

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

Tentative Agenda

7:00 p.m. – Thursday, October 26th, 2023

I. Call to Order and Roll Call

II. Consideration of Agenda

III. Consideration of Meeting Minutes

a. Consideration of the September 28th, 2023, Planning Commission Regular Meeting Minutes

IV. Inquiry of Conflict of Interest

V. Public Comment

VI. New Business

1. Public Hearings

a. 6646 Paris Ave SE – Special Use Permit

Special Land Use request to allow for a 240 square-foot addition to an existing accessory building, for a total of 880 square feet of residential accessory buildings on the property, located in the Residential (RL-10) zoning district.

2. Items not requiring a Public Hearing

a. Zoning Ordinance Text Amendment – R-3 / R-4 Zoning Districts

Zoning text amendment proposal to repeal Chapter 7 of the Gaines Charter Township Zoning Ordinance and replace it with a new Chapter 7.

3. Site Plan Review

a. 377 76th Street SE & 410 72nd Street SE – Pine Rest Pediatric Center for Behavioral Health

Consideration of a site plan to allow for the construction of a 135,000-square-foot pediatric center with 66 beds, parking lot installation, lighting, and landscaping.

b. 4490 60th Street SE – Alliance Beverage

The applicant requests site plan approval for a 100,250-square-foot (S.F.) warehouse addition to the existing 270,000 S.F. building.

VII. General Discussion

VIII. Adjournment

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

**DRAFT MINUTES OF THE GAINES CHARTER TOWNSHIP PLANNING COMMISSION REGULAR
MEETING
HELD ON SEPTEMBER 28th, 2023**

**GAINES CHARTER TOWNSHIP
8555 KALAMAZOO AVENUE SE
CALEDONIA, MICHIGAN 49316**

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

MEMBERS ABSENT: None

STAFF PRESENT: Dan Wells, Community Development Director; Natalie Davenport, Assistant Planner

I. CALL TO ORDER AND ROLL CALL

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

II. CONSIDERATION OF MEETING AGENDA

No changes to the agenda.

III. CONSIDERATION OF MEETING MINUTES

Consideration of the August 24th, 2023, regular Planning Commission meeting minutes.

MOTION: Motion by Waayenberg, support by Thomas to approve the August 24th, 2023, regular Planning Commission meeting minutes as presented.

DISCUSSION: None

AYES: Thomas, Billips, Waayenberg, Giarmo, Rober, Haagsma, Wiersema

NAYS: None

ABSTAIN: None

DECISION: Motion carried (7-0).

IV. INQUIRY OF CONFLICT OF INTEREST

None.

V. PUBLIC COMMENT

Jim Klugiewicz, 7215 Sundale Drive, spoke in opposition to Pine Rest, specifically the lighting, traffic, and noise. Loss of wildlife was also a concern. Concerns over property values decreasing.

Linda Cebula, 532 Sun Valley Court, expressed concern over the entrance to the site off 72nd Street. Sundale and 72nd Street have poor lighting as is; more street lights will need to be installed which will add more light pollution to the area. General concerns over traffic safety on adjacent residential streets.

Tim Olexa, 7243 Sundale Drive, stated that the roadways are not meant to service what is being proposed. Olexa stated that there is a need for this building but believes that there are consequences for what is being proposed regarding lighting, a lack of a buffer between the facility and residential homes, and traffic hazards on adjacent streets. Olexa asked for the maximum setbacks to be applied instead of the minimum setbacks.

Timothy Leugs, 7291 Sundale Drive, stated that he knows Pine Rest serves an important purpose in the community but believes that the new facility will remove the wildlife and nature that serve the patients of Pine Rest. Leugs expressed concern over traffic safety on adjacent streets, especially for kids who ride their bikes in the street.

Phillis Klugiewicz, 7215 Sundale Drive, stated that the fence on Pine Rest's property is falling down on her property. Klugiewicz stated that the new facility would be in her backyard and is opposed to the new construction in its current location. Klugiewicz said she is not opposed to mental health but believes the facility should be moved further south.

Jan Olexa, 7423 Sundale Drive, stated that the traffic increase on adjacent streets will be harmful to pedestrian traffic in the neighborhood. Olexa expressed concern over the loss of wildlife on the vacant parcel. Olexa questioned why the new facility is not being constructed further south.

Jim Tiesma, 7315 Sundale Drive, believes that this project will ruin the quality of life in the neighborhood. Tiesma expressed concern over the new facility being 200 feet from the houses on Sundale.

Wayne Midema, 465 72nd Street, expressed concern over a decrease in property values and potential traffic accidents on adjacent streets.

Jeff Bergeron, 547 72nd Street, believes the facility will serve an important purpose but the location is not ideal. Bergeron expressed concern over traffic hazards within the neighborhood.

Written public comment from 7243 Sundale Drive SE (See Exhibit 1).

IV. NEW BUSINESS

1. Public Hearings

a. 990 Windrow Street SE – Special Use Permit (Parcel Number 41-22-08-151-032).

Special Land Use request to allow for a 792 square-foot addition to an existing accessory building, for a total of 1,752 square feet of residential accessory buildings on the property, located in the Residential (RL-10) zoning district.

Applicant Port stated that he would be using the garage as a hobby wood shop and for additional storage.

Planner Wells gave an overview of the staff briefing memo. The briefing memo meets all of the review standards and staff is recommending approval of the request.

Chair Giarmo opened the public hearing at 7:29 PM. No public comment was made. Chair Giarmo closed the public hearing at 7:30 PM.

Member Thomas asked if there was lighting on the building. Applicant Port stated that there would be a light by the door. Chair Giarmo asked if there would be water connections. Applicant Port stated that there is an existing faucet in the garage.

MOTION: Motion by Waayenberg, support by Wiersema to approve the Special Use Permit with the following conditions of approval:

1. The accessory building addition shall be architecturally similar to and the same color as the existing accessory building on the site.
2. The accessory building shall not be utilized for commercial use.

DISCUSSION: None

AYES: Thomas, Billips, Waayenberg, Giarmo, Rober, Haagsma, Wiersema

NAYS: None

ABSTAIN: None

DECISION: Motion carried (7-0).

- b. 2688 100th Street – Special Use Permit (Parcel Number 41-22-34-100-010).** *Special Land Use request to allow for a 1,200-square-foot addition to an existing accessory building, for a total of 2,800 square feet of residential accessory buildings on the property, located in the Agricultural/Agri-Business (A-B) zoning district.*

Property owner Greg Kaiser stated that he is looking to add to his barn. The barn will be utilized for the storage of trucks and a horse. Some of the steel will be removed from the building and will look compatible when completed.

Planner Wells gave an overview of the staff briefing memo. Wells stated that his neighbors have signed in support of the accessory building addition.

Chair Giarmo opened the public hearing at 7:35 PM. No public comment was made. Chair Giarmo closed the public hearing at 7:36 PM.

MOTION: Motion by Billips, support by Waayenberg to approve the Special Use Permit with the following condition of approval:

1. The accessory building addition shall be architecturally similar to and the same color as the existing accessory building on the site.

DISCUSSION: None

AYES: Thomas, Billips, Waayenberg, Giarmo, Rober, Haagsma, Wiersema

NAYS: None

ABSTAIN: None

DECISION: Motion carried (7-0).

- c. 8735 East Paris Ave – Special Use Permit (Parcel Number 41-22- 23-200-036).** *Special Land Use request to allow for a 3,120-square-foot accessory building, for a total of 5,616 square feet of residential accessory buildings on the property, located in the Agricultural/Rural-Residential (A-R) zoning district.*

Applicant Koster gave an overview of the request. The proposed accessory building will be used as a barn. He is hoping to have the accessory building white or red, not gray.

Planner Wells gave an overview of the request.

Chair Giarmo opened the public hearing at 7:42 PM. No public comment was made. Chair Giarmo closed the public hearing at 7:42 PM.

Member Rober asked how many kinds of animals are being kept on the property. Applicant Koster stated that he has horses, steers, hogs, chickens, cats, dogs, turtles, and fish.

MOTION: Motion by Rober, support by Thomas to approve the Special Use Permit as presented.

DISCUSSION: None

AYES: Thomas, Billips, Waayenberg, Giarmo, Rober, Haagsma, Wiersema

NAYS: None

ABSTAIN: None

DECISION: Motion carried (7-0).

2. Items not Requiring a Public Hearing

a. Zoning Ordinance Text Amendment – R-3 / R-4 Zoning Districts. *Zoning text amendment proposal to repeal Chapter 7 of the Gaines Charter Township Zoning Ordinance and replace it with a new Chapter 7.*

MOTION: Motion by Haagsma, support by Rober to remove the item from the table.

DISCUSSION: None

AYES: Thomas, Billips, Waayenberg, Giarmo, Rober, Haagsma, Wiersema

NAYS: None

ABSTAIN: None

DECISION: Motion carried (7-0).

Planner Wells explained that there are some handouts for the Planning Commissioners. The first is a letter of support for the zoning ordinance text amendment from Hanenburg Builders (See Exhibit 2); a letter of support for the zoning ordinance text amendment from Southwood Homes LLC (See Exhibit 3); a revised sliding scale for open space requirements (See Exhibit 4); and some images of neighborhoods in the Township and surrounding communities to show traditional development patterns (See Exhibit 5).

Planner Wells explained that he revised the open space requirements giving the option of requiring 0.025 acres of open space per housing unit versus 0.015 acres of open space per housing unit. This will be a sliding scale based on the unit counts of a specific project.

Planner Wells explained that duplex terminology will be removed in the new ordinance; it will either be single-family or multi-family.

Member Rober said she is on board with the smaller lot sizes, but believes the ordinance should require a variety of housing types like we do for plats.

Chair Giarmo stated that she is not on board with 4,000 square-foot lot sizes, but would be amenable to 6,000 square foot minimum lot sizes if landscaping

requirements are increased to ensure that the appearance of multi-family developments is softened. Giarmo believes that landscaping is what differentiates some of the more established neighborhoods, as seen in Cutlerville, compared to some of the newer developments that Planner Wells provided in the handout.

Planner Wells stated that the landscaping chapter of the zoning ordinance will be updated as part of the zoning ordinance rewrite later this year. Wells asked Chair Giarmo if she would like to see it as a part of Chapter 7 or in the general landscaping ordinance, to which Giarmo responded that she would like to see it in Chapter 7. Wells stated that the standards in the new landscaping ordinance would be applied to these developments, and it may be redundant to have them in two sections of the ordinance. Giarmo said that the requirements need to be strengthened and that we need to ensure that they apply to developments as permitted under Chapter 7.

Member Haagsma concurred that we need stricter landscaping requirements, but stated that street trees are not always the solution as they can cause other problems, particularly when streets become private and we accept narrower rights of way and narrower streets, which will leave little space for the trees to be planted, and eventually they will encroach on the street and cause issues for school buses, fire safety, and snow plows.

Planner Wells stated that we can address this by ensuring the right species are planted by specifying what trees are preferred to be street trees in the ordinance. Wells stated that we have required shrubbery or shade trees in the front yard within PUDs; when a home sells, the developer typically installs the landscaping. Chair Giarmo suggested adding a photo to the landscaping ordinance to give a graphic of what we want these developments to look like and then state what species we want to see. Wells stated that we are looking to integrate more graphics into the zoning ordinance rewrite that is currently ongoing.

Planner Wells stated that the issue is regulating the upkeep of private landscaping over time. Chair Giarmo concurred, but stated that if we require it upfront, most homeowners will likely decide to keep and maintain the landscaping.

Member Waayenberg stated that he is fine with smaller houses as they can be more affordable, and landscaping will help to make these neighborhoods more desirable. Waayenberg stated that he is fine with 6,000 S.F. lots approximately 50 feet in width and 120 feet in length.

Planner Wells stated that much of the feedback in the master plan process was ensuring smaller houses with less yard space not only for younger families but also for those going into retirement and looking to downsize.

The Planning Commission reached a consensus to move forward with 6,500 S.F. lots at a minimum lot width of 50 feet in the Village Neighborhood zoning district.

Member Wiersema stated that he likes the updated architectural standards for Village Neighborhood, and stated that perhaps we should consider requiring stone veneers on the facades of buildings in the commercial zoning districts.

Chair Giarmo asked if we should make it consistent and go with 6,500 S.F. in Section 7.5 for multi-family buildings.

Member Wiersema suggested that 3-story multi-family buildings are adjacent to a park or other open space.

Member Haagsma suggested that the front yard setbacks for one to two-story homes are too short (at 15 feet) because it is difficult to park a car with a 15-foot front yard setback; we want to avoid cars hanging over sidewalks.

Planner Wells found that the title in Section 7.6 needs to be changed from “VR” to “VN.”

Planner Wells opened the discussion regarding open space requirements for Village Neighborhood. The previous draft of the ordinance required 0.025 acres of open space per housing unit. Wells suggested that this be scaled down to 0.015 acres per housing unit as this will allow the township to have open space while not deterring development.

Member Haagsma stated that he is in favor of 0.015 acres per housing unit rather than 0.025 acres per housing unit. Haagsma believes this is a reasonable trade-off for allowing smaller lot sizes of 6,500 S.F.

MOTION:	Motion by Waayenberg, support by Rober to table the discussion.
DISCUSSION:	None
AYES:	Thomas, Billips, Waayenberg, Giarmo, Rober, Haagsma, Wiersema
NAYS:	None
ABSTAIN:	None
DECISION:	Motion carried (7-0).

3. Site Plan Review

- a. **8190 Division Avenue SE – PUD Site Plan Review & Rezoning (Parcel Number 41-22-18-300-012).** *Site plan and Planned Unit Development (PUD) rezoning consideration for the construction of 35 townhome units, 156 apartment units, and 12 commercial units for one parcel currently split-zoned Residential (RL-10) and Single-Family Residential (RL-14).*

Applicant Stuive gave an overview of the proposed changes since the last Planning Commission meeting. More parking has been added near the commercial and residential units toward the western end of the development. The two southeastern apartment buildings were scaled down to two stories at the southern end. Sign dimensions have been proposed. The landscaping plan was updated to include additional screening along the north adjacent to Brewer Park Place Condominiums. Trash compactor details were also provided.

Applicant Stuive stated that the Kent County Parks Department recently responded about establishing an easement on the southern access drive to connect Brewer Park to the development and ultimately to Division Avenue. The Kent County Parks Department will not pay for the construction or the maintenance of the ten-foot-wide shared-use pathway on the southern portion of the site at this time but is in support of it being constructed and connected to Brewer Park.

Planner Wells stated that the Kent County Parks Department is currently working with the property owner to establish a public easement over the southern access drive, which will be a private street, for public access to Brewer Park. Wells stated that once the private street is constructed and the public easement is established, the Kent County Parks Department will construct the entryway and drive to Brewer Park at the southern property boundary.

Member Haagsma clarified that the Kent County Parks Department would establish a public easement over the south access drive, a private street, for public access as well as an easement for the 10-foot-wide pathway to the south if and when the Kent County Parks Department has the funding to construct and maintain it. If it does not get built, it will remain green space. Applicant Stuive confirmed yes.

Member Haagsma stated that the easement should include the sidewalk to the north of the southern access drive for pedestrian use. Chair Giarmo concurred that the sidewalk should be included in the public easement.

Applicant Stuive stated that his only concern with widening the easement is having parking for the townhouses within the public easement.

Member Haagsma stated that he is okay with the current proposal showing the public connection from Division Avenue to Brewer Park being an established public easement over a private street.

Applicant Stuive read the communication from the Kent County Parks Department dated Thursday, September 28th, 2023: "While we are supportive of

non-motorized connections, we currently do not have long-term-plans or funding to construct the proposed bike bath. We also have concerns there are not currently enough path users on Division to justify needing a pathway, and would like to see long term connection plans before the investment is considered.”

Planner Wells stated that once this project is developed, surrounding parcels may become more attractive to developers and create the need for a nonmotorized pathway to the park.

Member Rober asked where this access drive would connect to Brewer Park. Applicant Burgess stated that it would connect to the parking lot for the soccer fields.

Planner Wells explained that a revised landscaping plan has been submitted.

Applicant Stuive stated that more trees have been added on the northern periphery of the development, abutting both Brewer Park Place Condominiums and the two single-family parcels to the northwest.

There were no issues with the revised landscaping plan.

Member Wiersema stated that he thought the end cap of the southeastern apartment building was going to be scaled down to two stories at the midpoint, not just the southern end cap. Wiersema is pleased with the side elevation renderings but would like to see the height reduced to two stories on the southeastern apartment building from the midpoint of the building south since it is directly adjacent to Brewer Park.

Applicant Stuive stated that the two southeastern apartment buildings were stepped down to two stories at the southern end caps prior to this meeting. Stuive asked if both buildings needed to be stepped down to two stories at the midpoint based on Wiersema’s comments.

Member Wiersema stated that his primary concern is the one apartment building adjacent to the park in the very southeastern corner of the development.

To clarify, Planner Wells stated that the southeastern apartment building needs to be scaled down to two stories at the midpoint, shown as the “18” Step” mark on the site plan.

MOTION: Motion by Haagsma, support by Rober, to recommend approval of the site plan and PUD rezoning to the Township Board of Trustees with the following conditions of approval:

1. Any fixture or luminaire with a lamp shall be a full cut-off type fixture.
2. The applicant shall provide a revised lighting plan showing the proposed setback distances of the light poles to the property lines to be reviewed and approved administratively.
3. The number of parking spaces indicated on the site plan is adequate to serve the site.
4. Bumper guards will not be required within the development.
5. Secure all Township department and outside agency approvals:
 - a. Township Engineer/BGUA.
 - b. Fire Department.
 - c. Kent County Road Commission.
 - d. Kent County Drain Commission.
 - e. Department of Energy, Great Lakes, and Environment (EGLE).
6. The southeast apartment building shall be stepped down to two stories from the midpoint of the building to the southern end of the building.

DISCUSSION: None

AYES: Thomas, Billips, Waayenberg, Giarmo, Rober, Haagsma, Wiersema

NAYS: None

ABSTAIN: None

DECISION: Motion carried (7-0).

b. 377 76th Street SE & 410 72nd Street SE - Pine Rest Children's Hospital Site Plan Review (Parcel Numbers 41-22-07-376-001 & 41-22-07-407-001). *Consideration of a site plan to allow for the construction of a 135,000-square-foot children's hospital with 66 beds, parking lot installation, lighting, and landscaping.*

Applicant Barr with Nederveld gave an overview of the staff briefing memo. Barr stated that the properties have been zoned O-S for several years.

Applicant Barr stated that the new building needs to have proximity to the existing building as staff will be shared. Barr stated that Pine Rest had considered moving the building further north but they would have to remove buildings and reduce services. Pine Rest also considered moving the building further south but then it would be too far away from the existing buildings. There is an existing retention pond to the west as well as a county drain.

Planner Wells gave an overview of the request. Pine Rest Mental Health Services is requesting approval of a site plan for a new 135,000 square foot (S.F.) Pediatric Behavioral Health Center treatment facility building. The hospital portions of the facility include 74,000 S.F. and 66 beds. Medical offices make up the other 61,000 S.F. Approximately 215 full-time staff will be employed at the facility; 72 beds will transfer from existing treatment facilities at Pine Rest. Lighting, landscaping, parking, and building dimensions were discussed.

Planner Wells explained that two monument signs are shown on the site plan, but only one will be permitted per the zoning ordinance. The lighting data sheets provided indicate LED temperatures at 4000K; staff recommends using soft white lights in the 3000K – 3500K range to reduce the negative effects of bright white light on neighboring properties. Wells stated that more evergreen trees should be planted along the eastern periphery to buffer the building from the adjacent neighborhood on Sundale Drive. Wells suggested that the Planning Commission give staff the authority to review a revised landscaping plan once the changes are made and if the project is approved. Overall, Staff has recommended approval of the project with the conditions listed in the staff report.

Wells stated that the Fire Department required a second access point off 72nd Street. Chair Giarmo asked if the access point on 72nd Street would be publicly accessible. Planner Wells stated that Pine Rest has high-security standards and does not want the public using this entrance, but it will not be gated.

Chair Giarmo suggested that we add conditions requiring a signage plan, landscaping along the eastern periphery, and a recommendation to soften the lighting. Giarmo urged Pine Rest to address neighborhood concerns about installing a fence along the eastern periphery.

Member Haagsma stated that a sidewalk should be installed along the property frontage where the property abuts 72nd Street. Haagsma stated that the landscape plan is difficult to read and does not show the road right-of-way in relation to the proposed landscaping; Haagsma believes the landscaping shown along 72nd Street is likely in the road right-of-way. Member Haagsma expressed concern over the trash and loading areas at the northwest corner of the building and its proximity to 72nd Street and Madison Avenue. Haagsma believes that additional screening should be provided so passersby on 72nd Street and Madison Avenue do not have negative visual impacts. Haagsma found the elevation drawings difficult to read and stated that he would like to see revised elevation drawings.

Member Wiersema concurred that trash and loading areas should be screened. Wiersema expressed concern over noise impacts on the adjacent neighborhood with the location of the courtyards. Wiersema agreed that the elevation drawings are difficult to read, and expressed concern over the height of the parapets on the three

fingers. Wiersema believes the northern parking lot adjacent to 72nd Street and the southeast staff parking lot should be consolidated with the southwest parking area west of the proposed building. Wiersema stated that we need to confirm that Pine Rest will only have one monument sign.

Applicant Barr stated that activity in the courtyard is not similar to elementary school recess and that the children will be fully supervised. Barr stated that they proposed two locations for signage internal and external to the campus, which are more so directional signs to identify specific buildings, not monument signs. Barr stated that he would put together a signage plan.

Chair Giarmo asked about security in the new building. Robert Nycamp, Vice President and Chief Operating Officer of Pine Rest, stated that significant security personnel will be hired. Mary Wiersema, Facilities Manager at Pine Rest, stated that the pull stations will only be in the nurse's offices and in enclosed areas only accessible by staff.

MOTION: Motion by Haagsma, support by Waayenberg to table the request until a revised site plan reflecting the feedback given by the Planning Commission is submitted for review.

DISCUSSION: None

AYES: Thomas, Billips, Waayenberg, Giarmo, Rober, Haagsma, Wiersema

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (7-0).

VII. General Discussion

None.

VIII. Adjournment

Motion by Haagsma, support by Thomas to adjourn the meeting at 10:30 PM.

CERTIFICATION

I hereby certify that the above is a true copy of the minutes from the September 28th, 2023, 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

Dated: _____, 2023

Exhibit 1

Gaines Township Planning Commission Meeting
Thursday, September 28, 2023, 7:00pm

TO: Dan Wells, Community Development Manager
Natalie Davenport, Assistant Planner

RE: Pine Rest Site Plan Review

Residents' Concerns:

- Pine Rest (PR) has 200 acres of property yet they have to crowd on the nearest residential area?
- Consider moving hospital south of current buildings and/or more westerly
- You will be destroying so much natural habitat, trees that took more than 50 years to create; green space; impact on wild life. What would environmentalists say?
- Pine Rest states that structure will have 100 foot set back. Current PR structures west of Madison appear to have 300 feet
- Infill as buffer
- Have you ever considered creating a local park or open space for the area kids—no park within a square mile area of Division, 68th, Eastern, and 76th Street without crossing 68th Street and/or Division Avenue. Maybe a place for kids to play would DECREASE mental health issues. Maybe a Community Center, playground, or recreational facility or soccer field? Pine Rest has the property!
- Consider a wall, a berm, and thick trees (heavy pines, etc.)
- Consider increased traffic on 72nd and on Madison. Rounding the sharp curve on 72nd, especially in winter, is hazardous, especially with a new entrance/exit. These are primarily residential streets
- Excessive speed continues on 68th Street and Eastern Avenue due to resurfacing
- Signage: Poor signage now on 68th (set back from street); needs deacceleration lane
- What about parking lot lights? Fall/winter, early spring—leaves off trees. Much more transparent both regarding light and sound, including food service vehicles, operation of landscape equipment, snow plows, vehicles from shift change and visiting hours, and the 2-story structure will be fully visible whereas now all we see is nature
- Confusion regarding entering; should proceed straight on Madison (extend that) and have parking lots to the right (west)
- Traffic on 72nd which turn left onto Eastern—hard to see because of crest of hill; anticipate many accidents
- During summer, A/C units will run more and be noisy
- Concern about traffic, safety, health, and peace; traffic accidents and foot traffic; noise concerns for being a 24/7 operation
- Consider joining the M-6 Medical Corridor; much easier access, visibility, and familiarity

From: outlook_5C1B473AC8CEDC89@outlook.com
To: [Dan Wells](#); [Natalie Davenport](#)
Subject: Gaines Township Planning Commission Mtg. 09.28.2023
Date: Wednesday, September 27, 2023 9:08:26 PM
Attachments: [Pine Rest Commission Mtg 09282023.pdf](#)

[Sorry if duplicated; our computer did not confirm this was sent.]

Attached for your consideration are concerns from local residents regarding the proposed Pine Rest Site Plan Review. These are presented to you for review prior to Thursday night's meeting.

Thank you.

Respectfully submitted by Residents of Sundale Drive SE Neighborhood

Tim & Jan Olexa
7243 Sundale Drive SE
Grand Rapids MI 49548

Sent from [Mail](#) for Windows

Exhibit 2



3603 Earle Ave. SW
Grandville, MI 49418
(616) 291-6809
dhanenburg@gmail.com

September 25, 2023

Gaines Township Planning Commission
Re: Zoning requirements

I am a partner in a piece of property in Gaines township. Last week it was brought to my attention that the township is considering changing some Zoning requirements. As a builder I would like to encourage some changes regarding lot sizes and square footage. I think a reduction in lot sizes and square footage size will allow more development in the township. I also think it may help with dealing with some infill lots.

Using some of the infill lots could also help change some of the neighborhoods. The old saying is that "activity breeds activity". In the case of using infill lots, people will see that others are doing good things and helping their neighborhood to increase in value. Maybe that building activity will encourage them to improve their property as well.

As builders we read all the time about the housing shortage that is expected in the next few years. I believe one of the numbers I read a short time ago was 30,000 to 35,000 in about the next 5 years. As builders we need help in promoting building. This includes help from townships and cities.

Thanks for taking your time to work on this for the benefit of all.

Dave Hanenburg

Dave Hanenburg

Exhibit 3



To: Gaines Township Planning Commission

RE: Zoning Requirement Review

It has come to my attention that the township is considering altering some of the zoning requirements for parts of the township. As a property owner in Gaines Township, I would like to show my support and encourage the commission to consider reducing lot size and square foot requirements as well as allowing multi-family duplex homes.

It is no secret that there is a great need for housing in Kent County. Changes like these will enable new construction in areas of the township that have small vacant lots and would benefit from redevelopment. Additionally, investments such as these have historically shown to have a cascading effect on the surrounding properties as owners make improvements to their own properties, thus revitalizing a whole neighborhood.

Changes to lot size and square foot requirements will also foster new residential growth at more affordable prices. This will help address the updated housing needs assessment in Kent County that currently shows a gap of approximately 35,000 units by 2027. These code changes can help make housing more attainable for another generation in our community.

Respectfully,

Dan Burrill

Exhibit 4

Park Requirement Alternatives

Number of Housing Units	Acreage at 0.025 acres per housing unit	Suggested Amenities
0 – 10	None required	None required
11 – 25	0.3 to 0.6 acre	Limited play equipment, seating, shelter or pavilion, fitness equipment
26 – 50	0.6 to 1.25 acres	Playground, picnic area, splash pad, grill area, fitness equipment
51 – 100	1.25 to 2.5 acres	Dog parks, walking/jogging paths, ball courts, dedicated parking
101 – 150	2.5 to 3.75 acres	Skate facilities, ball field
151 – 200	3.75- 5 acres	Toilet facilities
201 – 300	5- 6 acres	
301 +	6- 7 acres	

Number of Housing Units	Acreage at 0.015 acres per housing unit	Suggested Amenities
0 – 10	None required	None required
11 – 25	0.16 to 0.37 acre	None required
26 – 50	0.39 to 0.75 acres	Limited play equipment, seating, shelter or pavilion, fitness equipment
51 – 100	0.76 to 1.5 acres	Limited play equipment, seating, shelter or pavilion, fitness equipment
101 – 150	1.5 to 2.25 acres	Limited play equipment, seating, shelter or pavilion, fitness equipment
151 – 200	2.25- 3 acres	Playground, picnic area, splash pad, grill area, fitness equipment
201 – 300	3- 4.5 acres	Dog parks, walking/jogging paths, ball courts, dedicated parking
301 +	4.5+ acres	Toilet facilities

Exhibit 5

Housing Scale Comparison

Sage Wing (Kentwood) -6,500 SF lots (5,500 SF required, 50 ft width, 25 front/5 side/30 rear setbacks)



Cutlerville, ca. 6300 SF lots



Cooks Crossings



Gaines Charter Township

Planning Commission Memo

Meeting Date: October 26th, 2023

AGENDA ITEM: VI.1.a

PROPOSED REQUEST: Special Use Permit

ADDRESS: 6646 Paris Avenue SE

PARCEL NUMBER: 41-22-06-453-004

FILE NUMBER: 230925DG

APPLICANT: Doug Gesink, Gesink Roofing & Exteriors, LLC o/b/o Sandra Lewis

PROPERTY ZONING DISTRICT: Residential-10 (RL-10)

PROPERTY SIZE: 0.4 Acres

REPORT BY: Dan Wells, Community Development Director



OVERVIEW

The applicant requests on behalf of the property owner a Special Use Permit to allow for a 240 square-foot (S.F.) addition to an existing accessory building, for a total of 880 square feet of residential accessory buildings on the property, located in the Residential (RL-10) zoning district.

The existing garage is 400 S.F. (20' x 20') with an existing 240 S.F. (12' x 20') bump-out on the south end. The applicant wishes to construct a 240 S.F. (12' x 20') addition to the east (rear) end of the existing building.

The existing accessory building is considered lawful nonconforming to the Gaines Charter Township Zoning Ordinance regarding its side (north) yard setback. The existing building is fine to remain in its place, but the building addition is required to conform to the current zoning regulations per Section 21.3 (B):

Lawful nonconforming structures may be altered so long that any alteration meets the requirements of the zoning district where it is located or makes the structure more conforming.

The applicant has moved the building addition further south to be compliant with the required eight (8) -foot-side yard setback to the north.

Surrounding zoning:

	NORTH: Residential (RL-10)	
WEST: Residential (RL-10)	SUBJECT PARCEL	EAST: Residential (RL-10)
	SOUTH: Residential (RL-10)	

STANDARDS OF REVIEW

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

Section 19.8 General Standards for All Special Land Uses

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

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

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

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

Meets standard. The 2023 Future Land Use Map designates this parcel as Suburban Residential. The applicant's request for an accessory building ancillary to primary residential use is consistent with Master Plan's guidance for Suburban Residential and is provided for by the ordinance subject to certain standards being met.

If it is determined that the proposed accessory building is consistent with the standards of Section 20.2 (D), consistency with the Township's Ordinances and Master Plan shall be met.

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

Meets standard. The proposed building addition is not expected to result in more traffic or to alter existing traffic patterns along Paris Avenue.

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

Meets standard. This area of the township is serviced by water and sewer utilities, however, impacts on these facilities are not anticipated. Further, as a building to be used for personal storage, the proposed accessory building is not expected to impact or impair public services and facilities such as roads, police and fire protection, drainage structures, or schools.

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

Meets standard. Several of the surrounding properties have accessory buildings with a total combined square footage similar in size to the proposed.

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

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

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

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

Meets standard. The proposed building addition will be to the rear of the existing accessory building and is not anticipated to have any significant adverse impact upon adjoining properties and uses.

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

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

A. The intended use for the Building.

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

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

Regulation	Required Setback	Proposed
Distance from Primary Building	10 Feet	Ca. 12 Feet
Front Yard Setback	N/A	N/A
Side Yard Setback	8 Feet	8.2 Feet (North) 60.5 Feet (South)
Rear Yard Setback	3 Feet	100 Feet
Maximum Building Height	16 Feet	Not Provided

To be determined. The proposed accessory building meets the setback distance requirements as outlined in the zoning ordinance. Elevation drawings have not yet been provided, therefore staff is unable to determine whether the building addition meets the height requirements.

Staff is recommending two conditions of approval:

1. The height of the building addition shall not exceed 16 Feet.
2. The architectural character of the accessory building shall be compatible with and similar to the principal Building.

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

Meets standard. Several of the surrounding properties have accessory buildings with a total combined square footage similar in size to the proposed.

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

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

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

Meets standard. The applicant is requesting square footage in excess of the maximum floor area requirements for residential storage purposes.

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

Meets standard. The subject parcel is approximately 0.4 acres. The total requested square footage of accessory building coverage is roughly 5% of the total lot area.

STAFF RECOMMENDATION

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

1. The height of the building addition shall not exceed 16 Feet.
2. The architectural character of the accessory building shall be compatible with and similar to the principal Building.



FILE NO.

230925D6

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

Special Use Permit Application

Project Address	6646 Paris Ave SE Grand Rapids MI 49548		
Owner Name	Sandra Lewis		
Owner Address	Street Address	City, State, Zip	
	6646 Paris Ave SE	Grand Rapids MI 49548	
Parcel Number(s):	41-22-	41-22-	
Description of Proposed Project/Use	Replace the storage addition on the back of the garage		

Applicant/Contact	Doug Gesink		
Applicant/Contact Address	Street Address	City, State, Zip	
	4196 Plainfield Ave NE	Grand Rapids MI 49525	
Contact Info	Home / Office / Cell	E-Mail	
	616-240-5921	doug@gesinkbuilding.com	
"I" hereby certify to the correctness and knowledge of the information submitted and hereby agree to comply with the terms and requirements of all applicable Township ordinances. I also grant Township staff permission to enter onto the subject property in review of this application.			
Signature			
Please complete the appropriate Worksheet as part of your application packet (see Staff for more information) for: Planning Commission, Zoning Board of Appeals requests, Land Divisions, Combinations or Lot Line Adjustments.			

Township Use Only

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

Special Use Permit Applicant Worksheet

File No.

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 procedure is therefore intended to ensure 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 lesson or mitigate potentially adverse effects of the use.

Please indicate request type and the applicable Section(s) of the zoning ordinance.
Leave blank if uncertain.

- | | |
|--|------------------|
| ☐ Residential Special Use | |
| _____ Accessory Building | Section(s) _____ |
| _____ Other | Section(s) _____ |
| ☐ Commercial / Industrial Special Use * | Section(s) _____ |
| ☐ Wireless Communication Facility * | Section(s) _____ |
| ☐ Signs/Billboard | Section(s) _____ |

* Please check with the Planning and Zoning Department staff to determine additional applicable Site Plan Approval requirements.

File No.

General Standards for All Special Land Uses (Section 19.8)

In addition to utilizing the Zoning District standards and the site plan review standards of Section 25.6, "The Planning Commission shall review the particular circumstances and facts of each proposed special use and in addition to the specific standards of consideration stated for each special use type within this Ordinance, shall be guided in rendering a decision by the following general standards:

- a. The proposed special use shall be sufficiently designed to maintain adequate provision for the protection of the health, safety, conveniences, and social and economic welfare of those who will use the special use, residents and landowners adjacent to the special use, and the community as a whole.
- b. The proposed special use shall be consistent with the intent of this Ordinance and the intent of the Master Plan.
- c. The special use shall not create or substantially add to traffic hazards in the area.
- d. Public services and facilities such as roads, police and fire protection, drainage structures, water and sewage facilities or schools, shall be sufficiently extended to the proposed special use such that load capacities are not exceeded.
- e. The proposed special use shall not set precedents for development which could adversely affect the long term plans or policies of the Township.
- f. The proposed special use shall not have significant adverse environmental, ecological or natural resource impacts.
- g. The proposed special use shall not have significant adverse impacts upon adjoining properties or uses."

Applicant Response to General Standards of Review

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

1. How much traffic, what kind of traffic and at what times of the day and or week will traffic be generated by the proposed use.
Most homeowners want to store belongings.

2. Will the use or activity generate any noise, dust, odor, light or other emissions? If so what type and how frequently.
No

3. In addition to the above, describe any other the activities or characteristics associated with the building(s) and use and what measures will be taken in the location design, and operation of the use to keep the use, building or activity in harmony with neighboring properties and avoid the imposition of adverse impacts on them and the community.
They is storage only. There won't be any activities

4. Describe how the proposed special use will avoid the creation of adverse environmental, ecological or natural resource impacts.
No impact ~~is~~ expected.

Site Plan.

Please submit a reproducible site plan, or sketch plan. The plan must be drafted to an accurate minimum scale of 1 inch to 50 feet. If the drawing has not been professionally prepared and sealed, a certified legal survey of the property shall be required in order to verify the accuracy of the site plan. If the site plan is not to scale or it is lacking accuracy and detail, the application will be rejected.

The following checklist itemizes the minimum requirements, as applicable, for a site plan that is submitted with a special land use application. If the Planning and Zoning Department determines that more information and project detail is required you may be directed to provide additional information as outlined in Chapter 25 of the Gaines Charter Township Zoning Ordinance.

