

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

Draft Agenda

7:00 p.m. – Thursday, September 28th, 2023

I. Call to Order and Roll Call

II. Consideration of Agenda

III. Consideration of Meeting Minutes

a. Consideration of the August 24th, 2023, Planning Commission Regular Meeting Minutes

IV. Inquiry of Conflict of Interest

V. Public Comment

VI. New Business

1. Public Hearings

a. 990 Windrow Street SE – Special Use Permit

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.

b. 2688 100th Street SE – Special Use Permit

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.

c. 8735 East Paris Avenue SE – Special Use Permit

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.

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. 8190 Division Avenue SE – Brewer Park Apartments PUD Rezoning

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).

b. 377 76th Street SE & 410 72nd Street SE – Pine Rest Christian Association Children's Hospital

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.

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 AUGUST 24TH, 2023**

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

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

MEMBERS ABSENT: Billips, Rober absent with excuse

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

There were no changes to the agenda.

III. CONSIDERATION OF MEETING MINUTES

Consideration of the July 27th, 2023, regular Planning Commission meeting minutes.

MOTION: Motion by Waayenberg, support by Thomas to approve the July 27th
2023, regular Planning Commission meeting minutes as presented.

DISCUSSION: None

AYES: Haagsma, Thomas, Giarmo, Wiersema, Waayenberg

NAYS: None

ABSTAIN: None

DECISION: Motion carried (5-0).

IV. INQUIRY OF CONFLICT OF INTEREST

None.

V. PUBLIC COMMENT

Ken Yonker, Kent County Drain Commissioner, spoke about the Switch property, particularly the drain south of the new building expansion. Mr. Yonker has been working with Plaster Creek Stewards to obtain grant money to plant trees along drains throughout the Plaster Creek Watershed. Mr. Yonker stated that Switch posed concerns over planting trees around the electrical substation due to the electrical wires. Mr. Yonker asked if the tree planting requirements could be moved from around the electrical substation and planted along the drain so that the grant money can be allocated to other drains in the Plaster Creek Watershed.

Chair Giarmo stated that there should be a tree buffer adjacent to East Paris Avenue, as it is a primary arterial road. Chair Giarmo suggested planting smaller trees.

Planner Wells stated that the Switch Electrical Substation was approved to allow staff to review the landscaping plan. Wells stated that staff will work with Mr. Yonker and Switch to plant smaller trees and shrubs along the substation that won't interfere with the power lines.

IV. NEW BUSINESS

1. Public Hearings

- a. 190 92nd Street – Special Use Permit (Parcel Number 41-22-30-101-011).** *Special Land Use request to allow for a 903 square foot accessory building, for a total of 4,327 square feet of residential accessory buildings on the property in the Agricultural/Rural-Residential (A-R) zoning district.*

Applicant Oeverman gave a brief overview of the request and stated that he applied for the Special Use Permit on behalf of the property owner. The accessory building will be used as a pool house.

Chair Giarmo asked if the poolhouse would match the home, to which Applicant Oeverman confirmed that it would.

Planner Wells gave an overview of the staff review memo. Staff is recommending approval of the request.

Chair Giarmo opened the public hearing at 7:12 PM. No public comment was made. Chair Giarmo closed the public hearing at 7:12 PM.

MOTION: Motion by Haagsma, support by Waayenberg to approve the Special Use Permit as presented.
DISCUSSION: None
AYES: Haagsma, Thomas, Giarmo, Wiersema, Waayenberg
NAYS: None
ABSTAIN: None
DECISION: Motion carried (5-0).

- b. 3820 100th Street – Special Use Permit (Parcel Number 41-22-35-200-028).**
Special Land Use request to allow for a 2,016 square foot accessory building, for a total of 2,706 square feet of residential accessory buildings on the property in the Agricultural/Agri-Business (A-B) zoning district.

Applicant Yonker gave an overview of the request. The proposed accessory building will be constructed in place of the temporary storage structures on the property.

Planner Wells gave an overview of the request.

Chair Giarmo opened the public hearing at 7:18 PM. No public comment was made.
Chair Giarmo closed the public hearing at 7:18 PM.

MOTION: Motion by Waayenberg, support by Thomas to approve the request with the condition of approval that the accessory building shall be a minimum of ten (10) feet away from the existing buildings on the property.
DISCUSSION: None
AYES: Haagsma, Thomas, Giarmo, Wiersema, Waayenberg
NAYS: None
ABSTAIN: None
DECISION: Motion carried (5-0).

- c. 133 Wavell Street – Special Use Permit (Parcel Number 41-22-07-305-038).**
Special Land Use request to allow for a 400 square foot accessory building, for a total of 480 square feet of residential accessory buildings in the Multiple Family Residential (R-3) zoning district.

Applicant Cross gave an overview of the request. Cross stated that he is requesting to build a 1.5-stall garage.

Planner Wells gave an overview of the request. All the standards of review are met; staff is recommending approval of the Special Use Permit.

Larry Cross asked if he could move the building a few feet over to be five (5) feet off the side property line instead of eight (8) feet, which would align the garage entrance with the driveway. Planner Wells stated that this can possibly be achieved through setback averaging, as allowable under the zoning ordinance. Wells stated that he would work with the applicant on setback averaging to see if it is applicable.

Chair Giarmo opened the public hearing at 7:25 PM. No public comment was made. Chair Giarmo closed the public hearing at 7:25 PM.

MOTION: Motion by Waayenberg, support by Wiersema to approve the request with the understanding that staff will work with the applicant on setback averaging.

DISCUSSION: None

AYES: Haagsma, Thomas, Giarmo, Wiersema, Waayenberg

NAYS: None

ABSTAIN: None

DECISION: Motion carried (5-0).

d. 2864 60th Street – Special Use Permit (Parcel Number 41-22-03-201-007).

Special Land Use request to allow for a 2,250 square foot accessory building, for a total of 2,350 square feet of residential accessory buildings on the property in the Residential-10 (RL-10) zoning district.

Applicant Simmons stated that he would like to build a pole barn to store recreational vehicles.

Planner Wells gave an overview of the staff review memo.

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

MOTION: Motion by Haagsma, support by Waayenberg to approve the Special Use Permit as presented.

DISCUSSION: None

AYES: Haagsma, Thomas, Giarmo, Wiersema, Waayenberg

NAYS: None

ABSTAIN: None

DECISION: Motion carried (5-0).

e. 500 Sunbrook Drive – Special Use Permit (Parcel Number 41-22-07-455-008).

Special Land Use request to allow for a 196 square foot accessory building, for a total of 296 square feet of residential accessory buildings on the property in the Residential-10 (RL-10) zoning district.

Planner Wells gave an overview of the request. The applicant was not in attendance. All of the review standards are met, and staff is recommending approval.

