

Minutes of the Gaines Charter Township Planning Commission

Regular Meeting held October 24th, 2024, at 7 pm

8555 Kalamazoo Ave., SE, Caledonia, MI 49316

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

MEMBERS ABSENT: Billips, with notice.

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

I. CALL TO ORDER AND ROLL CALL

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

II. CONSIDERATION OF MEETING AGENDA

III. CONSIDERATION OF MEETING MINUTES

Consideration of the September 26th, 2024 regular Planning Commission meeting minutes.

Commissioner Wiersema pointed out that there is a typo on page 6 of the September meeting minutes.

Motion: Motion by Waayenberg, supported by Rober to approve the minutes of September 26th, 2024, with corrections.

DISCUSSION: None

AYES: ALL

NAYS: None

ABSTAIN: None

DECISION: Motion Carried (6-0)

IV. INQUIRY OF CONFLICT OF INTEREST

Commissioner Wiersema explained that he has a relative that lives next door to an applicant seeking a Special Use Permit at the meeting. Planner Wells advised that if the relative is of close relation, for example, a sibling or a parent, Wiersema should abstain, however, if Wiersema believes that he can be impartial in deciding, abstention will not be necessary. Commissioner Wiersema clarified that he believed he could be impartial in making a decision.

V. PUBLIC COMMENT

Chair Giarmo opened the public hearing at 7:04 PM and subsequently closed it as nobody approached the podium to speak.

VI. NEW BUSINESS

1. Public Hearings

a. 1587 108th Street – Special Use Permit – Accessory Building

Seth DeHaan, the homeowner and applicant for this project, explained that he and his wife Renee are seeking a Special Use Permit to construct a 2400 square foot (SF) pole barn for residential use. Chair Giarmo inquired about whether or not the accessory building is planned to match the house; DeHaan responded that the pole barn is planned to be white.

Planner Wells elaborated further and explained that the total square footage of all accessory buildings on the property would total 3015 SF with the new pole barn, hence the request for a Special Use Permit. Wells added that staff found all general Special Land Use standards to be met, and staff also found that this request is consistent with the intent of both the Master Plan and the Zoning Ordinance. Since all standards were found to be met and staff didn't identify any adverse impacts from this project, staff recommended approval.

Chair Giarmo opened the public hearing and closed it as nobody approached the podium to speak.

Commissioner Wiersema asked if this building is intended for residential use; Russell Hubert, the builder for this project, responded that yes, the intended use is residential, and there will not be any commercial businesses operating out of the accessory building.

Motion:	Motion by Waayenberg, supported by Wiersema to approve the Special Use Permit for an accessory building with the condition that it must be architecturally similar to the existing building on the property.
DISCUSSION:	None
AYES:	ALL
NAYS:	None
ABSTAIN:	None
DECISION:	Motion Carried (6-0)

b. 9443 Meadow Valley – Special Use Permit – Solar Panels

Dylan and Brendan Pugh of Mid-America Solar explained that Ray Norris is requesting a Special Use Permit to allow for a ground mounted solar array for residential use. B. Pugh explained that this will be a grid tie system, and extra power that is produced will be sent to Consumers energy for credit that the homeowner can use. He added that the array will feature moving panels that follow the sun during the day, and it is a relatively straightforward solar system.

Planner Wells offered the Township's perspective on this request and stated that the array being proposed includes 36 panels and totals 928 SF. Wells said that all general Special Land Use standards were found to be met, although some conditions have been recommended by staff, and that the system

will be subject to review by the Township Engineer and Building Inspector. The panels are set to feature anti-reflective tempered low iron glass, and it is not anticipated that the glare or visual impact of the panels will impact adjacent properties. Electrical connections from the panels to the house will be a minimum of 18 inches underground and will be encased in PVC pipe. As far as standards for solar arrays go, Wells stated that all setbacks are met in the provided site plans, and that there are no adverse impacts associated with this request besides a visual impact. Wells added that this request was found to be consistent with the intent of both the Master Plan and Zoning Ordinance, and that this request would not set a negative precedent for development in the Township. Wells concluded by saying that the Planning Commission must determine if this request has the ability to negatively impact visuals or aesthetics in the area.

Chair Giarmo opened the public hearing.

Ray Norris, the property owner at 9443 Meadow Valley, stated that the visual impact will be minimized substantially due to the presence of 30-year old pine trees in the immediate area that are approximately 80-feet tall.