- ☐ Name of applicant.
- ☐ Owner or owners, if different than the applicant.
- ☐ Name and address of the development
- ☐ North arrow, scale and date
- ☐ Lot dimensions.
- ☐ Legal description for the property.
- ☐ Zoning of the site and adjacent properties
- ☐ The location and setback of all buildings, signs and structures from property lines and street right-of-way lines.
- ☐ The height and dimensions of all buildings, structures,
- ☐ Depiction of all freestanding and wall signs.
- ☐ Outside storage areas, with a description of the materials or equipment to be stored.
- ☐ Dumpsters, dumpster screening.
- ☐ Vegetation, fences, walls, buffers or other screening methods.
- ☐ Easements (access, utility, service road, and all other
- ☐ Outdoor lighting fixtures
- ☐ Driveways,/ streets/ private roads clearly labeled.
- ☐ Parking, loading areas, and circulation areas (show surface material, dimensions and layouts of parking spaces and direction size of travel of lanes, aisles, and driveways).
- ☐ Sidewalks, trails, and walkways as applicable.
- ☐ Site drainage patterns, and proposed grading.
- ☐ Natural features (tree lines, wooded areas, streams, ponds, drainage ditches, wetlands.

Building Elevations.

- ☐ Building elevation drawings or pictures and a description of the materials and colors to be used on the building(s).





	20x20 GARAGE	- 400 sq ft.
	BUMP OUT	12x20 240
	CURRENT	→ 640 sq ft.
PROPOSED	ADDITION 12x20	240 sq ft.
	TOTAL	→ 880 sq ft.

6670 ...

Grand Rapids MI

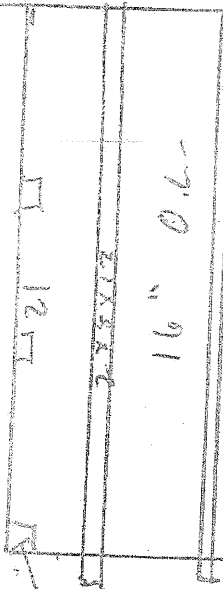
hewes

6646 Paves A.
Grand Rapids MI

EPDM Flat roof
42" OSB

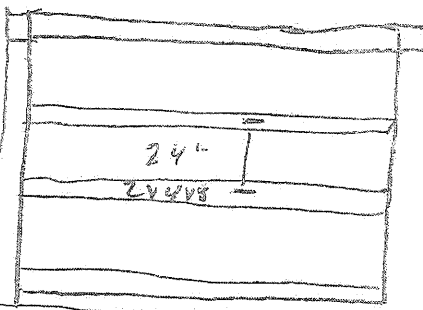
Garage

↑
AIA TIN

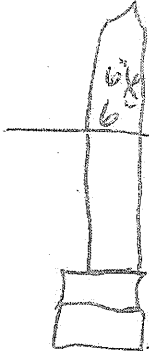


20

Rafter 2x10 x12 26" OC
7-6 X6 posts



5 wall



3x2x5

42'

N
W
+
E
S



311 Oliver Dr.
Marshall, MI 49068
Phone: (800) 950-6534
Orders: lgorders@mcelroymetal.com

CUSTOMER: _____
JOB NO.: _____
PAGE: _____ OF _____ DATE: _____
BY: _____

SKETCH IT

Gaines Charter Township

Planning Commission Memo

Meeting Date: October 26th, 2023

AGENDA ITEM: VI.2.a

**REPORT BY: Dan Wells, Community
Development Director**

**REQUEST: Amendment of Zoning Ordinance
Chapter 7: Medium and High-Density
Residential Zoning District**

OVERVIEW

Staff has developed revisions to “Chapter 7: Medium and High-Density Residential Zoning District” to bring it into alignment with the 2023 Master Plan. Both the “Permitted Uses” and “Development Standards” were reviewed for each zoning category and draft changes have been made where Staff believes adjustments are necessary. In general, these residential zones will be on smaller lots than the Suburban Residential areas, and in areas served by utilities. The proposed changes also include requiring open space amenities to be developed for the enjoyment and health of residents.

After discussion by the Planning Commission on September 28th of the proposed amendment staff made the following changes;

- 7.1; Added language to the Description & Purpose section to further describe the intent of the districts.
- 7.4.4 Reduced porch depth requirement to 5 feet.
- 7.4.6; Reduced transparency requirement to 10% but added it to all facades, not just front.
- 7.4.6; Require medium grade or higher for vinyl siding on all facades.
- 7.5; Set minimum lot size for single family detached to 6,500 SF.
- 7.5; Set minimum setback for 3 story apartments to 150 feet when next to Rural (Ag-Business or Ag-RR), Suburban (RL-10 or RL-14), Open Space or public road (includes arterial and collector). Setback remains 50 feet adjacent to Village Neighborhood, other Apartments, Office-Service or Commercial.
 - o This should be a point of discussion; whether the 150/50 foot setback applies to different districts, or just to apply it across all districts.
 - o If applying 150/50 to different districts, is the VN district properly set to 50 feet?
- 7.6.2; Reduced transparency requirement to 10% but added it to all facades, not just front.
- 7.6.4; Require medium grade or higher for vinyl siding on all facades.
- 7.7; Open Space Acreage calculation reduced to 0.01 per unit and capped the amount of open space required at 1.5 acres. To put that in perspective, a football field is 1.3 acres.

The proposed ordinance language allows for the development of housing in the “Village Residential” model laid out in the Master Plan. Previously the R-3 zone did allow for both townhouses and apartments but didn’t differentiate between the two types of housing in terms of setbacks or development standards. Generally, Staff attempted to look at historical and existing development within

the Township to inform suggested changes. For example, the Cutlerville area was developed in the 1930s and 1940s and was laid out with smaller (6200 – 7500 S.F.) lots in proximity to the business corridor.

In the proposed revision, Village Neighborhood (VN) includes a mix of single detached and multiple family dwellings, all with *individual entrances*. This is an important distinction compared to multiple family housing (or apartments) that have *shared entrances* for two or more housing units.

In general, VN housing will be on smaller lots, have shorter setbacks, and create pedestrian friendly Traditional Neighborhood Development as called for in the master plan. This style of development may also be paired with Neighborhood Commercial in mixed use settings or in the Residential/Retail category so that residents can access some business services without driving. In the Master Plan both Single family RL-10 and RL-14, as well as R-3 townhouses are listed as appropriate housing for Village Residential. In addition, in exchange for the increased density, developers will be required to provide open space amenities for the neighborhoods.

The Master Plan states:

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

Apartments (renamed Multiple Family Residential, or MFR) are proposed to be treated differently to integrate multi-story buildings better into the suburban fabric. Staff suggests updating the setback and square footage requirements to be similar to other residential home types, unless the buildings go to three stories, then they would need to meet more restrictive standards, especially when adjacent to lower density residential or rural areas.

The primary purpose of this designation is to house people in buildings with multiple dwelling units sharing a single entrance. They should be near commercial and recreational services, with good amenities and designs that are compatible with neighboring uses.

Multi-building apartment complexes may incorporate three story buildings, but only outside of a setback from property lines that would prevent a perception of looming buildings on the neighboring properties and rights-of-way.

Mobile Home (renamed Mobile Home Residential, or MHR) zoning remains the same as current development standards.

Following is a summary of suggested changes.

Proposed alterations to the zoning ordinance **Description & Purpose** section are as follows:

1. Changed the “R-3” names to “Village Neighborhood” (VN) & “Multiple Family Residential” (MFR) which is easier to remember and more descriptive.

2. Note the differences drawn between single family with single entrances, and multiple family with shared entries.

Permitted Uses Section:

1. Single family regulations follow those for low density residential.
2. Remove the “duplex” category, categories now are either “single” or “multi” with two or more units. Staff finds the “duplex” category unnecessary.
3. Number of units in the “nine-sixteen units” row has been increased to twenty-four units.
4. Additional regulations related to #2 above; applied a 150-foot setback from the property line if MFR (apartments) over two stories, and must offset the façade to prevent long monotonous walls.

7.3 Development Standards for Village Neighborhood:

No homes allowed without utility connections.

Minimum Lot Size: set to 6,500 Square feet.

Minimum Lot Width: single detached home 50 feet, two or more units will be determined by home width plus 10 feet at ends, or at side street; this allows for townhouse site condos or plats to follow walls.

Front Yard Setbacks; reduced to 10 feet.

Side Yard, General; 5 feet minimum (requirement under fire code is 10 feet between buildings).

Street Side of a Corner Lot; reduced to 10 feet.

Rear Yard; reduced to 25 feet.

7.4 Specific Development Standards for the Village Neighborhood Zoning District

Stipulate that VN homes must be connected to utilities, and that driveways for multi-family must access collector roads rather than enter onto a primary arterial (e.g. 68th St, or Hanna Lake).

Stipulate that multi-unit homes can’t add driveways onto major arterial roads. This has become a safety concern over the last few years.

Ensure housing diversity by stipulating certain percentages of detached vs attached house types, with a discretionary amount to be determined by the developer to react to market demand.

Added some specific parameters to require Traditional Neighborhood Design for VN; front porches with design elements, parking to the rear for attached homes. Added design guidelines regarding building materials and some physical layout standards.

Single or Two Family; similar as above but allow front garages. It must be recessed from the front building line, have decorative elements, and width limits are specified.

Building standards added; requirements for windows on walls, wall materials requirements for first and second floors. Requirement added to break up large expanses of walls with decorative elements to reduce monotony.

7.5 Development Standards for the “Multi Family Residential” Zoning District

Minimum Lot Size: Single family homes set to 6,500 SF like the VN district. Use a baseline lot size of 6,000 SF and add 2,000 SF per unit for multi-unit buildings.

Setbacks: Suggest using height to determine setbacks; 15 front/8 side/35 rear for two story buildings as in single family districts.

After PC consideration and zoning ordinance committee meetings, a 150-foot front/side/rear for 3 story apartments has been decided to be appropriate adjacent to Residential 10 & 14, industrial, agricultural land, and public roads. The question that arises and that was not discussed is whether that 150-foot setback should apply to R-3 & R-4, O-S, or C-1/C-2. The proposed ordinance is presented with 50 feet front/side/rear adjacent to R-3 & R-4, O-S, or C-1/C-2.

7.6 Open Space Requirements

This is a new addition that establishes specific acreage requirements for open space based on a fraction of an acre per dwelling unit. Staff tried to meet the need for neighborhood parks at 1-6 acres and used 0.1 acre per unit. After discussing the issue with developers, staff recommends using a multiplier of 0.01 acres per unit and capping the size of required open space at 1.5 acres, just over the size of a football field.

STAFF RECOMMENDATION

Consideration of the proposed ordinance changes was tabled September 28th and will need to be taken off the table for further consideration.

Staff requests the Planning Commission review the proposed amendment to the Zoning Ordinance and direct staff to make modifications where it's necessary.

If desired, the Planning Commission may make a recommendation for approval or denial to the Township Board, or table the discussion.

CHAPTER 7

Medium and High Density Residential Zoning Districts

Section 7.1 Description and Purpose

This Chapter presents the regulations of three Zoning Districts: the Village Neighborhood (VN), Multiple Family Residential (MFR) and the Mobile Home Residential (MHR). The intent of these districts is to establish medium and high-density residential neighborhoods that create neighborhoods that are safe, livable, attainable, and sustainable, and create a sense of community. Each home contributes to a neighborhood's context. Building placement, design, and parking location are all components that affect how walkable and safe a neighborhood is for children, the elderly, and the general community. Front porches, windows, and entries provide "eyes on the street" that contributes to the safety and security of a neighborhood.

- A. **Village Neighborhood (VN)**- This zoning district is intended to provide a residential mix of single and multiple family dwellings, all with individual entrances.
- B. **Multiple Family Residential (MFR)**: This zoning district is intended to provide a residential mix of single family detached, and multiple family dwellings, with individual or shared entrances.
- C. **Mobile Home Residential MHR**: This Zoning District is intended to establish neighborhood areas which because of site conditions, land use compatibility and the availability of necessary public services and facilities, are best suited to permit high density single-family residential development where Mobile Homes and similar manufactured Dwellings may be permitted as principal Dwellings.

Section 7.2 Table of Permitted Uses

The following abbreviations apply to the Table of Permitted Uses

- P: The use is permitted by right in the district
- SPU: The use is permitted only if the Planning Commission grants a Special Use Permit for it after finding for applicable standards in this chapter and Chapter 19.
- NP: The use is not permitted in the district.

Use	Zoning Districts			Additional Use Regulations
	VN	MFR	MHR	
Residential Uses				
Detached Single Family Dwelling	P	P	NP	Section 7.6
Attached Accessory Dwelling	SPU	SPU	NP	See Section 19.9(D).
Two to Eight Unit Buildings	P	P	NP	Section 7.6

Gaines Charter Township – Zoning Ordinance

Use	Zoning Districts			Additional Use Regulations
	VN	MFR	MHR	
Nine to Twenty-Four Unit Buildings	SPU	SPU	NP	1. Section 7.6 2. 16–24-unit MFR buildings must be constructed with a 5-foot minimum offset or corner to break up the long elevation.
Bed and Breakfasts	SPU	SPU	NP	See Section 19.9(E)
Mobile Home Parks	NP	NP	P	Subject to Chapter 25 “Site Plan Review”
State Licensed Residential Facility	P			
Foster Family Home	P			
Foster Family Group Home	P			
Institutional Uses				
Private Cemetery or Burial Ground	SPU	SPU	NP	See Section 19.9(F).
Nonprofit Organization	SPU	SPU	NP	
Place of Religious Worship	P			- Principal access must be from a primary arterial or collector street. - The minimum setback for both side and rear yards is 50 feet. - Maximum lot coverage of buildings or structures is 35%.
Schools	P			
Home Occupations	P			See Section 20.8 “Home Occupations”
Public Libraries, Museums, and Community centers	SPU	SPU	NP	See Section 19.9.
Parks	P			
Outdoor recreational facilities	SPU			Specifically includes athletic fields, rinks or courts, golf courses, and similar activities – See Section 19.9(L).
Utility substations, and switching stations	SPU			See Section 19.9.
Other Uses				
Adult Day Care Home	P			
Adult Foster Care Small Group Home	SPU			See Section 19.9 (S)
Family Child Day Care Home	P			
Group Child Day Care Home	SPU			
Child Day Care Center	SPU			See Section 19.9 (T)

Section 7.3 Development Standards for the “Village Neighborhood” Zoning District

Development Standard	
Minimum Lot Size (square feet)	
Single Family	6,500
Two or More Units	4,000 per unit
Minimum Lot Width (feet)	

Gaines Charter Township – Zoning Ordinance

Single Family	50
Two or More Homes	Home width + 10 feet at ends, or side street
Minimum Setbacks (feet)	
Front	10
Side	5 (zero if adjoining walls are fire protected)
Street Side	10
Rear	25
Reduced front and side setbacks may be authorized through the special land use process for properties within Sections 6 and 7 of the Township. See Section 4.20 Setback Averaging.	
Accessory Buildings: one detached 484 SF garage allowed, others must meet Residential Accessory Uses ordinance.	
Minimum Floor Area Requirements	
Single-family dwellings	• One story with full basement: 1080 square feet on first floor. • Two story with full basement: 650 square feet on the first floor above grade and 1200 square feet total above grade. • All other units (including bi-level and tri-levels): 1200 square feet total living area (includes basement).
Multi Family Dwellings	• One story: 720 square feet per dwelling unit. • More than one story: 820 square feet per dwelling unit.
Maximum Building Height	35 feet or 2.5 stories, whichever is less.

7.4 Specific Development Standards for the VN Zoning District

1. All VN housing shall be connected to water & sewer utilities and be fronted with sidewalks.
2. Multi-unit homes shall not directly access a primary arterial road.
3. For developments of eleven or more units the following unit mix will be used.

Number of Units	Single Family Detached	Single Family Attached	Discretionary
0-10	Any	Any	Any
11+	60%	20%	20%

4. Single Family Detached Homes

- i. All residential units shall provide a pedestrian door facing the front lot line accessing the first story (front door may be elevated), along with a paved walk connecting to the public sidewalk.
- ii. Each unit's front elevation must feature a street-facing porch five (5) feet in depth minimum, and the porch(es) will be a minimum 40% of the total length of the street-facing building façade.
- iii. If a garage door is located on a front setback facing elevation, it must be set back 5 feet from the building foundation line and feature a pent roof, or other projecting decorative element (e.g., awning, trellis, balcony, etc.) extending the width of the garage door(s). A single bay door must be a maximum

of nine (9) feet wide, and a two-bay door must be a maximum of sixteen (16) feet wide. If two doors are present, they must be divided by a minimum one-foot-wide column. The garage may also be in the rear yard, have side yard access, or face back lot line (alley access) with no width limits.

5. Two or More Units

- i. All residential units shall provide a pedestrian door facing the front lot line at ground level. If garage is located to the rear or side, a paved walk shall be provided connecting to the public sidewalk.
- ii. Front elevation pedestrian door must feature a stoop, covered entry, portico, or porch, along with a paved walkway connecting to the public sidewalk.
- iii. Garage must be in rear yard (with access via a side driveway or shared courtyard) or face back lot line (alley access).

6. Building Standards

- i. Window transparency; a **minimum 10% transparency on all house façades**. Garage door windows do not count for transparency requirements.
- ii. First story wall materials; on all street facing façades must consist of exterior rated brick veneer, stone veneer, wood, or fiber cement siding.
- iii. **Vinyl siding certified by the Vinyl Siding Institute with a thickness of 0.44mm or greater is required.**
- iv. Non-street facing façade wall materials shall be visually divided by the use of belt coursing, awnings, windows or similar treatments to avoid large expanses of monotonous walls.
- v. Accessory buildings (including detached garages) with more than 200 square feet of floor area shall be designed to be compatible with the house by using consistent materials, detailing, and roofline, as determined by the planning director.

Section 7.5 Development Standards for the “Multi Family Residential” Zoning District

Development Standard	Square Feet
Single Family	6,500*
Single Family (without public sewer)	21,780*
Two to Twenty-Four Units	6,000 SF + 2,000 per unit
* Must meet standards under 7.6	
Reduced front and side setbacks may be authorized through the special land use process for properties within Sections 6 and 7 of the Township. See Section 4.20 Setback Averaging.	
Minimum Setbacks (feet): 1-2 story	
Front	15
Side	8
Street Side	8
Rear	35
Minimum Setbacks (feet): 3 story	
Front	150 adjacent to Ag, R-10 & 14, I, open space, any public road, or

Side	50 (adjacent to VN, MFR, MHR, O-S, NC, GC)
Street Side	
Rear	
Reduced front and side setbacks may be authorized through the special land use process for properties within Sections 6 and 7 of the Township. See Section 4.20 Setback Averaging	
Minimum Floor Area Requirements	
Single-family dwellings	• One story with full basement: 1080 square feet on first floor. • Two story with full basement: 650 square feet on the first floor above grade and 1200 square feet total above grade. • All other units (including bi-level and tri-levels): 1200 square feet total living area (includes basement).
Multi Family Dwellings	• 720 SF per dwelling unit • More than one story 820 square feet per dwelling unit
Maximum Building Height	35 feet or 2.5 stories, whichever is less.

7.6 Specific Development Standards for the MFR Zoning District

1. Pedestrian entry door must feature a stoop, covered entry, portico, or porch, along with a paved walkway connecting to the sidewalk.
2. Window transparency; a minimum 10% transparency on all façades. Garage door windows do not count for transparency requirements.
3. First story wall materials; on all street facing façades must consist of exterior rated brick veneer, stone veneer, wood, or fiber cement siding.
4. Vinyl siding certified by the Vinyl Siding Institute with a thickness of 0.44mm is required.
5. Non-street facing façade wall materials shall be visually divided by the use of belt coursing, awnings, windows or similar treatments to avoid large expanses of monotonous walls.

7.7 Open Space Requirements for VN and MFR Residential

1. In a multi-parcel development, open space is considered a necessary part of community infrastructure. Open space will be maintained by an entity other than the Township unless agreed via resolution by the Township Board of Trustees. Open space does not include undevelopable land (e.g. wetlands, steep slopes, setbacks, dedicated easements or right-of-way) but may include;
 - Stands of preserved mature trees with a maximum 1:3 width:depth ratio.
 - Maintained portions of paved trail systems, even if they pass through otherwise undevelopable areas. Paved trail design must be approved by the Township Engineer.
 - Areas or structures maintained for the enjoyment of otherwise undevelopable land that has recreational or aesthetic qualities (e.g. dock or boat launch on a waterbody).

The following shall be set aside for public recreational use at the following scale:

Number of Housing Units	Acreage at 0.01 acres per housing unit	Suggested Amenities
0 – 10	None required	None required
11 – 25	0.11 to 0.25 acre	Limited play equipment, seating, shelter or pavilion, fitness equipment
26 – 50	0.26 to 0.5 acre	Playground, picnic area, splash pad, grill area, fitness equipment
51 – 100	0.51 to 1.0 acre	Dog parks, walking/jogging paths, ball courts, dedicated parking
101 – 150+	1.01 to 1.5 acres (max required)	Skate facilities, ball field, toilet facilities

The Planning Commission may waive a portion of the open space requirements, if it finds that there is an equivalent investment in some other form of public amenity.

SECTION 7.8 Specific Development Standards for “MHR” Zoning District

All Mobile Home Parks shall be in conformance with all State laws and regulations governing Mobile Home Parks except as the same may be modified by the following conditions and requirements:

A. Setbacks and Buffers:

No Mobile Home or permanent Building shall be located closer than thirty-five (35) feet to a public right-of-way nor closer than ten (10) feet to: (1) another Mobile Home Park; or (2) a boundary line which is adjacent to or part of a Type II Buffer. In all other cases no Mobile Home or permanent Building shall be located closer than twenty (20) feet to the Mobile Home Park boundary line.

B. Minimum Site Area:

Each site within the Mobile Home Park shall have a minimum area of five thousand five hundred (5,500) square feet, provided; however, that said minimum site area may be reduced by not more than twenty percent (20%) if for each square foot of land gained through the reduction of the site below five thousand five hundred (5,500) square feet at least an equal amount of land shall be dedicated as open space.

C. Corner Sites:

No fence, Structure or planting over thirty (30) inches in height shall be located on any corner Mobile Home site within a triangle shaped area bounded on two sides by the edges of the adjacent internal roads and on the third side by a line drawn connecting the first two sides not less than forty (40) feet from the intersection of said interior street edges.

D. Street Requirements:

If two-way traffic is to be accommodated, the street pavement width shall be no less than twenty-four (24) feet. If only one-way traffic is to be accommodated, the street pavement width shall be no less than twenty (20) feet.

E. Parking Requirements:

Parking shall be provided in off-street parking bays with at least two (2) parking spaces for each site within the Mobile Home Park. Each parking space shall be not less than two hundred (200) square feet in area. Each parking bay shall be conveniently located in relation to the site for which it is provided. In addition to the two (2) required off-street parking spaces, one (1) additional parking space is permitted on each site provided it is hard surfaced and contains at least two hundred (200) square feet of area.

F. Access Streets:

Each Mobile Home Park shall be designed and located so that at least two (2) access streets provide a continuous route of travel throughout the park and provide exclusive access to a Primary arterial as designated on the Gaines Township General Development Plan, as amended. Except for restricted designated emergency exits, no ingress and egress shall be provided via neighborhood collectors, cul-de-sacs, or other local streets. No Mobile Home Park access street shall be located closer than one hundred twenty-five (125) feet to the intersection of any two (2) public streets; provided, however, that for double street or boulevard type access points the minimum distance to the intersection of any two (2) public streets shall be two hundred (200) feet.

G. Mobile Homes Sales:

The selling of new and/or used Dwellings as a commercial operation in connection with the operation of a Mobile Home Park is prohibited. Dwellings located on sites within the Mobile Home Park may be sold by the owner of the Dwelling or operator of the Park.

H. Underground Utilities:

All private and public utilities shall be installed underground.

I. Site Improvements:

Each dwelling shall be installed in accordance with the adopted Township Building Code, or in the case of mobile homes, shall be provided with a continuous pad of four (4) inches thick concrete running the full length and width of the mobile home or a twenty-four (24) inch wide strip of concrete not less than six (6) inches total thickness beneath the entire perimeter of the mobile home with four (4) inches of compacted sand. In addition, each Mobile Home shall be installed pursuant to the manufacturer's set up instructions and pursuant to Rule 602 and 602(a) promulgated by the Michigan Mobile Home Commission. Each Mobile Home shall be secured to the premises by an anchoring system or device compatible with Rules 605 through 608 of the Michigan Mobile Home Commission. Skirting shall be installed along the base of each mobile home sufficient to hide the undercarriage and supports from view and conforming to the standards set forth in the rules of the Michigan Mobile Home Commission promulgated under 1976 Act 419, as amended.

- J. **Skirting:**
Skirting shall be provided on all Mobile Homes and installed in accordance with the requirements of the Michigan Mobile Home Commission, R.125.1604, et seq., of the Michigan Administration Code.
- K. **Sidewalk:**
Paved sidewalks shall be provided on both sides of all two-way Streets functioning as the main collector Street within the Mobile Home Park. Sidewalks shall be directly next to and parallel to the Street and may be used as curbs for the Street. All sidewalks shall be at least four (4) feet in width.
- L. **Streets and Parking Area:**
All Streets and parking areas in a Mobile Home Park shall be paved with a hard surface which complies with the requirements of the Michigan Mobile Home Commission R.125.1922, et seq., of the Michigan Administrative Code.
- M. **Television Antennas:**
Exterior television antennas shall not be permitted on individual Dwellings or Dwelling sites within a Mobile Home Park.
- N. **Ground Cover:**
All exposed ground surfaces in the Mobile Home Park must be sodded, seeded, covered with ornamental stone, wood chips or other attractive ground cover. One (1) shade tree at least ten (10) feet in height when planted shall be provided for each two (2) sites.
- O. **Storage of Vehicles Other Than Automobiles:**
The storage of campers, trailers, motor homes, boats, snowmobiles, and other Recreational Vehicles shall be permitted only in a Recreational Vehicle storage area designated for such use. Recreational Vehicle storage areas shall be screened by a solid-type screening device at least five (5) feet in height around its perimeter.
- P. **Miscellaneous Outside Storage:**
The storage of any household personal items outside of any Dwelling is strictly prohibited except within an individual storage cabinet located upon the site or within a central storage area designated for such use. If storage cabinets or enclosed storage spaces are to be provided, not less than three hundred (300) cubic feet per Dwelling shall be devoted to such use. Individual accessory buildings or storage cabinets shall not cover more than two and one-half percent (2-1/2%) of the site area. This section shall not prohibit the enclosed storage of household or personal items beneath a Mobile Home.
- Q. **Common Open Space:**
Each Mobile Home Park shall contain an open space area dedicated to common park use which is equal to no less than the area of land gained through the site reduction specified in Section 12.5(B) herein or an amount equal to no less than that required by the Michigan Mobile Home Commission, R.125.1946, et. seq., of the Michigan Administrative Code, whichever is greater.

R. **Building Construction:**

All buildings shall be constructed, erected, or installed in accordance with provisions of the adopted Township Building Code pertaining to at-site constructed housing.

**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 _____, 2023, 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 REGARDING
MEDIUM AND HIGH DENSITY RESIDENTIAL ZONING
DISTRICTS**

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

Section 1. Chapter 7. Chapter 7 of the Gaines Charter Township Zoning Ordinance is repealed in its entirety, and shall be replaced with the following:

**Chapter 7
Medium and High Density Residential Zoning Districts**

Section 7.1 Description and Purpose

This Chapter presents the regulations of three Zoning Districts: the Village Neighborhood (VN), Multiple Family Residential (MFR) and the Mobile Home Residential (MHR). The intent of these districts is to establish medium and high density residential neighborhoods. The intent of these districts is to establish medium and high-density residential neighborhoods that create neighborhoods that are safe, livable, attainable, and sustainable, and create a sense of community. Each home contributes to a neighborhood’s context. Building placement, design, and parking location are all components that affect how walkable and safe a neighborhood is for children, the elderly, and the general community. Front porches, windows, and entries provide “eyes on the street” that contributes to the safety and security of a neighborhood.

- A. **Village Neighborhood (VN)-** This zoning district is intended to provide a residential mix of one, two, and multiple family dwellings, all with individual entrances.
- B. **Multiple Family Residential (MFR):** This zoning district is intended to provide a residential mix of single family detached, and multiple family dwellings, with individual or shared entrances.
- C. **Mobile Home Residential MHR:** This Zoning District is intended to establish neighborhood areas which because of site conditions, land use compatibility and the availability of necessary public services and facilities, are best suited to permit high density

single-family residential development where Mobile Homes and similar manufactured Dwellings may be permitted as principal Dwellings.

Section 7.2 Table of Permitted Uses

The following abbreviations apply to the Table of Permitted Uses

P: The use is permitted by right in the district

SPU: The use is permitted only if the Planning Commission grants a Special Use Permit for it after finding for applicable standards in this chapter and Chapter 19.

NP: The use is not permitted in the district.

Use	Zoning Districts			Additional Use Regulations
	VN	MFR	MHR	
Residential Uses				
Detached Single Family Dwelling	P	P	NP	Section 7.4
Attached Accessory Dwelling	SPU	SPU	NP	See Section 19.9(D).
Two to Eight Unit Buildings	P	P	NP	Section 7.6
Nine to Twenty-Four Unit Buildings	SPU	SPU	NP	1. Section 7.6 2. 16–24-unit MFR buildings must be constructed with a 5-foot minimum offset or corner to break up the long elevation.
Bed and Breakfasts	SPU	SPU	NP	See Section 19.9(E)
Mobile Home Parks	NP	NP	P	Subject to Chapter 25 “Site Plan Review”
State Licensed Residential Facility	P			
Foster Family Home	P			
Foster Family Group Home	P			
Institutional Uses				
Private Cemetery or Burial Ground	SPU	SPU	NP	See Section 19.9(F).
Nonprofit Organization	SPU	SPU	NP	
Place of Religious Worship	P			- Principal access must be from a primary arterial or collector street. - The minimum setback for both side and rear yards is 50 feet.
Schools	P			

Use	Zoning Districts			Additional Use Regulations
	VN	MFR	MHR	
				Maximum lot coverage of buildings or structures is 35%.
Home Occupations		P		See Section 20.8 “Home Occupations”
Public Libraries, Museums, and Community centers	SPU	SPU	NP	See Section 19.9.
Parks		P		
Outdoor recreational facilities		SPU		Specifically includes athletic fields, rinks or courts, golf courses, and similar activities – See Section 19.9(L).
Utility substations, and switching stations		SPU		See Section 19.9.
Other Uses				
Adult Day Care Home		P		
Adult Foster Care Small Group Home		SPU		See Section 19.9 (S)
Family Child Day Care Home	P			
Group Child Day Care Home		SPU		
Child Day Care Center		SPU		See Section 19.9 (T)

Section 7.3 Development Standards for the “Village Neighborhood” Zoning District

Development Standard	
Minimum Lot Size (square feet)	
Single Family	6,500
Two or More Units	4,000 per unit
Minimum Lot Width (feet)	
Single Family	50
Two or More Homes	Home width + 10 feet at ends, or side street
Minimum Setbacks (feet)	
Front	10
Side	5 (zero if adjoining walls are fire protected)
Street Side	10
Rear	25
Reduced front and side setbacks may be authorized through the special land use process for properties within Sections 6 and 7 of the Township. See Section 4.20 Setback Averaging.	
Accessory Buildings: one detached 484 SF garage allowed, others must meet Residential Accessory Uses ordinance.	
Minimum Floor Area Requirements	

Single-family dwellings	• One story with full basement: 1080 square feet on first floor. • Two story with full basement: 650 square feet on the first floor above grade and 1200 square feet total above grade. • All other units (including bi-level and tri-levels): 1200 square feet total living area (includes basement).
Multi Family Dwellings	• One story: 720 square feet per dwelling unit. • More than one story: 820 square feet per dwelling unit.
Maximum Building Height	35 feet or 2.5 stories, whichever is less.

7.4 Specific Development Standards for the VN Zoning District

1. All VN housing shall be connected to water & sewer utilities and be fronted with sidewalks.
2. Multi-unit homes shall not directly access a primary arterial road.
3. For developments of eleven or more units the following unit mix will be used.

Number of Units	Single Detached	Family Attached	Family Discretionary
0-10	Any	Any	Any
11+	60%	20%	20%

4. Single Family Detached Homes

- i. All residential units shall provide a pedestrian door facing the front lot line accessing the first story (front door may be elevated), along with a paved walk connecting to the public sidewalk.
- ii. Each unit's front elevation must feature a street-facing porch six feet in depth minimum, and the porch(es) will be a minimum 40% of the total length of the street-facing building façade.
- iii. If a garage door is located on a front setback facing elevation, it must be set back 5 feet from the building foundation line and feature a pent roof, or other projecting decorative element (e.g., awning, trellis, balcony, etc.) extending the width of the garage door(s). A single bay door must be a maximum of nine (9) feet wide, and a two bay door must be a maximum of sixteen (16) feet wide. If two doors are present, they must be divided by a minimum one-foot-wide column. The

garage may also be in the rear yard, have side yard access, or face back lot line (alley access) with no width limits.

5. Two or More Units

- i. All residential units shall provide a pedestrian door facing the front lot line at ground level. If garage is located to the rear or side, a paved walk shall be provided connecting to the public sidewalk.
- ii. Front elevation pedestrian door must feature a stoop, covered entry, portico, or porch, along with a paved walkway connecting to the public sidewalk.
- iii. Garage must be in rear yard (with access via a side driveway or shared courtyard) or face back lot line (alley access).

6. Building Standards

- i. Window transparency; a minimum 10% transparency on all house façades. Garage door windows do not count for transparency requirements.
- ii. First story wall materials; on all street facing façades must consist of exterior rated brick veneer, stone veneer, wood, or fiber cement siding.
- iii. Vinyl siding certified by the Vinyl Siding Institute with a thickness of 0.44mm or greater is required.
- iv. Non-street facing façade wall materials shall be visually divided by the use of belt coursing, awnings, windows or similar treatments to avoid large expanses of monotonous walls.
- v. Accessory buildings (including detached garages) with more than 200 square feet of floor area shall be designed to be compatible with the house by using consistent materials, detailing, and roofline, as determined by the planning director.

Section 7.5 Development Standards for the “Multi Family Residential” Zoning District

Development Standard	Square Feet
Single Family	6,500*
Single Family (without public sewer)	21,780*
Two to Twenty-Four Units	6,000 SF + 2,000 per unit
* Must meet standards under 7.6	
Reduced front and side setbacks may be authorized through the special land use process for properties within Sections 6 and 7 of the Township. See Section 4.20 Setback Averaging.	
Minimum Setbacks (feet): 1-2 story	
Front	15
Side	8

Street Side	8
Rear	35
Minimum Setbacks (feet): 3 story	
Front	150 (adj to Ag, R-10 & 14, I, public road)/ 50 (adj to R-3 & 4, O-S, C-1/C-2)
Side	
Street Side	
Rear	
Minimum Floor Area Requirements	
Single-family dwellings	• One story with full basement: 1080 square feet on first floor. • Two story with full basement: 650 square feet on the first floor above grade and 1200 square feet total above grade. • All other units (including bi-level and tri-levels): 1200 square feet total living area (includes basement).
Multi Family Dwellings	• 720 SF per dwelling unit • More than one story 820 square feet per dwelling unit
Maximum Building Height	35 feet or 2.5 stories, whichever is less.

7.6 Specific Development Standards for the MFR Zoning District

1. Pedestrian entry door must feature a stoop, covered entry, portico, or porch, along with a paved walkway connecting to the sidewalk.
2. Window transparency; a minimum 10% transparency on all façades. Garage door windows do not count for transparency requirements.
3. First story wall materials; on all street facing façades must consist of exterior rated brick veneer, stone veneer, wood, or fiber cement siding.
4. Vinyl siding certified by the Vinyl Siding Institute with a thickness of 0.44mm is required.
5. Non-street facing façade wall materials shall be visually divided by the use of belt coursing, awnings, windows or similar treatments to avoid large expanses of monotonous walls.

7.7 Open Space Requirements for VN and MFR Residential

1. In a multi-parcel development, open space is considered a necessary part of community infrastructure. Open space will be maintained by an entity other than the Township unless agreed

via resolution by the Township Board of Trustees. Open space does not include undevelopable land (e.g. wetlands, steep slopes, setbacks, dedicated easements or right-of-way) but may include;

- Stands of preserved mature trees with a maximum 1:3 width:depth ratio.
- Maintained portions of paved trail systems, even if they pass through otherwise undevelopable areas. Paved trail design must be approved by the Township Engineer.
- Areas or structures maintained for the enjoyment of otherwise undevelopable land that has recreational or aesthetic qualities (e.g. dock or boat launch on a waterbody).

The following shall be set aside for public recreational use at the following scale:

Number of Housing Units	Acreage at 0.01 acres per housing unit	Suggested Amenities
0 – 10	None required	None required
11 – 25	0.11 to 0.25 acre	Limited play equipment, seating, shelter or pavilion, fitness equipment
26 – 50	0.26 to 0.5 acre	Playground, picnic area, splash pad, grill area, fitness equipment
51 – 100	0.51 to 1.0 acre	Dog parks, walking/jogging paths, ball courts, dedicated parking
101 – 150+	1.01 to 1.5 acres (max required)	Skate facilities, ball field, toilet facilities

The Planning Commission may waive a portion of the open space requirements, if it finds that there is an equivalent investment in some other form of public amenity.

SECTION 7.8 Specific Development Standards for “MHR” Zoning District

All Mobile Home Parks shall be in conformance with all State laws and regulations governing Mobile Home Parks except as the same may be modified by the following conditions and requirements:

A. **Setbacks and Buffers:**

No Mobile Home or permanent Building shall be located closer than thirty-five (35) feet to a public right-of-way nor closer than ten (10) feet to: (1) another Mobile Home Park; or (2) a boundary line which is adjacent to or part of a Type II Buffer. In all other cases no Mobile Home or permanent Building shall be located closer than twenty (20) feet to the Mobile Home Park boundary line.