Chair Giarmo opened the public hearing at 7:33 PM.

Written public comment was provided to the Planning Commission prior to the meeting. Hung Dang, 516 Sunbrook Drive, wrote an email expressing concerns over the parking of trailers and vehicles and storage of equipment in the front yard (See Exhibit 1).

Chair Giarmo closed the public hearing at 7:34 PM.

Planner Wells noted that staff inspected the property and found equipment in the driveway and a trailer stored in the front yard. Wells stated that staff will work with the applicant to ensure that the property is in full compliance with the Gaines Charter Township Zoning Ordinance regarding the parking of trailers.

MOTION: Motion by Waayenberg, support by Thomas to approve the Special Use Permit with the condition that the property shall remain in full compliance with Section 20.3 (A) (1) of the Gaines Charter Township Zoning Ordinance for the parking of the trailer.

DISCUSSION: None

AYES: Haagsma, Thomas, Giarmo, Wiersema, Waayenberg

NAYS: None

ABSTAIN: None

DECISION: Motion carried (5-0).

2. Site Plan Review

a. 6266 Division Avenue – Site Plan Review (Parcel Number 41-22-06-100-060).

Site plan consideration for a 4,096 square-foot building addition to be used for minor vehicle repair.

Applicant Burri stated that Elvis Auto is requesting a building addition to Elvis Auto. The addition will be architecturally similar to that of the principal structure.

Chair Giarmo found that the hours of operation will remain 8:00 AM – 6:00 PM.

Planner Wells gave an overview of the request. The current business only performs light vehicle work on the site, heavy vehicle work is performed at offsite locations by subcontractors. The addition will allow for the expansion of light vehicle work and will include installing an advanced driver-assistance system (ADAS) to repair and adjust cameras that assist drivers in driving and parking functions. Staff is recommending approval of the site plan.

Chair Giarmo found that the building will be insulated and that the business owners seem to be courteous of the adjacent residential neighborhood.

Member Wiersema asked about the rear portion of the property adjacent to the pond and the R-4 zoning district. Wiersema expressed concern over the lack of rear yard landscaping and advocated to ensure that the building addition is adequately screened.

Member Haagsma stated that there are existing maple trees near the rear property line and that those should remain in place, in addition to providing more screening between the building addition and adjacent residential properties to the east.

- MOTION:** Motion by Haagsma, support by Waayenberg to approve the request with the following conditions:
1. There shall be evergreen trees provided on the rear (east) side of the property and staff can review and approve the additional landscaping administratively. The maples on the eastern portion of the site must remain.
 2. The light fixtures shall be compliant with the footcandle requirements as outlined in the zoning ordinance, and the lighting fixtures shall face downward.
 3. Secure all Township department and outside agency approvals:
 - a. Township Engineer/BGUA.
 - b. Fire Department.

DISCUSSION: None

AYES: Haagsma, Thomas, Giarmo, Wiersema, Waayenberg

NAYS: None

ABSTAIN: None

DECISION: Motion carried (5-0).

3. Items Not Requiring a Public Hearing

a. Rezoning of C-2 Zoned Properties – Rezoning from C-2 to C-1

Consideration of amendments to the Gaines Charter Township Zoning Map regarding certain General Commercial (C-2) zoned and partially zoned properties.

MOTION: Motion by Waayenberg, support by Thomas to take the item off the table.

DISCUSSION: None

AYES: Haagsma, Thomas, Giarmo, Wiersema, Waayenberg

NAYS: None

ABSTAIN: None

DECISION: Motion carried (5-0).

Planner Wells gave an overview of the request. Two parcels were removed from the list since the packets were distributed, and the proposed ordinance has been changed to reflect these changes. There are twenty-seven parcels total under the current proposal to be rezoned.

MOTION: Motion by Haagsma, support by Thomas to recommend approval to the Township Board of Trustees for the rezoning of the properties as presented in the updated draft ordinance.

DISCUSSION: None

AYES: Haagsma, Thomas, Giarmo, Wiersema, Waayenberg

NAYS: None

ABSTAIN: None

DECISION: Motion carried (5-0).

b. 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 Waayenberg, support by Wiersema to take the item off the table.

DISCUSSION: None

AYES: Haagsma, Thomas, Giarmo, Wiersema, Waayenberg

NAYS: None

ABSTAIN: None

DECISION: Motion carried (5-0).

Planner Wells gave an overview of the zoning ordinance text amendment.

MOTION: Motion by Haagsma, support by Waayenberg to table the item due to emergency weather.

DISCUSSION: None

AYES: Haagsma, Thomas, Giarmo, Wiersema, Waayenberg

NAYS: None

ABSTAIN: None

DECISION: Motion carried (5-0).

VII. General Discussion

None.

VIII. Adjournment

Motion by Haagsma, support by Thomas to adjourn the meeting at 8:48 PM.

CERTIFICATION

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

Gaines Charter Township

Planning Commission Memo

Meeting Date: September 28th, 2023

AGENDA ITEM: VI.1.a

PROPOSED REQUEST: Special Use Permit

ADDRESS: 990 Windrow St. SE

PARCEL NUMBER: 41-22-08-151-032

FILE NUMBER: 230823CP

APPLICANT: Chris & Renae Port

PROPERTY ZONING DISTRICT: Residential (RL-10)

PROPERTY SIZE: 6.73 Acres

REPORT BY: Natalie Davenport, Assistant Planner; Dan Wells, Community Development Director



OVERVIEW

The applicant is requesting a Special Use Permit to allow for a 792 square foot (S.F.) building addition to an existing accessory building, for a total of 1,752 square feet of residential accessory buildings on the property. The property is located in the Residential (RL-10) zoning district of the township, which limits accessory building size up to 1.5% of the property, or 1,200 S.F., whichever is less.

The existing accessory building on the parcel was approved via a Special Use Permit in 1988 (Special Use Permit #88-24; File No. 881004RW). The existing accessory building is considered lawful nonconforming to the Gaines Charter Township Zoning Ordinance regarding its height. The existing building is fine to remain as is, 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 scaled down the building addition to meet the height requirements as outlined under the current zoning ordinance as outlined under Standard 20.2 (D)(4)(B).

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 and a hobby room. 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 Windrow Street or Eastern 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 accessory building addition will be buffered by the existing tree lines to the east and south.

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, condition recommended. The proposed accessory building will be used for residential storage purposes and a hobby room and will be ancillary to a primary residential use. Staff is recommending a condition of approval that the accessory building cannot be used for commercial purposes.