Scott Miller of 9525 Meadow Valley expressed that he has no concerns about this request.

Chair Giarmo closed the public hearing.

Commissioner Wiersema began discussion by inquiring about the height of the panels; the Zoning Ordinance stipulates a maximum height of 10 feet for solar panels, however, Wiersema noted on the product diagram that the device can go up to 20 feet.

D. Pugh responded that the system features a moveable mount that tilts up and adjusts down to follow the sun during the day; he also added that in the winter months, the incline will be steeper, whereas during spring and summer months the incline will be shallower. Chair Giarmo added that the pine trees in the area still offer a substantial amount of screening.

D. Pugh stated that although a lot of fixed mounts exist and are used in applications as such, this one is different since it rotates. Planner Wells inquired about the possibility of setting the pole height lower, to which Pugh responded that they need to maintain 18 inches of ground clearance, so the panels do not swing into snow piles in the winter months.

Chair Giarmo stated that the array won't continually be 20 feet; Commissioner Waayenberg added that the array is planned to be well situated with good screening, and he doesn't believe that this would set a negative precedent for development. Chair Giarmo elaborated that this is why Special Use Permits are necessary and offer flexibility in instances as such; if this was in an area that wasn't so well screened, the Planning Commission might require a fixed mount for the array.

Planner Wells inquired about the possibility of using a wider panel that wouldn't be so tall; D. Pugh responded that this structure is the biggest available and modifying it wouldn't be ideal as the panels would have to get wider as they got shorter.

Chair Giarmo added that this is a good opportunity to address this more specifically in the Zoning Ordinance as technology evolves; Planner Wells commented that this is the first mobile solar system he has ever seen proposed in the Township, and perhaps the regulations for solar arrays need to be modified to take mobile systems into consideration. Wells also stated that the Planning Commission

could consider the average height of this system rather than the maximum height and added that the Special Use Permit aims to ensure that the proposed special use won't impact neighboring properties. D. Pugh added that the middle point of this system is 9 feet tall.

Commissioner Rober commented that she believes it to be hidden and screened sufficiently.

Brian Diemer of 9621 Meadow Valley commented and said that he would consider the height of the panels to be a non-issue due to the large trees in the area that will screen the view of the panels.

Commissioner Haagsma said that he sees no issue with this request and doesn't find any negative precedent for development being set. He added that the panels will be very far from the road, and the only people who would see the system are residents of Meadow Valley, two of which have voiced that they have no issue with this project.

Motion:	Motion by Haagsma, supported by Thomas to approve the request for a Special Use Permit with the following conditions: 1. Solar panel mounting and electrical systems must be approved by the Building Inspector and Township Engineer 2. Adequate screening shall be maintained until the panels are removed.
DISCUSSION:	None
AYES:	ALL
NAYS:	None
ABSTAIN:	None
DECISION:	6-0

c. 3805 92nd Street – Caledonia Meadows – OSP-PUD Rezone/ Final Site Plan Review

Paul Henderson of Roosien & Associates, and Steve Tjapkes of Foster Swift, both representatives for this project, explained the request for a PUD rezoning and final site plan review for Caledonia Meadows. Henderson began by stating that in January, the development team received preliminary approval from the Planning Commission, and the conditions of approval imposed at that time have been satisfied. The Fire Department required a secondary access point if the development exceeded 30 units, so the developers made the decision to remove 4 units included in the original submission so as to not require a secondary access point. Although the development is proposed to be smaller this time around, Henderson clarified that the development team is still proposing a community septic (STEP) system, and the amount of proposed open space exceeds minimum requirements stipulated in the Zoning Ordinance.

Planner Wells shared the Townships perspective on this request and began by stating that the development will be accessed by a private road and is planned to feature 30 homes served by private wells, all connected to a community septic system. This project is applying as a conservation design, meaning dedicated open space or agricultural land will be set aside, and lot sizes are permitted to be smaller than what is typical in this zoning district to allocate additional open space. Wells stated that

there are approximately 16 acres of land ("remainder parcel") excluded from this project that remain agricultural-residential zoned, in addition to 43 acres of open space.