B. **Minimum Site Area:**

Each site within the Mobile Home Park shall have a minimum area of five thousand five hundred (5,500) square feet, provided; however, that said minimum site area may be reduced by not more than twenty percent (20%) if for each square foot of land gained through the reduction of the site below five thousand five hundred (5,500) square feet at least an equal amount of land shall be dedicated as open space.

C. **Corner Sites:**

No fence, Structure or planting over thirty (30) inches in height shall be located on any corner Mobile Home site within a triangle shaped area bounded on two sides by the edges of the adjacent internal roads and on the third side by a line drawn connecting the first two sides not less than forty (40) feet from the intersection of said interior street edges.

D. Street Requirements:

If two-way traffic is to be accommodated, the street pavement width shall be no less than twenty-four (24) feet. If only one-way traffic is to be accommodated, the street pavement width shall be no less than twenty (20) feet.

E. Parking Requirements:

Parking shall be provided in off-street parking bays with at least two (2) parking spaces for each site within the Mobile Home Park. Each parking space shall be not less than two hundred (200) square feet in area. Each parking bay shall be conveniently located in relation to the site for which it is provided. In addition to the two (2) required off-street parking spaces, one (1) additional parking space is permitted on each site provided it is hard surfaced and contains at least two hundred (200) square feet of area.

F. Access Streets:

Each Mobile Home Park shall be designed and located so that at least two (2) access streets provide a continuous route of travel throughout the park and provide exclusive access to a Primary arterial as designated on the Gaines Township General Development Plan, as amended. Except for restricted designated emergency exits, no ingress and egress shall be provided via neighborhood collectors, cul-de-sacs, or other local streets. No Mobile Home Park access street shall be located closer than one hundred twenty-five (125) feet to the intersection of any two (2) public streets; provided, however, that for double street or boulevard type access points the minimum distance to the intersection of any two (2) public streets shall be two hundred (200) feet.

G. Mobile Homes Sales:

The selling of new and/or used Dwellings as a commercial operation in connection with the operation of a Mobile Home Park is prohibited. Dwellings located on sites within the Mobile Home Park may be sold by the owner of the Dwelling or operator of the Park.

H. Underground Utilities:

All private and public utilities shall be installed underground.

I. Site Improvements:

Each dwelling shall be installed in accordance with the adopted Township Building Code, or in the case of mobile homes, shall be provided with a continuous pad of four (4) inches thick concrete running the full length and width of the mobile home or a twenty-four (24) inch wide strip of concrete not less than six (6) inches total thickness beneath the entire perimeter of the mobile home with four (4) inches of compacted sand. In addition, each Mobile Home shall be installed pursuant to the manufacturer's set up instructions and pursuant to Rule 602 and 602(a) promulgated by the Michigan Mobile Home Commission. Each Mobile Home shall be secured to the premises by an anchoring system or device compatible with Rules 605 through 608 of the Michigan Mobile Home Commission. Skirting shall be installed along the base of each mobile home sufficient to hide the undercarriage and supports from view and conforming to the standards set forth in the rules of the Michigan Mobile Home Commission promulgated under 1976 Act 419, as amended.

- J. **Skirting:**
Skirting shall be provided on all Mobile Homes and installed in accordance with the requirements of the Michigan Mobile Home Commission, R.125.1604, et seq., of the Michigan Administration Code.
- K. **Sidewalk:**
Paved sidewalks shall be provided on both sides of all two-way Streets functioning as the main collector Street within the Mobile Home Park. Sidewalks shall be directly next to and parallel to the Street and may be used as curbs for the Street. All sidewalks shall be at least four (4) feet in width.
- L. **Streets and Parking Area:**
All Streets and parking areas in a Mobile Home Park shall be paved with a hard surface which complies with the requirements of the Michigan Mobile Home Commission R.125.1922, et seq., of the Michigan Administrative Code.
- M. **Television Antennas:**
Exterior television antennas shall not be permitted on individual Dwellings or Dwelling sites within a Mobile Home Park.
- N. **Ground Cover:**
All exposed ground surfaces in the Mobile Home Park must be sodded, seeded, covered with ornamental stone, wood chips or other attractive ground cover. One (1) shade tree at least ten (10) feet in height when planted shall be provided for each two (2) sites.
- O. **Storage of Vehicles Other Than Automobiles:**
The storage of campers, trailers, motor homes, boats, snowmobiles, and other Recreational Vehicles shall be permitted only in a Recreational Vehicle storage area designated for such use. Recreational Vehicle storage areas shall be screened by a solid-type screening device at least five (5) feet in height around its perimeter.
- P. **Miscellaneous Outside Storage:**
The storage of any household personal items outside of any Dwelling is strictly prohibited except within an individual storage cabinet located upon the site or within a central storage area designated for such use. If storage cabinets or enclosed storage spaces are to be provided, not less than three hundred (300) cubic feet per Dwelling shall be devoted to such use. Individual accessory buildings or storage cabinets shall not cover more than two and one-half percent (2-1/2%) of the site area. This section shall not prohibit the enclosed storage of household or personal items beneath a Mobile Home.
- Q. **Common Open Space:**
Each Mobile Home Park shall contain an open space area dedicated to common park use which is equal to no less than the area of land gained through the site reduction specified in Section 12.5(B) herein or an amount equal to no less than that required by the Michigan Mobile Home Commission, R.125.1946, et. seq., of the Michigan Administrative Code, whichever is greater.
- R. **Building Construction:**
All buildings shall be constructed, erected, or installed in accordance with provisions of the adopted Township Building Code pertaining to at-site constructed housing.

Section 2. 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

Gaines Charter Township

Planning Commission Memo

Meeting Date: October 26th, 2023

AGENDA ITEM: VI.3.a

FILE NUMBER: 230823HT

PROPOSED REQUEST: Site Plan Review

PROPERTY ZONING DISTRICT: Office-Service

ADDRESS: 377 76th Street & 410 72nd Street SE

PROPERTY SIZE: 50.15 Acres

PARCEL NUMBERS: 41-22-07-376-001 &
41-22-07-407-001

REPORT BY: Dan Wells, Community
Development Director

APPLICANT: Heather Trieb, Pine Rest Mental
Health Services



OVERVIEW

Pine Rest Mental Health Services requests approval of a site plan for a new 135,000 square foot (S.F.) Pediatric Behavioral Health Center treatment facility building. The hospital portions of the facility include 74,000 S.F. and 66 beds. Medical offices make up the other 61,000 S.F. Approximately 215 full-time staff will be employed at the facility (ca. 72 will transfer from existing treatment facilities at Pine Rest).

The applicant has submitted revised site plans to address Planning Commission comments during the September 26 meeting. Please see the letter dated October 6, 2023, from Jack Barr of Nederveld for a summary of changes.

Approval of the request would authorize the following:

- 195,625 S.F. building to be utilized for short to medium term residential rooms, medical offices, and services for patients.
- Parking lot, truck docks, utility services, landscaping.

Surrounding zoning:

	NORTH: O-S (Pine Rest)	
WEST: R-3	SUBJECT PARCEL	EAST: RL-10
	SOUTH: Vacant (Pine Rest)	

SECTION 25.6 SITE PLAN STANDARDS OF REVIEW

The request has been reviewed using the applicable review standards of Section 25.6 Site Plan Review Standards. Additional information is included over the following pages concerning site plan review considerations and standards.

- A. *Adequacy of Information: Whether the required information has been furnished in sufficiently complete and understandable form so as to allow an accurate description of the proposed use(s) and structure(s) in terms of density, location, area, height, bulk, placement, setbacks, performance characteristics, parking, and traffic circulation.*

Section 8.3 Dimensional Standards. Office-Service setbacks are required for the proposed project. As shown in the chart below, the dimensional requirements will be achieved.

Office Service Regulations	Required	Proposed
Front Yard Setback	50 Feet	111 Feet
West Side Setback (adj. to R3)	15 Feet	Ca. 950 Feet
East Side Setback (adj. to R10)	15 Feet	221 Feet
Rear Yard Setback	50 Feet	Ca. 550 Feet
Maximum Building Height	35 Feet	32 Feet

Chapter 15 Parking and Loading Regulations.

Hospital - 1.75 spaces per bed: x 66 beds: 116 parking spaces
Medical Office (61,000 S.F.): 4 per 1000 S.F. + 244 parking spaces
= 360 spaces required

The applicant has removed 20 spaces from the parking lot along 72nd, 375 new spaces are now proposed, this exceeds the required number by 15. The maximum number of spaces allowed is 450 (360 + 25% of the required number) so the requested number of spaces meets requirements.

Parking spots are compliant with the 9' by 18' required size for 90-degree parking. Loading areas meet the 10' width by 35' length requirement.

Chapter 17 Signage Regulations. Signage notations on the site plan have been updated, and signage will need to be approved administratively, at which time sign renderings and setback distances will need to be provided.

Chapter 16 Landscaping Regulations.

Front yard landscaping – Front yard frontage is 501 feet along 72nd Street so 251 points are required, with half of these in the tree category (feet of frontage/2). Approximately 23 canopy and evergreen trees are located in the front yard for a total of 488 points. Also, at least 8 mature Scotch pines will be retained along the eastern periphery of the property. The proposed plan does a much better job of screening views of the building from the public street. See the revised landscaping plan for details.

Note also that a line of white pines is proposed along the eastern boundary that will increase the buffer of the existing mature Scotch pines that will be preserved.

Parking lot landscaping – 375 parking spaces are proposed, which requires 563 points of landscaping (1.5 point per space). The landscaping plan provides for 588 points trees and groundcovers. Landscaping requirements are met by the proposed plan.

Chapter 18 Lighting Regulations. The pedestrian pathways and parking lots are sufficiently illuminated. The proposed pole and wall mount lighting fixtures appear to be compliant with the full cut-off requirements and demonstrate a zero “up-light” level for LED fixtures. Pole heights for pedestrian lighting range from 12 to 16 feet which meets the 20-foot maximum limit, and all poles meet setback requirements.

- B. *Compliance with Township Master Plan: The site plan must comply with the Township Master Plan and its goals and objectives and any secondary plans that may have been adopted by the Township for the area containing the site.*

Meets standard. As part of the Pine Rest campus, this property is zoned for medical Office-Service uses. The Township's current Future Land Use Plan designates the subject properties as Health and Workspace, corresponding to the current zoning district designation.

- C. *Compliance with all Township Ordinances and Other Laws: The site plan must comply with the standards of this Ordinance and all other applicable Township ordinances, as well as all county, state, and federal regulations and laws.*

Condition recommended. The applicant is required to secure all applicable Township and outside agency approvals prior to site development, including Township Engineering/BGUA, Fire Department, Kent County Road Commission, and Kent County Drain Commission, as applicable.

- D. *Configuration of Uses: Whether there are ways in which the configuration of uses and structures could be changed that would improve the effect of the development on adjoining and nearby properties, persons, activities, and on the community, while allowing reasonable use of the property within the scope of district regulations and other regulations of this Ordinance that are applicable to the property and the proposed use and structures.*

Meets standard. The proposed site development plan generally exceeds setback requirements providing more than adequate buffers from the surrounding neighborhoods. Pine Rest has been operating in the area for over a century and the proposed expansion would not be considered a surprise by many neighbors.

- E. *Preservation of Natural Features: The landscape, natural features, and topography shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal and alteration of natural features, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.*

Meets standard. The proposed site is primarily open fields or mowed yard area. The site is relatively level and will not require significant mass grading. Pine Rest is in the process of obtaining wetland permits from EGLE to place approximately 13,412 cubic yards of fill within 1.61 acres of wetland, expand an existing drain-dry detention basin, and replace the existing outlet with new pipe and approximately 5 cubic yards of riprap in the County drain. Compensatory mitigation is proposed via the purchase of 2.42 credits from an approved mitigation bank.

- F. *Privacy: The site design must provide reasonable visual and sound screening and privacy for dwelling units on the site and on adjacent properties using fences, buffers, berms, and other measures, as appropriate.*

Meets standard. The proposed setbacks of the building from property boundaries meet requirements, and the treeline along the eastern property line will be preserved for buffering and screening purposes. A new chain link fence is proposed along that property line. Additionally, there will be no outdoor activities or processes that would result in noise or nuisance.

- G. *Safety: Buildings and uses shall be arranged and designed to provide emergency vehicle access. Site plans shall conform to all applicable fire codes.*

Condition recommended. All site plans, along with measures for fire protection, are subject to review and approval by the Fire Inspector. The Fire Inspector has reviewed the plans and approved the site plan for emergency access.

- H. *Vehicular Circulation: The site design shall provide safe, convenient, and well defined vehicular and pedestrian circulation within and to/from the site. Access to/from the site shall be designed to minimize conflicts with traffic on adjacent streets. Shared curb cuts and service drives shall be utilized as necessary to reduce traffic conflicts and improve the functionality of the site.*

Meets standard. There is one existing driveway to access the site from the internal road network within the Pine Rest property. A new curb cut will be added on 72nd Street as well.

- I. *Pedestrian Circulation: The site plan shall provide a pedestrian circulation system that is insulated as completely as is reasonably possible from the vehicular circulation system for safety and convenience.*

Meets standard. In general, the site is well served by a six-foot wide concrete pathway that connects main entrances to parking lots, and to other parts of the campus. Sidewalks have been added to the site plan along 72nd Street.

- J. *Drainage: Site plans shall conform with the Kent County Drain Commission's surface water drainage standards and to the Township Stormwater Ordinance (and other applicable Township ordinances) with special attention given to proper site drainage so that removal of storm water will not adversely affect neighboring property owners. Stormwater management system and facilities shall preserve the natural drainage characteristics and enhance the aesthetics of the site to the maximum extent possible.*

Condition recommended. Stormwater plans are subject to review and approval by the Township Engineer and Kent County Drain Commission, as applicable.

- K. *Traffic Impact: Measures must be taken to reduce any adverse effects on existing roads, circulation patterns on the roads, or access to the site from the expected volume of traffic to be generated by the proposed use.*

Meets standard. Although increased traffic is inevitable with the proposed use, staff does not anticipate that the increase in traffic is significant enough to cause detriment to the surrounding road network.

- L. *Hazardous Materials: Sites which include storage of hazardous materials or waste, fuels, salt, or chemicals shall be designed to prevent spills and discharges of polluting materials to the surface of the ground, groundwater or nearby surface water bodies. Each site shall be designed to meet all applicable state and federal regulations.*

Condition recommended. All site plans, along with measures for fire protection and hazardous material storage, are subject to review and approval by the Fire Inspector.

- M. *Public Health, Safety, or Welfare: The site plan must be adequate to provide for the health, safety, and general welfare of the persons and property on this site and in the neighboring community. The*

site plan and proposed buildings and uses must be reasonable and promote the goals and intent of this Ordinance. All elements of the site plan shall be designed to take into account the site's topography, the size and type of lot involved, the character of the adjoining properties, and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding properties for uses permitted in this Ordinance. The site plan must be harmonious with and not injurious to existing and projected uses in the immediate area.

Meets standard. The proposed building is an appropriate land use for the area and will fit in with the historical use of the property for medical office uses. If the business operates in accordance with Township requirements then standards, public health, safety, and welfare will be maintained.

STAFF RECOMMENDATION

Staff recommends approval of the request with the following conditions of approval:

1. Secure all Township departments and outside agency approvals:
 - a. Township Engineer/BGUA.
 - b. Fire Department.
 - c. Kent County Road Commission.
 - d. Kent County Drain Commission.

October 13, 2023

To:

Gaines Township Planning Commission
8555 Kalamazoo Ave SE
Caledonia, MI 49316

From:

Ryan Moseley
451/453 72nd Street SW
Grand Rapids, MI 49548

RE: Pine Rest Proposed Access Location on 72nd Street

Planning Commission Members,

An application for a Site Plan approval has been submitted to Gaines Township from Pine Rest for a Pediatric Behavioral Health Center. The addresses for the proposed site plan are 377 76th Street and 410 72nd Street.

We understand that the property has the proper zoning in place for the proposed Health Center. The actual proposed Health Center is not the concern of this letter. **The item we are asking the Planning Commission to consider is the proposed location of the Ingress/egress road placement to the facility on 72nd Street.**

The image below shows the proposed road location in red.



Pine Rest Proposed Access Location on 72nd Street

The proposed road location lines up with the front of the existing duplex at 451 and 453 72nd Street. The picture below shows where the alignment of the proposed road will look toward the duplex.

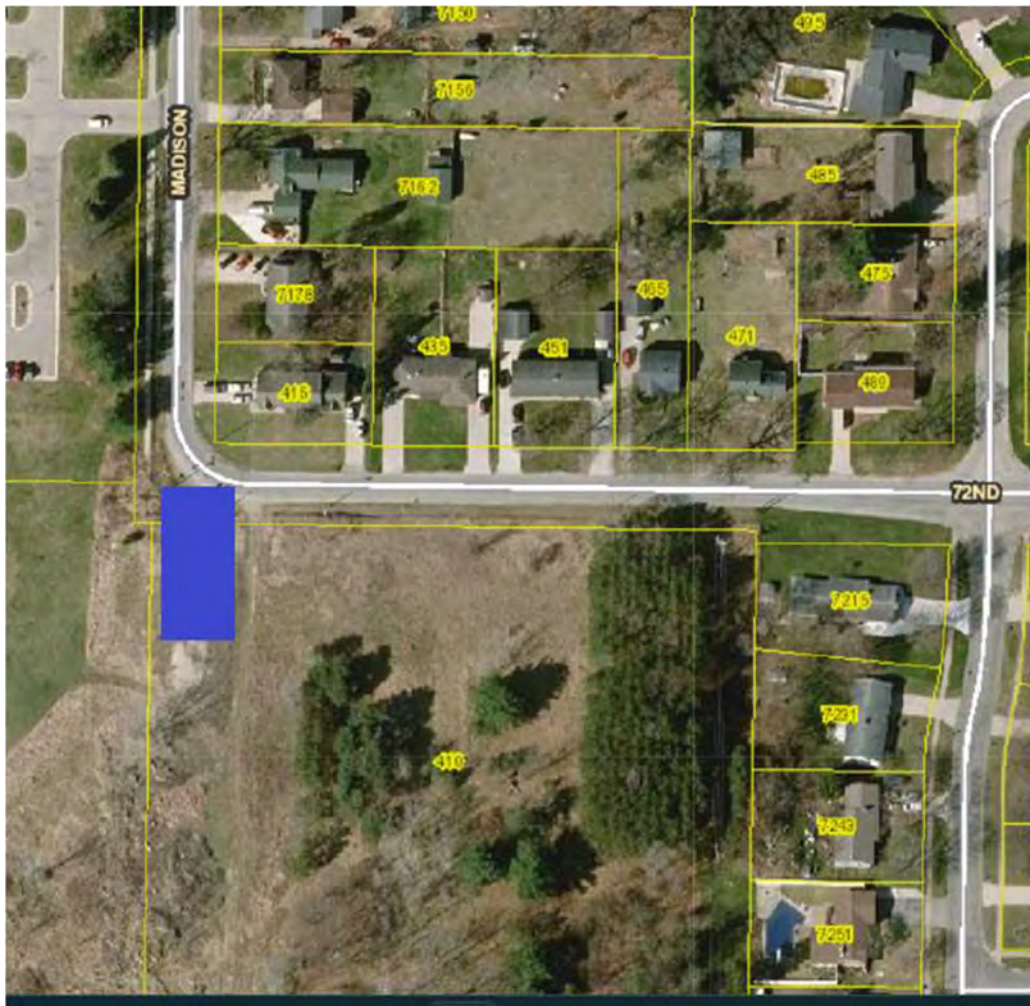


- The proposed road location conflicts with **Gaines Township's Zoning Ordinance, 25.6F. Privacy:** The site design must provide reasonable visual and sound screening and privacy for dwelling units on the site and adjacent properties using fences, buffers, berms, and other measures, as appropriate.
 - The proposed Health Center is a 24/7 operation which leads to vehicular traffic at all times. At the proposed road location this will have an unreasonable impact on privacy for the existing duplex.
 - Vehicles leaving the site will cause headlights to shine on the duplex at all hours of the night.

Pine Rest Proposed Access Location on 72nd Street

- The proposed road location also conflicts with the **Township's Zoning Ordinance 25.6H. Vehicular Circulation:** The site design shall provide safe, convenient, and well defined vehicular and pedestrian circulation within and to/from the site. Access to/from the site shall be designed to minimize conflicts with traffic on adjacent streets. Shared curb cuts and service drives shall be utilized as necessary to reduce traffic conflicts and improve the functionality of the site.
 - The proposed road location will have a direct conflict with the residents backing out of the existing driveways. The proposed design is not a reasonable situation where 3 primary forward travel ways have the consideration for the proposed arrangement with backing out of the existing driveway.

There is an alternate location for the proposed access road to the facility that does not conflict with the Township's Zoning Ordinances referenced above. After speaking with the Road Commission, access would be allowed at the bend of 72nd and Madison. The Road Commission does have some alignment requirements for the alternate location that could be met. This location is referenced in blue in the picture below.



The access road located in the area in blue above lends itself to a natural location that lessens the conflict with neighbors. **We are asking for the Planning Commission to require the access road to be shifted from the proposed location to align with the Township's Zoning Ordinance Standards.**

Sincerely,

A handwritten signature in black ink that reads "Ryan Moseley". The signature is written in a cursive, flowing style.

Ryan Moseley
616-292-2913



October 6, 2023

Mr. Dan Wells, Community Development Manager
Gaines Charter Township
8555 Kalamazoo Avenue SE
Caledonia, MI 49316

RE: Site Plan Review Submittal
Pine Rest Pediatric Center for Behavioral Health

Dear Dan:

Based on Planning Commission and staff review comments, we have revised the project plans as follows:

- Eliminated 20 parking spaces along 72nd Street on the north side of the proposed building. This made it possible to more densely screen and plant the area between 72nd Street right-of-way and the proposed site paving. This also provides an affective screen for the loading dock area.
- Updated the landscape plan to make it more clear and easier to read and also match the site layout plan. The adjacent property lines and existing vegetation are also shown and labeled more clearly.
- Additional trees and plantings have been added to the landscape plan to increase the screening on the east side of the site along the proposed service road.
- Additional trees and plantings have been added along the east side of the southeast employee parking area.
- Added sidewalk within 72nd Street right-of-way.
- The site lighting plan was revised to change the light temperature color from 4000k to 3500k.
- The existing fence on the east property line will be removed and a new fence installed. This is shown and labeled on the site layout plan (sheet 201.CS and the landscape plan)
- New building renderings are provided that show the view of the building from several angles along 72nd Street. Both time of planting vegetation character and mature vegetation character are provided for each view.

Enclosed are 10 sets of the following items being submitted for site plan review of the proposed children's hospital. An electronic copy is also enclosed for your use.

- New Building Renderings (11x17)
- Revised Site Lighting Plan (30x42)
- Revised Site Plan Set (30x42)
- Revised Landscape Plan (30x42)

These items are being submitted for your review and approval at the October 26, 2023, Planning Commission meeting.

If you have any questions or need additional information, please contact me at (616) 575-5190 or via email at jbarr@nederveld.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Barr". The signature is stylized with a large initial "J" and a cursive "Barr".

Jack Barr, P.E.
Director of Engineering

Enclosures

Madison Avenue SE looking south (Vegetation shown is representative at time of planting)



Madison Avenue SE looking south - mature planting



72nd Street SE looking west (Vegetation shown is representative at time of planting)



72nd Street SE looking west - mature planting



72nd Street SE looking west at entry (Vegetation shown is representative at time of planting)



72nd Street SE looking west at entry - mature planting



**PINE REST
PEDIATRIC CENTER
FOR BEHAVIORAL
HEALTH**

B | W | B | R

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Saint Paul, MN 55102
651.222.3701
bwbr.com

Consultants



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consulting engineering**
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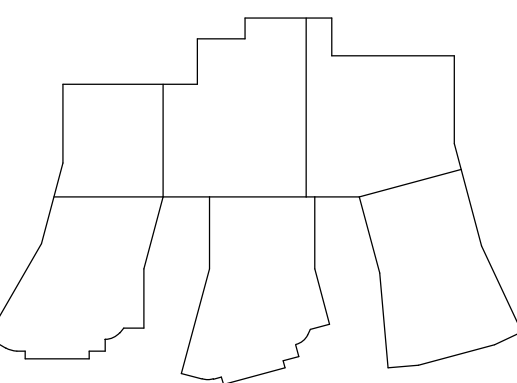
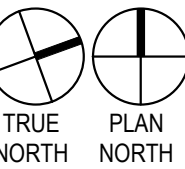
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Item	Date
TWP SITE PLAN SUB	08/23/2023
TWP SITE PLAN SUB	10/16/2023

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Keyplan



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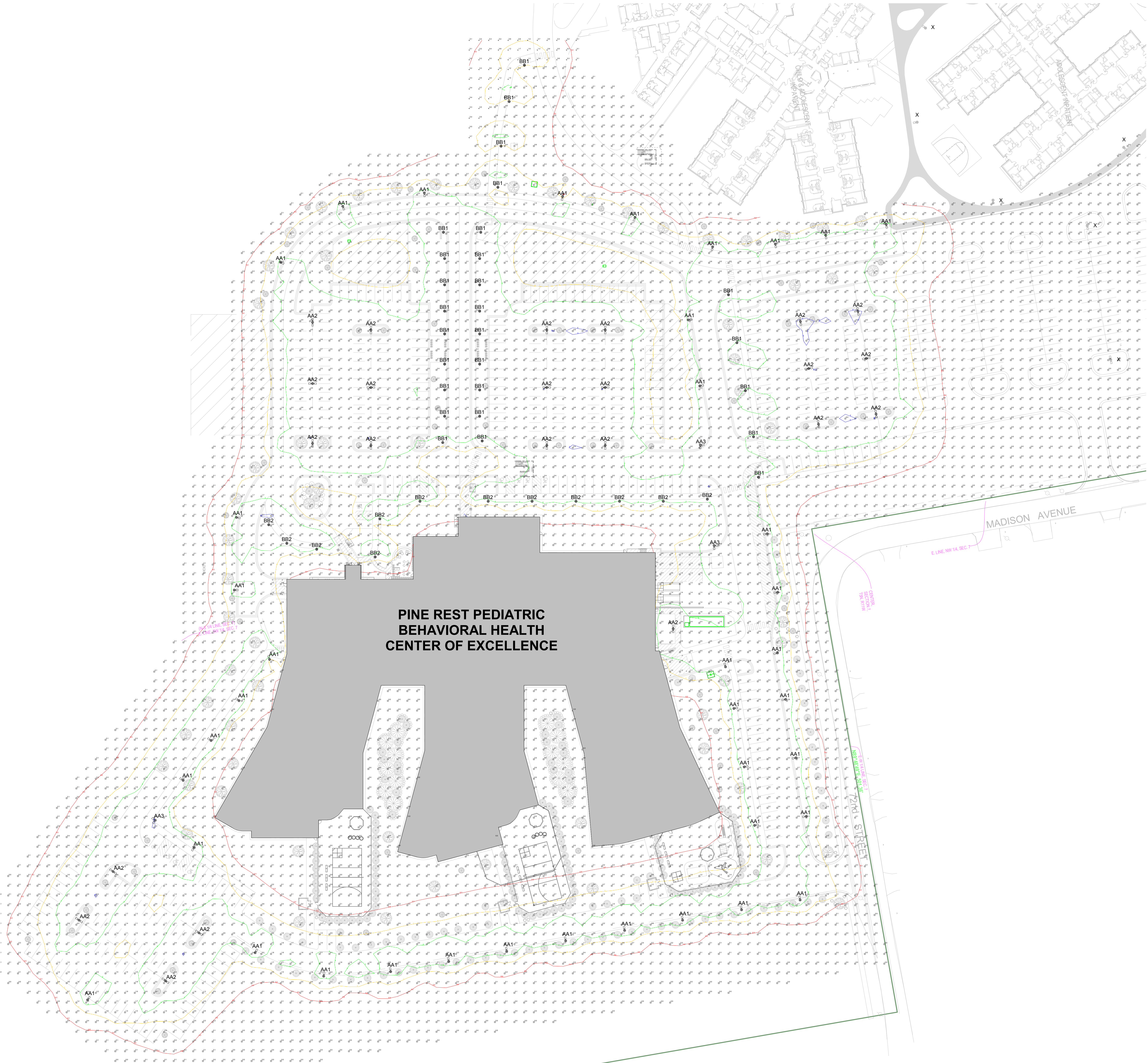
Sheet Title

**ELECTRICAL SITE PLAN -
PHOTOMETRICS**

Sheet No.

E1

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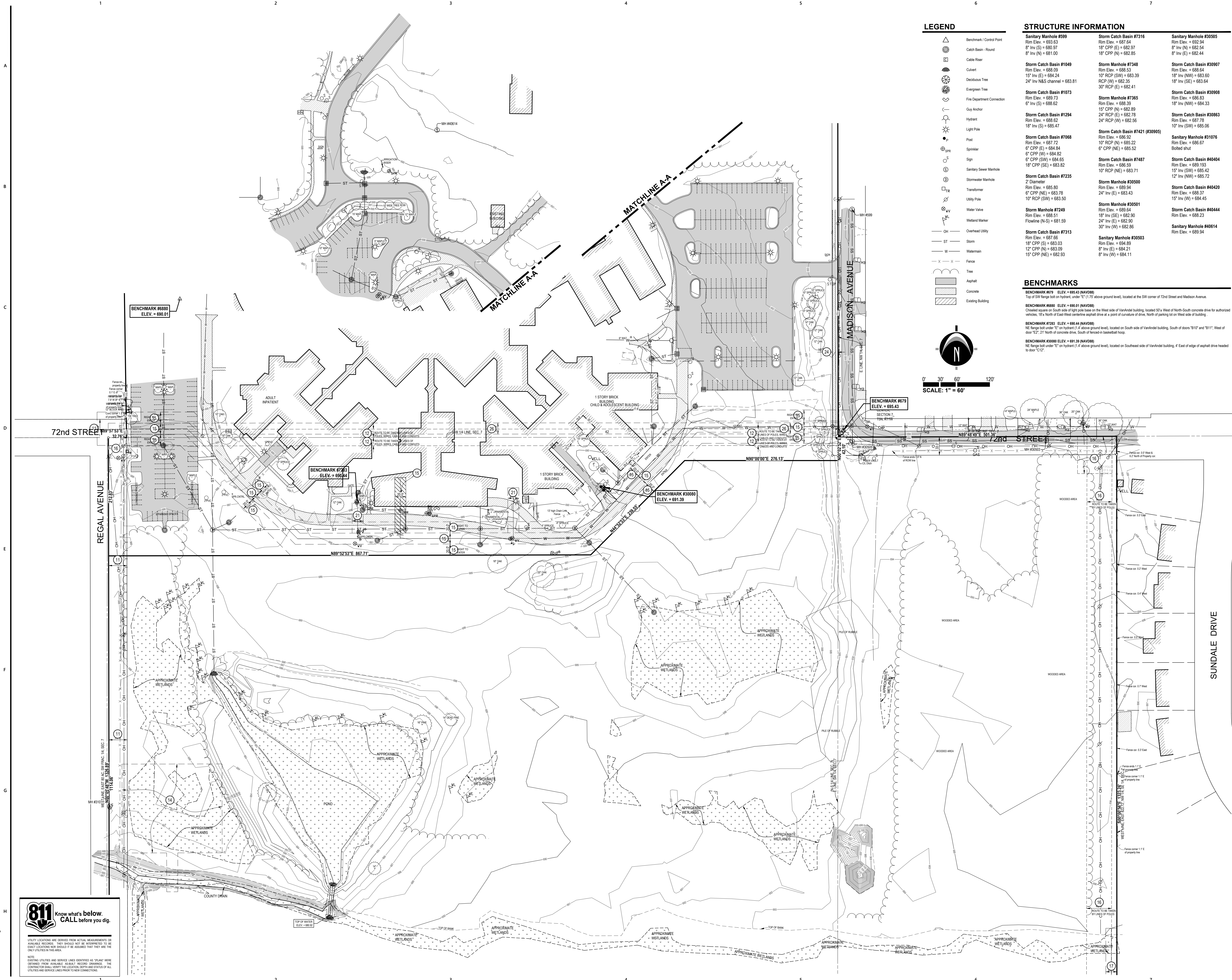




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UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

NOTE:
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LEGEND

- Benchmark / Control Point
- Catch Basin - Round
- Catch Basin - Square
- Culvert
- Deciduous Tree
- Evergreen Tree
- Fire Department Connection
- Gay Anchor
- Hydrant
- Light Pole
- Post
- Sprinkler
- Sign
- Sanitary Sewer Manhole
- Stormwater Manhole
- Transformer
- Utility Pole
- Water Valve
- Wetland Marker
- Overhead Utility
- Storm
- Watermain
- Fence
- Tree
- Asphalt
- Concrete
- Existing Building

STRUCTURE INFORMATION

Sanitary Manhole #599 Rim Elev. = 683.64 8" Inv (S) = 680.97 8" Inv (N) = 681.00	Storm Catch Basin #7316 Rim Elev. = 681.64 18" CPP (E) = 682.97 18" CPP (N) = 682.85	Sanitary Manhole #30505 Rim Elev. = 682.04 8" Inv (N) = 682.54 8" Inv (E) = 682.44
Storm Catch Basin #1049 Rim Elev. = 688.09 15" Inv (E) = 684.24 24" Inv N&S channel = 683.81	Storm Manhole #7348 Rim Elev. = 688.53 10" RCP (SW) = 683.39 RCP (W) = 682.35 30" RCP (E) = 682.41	Storm Catch Basin #30907 Rim Elev. = 688.64 18" Inv (NW) = 683.60 18" Inv (SE) = 683.64
Storm Catch Basin #1073 Rim Elev. = 689.73 15" CPP (N) = 688.29 6" Inv (S) = 686.62	Storm Manhole #7365 Rim Elev. = 688.29 15" CPP (N) = 682.89 24" RCP (E) = 682.78 24" RCP (W) = 682.56	Storm Catch Basin #30908 Rim Elev. = 686.83 18" Inv (NW) = 684.33
Storm Catch Basin #1294 Rim Elev. = 688.62 18" Inv (S) = 685.47	Storm Catch Basin #7421 (#30905) Rim Elev. = 686.92 10" RCP (N) = 685.22 6" CPP (NE) = 685.52	Storm Catch Basin #30863 Rim Elev. = 687.78 10" Inv (SW) = 685.06
Storm Catch Basin #7068 Rim Elev. = 687.72 6" CPP (E) = 684.84 6" CPP (W) = 684.82 6" CPP (SW) = 684.65 18" CPP (SE) = 683.82	Storm Catch Basin #7235 2" Diameter Rim Elev. = 685.94 6" CPP (NE) = 683.78 10" RCP (SW) = 683.50	Sanitary Manhole #31076 Rim Elev. = 686.67 Soiled shut
Storm Manhole #7249 Rim Elev. = 689.04 18" Inv (SE) = 682.50 24" Inv (E) = 682.90 Flowline (N-S) = 681.59	Storm Catch Basin #7487 Rim Elev. = 689.153 10" RCP (NE) = 683.71	Storm Catch Basin #40404 Rim Elev. = 689.153 15" Inv (SW) = 686.42 12" Inv (NW) = 685.72
Storm Catch Basin #7313 Rim Elev. = 687.66 18" CPP (S) = 683.03 12" CPP (N) = 683.09 15" CPP (NE) = 682.93	Storm Manhole #30500 Rim Elev. = 689.04 24" Inv (E) = 683.43	Storm Catch Basin #40420 Rim Elev. = 688.37 15" Inv (W) = 684.45
	Storm Manhole #30501 Rim Elev. = 689.04 18" Inv (SE) = 682.50 24" Inv (E) = 682.90 30" Inv (W) = 682.86	Storm Catch Basin #40444 Rim Elev. = 688.23
	Sanitary Manhole #30503 Rim Elev. = 687.66 8" Inv (E) = 684.11 8" Inv (W) = 684.11	Sanitary Manhole #40614 Rim Elev. = 689.94

BENCHMARKS

BENCHMARK #679 ELEV. = 685.43 (NAVD83)
Top of SW flange bolt on hydrant, under "E" (1.75' above ground level), located at the SW corner of 72nd Street and Madison Avenue.

BENCHMARK #680 ELEV. = 690.01 (NAVD83)
Grounded square on South side of light pole base on the West side of VanAndel building, located 57' North of North-South concrete drive for authorized vehicles, 15' North of East-West concrete asphalt drive at a point of curvature of drive, North of parking lot on West side of building.

BENCHMARK #7263 ELEV. = 690.44 (NAVD83)
NE flange bolt under "E" on hydrant (1.4' above ground level), located on South side of VanAndel building, South of doors "1010" and "1011", West of door "E2", 21' North of concrete drive, South of fenced-in basketball hoop.

BENCHMARK #30080 ELEV. = 691.39 (NAVD83)
NE flange bolt under "E" on hydrant (1.4' above ground level), located on Southeast side of VanAndel building, 4' East of edge of asphalt drive headed to door "C12".