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. 48 Feet
Front Yard Setback	N/A	N/A
Side Yard Setback	8 Feet	8 Feet
Rear Yard Setback	3 Feet	91.9 Feet
Maximum Building Height	16 Feet	Ca. 13 Feet at Midpoint

Meets standard, condition recommended. The proposed accessory building addition complies with the required setback distances and height requirements as outlined in the zoning ordinance. The applicant has scaled down the building to be compliant with the current height requirements. If the building were expanded at its existing height, it would be expanding a nonconforming structure and thus not permitted under the zoning ordinance.

One thing to note is that there is an extended roofline for wood storage on the side of the building (see “Right Elevation” drawing in packet). Staff has confirmed with the applicant that this extended roof line is on the west side of the building and will therefore not encroach on the eight (8) foot required setback to the eastern side property line.

The elevation drawings indicate that the building addition will match the existing structure. Staff is recommending a condition of approval that the accessory building addition match the existing accessory building on the site in terms of materials and color.

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, particularly the larger parcels off Eastern Avenue between 68th Street and 76th Street.

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, condition recommended. The applicant requires additional square footage for residential storage and a hobby room. Staff is recommending a condition of approval that the accessory building cannot be used for commercial purposes.

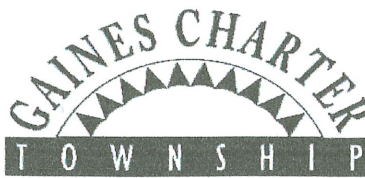
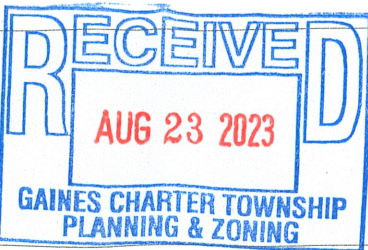
F. The extent the Building absorbs required yards and other open spaces.

Meets standard. The subject parcel is just under seven (7) acres in area. The total requested square footage of accessory building coverage is less than 0.6% of the total lot size.

STAFF RECOMMENDATION

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

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



FILE NO.

230823CP

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

Special Use Permit Application

Project Address	990 Windrow St. SE		
Owner Name	Chris & Renae Port		
Owner Address	Street Address	City, State, Zip	
	990 Windrow St. SE	GR, MI 49508	
Parcel Number(s):	41-22-08-151-032	41-22-	
Description of Proposed Project/Use	Addition to existing unattached garage/outbuilding.		

Applicant/Contact	Chris & Renae Port		
Applicant/Contact Address	Street Address	City, State, Zip	
	same as above		
Contact Info	Home / Office / Cell	E-Mail	
	616-308-4851	twindixie@gmail.com	
<i>"I" hereby certify to the correctness and knowledge of the information submitted and hereby agree to comply with the terms and requirements of all applicable Township ordinances. I also grant Township staff permission to enter onto the subject property in review of this application.</i>			
Signature	Renae Port		
<i>Please complete the appropriate Worksheet as part of your application packet (see Staff for more information) for: Planning Commission, Zoning Board of Appeals requests, Land Divisions, Combinations or Lot Line Adjustments.</i>			

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 less on 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

☐ Other

☐ Commercial / Industrial Special Use *

☐ Wireless Communication Facility *

☐ Signs/Billboard
Section(s) Addition to existing structure

Section(s) _____

Section(s) _____

Section(s) _____

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.

there will not be any additional traffic due to this addition.
Access will still remain from our driveway and is only for
additional storage.

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

No additional noise, dust, odor, light, etc. will be created.

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.

there will not be any adverse impacts on anyone due to
this addition. The sole purpose is for additional storage
and Hobby Room.

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

The new addition is only for additional storage and a
Hobby Room. There will not be any changes to the environment
or other aspects due to this project.

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).

BOUNDARY SURVEY

CLIENT: Renae Port
990 Windrow St SE
Grand Rapids, Mi 49508

SITE: 990 Windrow St SE
Grand Rapids, Mi 49508

Legal Description: 20070813-0080110 (PARCEL A)

The West 1/2 of the South 15 acres of the Southwest 1/4 of the Northwest 1/4, except the North 80 feet of the West 260 feet and except the South 245 feet and except the South 150 feet of the West 260 feet of the remainder, also the East 1/2 of the South 15 acres of the Southwest 1/4 of the Northwest 1/4, except the South 245 feet and except the East 180 feet of the remainder, Section 8, Town 5 North, Range 11 West, Gaines Township, Kent County, Michigan.

Legal Description: 20120316-0023306 (PARCEL B)

The North 80 feet of the South 245 feet of the Southwest 1/4 of the Northwest 1/4, Except the West 260 feet thereof and Except the East 180 feet thereof, Section 8, Town 5 North, Range 11 West.

Legal Description: Easement not included with Deed(L: 3494, P: 470)