Wells went on to say that staff does believe eligibility requirements for a PUD have been met, however, not all detail required for final site plan review have been provided, including landscaping plans, details on the community septic system, and lighting plans. In January during preliminary consideration, the Planning Commission had expressed a desire to see sidewalks on both sides of the street, however, in the latest submittal set, Wells pointed out that sidewalks were still only shown on one side of the street. With regard to stormwater calculations, Wells stated that the development team did in fact submit revised calculations to the Township Engineer after the meeting memo was prepared. Additionally, Wells stated that since this is a final site plan review, basic details of the STEP system would be expected to be submitted to the Township Engineer for review, however, they were not. Wells then added that although the Kent County Health Department approved the proposed concept of the STEP system and individual wells, the final design would also need their approval, and perhaps approval from EGLE as well, depending on the anticipated volume of sewage.

One thing the development team has accomplished since January is working with the Township Attorney to establish a master deed and condominium bylaws, which did get attorney approval. The Township Engineer is recommending that a Special Assessment District is established at the time of Township Board approval so that funds can begin collecting immediately in case of system failure in the future. Despite this, the Township Attorney has overall approved the master deed.

Wells spoke about the non-motorized trail network requirements and mentioned that previously the design featured a walking trail around the entire property, however, in the latest submittal set the path has been shortened substantially. He went on to say that during consideration in January, the Planning Commission emphasized the importance of accessibility and ensuring that the trail would be paved and accessible to all, although in the most recent submittal set the path is depicted as being natural surface rather than paved. Planner Wells also added that access to the trail system does not appear to adequately provide users a way to avoid steep slopes in the area, which could be considered inaccessible.

Wells continued and stated that the minimum lot size being proposed for this development is 25,000 SF, however, one lot is depicted on the site plan as being under the proposed 25,000 SF requirement. Although this development is proposing a denser housing type than what is typical for this zoning district, Wells stated that it is found to be sufficiently screened. Wells also added that grading plans, which were not submitted, are to be reviewed by the Township Engineer to ensure that the area does not flood.

With regard to the site plan review, Planner Wells stated that the standard which requires adequacy of information was not met considering that details regarding the community septic system, in addition to lighting, landscaping, and grading plans have not been submitted. Although the site plan does depict street trees, planting details and species were not provided. Wells added that plans for signage were not submitted either, and that signs must meet requirements outlined in Chapter 17 of the Zoning Ordinance. Wells stated that this concept is in compliance with the Master Plan, although a condition is recommended in which the developer must obtain other necessary agency approvals. Additionally, a streetlight assessment district must be established before the development team applies for residential building permits.

Planner Wells added that the Township Engineer requested additional information pertaining to the proposed cul-de-sac before granting final approval. Planner Wells reiterated that the standard requiring adequate pedestrian circulation was not found to be met, as staff would expect to see sidewalks on both sides of the street, in addition to sidewalk dimensions on the site plan, which were not provided.

The standard which requires adequate drainage measures to be in place was also found to be not satisfied, as the area floods and the development team has not provided sufficient details on how this problem will be mitigated. The requirement for adequate traffic circulation was not found to be satisfied, as the development team did not submit final road dimensions. Wells stated that staff does not find this design to promote public health, safety, and welfare, as there is uncertainty regarding the capability of the proposed community septic system to handle the sewage, in addition to the proposed detention basins. Wells clarified that although stormwater calculations have been revised and resubmitted, details regarding the community septic are still unclear.

Township Engineer Jeff Gritter added that the wells being proposed are regulated by the Kent County Health Department, and although no issue was found with them or the groundwater in the area, there is concern regarding the community septic system. Gritter stated that although the Township doesn't have the right to deny the system itself, the Township does take an interest and has a responsibility, potentially, should the system fail. EGLE and the Kent County Health Department will require the design of the community septic to be the same as the Hideaway development, also in Gaines Township, and although the final details have not been submitted, Gritter said they can anticipate what the plans might be using Hideaway as reference.

With regard to drainage, Gritter said that there are concerns regarding flooding in the area, and that he is recommending detention basins are designed to hold a 100-year storm event rather than a 25-year storm event to help control the potential for flooding. He went on to state that an engineering recommendation is being made in which the development connects to an outlet that is maintained by the Kent County Drain Commission, and that additional information pertaining to the street itself is needed.

Chair Giarmo opened the public hearing.

Tjapki returned to the podium to highlight a number of issues; he began by stating that Section 9.2 of the master deed provides the Township with the ability to create a special assessment district, and the master deed itself provides a secondary source of relief, and it appears to be adequate according to the Township Attorney. Tjapki argued that if the special assessment district was established as soon as possible, it would be "administratively complex" and "a redundancy" to start collecting money now.