PINE REST
PEDIATRIC CENTER
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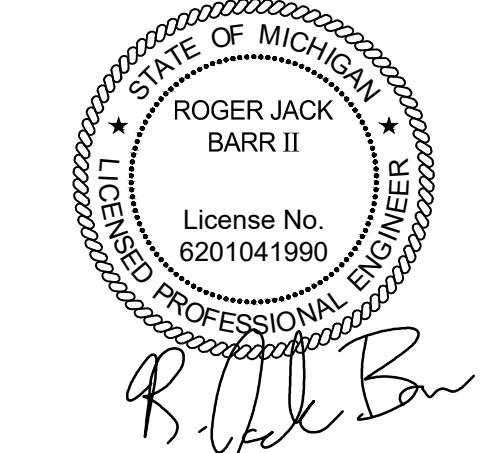
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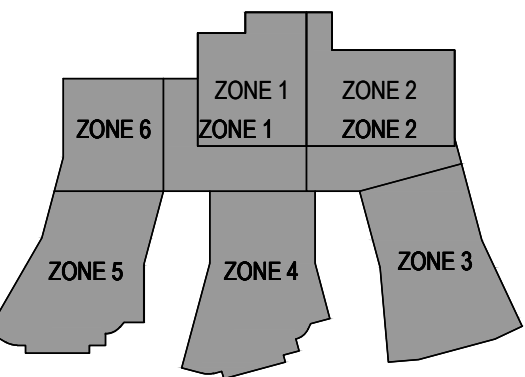
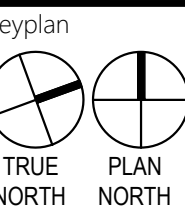


Issued For

Item	Date
SCHEMATIC DESIGN	05/11/2023
25% DD ISSUE	07/07/2023
90% DD ISSUE	08/09/2023
TOWNSHIP SITE PLAN SUBMITTAL	08/23/2023
SESC PERMIT SUBMITTAL	08/30/2023
DD ISSUE	08/31/2023
SESC REVISIONS	09/07/2023
TOWNSHIP SITE PLAN SUBMITTAL	10/06/2023

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BWBR Comm. No. P.2200570.00 Drawn TW/GAN

Sheet Title
**EXISTING SITE
CONDITIONS PLAN**

Sheet No.

200.CE

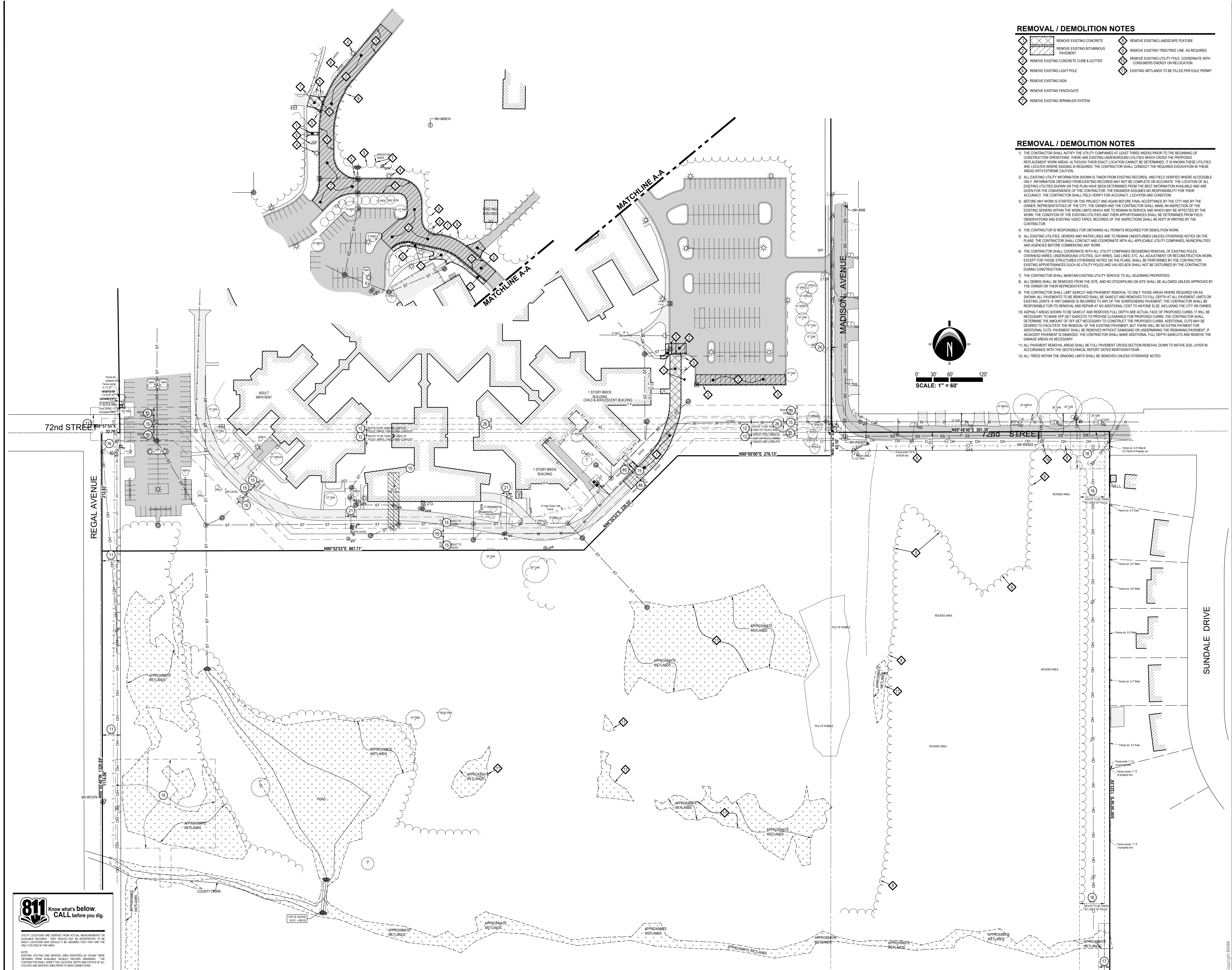
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- ### REMOVAL / DEMOLITION NOTES
- REMOVE EXISTING CONCRETE PAVEMENT

REMOVE EXISTING CONCRETE CURB & GUTTER

REMOVE EXISTING LIGHT POLE

REMOVE EXISTING SIGN

REMOVE EXISTING FENCE/GATE

REMOVE EXISTING SPRINKLER SYSTEM

REMOVE EXISTING LANDSCAPE FEATURE

REMOVE EXISTING TREE/TREE LINE, AS REQUIRED

REMOVE EXISTING UTILITY POLE, COORDINATE WITH CONSUMERS ENERGY ON RELOCATION

EXISTING WETLANDS TO BE FILLED PER EGLE PERMIT

- ### REMOVAL / DEMOLITION NOTES
- THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES AT LEAST THREE WEEKS PRIOR TO THE BEGINNING OF CONSTRUCTION OPERATIONS. THERE ARE EXISTING UNDERGROUND UTILITIES WHICH CROSS THE PROPOSED REPLACEMENT WORK AREAS. ALTHOUGH THEIR EXACT LOCATION CANNOT BE DETERMINED, IT IS KNOWN THESE UTILITIES ARE LOCATED WHERE DIGGING IS REQUIRED. THE CONTRACTOR SHALL CONDUCT THE REQUIRED EXCAVATION IN THESE AREAS WITH EXTREME CAUTION.
 - ALL EXISTING UTILITY INFORMATION SHOWN IS TAKEN FROM EXISTING RECORDS, AND FIELD VERIFIED WHERE ACCESSIBLE ONLY. INFORMATION OBTAINED FROM EXISTING RECORDS MAY NOT BE COMPLETE OR ACCURATE. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. THE CONTRACTOR SHALL FIELD VERIFY FOR ACCURACY, LOCATION AND CONDITION.
 - BEFORE ANY WORK IS STARTED ON THE PROJECT AND AGAIN BEFORE FINAL ACCEPTANCE BY THE CITY AND BY THE OWNER, REPRESENTATIVES OF THE CITY, THE OWNER AND THE CONTRACTOR SHALL MAKE AN INSPECTION OF THE EXISTING SEWERS WITHIN THE WORK LIMITS WHICH ARE TO REMAIN IN SERVICE AND WHICH MAY BE AFFECTED BY THE WORK. THE CONDITION OF THE EXISTING UTILITIES AND THEIR APPURTENANCES SHALL BE DETERMINED FROM FIELD OBSERVATIONS AND EXISTING VIDEO TAPES. RECORDS OF THE INSPECTIONS SHALL BE KEPT IN WRITING BY THE CONTRACTOR.
 - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION WORK.
 - ALL EXISTING UTILITIES, SEWERS AND WATER LINES ARE TO REMAIN UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS. THE CONTRACTOR SHALL CONTACT AND COORDINATE WITH ALL APPLICABLE UTILITY COMPANIES, MUNICIPALITIES AND AGENCIES BEFORE COMMENCING ANY WORK.
 - THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES REGARDING REMOVAL OF EXISTING POLES, OVERHEAD WIRES, UNDERGROUND UTILITIES, GUY WIRES, GAS LINES, ETC. ALL ADJUSTMENT OR RECONSTRUCTION WORK, EXCEPT FOR THOSE STRUCTURES OTHERWISE NOTED ON THE PLANS, SHALL BE PERFORMED BY THE CONTRACTOR. EXISTING APPURTENANCES SUCH AS UTILITY POLES AND VALVES BOX SHALL NOT BE DISTURBED BY THE CONTRACTOR DURING CONSTRUCTION.
 - THE CONTRACTOR SHALL MAINTAIN EXISTING UTILITY SERVICE TO ALL ADJOINING PROPERTIES.
 - ALL DEBRIS SHALL BE REMOVED FROM THE SITE, AND NO STOPPING ON SITE SHALL BE ALLOWED UNLESS APPROVED BY THE OWNER OR THEIR REPRESENTATIVES.
 - THE CONTRACTOR SHALL LIMIT SAWCUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE REQUIRED OR AS SHOWN. ALL PAVEMENTS TO BE REMOVED SHALL BE SAWCUT AND REMOVED TO FULL DEPTH AT ALL PAVEMENT LIMITS OR EXISTING JOINTS. IF ANY DAMAGE IS INCURRED TO ANY OF THE SURROUNDING PAVEMENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR AT NO ADDITIONAL COST TO ANYONE ELSE, INCLUDING THE CITY OR OWNER.
 - ASPHALT AREAS SHOWN TO BE SAWCUT AND REMOVED TO FULL DEPTH ARE ACTUAL FACE OF PROPOSED CURBS. IT WILL BE NECESSARY TO MAKE OFF-SET SAWCUTS TO PROVIDE CLEARANCE FOR PROPOSED CURBS. THE CONTRACTOR SHALL DETERMINE THE AMOUNT OF OFF-SET NECESSARY TO CONSTRUCT THE PROPOSED CURBS. ADDITIONAL CUTS MAY BE DESIRED TO FACILITATE THE REMOVAL OF THE EXISTING PAVEMENT. THERE WILL BE NO EXTRA PAYMENT FOR ADDITIONAL CUTS. PAVEMENT SHALL BE REMOVED WITHOUT DAMAGING OR UNDERMINING THE REMAINING PAVEMENT. IF ADJACENT PAVEMENT IS DAMAGED, THE CONTRACTOR SHALL MAKE ADDITIONAL FULL DEPTH SAWCUTS AND REMOVE THE DAMAGE AREAS AS NECESSARY.
 - ALL PAVEMENT REMOVAL AREAS SHALL BE FULL PAVEMENT CROSS-SECTION REMOVAL DOWN TO NATIVE SOIL LAYER IN ACCORDANCE WITH THE GEOTECHNICAL REPORT DATED MONTHDAY YEAR.
 - ALL TREES WITHIN THE GRADING LIMITS SHALL BE REMOVED UNLESS OTHERWISE NOTED.



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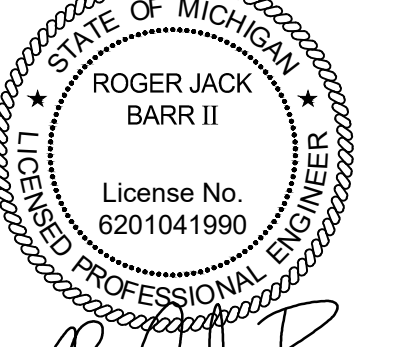
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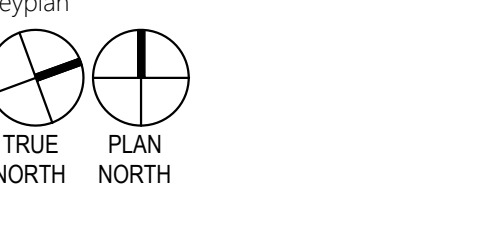


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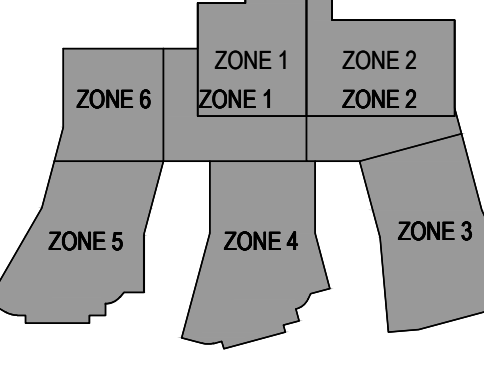
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25% DD ISSUE	07/07/2023
90% DD ISSUE	08/09/2023
TOWNSHIP SITE PLAN SUBMITTAL	08/23/2023
SSC PERMIT SUBMITTAL	08/30/2023
DD ISSUE	08/31/2023
SSC REVISIONS	09/07/2023
TOWNSHIP SITE PLAN SUBMITTAL	10/06/2023

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Keyplan

TRUE NORTH
PLAN NORTH



ZONE 1
ZONE 2
ZONE 3
ZONE 4
ZONE 5
ZONE 6

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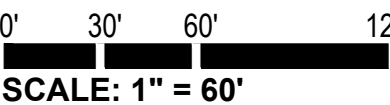
Sheet Title

SITE DEMOLITION & REMOVALS PLAN

Sheet No.

201.CD

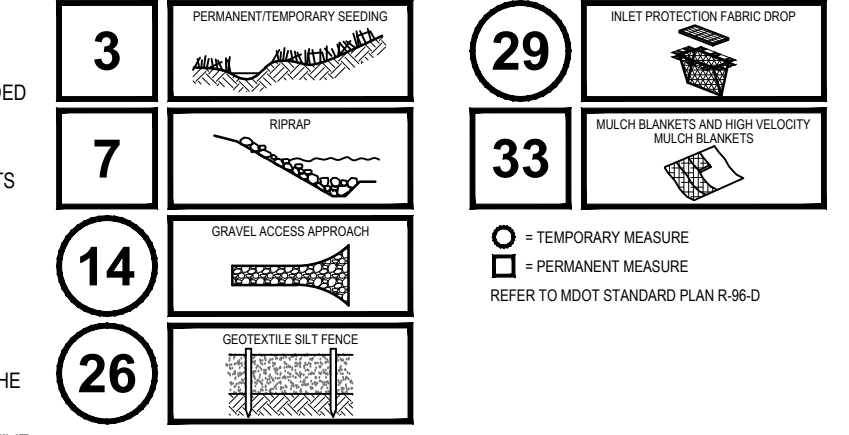
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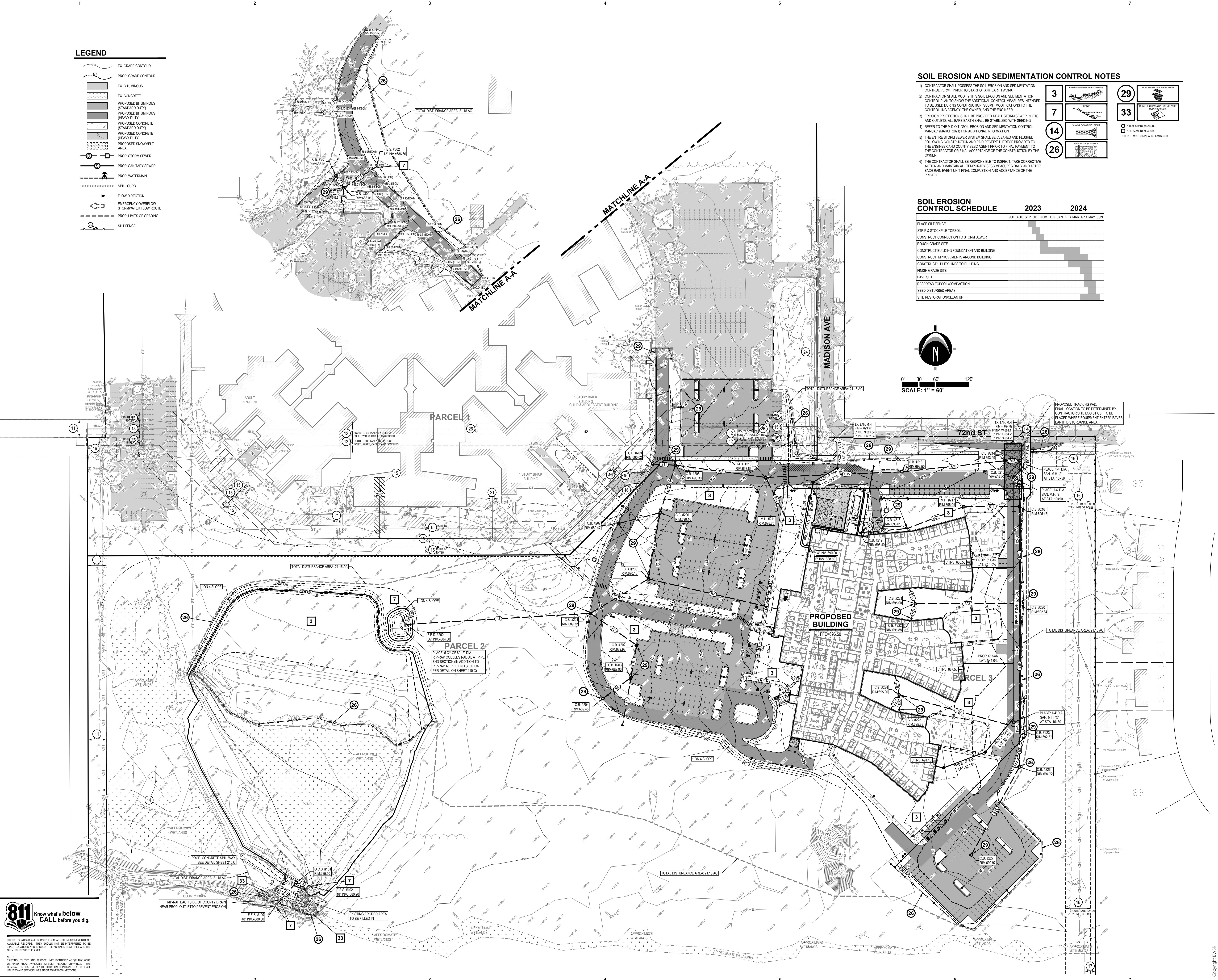
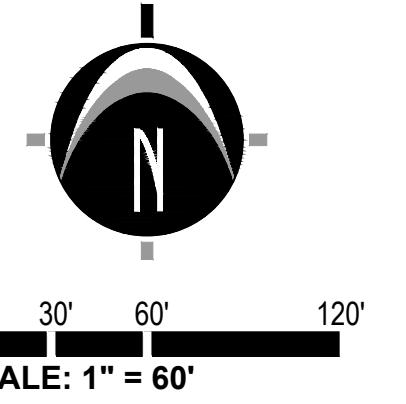
SOIL EROSION AND SEDIMENTATION CONTROL NOTES

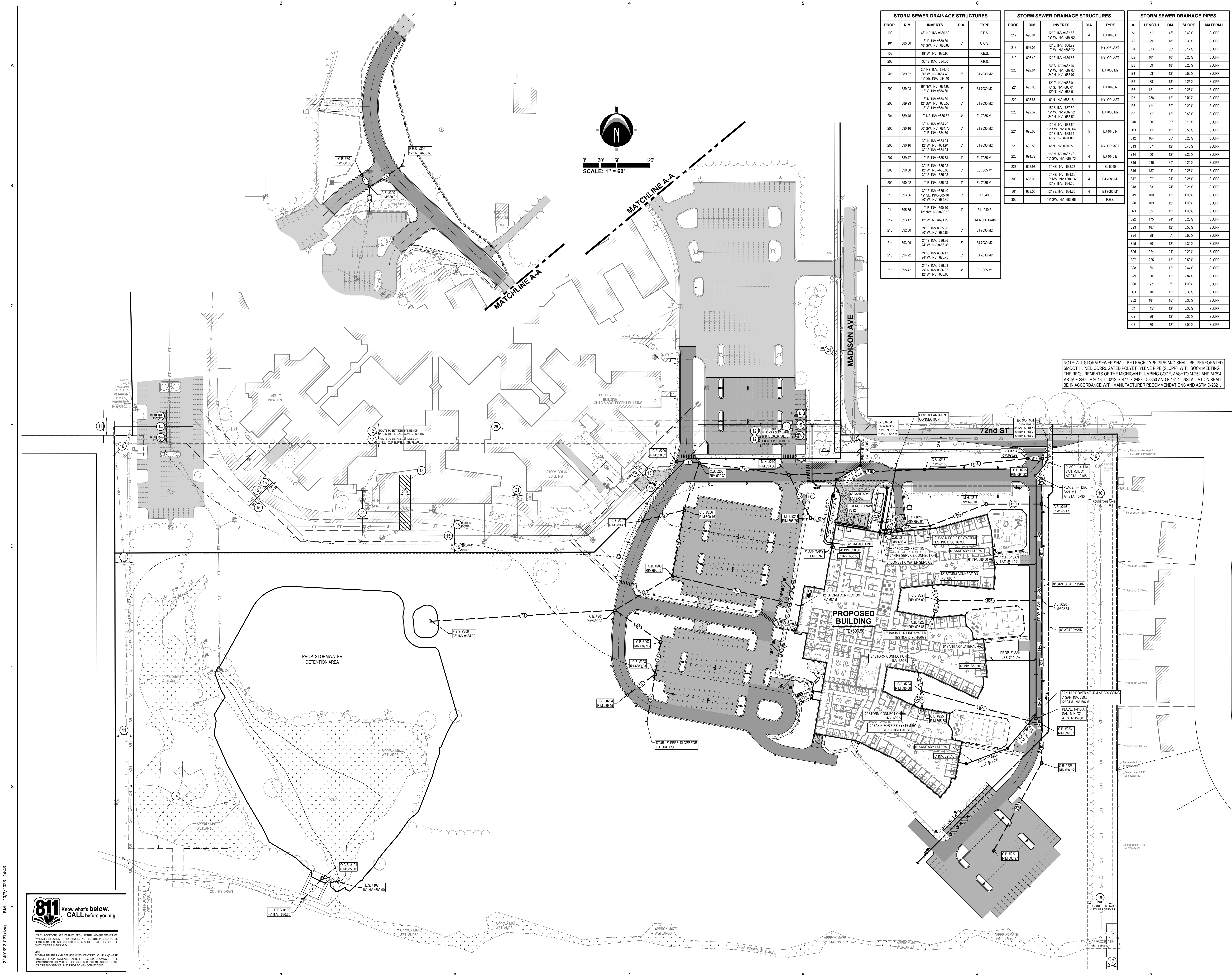
- 1) CONTRACTOR SHALL POSSESS THE SOIL EROSION AND SEDIMENTATION CONTROL PERMIT PRIOR TO START OF ANY EARTH WORK.
- 2) CONTRACTOR SHALL MODIFY THIS SOIL EROSION AND SEDIMENTATION CONTROL PLAN TO SHOW THE ADDITIONAL CONTROL MEASURES INTENDED TO BE USED DURING CONSTRUCTION. SUBMIT MODIFICATIONS TO THE CONTROLLING AGENCY, THE OWNER, AND THE ENGINEER.
- 3) EROSION PROTECTION SHALL BE PROVIDED AT ALL STORM SEWER INLETS AND OUTLETS. ALL BARE EARTH SHALL BE STABILIZED WITH SEEDING.
- 4) REFER TO THE M.D.O.T. "SOIL EROSION AND SEDIMENTATION CONTROL MANUAL" (MARCH 2021) FOR ADDITIONAL INFORMATION.
- 5) THE ENTIRE STORM SEWER SYSTEM SHALL BE CLEANED AND FLUSHED FOLLOWING CONSTRUCTION AND PAID RECEIPT THEREOF PROVIDED TO THE ENGINEER AND COUNTY SESC AGENT PRIOR TO FINAL PAYMENT TO THE CONTRACTOR OR FINAL ACCEPTANCE OF THE CONSTRUCTION BY THE OWNER.
- 6) THE CONTRACTOR SHALL BE RESPONSIBLE TO INSPECT, TAKE CORRECTIVE ACTION AND MAINTAIN ALL TEMPORARY SESC MEASURES DAILY AND AFTER EACH RAIN EVENT UNTIL FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT.



SOIL EROSION CONTROL SCHEDULE

	2023	2024
PLACE SILT FENCE	JUL	AUG
STRIP & STOCKPILE TOPSOIL	SEP	OCT
CONSTRUCT CONNECTION TO STORM SEWER	NOV	DEC
ROUGH GRADE SITE	JAN	FEB
CONSTRUCT BUILDING FOUNDATION AND BUILDING	MAR	APR
CONSTRUCT IMPROVEMENTS AROUND BUILDING	MAY	JUN
CONSTRUCT UTILITY LINES TO BUILDING		
FINISH GRADE SITE		
PAVE SITE		
RESURFACING TOPSOIL/COMPACTION		
SEED DISTURBED AREAS		
SITE RESTORATION/CLEAN UP		





STORM SEWER DRAINAGE STRUCTURES				
PROP.	RIM	INVERTS	DIA.	TYPE
100		48" NE INV.-680.60		F.E.S.
101	685.50	18" E INV.-680.80 48" SW INV.-680.80	6"	O.C.S.
102		18" W INV.-680.90		F.E.S.
200		36" E INV.-684.00		F.E.S.
201	689.32	30" NE INV.-684.40 30" W INV.-684.40 18" SE INV.-684.40	6"	EJ 7030 M2
202	689.93	18" NW INV.-684.66 18" S INV.-684.66	6"	EJ 7030 M2
203	689.93	18" N INV.-684.60 12" SW INV.-685.50 18" S INV.-684.60	6"	EJ 7030 M2
204	689.65	12" NE INV.-685.82	4"	EJ 7085 M1
205	690.16	30" N INV.-684.70 30" SW INV.-684.70 12" W INV.-684.94 30" S INV.-684.94	5"	EJ 7030 M2
206	690.16	12" W INV.-684.94	5"	EJ 7030 M2
207	689.47	12" E INV.-685.33	4"	EJ 7085 M1
208	690.30	30" E INV.-685.08 12" W INV.-685.08 30" S INV.-685.08	5"	EJ 7085 M1
209	690.02	12" E INV.-685.28	4"	EJ 7085 M1
210	693.96	30" E INV.-685.40 12" SE INV.-685.40 30" W INV.-685.40	5"	EJ 1040 B
211	695.75	12" E INV.-690.10 12" NW INV.-690.10	4"	EJ 1040 B
212	693.17	12" W INV.-691.20		TRENCH DRAIN
213	692.50	24" E INV.-685.90 30" W INV.-685.89	5"	EJ 7030 M2
214	693.99	24" E INV.-686.36 24" W INV.-686.36	5"	EJ 7030 M2
215	694.22	24" S INV.-696.43 24" N INV.-696.43 12" W INV.-696.43	5"	EJ 7030 M2
216	695.47	24" S INV.-686.63 24" N INV.-686.63 12" W INV.-686.63	4"	EJ 7085 M1

STORM SEWER DRAINAGE STRUCTURES				
PROP.	RIM	INVERTS	DIA.	TYPE
217	696.04	12" E INV.-687.83 12" W INV.-687.83	4"	EJ 1040 B
218	696.01	12" E INV.-688.72 12" W INV.-688.72	1"	NYLOPLAST
219	696.40	12" E INV.-689.56	1"	NYLOPLAST
220	692.84	24" S INV.-687.07 12" W INV.-687.07 24" N INV.-687.07	5"	EJ 7030 M2
221	695.00	12" E INV.-688.01 12" S INV.-688.01 12" N INV.-688.01	4"	EJ 1040 N
222	695.88	6" N INV.-688.15	1"	NYLOPLAST
223	692.37	15" S INV.-687.52 12" W INV.-687.52 24" N INV.-687.52	5"	EJ 7030 M2
224	695.00	12" N INV.-688.64 12" SW INV.-688.64 12" W INV.-688.64 6" S INV.-691.00	5"	EJ 1040 N
225	695.88	6" N INV.-691.27	1"	NYLOPLAST
226	694.72	15" N INV.-687.73 15" SW INV.-687.73	4"	EJ 1040 B
227	692.97	15" NE INV.-688.27	4"	EJ 5250
300	688.05	12" NE INV.-684.56 12" NW INV.-684.56 12" S INV.-684.56	4"	EJ 7085 M1
301	688.05	12" SE INV.-684.65	4"	EJ 7085 M1
302		12" SW INV.-686.66		F.E.S.

STORM SEWER DRAINAGE PIPES				
#	LENGTH	DIA.	SLOPE	MATERIAL
A1	51'	48"	0.40%	SLCOP
A2	29'	18"	0.36%	SLCOP
B1	333'	36"	0.12%	SLCOP
B2	101'	18"	0.25%	SLCOP
B3	59'	18"	0.25%	SLCOP
B4	63'	12"	0.58%	SLCOP
B5	88'	18"	0.25%	SLCOP
B6	121'	30"	0.25%	SLCOP
B7	238'	12"	2.01%	SLCOP
B8	121'	30"	0.20%	SLCOP
B9	77'	12"	0.50%	SLCOP
B10	90'	30"	0.15%	SLCOP
B11	41'	12"	0.50%	SLCOP
B12	164'	30"	0.20%	SLCOP
B13	87'	12"	5.40%	SLCOP
B14	50'	12"	2.20%	SLCOP
B15	246'	30"	0.20%	SLCOP
B16	187'	24"	0.25%	SLCOP
B17	27'	24"	0.25%	SLCOP
B18	83'	24"	0.25%	SLCOP
B19	100'	12"	1.00%	SLCOP
B20	109'	12"	1.00%	SLCOP
B21	85'	12"	1.00%	SLCOP
B22	175'	24"	0.25%	SLCOP
B23	187'	12"	0.50%	SLCOP
B24	28'	6"	0.50%	SLCOP
B25	30'	12"	2.30%	SLCOP
B26	224'	24"	0.20%	SLCOP
B27	229'	12"	0.50%	SLCOP
B28	35'	12"	2.47%	SLCOP
B29	30'	12"	2.87%	SLCOP
B30	27'	6"	1.00%	SLCOP
B31	70'	18"	0.30%	SLCOP
B32	181'	15"	0.30%	SLCOP
C1	45'	12"	0.35%	SLCOP
C2	26'	12"	0.35%	SLCOP
C3	70'	12"	3.00%	SLCOP

NOTE: ALL STORM SEWER SHALL BE LEACH TYPE PIPE AND SHALL BE PERFORMED SMOOTH LINED CORRUGATED POLYETHYLENE PIPE (SLCOP), WITH SOCK MEETING THE REQUIREMENTS OF THE MICHIGAN PLUMBING CODE, ASHTO M-255 AND M-294, ASTM F-2306, F-2648, D-3212, F-477, F-487, D-3350 AND F-1417. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS AND ASTM D-2321.



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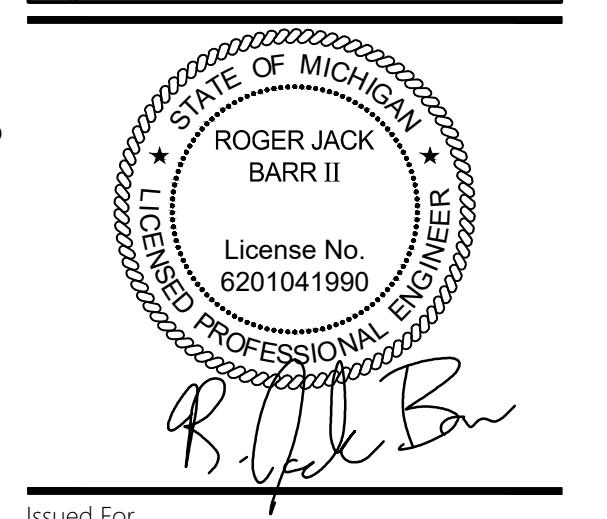
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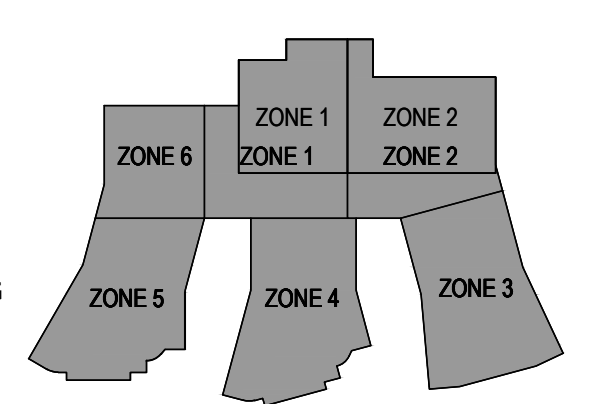
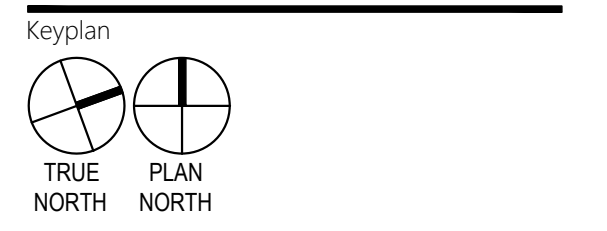


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TOWNSHIP SITE PLAN SUBMITTAL	08/23/2023
SESS PERMIT SUBMITTAL	08/30/2023
DD ISSUE	08/31/2023
SESS REVISIONS	09/07/2023
TOWNSHIP SITE PLAN SUBMITTAL	10/06/2023

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Sheet Title
OVERALL SITE UTILITY
PLAN

Sheet No.

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811 Know what's below.
CALL before you dig.

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLAN" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

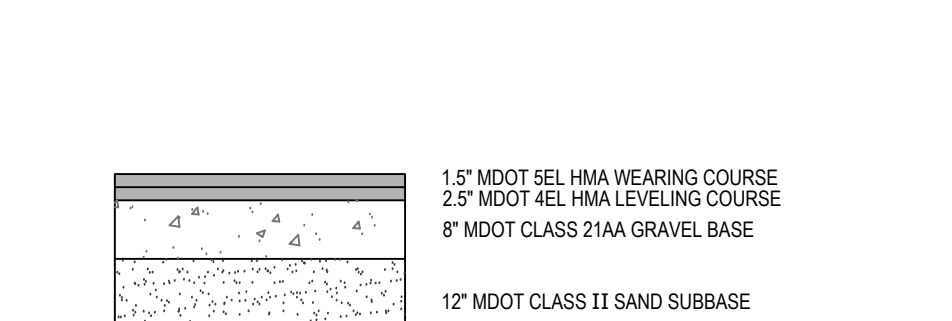
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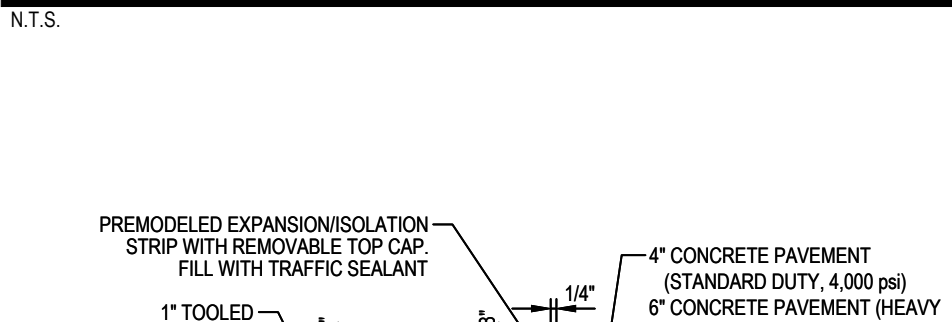
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NOTES:
1. EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "Y" ARE WHERE INFORMATION FROM AVAILABLE RECORDS OR FIELD SURVEYING DATA IS AVAILABLE.
2. CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO ANY CONNECTIONS.