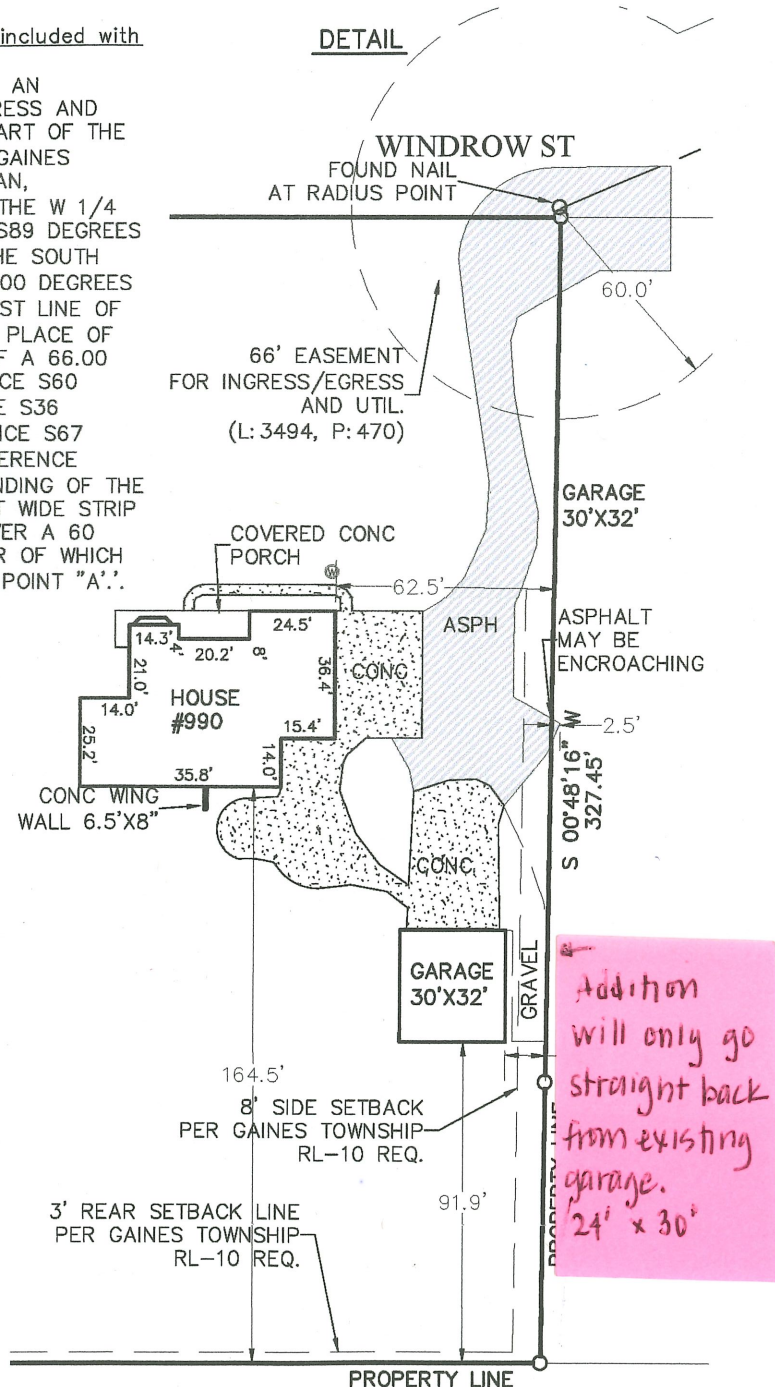
SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AND UTILITIES DESCRIBED AS: THAT PART OF THE NW 1/4, SECTION 8, T5N, R11W, GAINES TOWNSHIP, KENT COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE W 1/4 CORNER OF SECTION 8; THENCE S89 DEGREES 55' 40"E 1326.68 FEET ALONG THE SOUTH LINE OF SAID NW 1/4; THENCE N00 DEGREES 54'E 650.63 FEET ALONG THE WEST LINE OF HOMESTEAD HILLS (PLAT) TO THE PLACE OF BEGINNING OF THE CENTERLINE OF A 66.00 FOOT WIDE STRIP OF LAND; THENCE S60 DEGREES 18'W 35.0 FEET; THENCE S36 DEGREES 13'W 132.57 FEET; THENCE S67 DEGREES 08'W 80.0 FEET TO REFERENCE POINT "A" AND THE PLACE OF ENDING OF THE CENTER LINE OF SAID 66.00 FOOT WIDE STRIP OF LAND. ALSO AN EASEMENT OVER A 60 FOOT RADIUS CIRCLE, THE CENTER OF WHICH IS ABOVE DESCRIBED REFERENCE POINT "A".

- LEGEND
- FENCE
 - FOUND CORNER
 - SET CORNER

THIS SURVEY WAS COMPLETED USING THE LEGAL DESCRIPTION PROVIDED AND SHOULD BE COMPARED WITH THE TITLE WORK FOR ANY ERRORS, DISCREPANCIES OR EASEMENTS OF RECORD.

SCHUTTER SURVEYING PLLC
7081 CHERRY VALLEY AVE. SE
CALEDONIA MI, 49316
616-570-4443
SchutterSurveying.com ©

PROJECT NO: 23001 5-11-8
DATE: January 6, 2023

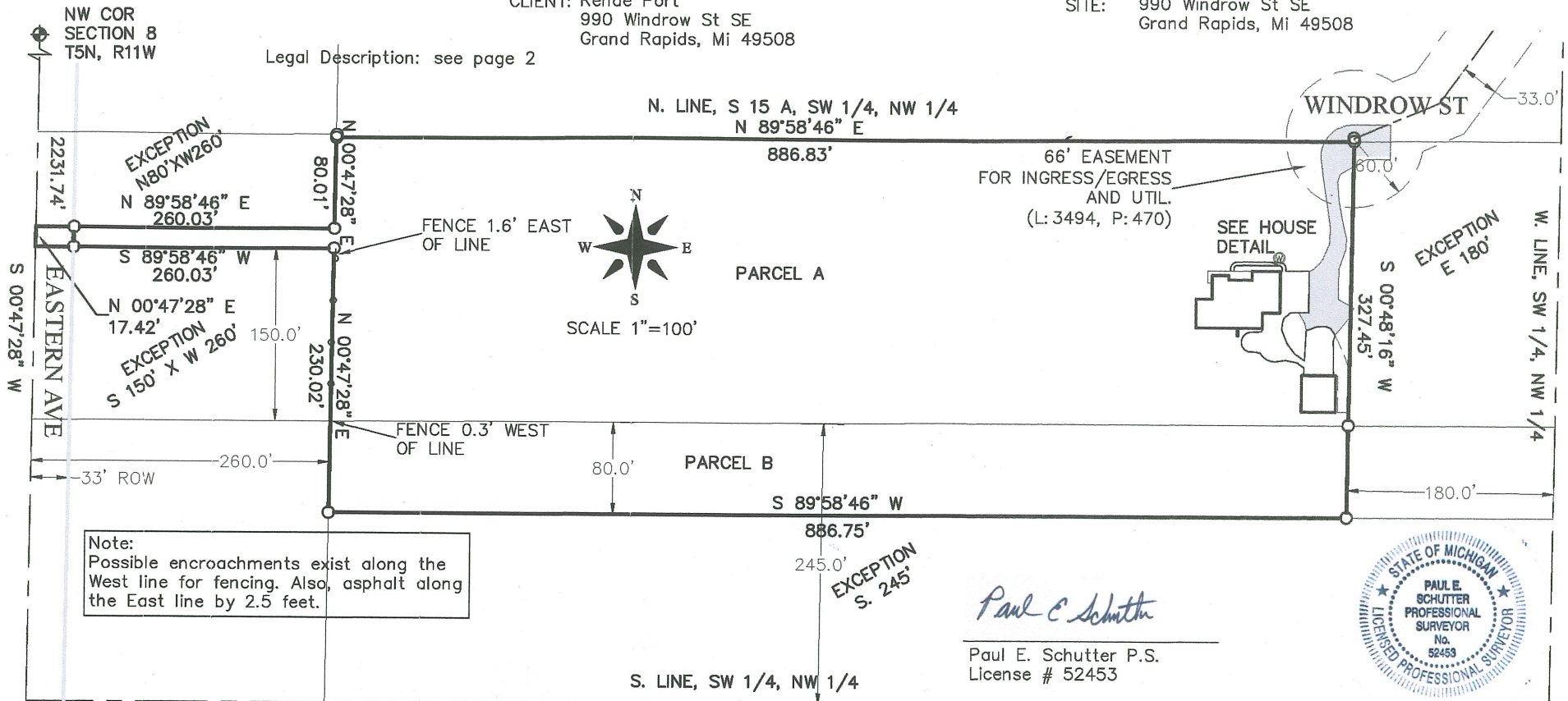


BOUNDARY SURVEY

CLIENT: Renae Port
990 Windrow St SE
Grand Rapids, Mi 49508

SITE: 990 Windrow St SE
Grand Rapids, Mi 49508

Legal Description: see page 2



SCHUTTER SURVEYING PLLC
7081 CHERRY VALLEY AVE. SE
CALEDONIA MI, 49316
616-570-4443
SchutterSurveying.com ©

PROJECT NO: 23001 5-11-8
DATE: January 6, 2023

THIS SURVEY WAS COMPLETED USING THE
LEGAL DESCRIPTION PROVIDED AND
SHOULD BE COMPARED WITH THE TITLE
WORK FOR ANY ERRORS, DISCREPANCIES
OR EASEMENTS OF RECORD.