In terms of accessibility relating to the proposed natural surface trail, Tjapki stated that paving the trail would be an added expense and increase the overall cost of development, in addition to the cost of lots themselves, and that he believes the path meets the ordinance requirements as it is proposed. Tjapki argued in response to sidewalks being requested on both sides of the street that children are inside or at after school activities, therefore negating the need for sidewalks on both sides of the street. He added that the additional sidewalk would present "maintenance issues".

Mia Resma of 7114 Cornerstone Drive stated that she has a son in a wheelchair, which makes it harder to be mobile and give him the opportunity to be outside and active, and an unpaved surface only makes this more challenging.

Matt Marvin of 3579 92nd Street stated that he has resided in the area for 11 years and is highly concerned about flooding in the area. Marvin added that when the water gets high and the area floods, his access road gets almost completely engulfed by water, and that it doesn't take much rain to cause significant flooding in the area. He added that he is concerned about the proposed lot sizes, and that the average lot size in the area is approximately ten times larger than what is being proposed in this development.

Dave Smith of 3581 92nd Street stated that he has lived in the area since 1987, and that he is also concerned about flooding and the impact it may have on prospective residents of this development. Smith added that he feels as though this development doesn't fit with the area, and that he doesn't want to have his view obstructed by the back of houses.

Mike Slachter of 3335 92nd Street expressed that if a buffer is required between the development and adjacent properties, he doesn't feel as though it is fair for his wood line to be considered an adequate buffer since it is on his property. Slachter also stated that he is largely concerned about the proposed community septic system failing in the future, especially after hearing about a similar system failing in Leighton Township. He added that there is a very high water table in the area, and he has little faith in this development working long-term especially after watching agricultural enterprises struggle on this parcel over the years due to the wet soil.

Kurt Fitzgerald of 9750 Meadow Valley expressed that he also has concerns about the proposed STEP system and added that he doesn't believe this area to be suitable for this type of development, and he doesn't believe this area to be considered the "urban fringe".

Kevin Cambell of 3591 92nd Street explained that he settled here because of the open space and natural feel of the area. He stated that he feels as though Caledonia Meadows would set a negative precedent for future development.

Pat Moll of 3609 92nd Street said that she moved to the area 25 years ago seeking peace and space, and that she feels as though the additional traffic generated by this development would infringe upon her ability to enjoy her property peacefully. She added that although development is inevitable, she hopes to see it remain consistent with the character of already established neighborhoods in the area.

Bruce Sterenberg of 3590 92nd Street stated that he has lived in the area since 1985, and that the entire west boundary of the Caledonia Meadows property is a swamp in the spring, and he cannot fathom what the development team intends to do about the water. He added that he is worried about the 30 proposed wells all being near each other and the volume of water being pumped out of the area. He concluded by stating he is also concerned about light pollution from the development, and he feels as though this is overall out of character for the area.

Eunice Vanderlaan of 3690 92nd Street explained her concerns about a potential sewage spill from the community septic system and how it might impact her 50 foot well. She also inquired about whether or not she would be subject to the special assessment district, to which Planner Wells responded that

according to the bylaws she wouldn't be, so long as she is not a resident of the Caledonia Meadows development.

Janet Regan of 9766 Meadow Valley expressed that she does not feel as though the drain fields being proposed will be suitable to handle the sewage produced by the proposed 30 homes.

Dale DeWitt of 3750 92nd Street explained that flood water flows across his yard when the area floods, and he doesn't believe this development will work due to the presence of clay soils in the area. DeWitt added that he feels as though the walking traffic generated by residents of this development would be "dangerous" down his street.

Steve Sanxter of 3599 92nd Street stated that he is "astounded" at the small lot sizes being proposed in this development, and that it feels like a dramatic change for the area. He added that he is concerned about depleting the natural habitat that provides for wildlife in the area and expressed concern regarding children of prospective residents playing in the wooded area instead of the designated play area. He also expressed concerns regarding the additional traffic this development would bring to the area.

Carrie Diemer of 9621 Meadow Valley expressed that she feels as though the lot sizes should be bigger, and she doesn't feel as though this development fits with the area.

Brian Diemer of 9621 Meadow Valley stated that he agrees with everyone else who had spoken thus far, and he feels as though even 50 years down the line this development still would look out of place. He also expressed concern regarding the safety of bus stops for children living in the development and encouraged the bus stop to be within the development rather than on 92nd Street.