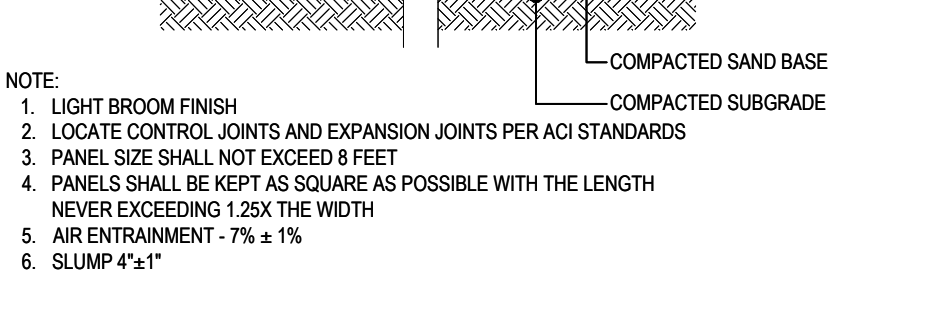
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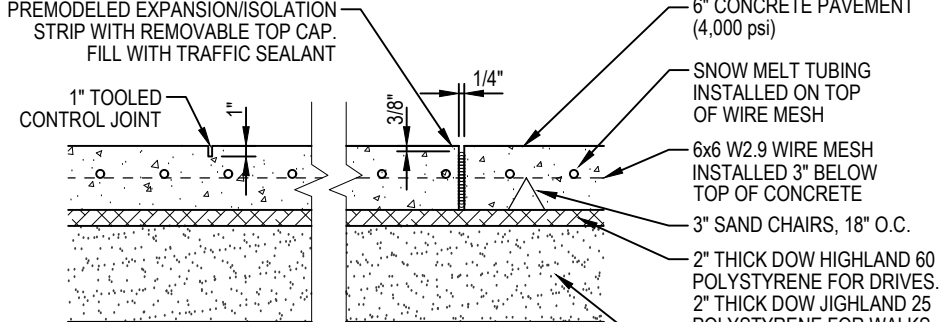
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CONCRETE PAVEMENT DETAIL



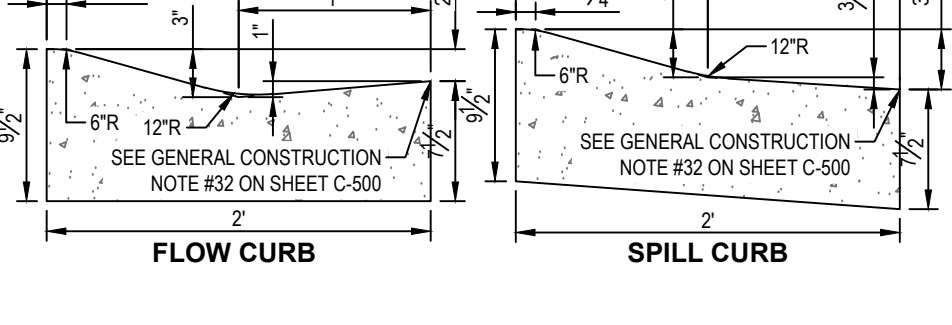
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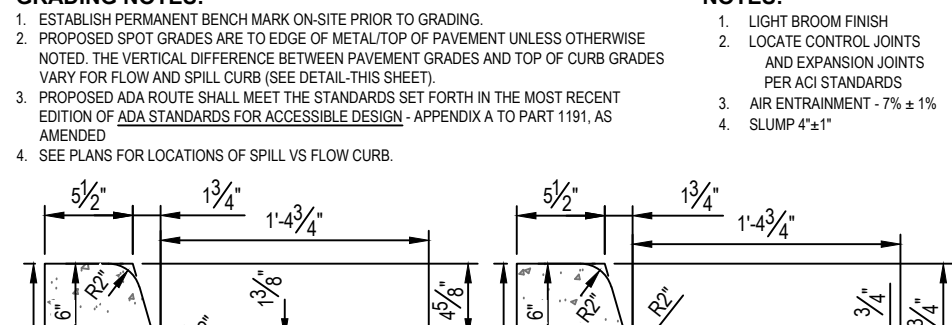
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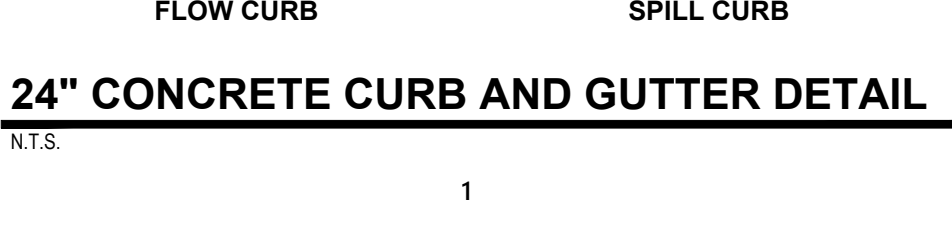
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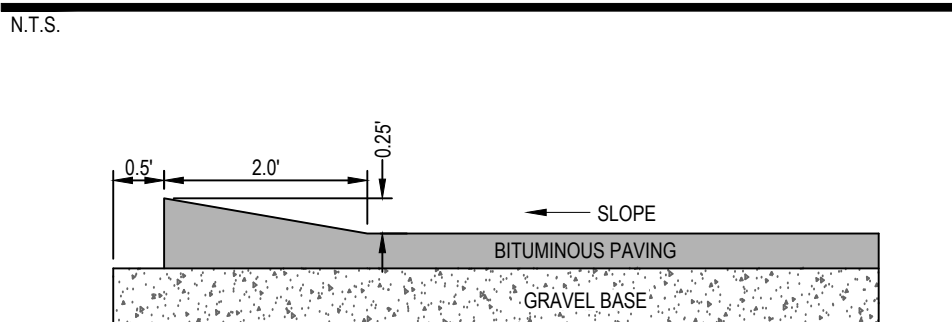
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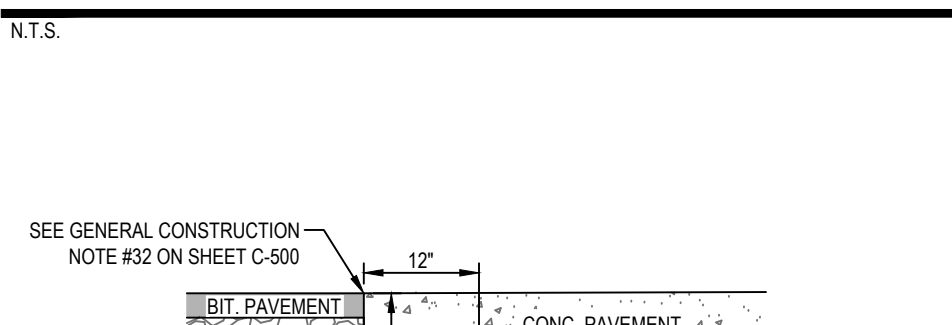
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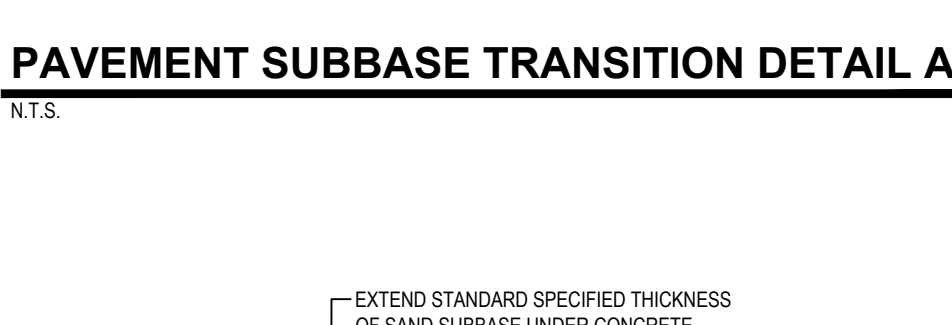
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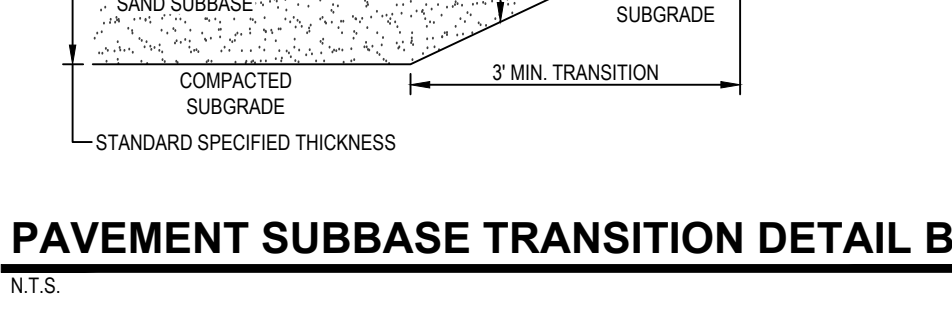
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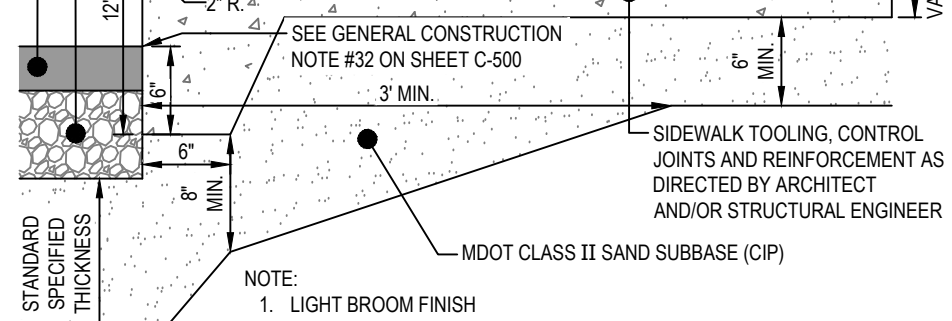
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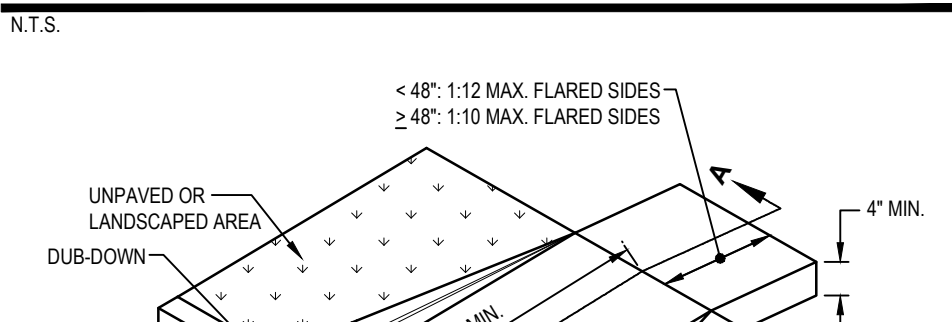
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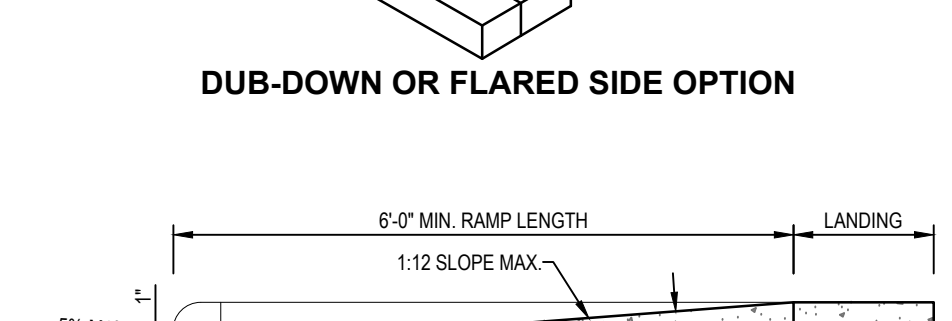
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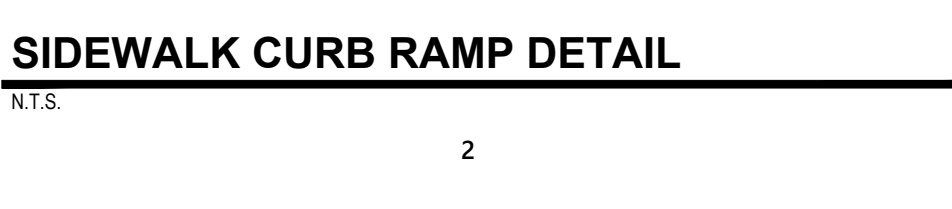
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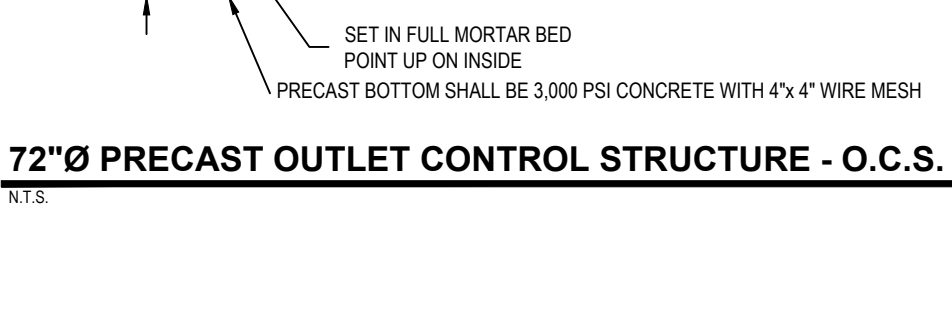
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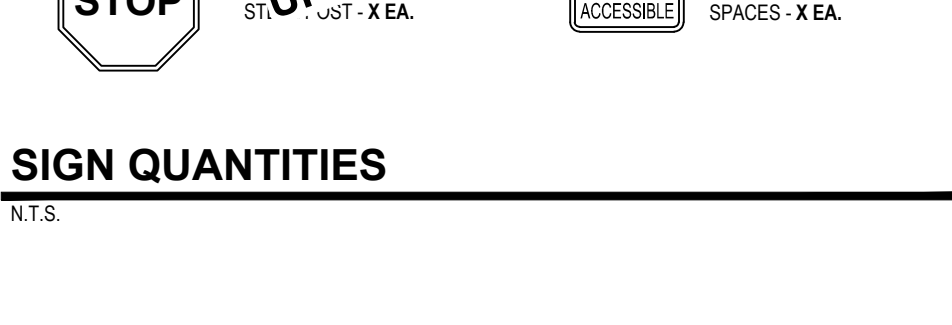
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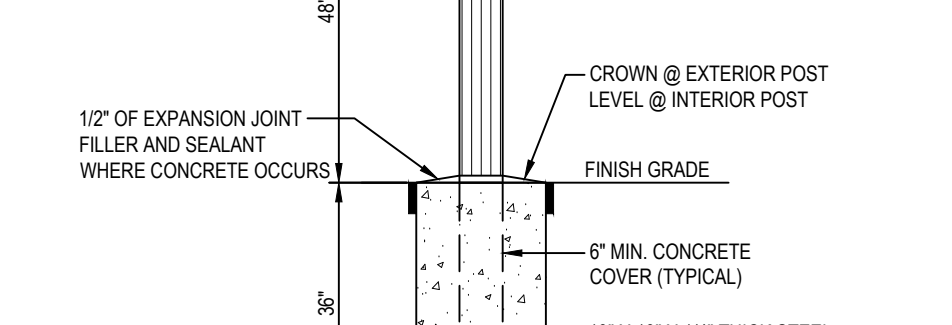
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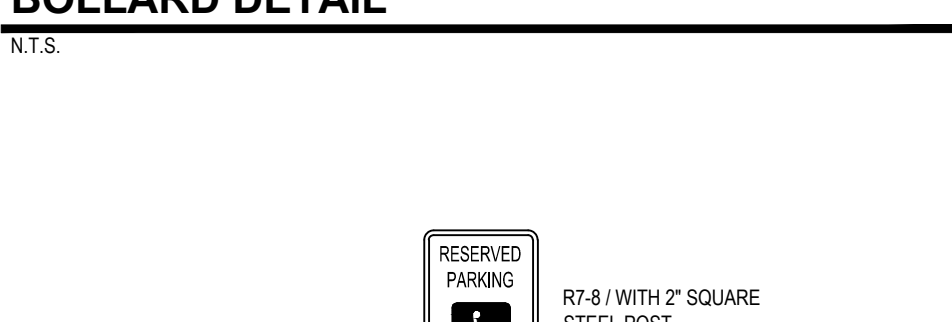
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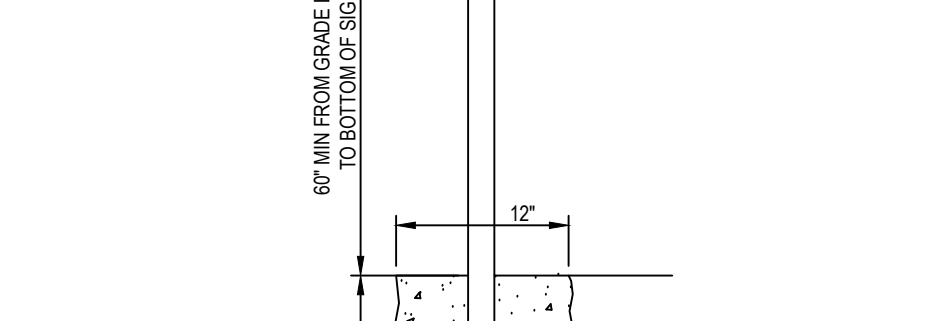
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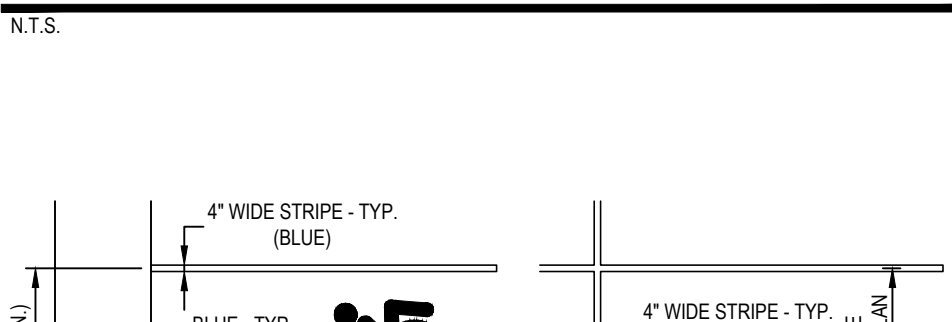
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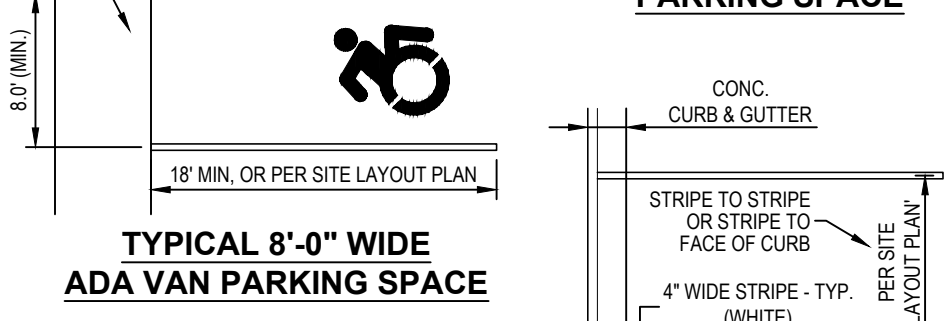
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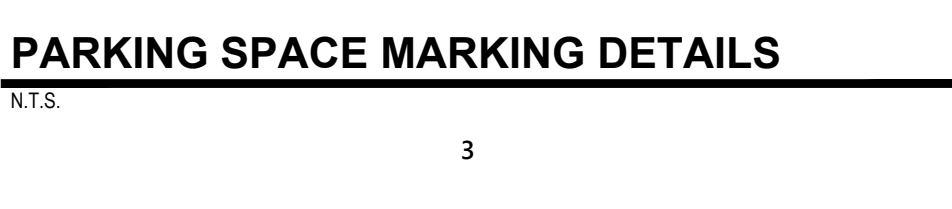
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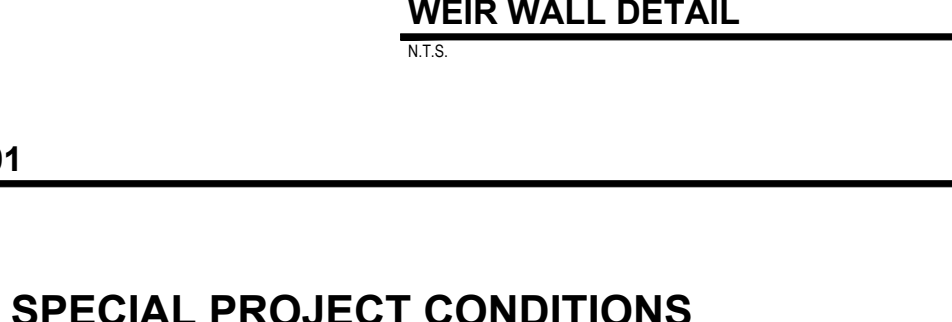
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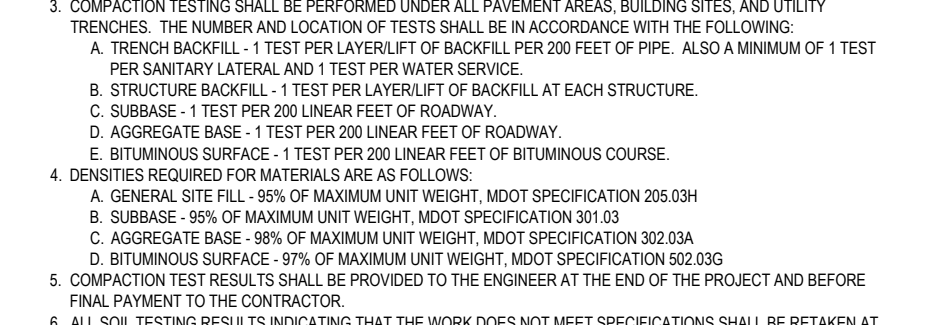
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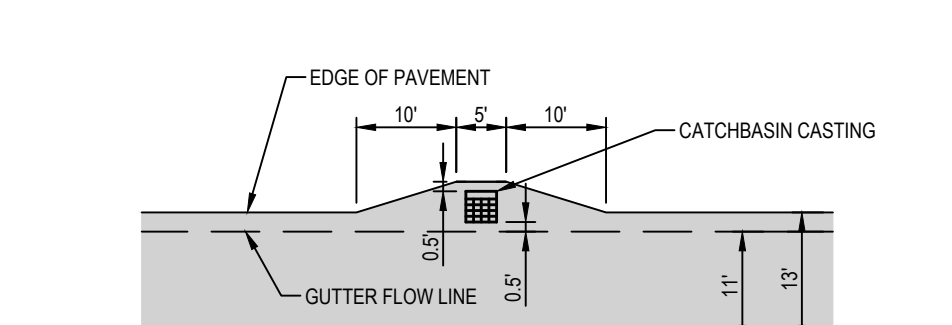
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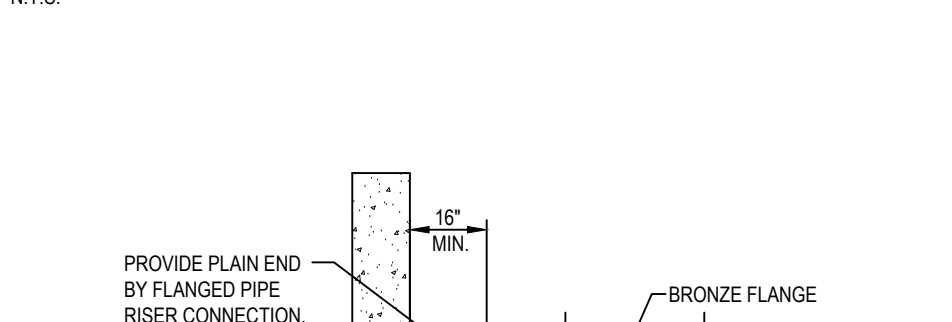
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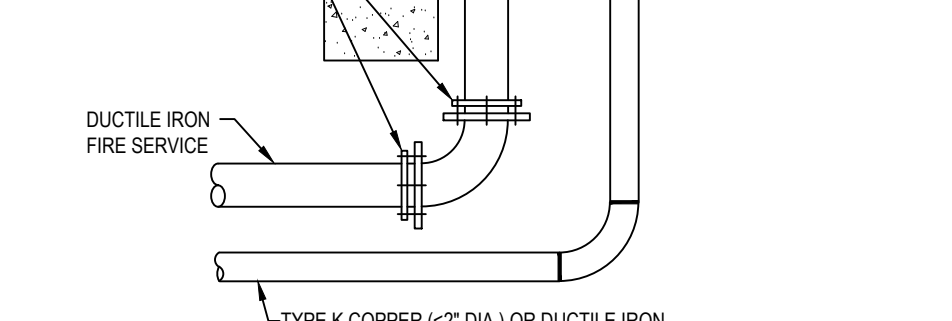
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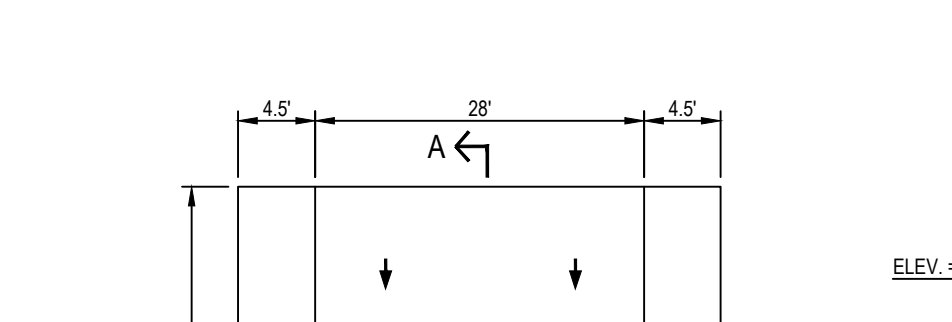
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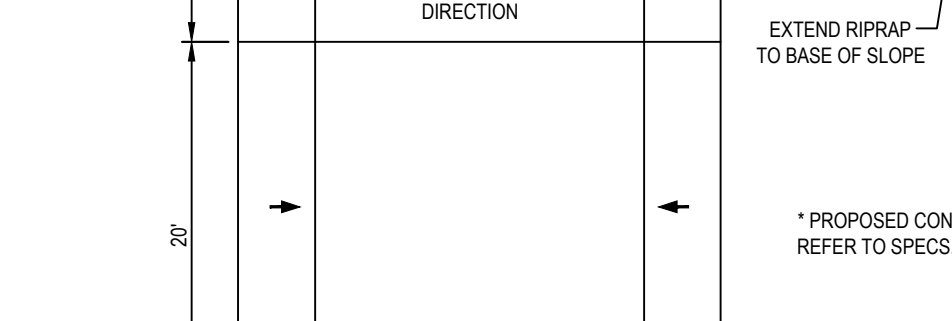
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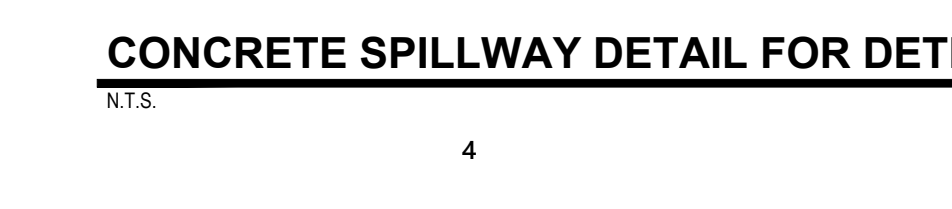
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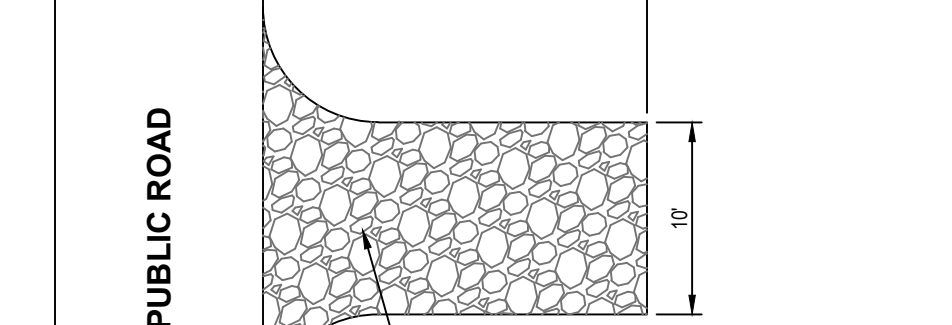
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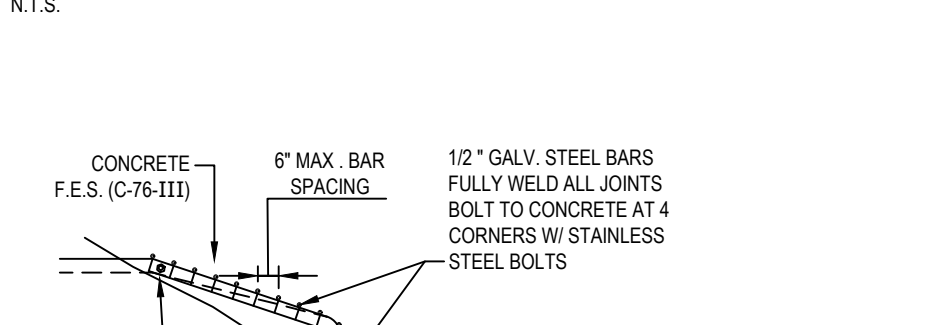
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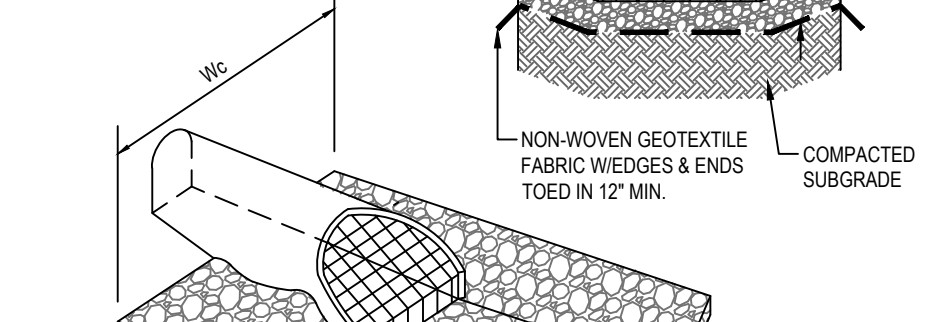
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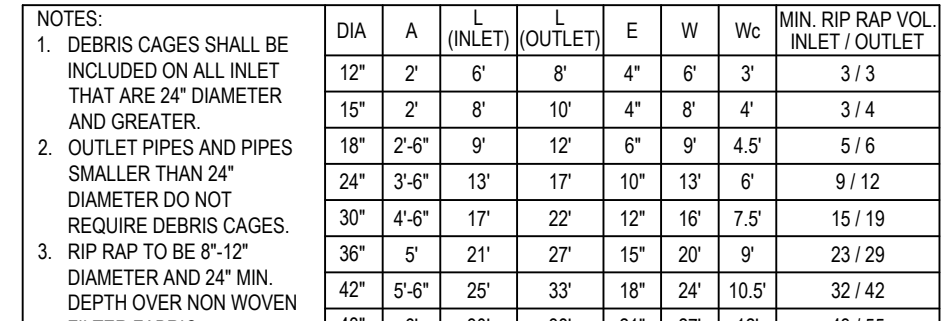
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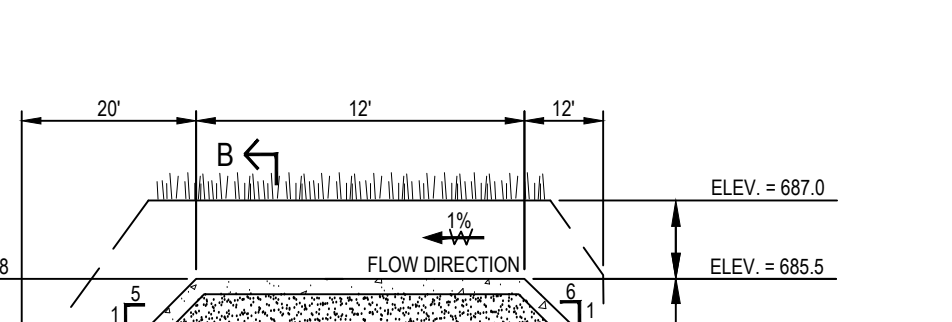
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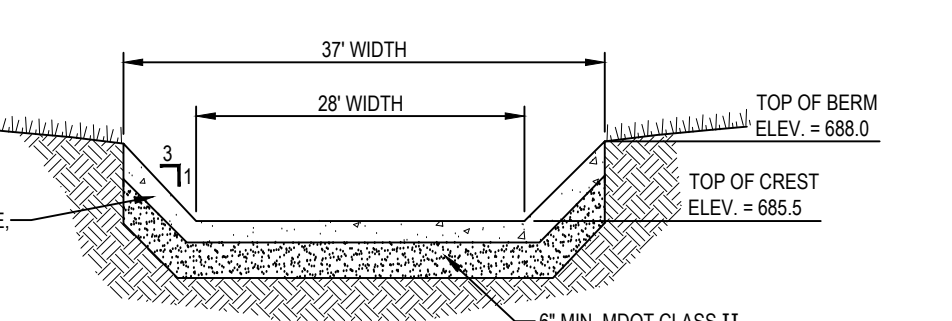
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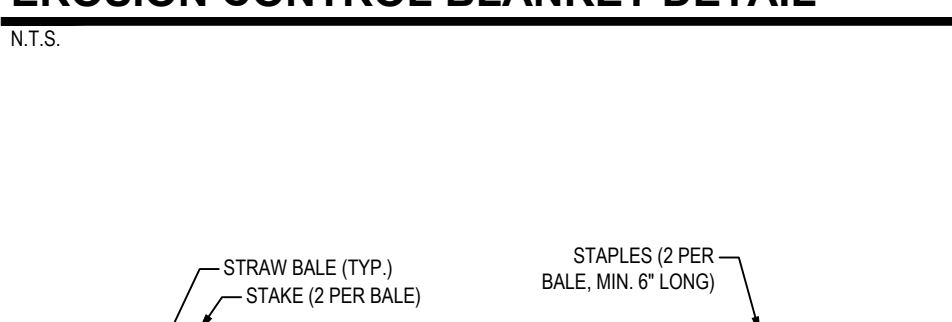
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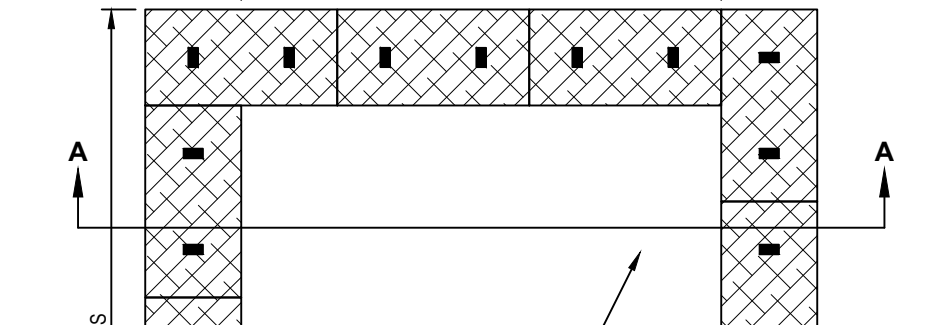
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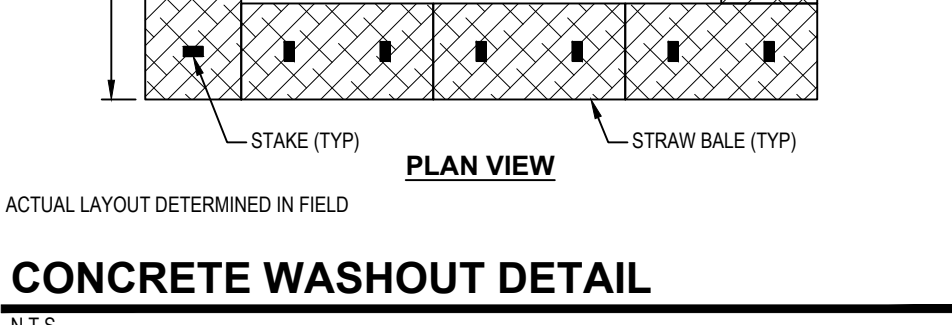
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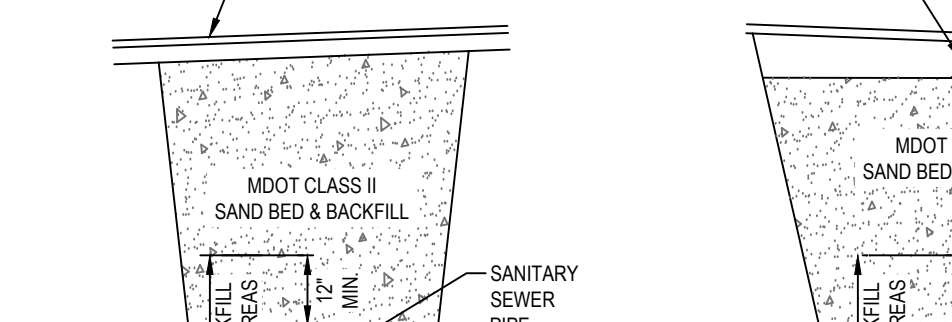
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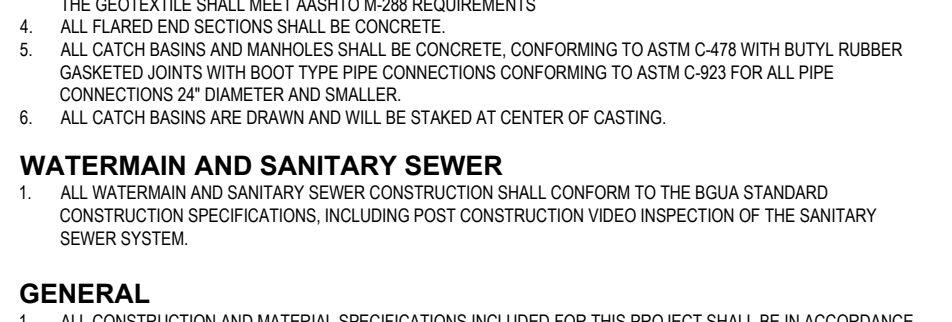
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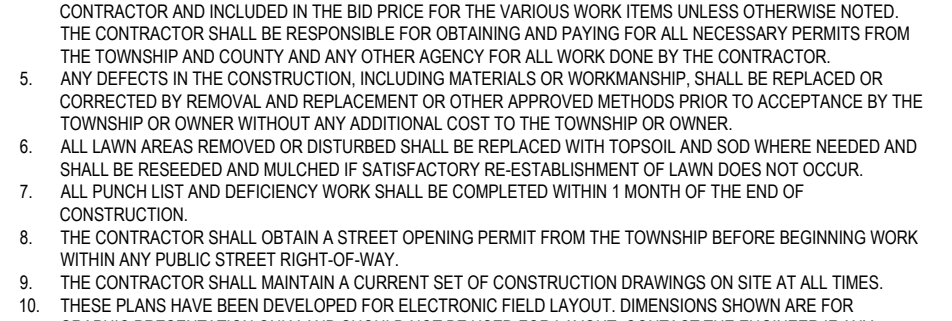
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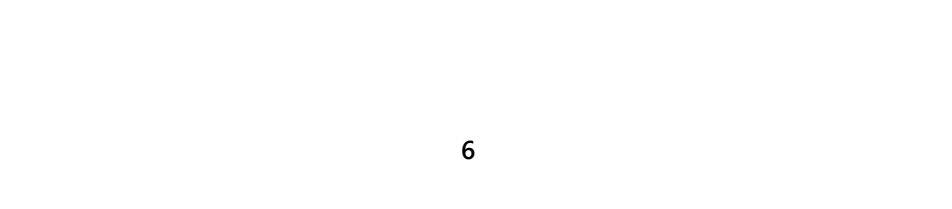
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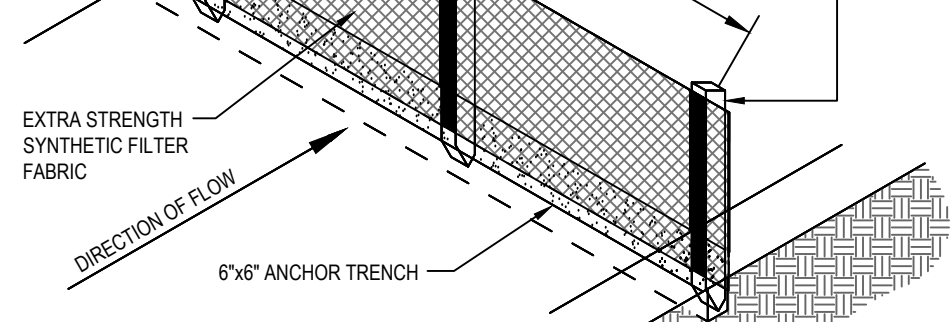
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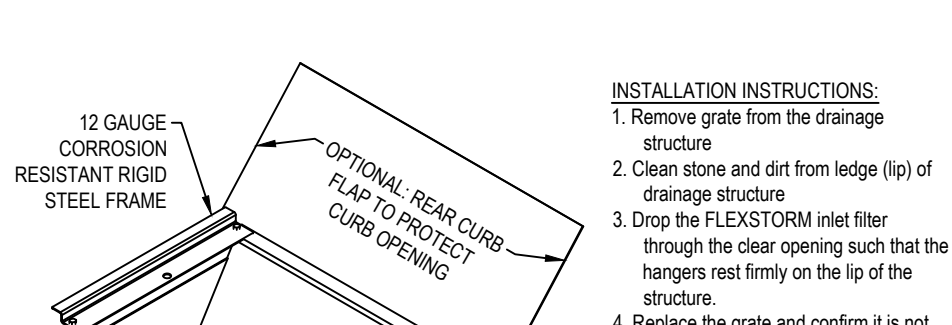
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PAVEMENT SUBBASE TRANSITION DETAIL AM



