SUMMARY
8 Ground-Mounted PV Arrays (15' x 75'-11' each)
Electrical Shed: 14' x 14'
Array Spacing: 130' S & 100' W
Shed Spacing: 96' S & 55' W



NOTE : PLEASE SEE PV-1 FOR ENLARGE VIEW

SCALE: 1/64" = 1'-0"

NOTE : PLEASE SEE PV-1 FOR ENLARGE VIEW



CONTRACTOR :
AGATHON SOLAR LLC
14721 CLEVELAND STREET,
SPRING LAKE, MI 49456
PHONE : (616) 607-8373
LIC. NO. : #6108024

RONALD H VANDERPOL TRUST
OWNER/BUILDER
12844 160th St SE
CALEDONIA, MI 49316

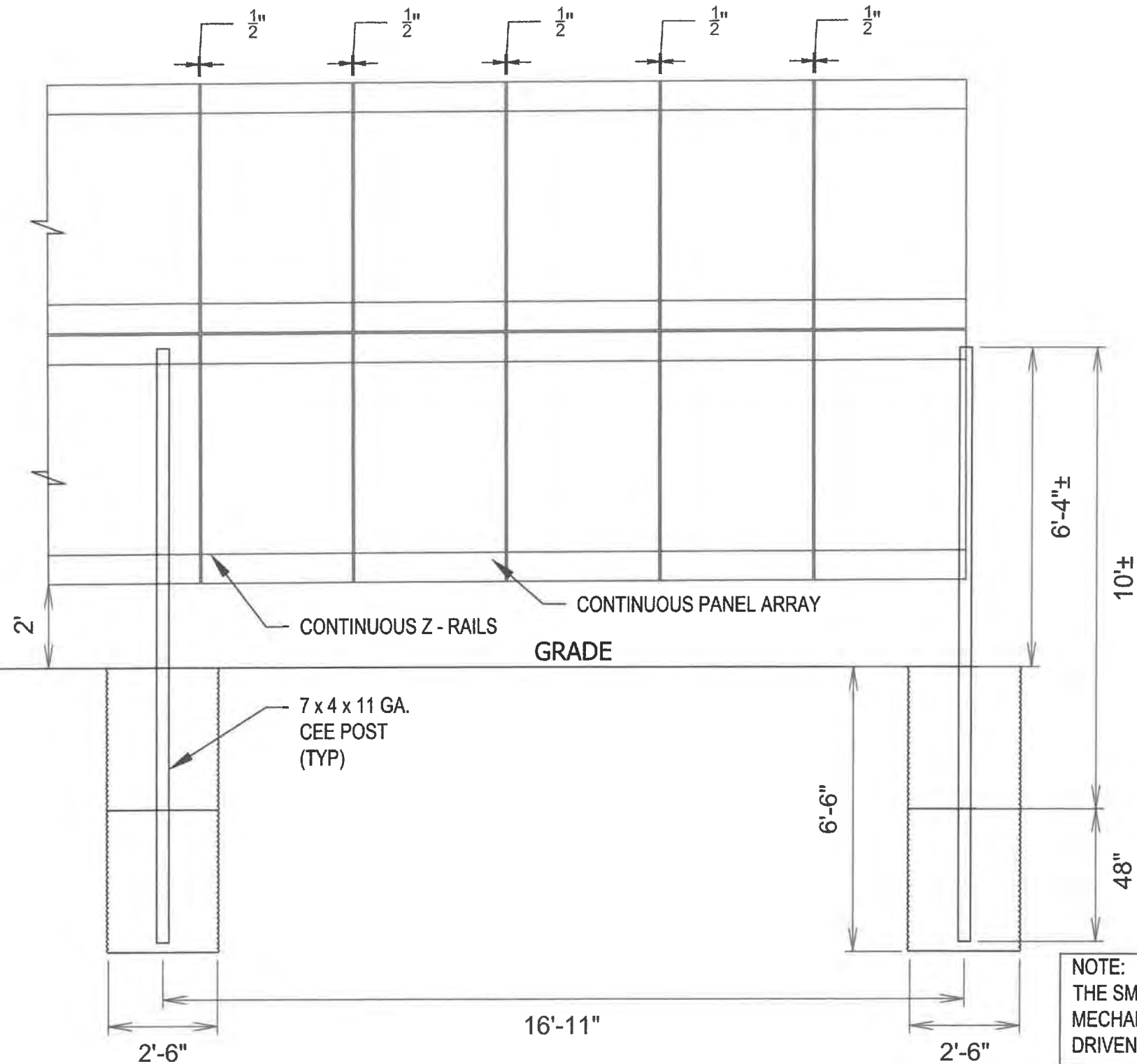
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Designed by
NOSHAHI

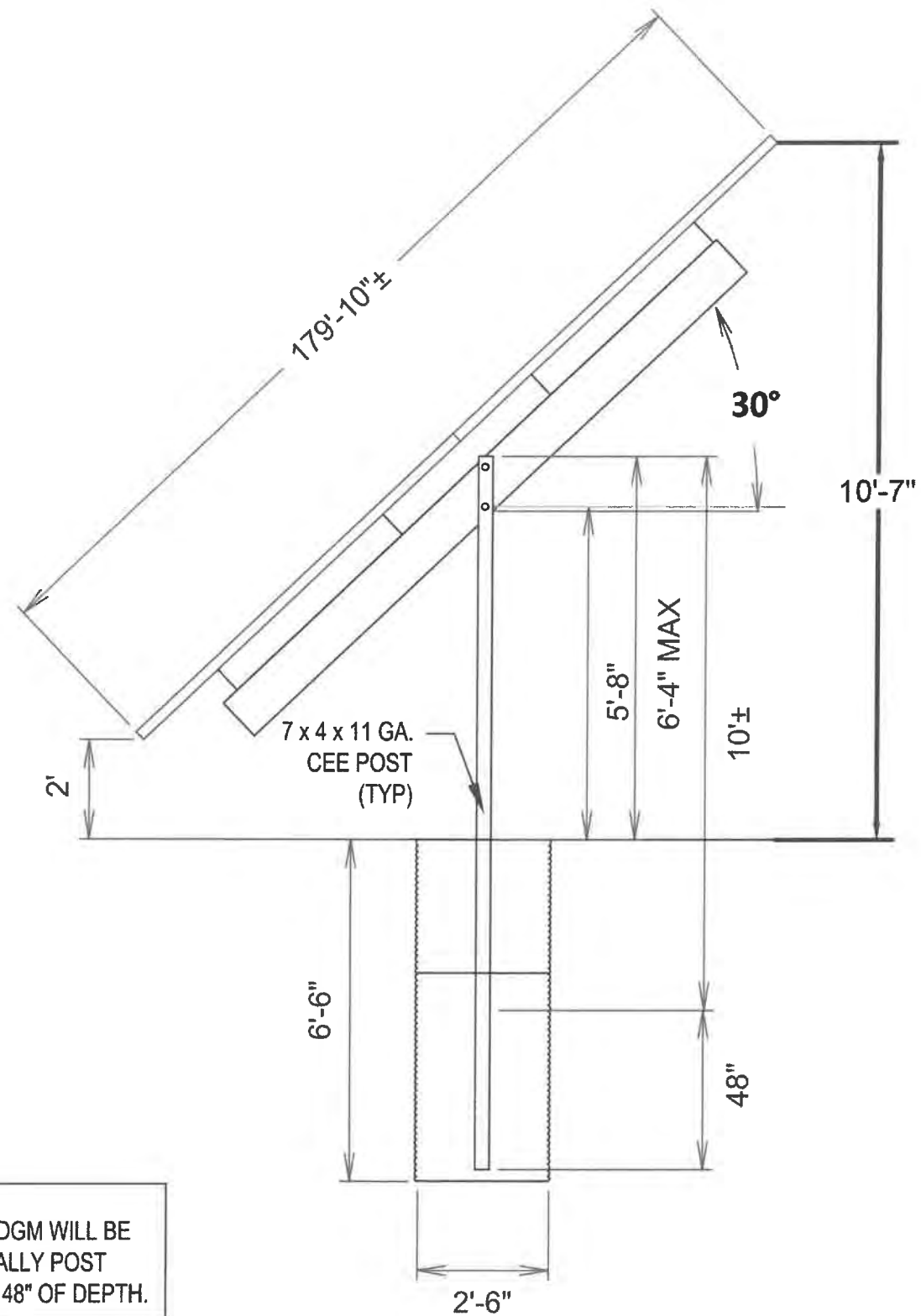
Date
10/23/25

SITE
PLAN

Drawing
PV-2



NOTE:
THE SML-PDGM WILL BE
MECHANICALLY POST
DRIVEN TO 48" OF DEPTH.



MOUNTING DETAILS

Scale: NTS



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CALEDONIA, MI 49316

11"X17"

Designed by
NOSHAHI

Date
10/23/25

MOUNTING
DETAIL

Drawing
PV-3

NEXUS

PS-MNB144(HCBF)-xxxW

Half-Cell N-Type 16BB Bifacial Module

580 - 600 Watt

Positive power tolerance of 0~+3%

Philadelphia Solar's Mono-Crystalline N-type modules with power up to **600Wp** are produced using the state-of-the-art (automated) robotic production lines. These modules are suitable to be used for most electrical power applications and have excellent durability to prevailing weather conditions

CERTIFICATIONS

UL 61215 / UL 61730
IEC 61215 / IEC 61730
CSA C22.2#61730:2019
HALT TEST Highly Accelerated Life And Extended Reliability Test
IEC 61853 PAN File
IEC TS 62804 PID Resistance
IEC 60068 Dust and Sand Resistance
IEC 62716 Ammonia Resistance
IEC 61701 Salt Mist Resistance
Bankability Report
EN ISO 9001: 2015
Quality Management System
EN ISO 14001: 2015
Environmental Management System
EN ISO 45001: 2018
Occupational health and safety management systems



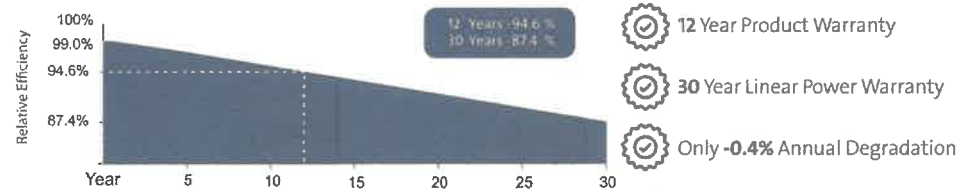
APPLICATIONS



FEATURES

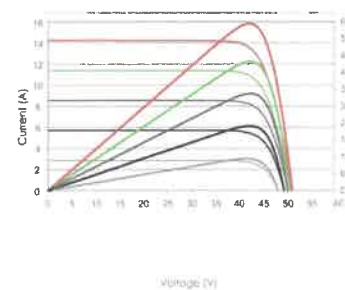


LINEAR PERFORMANCE WARRANTY

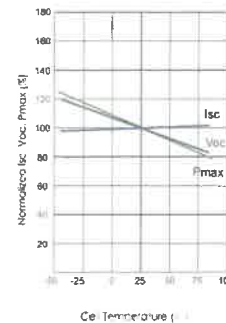


Electrical Performance & Temperature Dependence

Current-Voltage & Power-Voltage Curves (600W)



Temperature Dependence of Isc, Voc, Pmax



QP-04-CAD/Rev.3

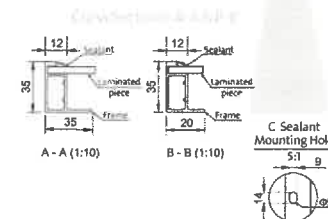
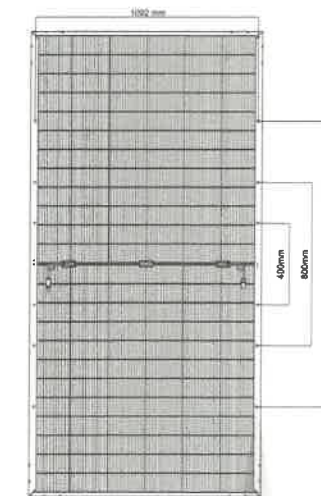
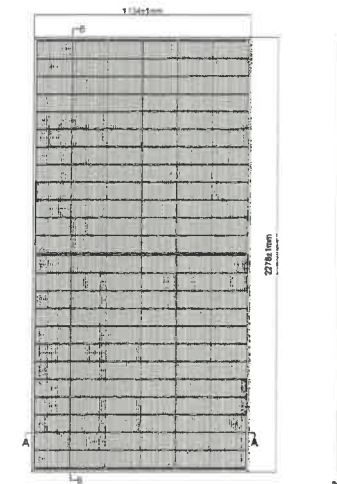
ELECTRICAL CHARACTERISTICS

POWER AT STC	580 W	585W	590W	595 W	600W
Short Circuit Current - Isc (A)	14.10	14.14	14.18	14.22	14.26
Maximum Power Current - Imp (A)	13.33	13.37	13.41	13.44	13.47
Open Circuit Voltage - Voc (V)	51.65	51.79	51.93	52.07	52.21
Maximum Power Voltage - Vmpp (V)	43.64	43.89	44.14	44.34	44.57
Module Efficiency - η' (%)	22.45%	22.65%	22.84%	23.03%	23.23%
Bifaciality Ratio (%)	80% ± 5				
Power tolerance (%)	0~+3%				
Values at Standard Test Conditions STC (Air Mass AM 1.5, Irradiance 1000 W/m², Cell Temperature 25° C).					

MATERIAL CHARACTERISTICS

Characteristics	Value
Cells per Module	144 (72 x 2)
Cell Type	N Type Mono-Crystalline
Front Surface	3.2mm Tempered AR Coated Glass
Back Cover	Transparent Backsheet
Frame	Anodized Aluminum (Black/Silver)
Junction Box	IP 68 With Original MC4
Cable Length	1200mm Cable length could be customized
Fire Classification	Type 1

MODULE DRAWINGS



THERMAL CHARACTERISTICS

Characteristics	Value
Open Voltage Temperature Coefficient VOC (%/C°)	-0.25
Short Circuit Current Temperature Coefficient ISC (%/C°)	+0.045
Power Temperature Coefficient PMP (%/C°)	-0.29
NOCT (°C)	45±2
Maximum Sytem Voltage - Vmax (V)	1500
Maximum Series Fuse (A)	30
Operating Temperature Range (°C)	IEC: -40 to +85 UL: -40 to +90

PHYSICAL CHARACTERISTICS	Value
Module Dimensions (mm)	2278 x 1134 x 35
Module Weight (kg)	29 ± 1 Kg
Packaging	Value
Modules per Pallet	31
40 Feet High-Cube Container	620 Modules
Mechanical Load**	Value
Max Static load (Front)	5400 Pa
Max Static load (Back)	2400 Pa
Dynamic load	1000 Pa

- ♦ Tolerance of power Current and Voltage (ISC,VOC)±3 %
- ♦ Datasheet is subjected to change without prior notice, always obtain the most recent version of the datasheet.
- ♦ ** Caution: For professional use only, the installation and handling of PV modules and cleaning modules require professional skills and should only be performed by qualified professionals, please read the Installation and Operation Manual before using the modules, also Cleaning Guidelines

Updated 6 Oct 2024

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11"X17"

Designed by
NOSHAHI

Date
10/23/25

EQUIPMENT
SPEC.

Drawing
PV-4

S6-GC30K-LV-US

Solis Three Phase US Inverters

Efficient

- Max. efficiency 97.7% (IEC efficiency 97.0%)
- String current up to 20A
- 3 MPPT design, supports multiple orientation system design
- Night time PID recovery function, increases overall system yield (optional)
- Wide voltage range and low startup voltage

Smart

- Equipped with external power control interface, supporting zero output power control
- Intelligent string monitoring, smart I-V curve scan
- Supports RS485, Ethernet, WiFi, Cellular
- Scan to register on SolisCloud, supports remote upgrade and control

Models:

S6-GC30K-LV-US

Ordering: S6-GC30K-LV-US

- APST (APS MLRSD Transmitter)
- RSS (Tigo MLRSD Transmitter)
- NEPT (NEP MLRSD Transmitter)

Safe

- Type 4X, C5 Anti-Corrosion Level
- AFCI protection, proactively reduces fire risk
- Intelligent redundant fan-cooling
- Integrated module level rapid shutdown transmitter
- High quality components from globally recognized suppliers

Economic

- > 1.5 DC/AC ratio
- Supports high power modules for lower installation costs



DATASHEET

S6-GC30K-LV-US

Models

Input DC

Max. input voltage	1000 V
Rated voltage	600 V
Start-up voltage	195 V
MPPT voltage range	180-1000 V
Max. input current	40 A / 40 A / 40 A
Max. short circuit current	63 A / 63 A / 63 A
MPPT number/Max. input strings number	3/6

Output AC

Rated output power	30 kW
Max. apparent output power	33 kVA
Max. output power	33 kW
Rated grid voltage	3Φ/PE, 208 V
Rated grid frequency	60 Hz
Max. output current	91.6 A
Power factor	>0.99 (0.8 leading - 0.8 lagging)
THDi	<3%

Efficiency

Max. efficiency	97.7%
CEC efficiency	97.0%

Protection

DC reverse-polarity protection	Yes
Short circuit protection	Yes
Output over current protection	Yes
Surge protection	DC Type II / AC Type II
Grid monitoring	Yes
Anti-islanding protection	Yes
Temperature protection	Yes
Strings monitoring	Yes
I/V Curve scanning	Yes
Integrated AFCI (DC arc-fault circuit protection)	Yes
Integrated PID recovery	Optional
Integrated DC switch	Yes
Integrated AC switch	Yes

General Data

Dimensions (W*H*D)	30.9"21.6"12.6 in (784*549*320 mm)
Weight	103.8 lbs (47.1 kgs)
Topology	Transformerless
Self-consumption (night)	<1 W
Relative humidity	0-100%
Operating ambient temperature range	-13°F~140°F (-25°C~60°C)
Ingress protection	TYPE 4X
Cooling concept	Natural convection
Max. operation altitude	13,120 ft (4000 m)
Compliance	UL1741SB, UL1741SA, IEEE 1547-2018, UL1699B, UL1998, FCC Part15 ClassB, California Rule 21, Heco Rule 14H, NEC 690.12-2020, CAN/CSA C22.2107.1-1

Features

DC connection	MC4 connector
AC connection	OT terminal (4 AWG to 3/0 AWG)
Display	LCD
Communication	Modbus RTU (Sunspec compliant), RS485, Optional, Cellular, Wi-Fi

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11"X17"

Designed by
NOSHAHI

Date
10/23/25

EQUIPMENT
SPEC.

Drawing
PV-5

ATLAS SERIES
POST-DRIVEN GROUND MOUNTS
SIMPLE & EFFICIENT

25 YEAR
WARRANTY

TECHNICAL INFORMATION

25 YEAR
WARRANTY

Commercial & utility-scale solar racking with reduced components and minimal installation time. Over a decade of proven reliability and a 25-year warranty to serve the lifetime of your solar array.

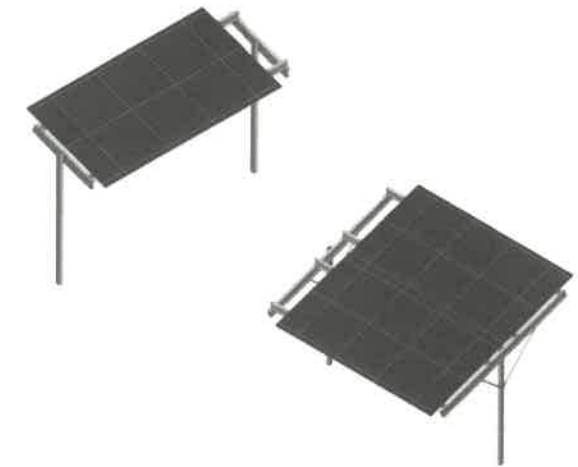


Featuring fewest components and hardware connections in the market with high flexibility for rough and variable terrain. The panel attachments feature weather-resistant grounding clamps, hot-dipped & G185 galvanized steel, and can sustain high wind and snow loads.

Call for immediate estimates and layout design assistance from our expert sales team.

WWW.SOLARMOUNTS.COM
300 WOOLLEY DR. | MARSHALL, MI 49068
INFO@SOLARMOUNTS.COM

844-757-7225



FEATURES & BENEFITS

- 3 main components & minimal hardware
- Pre-punched tilt angles
- Overlapping purlins for ease of installation
- Stocked components for industry best lead times
- PE stamped drawings
- Accommodates difficult terrain

TECHNICAL CHARACTERISTICS

APPLICATION	Open Lot / Field Layout
FOUNDATION	C-Channel or I-Beam
ORIENTATION	Portrait 1-2 High Standard 3 High Custom
POST SPACING	208" Purlins
TILT ANGLES	0° - 45° Pre-Punched Holes
CLEARANCE	2'-0" Standard 3'-0" & 4'-0" Custom
MAX GRADE	East-West 15° Tolerance
SNOW LOAD	0 - 80 PSF
WIND LOAD	0 - 170 MPH
MATERIAL	80 KSI, G185 Galvanized
MODULE CAPABILITY	Any Module, Industry Wide
WARRANTY	25 Year



3.1 MW
BRIDGEWATER, NJ



1.2 MW
MULICA HILL, NJ



3 MW
ROCKFORD, IL



403 kW
MANAHAWKIN, NJ

844-757-7225

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Designed by
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Date
10/23/25

EQUIPMENT
SPEC.