Mike Fennema of 8933 East Paris summarized his comments that he submitted in paper format to the Planning Commission. Overall, Fennema does not feel as though this PUD would provide a greater benefit than what would be permitted under conventional zoning.

Ray Norris of 9443 Meadow Valley explained that he owns the lowest piece of property in Meadow Valley, and he worries about detrimental flooding to his property if the proposed sewage system fails.

Chair Giarmo proceeded to close the public hearing.

Commissioner Haagsma began discussion by addressing the wetlands and wet soils in the area and questioned whether or not what is depicted on the existing zoning plan could even be possible. He said that the existing zoning plan is flawed in his opinion, as wetlands are not depicted, and the discussion must start there.

Chair Giarmo stated that in lieu of the Zoning Ordinance update currently being undertaken by the Township, all discussion regarding areas not connected to water and sewer have been surrounding the idea of larger lot sizes.

Commissioner Waayenberg stated that he has issues with this plan; in order to justify the PUD rezoning, the Planning Commission must find considerable benefit to the Township, however, Waayenberg said that this plan does not appear to benefit anyone considering the lack of an ADA compliant trail and parking space for people visiting Caledonia Meadows for recreation. He added that he feels as though this falls short compared to other proposals the Planning Commission has considered.

Commissioner Rober agreed with the previous comments and inquired about the area the trail is planned to be. Commissioner Haagsma responded that the area is shown as wetlands on the EGLE website.

Commissioner Thomas also concurred with the previous comments and expressed her desire to see sidewalks on both sides of the street in addition to a paved trail to provide accessibility.

Commissioner Wiersema expressed that he is concerned about the flooding and wet soils in the area and said that although he thinks conservation designs are generally a good idea, he doesn't think this is a good place for it. He added that he also has concerns about the proposed size of the drain fields.

Henderson interjected to mention that this area has been preliminarily approved by EGLE, and that the soil surveys only reflect information captured 5 feet below the surface.

Commissioner Haagsma inquired with Engineer Gritter about the stormwater calculations, to which Gritter responded that they have not been provided yet; Commissioner Waayenberg added that a lot of information has not been provided.

Commissioner Haagsma then questioned the detention ponds depicted on the plan and whether they would be adequate; Engineer Gritter responded that the details need to be worked out but in essence they would be considered adequate.

Commissioner Waayenberg stated that he would not be comfortable approving this as there was no grading plan provided, the provided soil information is unclear. He added that the wetlands to the west that hold water work in conjunction with the subject parcel and that they essentially rely on each other during storm events, implying that the proposed development could alter this relationship between the areas and the natural flow of water.

Motion: Motion by Haagsma, supported by Rober to recommend denial of the PUD-OSP rezone to the Township Board.

DISCUSSION: None

AYES: ALL

NAYS: None

ABSTAIN: None

DECISION: 6-0

Motion: Motion by Haagsma, supported by Rober to deny the final site plan based on the recommendation to deny the PUD-OSP rezoning to the Township Board.

DISCUSSION: None

AYES: ALL

NAYS: None

ABSTAIN: None

DECISION: 6-0

2. Site Plan Review

a. 4200 60th Street – Switch – Phase 2 Substation

Kevin Wilks of Spicer Group, the applicant for this project, explained that the Switch data center is proposing an expansion to their substation project which they got approval on last year; their energy needs have changed since then, and they are now seeking site plan approval for a bigger substation.

Planner Wells offered the Townships perspective on this request and stated that staff feels as though all standards are met through this application. It's worth noting that the parcel in question is split-zoned; there is a remnant of the Steelcase PUD in this parcel, and the rest is zoned for Light Industrial, so rather than have the applicant go through the PUD amendment process for this request, staff made the decision to process this as a site plan review in keeping with other light industrial projects in the Steelcase PUD-LSP. Wells said that the applicant provided all necessary information for site plan review, and the Future Land Use Plan accounts for industrial uses in this area. Wells added that all privacy, safety, and vehicle circulation standards have been met, in addition to screening requirements. Staff noted that approval is recommended for this request.

Wilks provided photos from a Switch site in Georgia for reference that depict a gravel pad with three clusters of electrical infrastructure and a small building.