LEGEND

- FENCE
- FOUND CORNER
- SET CORNER

I, Paul E. Schutter, a Professional Surveyor in the State of Michigan,
hereby certify that I have surveyed the land described and that said land
is a true representation of the survey performed showing all visible
improvements.. The survey was performed with a field closure of 1' in
5000' or greater. All dimensions are in feet and decimals thereof.
Bearings are assumed.

Paul E. Schutter
Paul E. Schutter P.S.
License # 52453



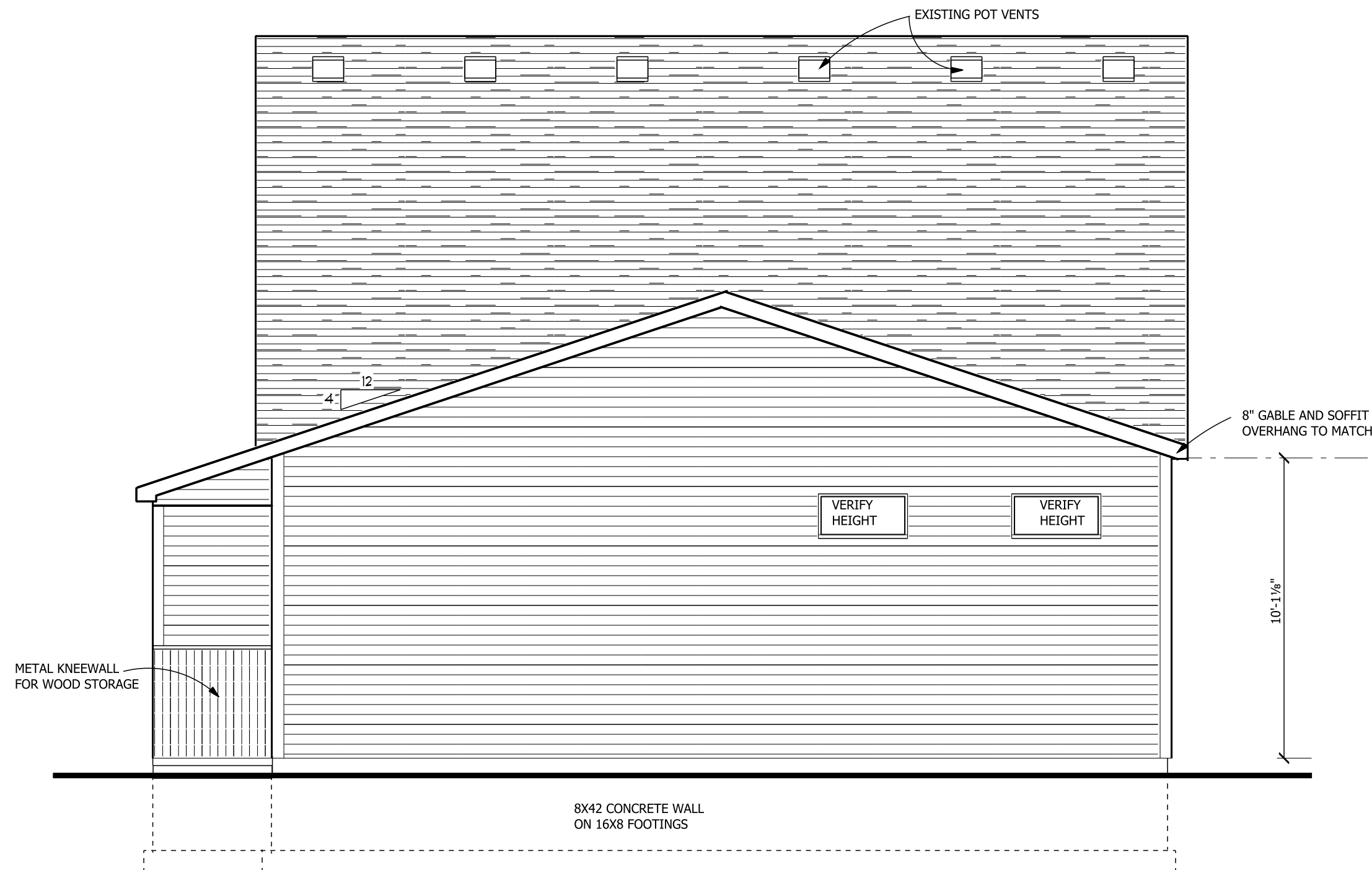