Drawing
PV-6

COMPONENET OVERVIEW

25 YEAR
WARRANTY



1 HIGH TRUSS

1 - 2 HIGH POST
&
2 HIGH TRUSS

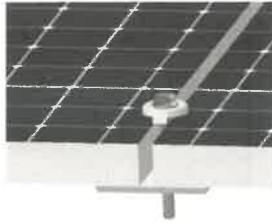


208" Z-PURLIN

PURLIN STIFFENER



MID-CLAMP



END CLAMP



IMPORTANT INSTRUCTIONS

THIS FORM MUST BE FILLED OUT AND RETURNED TO SOLAR MOUNTS LLC
WITHIN 4 WEEKS OF PROJECT INTERCONNECTION BY END USER TO
QUALITY FOR WARRANTY COVERAGE. PLEASE EMAIL COMPLETED FORM
TO INFO@SOLARMOUNTS.COM ATTN: WARRANTY

TYPE OF SYSTEM:

CARPORT _____ WALKWAY _____ POST-DRIVEN GROUND MOUNT _____
BALLASTED GROUND MOUNT _____ WALKWAY _____ ROOF MOUNT _____

OPERATOR:

NAME _____
PHONE _____
EMAIL _____
ADDRESS _____

INSTALLER:

NAME _____
PHONE _____
EMAIL _____
ADDRESS _____

NAME _____
PHONE _____
EMAIL _____
ADDRESS _____

PURCHASE DATE: _____
FOUNDATION INSTALLATION DATE: _____
INITIAL COMMISSIONING DATE: _____
INSPECTION DATE: _____
FINAL COMMISSIONING / IN-SERVICE DATE: _____

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WWW.SOLARMOUNTS.COM
300 WOOLLEY DR. | MARSHALL, MI 49068
INFO@SOLARMOUNTS.COM



844-757-7225

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CALEDONIA, MI 49316

11"X17"

Designed by
NOSHAHI

Date
10/23/25

EQUIPMENT
SPEC.

Drawing
PV-7

Dan Wells

Gaines Charter Township

Dan,

Thank you for the notice of public hearing concerning the request for a solar array construction on parcel 41-22-34-200-012.

We purchased our home at 2889 100th street in October of 1970, and have enjoyed the rural lifestyle for the past 55 years. During that period, we have seen the property directly across from us change from rolling farm fields to a high-quality horse ranch and now, with the current owner, an impressive garden atmosphere. Everything that has been done has been first class. Nothing has detracted from the enjoyment of our property.

We express no opposition for the project's approval, however, our lack of understanding about the technology prompts the following possible concerns:

1. Is the size of the structure massive to the point of being visually objectional? If so, will the device be visually shielded from the neighbor's view?
2. Will power generation emit an objectional noise level?
3. If excess power is sold to the Consumers Energy Company, could it cause any level of power surge in the immediate area?
4. Could a system failure cause a power drain or outage in the area?
5. Will the technology cause any interference with TV or cellphone reception?
6. Will the property remain firmly in the Agricultural/Rural Residential zoning district category.

Thank you Dan for taking the time to consider our concerns.

Ron Whitwam 616-438-3691

ron.whitwam@gmail.com

2889 100th street, Caledonia, MI, 49316

Ronald L. Whitwam 11-11-2025

Planning Commission Memo

Meeting Date: November 20th, 2025

AGENDA ITEM: VI.1.b

FILE NUMBER: 250505DS

PROPOSED REQUEST: Zoning Text Amendment

PROPERTY ZONING DISTRICT: All Residential

ADDRESS: All Residential Parcels

PROPERTY SIZE: N/A

PARCEL NUMBERS: All Residential Parcels

**REPORT BY: Dakota Swan, Assistant Planner,
Dan Wells, Community Development Director**

**APPLICANT: Denise Simons, Midwest Sign
Company**

OVERVIEW

The applicant requests a Zoning Text Amendment to allow electronic changeable messaging (ECM) signs in residential zoning districts for institutional uses. After debating the issue, both the Planning Commission have recommended that ECM signs may be permitted in residential zones under a Special Land Use (SLU) review process, and decreasing hours of operation.

The amendment would apply to all institutional uses that are permitted in residential zoning. Practically this will mostly be for places of worship and private schools.

Due to the recommendation that changes in hours of operation be altered, which were not included previously, the amendment must go back through the public hearing process.

PROCESS

Review of the zoning ordinance text amendment is subject to the following process:

1. Public hearing and review and recommendation by the Planning Commission (6/26/25)
2. First reading by the Township Board (7/14/25), public hearing scheduled
3. Public hearing by the Township Board (8/11/25, referred back to Planning Commission)
4. Reconsideration by PC (8/28/25)
5. Reconsideration by PC (9/25/25)
6. Public hearing and review and recommendation by the Planning Commission (11/20/25)
7. Reconsideration by Board
8. Publication of the approval notice within a newspaper of general circulation within the Township within 14 days. The effective date of the approval is the expiration of seven (7) days after publication unless a longer timeframe is set

CHAPTER 31 ZONING AMENDMENTS

All zoning text amendments are subject to review by the Planning Commission. If approval is granted, the

request will get two readings at the Township Board, one of which will be a public hearing. This request has been reviewed using the applicable standards from Section 31.40.B, Zoning Amendment Approval Standards – Zoning Text Amendment. The applicant has submitted an application with sufficient detail to evaluate compliance with the ordinance.

The following factors will be considered by the Planning Commission and Township Board while reviewing a proposed Zoning Ordinance text amendment. The amendment shall satisfy at least one (1) of these factors.

1. The amendment will implement the Township’s Master Plan.

Meets Standard. In the Master Plans “Chapter 4. Community Facilities & Utilities” issues surrounding artificial lighting in the Township is addressed:

The changing technology of lighting has led to the wide use of LEDs as a primary use both at the utility scale and for general commercial and residential use. LEDs have certain qualities that are significantly different from older lighting technologies including benefits such as much lower energy demands and a wide range of control over brightness, directional control, and color. LEDs also have several negative effects depending on how they are deployed including high glare, intensity, and luminescence; these negative effects can affect driving safety due to distraction, loss of night sky visibility, effects on human circadian rhythms, and effects on wildlife. If deployed incorrectly, light trespass may be considered a nuisance, and the increased use of LEDs must be regulated carefully to limit negative effects.

The Master Plan Public Input Survey also shows that residents are concerned about obtrusive lighting in the township. Question 12 asked residents how they feel about obtrusive lighting, to which 28.9% stated they are “Very Concerned,” while 41.9% are “Somewhat Concerned” about the issue.

The number of new signs that will be applied for will not significantly add to light pollution in residential areas, and additional ECM signs will be required to be adequately screened during the SLU review process.

2. The amendment addresses changing conditions in development trends, housing types, industrial standards, environmental best practices, and citizen preferences.

Meets standard. Staff has noticed an influx of inquiries about ECM signs and where they are permitted; the demand to install these types of signs for institutional users has certainly increased over the last several years. The Planning Commission has approved two requests for Special Use Permits to allow ECMs in residential districts for institutional users over the last three years.

3. The proposed text amendment would clarify the intent of the Zoning Ordinance.

Not Applicable. The intent of the ordinance regarding electronic messaging centers is very clear; ECM signs are currently permitted only within the Neighborhood Commercial, General Commercial, Office Service, Mixed Business, Light Industrial, and Heavy Industrial zoning districts. However, if the Planning Commission and Township Board agree that ECM signs are appropriate under review as a SLU Permit, it is in their power to change the ordinance.

4. The proposed text amendment would correct an error in the Zoning Ordinance.

Not Applicable. The Zoning Ordinance was amended in April; during final review no errors were noted in Chapter 24.

5. **The proposed text amendment would address changes to the State legislation, recent case law, opinions of the Attorney General of the State of Michigan, or any other county, state, or federal regulations.**

Not Applicable. Staff is not aware of any new legislation at the local, State, or federal level that would require a modification to the regulations on ECM signs.

6. **In the event the amendment will add a use to a district, that use shall be fully consistent with the character of the range of uses provided for within the district.**

Not Applicable. Illuminated signs are an accessory use to a permitted primary use, not a new use.

7. **The amendment shall not create incompatible land uses within a zoning district or between adjacent districts.**

Not applicable. Illuminated signs in general are allowed within the residential zoning district, the requested amendment just modifies what technology is appropriate to allow.

8. **The proposed change shall be consistent with the Township's ability to provide adequate public facilities and services.**

Meets standard. Staff does not anticipate there will be any hinderance to the Township's ability to provide adequate public services if the zoning text amendment is approved.

9. **The proposed change shall be consistent with the Township's desire to protect the public health, safety, and welfare of the community.**

Meets standard. Staff finds that specific ECM signs generally do not jeopardize public health, safety, or welfare, and do assist with wayfinding as well as provide public information messaging.

If the Planning Commission determines that the proposed amendment is consistent with the Township's desire to protect public health, safety, and welfare of the community, then consistency with Section 31.40.B.9 will be achieved.

RECOMMENDATION

The Planning Commission should review signage and lighting sections of the ordinance and determine if any sections should be modified.

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

- a. Recommended the Board's final approval.
- b. Recommended the Board's final denial.

**GAINES CHARTER TOWNSHIP
KENT COUNTY, MICHIGAN
(ORDINANCE NO. __)**

At a _____ meeting of the Township Board for Gaines Charter Township held at the Township offices on _____, 2025, beginning at ____ p.m., the following Ordinance was offered for adoption by Township Board Member _____, and was seconded by Township Board Member _____:

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE
OF GAINES CHARTER TOWNSHIP TO LIMIT THE
ALLOWABLE HOURS OF ELECTRONIC CHANGEABLE
MESSAGE (ECM) SIGNS IN RESIDENTIAL ZONING
DISTRICTS AND TO ALLOW ECM SIGNS AS SPECIAL
LAND USES FOR NON-RESIDENTIAL USES IN
RESIDENTIAL ZONING DISTRICTS**

THE CHARTER TOWNSHIP OF GAINES (the “Township”) ORDAINS:

Section 1. Chapter 24. Chapter 24 of the Gaines Charter Township Zoning Ordinance is amended to revise Section 24.40 D.4 from “4. Hours. In residential zoning districts, ECM signs shall be shut off between 11 pm and 6 am.” to “4. Hours. In residential zoning districts, ECM signs shall be shut off between 10 pm and 7 am.”

Section 2. Chapter 24. Chapter 24 of the Gaines Charter Township Zoning Ordinance is amended to revise Section 24.80, Table 24.80, to allow electronic changeable message (ECM) signs as special land uses for non-residential uses in residential zoning districts, and for Table 24.80 to read in its entirety as follows:

TABLE 24.80: PERMANENT SIGNS- RESIDENTIAL ZONING DISTRICTS		
Type	Requirements	
Freestanding Sign: Ground Sign for Non-Residential Uses or Bed and Breakfasts	Zoning District	All residential districts
	Maximum Number	1 per lot
	Maximum Size	16 s.f. for bed and breakfasts 32 s.f. for all other uses
	Maximum Height	6 ft.
	Minimum Setbacks	10 feet from street right-of-way or easement 20 feet from all other property lines
	Illumination	External- for bed and breakfasts Internal and external (permitted) and ECM (special land use)- all other non-residential uses
Freestanding Sign: Ground Sign for Residential	Zoning District	All residential districts
	Maximum Number	1 per entry
	Maximum Size	48 s.f.
	Maximum Height	6

TABLE 24.80: PERMANENT SIGNS- RESIDENTIAL ZONING DISTRICTS		
Development Entry Point	Minimum Setbacks	10 ft. from all property lines
	Illumination	External
Wall Sign: for Non-Residential Uses, Bed and Breakfasts, or Major Home Occupations	Zoning District	All residential districts
	Maximum Number	1 per building
	Maximum Size	8 s.f. for bed and breakfasts and major home occupations 32 s.f. for all other non-residential uses
	Illumination	External

Section 3. Effective Date. This Ordinance shall become effective seven (7) days after its publication (or a summary hereof) in a newspaper of general circulation within the Township.

The vote in favor of this Ordinance was as follows:

YEAS: _____

NAYS: _____

ABSENT/ABSTAIN: _____

ORDINANCE DECLARED ADOPTED

CERTIFICATION

I hereby certify that the above is a true copy of an Ordinance adopted by the Township Board for Gaines Charter Township at the time, date, and place specified above pursuant to the required statutory procedures.

Respectfully submitted,

By _____

Michael Brew

Gaines Charter Township Clerk



Application for Zoning Approval

GAINES CHARTER TOWNSHIP

8555 Kalamazoo Ave SE
Caledonia, MI 49316

(616) 698-6640 • www.gainestownship.org

File Number

250505DS

Project Address	Street: N/A	Zip:
Parcel Number(s)	41-22-	41-22-
Owner Name		
Owner Address	Street:	Zip:
Phone No. & Email	/	
Applicant Name	Midwest Sign Company	
Applicant Address	Street: 1124 Electric Ave	Zip: 49348
	City: Wayland, MI	
Phone No. & Email	616-583-1743 / dense@midwestsignco.com	
Brief Description of Proposed Project	To request an amendment to zoning ordinance, Chapter 24, Section 24.8. See attachment	
Proposed Use		
I grant Township staff permission to enter onto the subject property in review of this application, certify the correctness and knowledge of the information submitted, and agree to comply with the terms and requirements of all applicable Township ordinances.		
Owner Signature		
For Township Use Only		
Project Zone	☐ RR	☐ SR
	☐ VR	☐ MFR
	☐ VN	☐ NC
	☐ GC	☐ OS
	☐ MB	☐ LI
	☐ HI	☐ PUD
Project Type	☐ Single/Multi Unit Family	☐ Accessory Bldg.
	☐ Sign	☐ Rezone/PUD
☐ Special Land Use	☐ Site Plan Review	☐ Major PUD Amend
☐ Land Division	☐ Plat/Site Condo	☐ Land Combo
☐ Road Maint. Agmt.	☐ Minor PUD Amend	☒ Text Amend
		☐ _____
Zoning	☐ Approved	☐ Approved w/Conditions
Administrator	☐ Denied	☐ Withdrawn
Signature		Date
Notes		

May 1, 2025

Request amendment to Gaines Township Zoning Ordinance Chapter 24, Section 24.80, Permanent Signs in Residential Zoning Districts. Freestanding ground signs for non-residential use are only allowed internal or external lighting. Electronic Changeable Message signs are not allowed. We are requesting the sign ordinance be changed to allow Electronic Changeable Message signs within the Residential zoning districts for institutional uses, such as schools and churches. These such signs would be shut off between the hours of 11 pm and 6 am.

CHAPTER 19 LIGHTING

SECTION 19.10 INTENT

The intent of this article is to implement DarkSky principles; conserve energy, protect the natural environment from the adverse effects of artificial light; curtail the degradation of the nighttime visual environment; prevent excessive glare; and ensure safe conditions.

SECTION 19.20 GENERAL REQUIREMENTS

A. APPLICABILITY

This section applies to all properties in the Township.

B. LIMITATIONS

Light shall be confined on-site by the direction of the fixture, shielding, or adjustment of the level of brightness.

C. GLARE

Lighting shall not be directed in any manner that causes glare onto neighboring residential property or distraction to drivers.

D. DIRECTION

All outdoor lighting shall be directed down or directly onto the object being illuminated. Lighting or glare shall not be directed toward streets, adjacent properties, or the night sky.

E. PROHIBITED LIGHT SOURCES

The following light sources are prohibited:

1. **Laser Source.** The use of laser source light or any similar high-intensity light for outdoor advertising or entertainment is prohibited.
2. **Searchlights.** The operation of searchlights for advertising purposes is prohibited.
3. **Flashing Lights.** Except for motion-activated security lighting and temporary holiday lighting, permanent lights that flash, move, revolve, rotate, scintillate, blink, flicker, vary in intensity or color, or use intermittent electrical pulsation are prohibited.
4. **Public Safety.** Lighting that is similar to that used for traffic control devices or emergency vehicles is prohibited.

F. PARKING LOTS

1. **Requirement.** All non-residential and multi-family residential parking lots shall be illuminated for customer and resident safety.
2. **Mounting.** Lights to illuminate parking lots shall not be attached to any building except for illuminating parking spaces that are within 10 feet of building walls.

G. LIGHTING REDUCTION

For commercial and industrial properties, light levels shall be reduced 50 percent after the close of business.

SECTION 19.30 LIGHTING PLANS

A. LIGHTING PLAN SUBMITTAL

An overall lighting plan is required for all non-residential and multi-family parking lots, security lighting, general site lighting, and all outdoor storage or display area lighting. The Zoning Administrator or Planning Commission shall require a photometric plan for other areas illuminated on a site to ensure that the intent and requirements of this section are met.

B. SUBMITTAL REQUIREMENTS

Compliance with the lighting design criteria shall be demonstrated by submitting the following information as part of the required site plan:

1. Lighting plan (as part of the site plan package) showing light fixture locations and type designations.
2. Fixture mounting height(s).
3. Type and number of lighting fixtures.
4. Lamp source type (bulb type, i.e. high-pressure sodium, LED, etc.), lumen output, color temperature, and wattage.
5. Lighting manufacturer-supplied specifications (cut sheets) that include photographs or illustrations of the fixture(s), indicating the certified full cut off characteristics or B.U.G. rating of the fixture or demonstration that the fixture is fully shielded.
6. Photometric Plan. A photometric plan shall include the following:
 - a. Maximum illuminance levels should be expressed in ground-level footcandle measurements on a grid of the site showing footcandle readings in every five or ten-foot square.
 - b. The grid shall include light contributions from all sources (i.e. pole-mounted, wall-mounted, sign, and street lights).
 - c. Footcandle measurements shall be shown five feet beyond the property lines.
 - d. A calculation summary indicating footcandle levels on the lighting plan, noting the maximum, average, and minimum, as well as the uniformity ratio of maximum to minimum, and average to minimum levels. Average and uniformity ratios shall only be calculated within the parking spaces and drive aisles and shall exclude other illuminated areas of the site.

SECTION 19.40 LIGHT FIXTURE REQUIREMENTS

A. APPLICABILITY

This section applies to all properties in the Township.

B. COLOR TEMPERATURE

1. The lighting color temperature of new and replacement light fixtures shall not exceed 2,700 Kelvins in residential zoning districts.

2. The lighting color temperature of new and replacement light fixtures shall not exceed 4,000 Kelvins in commercial and mixed-use and industrial zoning districts.

C. FIXTURE TYPE

Lighting fixtures for non-residential and multi-family residential uses shall be a down-lighted type and fully cut off, and the light shall not be allowed to be emitted above the fixture. For LED lighting, up-light shall be zero for “B.U.G.” ratings. Fixtures shall comply with the following requirements:

1. A full cut off fixture shall have no direct up-light and shall reduce glare by limiting the light output to less than 10 percent at and below 10 degrees below the horizontal.
2. If the applicant cannot provide manufacturer confirmation of full cut off characteristics of light fixtures, the fixture shall be fully shielded, which will be determined by visual inspection of the fixture or a specification sheet. Fully shielded light fixtures are constructed and installed in such a manner that all light emitted by it, either directly from the lamp or a diffusing element or indirectly by reflection or refraction from any part of the fixture, is projected below the horizontal.
3. Under-canopy lighting shall be mounted flush with the canopy surface.
4. Examples of compliant and noncompliant light fixtures are shown in Figures 19-1 and 19-2.