Motion:	Motion by Haagsma, supported by Waayenberg to approve the site plan as presented with the following conditions: 1. Secure all Township department and outside agency approvals: a. Township Engineer/ BGUA. b. Fire Department. c. Kent County Road Commission (access and SESC). d. Kent County Drain Commission 2. Vegetative buffer along M-6 must be maintained; any changes to the buffer must be reviewed by staff.
DISCUSSION:	None
AYES:	ALL
NAYS:	None
ABSTAIN:	None
DECISION:	6-0

3. Items Not Requiring a Public Hearing

a. 7114 Cornerstone – Special Use Permit – Accessory Building

Mike Resma, the homeowner and applicant for this project, explained that he is requesting a Special Use Permit for the construction of a 412 SF shed. Resma clarified that initially his request had been for 500 SF to account for future expansion of the shed, however, he has modified his application to reflect solely the square footage of the shed.

Chair Giarmo inquired about whether the intended use of the shed is for residential storage, to which Resma responded yes.

Motion: Motion by Haagsma, supported by Waayenberg to take this item off the table.

DISCUSSION: None

AYES: ALL

NAYS: None

ABSTAIN: None

DECISION: 6-0

Motion: Motion by Haagsma, supported by Waayenberg to approve the Special Use Permit.

DISCUSSION: Assistant Planner Swan inquired about a discrepancy between the calculated and listed square footage of the shed on the provided product sheet to ensure the applicant would not be penalized for this discrepancy upon final construction, to which Haagsma confirmed the applicant would not be penalized.

AYES: Giarmo, Rober, Waayenberg, Haagsma, Thomas

NAYS: Wiersema

ABSTAIN: None

DECISION: 6-0

b. 7174 Martin – Special Use Permit – Adult Foster Care Small Group Home

This agenda item was tabled at the September Planning Commission Meeting, as the Planning Commission needed more information from the Township Attorney to determine where the Township's jurisdiction ends and begins as opposed to state jurisdiction.

Motion: Motion by Waayenberg, supported by Thomas to take this item off the table.

DISCUSSION: None

AYES: All

NAYS: None

ABSTAIN: None

DECISION: 7-0

Planner Wells offered some insight on the memorandum prepared by the Township Attorney regarding this matter, and said it is recommended that the Planning Commission does not make their decision on this request based on the behavior of residents at the facility. Wells stated that Adult Foster Care facilities are the mechanism used to guarantee disabled individuals housing under the Fair Housing Act.

The Kent County Sheriff's Department collected data on calls to this facility, and there have only been 3 visits over the last 2 years. Wells went on to say that unless there is a record of violence or other nuisance activity, this should not be used as a basis of consideration, despite discomfort experienced by neighbors. Although the state has oversight of facilities as such, since this is a request for a Special Use

Permit, ideally the Township would perform its own inspections to ensure compliance and safety. Wells recommended postponing this item to the December meeting as the applicant was not present.

Chair Giarmo stated that in accordance with the memorandum from the Township Attorney, she would like to treat this facility like all other residents and perform inspections. Planner Wells clarified that it will be inspected by the state whether the Township performs inspections or not, although their standards may deviate from what the Township requires.

Commissioner Waayenberg inquired about the schedule on which the state carries out inspections for facilities as such, to which Planner Wells responded that he is unsure of their schedule however they do have the legal authority to complete them.

Commissioner Haagsma pointed out that the Building Department reported 3 open permits at the facility, and to complete inspections and close out the permits would be to treat the facility the same as any other resident in the Township.

Chair Giarmo mentioned that the Fire Chief had stated fire suppression checks were not done at this time, which is concerning to her given the proposed doubling in capacity.

Commissioner Rober expressed that she feels as though these people need help; Chair Giarmo said that the Township owes it to surrounding residents to ensure that the building in question is safe and up to code.

Motion:	Motion by Haagsma, supported by Rober to postpone this agenda item to the December meeting.
DISCUSSION:	None
AYES:	All
NAYS:	None
ABSTAIN:	None
DECISION:	6-0

VII. GENERAL DISCUSSION

a. 2025 Meeting Schedule

Motion:	Motion by Rober, supported by Waayenberg to approve the proposed 2025 meeting schedule.
DISCUSSION:	None
AYES:	All
NAYS:	None
ABSTAIN:	None
DECISION:	6-0

VIII. ADJOURNMENT

The meeting adjourned at 10:04 PM.

CERTIFICATION:

I hereby certify that the above is a true copy of the minutes from the October 24th, 2024, 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,

A handwritten signature in cursive script that reads "Lani Thomas". The signature is written in dark ink and is positioned above the printed name.

Lani Thomas,

Secretary

Gaines Charter Township Planning Commission

Date: 12/21, 2024