DRAWN BY:
PAUL KAISERLIAN

PORT GARAGE/SHOP

PRINT DATES:
MARCH 10, 2023
APRIL 19, 2023

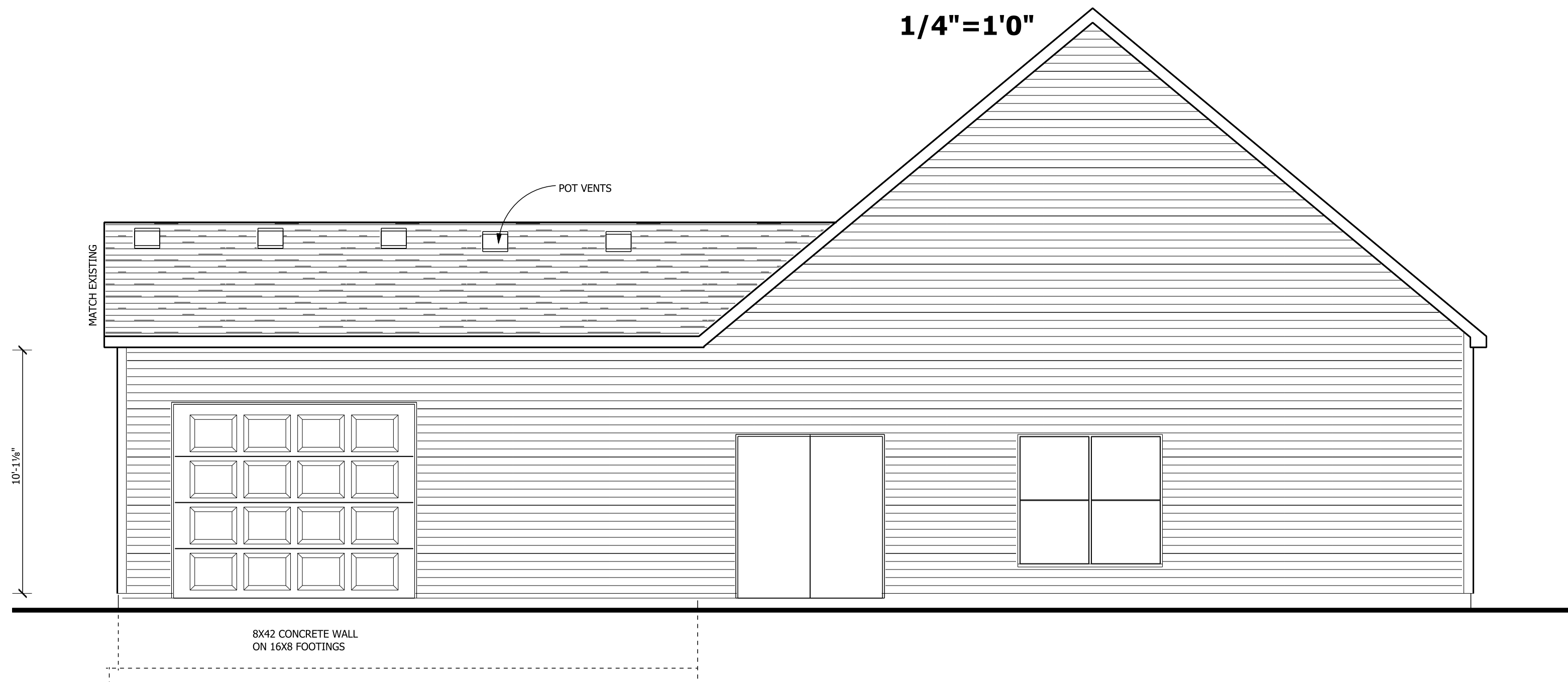
DESPIE THE FACT THAT ALL
POSSIBLE CAUTION IS TAKEN IN
THE PREPARATION OF THESE PRINTS
GREENWAY BUILDING SERVICES
LIMITS ALL LIABILITY FOR HUMAN
AND MECHANICAL ERROR. THE
BUILDER/OWNER IS RESPONSIBLE
FOR CHECKING ALL DETAILS AND
DIMENSIONS BEFORE BEGINNING
CONSTRUCTION.

PROJECT
#221203



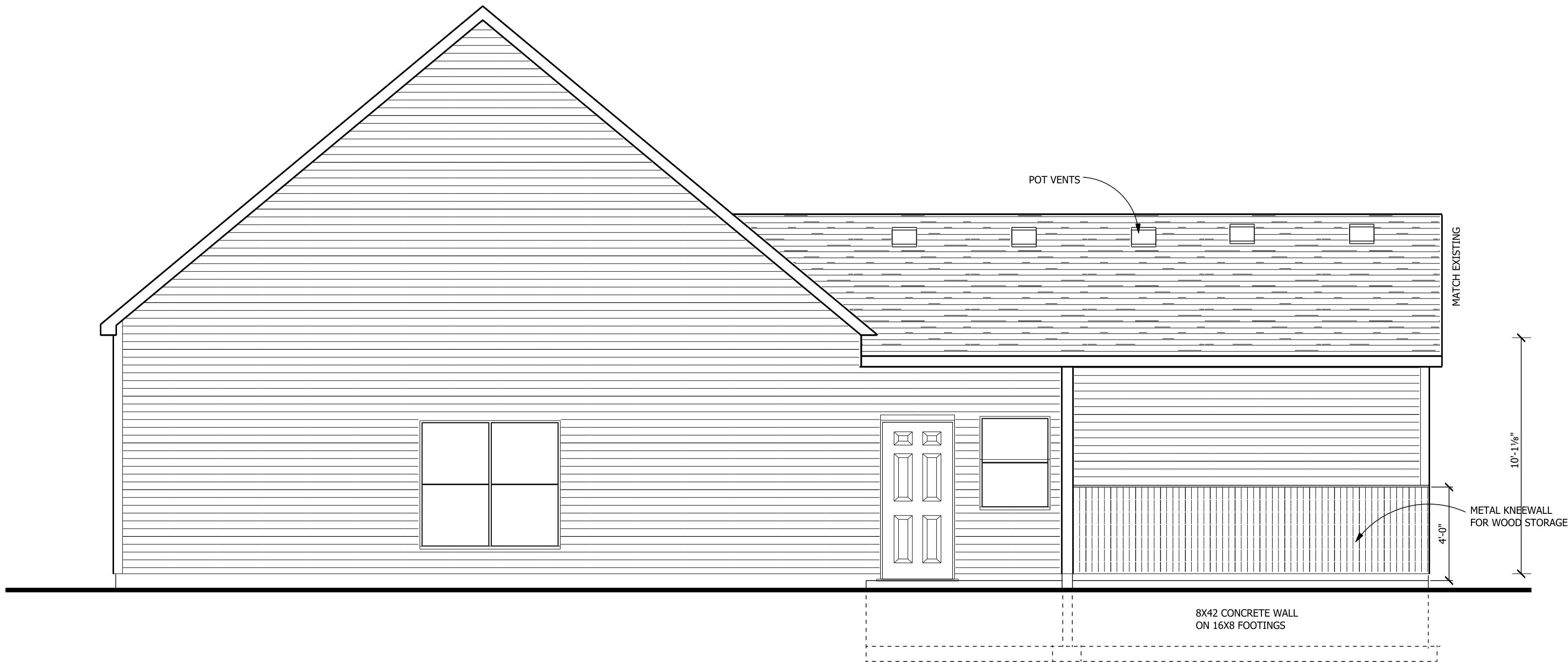
REAR ELEVATION

1/4"=1'0"