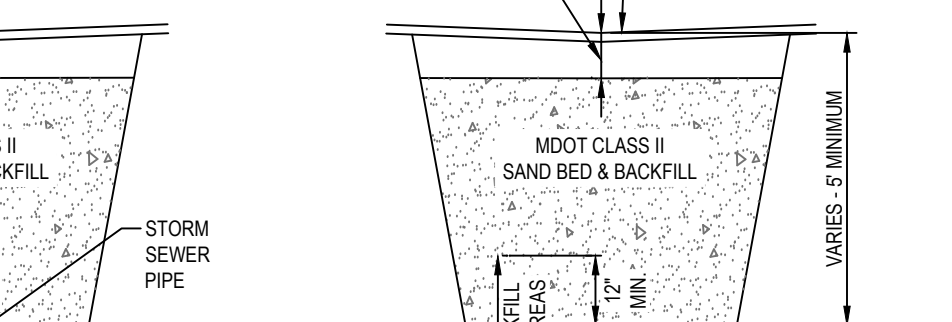
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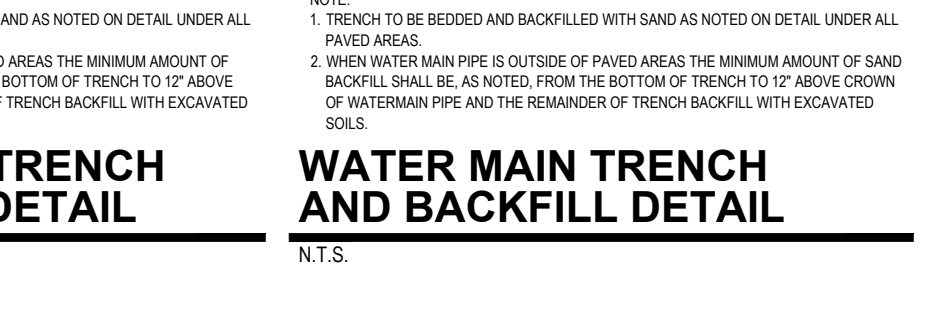
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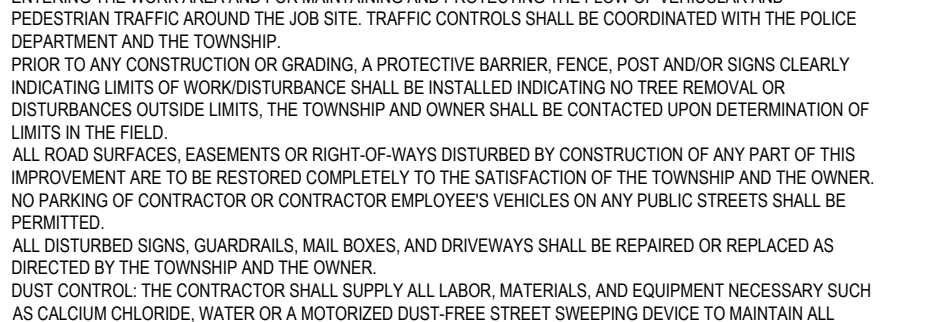
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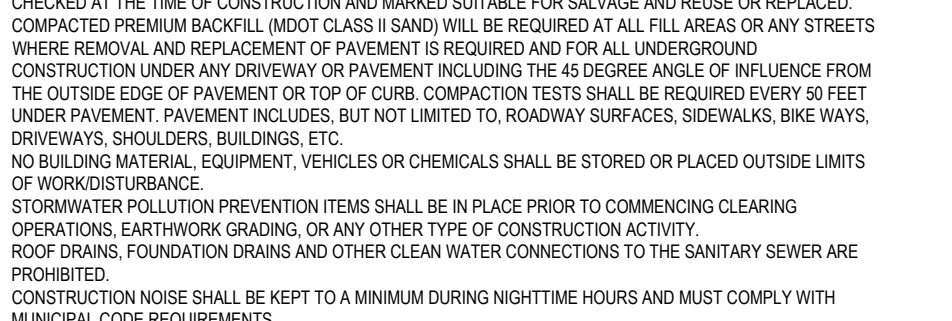
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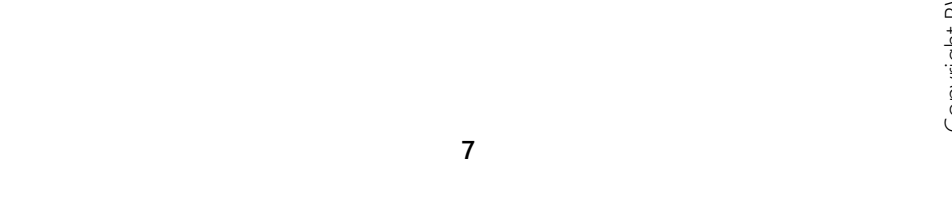
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PINE REST PEDIATRIC CENTER FOR BEHAVIORAL HEALTH

B W B R

380 St. Peter Street, Ste. 600
Saint Paul, MN 55102
651.222.3701
bwbwr.com

Consultants

NEDERVELD

www.nederveld.com
800.222.1868

Grand Rapids

217 Grandville Ave., Suite 302
Grand Rapids, MI 49503

Ann Arbor, Chicago, Columbus,
Holland, Indianapolis

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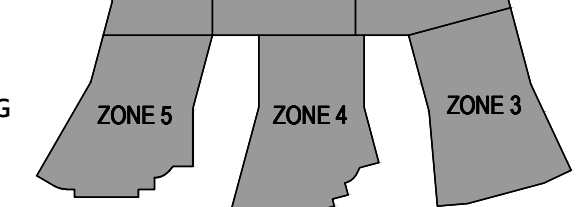
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25% DD ISSUE	07/07/2023
90% DD ISSUE	08/09/2023
TOWNSHIP SITE PLAN SUBMITTAL	08/23/2023
SSEC PERMIT SUBMITTAL	08/30/2023
DD ISSUE	08/31/2023
SSEC REVISIONS	09/07/2023
TOWNSHIP SITE PLAN SUBMITTAL	10/06/2023

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TRUE NORTH
PLAN NORTH



BWBWR Comm. No. P.2200570.00
Drawn T/W/AGN

Sheet Title

DETAILS & SPECIFICATIONS

Sheet No.

210.C

Copyright BWBWR

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CAL	SIZE
	Aa	9	Acer rubrum 'Autumn Flame'	Autumn Flame Red Maple	B&B	2.5' min.	
	Aa (F)	9	Acer rubrum 'Autumn Flame'	Autumn Flame Red Maple	B&B	2.5' min.	
	Aa2	13	Acer x freemanii 'Armstrong'	Armstrong Freeman Maple	B&B	2.5' min.	
	Ac	60	Abies concolor	White Fir	B&B		5' hgt. min.
	Ac (F)	7	Abies concolor	White Fir	B&B		5' hgt. min.
	Ac2	4	Acer palmatum dissectum 'Crimson Queen'	Crimson Queen Japanese Maple	B&B	1.5' min.	
	Am (F)	3	Amelanchier canadensis	Canadian Serviceberry Multi-trunk	B&B		6' hgt. min.
	As	12	Acer saccharum	Sugar Maple	B&B	2.5' min.	
	Cf	3	Cercis canadensis 'Forest Pansy'	Forest Pansy Eastern Redbud	B&B	1.5' min.	
	Ck	3	Comus kousa	Kousa Dogwood	B&B		6' min.
	Hv	7	Hamelis virginiana	Common Witch Hazel	B&B		6' min.
	Pl	1	Picea pungens 'Iseli Fastigiate'	Fastigiate Colorado Spruce	B&B		5' ht.
	Ps	47	Pinus strobus	White Pine	B&B		5' hgt. min.
	Ps (F)	3	Pinus strobus	White Pine	B&B		5' hgt. min.
	Tc (P)	28	Tilia cordata	Littleleaf Linden	B&B	2.5' min.	
	Tg	45	Thuja plicata 'Grovat'	Spring Grove® Western Red Cedar	B&B		5' hgt. min.
	Tg (F)	12	Thuja standishi x plicata 'Green Giant'	Green Giant Arborvitae	B&B		5' hgt. min.

[illegible]

PLANTING NOTES:

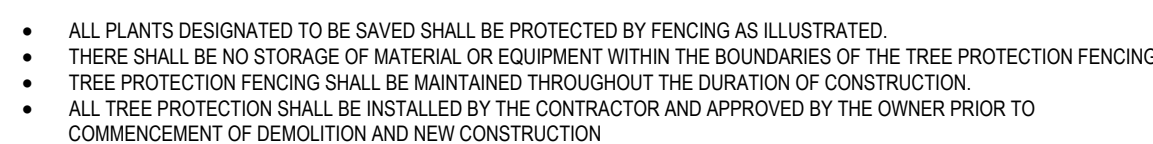
- 1) ALL PLANT MATERIAL SHALL BE LOCALLY NURSERY GROWN NO. 1 GRADE AND INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES. ALL PLANT MATERIALS SHALL MEET CURRENT AMERICAN ASSOCIATION OF NURSERIES STANDARDS. ANY PLANT MATERIAL THAT DOES NOT MEET THESE CRITERIA SHALL BE REJECTED BY THE LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO SELECT ANY PLANT MATERIAL, FOR ANY REASON BEFORE OR AFTER INSTALLATION.
- 2) SIZES SPECIFIED ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE INSTALLED.
- 3) ANY PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
- 4) MAINTENANCE OF LANDSCAPING ITEMS, TREES, AND PLANTS SHALL BE PERFORMED BY THE PROPERTY OWNER ON A REGULAR BASIS. THE CONTRACTOR 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 BEING NOTIFIED TO DO SO.
- 5) PLANT TREES AND SHRUBS IN ACCORDANCE WITH PLANTING DETAILS. DIG TWO PITS PER PLANT. PLANT TREES AND SHRUBS IN ONE END OF EACH TREE WHERE THEY WERE GROWN OR IN THE NEAREST HEAVY CULDS ARE EVIDENT. PLANT TREES AND SHRUBS HEREIN LISTED WILL BE PLANTED IN THE SAME FOOT DRILL HOLE AND BACKFILL TO TOP OF PLANTING.
- 6) REMOVE ALL TWINE, WIRE, WRAPPED TREE GUARDS, TAGS AND NONORGANIC MATERIAL FROM ROOT BALLS. REMOVE THE EXCESSIVE BARK MULCH FROM THE TRUNK OF THE TREE.
- 7) FRESH SPINDLED HARDWOOD BARK PLANTING DETAIL, NATURAL COLOR (NON-COLOR), IS REQUIRED FOR ALL PLANTINGS AND PLANTING BEDS. MULCH PER PLANTING DETAILS. MULCH ON CHAIR SEALS BEET AT THICK TIME OF INSPECTION AND AFTER COMPACTED BY PAN OR IRRIGATION. ALL PLANTING BEDS SHALL BE EDGED WITH 2" X 6" SLUG SLUG LANDSCAPE EDGING.
- 8) LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO CONSTRUCTION OF ANY PLANTING AREA. SEE ATTACHED SHEETS FOR LOCATION OF UTILITIES.
- 9) PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER PLANTING.

TOSPSOL AND TURF NOTES

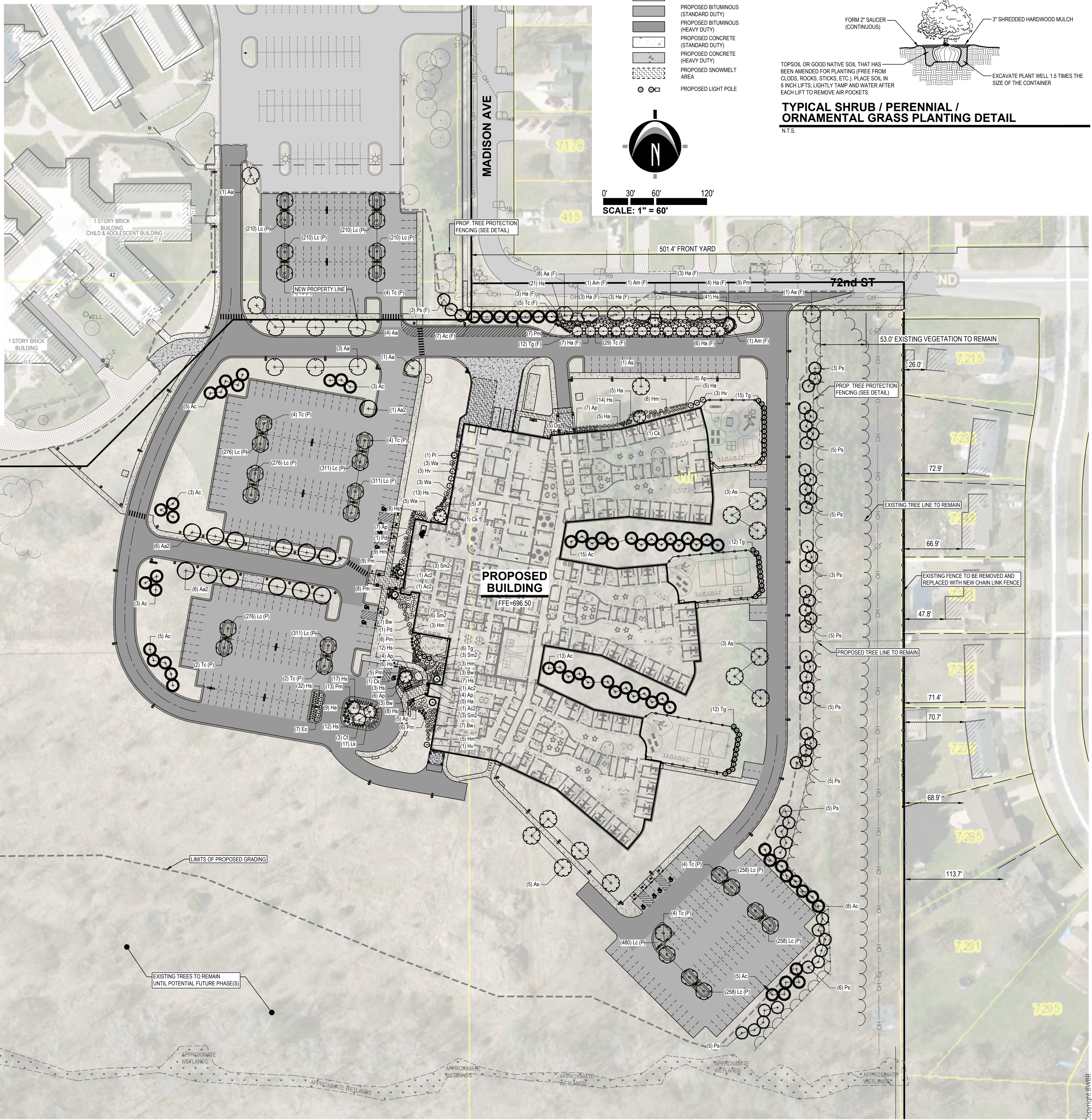
- 1) WHEREVER GROUND IN ITS NATURAL STATE HAS BEEN DISTURBED, APPROVED LANDSCAPING OR GRASS SHALL BE FULLY INSTALLED & ESTABLISHED WITH A REASONABLE PERIOD, BUT NO LONGER THAN ONE GROWING SEASON WITHOUT INTERFERING WITH THE PROPOSED PROJECT.
- 2) DURING EXCAVATION, GRADING, AND INSTALLATION OF REQUIRED LANDSCAPE, ALL SOIL EROSION AND SEDIMENTATION CONTROL, REGULATIONS SHALL BE STRICTLY FOLLOWED AND COMPLIED WITH.
- 3) ALL PLANTING MATERIAL REQUIREMENTS SHALL BE INSTALLED ON TOSPOSS, UNLESS APPROVED OTHERWISE, DO NOT PLANT UNTIL ACCEPTANCE OF FINISH GRADE.
- 4) SOIL SHALL BE GROWN ON TOSPOSS, UNLESS APPROVED OTHERWISE. SOIL SHALL BE 2 YEARS OLD AND STRONGLY ROOTED TO THE SUBGRADE. SOIL SHALL BE TESTED TO VERIFY IT IS SUITABLE. SOIL SHALL BE STAGGERED IN A RUNNING BOND PATTERN. SOIL SHALL BE WATERED IMMEDIATELY TO AVOID DRYING OUT. DO NOT INSTALL SOIL UNTIL ACCEPTANCE OF FINISH GRADE. THE SYSTEM METHOD OF INSTALLATION IS REQUIRED. UNLESS DIRECTED BY WRITING TO THE CONTRACTOR, THE SOIL MUST BE LAYERED TO A MINIMUM OF 10" PERPENDICULAR TO LENGTH OF DRIVE.
- 5) TURF SHALL BE INSTALLED IN AN AREA OF 3' x 4' OF LIGHTLY COMPACTED TOSPOSS. TURF SHALL BE FERTILE, FREE OF WEEDS, AND HAVE A MINIMUM OF 10% MOISTURE. TURF SHALL BE INSTALLED ON TOSPOSS, UNLESS APPROVED OTHERWISE. INCLUDING NOMINUS PLANTS PH BETWEEN 6.0 AND 6.5, SALTS 500 PARTS PPM, ORGANIC CONTENT .7%, DO NOT INSTALL TURF UNTIL APPROVED BY OWNER'S R.O. TOSPOSS SHALL BE FINE GRADED TO A DEPTH OF FINISH, FREE OF CLUMPS AND OTHER OBSTRUCTIONS.
- 6) ALL LANDSCAPE ISLANDS WITH PARKING LOGS SHALL BE BACK FILLED WITH TOSPOSS TO A MINIMUM OF 18" MIN.

<u>REQUIRED LANDSCAPING:</u> <u>FRONT YARD LANDSCAPING</u> • PROVIDE POINTS EQUAL TO THE TOTAL LINEAR FEET OF APPLICABLE FRONTAGE • $501' 4" \geq 250' = 251$ POINTS REQUIRED	<u>PROPOSED LANDSCAPING:</u> <u>FRONT YARD LANDSCAPING</u> • 488 POINTS PROVIDED WITH TREES AND SHRUBS (F)
<u>PARKING LOT LANDSCAPING</u> • PROVIDE POINTS EQUAL TO 1.5 TIMES THE TOTAL NUMBER OF PROPOSED PARKING SPACES • $375 \text{ SPACES} \times 1.5 = 562.5 = 563$ POINTS REQUIRED	<u>PARKING LOT LANDSCAPING</u> • 588 4 POINTS PROVIDED WITH TREES AND GROUNDCOVER (P)

(F) - FRONT YARD LANDSCAPING
(P) - PARKING LOT LANDSCAPING



N.T.S.



Gaines Charter Township

Planning Commission Memo

Meeting Date: October 26th, 2023

AGENDA ITEM: VI.3.b

PROPOSED REQUEST: Site Plan Review

ADDRESS: 4490 60th Street SE

PARCEL NUMBER: 41-22-01-201-005

APPLICANT: Mark Anthony, Pioneer
Construction, OBO Alliance Beverage

FILE NUMBER: 230920MA

PROPERTY ZONING DISTRICT: Light Industrial
(I-1) and PUD-LSP, Large Scale Plan

PROPERTY SIZE: 41.2 Acres

REPORT BY: Dan Wells, Community
Development Director



OVERVIEW

The applicant requests site plan approval for a 100,250-square-foot (S.F.) warehouse addition to the existing 270,000 S.F. Alliance Beverage warehouse facility approved in 2014. At the time of its approval, the 2014 site plan did include an area for future expansion that is very close in scale to the currently proposed addition.

Site improvements also include truck parking and a drive aisle for access around the site. The building addition will primarily be used for warehouse space to expand operations with a small 7,550 S.F. reclamation area for bottle return storage.

Surrounding zoning:

	NORTH: Light Industrial (I-1) & City of Kentwood	
WEST: Light Industrial (I-1)	SUBJECT PARCEL	EAST: PUD-LSP
	SOUTH: M-6 & PUD-LSP	

SECTION 25.6 SITE PLAN STANDARDS OF REVIEW

The request has been reviewed using the applicable review standards of Section 25.6 Site Plan Review Standards. Additional information is included over the following pages concerning site plan review considerations and standards.

- A. *Adequacy of Information: Whether the required information has been furnished in sufficiently complete and understandable form so as to allow an accurate description of the proposed use(s) and structure(s) in terms of density, location, area, height, bulk, placement, setbacks, performance characteristics, parking, and traffic circulation.*

Section 8.3 Dimensional Standards.

PUD-LSP (Industrial) Regulations	Required	Proposed
Front Yard Setback	100 Feet	870 Feet
West Side Setback	50 Feet	137 Feet
East Side Setback	50 Feet	420 Feet
Rear Yard Setback	25 Feet	Ca. 380 Feet
Maximum Building Height	60 Feet	Ca 32 Feet

Chapter 15 Parking and Loading Regulations.

Currently the site has 212 auto parking spaces and 53 tractor trailer parking spaces that were approved in 2014 for the 270,000 S.F. building. Only 67 were required in 2014 based on the square footage, and the addition would require 25 more so the number of existing auto parking spaces is currently adequate and no more are necessary.

The plan does include the addition of 52 additional tractor trailer spaces. They are located within 300 feet of an access door. Loading spaces meet the minimum width (10'), length (35') and height (14') requirements for industrial uses.

Chapter 17 Signage Regulations.

Signage will be removed from its current location and replaced after construction is complete. All future signs will comply with the zoning ordinance for industrial property.

Chapter 16 Landscaping Regulations.

Improvements are to the rear of the building so rear yard requirements were analyzed, and front yard requirements do not apply.

Thirteen deciduous canopy trees are indicated to be placed at the periphery of the new parking lots and drive lanes for 130 points. With 19 new tractor trailer spaces, the proposed landscaping meets the requirements for new parking lots. Tree species indicated are all native varieties.

Chapter 18 Lighting Regulations.

A photometric plan indicates that the areas surrounding the building are adequately lit and light at the periphery of the property generally does not exceed 0.0 candlepower. The exception is at the western property line where levels reach 2.0.

Light poles along the margin of the parking lot are limited to 20 feet high, in accord with the ordinance and meet setbacks from the property line.

Lighting details indicate outdoor lights will be 5000k (bright white). Staff recommends using soft white lights in the 3000K – 3500K range to reduce the negative effects of bright white light on neighboring properties.

- B. Compliance with Township Master Plan: The site plan must comply with the Township Master Plan and its goals and objectives and any secondary plans that may have been adopted by the Township for the area containing the site.*

Meets standard. Alliance Beverage is split-zoned Light Industrial on the northern portions of the parcel and PUD-LSP on the southern quarter. The future land use plan designates the area for industrial uses.

- C. Compliance with all Township Ordinances and Other Laws: The site plan must comply with the standards of this Ordinance and all other applicable Township ordinances, as well as all county, state, and federal regulations and laws.*

Condition recommended. The applicant is required to secure all applicable Township and outside agency approvals prior to site development, including Township Engineering/BGUA, Fire Department, Kent County Road Commission, and Kent County Drain Commission, as applicable.

- D. Configuration of Uses: Whether there are ways in which the configuration of uses and structures could be changed that would improve the effect of the development on adjoining and nearby properties, persons, activities, and on the community, while allowing reasonable use of the property*

within the scope of district regulations and other regulations of this Ordinance that are applicable to the property and the proposed use and structures.

Meets standard. The addition to the back of the building will not affect adjoining properties since the property is surrounded by other industrial users on the east and west, and the M-6 highway corridor on the south. Entry and exit points are via existing driveways.

- E. Preservation of Natural Features: The landscape, natural features, and topography shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal and alteration of natural features, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.*

Meets standard. The wooded wetlands at the southwest corner of the parcel will not be impacted by this proposal and will be left as a buffer to neighboring property. The rest of the parcel has been developed or previously subject to land clearing activities.

- F. Privacy: The site design must provide reasonable visual and sound screening and privacy for dwelling units on the site and on adjacent properties using fences, buffers, berms, and other measures, as appropriate.*

Meets standard. No dwelling units are located within 4,000 feet of the project, and the township has not received any complaints about nuisances being generated at the business.

- G. Safety: Buildings and uses shall be arranged and designed to provide emergency vehicle access. Site plans shall conform to all applicable fire codes.*

Meets standard. The Fire Inspector has reviewed the site plan and has no access or safety concerns. Detailed plans related to fire suppression systems will be reviewed in the future and require Fire Inspector approval.

- H. Vehicular Circulation: The site design shall provide safe, convenient, and well defined vehicular and pedestrian circulation within and to/from the site. Access to/from the site shall be designed to minimize conflicts with traffic on adjacent streets. Shared curb cuts and service drives shall be utilized as necessary to reduce traffic conflicts and improve the functionality of the site.*

Meets standard. Sidewalks are gradually being extended east of the entrance towards East Paris as property that fronts 68th is developed. Access is provided by adequate curb cuts and driveways wide enough to handle truck traffic.

- I. Pedestrian Circulation: The site plan shall provide a pedestrian circulation system that is insulated as completely as is reasonably possible from the vehicular circulation system for safety and convenience.*

Meets standard. Sidewalks are provided leading from parking lots to building entry points. There was no requirement in 2014 to connect sidewalks from 68th to internal networks.

- J. Drainage: Site plans shall conform with the Kent County Drain Commission's surface water drainage standards and to the Township Stormwater Ordinance (and other applicable Township ordinances)*

with special attention given to proper site drainage so that removal of storm water will not adversely affect neighboring property owners. Stormwater management system and facilities shall preserve the natural drainage characteristics and enhance the aesthetics of the site to the maximum extent possible.

Condition Recommended. The applicant is required to secure all applicable Township and outside agency approvals and permits related to stormwater and drainage prior to site development, including Township Engineering/BGUA and Kent County Drain Commission, as applicable.

- K. *Traffic Impact: Measures must be taken to reduce any adverse effects on existing roads, circulation patterns on the roads, or access to the site from the expected volume of traffic to be generated by the proposed use.*

Meets standard. While the expansion of the warehouse will likely include more traffic in and out of the facility, local arterial roads are adequate to handle the additional traffic.

- L. *Hazardous Materials: Sites which include storage of hazardous materials or waste, fuels, salt, or chemicals shall be designed to prevent spills and discharges of polluting materials to the surface of the ground, groundwater or nearby surface water bodies. Each site shall be designed to meet all applicable state and federal regulations.*

Meets standard. No hazardous materials are planned to be stored at the facilities.

- M. *Public Health, Safety, or Welfare: The site plan must be adequate to provide for the health, safety, and general welfare of the persons and property on this site and in the neighboring community. The site plan and proposed buildings and uses must be reasonable and promote the goals and intent of this Ordinance. All elements of the site plan shall be designed to take into account the site's topography, the size and type of lot involved, the character of the adjoining properties, and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding properties for uses permitted in this Ordinance. The site plan must be harmonious with and not injurious to existing and projected uses in the immediate area.*

Meets Standard. The site is fully served by utilities and has adequate access for emergency services. The primary use of the surrounding properties is industrial, and the area has been zoned as such for decades. Neighboring properties are not affected negatively by the proposed expansion.

STAFF RECOMMENDATION

Staff recommends approval of the proposed site plan to expand Alliance Beverage with the following conditions;

1. Secure all Township departments and outside agency approvals:
 - a. Township Engineer/BGUA.
 - b. Fire Department.
 - c. Kent County Road Commission.
 - d. Kent County Drain Commission.
 - e. Department of Energy Great Lakes and Energy



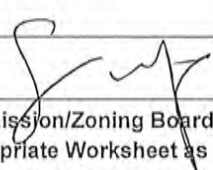
FILE NO. 230920MA

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



Application for Zoning Approval

Project Address	4490 60th Street SE, Grand Rapids, MI		
Owner Name	G&S Partners, LLC		
Owner Address	4490 60th Street SE, Grand Rapids, MI		
Parcel Number(s):	41-22- 01-201-005	41-22-	
Description of Proposed Project/Use	The proposed project consists of a 100,000 square foot (+/-) addition to an existing warehouse facility. The project includes minor site and storm water improvements.		

Applicant/Contact	Pioneer Construction - Mark Anthony, Project Manager
Phone/Email	Mark@Pioneerinc.com
"I" hereby certify to the correctness and knowledge of the information submitted and hereby agree to comply with the terms and requirements of all applicable Township ordinances. I also grant Township staff permission to enter onto the subject property in review of this application	
Signature	
For Planning Commission/Zoning Board of Appeals requests, and Land Divisions/Combinations, please complete the appropriate Worksheet as part of your application packet – See staff for more information	

Township Use Only

Current Zoning District: RL-14 RL-10 R-3 R-4 C-1 C-2 O-S I-1 I-2 PUD A-R A-B										
☐ One/Two-Family Construction			☐ Rezoning/PUD Rezoning			☐ Land Division				
☐ Special Use Permit Request			☐ PUD Amendment			☐ Text Amendment				
☐ Zoning Board of Appeals Request			☐ Site Plan Review							
☐ Subdivision/Site Condo Review			Other _____							
DENIED _____ APPROVED _____ APPROVED, WITH CONDITIONS _____ WITHDRAWN _____										
ZONING ADMINISTRATOR SIGNATURE _____						DATE _____				

FILE NO.

Site Plan

Please Show:

The property lines and their dimensions

The location, dimensions, setbacks, minimum building openings and distance between all existing and proposed structures

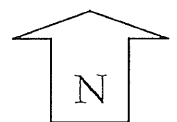
The gross floor area, listed by floor level, including basements.

The location of all roads bordering or private drives/easements on the property

The location of all bodies of water, easements, utility lines, sidewalks, drives, septic systems, drain, and other improvements

Please Note: Setbacks must be measured from the edge of the street right of way (which is not the edge of the pavement) or from the edge of an access easement. Staff reserves the right to determine whether or not an application is complete.

Place site plan in this area(failure to do this may result in an incomplete application)



Gross Floor Area Calculations

Main Floor: _____ Second Floor: _____ Basement: _____ Total: _____ Garage: _____

September 20, 2023

Mr. Dan Wells
Community Development Director, Gaines Township
8555 Kalamazoo Avenue SE
Caledonia, MI 49316

**Re: Alliance Beverage Site Plan Narrative
4490 60th Street SE, Grand Rapids, MI 49512**

Dan:

We are writing on behalf of Pioneer Construction and G&S Partners, LLC to request the site plan review of the 41.2-acre parcel located at 4490 60th Street SE (Parcel # 41-22-01-01-005) for the proposed Alliance Beverage building addition.

Background: The property is located off 60th Street SE in Caledonia and is zoned I-1 (Light Industrial) and PUD-LSP (Planned Unit Development – Large Scale Plan). Adjacent parcels to the west and north are zoned I-1 and parcels to the east are zoned PUD-LSP. The property is bound by M-6 to the south and 60th Street to the north. There is an existing 270,000 square foot building with associated parking facilities on the site. The site was developed in 2014 and is served by a public water, sanitary, and a private stormwater detention basin on the southwest corner of the property. Alliance Beverage is proposing to construct an addition on the south side of the existing building which had previously been approved as part of the 2014 improvements.

Proposed Development: The proposed project includes a 100,000 square foot warehouse, truck parking, and a drive aisle for access around the site. The proposed building will primarily be warehouse space to expand operations with a small 7,550 square foot reclamation area for bottle return storage. The estimated increase in employees is expected to be minimal. No increase in employee off-street parking spaces is proposed; there are currently 219 off-street parking spaces and 65 off-street loading spaces provided. Approximately 225,000 square feet of impervious area is being added to the site. Existing service connections will be utilized for water and sanitary utilities.

Gaines Township regulates the site stormwater discharge from the site. To expand the truck parking and allow for easier access around the proposed building, the existing detention basin is being relocated to the south of the proposed driveway. During the preapplication conference, Township staff indicated that the detention pond must be brought to the current Kent County Drain Commissioner's (KCDC) standards, which the proposed detention pond is sized to meet. Storm sewer pipe sizing calculations are included in the submittal showing a 10-year pipe capacity for all new storm sewer infrastructure.

The proposed landscaping is to be developed in accordance with the Gaines Township Zoning Ordinance. Existing tree lines are being utilized on the west and southwest side of the property to provide screening and buffering from adjacent properties. Several trees are proposed along the southern portion of the property to provide aesthetic beauty to the site from the viewpoint of M-6. The dumpsters are to remain in their current location and are screened by the building. The remainder of the site (disturbed) is to be re-established with turf grasses.



2121 3 Mile Rd. NW
Walker, MI 49544
Ph: 616-301-7888
www.LREMI.com

Construction is estimated to begin next spring and be completed in fall of 2024.

We have included the following documents for Planning Commission consideration at their October 26, 2023, meeting:

1. One (1) 22"x34" copy of the plan set.
2. Application for Zoning Approval
3. Stormwater Calculations
4. Warranty Deeds showing legal interest in property.
5. Check for \$500 for Site Plan Application Fee.
6. Check for \$1,500 for Escrow Fee.
7. USB with all electronic files

Please review the enclosed information and contact our office if there are any questions or comments. We look forward to working with you through the course of this project.