D. MOUNTING HEIGHT

Light fixture mounting heights shall not exceed the following:

TABLE 19.40 D: LIGHT FIXTURE MOUNTING HEIGHT		
Zoning District		Maximum Height (ft).
Residential		15
Commercial and Mixed-Use districts	Less than 100 feet from a residential zoned lot	20
	100 feet or more from residential zoned lot	25
Industrial Districts	Less than 100 feet from a residential zoned lot	20
	150 feet or more from residential zoned lot	30

Noncompliant: Fixtures that produce light trespass and glare

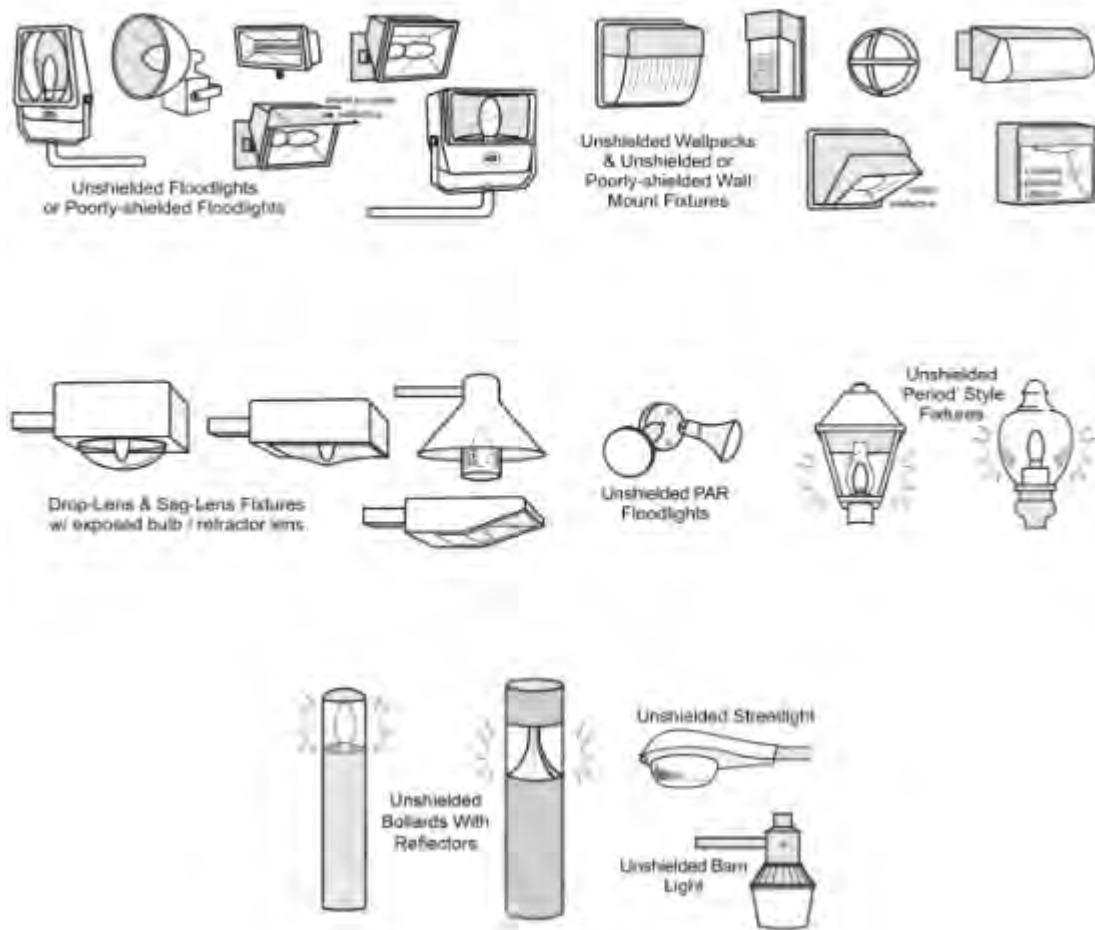


Figure 19-1 Noncompliant Light Fixtures

Compliant: Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night

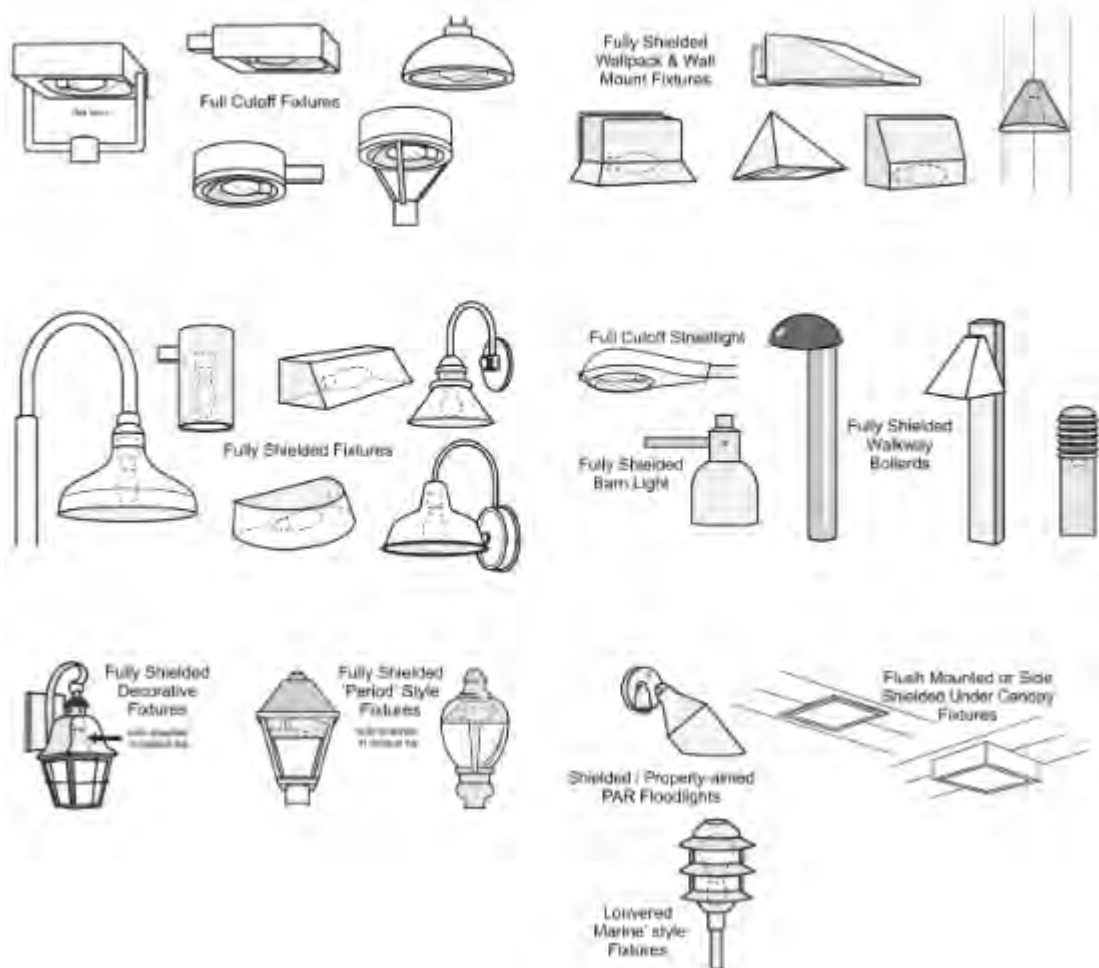


Figure 19-2 Compliant Light Fixtures

SECTION 19.50 SITE LIGHTING LEVELS

A. APPLICABILITY

This section applies to all properties in the Township.

B. ILLUMINATION LEVELS

Light levels shall meet the requirements in Table 19.50 B.

TABLE 19.50 B: REQUIRED SITE ILLUMINATION				
Location on Site	Min. fc	Max. fc	Ave. fc	Uniformity Ratio Max. to Min./ Ave. to Min.
Parking Lots	.5 fc	10 fc	1 fc	10:1 / 4:1
Under Canopies Such as Gas Stations, Drive-Thru Bank Porte-Cochere	3 fc	20 fc	-	-
Along Front Lot Line Adjacent to the Street Frontage	0 fc	1 fc	-	-
Along a Lot line Adjoining a Non- Residential Use or District	0 fc	1 fc ¹	-	-
Along a Lot line Adjoining a Residential Use or District	0 fc	0 fc	-	-
Non-Residential Outdoor Storage	0 fc	10 fc	-	-
All Other Lighting	-	10 fc	-	-

SECTION 19.60 LIGHTING MODIFICATIONS

A. AUTHORITY

The Planning Commission may modify the illumination requirements in Table 19.50 B and other lighting requirements based on a review of the applicant's proposal against industry standards and advanced lighting technology, so long as lighting plans ensure safe conditions and minimize impact on adjacent properties.

B. UNIQUE LAND USES

As part of site plan review by the Planning Commission, lighting systems not complying with the technical requirements of this article but consistent with its intent may be installed for the following land uses:

1. Sports fields and stadiums.
2. Specialized lighting for outdoor recreational uses.
3. Other unanticipated uses.

¹ The light level along a non-residential lot line may be increased to the maximum footcandle level where there is shared access/vehicular connections or the adjacent use is a similar use.

C. CONSIDERATIONS

The Planning Commission shall consider the following during the review of lighting modification requests:

1. The amount of space on the site available for lighting.
2. Existing lighting on the site and on adjacent properties.
3. The type of land use on the site and the size of the development.
4. The potential impact on existing and proposed adjacent land uses.
5. The effect that the required lighting would have on the operation of the existing or proposed land use.

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CHAPTER 24 SIGNS

SECTION 24.10 INTENT

A. INTENT

The intent of this chapter is to:

1. Protect free speech and balance the individual rights of property owners to communicate their message with the public's right to be free of unreasonable distractions and aesthetic intrusions.
2. Minimize and eliminate visual clutter and protect commercial, business, office, and industrial districts and areas from visual chaos and clutter.
3. Direct commercial and customer traffic to commercial areas of the Township and protect the public's ability to identify establishments and premises.
4. Preserve rural character and protect the natural beauty and distinctive character of the Township.
5. Protect, promote, and further the public peace, health, and safety of residents, property owners, and visitors.
6. Prevent, eliminate, or minimize traffic hazards and pedestrian accidents caused by signage that obstructs vision or views, distracts or confuses motorists, or is improperly secured or constructed.
7. Provide an environment that fosters the reasonable growth and development of business and commerce.
8. Protect and enhance property values.

B. CONTENT NEUTRALITY AND FREE EXPRESSION

Regarding content neutrality and constitutionally protected free expression, the Township finds that:

1. Content neutrality, viewpoint neutrality, and fundamental fairness in regulation and review are essential to ensuring an appropriate balance between the important, substantial, and compelling interests set out in this section and the constitutionally protected right to free expression.
2. The regulations set out in this chapter are unrelated to the suppression of constitutionally protected free expression, do not relate to the content of protected messages that may be displayed on signs, and do not relate to the viewpoint of individual speakers.
3. Notwithstanding the above, certain classifications of speech are not constitutionally protected due to the harm they cause to individuals or the community.
4. Sign restrictions are based on compelling public interests and regulation of the location, number, materials, height, and size. The duration of the display of temporary signs is essential to preventing visual clutter and ensuring safe conditions in the Township.
5. Temporary signs are not constructed to withstand long-term exposure to severe weather conditions or other physically damaging events and can result in safety and aesthetic concerns if not replaced or removed.

SECTION 24.20 APPLICABILITY

A. APPLICABILITY

All signs in the Township shall be constructed, placed, replaced, attached, structurally altered, or added in accordance with this chapter.

B. GOVERNMENTAL AND REGULATORY SIGNS

Government and regulatory signs are not subject to the requirements of this chapter.

C. RELIGIOUS SYMBOLS

Religious symbols are not considered signs and are not subject to the requirements of this chapter. Religious symbolism incorporated into signs is not exempt.

D. PERMITTING

1. **Permits Required.** No sign shall be constructed, placed, replaced, attached, expanded, moved, structurally altered, or added without first obtaining a permit unless specifically exempted by this chapter. Sign permits are reviewed administratively as zoning permits, per Section 25.40. See Section 36.20 for the submittal checklist.
2. **Exempt from Permitting.** Permits are not required for the following:
 - a. Maintenance. Painting, repainting, cleaning, maintenance, repair, and change of a sign face, message, or graphics shall not be considered an activity that requires the issuance of a sign permit, provided that no structural alterations or additions to the display area are made.
 - b. Re-lettering and Rewording Changeable Copy Signs. Changing copy or message of signs that are specifically designed for a changeable copy shall not require a permit.
 - c. Exempt Sign Types. See Section 24.60.

E. PLANS

Sign plans shall include the checklist requirements included in Section 35.20.

SECTION 24.30 GENERAL REQUIREMENTS

A. NON-COMMERCIAL MESSAGES

Any sign authorized to be displayed by this chapter may contain a non-commercial message.

B. SIGN PLACEMENT AND CONSTRUCTION

1. **Unsafe Placement.** Signs shall not interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal, or device; constitute a nuisance; or cause a hazard to vehicle or pedestrian traffic.
2. **Durability.** Signs shall be constructed to withstand all wind and vibration forces that can normally be expected to occur.
3. **Maintenance.**
 - a. Signs and sign structures shall remain structurally safe and shall not constitute a hazard to safety or health.

- b. All signs shall be properly and reasonably maintained and shall not be allowed to become unsightly through disrepair or because of the effects of the weather.
- 4. **Right-of-Way and Street Easements.** Signs shall not be placed in, upon, or over any public right-of-way, alley, or other public place except as may be otherwise permitted by the Kent County Road Commission or Michigan Department of Transportation. Signs shall not be placed in, upon, or over any private street easement.
- 5. **Obstruction.** Signs shall not obstruct free ingress to or egress from a required door, window, fire escape, or other required exit way.

C. CHANGEABLE COPY

All permanent signs may have manual changeable copy.

D. SETBACKS

- 1. **Measurement.** Sign setbacks shall be measured in the same manner as required for buildings.
- 2. **Lot Line Adjustment.** Adjustment of lot lines that will cause a sign to become nonconforming is prohibited.
- 3. **Clear Vision Area.** Sign placement shall conform to Section 3.40 C.

E. MEASUREMENT AND PLACEMENT

- 1. **Sign Area.** The area of a sign shall be measured as the area within a single, continuous perimeter composed of any straight-line geometric figure with right angles that encloses the extreme limits of writing, representation, emblem, logo, or any other figure of similar character together with any frame or other material or color-forming an integral part of the display or used to differentiate the sign from the background against which it is placed, excluding only the structure necessary to support the sign.
- 2. **Freestanding Signs.**
 - a. **Sign Structure.**
 - i. The structure necessary to support the sign may include a framework, bracing, poles, posts, masonry base, wall, or comparable materials. Although the structure necessary to support the sign is excluded from the maximum sign area, the square footage shall not exceed 100 percent of the measured sign area.
 - ii. If the characters/text are affixed to a freestanding wall or architectural feature and that wall conforms to fence/wall requirements, the wall face is not restricted in area. However, the wall must be constructed of materials commonly used in decorative wall construction.
 - b. **Double-Faced Sign.** The area of freestanding signs that have two (2) or more faces shall be measured by including the area of all sign faces, except if two (2) faces are placed back-to-back and are no more than three (3) feet apart at any point, the area of only one (1) face shall be counted toward the maximum size requirement. In this case, if the two (2) back-to-back faces are of unequal size, the larger of the two (2) sign faces shall be counted as one (1) face.
 - c. **Height.**
 - i. The height of a sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign. For the purpose of this definition, normal grade shall be defined as either:
 - (a) The existing grade prior to construction, or

- (b) the newly established grade after construction, exclusive of any filling, berming, mounding, or excavating solely for the purpose of locating the sign.
- ii. If the normal grade cannot reasonably be determined, sign height shall be computed on the assumption that the elevation of the normal grade at the base of the sign is equal to the elevation of the nearest point of the crown of a public street or the grade of the land at the principal entrance to the principal structure on the lot, whichever is lower.
- iii. If the sign site is significantly lower than the street, the height can be increased administratively but shall not exceed maximum height measured from the elevation of the crown of street.

3. Wall Signs.

- a. Multi-Tenant Building Sign Area. For buildings with multiple tenants, the sign area for wall, projecting, canopy, or awning signs shall be determined by taking that portion of the front wall of the building applicable to each tenant and computing the sign requirements for that portion of the total wall.
- b. Wall signs shall not extend past the edge of the wall to which it is affixed.
- c. Wall signs shall not extend above the eave of a building with a pitched roof or above the top of a flat roof building
- d. Wall signs shall be mounted flat on the wall surface and shall be no more than one (1) foot in depth.
- e. Wall signs shall only face streets and parking areas.

F. LAWFUL NONCONFORMING SIGNS

See Section 33.60.

SECTION 24.40 ILLUMINATION

A. GENERAL

The illumination of permanent signs shall only be done through external or internal light sources or electronic changeable message systems. Temporary signs shall not be illuminated.

B. EXTERNAL ILLUMINATION

- 1. Sign lighting shall be of low intensity with effective provisions made to minimize spillover of light beyond the actual sign face.
- 2. The light source shall be enclosed and directed to prevent light from shining directly onto traffic or neighboring property.

C. INTERNAL ILLUMINATION

Sign faces shall be opaque so that individual lamps are muted and cannot be distinguished behind the sign face.

D. ELECTRONIC CHANGEABLE MESSAGES

Where allowable as noted in this chapter, ECM signs are subject to the following:

- 1. **Sign Type.** Electronic changeable messages (ECM) are only permitted on freestanding signs.

2. **Size.** No more than 40 percent of the area of the sign may be dedicated to an ECM display. The remainder of the sign shall consist of a static sign face.
3. **Images and Transition.**
 - a. Each image shall be static and shall not move, flash, or otherwise be animated.
 - b. Each message shall be displayed for a period of no less than eight (8) seconds.
 - c. Transitions between images shall be instantaneous and shall not scroll, fade, or otherwise be animated.
4. **Hours.** In residential zoning districts, ECM signs shall be shut off between 11 pm and 6 am.
5. **Brightness.**
 - a. An electronic display sign shall be equipped with automatic dimming technology to adjust the brightness of the sign relative to ambient light conditions.
 - b. All electronic messaging centers shall be equipped with an ambient light meter to adjust the brightness level of the sign face based on the ambient light conditions and shall not exceed a brightness level of 0.3 foot candles above ambient light as measured using a foot candle (Lux) meter at a preset distance depending on the sign area.
 - c. Brightness of electronic messaging centers shall be measured as follows:
 - i. At least 30 minutes following sunset, a foot candle meter shall be used to obtain an ambient light reading for the location. This is done while the EMC is off or displaying black copy. The reading shall be made with the meter aimed directly at the center of the sign area from a distance determined with the following formula: The square root of the product of the sign area multiplied by 100.
 - ii. Example using a 12 square foot sign:
 - (a) Measurement Distance = $\sqrt{12 \text{ Sq. Ft.} \times 100} = 34.6 \text{ ft.}$ as the determined setback from which the measurement will be taken.
 - (b) The sign shall then be turned on to full white copy to take another reading with the meter at the same location.
 - (c) If the difference between the readings is 0.3 foot candles or less, the brightness is properly adjusted and the sign is in compliance.
6. **Conformance.** A nonconforming freestanding sign may not be altered to include an ECM display sign unless it is first made conforming to all requirements of this chapter.
7. **Distance from Dwelling Units.** ECM components are not permitted within 200 feet of any dwelling unit except in those instances where dwelling units are located on the same lot as an office or commercial use.

SECTION 24.50 PROHIBITED SIGNS

A. PERMISSIVE REGULATION

Any sign which is not expressly allowed by the Ordinance is prohibited.

B. PROHIBITED SIGNS AND SIGN CHARACTERISTICS

1. Signs with moving parts, inflatable signs, banners, and balloons, as well as feather flag signs.
2. Signs with flashing, animation, moving, oscillating, blinking, intermittent illumination, or variable intensity light.
3. Signs that are held by or supported by a person for commercial advertising purposes.
4. Signs mounted on roofs.
5. Signs mounted on vehicles parked in a location for the primary purpose of advertising.
6. Signs attached to a utility pole, street sign, traffic control device, or other similar object.
7. Signs that are attached to any natural growth, such as trees, shrubs, or other natural foliage.

C. THREATENING, SEXUALLY EXPLICIT, OR PROFANE MESSAGING

No sign shall be prohibited based on the content or message it displays, except that threatening, sexually explicit, or profane signs are prohibited. The Zoning Administrator shall also consider the following criteria when providing a determination:

1. An average person, applying contemporary community standards, must find that the material, as a whole, appeals to the prurient interest, threatens the safety of a person or group of people, is offensive or profane, or the material depicts or describes, in a patently offensive way, sexual conduct specifically defined by applicable law; and
2. The material, taken as a whole, must lack serious literary, artistic, political, or scientific value.

SECTION 24.60 SIGNS EXEMPT FROM PERMITTING

The following signs are exempt from permitting requirements but must comply with the requirements of Table 24.60.

TABLE 24.60: SIGNS EXEMPT FROM PERMITTING		
Type	Requirements	
Address Sign	Zoning District	All
	Other Requirements	Text height shall be no greater than six (6) inches for residences and 18 inches for businesses and other nonresidential uses.
Device Sign	Zoning District	Commercial and Mixed-Use Districts and Industrial Districts
	Maximum Size	2 s.f.
Flags	In residential zoning districts, commercial messages are not permitted. See Section 15.60 for flagpole regulations. Flags are subject to Section 24.50 C.	
Nameplates Sign	Maximum Size	2 s.f.
Painted Signs	Zoning District	Commercial and Mixed-Use Districts and Industrial Districts
	Maximum Size	No maximum

TABLE 24.60: SIGNS EXEMPT FROM PERMITTING

	Other Requirements	Painted signs are restricted to the sides of buildings and shall not contain any words, logos, product, or service representations (otherwise considered a wall sign).
Sandwich Board Signs	Zoning District	Commercial and Mixed-Use Districts and Industrial Districts
	Maximum Number	1 per tenant space
	Maximum Size	6 s.f.
	Maximum Height	4 ft.
	Minimum Setbacks	10 ft. from all property lines
	Illumination	Not permitted.
	Other	The sign shall not interfere with or obstruct pedestrian or vehicular traffic; provided, at least 5 feet of passage shall be maintained on the sidewalk between the street and the sign. Windblown devices, including balloons, shall not be attached or otherwise made part of the sign. Signs shall be removed at the end of the business day and only be displayed during regular business hours. Sandwich boards must be weighted down or removed if winds gust to 20 m.p.h.
Small Freestanding Signs	Zoning District	Commercial and Mixed-Use Districts and Industrial Districts
	Maximum Number	No limit
	Maximum Size	2 s.f.
	Maximum Height	3 ft.
	Minimum Setbacks	10 ft. from all property lines
	Illumination	Not permitted
Temporary Yard Signs	Zoning District	All
	Maximum Number	Outside of election season: 2 Election season (45 days before an election to 10 days after an election): no limit
	Maximum Size	16 s.f. of total sign area
	Maximum Height	4 ft.
	Minimum Setbacks	10 ft. from all property lines
	Illumination	Not permitted
	Other	On residential zoned lots, off-premise commercial advertising signs are prohibited as temporary yard signs
Window Signs	Zoning district	Commercial and Mixed-Use Districts and Industrial Districts
	Maximum Number	No limit
	Maximum Size	The total area of all signs within a foot of the window shall not obscure more than 25 percent of the window area
	Illumination	Neon or internal, no more than 4 s.f., no more than 1 building tenant space

SECTION 24.70 TEMPORARY SIGNS- PERMITS REQUIRED

The following temporary signs may be permitted for limited time frames but must comply with all applicable requirements of Table 24.70 and this chapter.