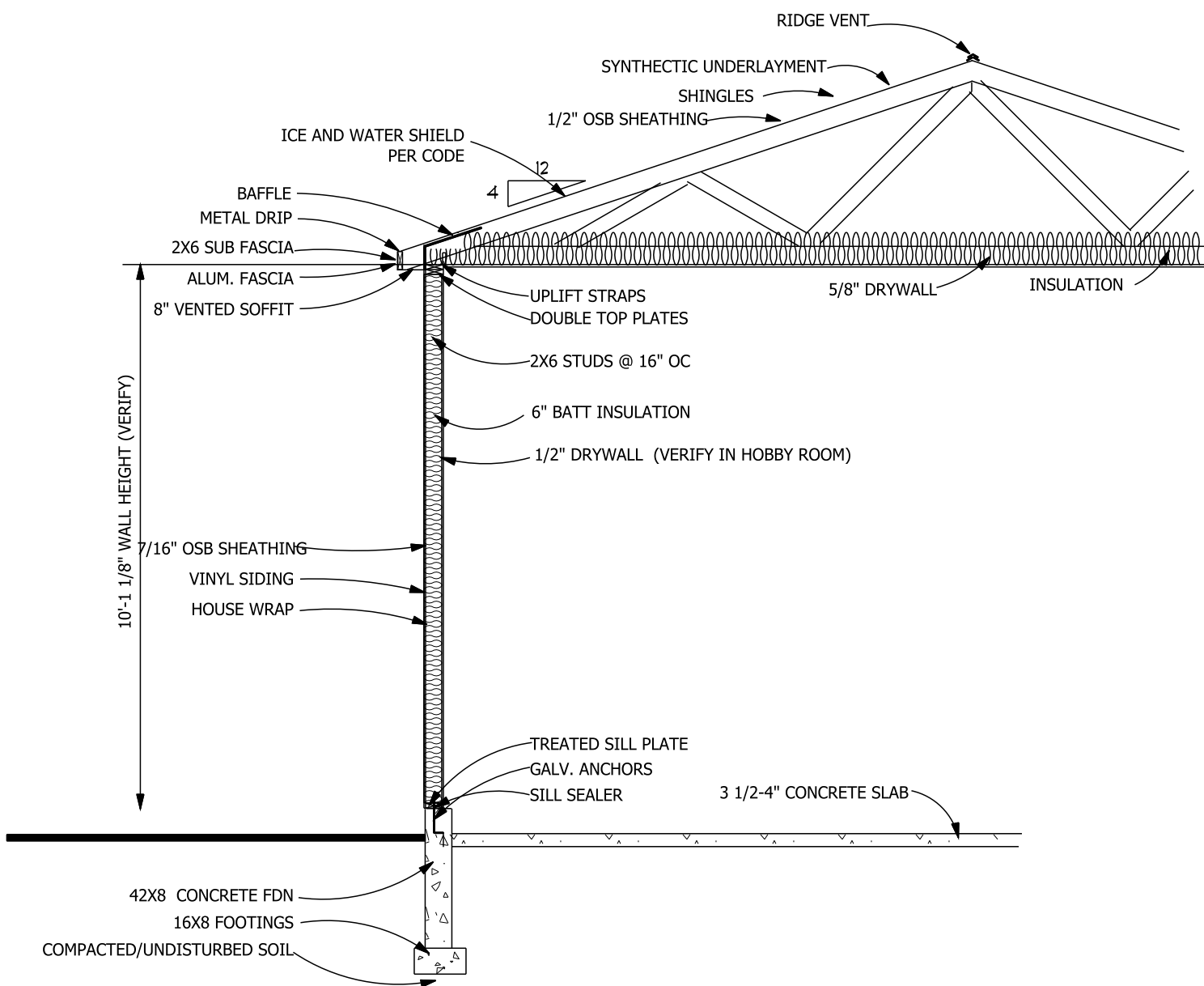
LEFT ELEVATION

1/4"=1'0"



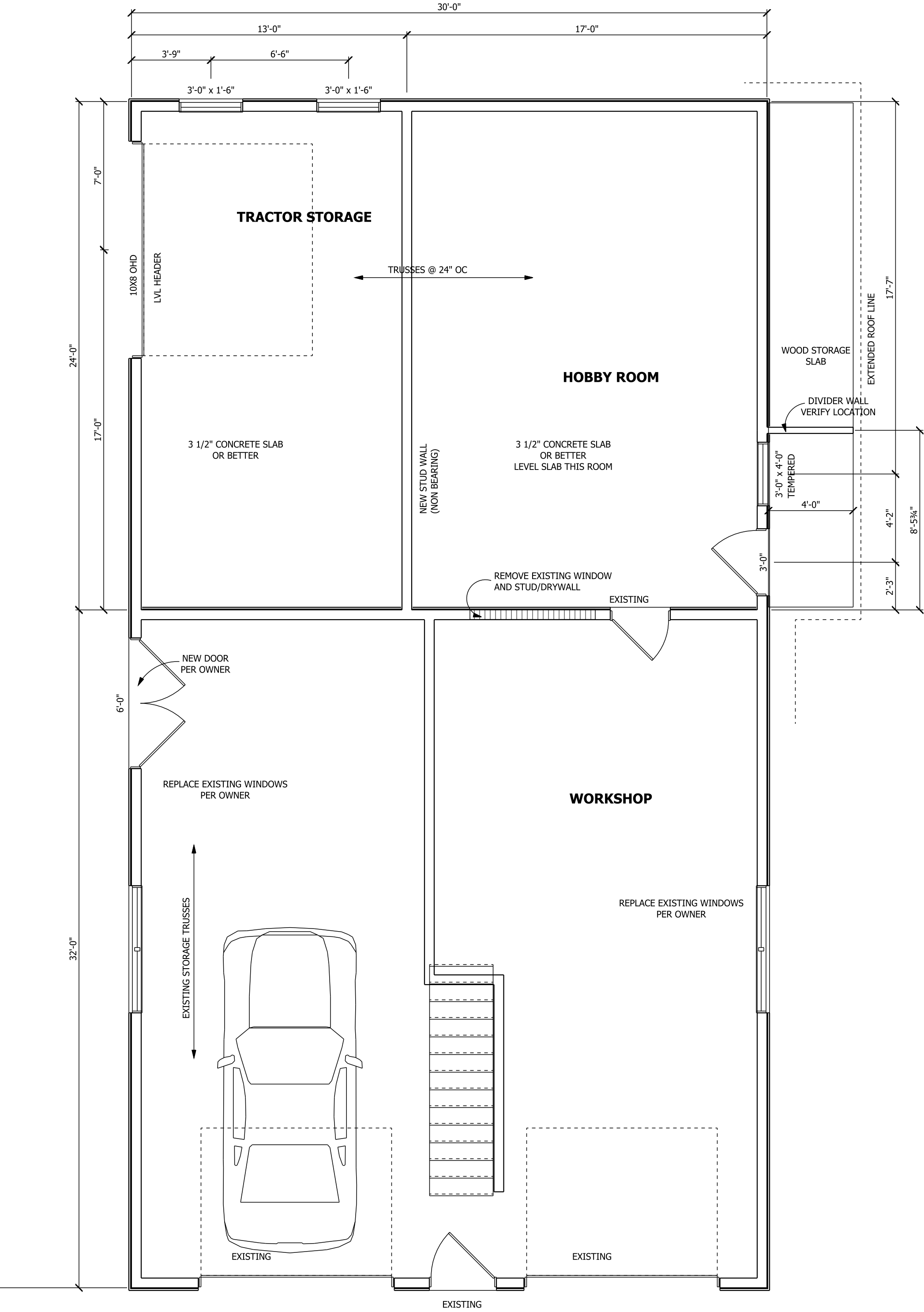
RIGHT ELEVATION

1/4"=1'0"