Sincerely,

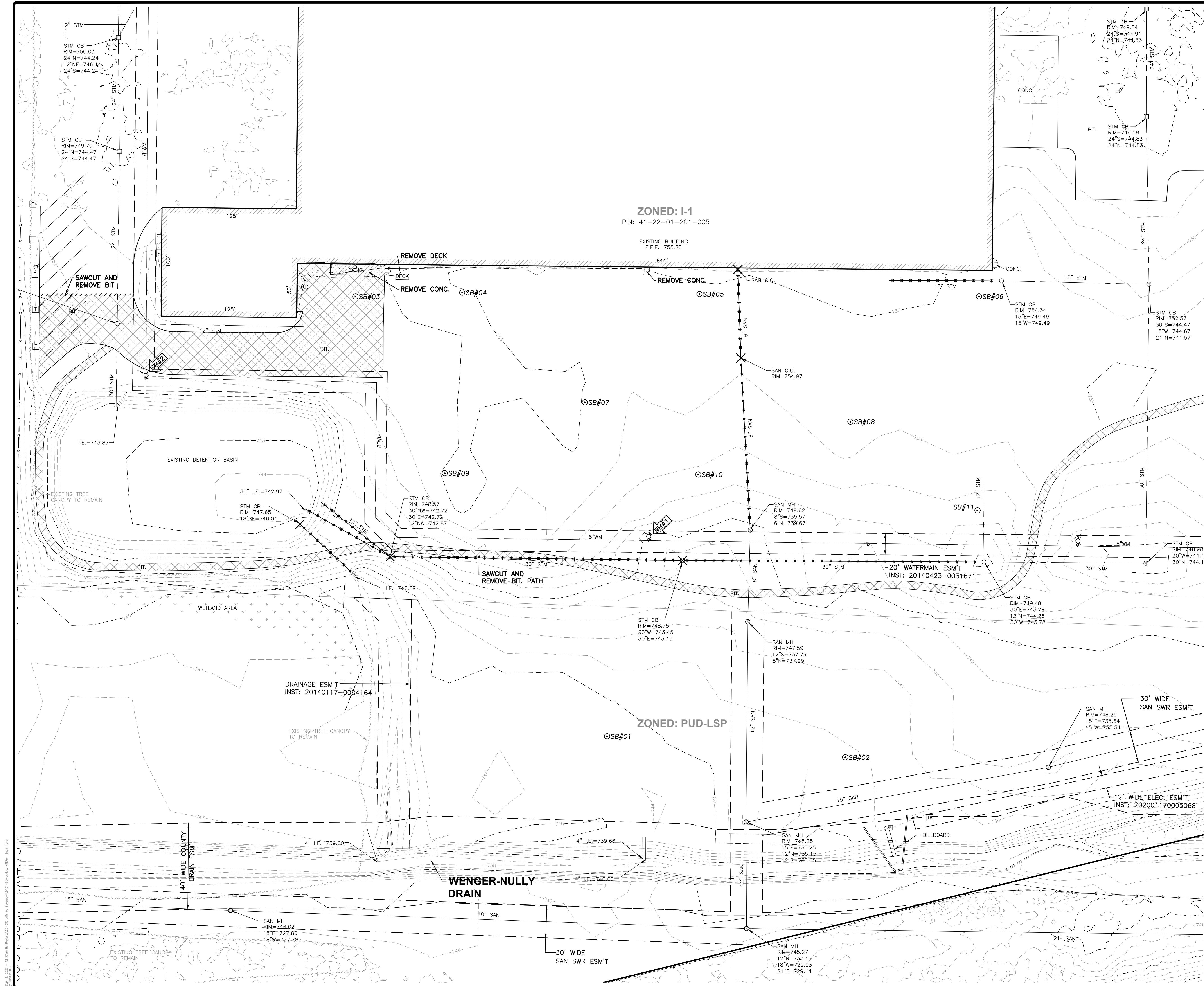
Land & Resource Engineering

A handwritten signature in blue ink, appearing to read 'Chad R Mencarelli', is written over a light blue circular background.

Chad R Mencarelli, PE
Project Manager



Sep 18, 2023 - 12:11pm H:\Projects\23-083 Alliance Beverage\LD\01-Survey.dwg, XSEFAC [cps] [brd]



NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND MUST NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

BENCHMARK INFORMATION

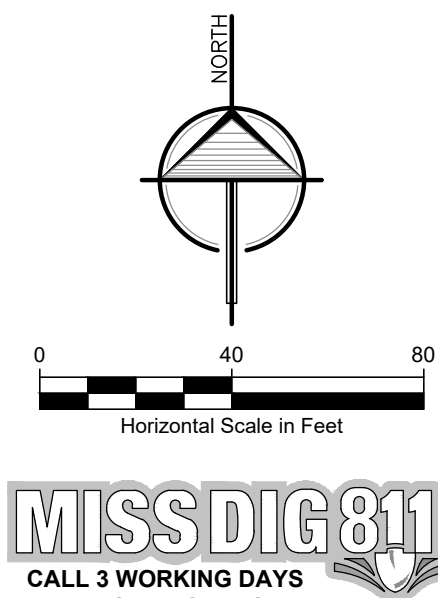
BM#1) ELEVATION: 750.74
FLANGE BOLT UNDER "E" ON HYDRANT

BM#2) ELEVATION: 753.17
FLANGE BOLT UNDER "E" ON HYDRANT

THE ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

- LEGEND**
- BENCHMARK
 - WELL
 - MONUMENT
 - FOUND IRON STAKE
 - SET IRON STAKE
 - SET WOOD STAKE
 - SIGN
 - RR SIGN
 - GUY POLE
 - GUY ANCHOR
 - UTILITY POLE
 - LIGHT POLE
 - POST
 - SOIL BORING
 - MAILBOX
 - AC UNIT
 - FLAGPOLE
 - FIRE HYDRANT
 - WATER VALVE
 - ELECTRIC TRANSFORMER
 - GAS METER
 - WATER METER
 - TELEPHONE RISER
 - ELECTRIC METER
 - CATCH BASIN
 - ROUND CATCH BASIN
 - UTILITY MANHOLE
 - STORM MANHOLE
 - FLARED END SECTION
 - SANITARY MANHOLE
 - ELECTRIC MANHOLE
 - TELEPHONE MANHOLE
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - WATER UTILITY LINE
 - TELEPHONE UTILITY LINE
 - ELECTRIC UTILITY LINE
 - GAS UTILITY LINE
 - STEAM UTILITY LINE
 - STORM UTILITY LINE
 - SANITARY UTILITY LINE
 - FIBER OPTIC UTILITY LINE
 - OVERHEAD UTILITY LINE
 - LAKE LINE
 - EXISTING CONTOUR

- REMOVAL LEGEND**
- CONC. REMOVAL
 - BIT. REMOVAL
 - BLDG. REMOVAL
 - TREE REMOVAL
 - UTILITY REMOVAL
 - SAWCUT
 - CURB AND GUTTER REMOVAL



ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

2121.3 Mile Rd. NW
Walker, MI 49544
Ph: 616-301-7888
www.LREM.com



REVISIONS:	NO.	ISSUED FOR	DATE
	1.	OWNER REVIEW	8/30/2023
	2.	70% SET	9/5/2023
	3.	SITE PLAN REVIEW	9/18/2023

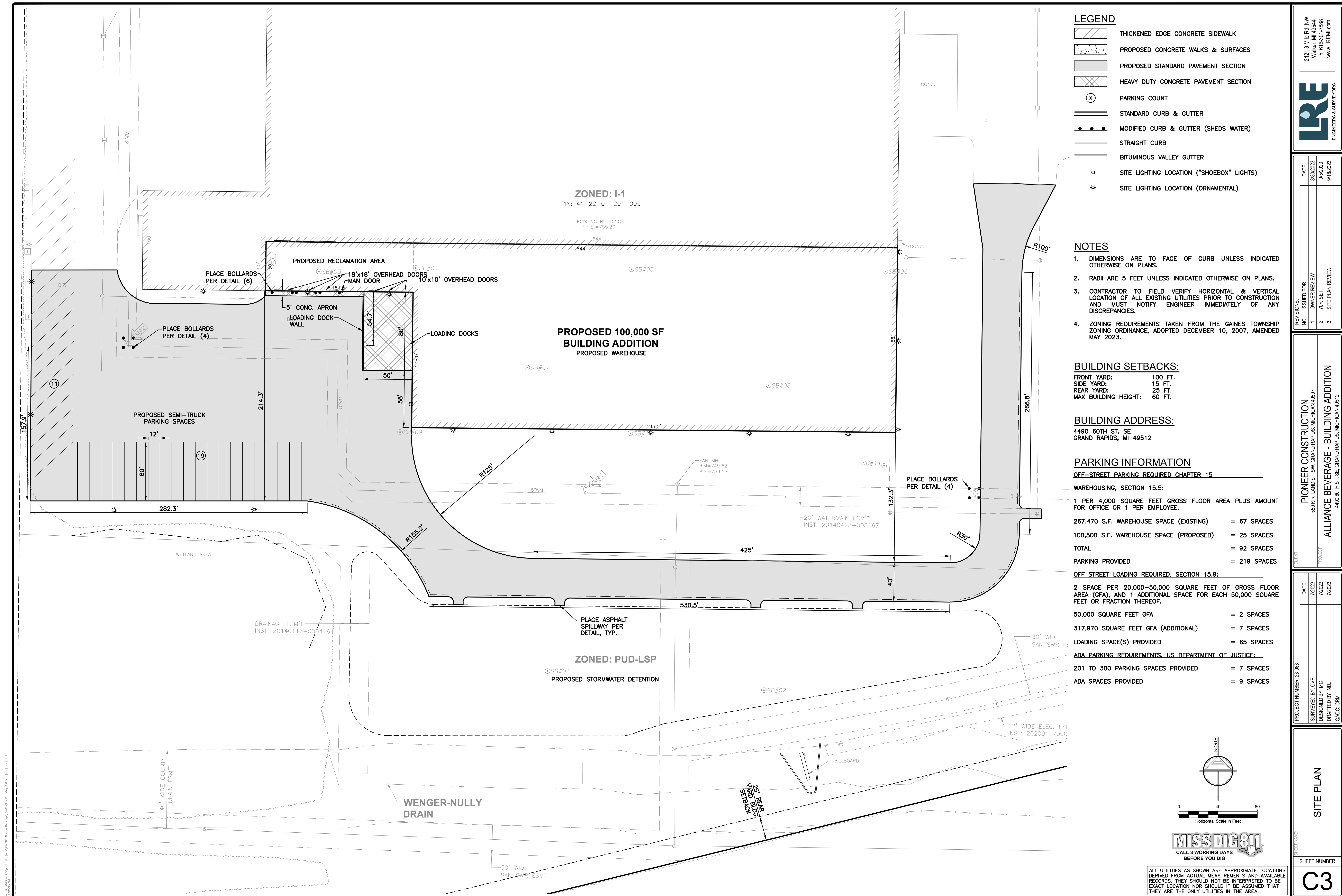
PIONEER CONSTRUCTION
550 KIRTLAND ST. SW, GRAND RAPIDS, MICHIGAN 49507

ALLIANCE BEVERAGE - BUILDING ADDITION
4480 80TH ST. SE, GRAND RAPIDS, MICHIGAN 49512

PROJECT:	DATE
PROJECT	7/20/23
DESIGNED BY: CVF	7/20/23
DRAFTED BY: NDI	7/20/23
QA/QC: CRM	

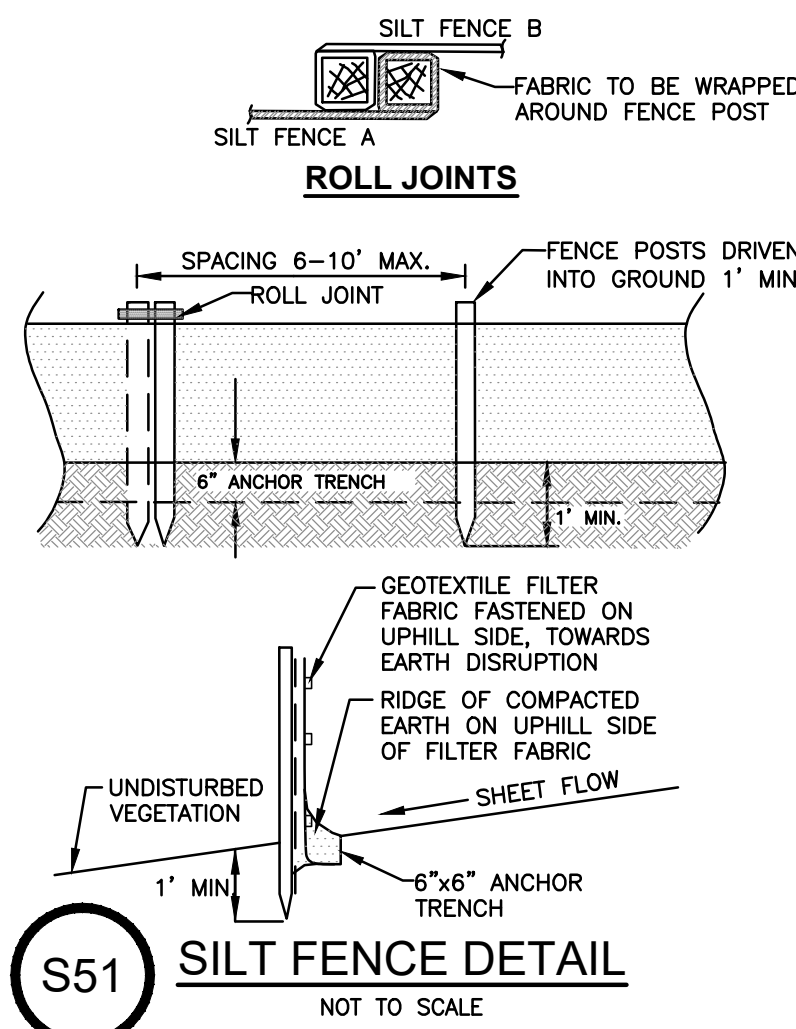
TOPOGRAPHIC SURVEY
(IMPROVEMENT AREA)

SHEET NUMBER
C2



EROSION & SEDIMENTATION CONTROL NOTES

1. INSTALL SILT FENCE AS SHOWN. MAINTAIN SILT FENCE BY REMOVING SEDIMENT WHEN IT HAS REACHED 1/3 TO 1/2 OF THE HEIGHT OF THE FENCE.
2. CLEAR & GRUB SITE AS NECESSARY AND REMOVE ALL RESULTING MATERIALS FROM THE SITE.
3. REMOVE & STOCKPILE TOPSOIL. INSTALL SILT FENCE AT THE TOE OF THE SLOPE ON THE DOWNSTREAM SIDE AND ADD TEMPORARY SEED MIX TO ESTABLISH VEGETATION.
4. NO SOIL WILL BE ALLOWED TO ACCUMULATE OFF SITE. ANY SOIL TRACKED OFF SITE WILL BE IMMEDIATELY REMOVED.
5. PERMANENT CONTROL MEASURES MUST BE COMPLETED 15 CALENDAR DAYS AFTER THE FINAL EARTH CHANGE IS COMPLETED FOR EACH AREA DISTURBED. THIS INCLUDES BLANKETS, SEEDING, MULCHING & HYDROMULCHING.
6. FOR ALL AREAS TO BE SEEDDED, THE MULCH MUST BE APPLIED IMMEDIATELY AFTER SEED APPLICATION.
7. CONTRACTOR SHALL CLEAN AND MAINTAIN THE STORM SEWER INLETS AND PIPES DURING THE COURSE OF CONSTRUCTION AND SHALL CLEAN THE SYSTEM OF ALL DEBRIS UPON COMPLETION AND STABILIZATION OF THE PROJECT.
8. REMOVE TEMPORARY CONTROLS SUCH AS SILT FENCE, INLET PROTECTION AND NETTING ONCE VEGETATION IS ESTABLISHED AND THE SITE HAS BEEN STABILIZED.



MICHIGAN DEPARTMENT OF MANAGEMENT AND BUDGET S-E-S-C KEYING SYSTEM

KEY	BEST MANAGEMENT PRACTICES	SYMBOL	WHERE USED
EROSION CONTROLS			
E8	PERMANENT SEEDING		Stabilization method utilized on sites where earth change has been completed (final grading attained).
E9	MULCH BLANKETS		On exposed slopes, newly seeded areas, new ditch bottoms, or areas subject to erosion.
E12	RIPRAP		Use along shorelines, waterways, or where concentrated flows occur. Slows velocity, reduces sediment load, and reduces erosion.
SEDIMENT CONTROLS			
S51	SILT FENCE		Use adjacent to critical areas, to prevent sediment laden sheet flow from entering these areas.
S58	INLET PROTECTION FABRIC DROP		Use at stormwater inlets, especially at construction sites.

TIMING AND SEQUENCE OF CONSTRUCTION

CONSTRUCTION ACTIVITY		ACTIVITY BY MONTH/WEEKS															
		MONTH 1	MONTH 2	MONTH 3	1	2	3	4	5	6	7	8	9	10	11	12	TBD
1.	MOBILIZE EQUIPMENT ON SITE																
2.	PLACE TEMPORARY SESC MEASURES																
3.	CLEAR AND GRUB SITE AS NECESSARY																
4.	STRIP AND STOCKPILE TOPSOIL																
5.	SITE GRADING																
6.	EXCAVATE DETENTION POND/FILL EXISTING DETENTION POND																
7.	EXCAVATE AND PLACE FOUNDATIONS																
8.	INSTALL UTILITIES INCLUDING STORM & SANITARY																
9.	PAVE SITE																
10.	RESTORE DISTURBED AREAS WITH SEED AND MULCH																
11.	REMOVE SESC CONTROL MEASURES*																

*NOTE: TEMPORARY CONTROL MEASURES TO BE REMOVED ONCE VEGETATION IS ESTABLISHED AND SITE IS STABILIZED.

PROPOSED BUILDING ADDITION
FFE=755.20

ZONED: PUD-LSP

WENGER-NULLY DRAIN

NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND MUST NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
2. SOILS: BLOUNT LOAM, 0 TO 2 PERCENT SLOPES (USDA WEB SOIL SURVEY).
3. DISTANCE TO NEAREST WATERCOURSE: 25- FEET TO WENGER-NULLY DRAIN.

LEGEND

- (ELEV) PROPOSED CONTOURS
- (ELEV) EXISTING CONTOURS
- DRAINAGE STRUCTURES
- RIP-RAP OUTLET PROTECTION
- CHECK DAM
- EROSION CONTROL BLANKET
- SILT FENCE
- TOP OF CURB ELEVATION
- GUTTER/SPOT ELEVATION
- DIRECTION OF DRAINAGE FLOW
- SWALES, PARKING LOT LOW POINTS
- PARKING LOT HIGH POINTS

E8 PERMANENT SEEDING NOTE:

ALL PROPOSED LAWN AREAS AND ALL AREAS DISTURBED BY CONSTRUCTION SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL AND LAWN SEED MIX AS INDICATED ON PLANS AND AS FOLLOWS:

PROPORTION	CLASS "A" SEED TYPE
10%	CANNON KENTUCKY BLUEGRASS
10%	GOLDRUSH KENTUCKY BLUEGRASS
20%	RONDE KENTUCKY BLUEGRASS
20%	SR5100 CHEWINGS FESCUE
20%	SR5200 CREEPING RED FESCUE
10%	SR4400 PERENNIAL RYEGRASS
10%	SR4500 PERENNIAL RYEGRASS

SEEDING RATE SHALL BE 4 TO 6 lbs. PER 1000 SQ. FEET.

NOTE: PLACE 10 SYD'S 8"-16" MDOT PLAIN RIPRAP WITH GEOTEXTILE FABRIC TUCKED IN 18" ALL AROUND

E12 RIPRAP - OUTLET PROTECTION

NOT TO SCALE

INSTALLATION DETAIL

NOTE: 1. INSTALL PER MANUFACTURERS INSTRUCTIONS.

S58 INLET PROTECTION - FABRIC DROP

NOT TO SCALE

SECTION A-A

NOTE: FUTERRA GREEN ARMOR 7020 CAN BE UTILIZED IN LIEU OF RIPRAP. FUTERRA GREEN ARMOR 7020 SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS

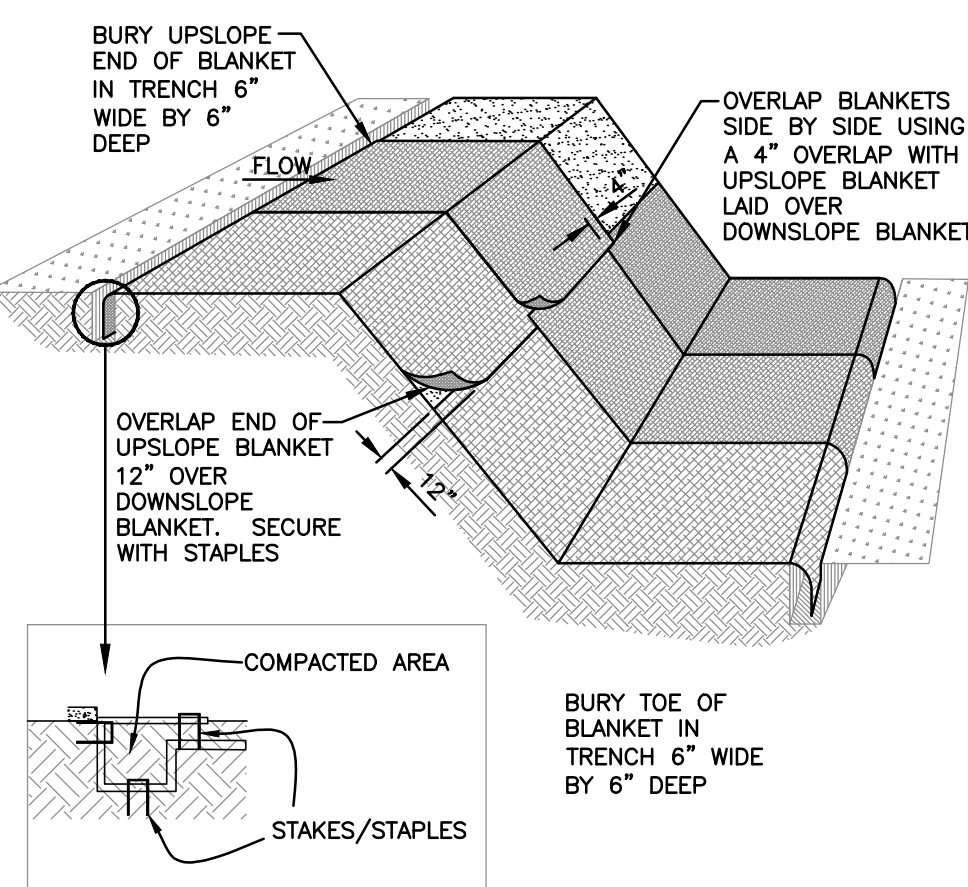
MISS DIG 811
CALL 3 WORKING DAYS BEFORE YOU DIG

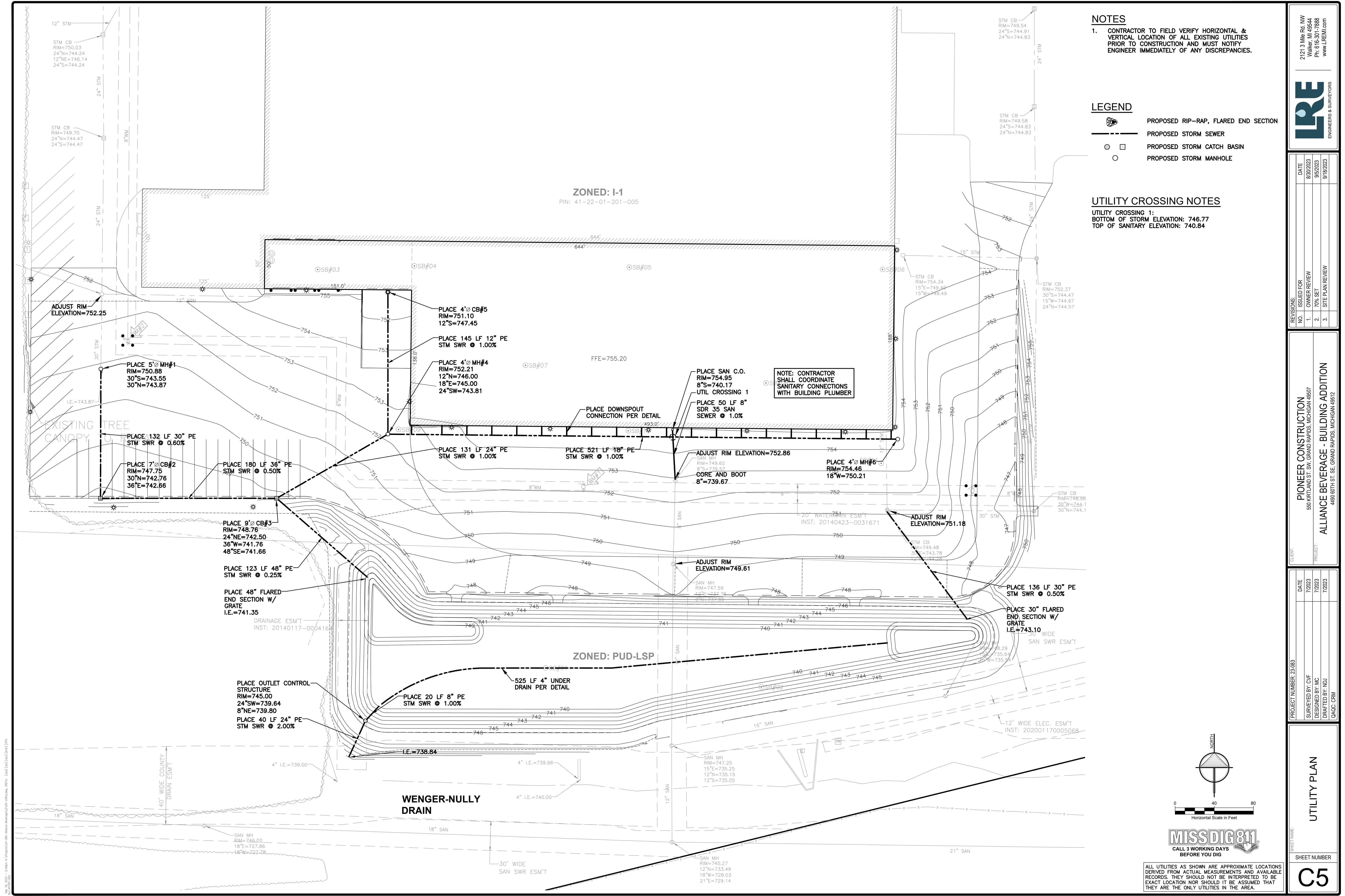
ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