TABLE 24.70: TEMPORARY SIGNS- PERMITS REQUIRED		
Type	Requirements	
Temporary Event- Banner Sign or Portable Sign	Zoning District	Nonresidential uses in Residential zoning districts and Commercial and Mixed-Use Districts and Industrial Districts
	Maximum Number	1 per lot
	Maximum Size	32 s.f.
	Maximum Height	6 ft.
	Minimum Setbacks	10 ft. from all property lines
	Illumination	Not permitted
	Other Requirements	One permit per calendar year up to 21 days.
Temporary Use- Banner Sign or Portable Sign	Zoning District	See other requirements below
	Maximum Number	1 per lot
	Maximum Size	32 s.f.
	Maximum Height	6 ft.
	Minimum Setbacks	10 ft. from all property lines
	Illumination	Not permitted
	Other Requirements	Only authorized for approved temporary land uses in accordance with Section 18.300. Timeframe is tied to the temporary use permit validity.

SECTION 24.80 PERMANENT SIGNS- RESIDENTIAL ZONING DISTRICTS- PERMITS REQUIRED

All permanent signs in ARR, RS, VR, and MFR, shall comply with the requirements of Table 24.80 and all other requirements of this chapter.

TABLE 24.80: PERMANENT SIGNS- RESIDENTIAL ZONING DISTRICTS		
Type	Requirements	
Freestanding Sign: Ground Sign for Non-Residential Use or Bed and Breakfast	Zoning District	All
	Maximum Number	1 per lot
	Maximum Size	16 s.f. for bed and breakfast 32 s.f. for all other uses
	Maximum Height	6 ft.
	Minimum Setbacks	10 feet from street right-of-way or easement 20 feet from all other property lines
	Illumination	External- for bed and breakfast Internal and external- all other uses
Freestanding Sign: Ground Sign for Residential Development Entry Point	Zoning District	All
	Maximum Number	1 per entry
	Maximum Size	48 s.f.
	Maximum Height	6
	Minimum Setbacks	10 ft. from all property lines
	Illumination	External

TABLE 24.80: PERMANENT SIGNS- RESIDENTIAL ZONING DISTRICTS

Wall Sign: for Non-Residential Use, Bed and Breakfast, or Major Home Occupation	Zoning District	All
	Maximum Number	1 per building
	Maximum Size	8 s.f. for bed and breakfast and major home occupation 32 s.f. for all other uses
	Illumination	External

SECTION 24.90 PERMANENT SIGNS- COMMERCIAL AND MIXED-USE ZONING DISTRICTS- PERMITS REQUIRED

All permanent signs in NC, GC, and OS shall comply with the requirements of Table 24.90 and all other requirements of this chapter.

TABLE 24.90: PERMANENT SIGNS- COMMERCIAL AND MIXED-USE DISTRICTS

Type	Requirements	
Access Point Sign	Zoning Districts	All
	Maximum Number	1 per driveway access
	Maximum Size	NC: 3 s.f. GC: 4 s.f. OS: 4 s.f.
	Maximum Height	Subject to clear vision corner height limitation (Section 15.90 C) If outside of clear height area, 4 ft. max.
	Minimum Setbacks	2 feet from street right-of-way or easement 10 feet from all other property lines
	Illumination	Internal or External
Freestanding Sign: Ground Sign	Zoning Districts	All
	Maximum Number	1 freestanding ground sign or pylon sign per lot, or 1 per street frontage
	Maximum Size	NC: 48 s.f. GC: 64 s.f. OS: 64 s.f.
	Maximum Height	NC: 6 ft. GC: 8 ft. OS: 8 ft.
	Minimum Setbacks	10 feet from street right-of-way or easement 20 feet from all other property lines
	Illumination	NC: Internal or External GC: Internal, External, or ECM OS: Internal, External, or ECM
Freestanding Sign: Pylon Sign	Zoning District	GC
	Maximum Number	1 freestanding ground sign or pylon sign per lot
	Maximum Size	No more than 1.5 s.f. per linear foot of lot frontage but no more than 100 s.f. max.
	Maximum Height	20 ft.
	Minimum Setbacks	10 ft. from all property lines
	Illumination	Internal, External, or ECM
Interior Site Signs	Zoning District	All

TABLE 24.90: PERMANENT SIGNS- COMMERCIAL AND MIXED-USE DISTRICTS

	Maximum Size	NC: 4 s.f. GC: 12 s.f. OS: 8 s.f.
	Maximum Number	No limit
	Maximum Height	5 ft.
	Minimum Setbacks	25 ft. from all property lines, 10 ft. if not visible from residential zoned property
	Illumination	Internal or External
Wall Sign	Zoning District	All
	Maximum Number	No limit
	Maximum Size	No more than 1.5 s.f. per linear foot per building frontage allowable for placement, but no more than 100 s.f. max. per individual sign For wall signs 100 ft. or more from a public street right-of-way or private street easement an extra 50 s.f. is allowed as well as 50 s.f. for every 50 ft. beyond 100 ft. from the public street right-of-way or private street easement. However no individual sign shall exceed 500 s.f.
	Illumination	Internal or External

SECTION 24.100 PERMANENT SIGNS- INDUSTRIAL DISTRICTS- PERMITS REQUIRED

All permanent signs in MB, LI, and HI, shall comply with the requirements of Table 24.100 and all other requirements of this chapter.

TABLE 24.100: PERMANENT SIGNS- INDUSTRIAL DISTRICTS

Type	Requirements	
Access Point Sign	Zoning Districts	All
	Maximum Number	1 per driveway access
	Maximum Size	4 s.f.
	Maximum Height	Subject to clear vision corner height limitation (Section 15.90 C) If outside of clear height area, 4 ft. max.
	Minimum Setbacks	2 feet from street right-of-way or easement 10 feet from all other property lines
	Illumination	Internal or External
Freestanding Sign: Ground Sign for Industrial Park Entry Point	Zoning Districts	All
	Maximum Number	1 per park entry, 2 max.
	Maximum Size	64 s.f.
	Maximum Height	8 ft.
	Minimum Setbacks	10 feet from street right-of-way or easement 20 feet from all other property lines
Freestanding Sign: Ground Sign	Illumination	Internal, External, or ECM
	Zoning Districts	All
	Maximum Number	1
	Maximum Size	64 s.f.
	Maximum Height	8 ft.

TABLE 24.100: PERMANENT SIGNS- INDUSTRIAL DISTRICTS

	Minimum Setbacks	10 feet from street right-of-way or easement 20 feet from all other property lines
	Illumination	Internal, External, or ECM
Interior Site Signs	Zoning District	All
	Maximum Size	12 s.f.
	Maximum Number	No limit
	Maximum Height	5 ft.
	Minimum Setbacks	25 ft. from all property lines, 10 ft. if not visible from residential zoned property
	Illumination	Internal or External
Wall Sign	Zoning District	All
	Maximum Number	No limit
	Maximum Size	No more than 1.5 s.f. per linear foot per building frontage allowable for placement, but no more than 100 s.f. max. per individual sign For wall signs 100 ft. or more from a public street right-of-way or private street easement an extra 50 s.f. is allowed as well as 50 s.f. for every 50 ft. beyond 100 ft. from the public street right-of-way or private street easement. However no individual sign shall exceed 500 s.f.
	Illumination	Internal or External

SECTION 24.110 BILLBOARDS- PERMITS REQUIRED

A. REQUIREMENTS

All billboards shall comply with the requirements of Table 24.110 A and all other requirements of this chapter except otherwise noted.

TABLE 24.110 A: BILLBOARDS

Type	Requirements	
Billboards	Zoning Districts	LI, HI on lots with frontage on M-6
	Maximum Number	No more than 6 billboards are permitted in the Township
	Maximum Size	672 s.f.
	Maximum Height	45 ft.
	Setbacks	Max. from the M-6 right-of-way: 100 ft. Min. from the M-6 right-of-way: 10 ft. Min. from any other cross-street right-of-way: 50 ft. Min. from any other property line: 50 ft.
	Minimum Separation	Min. separation between billboards: See the Highway Advertising Act of 1972. Min. distance from any existing dwelling units: 300 ft. without ECM display. Min. distance from any existing dwelling units: 750 ft. with ECM display
	Construction	Monopole structures are permitted. No other structure type is permitted.

TABLE 24.110 A: BILLBOARDS		
	Illumination	Internal, External, or ECM. Of the 6 allowable billboards, no more than 2 shall include ECM displays. ECM displays are subject to all requirements of Section 24.40 D except that the proportion of ECM display is not limited to a percentage of the total sign area.

B. BILLBOARD AND STRUCTURE DESIGN

1. **Shape.** A billboard sign face shall be a standard quadrilateral shape with four right angles, such as a square or rectangle, with the bottom edge being level with the street.
2. **Configuration.** Billboard configurations shall be limited to single-face, V-type or back-to-back configurations. Stacked or staggered-height billboard sign faces are prohibited. The angle of a V-type billboard sign face configuration shall not exceed 75 degrees.
3. **Placement.**
 - a. A billboard sign face shall be perpendicular to, or angled toward, the highway right of way.
 - b. On a billboard structure with two billboard sign faces, no more than one sign face shall be oriented toward the same direction of motor vehicle traffic.
4. **Extensions.**
 - a. A billboard sign face extension may project no more than five (5) feet from the top and no more than two (2) feet from either side of the billboard sign face, and no more than two (2) feet from the bottom of the billboard sign face.
 - b. The total area of a billboard sign face extension shall be not greater than 50 square feet.
 - c. The area and height of any lawful extension shall not be included in the maximum permitted sign face area or the maximum permitted billboard structure height.
 - d. A billboard sign face extension shall be temporary only; it shall be removed when the advertising copy on the billboard is changed, and shall not become a permanent modification of the billboard structure.
 - e. A permit is not required for a billboard sign face extension.



PLANNING COMMISSION MEMO

Meeting Date: November 20th, 2025

AGENDA ITEM: VI.2.a

APPLICANT: Kevin Wilks, Spicer Group

**REQUEST: Site Plan Approval Extension
Switch Substation, Phase II**

**ZONING AND PROPERTY SIZE: Light Industrial
(LI) / Steelcase PUD**

ADDRESS: 4200 60th Street SE

REPORT BY: Dakota Swan, Assistant Planner



OVERVIEW:

The applicant requests an extension of site plan approval for Phase II of Switch’s electrical substation project, located at 4200 60th Street SE. The Planning Commission granted site plan approval for Phase II at the October 24th, 2024, Regular Planning Commission meeting; Switch sought to expand in 2024, as their energy needs have increased beyond what the initial substation approved in May 2023 can provide.

The applicant noted that the extension is being requested on behalf of an EGLE wetland permit that must be obtained prior to beginning construction.

As per Section 25.30.D of the Gaines Charter Township Zoning Ordinance (GCTZO), if substantial construction has not begun within one (1) year of site plan approval, the approval (or permit) shall automatically expire. The applicant submitted formal request for the site plan approval extension on October 22nd, 2025. The Planning Commission's role is to determine whether to grant the applicant extension of the site plan approval, given the Planning Commission determines that the project will proceed within the extension period, and that the applicant has provided reasonable evidence that the development has encountered “unforeseen difficulties beyond the applicant’s control”. The Planning Commission reserves the authority to grant up to two (2) one-year (1) extensions to the site plan approval,

Final details related to utilities, stormwater, and streets will be reviewed by the Fire Marshall, Township Engineer, and Byron-Gaines Utility Authority as required for final approval. During this time the applicant will secure permits and approvals including but not limited to the Kent County Health Department, Kent County Road Commission, Kent County Drain Commission, Michigan Department of Transportation, and Michigan Department of Environment, Great Lakes, and Energy.

SURROUNDING ZONING:

	NORTH: Light Industrial (LI) – Switch Pyramid	
WEST: Light Industrial (LI)	SUBJECT PARCEL	EAST: Steelcase PUD
	SOUTH: Steelcase PUD	

PROCESS:

The request for a site plan extension is subject to the following process:

1. Submittal by applicant (Section 25.20 A-C)
2. Completeness review by Zoning Administrator (25.20 D)
3. If complete, administrative review by Zoning Administrator
4. Review and decision by the Planning Commission (Section 25.50)

STAFF RECOMMENDATION

Based on our review, Staff recommends that the request for a site plan extension be approved.

RE: Switch Substation Site Plan Review Approval

From Wilks, Kevin J. <kevinw@spicergroup.com>

Date Wed 10/22/2025 4:33 PM

To Dan Wells <dan.wells@gainestownship.org>

Cc Steven Roberts <sroberts@switch.com>; Natalie Stewart Mitchell <natalie@switch.com>; Cole Swearingen <cswearingen@switch.com>; Dakota Swan <dakota.swan@gainestownship.org>

Dan,

We're still working with EGLE on a permit that is required prior to beginning construction on the substation.

Kevin Wilks, P.E. | Project Manager

SPICER GROUP, INC.

Office: 734-823-3308 | Cell: 616-550-7837

www.spicergroup.com

Stronger. Safer. Smarter. *Spicer.*

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

Sent: Wednesday, October 22, 2025 3:41 PM

To: Wilks, Kevin J. <kevinw@spicergroup.com>

Cc: Steven Roberts <sroberts@switch.com>; Natalie Stewart Mitchell <natalie@switch.com>; Cole Swearingen <cswearingen@switch.com>; Dakota Swan <dakota.swan@gainestownship.org>

Subject: Re: Switch Substation Site Plan Review Approval

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Thanks Kevin. Can you provide a reason? PC will like to know why.



www.gainestownship.org

dan.wells@gainestownship.org

Dan Wells

Community Development Director

Office: 616-698-6640 Ext.120

Cell: 616-980-6188

From: Wilks, Kevin J. <kevinw@spicergroup.com>

Sent: Wednesday, October 22, 2025 1:13 PM

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

Cc: Steven Roberts <sroberts@switch.com>; Natalie Stewart Mitchell <natalie@switch.com>; Cole Swearingen <cswearingen@switch.com>; Dakota Swan <dakota.swan@gainestownship.org>

Subject: Re: Switch Substation Site Plan Review Approval

Dan,

Please accept this email as a formal request on behalf of Switch for a one-year extension for Phase 2 of the Switch Substation. Steve, Natalie, and Cole from Switch are CC'd on these email as well.

If you could confirm receipt of this email, I'd appreciate it. Let me know if you need anything additional from us.

Thanks!

Kevin Wilks, P.E. | Project Manager

SPICER GROUP, INC.

Office: 734-823-3308 | Cell: 616-550-7837

www.spicergroup.com

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From: Dan Wells <dan.wells@gainestownship.org>
Sent: Friday, June 6, 2025 4:05:11 PM
To: Wilks, Kevin J. <kevinw@spicergroup.com>
Subject: Re: Switch Substation Site Plan Review Approval

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All I need is an email requesting it.

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: Wilks, Kevin J. <kevinw@spicergroup.com>
Sent: Friday, June 6, 2025 3:47 PM
To: Dan Wells <dan.wells@gainestownship.org>
Cc: Natalie Stewart Mitchell <natalie@switch.com>; Cole Swearingen <cswearingen@switch.com>
Subject: RE: Switch Substation Site Plan Review Approval

Sounds good, thank you.

Have a great weekend!

Kevin Wilks, P.E. | Project Manager

SPICER GROUP, INC.

Office: 734-823-3308 | Cell: 616-550-7837

www.spicergroup.com

Stronger. Safer. Smarter. *Spicer.*

From: Dan Wells <dan.wells@gainestownship.org>
Sent: Friday, June 6, 2025 3:41 PM
To: Wilks, Kevin J. <kevinw@spicergroup.com>
Cc: Natalie Stewart Mitchell <natalie@switch.com>; Cole Swearingen <cswearingen@switch.com>
Subject: Re: Switch Substation Site Plan Review Approval

Caution: This email originated from a source outside Spicer Group. Do not click on links or open attachments unless you recognize the sender and you know the content is safe.

Hi Kevin,

That's right, all approvals are good for a year. Unless "significant" progress is made, they expire.



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

From: Wilks, Kevin J. <kevinw@spicergroup.com>
Sent: Friday, June 6, 2025 10:20 AM
To: Dan Wells <dan.wells@gainestownship.org>
Cc: Natalie Stewart Mitchell <natalie@switch.com>; Cole Swearingen <cswearingen@switch.com>
Subject: FW: Switch Substation Site Plan Review Approval

Dan,

I believe the day we all toured the Switch site a few weeks ago you mentioned your new site plan approval extension process, so I wanted to confirm with you.

The attached approval is dated October 25, 2024 for Phase 2 of the substation – I believe we need to break ground or file an extension request with you by October 24, 2025, correct?

I'm going to set a reminder in my calendar to make sure we don't slip on this, I just want to make sure I understand the process correctly.

Thanks! Looking forward to seeing you next week.

Kevin Wilks, P.E. | Project Manager
SPICER GROUP, INC.
Office: 734-823-3308 | Cell: 616-550-7837
www.spicergroup.com
Stronger. Safer. Smarter. *Spicer.*

From: Dakota Swan <dakota.swan@gainestownship.org>
Sent: Friday, October 25, 2024 9:09 AM
To: Wilks, Kevin J. <kevinw@spicergroup.com>
Cc: Dan Wells <dan.wells@gainestownship.org>; Jeff Gritter <jeff@vkcivil.com>
Subject: Switch Substation Site Plan Review Approval

Caution: This email originated from a source outside Spicer Group. Do not click on links or open attachments unless you recognize the sender and you know the content is safe.

Good morning Kevin!

Please find attached the approved application and site plan set for the site plan review for Phase 2 of the Switch substation. As a reminder, the conditions of approval are as follows:

1. 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
2. Vegetative buffer along M-6 must be maintained.

If you have any further questions, please feel free to contact Dan or myself.

Cheers!



www.gainestownship.org
dakota.swan@gainestownship.org

Dakota Swan

Assistant Planner

Office: 616-698-6640n Ext. 119

Cell: 616-893-1760

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Gaines Charter Township

Planning Commission Memo

Meeting Date: November 20th, 2025

AGENDA ITEM: VI.2.b

APPLICANT: Mike Wagner, Leo Brown Group

PROPOSED REQUEST: Site Plan
Review

FILE NUMBER: 251023LBG

ADDRESS: 8460 Kalamazoo Ave, SE

PROPERTY ZONING: Prairie Wolf Station PUD

PARCEL NUMBER: 41-22-21-100-016

PROPERTY SIZE: 5.39 acres

REPORT BY: Dan Wells, Community Development
Director



OVERVIEW

Leo Brown Group requests site plan approval for the proposed senior living community at 8520 Kalamazoo Avenue, part of the larger Prairie Wolf Station Planned Unit Development (PUD). The community is to feature one building with 50 independent living, 56 assisted living, and 34 memory care dwelling units (totals 140).

The applicant requests a site plan review for a 75,613 square-foot building with associated medical and group living facilities, landscaped outdoor spaces, parking, and access drives. The Planning Commission is considering the site plan dated 10/23/2025.

Surrounding zoning:

	NORTH: Prairie Wolf Station PUD	
WEST: Township Hall	SUBJECT PARCEL	EAST: Prairie Wolf Station PUD
	SOUTH: Ag-Rural Residential	

PROCESS

Site Plan Review applications are subject to the following process:

1. Submittal by applicant
2. Completeness review by Zoning Administrator
3. If complete, administrative review by Zoning Administrator
4. Review and decision by the Planning Commission

CHAPTER 26 SITE PLAN REVIEW

All new assisted residential (nursing home) buildings are subject to site plan review by the Planning Commission. The applicant has submitted an application with sufficient detail to evaluate compliance with the ordinance.

A. ZONING COMPLIANCE AND COMPATIBILITY

All site development plans, streets, and utilities are subject to site plan review under Section 26.20.A. and shall conform to all requirements as approved under the Prairie Wolf Station PUD (Office-Service zoning will be considered to be equivalent in case of discrepancies), 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.

REQUIREMENT	COMPLIANCE	COMMENT
PUD Requirement		
Minimum Lot Area Table	Yes	
Minimum Lot Width	Yes	
Max. Building Height	Yes	PUD allowed 50 feet
Front Setback	Yes	
Side Setback	Yes	
Rear Setback	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).

REQUIREMENT	COMPLIANCE	COMMENT
LIGHTING - CH 19		
Parking Lots (19.20.F.2)	Yes	0.5 to 10 footcandles required
Plans and Submittal Requirements (19.30)	Yes	Photometric plan provided
Color Temperature (19.40.B)	Yes	Color temperature limited to 4,000 kelvin
Fixture Type (19.40.C)	Yes	
Mounting Height (19.40.D)	Yes	20' max in Office Service zoning when 100 feet or more from a residential lot
Illumination Levels (19.50.B)	Yes	10 footcandle maximum

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.

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 & PUD		
Setbacks (PUD)	Yes	
Setbacks-Side/Rear (PUD)	Yes	
Dimensions & Layout (20.40.B)	Yes	90 degree spaces are 9' x 18'
Fire Lanes (20.40.C)	Yes	Fire Marshall will determine final compliance.
Parking Lot Maintenance and Service (20.40.D)	Yes	All parking and drive aisles are paved
Landscape Curb Area (20.40.E)	Yes	
Drainage and Runoff (20.40.F)	Yes	Township Engineer will determine final compliance
Striping and Pavement Markings (20.40.G)	Yes	
Snow Storage Areas (20.40.H)	Yes	
Landscape Breaks (20.40.I)	Yes	
Pedestrian Pathways (PUD)	Yes	
Connectivity (20.40.K)	N/A	
Accessible Parking (20.50.B)	Yes	6 barrier-free spaces
Minimum Number of Spaces (PUD)	Yes	Meets number approved under PUD
Maximum Number of Spaces (20.50.E)	N/A	
Reductions (20.60.A)	N/A	
Shared Parking (20.60.B)	N/A	
Deferred Parking (20.60.C)	N/A	

REQUIREMENT	COMPLIANCE	COMMENT
Electric Vehicle Charging Stations (20.70)	Undetermined	None noted, not required.
Loading Zones (20.80)	Yes	

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 (21.20.A)	Yes	
Along Roadways Within R-O-W (21.20.B)	Yes	
Bicycle Accommodation (21.20.C)	Yes	No specific bike accommodations noted.
Traffic Impact Analysis (21.30)	Yes	
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	
Preservation of Existing Trees (23.30.G)	Yes	
Maintenance (23.30.H)	Yes	
Berms (23.30.I)	N/A	
Prohibited Trees and Shrubs (23.30.J)	Yes	
Landscaping Plan (23.40.A)	Yes	
Requirements (23.40.B)	Yes	
Front Yard Trees Location (23.50.B)	N/A	
Buffering (23.60.A)	Yes	
Dumpster and Trash Receptacles (23.70.C)	Yes	
Parking Lot Canopy Trees (23.80.B)	Yes	
Screening (23.80.C)	N/A	No parking lots directly abut public ROW, staff finds screening to be accurate.

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 has indicated that they intend to install a monument sign at the main entrance, but final dimensions and design have not been determined. All signs must meet Office-Service zoning standards and will be reviewed administratively if not approved by Planning Commission review.

H. WATER AND SEWER

Public water and sewer connections must be approved by the Byron Gaines Utility Authority (BGUA) in accordance with Section 17.90.B as applicable. The project will not strain 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 and approved by the Township Engineer and BGUA.

I. OUTSIDE AGENCIES

Applicants must 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

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 finds the site plan meets the standards for approval, staff recommends the following conditions.

1. Building permits may only be obtained after approval of the first amendment to the consent judgement currently under consideration by the 17th Circuit Court in Kent County.
2. Signage will be reviewed administratively.

3. 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.

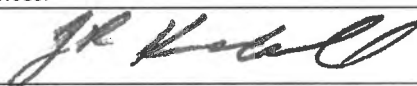
Received

Application for Site Plan Zoning Approval

File Number

GAINES CHARTER TOWNSHIP

8555 Kalamazoo Ave SE
Caledonia, MI 49316
(616) 698-6640 • www.gainestownship.org

Project Address	Street: 1630 Gull Prairie Drive City: Caledonia, Michigan Zip: 49316					
Parcel Number(s)	41-22- 21-100-016 41-22- Parcel C					
Owner Name	American Kendall Properties, LLC Attn: JR Kendall					
Owner Address	Street: 5100 Charles Court, Ste 101 City: Zionsville, Indiana Zip: 46077					
Phone No. & Email	317-697-6500 / jrkendall@kendallpropertygroup.com					
Applicant Name	Leo Brown Group Attn: Mike Wagner					
Applicant Address	Street: 12411 N Pennsylvania St, Ste 300 City: Carmel, Indiana Zip: 46032					
Phone No. & Email	317-552-2284 / mwagner@leobrowngroup.com					
Brief Description of Proposed Project/Use	Proposed Senior Living Building					
Proposed Use	Proposed Senior Living Building					
<i>I grant Township staff permission to enter onto the subject property in review of this application, certify the correctness and knowledge of the information submitted, and agree to comply with the terms and requirements of all applicable Township ordinances.</i>						
Owner Signature						
For Township Use Only						
Zoning District	☐ RR	☐ SR	☐ VR	☐ MFR	☐ VN	☐ NC
	☐ GC	☐ OS	☐ MB	☐ LI	☐ HI	☐ PUD
Project Type	☐ Single/Multi Unit Family ☐ Accessory Bldg. ☐ Sign ☐ Special Land Use ☐ Site Plan Review ☐ Rezone/PUD ☐ Major PUD Amend ☐ Land Division ☐ Plat/Site Condo ☐ Land Combo ☐ Lot Line Adj ☐ Road Maint. Agmt. ☐ Minor PUD Amend ☐ Text Amend ☐ _____					
Zoning	☐ Approved		☐ Approved w/Conditions			
Administrator	☐ Denied		☐ Withdrawn			
Signature				Date		
Notes						

2321

[illegible]

2321

AUTHORIZED SIGNATURE

118053811

2320

DATE	INVOICE NO.	JOB	INVOICE AMOUNT	RETAINAGE	DISCOUNT	BALANCE
10-16-25	101625-App Application Fee - Gran			1000.00	.00	1000.00
CHECK DATE			CHECK NUMBER	TOTALS		
10-16-25			2320	1000.00	.00	1000.00

2320

AUTHORIZED SIGNATURE

1100232011 1:2749706071:

118053811



LEGEND

- 1 SITE ENTRANCE
- 2 ENTRANCE SIGN
- 3 EXISTING WETLANDS
- 4 COURTYARD
- 5 OUTDOOR SEATING AREA
- 6 DRIVE THROUGH CANOPY
- 7 RETAINING WALL
- 8 PRIVATE UTILITY EASEMENT
- 9 GENERATOR AND TRANSFORMERS
- 10 TRASH RECEPTACLES
- 11 FIRE LANE

NOTES

Site Location:		8460 Kalamazoo Avenue SE, Gaines Township, MI
Site Area	=	5.39 ac.
Proposed Building	=	75,613 sq. ft.
Total Number of Dwellings	=	140 Dwellings
Proposed Parking Spaces	=	108 Spaces

October 23, 2025



North

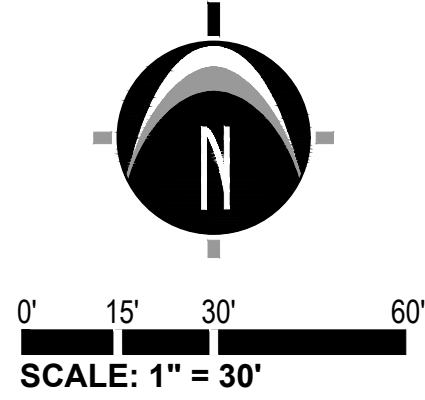
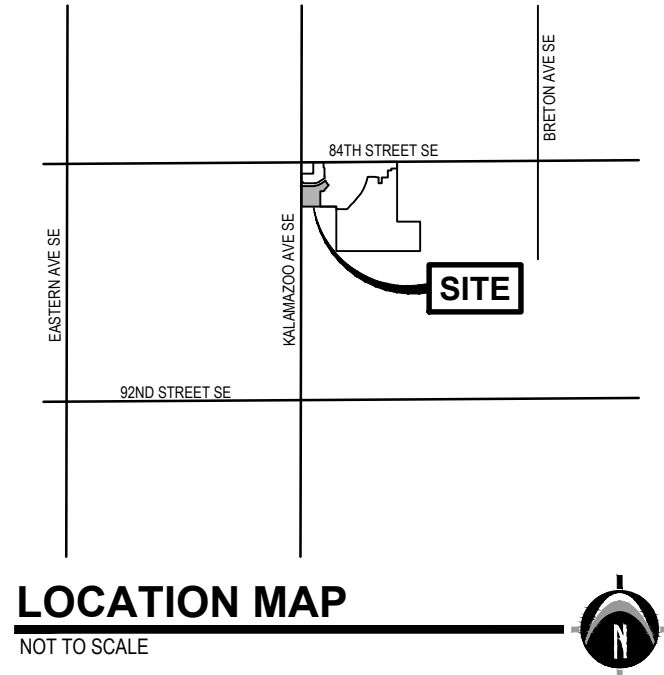
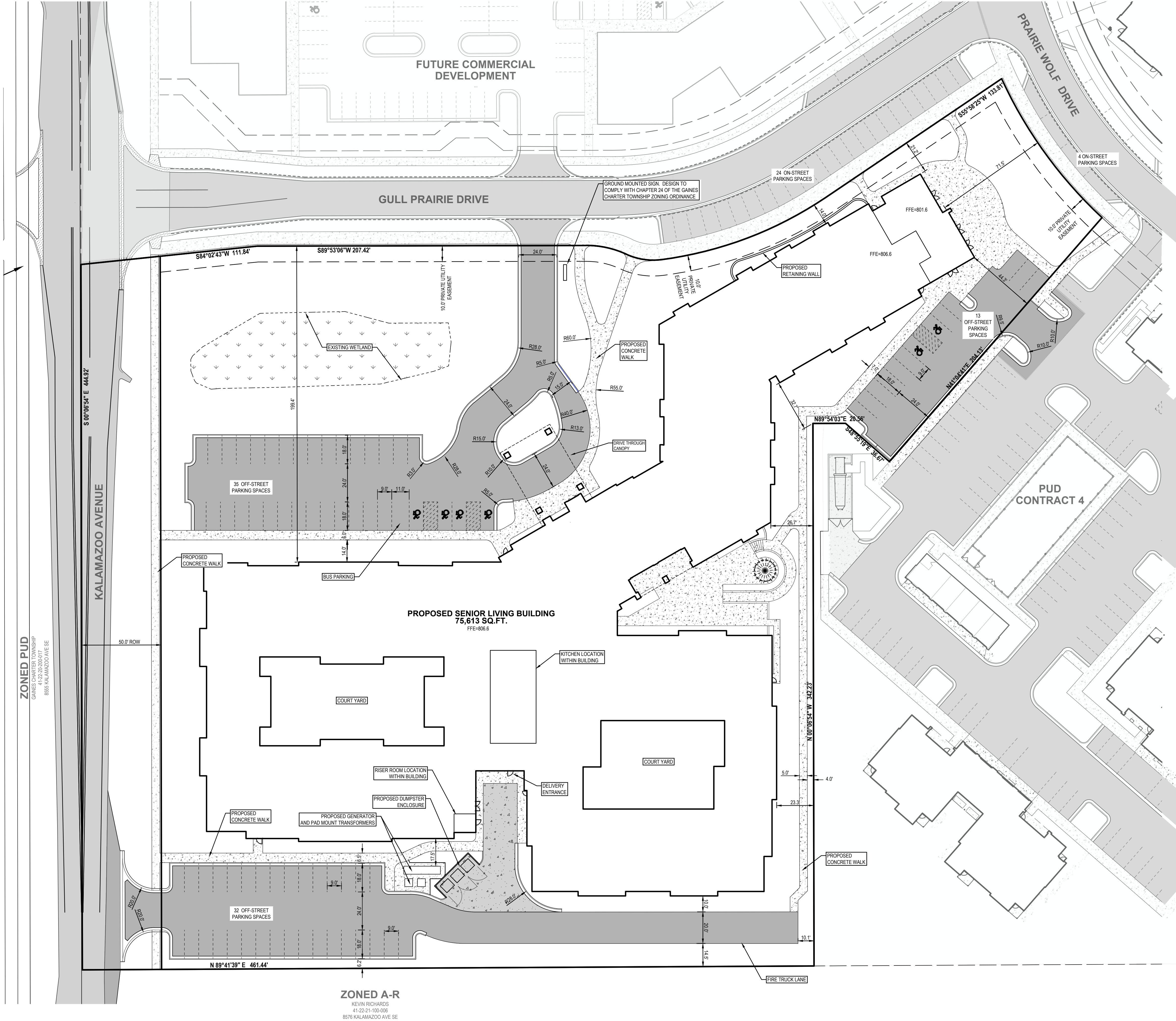
0' 15' 30' 60' Scale: 1"=30'

PRAIRIE WOLF STATION - SENIOR LIVING

ILLUSTRATIVE SITE PLAN

project number: 25400637





LEGEND

- EX BITUMINOUS
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROPOSED CONCRETE (HEAVY DUTY)

GENERAL NOTES

- EXISTING ZONING OF PROPERTY: PLANNED UNIT DEVELOPMENT (PUD) SUBJECT TO ALL OF THE TERMS AND CONDITIONS SPECIFIED IN THE CONSENT JUDGEMENT DATED SEPTEMBER 22, 2023. AMENDMENT OF CONSENT JUDGEMENT PENDING
- SUMMARY OF LAND USE:
 - A) AREA OF SUBJECT PARCEL EXCLUDING ROW = 5.39 ACRES (234,679 SQ.FT.)
 - B) PROPOSED BUILDING = 75,613 SQ.FT. = 32.2% OF SITE
 - C) TOTAL DWELLINGS = 140
 - 1) MEMORY CARE = 34 (34 TOTAL BEDROOMS)
 - 2) ASSISTED LIVING = 56 (65 TOTAL BEDROOMS)
 - 3) INDEPENDENT LIVING = 50 (76 TOTAL BEDROOMS)
- PROPOSED PUD REGULATING REQUIREMENTS:
 - A) MAXIMUM BUILDING HEIGHT = 50 FT. OR 3 1/2 STORIES, WHICHEVER IS LESS
 - B) MINIMUM BUILDING SEPARATION = NA
- PARKING SUMMARY:
 - A) TOTAL REQUIRED PARKING (PER TABLE 20.50 D) = 77 SPACES
 - 1) NURSING HOME USE (MEMORY CARE & ASSISTED LIVING) (1 PER SPACES PER 5 BEDS) = 20 SPACES (99 BEDS / 5)
 - 2) INDEPENDENT LIVING (1 SPACE PER DWELLING) = 80 SPACES
 - B) CAFE (1 SPACE PER 50 SQ.FT.) = 1 SPACES (1,000 SQ.FT. / 1,000)
 - C) TOTAL OFF-STREET PARKING PROVIDED = 80 SPACES (INCLUDING 6 BARRIER FREE SPACES)
 - D) ADJACENT ON-STREET PARKING = 28 SPACES
- THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS
- BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.
- ALL LIGHTING SHALL BE SHIELDED FROM ALL ADJACENT PROPERTIES. PROPOSED LIGHTING SHALL CONSIST OF WALL-MOUNTED LIGHTS AND LIGHT POLES, BOTH FITTED WITH SHOEBOX TYPE FIXTURES.
- EASEMENTS SHALL BE GRANTED FOR UTILITIES AND INGRESS/EGRESS AS REQUIRED BY AGENCIES.

LEGAL DESCRIPTION

Part of the Northwest 1/4 of Section 21, Town 5 North, Range 11 West, Gaines Township, Kent County, Michigan, described as: Commencing at the Northwest corner of said Section; thence S00°06'54"E 526.88 feet along the West line of said Section to the Point of Beginning; thence continuing S00°06'54"E 444.92 feet along said West line; thence N89°41'39"E 461.44 feet parallel with the North line of said Section; thence N00°06'54"W 342.23 feet; thence N89°54'03"E 20.56 feet; thence S48°55'19"E 36.67 feet; thence N41°04'41"E 204.13 feet; thence Northwest 1/4 of Section 21, Range 11 West, Town 5 North, Kent County, Michigan, to the right, said curve having a central angle of 22°19'34", and a chord bearing N35°51'38"W 108.10 feet; thence S55°58'25"W 133.81 feet; thence Southwesterly 111.90 feet along a 241.00 foot radius curve to the right, said curve having a central angle of 26°36'13", and a chord bearing S69°16'31"W 110.90 feet; thence Northwest 1/4 of Section 21, Range 11 West, Town 5 North, Kent County, Michigan, to the right, said curve having a central angle of 32°18'19", and a chord bearing N81°16'13"W 22.26 feet; thence Northwest 1/4 of Section 21, Range 11 West, Town 5 North, Kent County, Michigan, to the right, said curve having a central angle of 24°59'50", and a chord bearing N77°36'59"W 25.97 feet; thence S89°53'06"W 207.42 feet; thence S84°02'43"W 111.84 feet to the Point of Beginning. Contains 5.39 acres. Subject to easements, restrictions and rights-of-way of record. Also subject to highway right-of-way for Kalamazoo Avenue over the most Westerly 33.00 feet thereof.

PP# 41-22-21-100-016

NEDERVELD
www.nederveld.com
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217 Grandville Ave., Suite 302
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HOLLAND
INDIANAPOLIS

PREPARED FOR:

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Phone: 317.552.2284

REVISIONS:

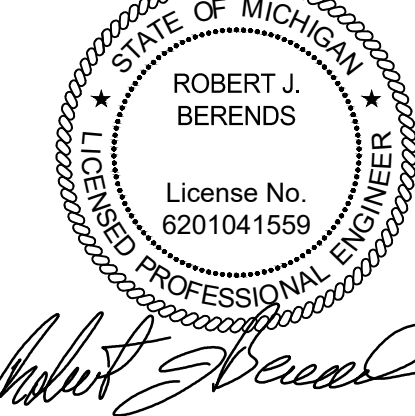
Title: Site Plan Submittal
Drawn: DAC Checked: EDY Date: 2025.10.23

PRAIRIE WOLF STATION
SENIOR LIVING

Site Layout Plan

8460 Kalamazoo Avenue, SE
PART OF THE NORTHWEST 1/4 OF SECTION 21, T5N, R11W,
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

STAMP:



PROJECT NO:
25400637

SHEET NO:
C-205

PREPARED FOR:
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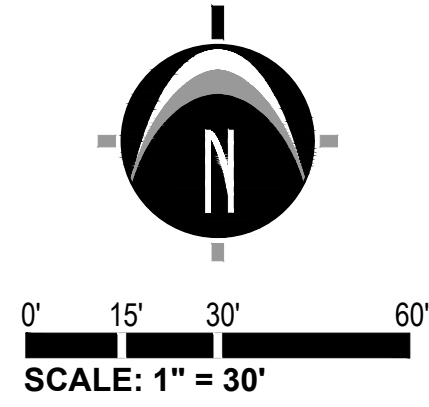
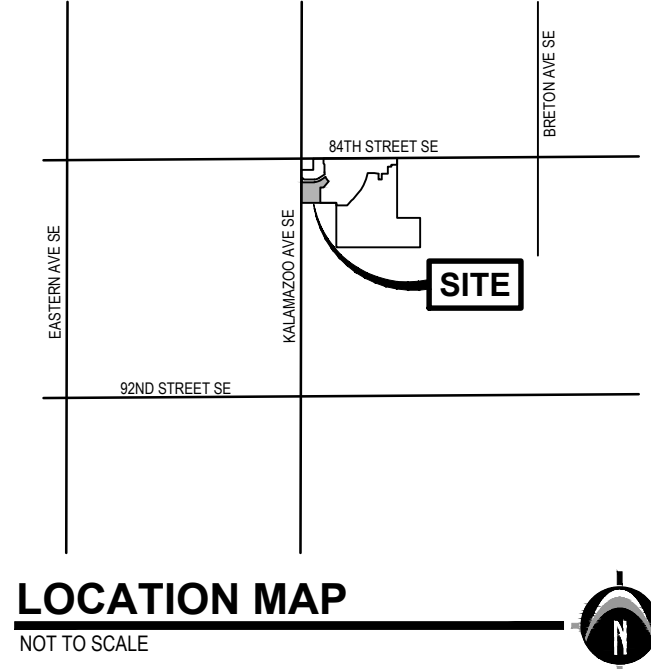
REVISIONS:
Title: Site Plan Submittal
Drawn: DAC Checked: EDY Date: 2025.10.23

**PRAIRIE WOLF STATION
SENIOR LIVING**
Grading and Storm Sewer Plan
8460 Kalamazoo Avenue, SE
PART OF THE NORTHWEST 1/4 OF SECTION 21, T5N, R11W,
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

STAMP:
STATE OF MICHIGAN
ROBERT J. BERENDS
License No. 6201041559
LICENSED PROFESSIONAL ENGINEER
Robert J. Berends