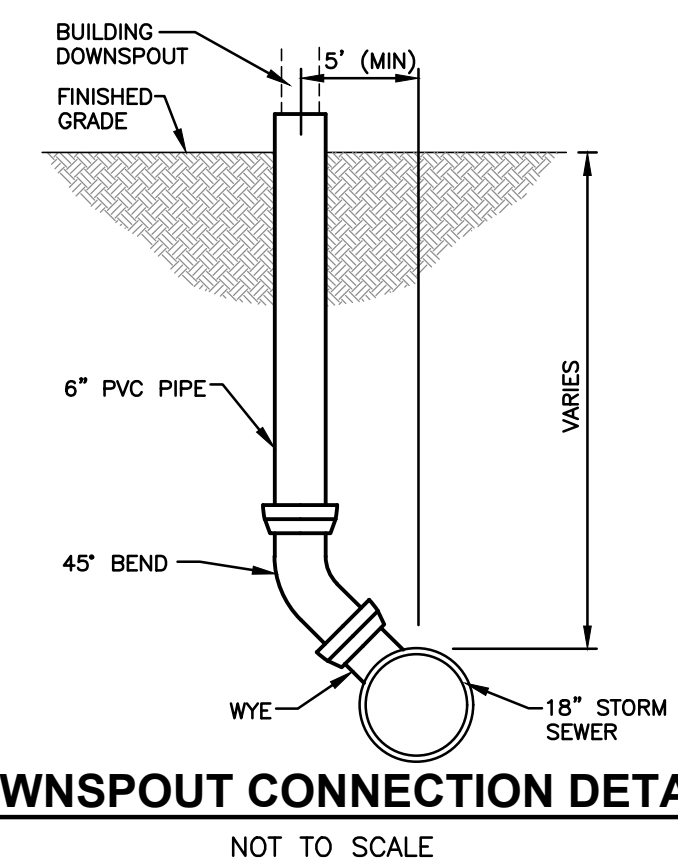
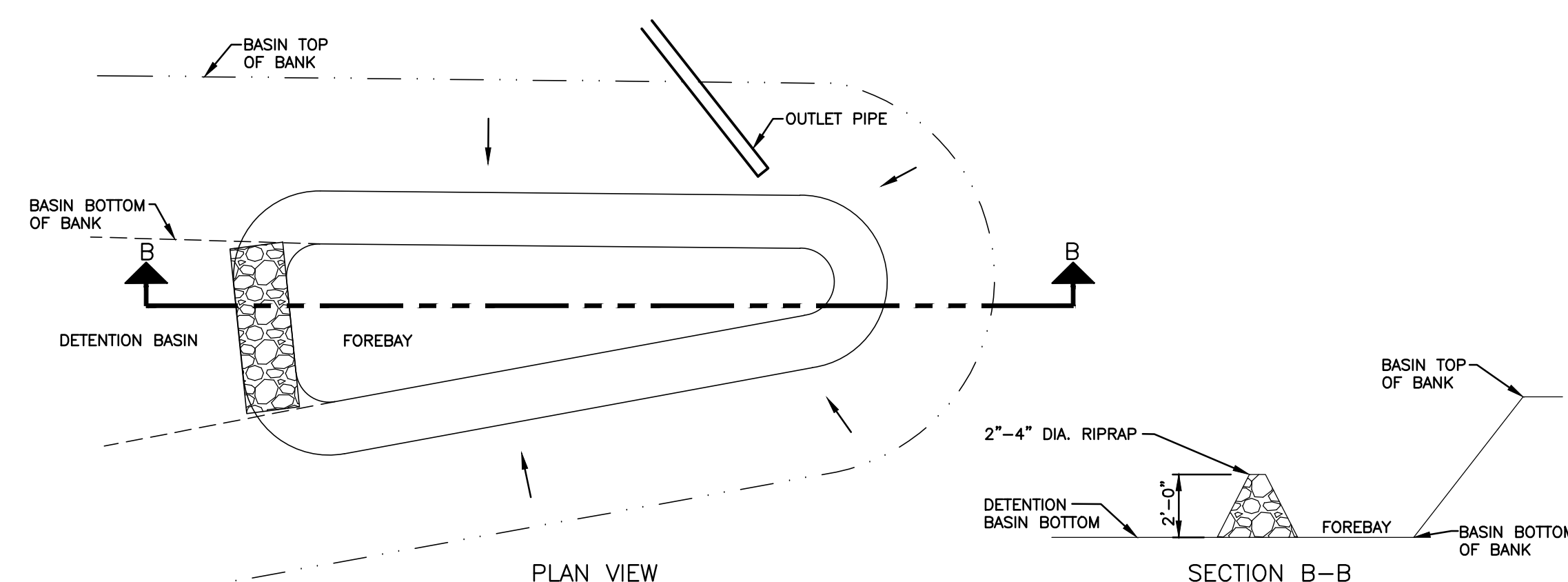
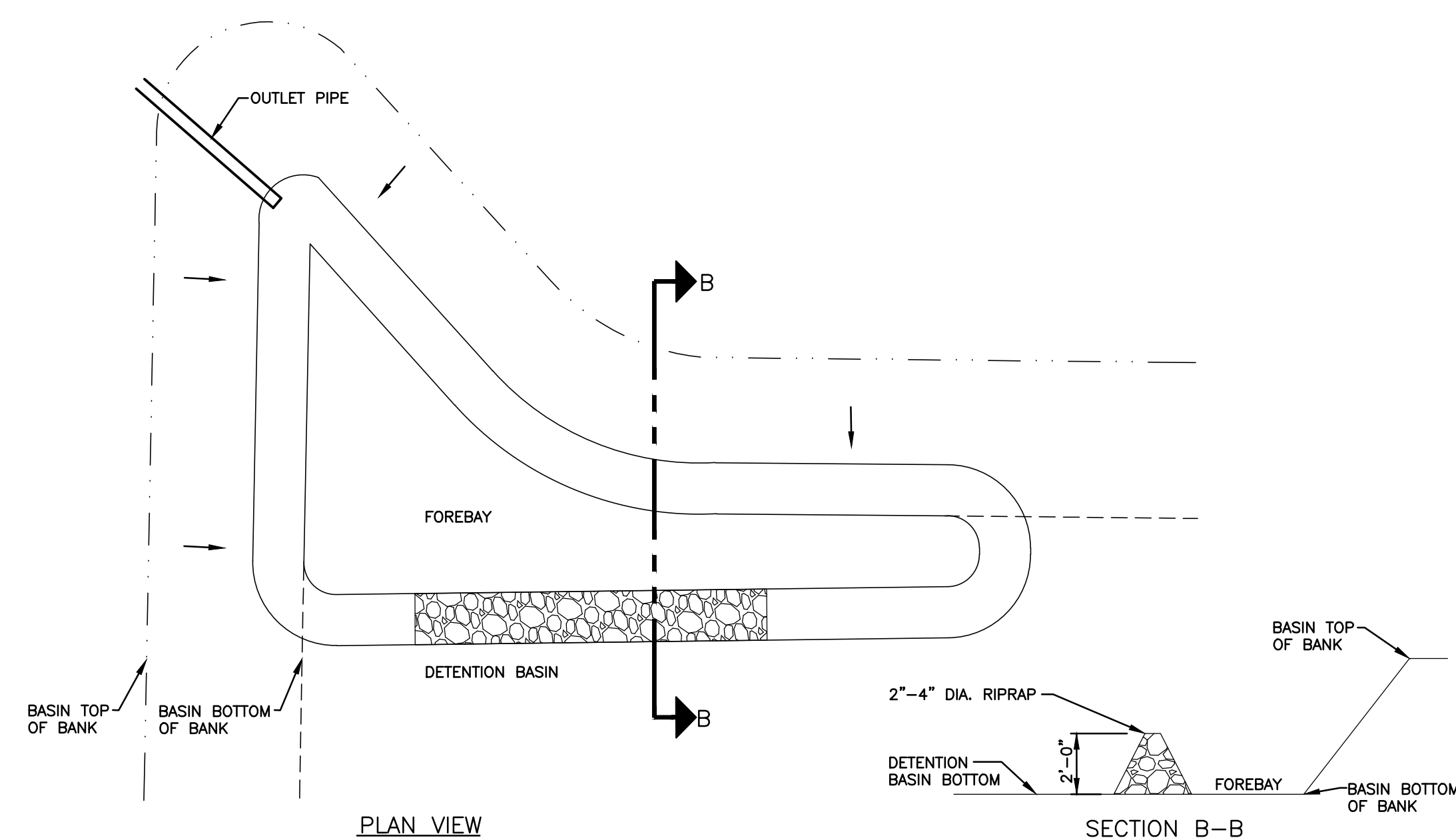
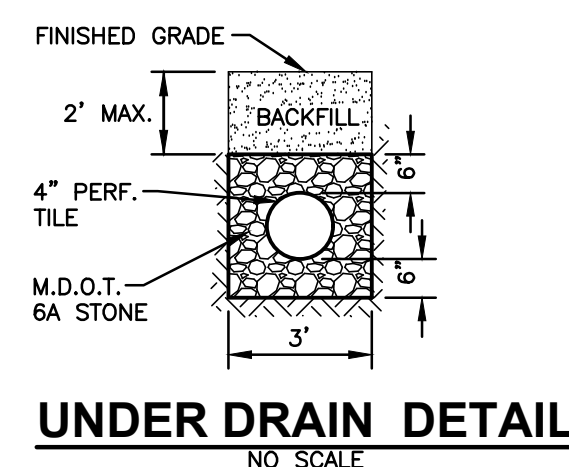
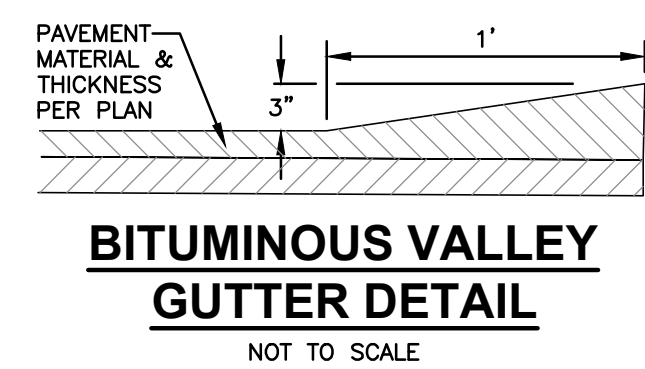
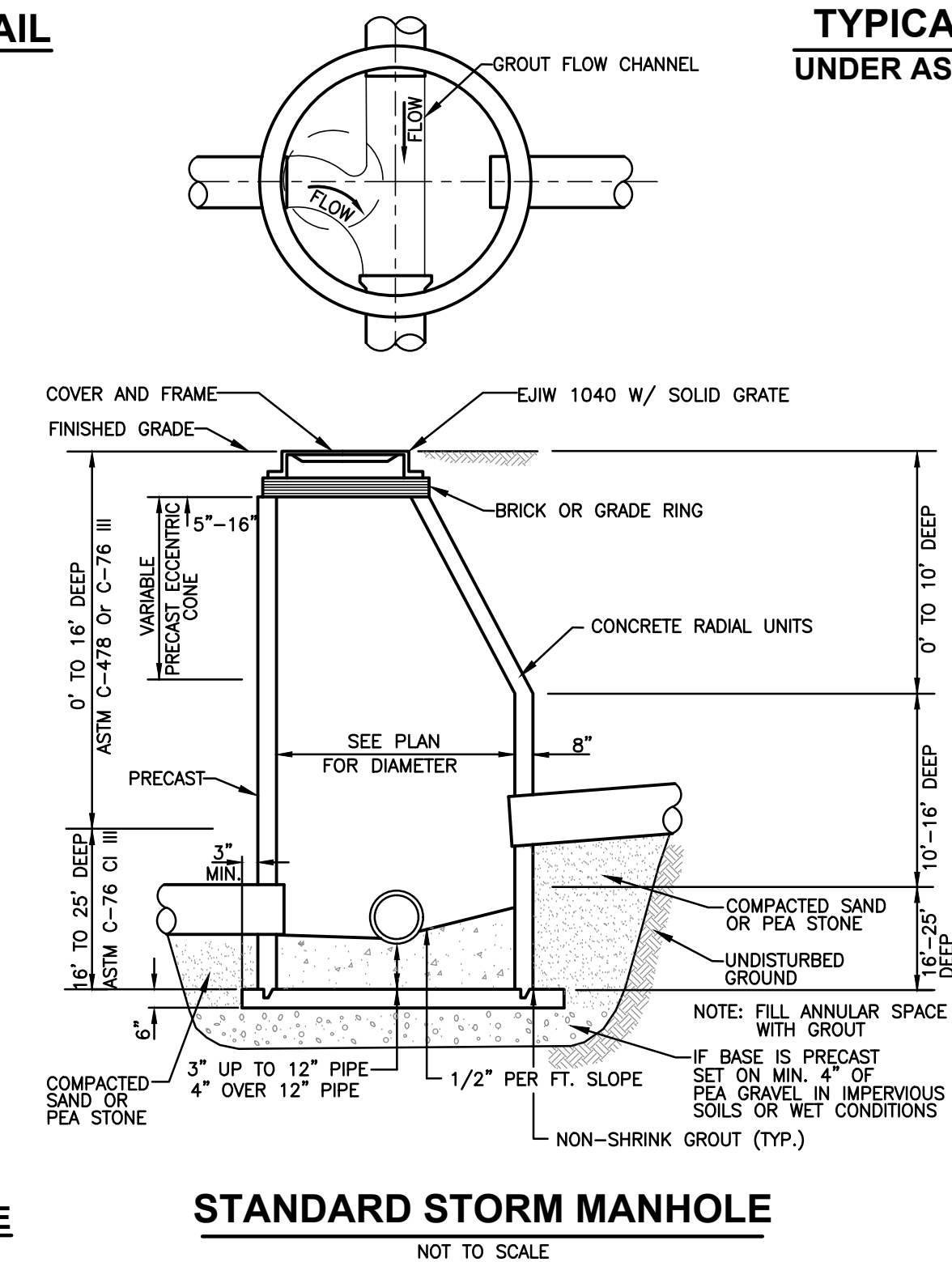
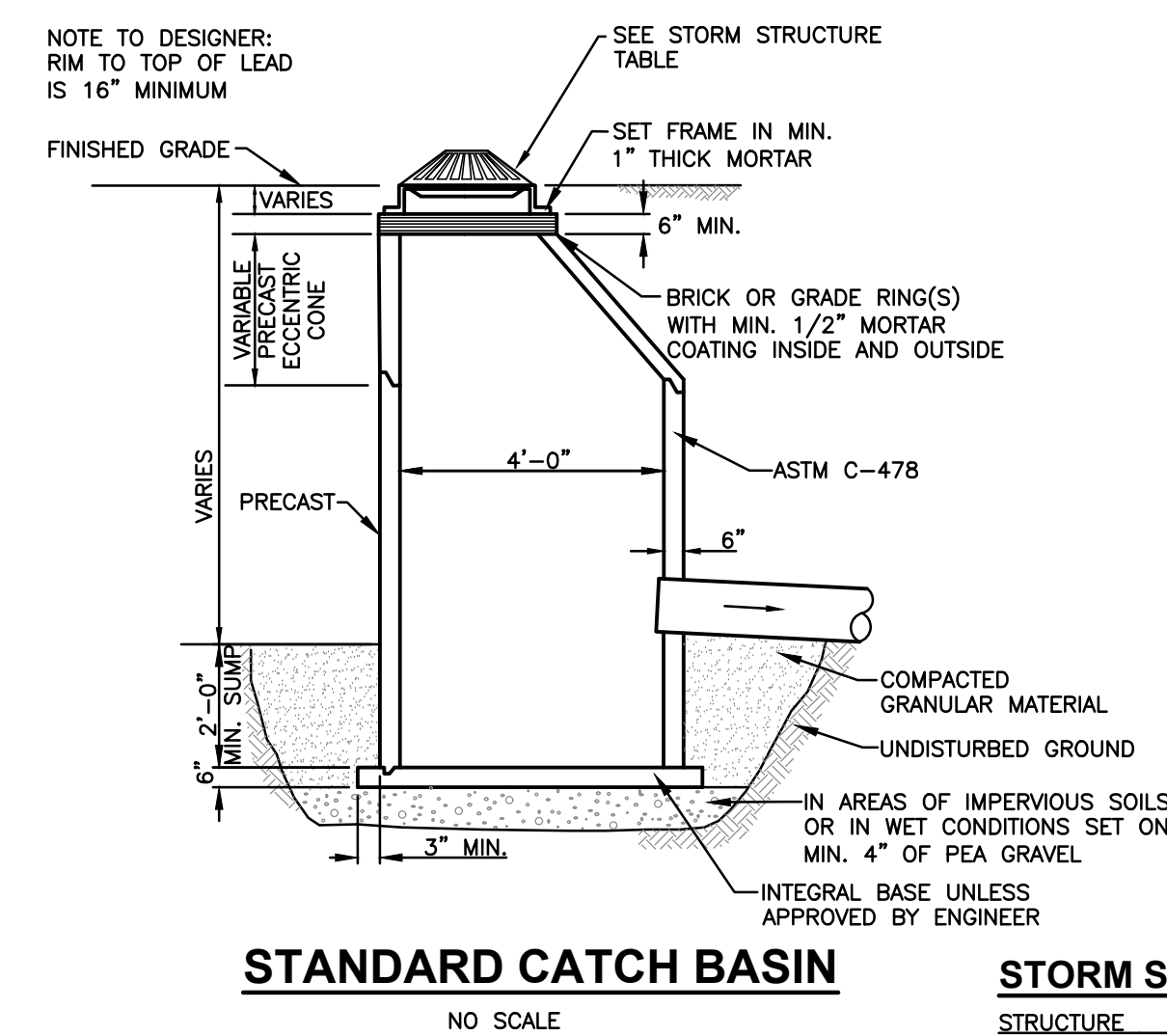
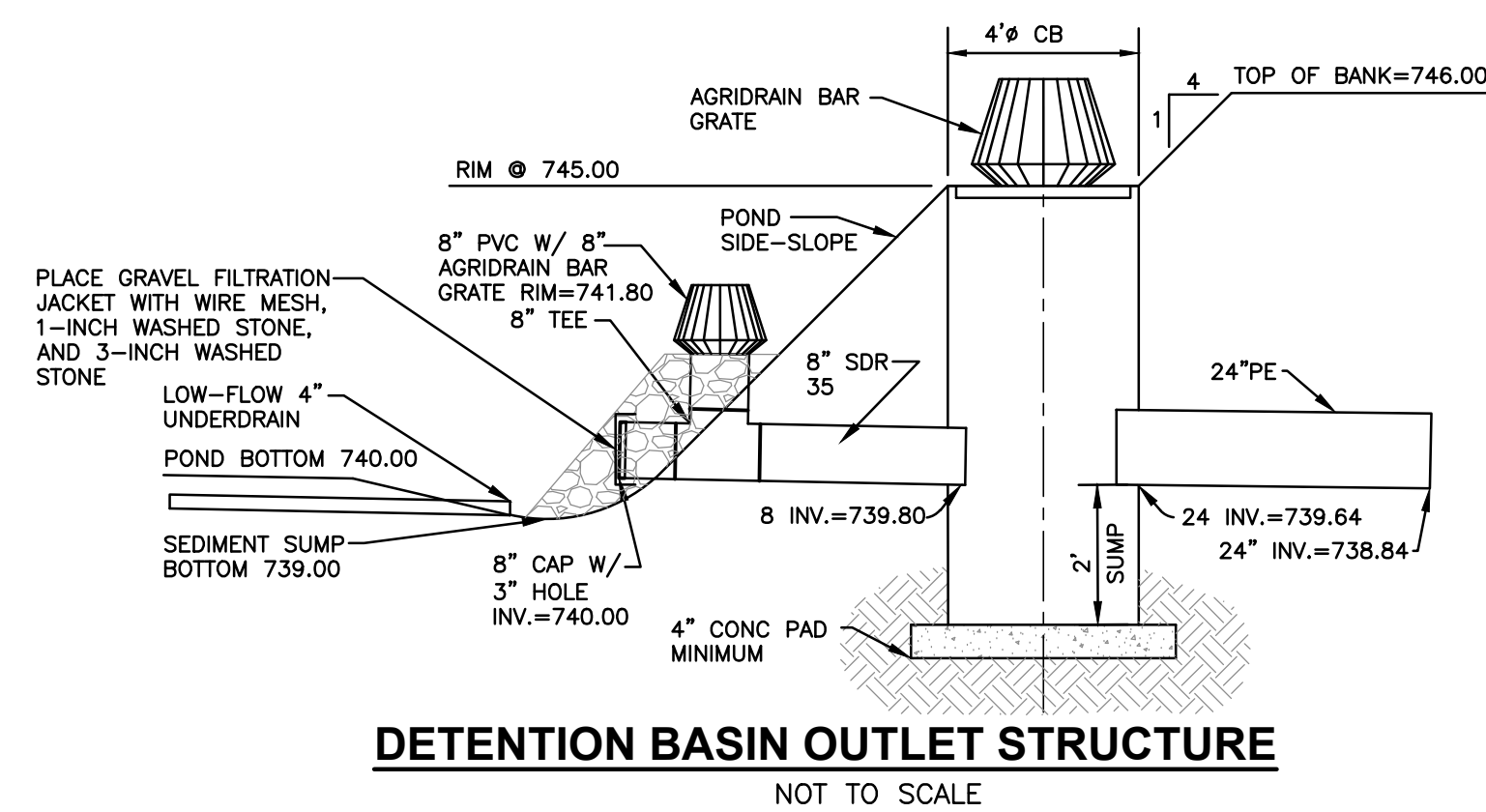
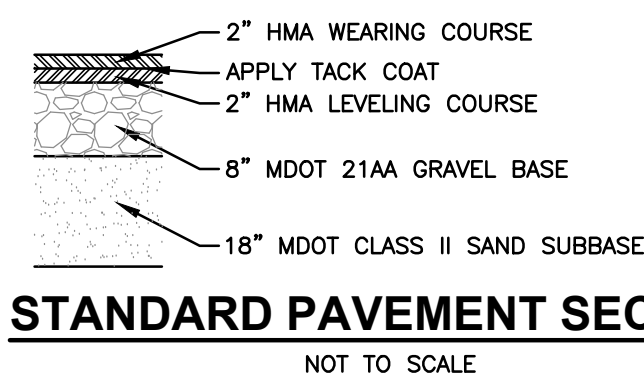
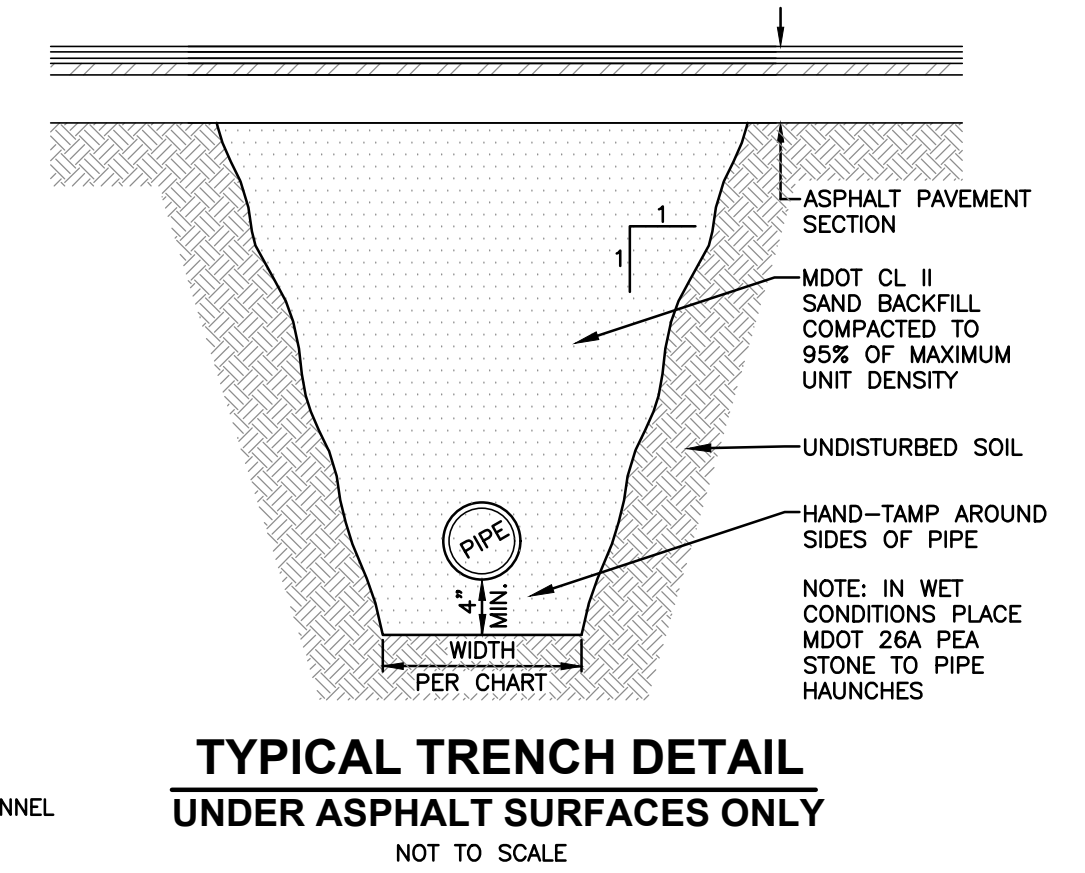
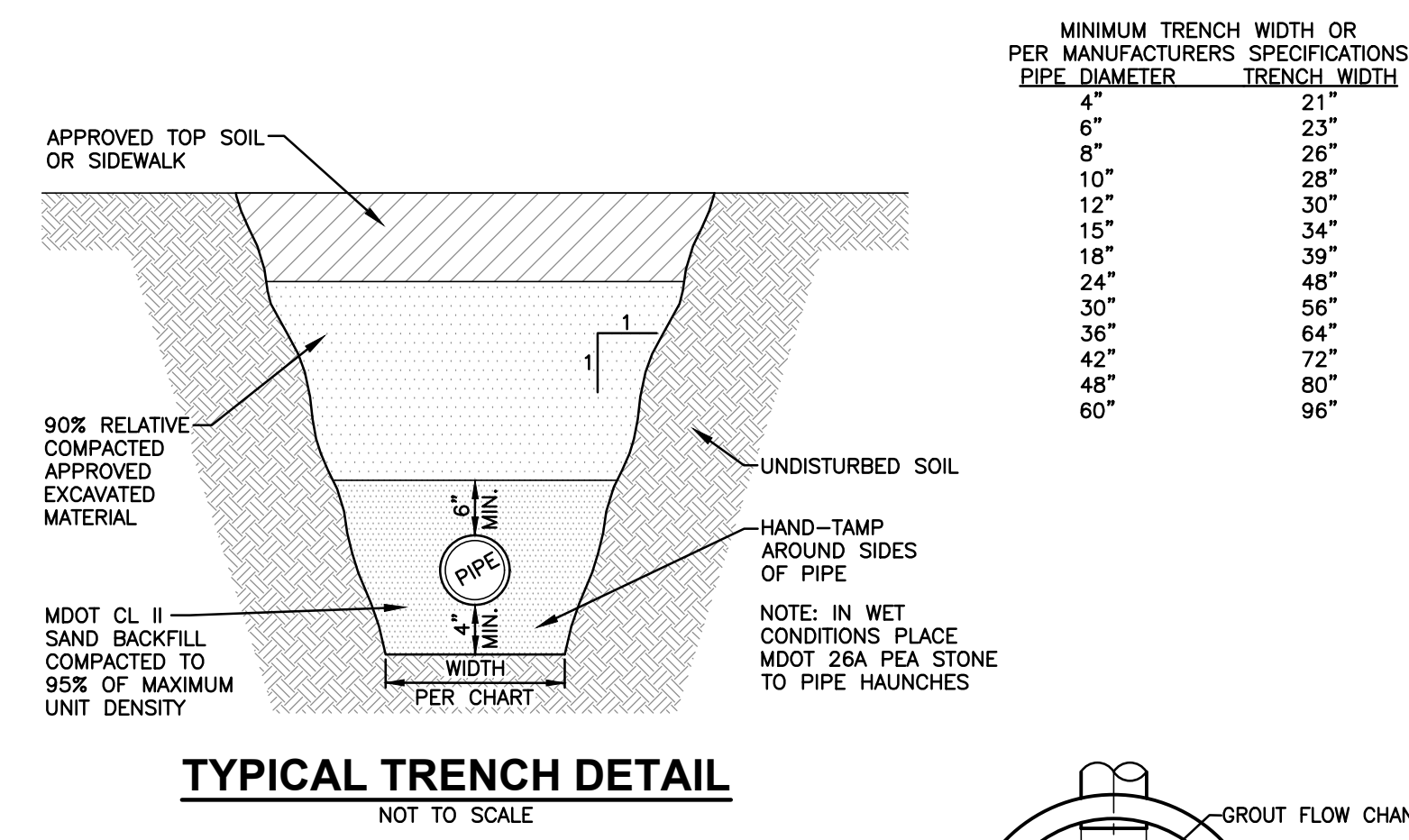
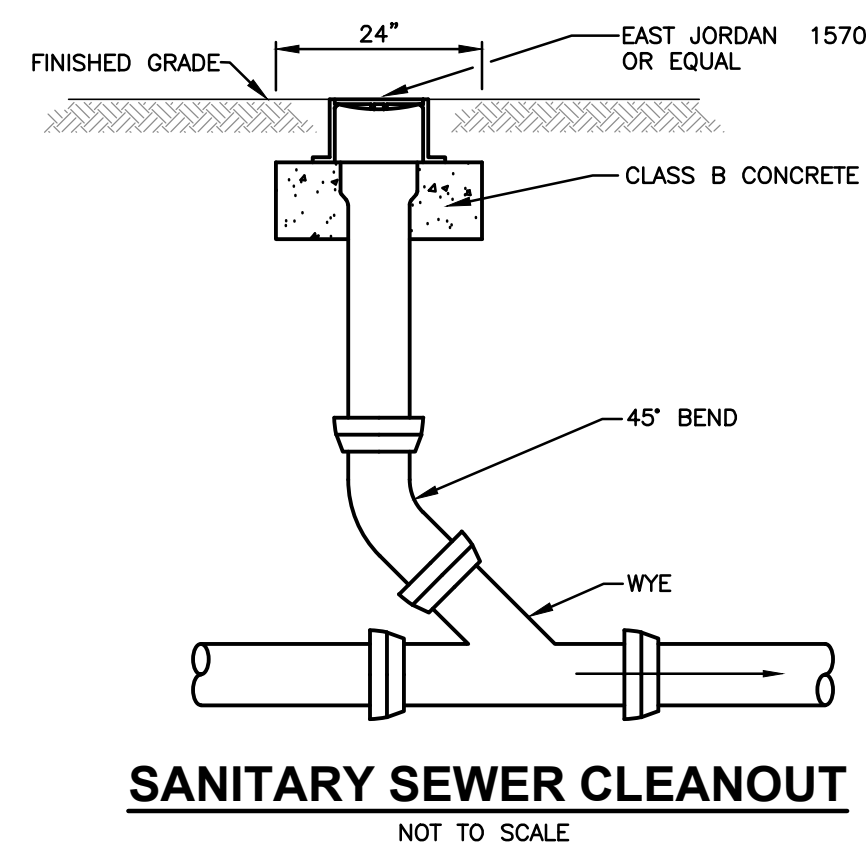
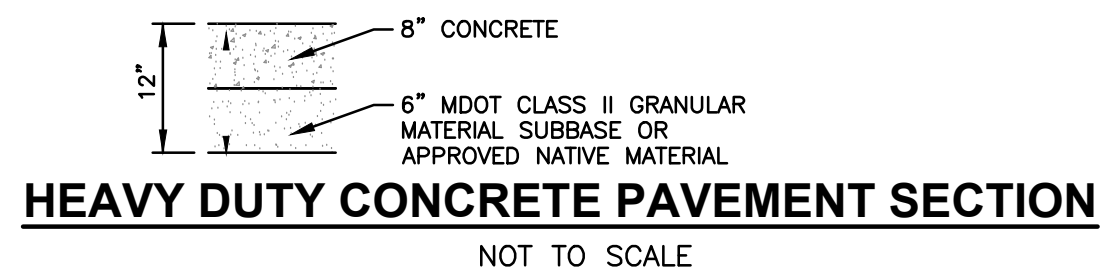
E9 MULCH BLANKETS

NOT TO SCALE

- NOTES:
1. PLACE MULCH BLANKET PARALLEL TO FLOW AND ANCHOR SECURELY.
 2. STAPLES INSTALLED/SECURED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

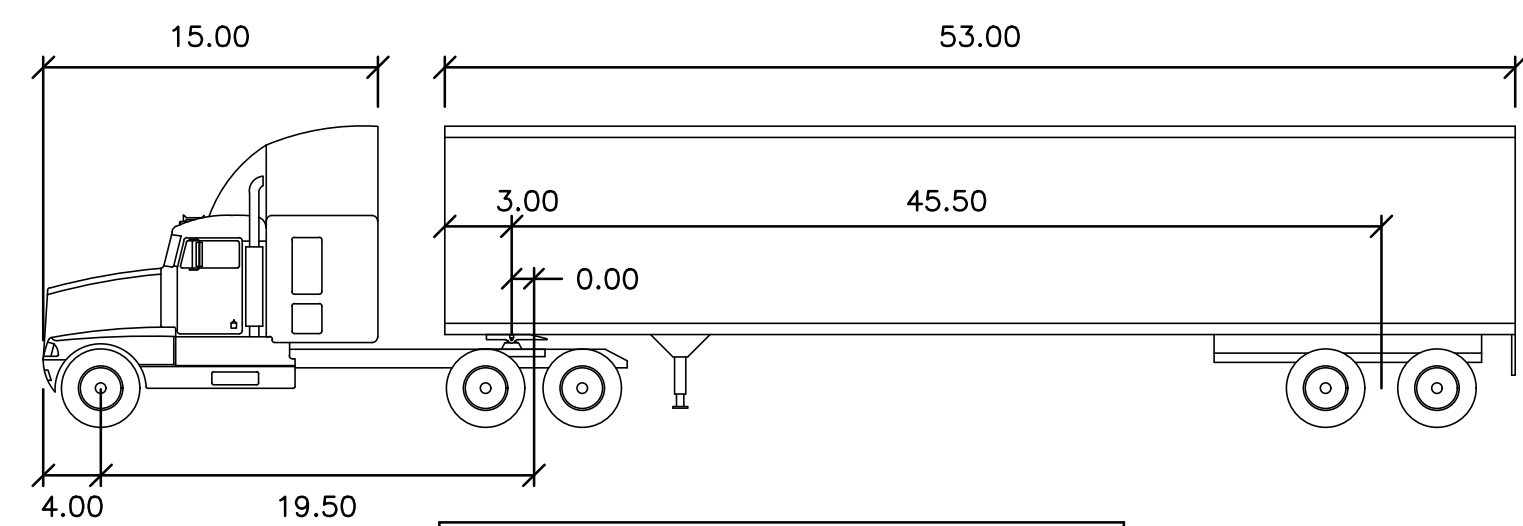






MINIMUM TRENCH WIDTH OR PIPE DIAMETER	MANUFACTURERS' SPECIFICATIONS TRENCH WIDTH
4"	21"
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
42"	72"
48"	80"
60"	96"

STRUCTURE	FJIW_FRAME	FJIW_GRATE
MH#1	1040	SOLID
CB#2	7065	M1
CB#3	7065	M1
MH#4	1040	SOLID
CB#5	1040	M1
MH#6	1040	SOLID



NOTE: TEMPLATE, DATA, AND TURN SCHEMATIC
CREATED UTILIZING TRANSOFT AUTOTURN
SOFTWARE

TRUCK TURNING TEMPLATE

NOT TO SCALE

ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

LRE
ENGINEERS & SURVEYORS

2121 3 Mile Rd. NW
Walker, MI 49544
Ph: 616-301-7888
www.LREMI.com

1. SECTION 16.9 – FRONT YARD LANDSCAPING
 - 1.1. SITE WORK IS NOT WITHIN FRONT YARD AND FRONT YARD LANDSCAPING IS CURRENTLY IN COMPLIANCE WITH LARGE BUFFER ZONES.
2. SECTION 16.10 – PARKING LANDSCAPING
 - 2.1. 36 SEMI-TRUCK PARKING SPACES ARE PROPOSED AND WILL BE BUFFERED WITH EXISTING CANOPY TREES AND SHRUBS AT PERIMETER OF PARKING AREA TO COMPLY WITH BUFFER REQUIREMENTS.
3. SECTION 16.11 – BUFFER & SCREENING REQUIREMENTS
 - 3.1. NO BUFFER REQUIRED BETWEEN LIKE ZONING OR HWY. EXISTING BUFFER ALREADY IN PLACE FOR THIS TYPE OF DEVELOPMENT.
4. ANY PROPOSED TREES ARE PROVIDED AS PLANTINGS THAT EXCEED THE LANDSCAPE ORDINANCE.

1. LANDSCAPING TO CONFORM TO THE GAINES TOWNSHIP LANDSCAPE ORDINANCE – CHAPTER 16.
2. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHOULD BE REPORTED TO THE CONSTRUCTION MANAGER IMMEDIATELY FOR RESOLUTION.
3. PLACE 4" MINIMUM TOPSOIL, FINE GRADE & ESTABLISH TURF WITH SEED LIMIT LINES AND WHERE EXISTING LAWN AREAS ARE DISTURBED BY CONSTRUCTION ACTIVITY.
4. PLACE SHREDDED BARK TO A 3" DEPTH IN ALL TREE & SHRUB BEDS.
5. UNLESS OTHERWISE NOTED, TOPSOIL, FINE GRADE AND SEED ALL DISTURBED AREAS WITHIN THE SEEDING LIMIT SHOWN ON PLANS.
6. REPAIR AND RESTORE ANY DAMAGE OUTSIDE OF LIMIT OF WORK LINE TO PRE-CONSTRUCTION CONDITION.
7. PROTECT ALL TREES AND EXISTING FEATURES TO REMAIN.
8. ALL TOPSOIL SHALL BE STOCKPILED ON SITE SEPARATELY FOR LATER RE-USE. LOCATE STOCKPILES IN AREAS AS DIRECTED BY CONSTRUCTION MANAGER AND PROTECT FROM EFFECTS OF EROSION.
9. NO PLANT SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR APPROVAL OF LANDSCAPE ARCHITECT, UNLESS NOTED.
10. PRUNE ALL DEAD AND BROKEN BRANCHES FROM ALL PLANTS IMMEDIATELY AFTER INSTALLATION PER LOCAL ORDINANCE.

- - PROPOSED PERENNIAL
- - PROPOSED DECIDUOUS TREE
- - PROPOSED CONIFEROUS TREE
- - PROPOSED CONTOURS
- - EXISTING CONTOURS
- - DIRECTION OF DRAINAGE FLOW
- - SWALES, PARKING LOT LOW POINTS
- - PARKING LOT HIGH POINTS

M-6 R.O.W.

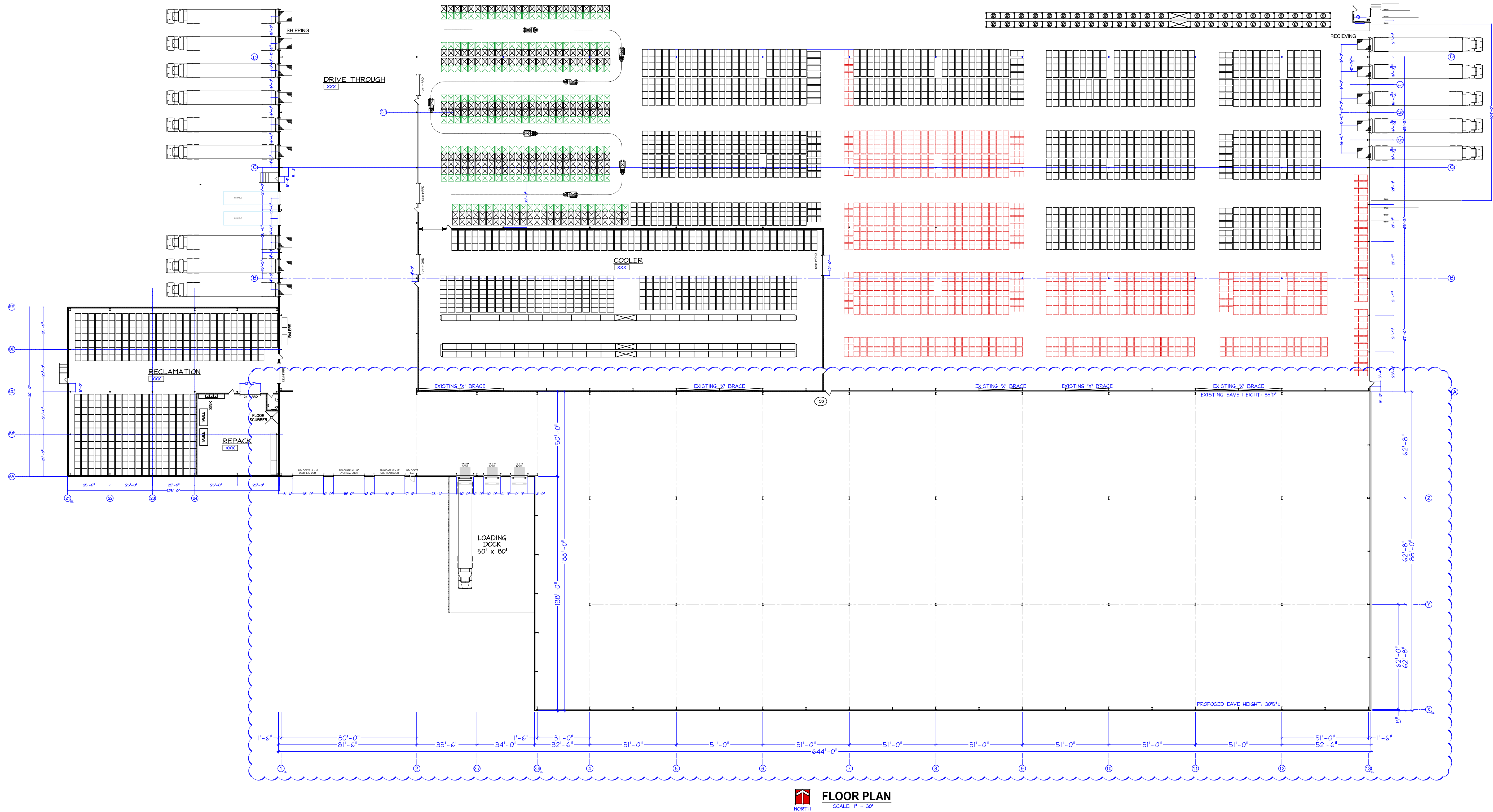
COMMON NAME	BOTANICAL NAME	SIZE	COND.	QTY
SWAMP WHITE OAK	<i>Quercus bicolor</i>	2.5"	B&B	2
BURR OAK	<i>Quercus macrocarpa</i>	2.5"	B&B	3
BLACK WALNUT	<i>Juglans nigra</i>	2.5"	B&B	2
SUGAR MAPLE	<i>Acer saccharum</i>	2.5"	B&B	6

CONTRACTOR TO VERIFY PLANT QUANTITIES PER SHOWN PLAN.
PLANT SCHEDULE DOES NOT INCLUDE SEED QUANTITIES/ SPECIFICATIONS



NOTE TO CONTRACTOR:
CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS.

ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

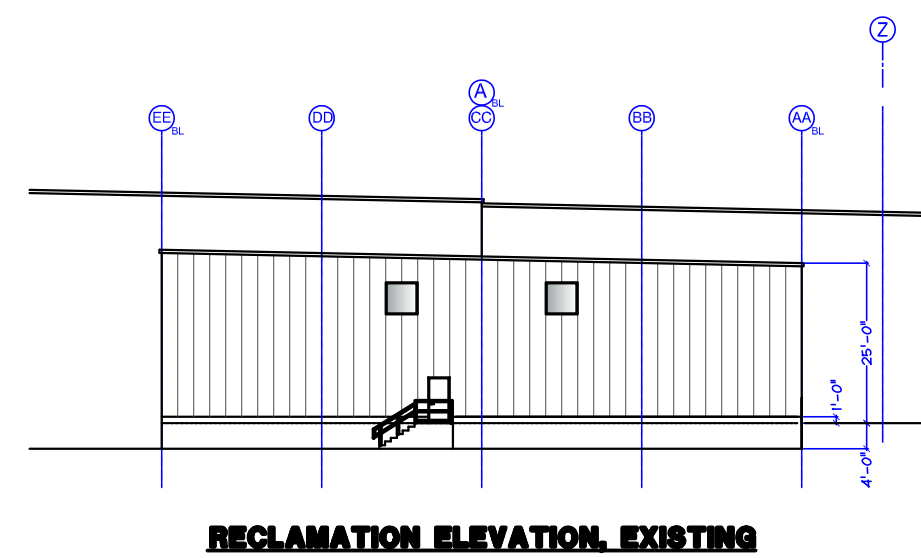
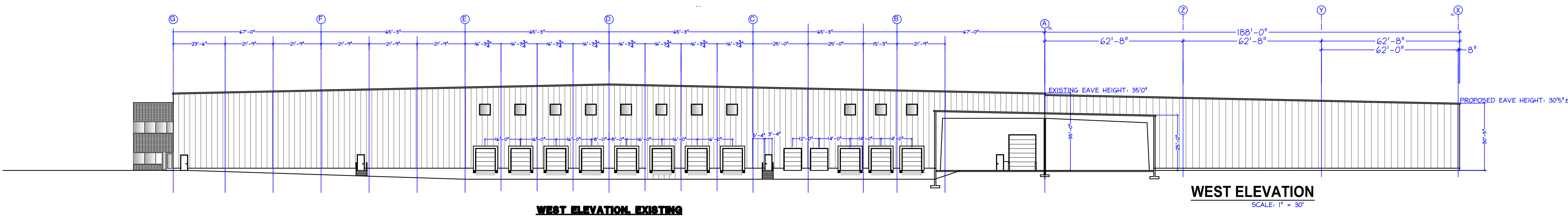
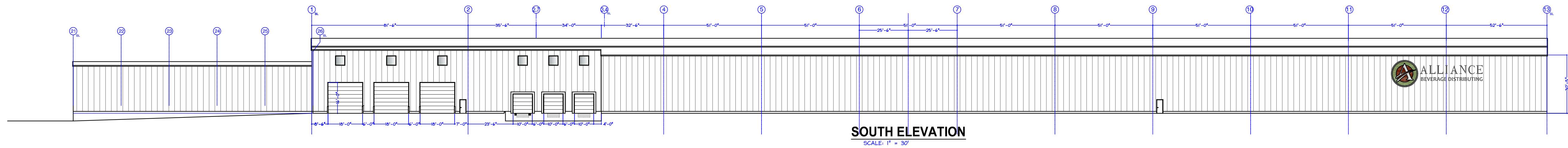
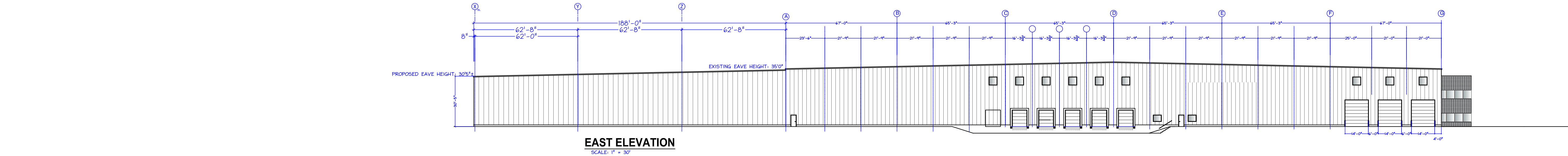


FLOOR PLAN
SCALE: 1" = 30'

BY	REQUISITIONED FOR:	DATE
TLB	PROPOSED ADDITION	8.14.2023

PROJECT NAME:	PROPOSED ADDITION FLOOR PLAN	DATE:
Alliance Beverage 4490 60th Street Grand Rapids, MI		

DRAWN BY:	T. BELTMAN
JOB NUMBER:	0023-1089
CAD REFERENCE:	AllianceGRAddn.dwg
PLOTTED:	8.14.2023



BY	TLB
REQUISITIONED FOR:	PROPOSED ADDITION
DATE	8.14.2023

PROJECT NAME:	Alliance Beverage 4490 60th Street Grand Rapids, MI
PROPOSED Addition Elevations	
OWNER'S APPROVAL:	DATE:

DRAWN BY:	T. BELTMAN
JOB NUMBER:	0023-1089
CAD REFERENCE:	AllianceGRAAddn.dwg
PLOTTED:	9.6.2023
SHEET #	