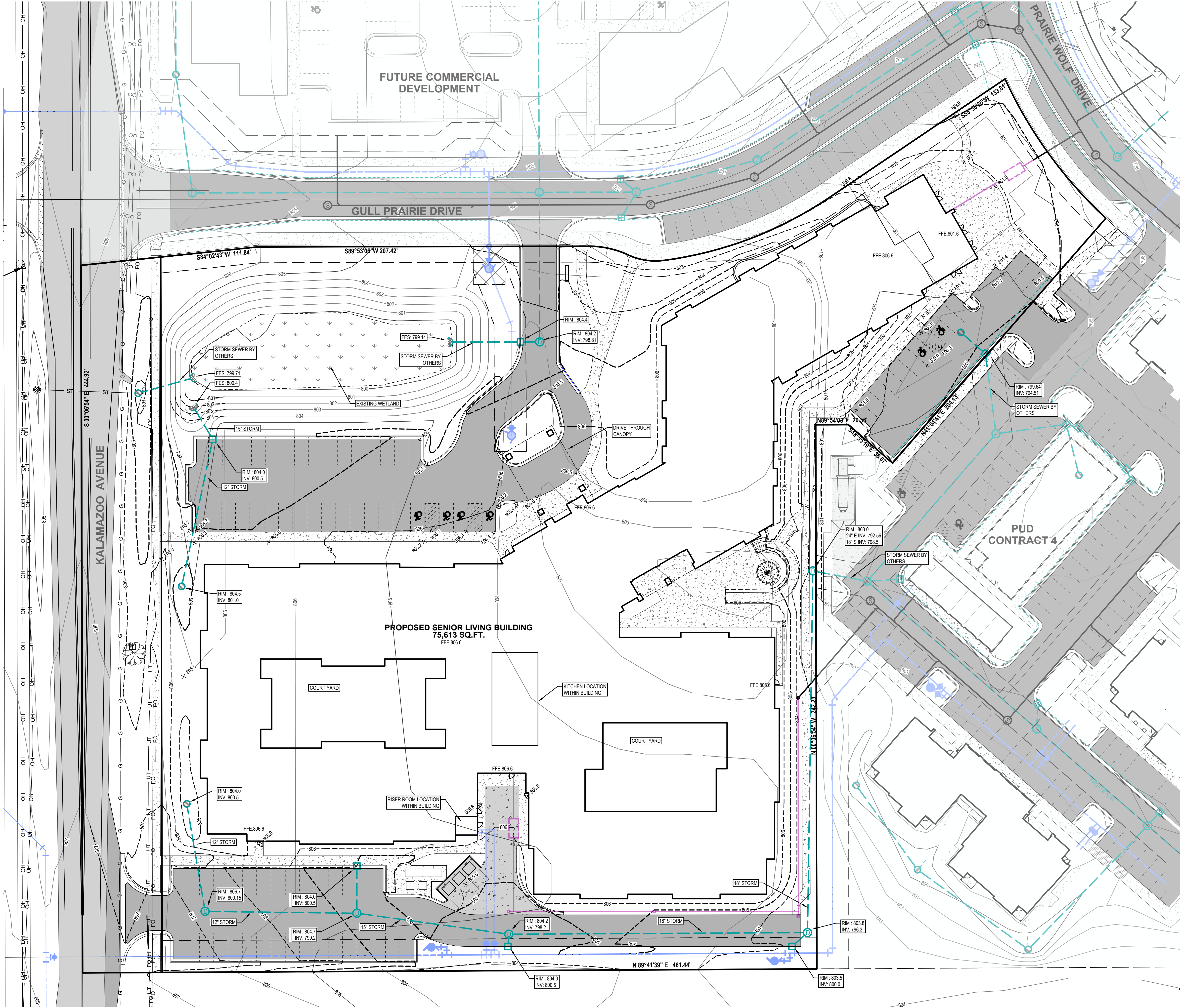
PROJECT NO:
25400637

SHEET NO:
C-300



- LEGEND**
- EX. GRADE CONTOUR BASED ON MASS GRADING PLAN
 - PROP. GRADE CONTOUR
 - PROP. GRADE ELEV.
 - EX. BITUMINOUS
 - PROPOSED BITUMINOUS (STANDARD DUTY)
 - PROPOSED CONCRETE (STANDARD DUTY)
 - PROPOSED CONCRETE (HEAVY DUTY)
 - PROP. STORM SEWER
 - PROP. SANITARY SEWER
 - PROP. WATERMAIN

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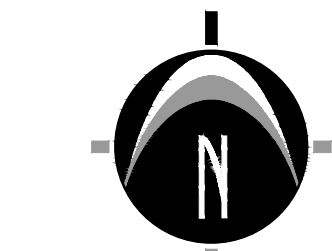
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LEGEND

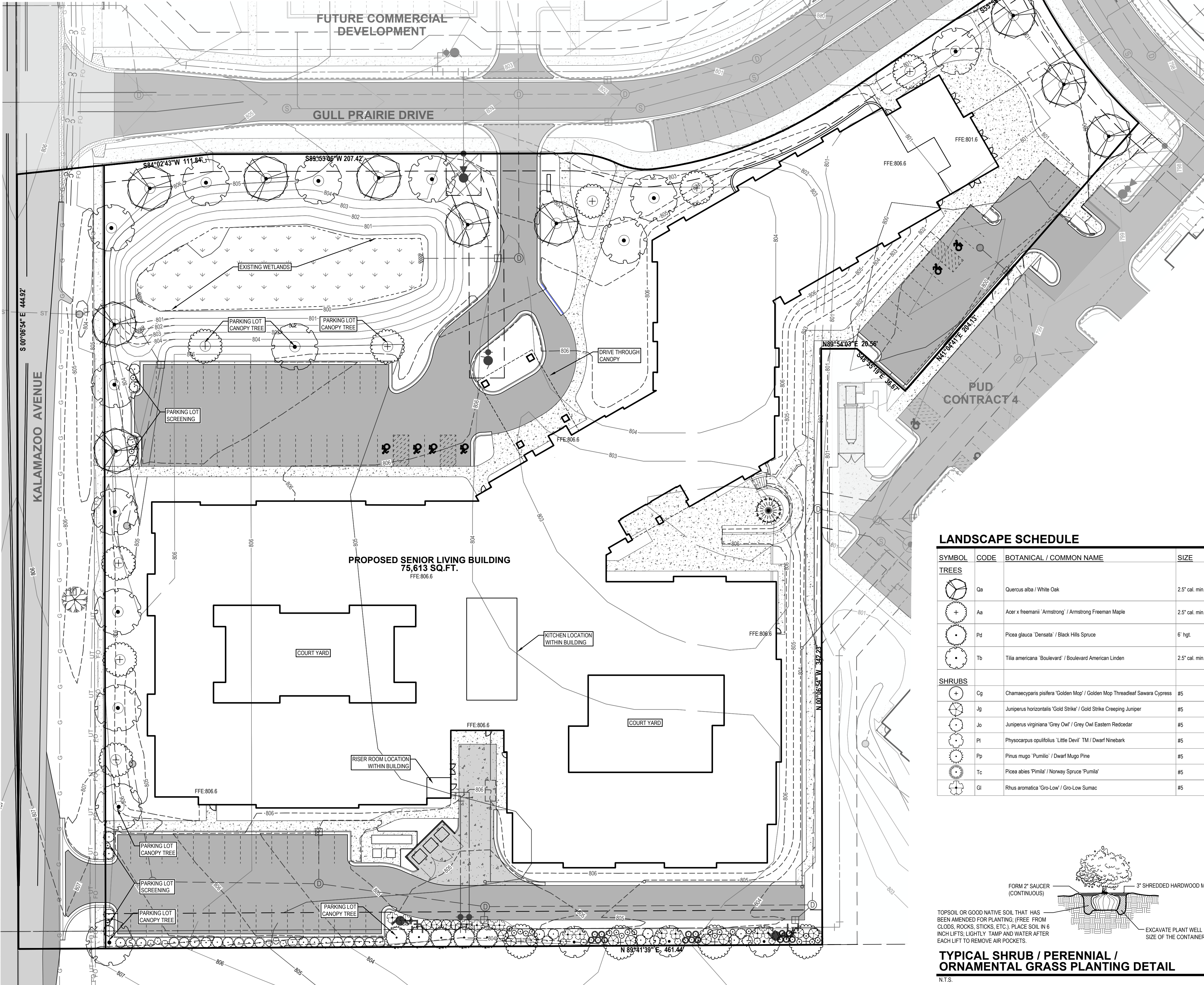
- EX. BITUMINOUS
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROPOSED CONCRETE (HEAVY DUTY)
- PROP. STORM SEWER
- PROP. SANITARY SEWER
- PROP. WATERMAIN



0' 15' 30' 60'
SCALE: 1" = 30'

LOCATION MAP

NOT TO SCALE



LANDSCAPE NOTES

PLANTING NOTES:

- ALL PLANT MATERIAL SHALL BE LOCALLY NURSERY GROWN NO. 1 GRADE AND INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES. ALL PLANT MATERIALS SHALL MEET CURRENT AMERICAN ASSOCIATION OF NURSEYMEN STANDARDS. DO NOT PLANT MATERIALS UNTIL DIRECTED BY OWNER, LANDSCAPE ARCHITECT, AND/OR CONSTRUCTION MANAGER. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL, FOR ANY REASON BEFORE OR AFTER IT IS INSTALLED.
- SIZES SPECIFIED ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE INSTALLED.
- ANY PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
- MAINTENANCE OF LANDSCAPING ITEMS, TREES, AND PLANTS SHALL BE PERFORMED BY THE PROPERTY OWNER OR A QUALIFIED PROFESSIONAL. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH APPLICABLE MUNICIPAL STANDARDS AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTHY AND WEED FREE CONDITION. ANY DEAD, DISEASED OR DAMAGED PLANT MATERIALS ARE TO BE REPLACED IMMEDIATELY AFTER NOTIFIED TO DO SO.
- PLANT TREES AND SHRUBS IN ACCORDANCE WITH PLANTING DETAILS. DIG TREE PITS PER DETAILS. PLANT TREES AND SHRUBS AT THE SAME GRADE LEVEL AT WHICH THEY WERE GROWN AT THE NURSERY. IF HEAVY CLAY SOILS ARE EVIDENT, PLANT TREES AND SHRUBS HIGHER, APPROX. 1/4 OF THE ROOT BALL ABOVE GRADE, AND BACKFILL TO TOP OF ROOT BALL.
- REMOVE ALL TWINE, WIRE, NURSERY TREE GUARDS, TAGS AND INORGANIC MATERIAL FROM ROOT BALLS. REMOVE THE TOP 1/3 OF BURLAP FROM EARTH BALLS AND REMOVE BURLAP FROM AROUND TRUNK.
- FINELY SHREDDED HARDWOOD BARK MULCH, NATURAL COLOR (NON-COLORED), IS REQUIRED FOR ALL PLANTINGS AND PLANTING BEDS. MULCH PER PLANTING DETAILS. MULCH IN PLANT BEDS SHALL BE 3" THICK AT TIME OF INSPECTION AND AFTER COMPACTED BY RAIN OR IRRIGATION. ALL PLANTING BEDS SHALL BE EDGED WITH 6" X 12 GAUGE STEEL LANDSCAPE EDGING.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES. IF A CONFLICT WITH UTILITIES EXIST, NOTIFY OWNER/CONSTRUCTION MANAGER PRIOR TO PLANTING.
- PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER PLANTING AND ACCEPTANCE.

TOPSOIL AND TURF NOTES:

- WHEREVER GROUND IN ITS NATURAL STATE HAS BEEN DISTURBED, APPROVED LANDSCAPING OR GRASS SHALL BE FULLY INSTALLED, AND ESTABLISHED WITHIN A REASONABLE PERIOD OF TIME, BUT NO LONGER THAN ONE GROWING SEASON (UNLESS OTHERWISE NOTED AND APPROVED).
- DURING EXCAVATION, GRADING AND INSTALLATION OF REQUIRED LANDSCAPING, ALL SOIL EROSION AND SEDIMENTATION CONTROL REGULATIONS SHALL BE STRICTLY FOLLOWED AND COMPLIED WITH.
- ALL LAWN AREAS SHALL RECEIVE SOD OR HYDROSEED. TURF SHALL BE INSTALLED ON TOPSOIL UNLESS APPROVED OTHERWISE. DO NOT PLANT UNTIL ACCEPTANCE OF FINISH GRADE.
- SOD SHALL BE GROWN ON TOPSOIL UNLESS APPROVED OTHERWISE. SOD SHALL BE 2 YEARS OLD AND STRONGLY ROOTED. PLACE SOD TIGHTLY WITH NO GAPS AND WITH GRAIN IN SAME DIRECTION. SEAMS OF SOD SHALL BE STAGGERED IN A RUNNING BOND PATTERN. SOD SHALL BE WATERED IMMEDIATELY TO AVOID DRYING OUT. DO NOT INSTALL SOD UNTIL ACCEPTANCE OF FINISH GRADE AND IRRIGATION SYSTEM IS OPERATING PROPERLY UNLESS DIRECTED IN WRITING TO DO OTHERWISE. FINISH ROLL SOD WITH A WATER FILLED LAWN ROLLER, ROLL PERPENDICULAR TO LENGTH OF SOD.
- TURF SHALL BE INSTALLED ON A MIN. OF 3"-4" OF LIGHTLY COMPACTED APPROVED TOPSOIL. TOPSOIL SHALL BE FERTILE, SCREENED, FRIABLE TOPSOIL FREE OF STONES 1/2" IN DIA. AND LARGER, ROOTS, STICKS, OR OTHER EXTRANEOUS MATERIAL, INCLUDING NOXIOUS PLANTS. PH BETWEEN 5.0 AND 6.5, SALTS 500 PARTS PPM, ORGANIC CONTENT 3% MIN. DO NOT INSTALL TOPSOIL UNTIL APPROVED BY OWNER/C.M. TOPSOIL SHALL BE FINE GRADED TO A SMOOTH FINISH, FREE OF LUMPS AND DEPRESSIONS.
- ALL LANDSCAPE ISLANDS WITHIN PARKING LOTS SHALL BE BACK FILLED WITH TOPSOIL TO A DEPTH OF 18" MIN.

IRRIGATION NOTES:

- ALL PLANTING AREAS, LAWN AREAS AND LANDSCAPE ISLANDS SHOWN ARE TO HAVE A COMPLETE IRRIGATION SYSTEM. THE G.C. SHALL BE RESPONSIBLE FOR RETAINING A QUALIFIED FIRM FOR THE DESIGN OF THE IRRIGATION SYSTEM. THE DESIGN MUST SHOW HOW THE SYSTEM TIES INTO THE BUILDING AND MUST SHOW ALL OF THE NECESSARY EQUIPMENT FOR A COMPLETE SYSTEM. THE G.C. SHALL SUBMIT THE IRRIGATION SYSTEM DESIGN TO THE ARCHITECT/OWNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.

LANDSCAPE CALCULATIONS

FRONT YARD TREES: SEC. 23.50.3

TABLE 23.50 A.1 / THE TOTAL LINEAR FOOTAGE OF LOT FRONTAGE, EXCLUDING PAVED DRIVEWAY AREAS, SHALL BE PLANTED WITH TREES SO THAT THE MINIMUM PLANTING SPACE PER TREE IN ITS TOTAL REACHES OR EXCEEDS THE MEASURED LOT FRONTAGE. SMALL TREE = 15', MEDIUM TREE = 35', LARGE TREE = 45'

GULL PRAIRIE DRIVE + PRAIRIE WOLF DRIVE FRONTAGE: 672 - 25 (DRIVEWAY) = 647 LF

REQUIRED: 647 LF OF PLANTING SPACE PROPOSED: 8 LARGE AND 9 MEDIUM TREES (8 X 45) + (9 X 35) = 675 LF

KALAMAZOO AVENUE FRONTAGE: 450 - 25 (DRIVEWAY) = 425 LF

REQUIRED: 425 LF OF PLANTING SPACE PROPOSED: 2 LARGE AND 10 MEDIUM TREES (2 X 45) + (10 X 35) = 440 LF

BUFFERS: SEC. 23.60

TYPE B: ADJACENT-A-GRICULTURAL - RURAL RESIDENTIAL
TYPE B BUFFER IS THE SAME AS REQUIRED BY 23.50 A.1 (FRONT YARD TREES) IN ADDITION TO 30 SHRUBS PER 100' LF. 50% OF PLANTINGS SHALL BE EVERGREEN.

SOUTH A-R BUFFER: TYPE B: 411 LF

REQUIRED SHRUBS: 411 LF OF PLANTING SPACE PROPOSED: 101 TOTAL SHRUBS.

REQUIRED TREES: 411 LF OF PLANTING SPACE PROPOSED: 12 MEDIUM TREES (12 X 35) = 420 LF

PARKING LOT LANDSCAPING: SEC. 23.80

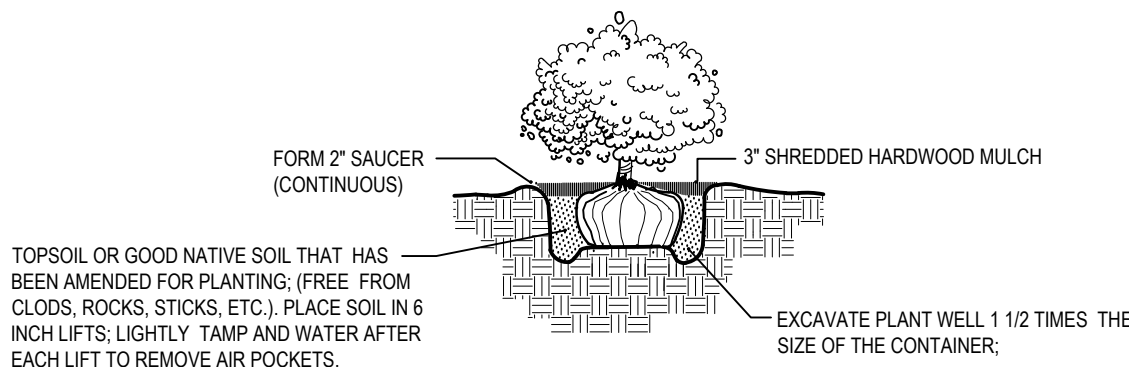
A. 1 CANOPY TREE PER 12 PARKING SPACES. THE TREES SHALL BE PLACED WITHIN 10 FT OF THE PARKING AREA.
B. 2 SHRUBS PER PARKING SPACE FRONTING THE RIGHT OF WAY.

PARKING TOTAL: 67 SPACES

REQUIRED: 6 TREES & 8 SHRUBS PROPOSED: 7 TREES & 12 SHRUBS

LANDSCAPE SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
TREES				
	Qa	Quercus alba / White Oak	2.5' cal. min.	10
	Aa	Acer x freemanii 'Armstrong' / Armstrong Freeman Maple	2.5' cal. min.	12
	Pd	Picea glauca 'Densata' / Black Hills Spruce	6' hgt.	5
	Tb	Tilia americana 'Boulevard' / Boulevard American Linden	2.5' cal. min.	14
SHRUBS				
	Cg	Chamaecyparis pisifera 'Golden Mop' / Golden Mop Threadleaf Sawara Cypress	#5	23
	Jg	Juniperus horizontalis 'Gold Strike' / Gold Strike Creeping Juniper	#5	13
	Jv	Juniperus virginiana 'Grey Owl' / Grey Owl Eastern Redcedar	#5	23
	Pl	Physocarpus opulifolius 'Little Devil' TM / Dwarf Ninebark	#5	12
	Pp	Pinus mugo 'Pumila' / Dwarf Mugo Pine	#5	15
	Tc	Picea abies 'Pumila' / Norway Spruce 'Pumila'	#5	15
	Gl	Rhus aromatica 'Gro-Low' / Gro-Low Sumac	#5	12



TYPICAL SHRUB / PERENNIAL / ORNAMENTAL GRASS PLANTING DETAIL

N.T.S.

TYPICAL TREE PLANTING DETAIL

N.T.S.



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217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.575.5190

ANN ARBOR

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HOLLAND

INDIANAPOLIS

PREPARED FOR:

Leo Brown Group
Attn: Mike Wagner

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Suite 300

Carmel, IN 46032

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REVISIONS:

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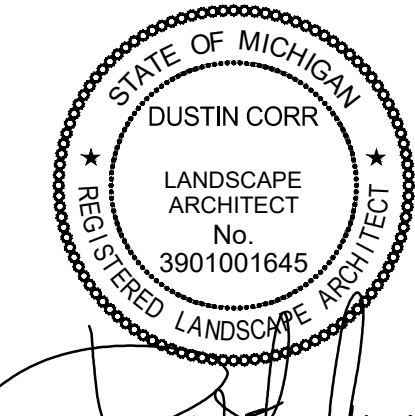
Drawn: DAC Checked: EDY Date: 2025.10.23

PRAIRIE WOLF STATION SENIOR LIVING

Landscape Plan

8460 Kalamazoo Avenue, SE
PART OF THE NORTHWEST 1/4 OF SECTION 21, T5N, R17W,
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

STAMP:



PROJECT NO:

25400637

SHEET NO:

L-100

PREPARED FOR:
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Carmel, IN 46032
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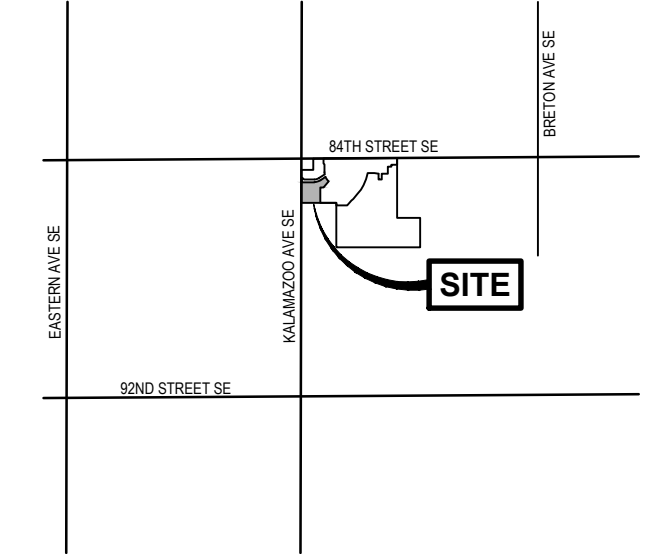
REVISIONS:
Title: Site Plan Submittal
Drawn: DAC Checked: EDY Date: 2025.10.23

**PRAIRIE WOLF STATION
SENIOR LIVING**
Water and Sewer Utility Plan
8460 Kalamazoo Avenue, SE
PART OF THE NORTHWEST 1/4 OF SECTION 21, T5N, R11W,
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

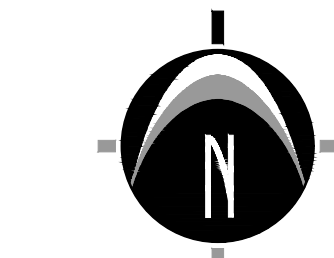
STAMP:
STATE OF MICHIGAN
ROBERT J. BERENDS
License No. 6201041559
REGISTERED PROFESSIONAL ENGINEER
Robert J. Berends

PROJECT NO:
25400637

SHEET NO:
C-400



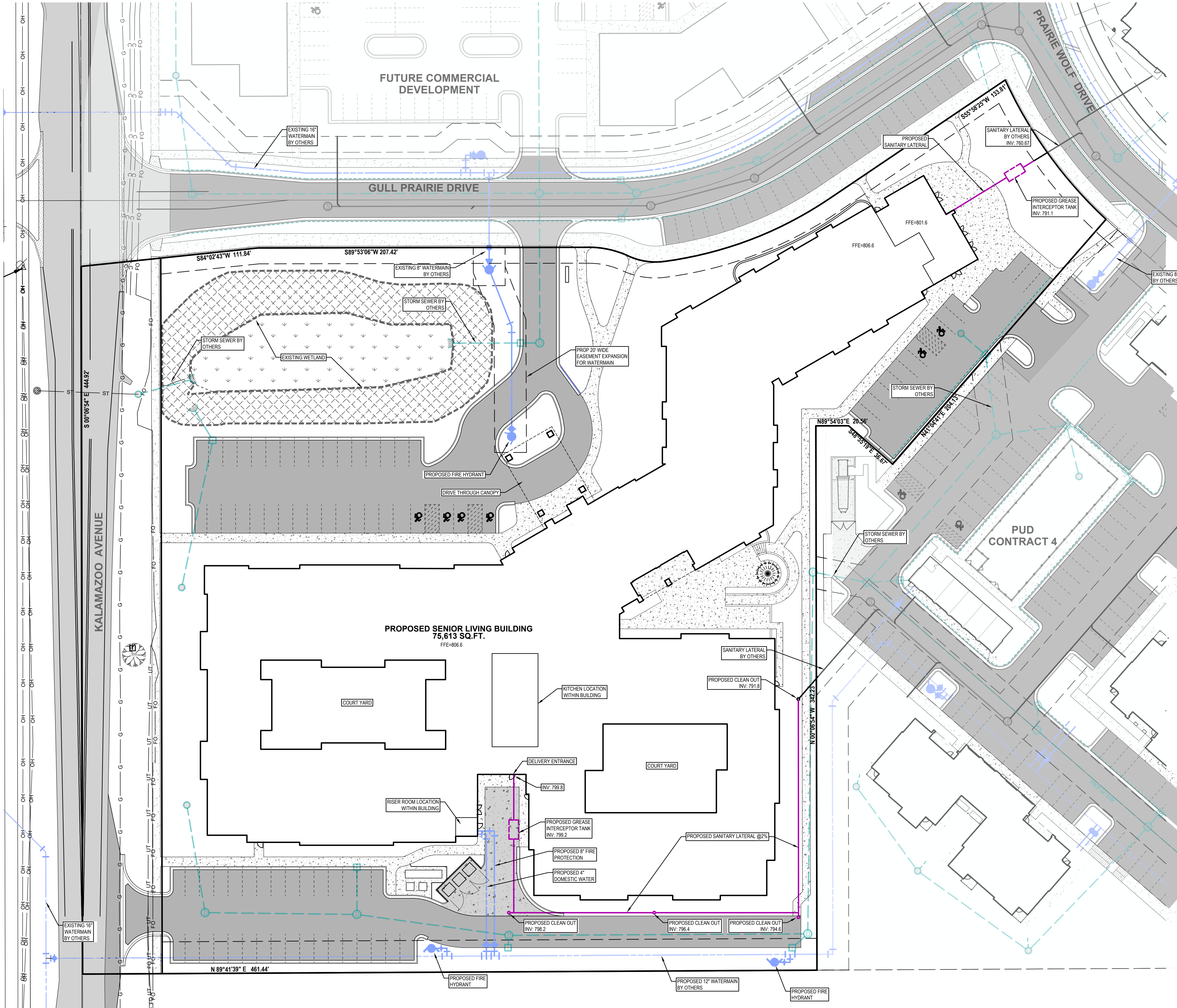
LOCATION MAP
NOT TO SCALE



0' 15' 30' 60'
SCALE: 1" = 30'

LEGEND

- EX. BITUMINOUS
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROPOSED CONCRETE (HEAVY DUTY)
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ERDMAN

PRAIRIE WOLF STATION - SENIOR LIVING

Z410



OCCUPANCY LEGEND

 MC STUDIO	 IL 1BD	 COMMON AREA
 AL STUDIO	 AL 2BD	 CIRCULATION
 AL 1BD	 IL 2BD	 SUPPORT
 AL 1BD +	 IL 2BD +	 RETAIL

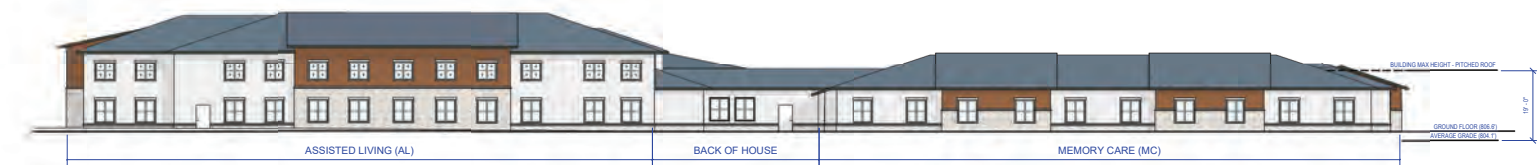
EXTERIOR ELEVATIONS



1 CONCEPT EXTERIOR ELEVATION A
SCALE: 1/8" = 1'-0"



2 CONCEPT EXTERIOR ELEVATION B
SCALE: 1/8" = 1'-0"



3 CONCEPT EXTERIOR ELEVATION C
SCALE: 1/8" = 1'-0"



4 CONCEPT EXTERIOR ELEVATION D
SCALE: 1/8" = 1'-0"

MAX BUILDING HEIGHT
IL = 42'-3" - 3 STORIES
AL = 33'-0" - 2 STORIES
MC = 19'-0" - 1 STORY
SECTION 1-20 BUILDING AND STRUCTURE HEIGHT AND SIZE
FROM AVERAGE GRADE OF 66.4' TO WARDPOINT OF PITCHED ROOF.

MATERIAL ANALYSIS



1 CONCEPT EXTERIOR ELEVATION FOR MATERIAL ANALYSIS



CEMENT BOARD,
WOOD GRAIN FINISH



CULTURED STONE,
LIGHT FINISH



HORIZONTAL LAP
SIDING, LIGHT FINISH



ASPHALT SHINGLE ROOF,
DARK FINISH



STANDING SEAM METAL ROOF,
DARK FINISH

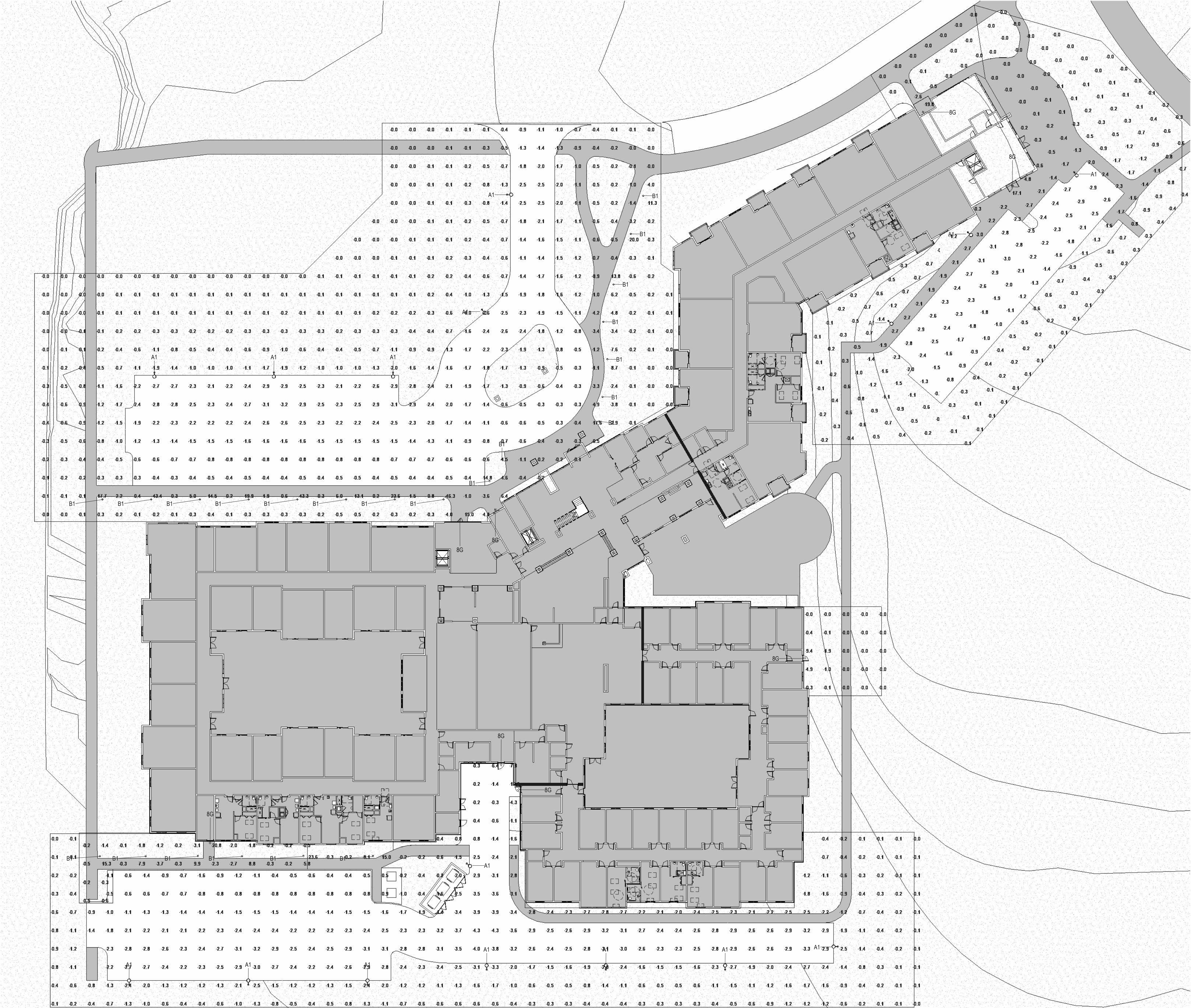
CONCEPT RENDERING



CONCEPT RENDERING



SITE PHOTOMETRIC PLAN



E - LIGHT FIXTURE SCHEDULE - SITE LIGHTING								
TYPE	DESCRIPTION	MANUFACTURER	MODEL NUMBER	VOLTAGE	LIGHT SOURCE	INPUT WATTS	REMARKS	COUNT
BG	LED FULL CUTOFF WALL-PACK W/ MOTION SENSOR	LITHONIA	WST LED P1 30K VW MVOLT DBLXD PIR DS	120V/277V	1500m LED	12 W	PIR SENSOR FOR 8'-15' MOUNTING, TEXTURED BLACK FINISH, DUAL SWITCHING/DRIVERS, WIDE THROW OPTICS, MOUNT 8'-0" AFG U.N.O.	8
A1	LED PARKING LOT LIGHT	LITHONIA	DXS1 LED P2 40K T3M 480 RPA PIRH DOBXD G1	480	4000K LED	70 W	ROUND POLE - 20' 0" MAX TO TOP OF POLE, DARK BRONZE FINISH, MOTION SENSOR	16
B1	36" LED LIGHT BOLLARD, 8" DIAMETER	LITHONIA	DSXB LED 12C 530 40K ASY MVOLT PE H30 DOBXD	120V/277V	4000K LED	28 W	INCLUDE ANCHOR BOLTS (MRAB U)	23



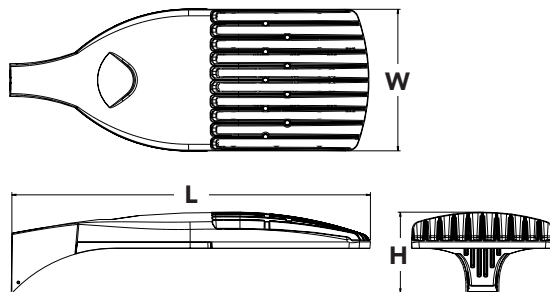
D-Series Size 1 LED Area Luminaire

d#series



Specifications

EPA:	1.01 ft ² (0.09 m ²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height:	7-1/2" (19.0 cm)
Weight (max):	27 lbs (12.2 kg)



Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED 60C 1000 40K T3M MVOLT SPA DDBXD

DSX1LED						
Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	Forward optics 30C 30 LEDs (one engine) 40C 40 LEDs (two engines) 60C 60 LEDs (two engines) Rotated optics ¹ 60C 60 LEDs (two engines)	530 530 mA 700 700 mA 1000 1000 mA (1 A) ²	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted ³	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium TSVS Type V very short T5S Type V short T5M Type V medium T5W Type V wide BLC Backlight control ^{2,4} LCCO Left corner cutoff ^{2,4} RCCO Right corner cutoff ^{2,4}	MVOLT ⁵ 120 ⁵ 208 ⁵ 240 ⁵ 277 ⁵ 347 ⁶ 480 ⁶	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor ⁷ RPUMBA Round pole universal mounting adaptor ⁷ Shipped separately KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁸

Control options	Other options	Finish (required)
Shipped installed PER NEMA twist-lock receptacle only (no controls) ⁹ PER5 Five-wire receptacle only (no controls) ^{9,10} PER7 Seven-wire receptacle only (no controls) ^{9,10} DMG 0-10V dimming driver (no controls) ¹¹ DCR Dimmable and controllable via ROAM [®] (no controls) ¹² DS Dual switching ^{13,14} PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc ¹⁵ PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ¹⁵ PIR1FC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ¹⁵	PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ¹⁵ BL30 Bi-level switched dimming, 30% ^{14,16} BL50 Bi-level switched dimming, 50% ^{14,16} PNMTDD3 Part night, dim till dawn ¹⁷ PNMT5D3 Part night, dim 5 hrs ¹⁷ PNMT6D3 Part night, dim 6 hrs ¹⁷ PNMT7D3 Part night, dim 7 hrs ¹⁷ FAO Field adjustable output ¹⁸	Shipped installed HS House-side shield ¹⁹ WTB Utility terminal block ²⁰ SF Single fuse (120, 277, 347V) ²¹ DF Double fuse (208, 240, 480V) ²¹ L90 Left rotated optics ²² R90 Right rotated optics ²² BS Bird spikes ²³
		DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Accessories	Controls & Shields	NOTES
DLL127F 1.5 JU Photocell - SSL twist-lock (120-277V) ²⁴ DLL347F 1.5 CUL JU Photocell - SSL twist-lock (347V) ²⁴ DLL480F 1.5 CUL JU Photocell - SSL twist-lock (480V) ²⁴ DSHORT SBK U Shorting cap ²⁴ DSX1HS 30C U House-side shield for 30 LED unit ¹⁹ DSX1HS 40C U House-side shield for 40 LED unit ¹⁹ DSX1HS 60C U House-side shield for 60 LED unit ¹⁹ PUMBA DDBXD U* Square and round pole universal mounting bracket (specify finish) ²⁵ KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁸ DSX1BS U Bird spikes	Controls & Shields Photocell - SSL twist-lock (120-277V) ²⁴ Photocell - SSL twist-lock (347V) ²⁴ Photocell - SSL twist-lock (480V) ²⁴ Shorting cap ²⁴ House-side shield for 30 LED unit ¹⁹ House-side shield for 40 LED unit ¹⁹ House-side shield for 60 LED unit ¹⁹ Square and round pole universal mounting bracket (specify finish) ²⁵ Mast arm mounting bracket adaptor (specify finish) ⁸ Bird spikes	1 Rotated optics available with 60C only. 2 Not available AMBPC. 3 Only available with 530mA or 700mA. 4 Not available with HS. 5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120V, 208V, 240V or 277V options only when ordering with fusing (SF, DF options). 6 Not available with single board, 530mA product (30C 530 or 60C 530 DS). Not available with BL30, BL50 or PNMT options. 7 Existing drilled pole only. Available as a separate combination accessory; for retrofit use only: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31. 8 Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included). 9 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. 10 If ROAM [®] node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR. Node with integral dimming. 11 DMG option for 347V or 480V requires 1000mA. 12 Specifies a ROAM [®] enabled luminaire with 0-10V dimming capability; PER option required. Additional hardware and services required for ROAM [®] deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roamservices.net. N/A with PIR options, DS, PER5, PER7, BL30, BL50 or PNMT options. Node without integral dimming. 13 Requires 40C or 60C. Provides 50/50 luminaire operation via two independent drivers on two separate circuits. N/A with PER, DCR, WTB, PIR or PIRH. 14 Requires an additional switched circuit. 15 PIR and PIR1FC3V specify the SensorSwitch SBGR-10-ODP control; PIRH and PIRH1FC3V specify the SensorSwitch SBGR-6-ODP control; see Outdoor Control Technical Guide for details. Dimming driver standard. Not available with PER5 or PER7. Ambient sensor disabled when ordered with DCR. Separate on/off required. 16 Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, DS, PER5, PER7 or PNMT options. Not available with PIR1FC3V or PIRH1FC3V. 17 Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, DS, PER5, PER7, BL30 or BL50. Not available with PIR1FC3V or PIRH1FC3V. Separate on/off required. 18 Dimming driver standard. Not available with PER5, PER7, DMG, DCR, DS, BL30, BL50 or PNMT, PIR, PIRH, PIR1FC3V or PIRH1FC3V. 19 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information. 20 WTB not available with DS. 21 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. 22 Available with 60 LEDs (60C option) only. 23 Also available as a separate accessory; see accessories information. 24 Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls. 25 For retrofit use only.

For more control options, visit [DTL](#) and [ROAM](#) online.

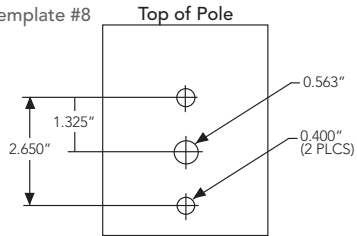


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DSX1-LED
Rev. 08/09/16
Page 1 of 6

Drilling

Template #8



DSX1 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	DM29AS	2 at 90°*
DM28AS	2 at 180°	DM39AS	3 at 90°*
DM49AS	4 at 90°*	DM32AS	3 at 120°**

Example: SSA 20 4C DM19AS DDBXD

Visit Lithonia Lighting's [POLES CENTRAL](#) to see our wide selection of poles, accessories and educational tools.

*Round pole top must be 3.25" O.D. minimum.

**For round pole mounting (RPA) only.

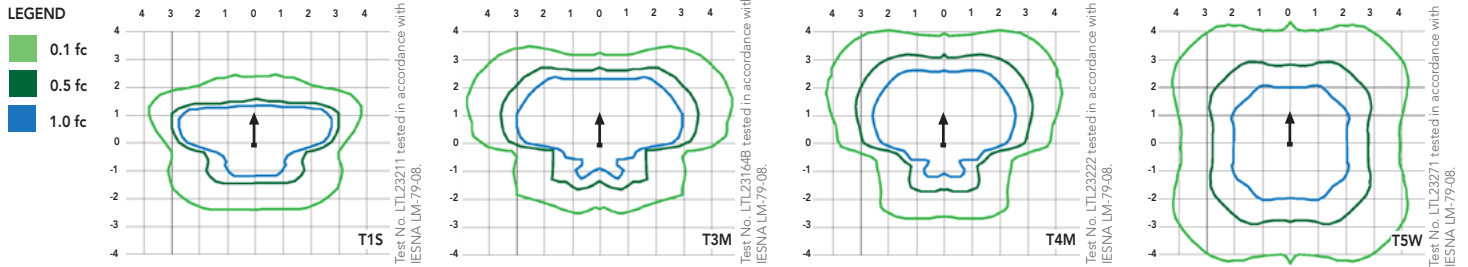
Tenon Mounting Slipfitter**

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit [Lithonia Lighting's D-Series Area Size 1 homepage](#).

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (20').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C	1.02
10°C	1.01
20°C	1.00
25°C	1.00
30°C	1.00
40°C	0.99

Electrical Load

Number of LEDs	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
30	530	52	0.52	0.30	0.26	0.23	---	---
	700	68	0.68	0.39	0.34	0.30	0.24	0.17
	1000	105	1.03	0.59	0.51	0.45	0.36	0.26
40	530	68	0.67	0.39	0.34	0.29	0.23	0.17
	700	89	0.89	0.51	0.44	0.38	0.31	0.22
	1000	138	1.35	0.78	0.67	0.58	0.47	0.34
60	530	99	0.97	0.56	0.48	0.42	0.34	0.24
	700	131	1.29	0.74	0.65	0.56	0.45	0.32
	1000	209	1.98	1.14	0.99	0.86	0.69	0.50

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	DSX1 LED 60C 1000			
	1.0	0.98	0.96	0.91
	DSX1 LED 60C 700			
	1.0	0.99	0.99	0.99



D-Series LED Bollard



d-series

Specifications

Diameter: 8" Round
(20.3 cm)

Height: 42"
(106.7 cm)

Weight (max): 27 lbs
(12.25 kg)



Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The D-Series LED Bollard is a stylish, energy-saving, long-life solution designed to perform the way a bollard should—with zero uplight. An optical leap forward, this full cut-off luminaire will meet the most stringent of lighting codes. The D-Series LED Bollard's rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.

Ordering Information

EXAMPLE: DSXB LED 16C 700 40K SYM MVOLT DDBXD

DSXB LED												
Series	LEDs	Drive current		Color temperature		Distribution		Voltage	Control options	Other options	Finish <i>(required)</i>	
DSXB LED	Asymmetric 12C 12 LEDs ¹	350	350 mA	30K	3000 K	ASY	Asymmetric ¹	MVOLT ⁵	Shipped installed PE Photoelectric cell, button type DMG 00-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ELCW Emergency battery backup ⁶	Shipped installed SF Single fuse (120, 277, 347V) ^{4,7} DF Double fuse (208, 240V) ^{4,7} H24 24" overall height H30 30" overall height H36 36" overall height FG Ground-fault festoon outlet L/AB Without anchor bolts L/AB4 4-bolt retrofit base without anchor bolts ⁸	DWHXD	White
		450	450 mA ^{3,4}	40K	4000 K	SYM	Symmetric ²	120 ⁵			DNAXD	Natural aluminum
		530	530 mA	50K	5000 K			208 ⁵			DDBXD	Dark bronze
	Symmetric 16C 16 LEDs ²	700	700 mA	AMBPC	Amber phosphor converted			240 ⁵			DBLXD	Black
				AMBLW	Amber limited wavelength ^{3,4}			277 ⁵			DDBTXD	Textured dark bronze
								347 ⁴			DBLBXD	Textured black
								DNATXD	Textured natural aluminum			
										DWHGXD	Textured white	

Accessories

Ordered and shipped separately.

MRAB U Anchor bolts for DSXB⁸

NOTES

- 1 Only available in the 12C, ASY version.
- 2 Only available in the 16C, SYM version.
- 3 Only available with 450 AMBLW version.
- 4 Not available with ELCW.
- 5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
- 6 Not available with 347V. Not available with fusing. Not available with 450 AMBLW.
- 7 Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
- 8 MRAB U not available with L/AB4 option.



Performance Data

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%.

Light Engines	Drive Current	System Watts	3000 K					4000 K					5000 K					Limited Wavelength Amber				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
Asymmetric (12 LEDs)	350	16	1,194	75	1	0	1	1,283	80	1	0	1	1,291	81	1	0	1					
	530	22	1,719	78	1	0	1	1,847	84	1	0	1	1,859	85	1	0	1					
	700	31	2,173	70	1	0	1	2,335	75	1	0	1	2,349	76	1	0	1					
	Amber 450	16																348	22	1	0	1
Symmetric (16 LEDs)	350	20	1,558	78	1	0	0	1,674	84	1	0	0	1,685	84	1	0	0					
	530	28	2,232	80	2	0	1	2,397	86	2	0	1	2,412	86	2	0	1					
	700	39	2,802	72	2	0	1	3,009	77	2	0	1	3,028	78	2	0	1					
	Amber 450	20																419	21	1	0	1

Note: Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.00	0.98	0.97	0.95

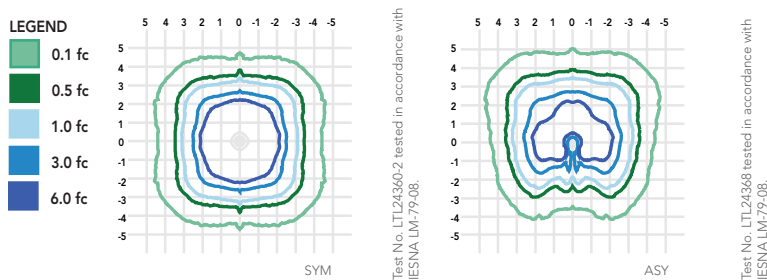
Electrical Load

Light Engines	Drive Current (mA)	System Watts	Current (A)				
			120	208	240	277	347
12C	350	16W	0.158	0.118	0.114	0.109	0.105
	530	22W	0.217	0.146	0.136	0.128	0.118
	700	31W	0.296	0.185	0.168	0.153	0.139
	Amber 450	16W	0.161	0.120	0.115	0.110	0.106
16C	350	20W	0.197	0.137	0.128	0.121	0.114
	530	28W	0.282	0.178	0.162	0.148	0.135
	700	39W	0.385	0.231	0.207	0.185	0.163
	Amber 450	20W	0.199	0.139	0.130	0.123	0.116

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Bollard homepage](#).

Isofootcandle plots for the DSXB LED 700 40K. Distances are in units of mounting height (3').



FEATURES & SPECIFICATIONS

INTENDED USE

The rugged construction and maintenance-free performance of the D-Series LED Bollard is ideal for illuminating building entryways, walking paths and pedestrian plazas, as well as any other location requiring a low-mounting-height light source.

CONSTRUCTION

One-piece 8-inch-round extruded aluminum shaft with thick side walls for extreme durability, and die-cast aluminum reflector and top cap. Die-cast aluminum mounting ring allows for easy leveling even in uneven areas and full 360-degree rotation for precise alignment during installation. Three 1/2" x 11" anchor bolts with double nuts and washers and 3-5/8" max. bolt circle template ensure stability. Overall height is 42" standard.

FINISH

Exterior parts are protected by a zinc-infused super durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering for maximum retention of gloss and luster. A tightly controlled multi-stage process ensures a minimum 3-mil thickness for a finish that can withstand the elements without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Two 0% uplight optical distributions are available: symmetrical and asymmetrical. IP66 sealed LED light engine provides smoothly graduated illumination without uplight. Light engines are available in standard 4000 K (>70 CRI) or optional 3000 K (>80 CRI) or 5000 K (67 CRI). Limited-wavelength amber LEDs are also available.

ELECTRICAL

Light engines consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (L95/100,000 hours at 700mA at 25°C). Class 2 electronic drivers are designed for an expected life of 100,000 hours with < 1% failure rate. Electrical components are mounted on a removable power tray.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated. Rated for -40°C minimum ambient. Cold-weather emergency battery backup rated for -20°C minimum ambient.

GOVERNMENT PROCUREMENT

BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.

BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.





WST LED

Architectural Wall Sconce



Catalog
Number

Notes

Type

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Specifications

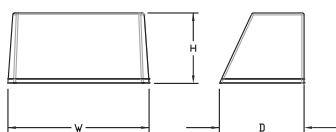
Luminaire

Height: 8-1/2"
(21.59 cm)

Width: 17"
(43.18 cm)

Depth: 10-3/16"
(25.9 cm)

Weight: 20 lbs
(9.1 kg)

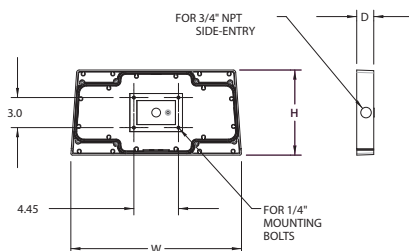


Optional Back Box (BBW)

Height: 4"
(10.2 cm)

Width: 5-1/2"
(14.0 cm)

Depth: 1-1/2"
(3.8 cm)



Introduction

The WST LED is designed with the specifier in mind. The traditional, trapezoidal shape offers a soft, non-pixelated light source for end-user visual comfort. For emergency egress lighting, the WST LED offers six battery options, including remote. For additional code compliance and energy savings, there is also a Bi-level motion sensor option. With so many standard and optional features, three lumen packages, and high LPW, the WST LED is your "go to" luminaire for most any application.

Ordering Information

EXAMPLE: WST LED P1 40K VF MVOLT DDBTXD

WST LED					
Series	Performance Package	Color temperature	Distribution	Voltage	Mounting
WST LED	P1 1,500 Lumen package P2 3,000 Lumen package P3 6,000 Lumen package	27K 2700 K 30K 3000 K 40K 4000 K 50K 5000 K	VF Visual comfort forward throw VW Visual comfort wide	MVOLT ¹ 277 ¹ 120 ¹ 347 208 ¹ 480 240 ¹	Shipped included (blank) Surface mounting bracket Shipped separately BBW Surface-mounted back box ² PBBW Premium surface-mounted back box ^{2,3}

Options	Finish (required)
PE Photoelectric cell, button type PER NEMA twist-lock receptacle only PER5 Five-wire receptacle only PER7 Seven-wire receptacle only DMG 0-10V dimming extend out back of housing for external control (no control) ⁴ PIR Motion/Ambient Light Sensor, 8-15' mounting height ⁵ PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ⁵ PIRH 180° motion/ambient light sensor, 15-30' mounting height ⁵ PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ⁵ SF Single fuse (120, 277, 347V) ⁶ DF Double fuse (208, 240, 480V) ⁶ DS Dual switching ⁷ E7WH Emergency battery backup (7W) ⁸	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Accessories

Ordered and shipped separately.

WSTVCPBBW DDBXD U	Premium Surface - mounted back box
WSTBBW DDBTX U	Surface - mounted back box
RBPW DDBXD U	Retrofit back plate

NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only. when ordering with button type photocell (PE), fusing (SF, DF), or dual switching (DS).
- Also available as a separate accessory; see accessories information.
- Top conduit entry standard.
- Not available with E7WH, E7WC, E7WHR, E20WC, E20WH, or E23WHR. Not

- available with PER5 & PER7.
- Not available with PE, PER, PER5, PER7, VG or WG.
- Not available with MVOLT option. Button photocell (PE) can be ordered with a dedicated voltage option. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Not available with E7WH, E7WC, E7WHR, E20WC, E20WH, or E23WHR. Used

- with inverter system. Not available with 347/480V. Not available with PE, PER, PER5 & PER7.
- Not available with 347/480V.
- Battery pack rated for -20° to 40°C.
- Comes with PBBW.
- Warranty period is 3-years.
- Not available with BBW.
- Must order with fixture; not an accessory.



Emergency Battery Operation

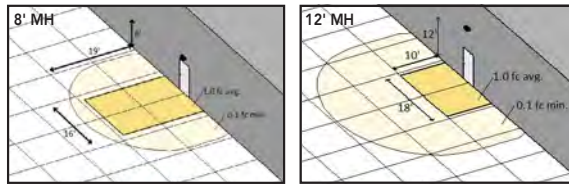
The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All emergency backup configurations include an independent secondary driver with an integral relay to immediately detect AC power loss, meeting interpretations of [NFPA 70/NEC 2008 - 700.16](#)

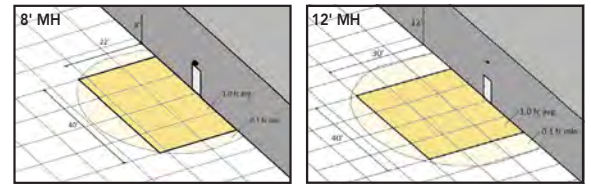
The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per [International Building Code Section 1006](#) and [NFPA 101 Life Safety Code Section 7.9](#), provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples below show illuminance of 1 fc average and 0.1 fc minimum of the P1 power package and VF distribution product in emergency mode.

10' x 10' Gridlines
8' and 12' Mounting Height



WST LED P1 27K VF MVOLT E7WH



WST LED P2 40K VF MVOLT E20WH

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

Performance Package	System Watts (MVOLT ¹)	Dist. Type	27K (2700K, 70 CRI)					30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	12W	VF	1,494	0	0	0	125	1,529	0	0	0	127	1,639	0	0	0	137	1,639	0	0	0	137
		VW	1,513	0	0	0	126	1,548	0	0	0	129	1,660	0	0	0	138	1,660	0	0	0	138
P2	25W	VF	3,162	1	0	1	126	3,236	1	0	1	129	3,468	1	0	1	139	3,468	1	0	1	139
		VW	3,202	1	0	0	128	3,277	1	0	0	131	3,512	1	0	0	140	3,512	1	0	0	140
P3	50W	VF	6,023	1	0	1	120	6,164	1	0	1	123	6,607	1	0	1	132	6,607	1	0	1	132
		VW	6,100	1	0	1	122	6,242	1	0	1	125	6,691	1	0	1	134	6,691	1	0	1	134

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Electrical Load

Performance package	System Watts	Current (A)					
		120	208	240	277	347	480
P1	11	0.1	0.06	0.05	0.04	---	---
	14	---	---	---	---	0.04	0.03
P1 DS	14	0.12	0.07	0.06	0.06	---	---
P2	25	0.21	0.13	0.11	0.1	---	---
	30	---	---	---	---	0.09	0.06
P2 DS	25	0.21	0.13	0.11	0.1	---	---
P3	50	0.42	0.24	0.21	0.19	---	---
	56	---	---	---	---	0.16	0.12
P3 DS	52	0.43	0.26	0.23	0.21	---	---

Projected LED Lumen Maintenance

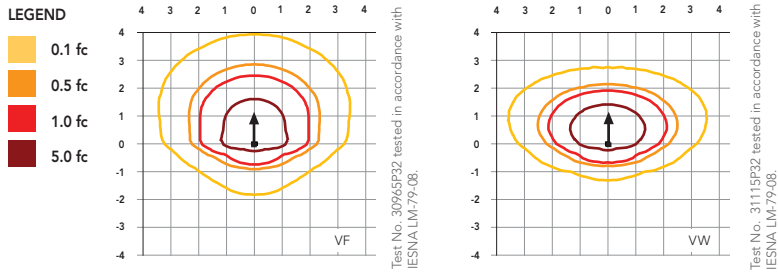
Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.95	>0.92	>0.87

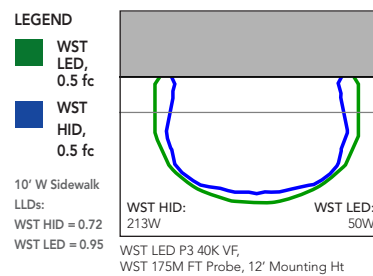
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [WST LED homepage](#).

Isofootcandle plots for the WST LED P3 40K VF and VW. Distances are in units of mounting height (10').



Distribution overlay comparison to 175W metal halide.



FEATURES & SPECIFICATIONS

INTENDED USE

The classic architectural shape of the WST LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WST LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) consist of 98 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 40°C, L87). Class 2 electronic driver has a power factor >90%, THD <20%. Easily-serviceable surge protection device meets a minimum Category B (per ANSI/IEEE C62.41.2).

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections.

LISTINGS

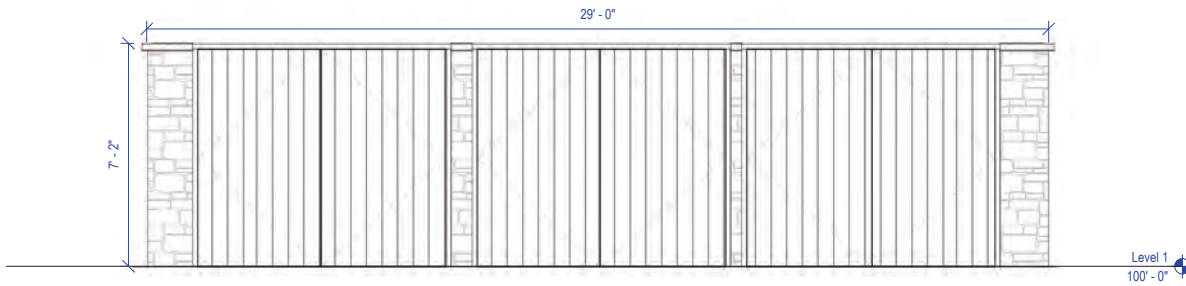
CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. PIR and back box options are rated for wet location. Rated for -30°C to 40°C ambient.

DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

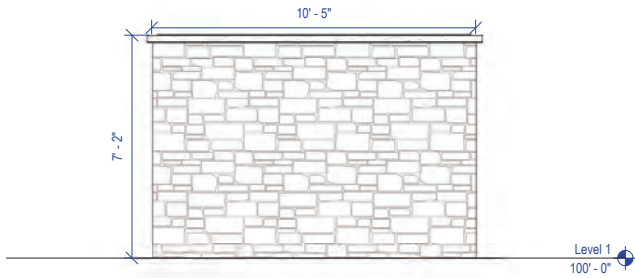
WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

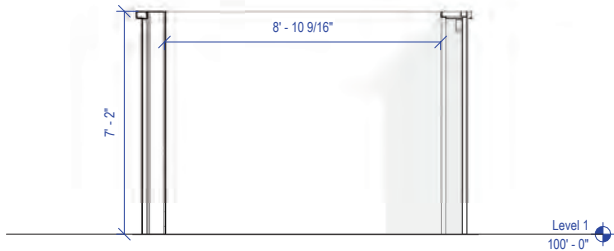
Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



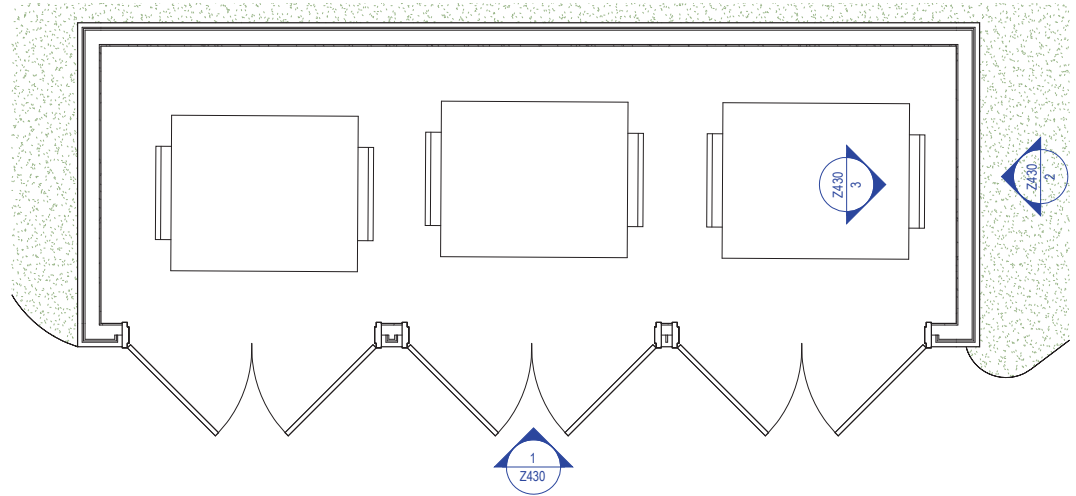
1 TRASH ENCLOSURE - A
SCALE: 1/4" = 1'-0"



2 TRASH ENCLOSURE - B
SCALE: 1/4" = 1'-0"



3 TRASH ENCLOSURE - C
SCALE: 1/4" = 1'-0"



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

ERDMAN

IL_AL_MC-Grand_Rapids_MI

TRASH ENCLOSURE

Project number: 250207
Issue Date: 11.11.2025

Z430
Scale 1/4" = 1'-0"



Gaines Charter Township Fire Department Inspection Report

Plan Review-Site Plan Inspection Result

Inspection Status

Completed

Inspected by

24-53 - Pat Quick

Completed at

10/28/2025

Business Name	Address	Suite	City	Zip
Prairie Wolf Station	8460 KALAMAZOO -- AVE 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:

New 75,613 Sq Ft Senior Living Center with 140 units (34 Memory Care, 56 Assisted Living, 50 Independent Living)

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 combustibile 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

REMARK:

Hydrant locations are adequate.

ITEM: FIRE LANE(S) Each side of the building where a fire lane is required must have an entrance as close to the middle as possible. The fire lane must be a minimum of 10 feet and a maximum of 35 feet from the building, and within 100 feet of all fire department connections. (IFC 503.1.1)

RESULT: Plan Review

REMARK:

Fire lanes are adequate as presented.

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

ITEM: TRAFFIC CALMING DEVICES PROHIBITED Traffic calming devices shall be prohibited unless approved by the fire code official (IFC 503.4)

RESULT: Plan Review

Fire Protections Systems:

ITEM: SPRINKLER SYSTEM REQUIRED An approved automatic sprinkler system shall be provided throughout the entire building or in specific portion (s)/area(s) identified by the Fire Marshal in accordance with the code. (IFC 903; NFPA 13)

RESULT: Plan Review

ITEM: LOCATION OF FIRE DEPARTMENT CONNECTIONS With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of the fire department connections shall be approved by the fire code official. (IFC 912.2)

RESULT: Plan Review

REMARK:

FDC shall be on the building and not a "Remote" FDC

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



24-53 - Pat Quick
Fire Marshal
Deputy Chief

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pat.quick@gainestownship.org



DRAFT 2026 Meeting Schedule and Application Deadlines
Gaines Charter Township – Planning and Zoning Department

Planning Commission	
<i>Meeting Date</i>	<i>Application Deadline</i>
January 22, 2026	December 18, 2025
February 26	January 22, 2026
March 26	February 26
April 23	March 26
May 28	April 23
June 25	May 28
July 23	June 25
August 27	July 23
September 24	August 27
October 22	September 24
November 19	October 22
December 17	November 19
January 28, 2027	December 17, 2026

Zoning Board of Appeals	
<i>Meeting Date</i>	<i>Application Deadline</i>
January 14, 2026	December 10, 2025
February 11	January 14, 2026
March 11	February 11
April 8	March 11
May 13	April 8
June 10	May 13
July 8	June 10
August 12	July 8
September 9	August 12
October 14	September 9
November 11	October 14
December 9	November 11
January 13, 2027	December 9, 2026

Please note the following:

1. All meetings will be held in the Board Room at the Township Offices, 8555 Kalamazoo Avenue SE, Caledonia, MI 49316.
2. Planning Commission and Zoning Board of Appeals meetings begin at 7:00 PM
3. Meetings may be cancelled due to a lack of applications and/or agenda items
4. Meeting agendas are available at the Township Offices or on the Township website, www.gainestownship.org.

All interested persons are invited to attend and participate. Persons with disabilities needing accommodation for effective participation in the meeting should contact the Township Office at (616) 698-6640 one week in advance to request mobility, visual, hearing or other assistance.