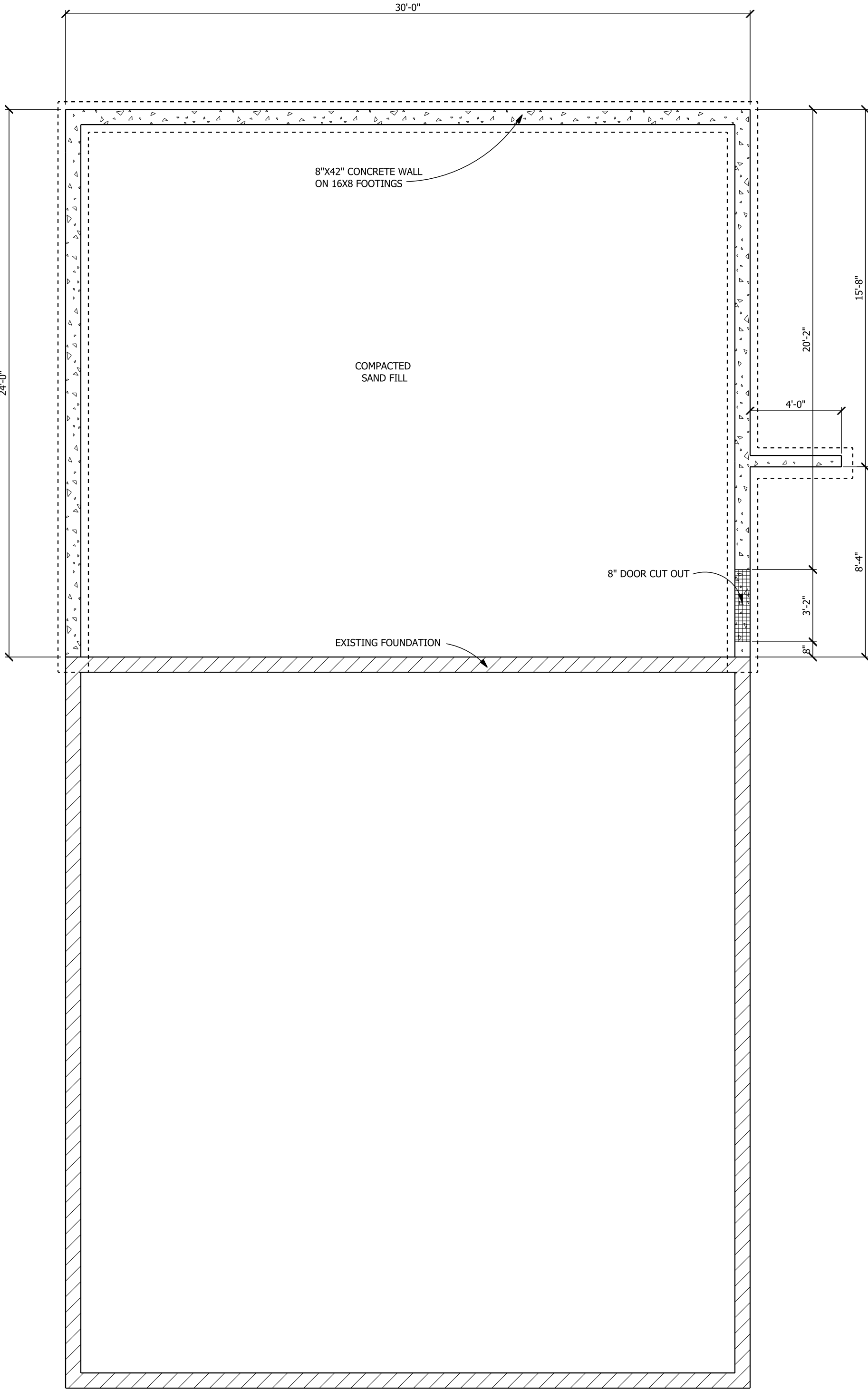


WALL SECTION

N.T.S.



MAIN FLOOR
1/4"=1'0"



FOUNDATION FLOOR
1/4"=1'0"

Gaines Charter Township

Planning Commission Memo

Meeting Date: September 28th, 2023

AGENDA ITEM: VI.1.b

PROPOSED REQUEST: Special Use Permit

ADDRESS: 2688 100th Street SE

PARCEL NUMBER: 41-22-34-100-010

FILE NUMBER: 230821TR

APPLICANT: Todd Rorie, Set Apart Building & Construction LLC, on Behalf of Greg Kaiser

PROPERTY ZONING DISTRICT:
Agricultural/Agri-Business (A-B)

PROPERTY SIZE: 40 Acres

REPORT BY: Natalie Davenport, Assistant Planner



OVERVIEW

The applicant is requesting a Special Use Permit to allow for a 1,200-square-foot (S.F.) addition to an existing 1,600 S.F. accessory building, for a total of 2,800 S.F. of residential accessory buildings on the property.

Based on the zoning ordinance, the property is limited to 2,400 S.F. of accessory buildings, or 3% of the lot size, which ever is less.

The proposed accessory building addition will be used primarily for residential storage use, specifically for trailer and hay storage for a horse being kept on the property.

Surrounding zoning:

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

STANDARDS OF REVIEW

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

Section 19.8 General Standards for All Special Land Uses

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

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

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

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

Meets standard. The 2023 Future Land Use Plan designates this parcel as rural. A request for a detached accessory building is consistent with the Master Plan’s guidance for rural residential properties and is provided for by the Zoning Ordinance subject to certain standards being met.

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

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

Meets standard. Per the applicant, the proposed accessory building will be used for the storage of trailers and hay. As an accessory building to be utilized for residential storage, the building will not alter traffic patterns 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.*

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

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

Meets standard. Accessory buildings of this scale are common in rural areas of the township; most surrounding lots have large accessory buildings.

For instance, an accessory building approximately 5,000 S.F. in size was approved on the north side of 100th Street in 2022 via a special use permit. Similarly, the adjacent property to the west was approved for a 4,320 S.F. accessory building in April of 2023.

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 accessory building addition will be located in the rear yard and the minimum setback distance requirements are met. Although the building addition will be located on the northern portion of the parcel and will be clearly visible from 100th Street and adjoining properties, staff does not believe that there will be significant adverse impacts.

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. 130 Feet
Front Yard Setback	60 Feet with Type I Buffer	N/A
Side Yard Setback	20 Feet	189 Feet (West) 91 Feet (East)
Rear Yard Setback	3 Feet	2,640 Feet
Maximum Building Height	20 Feet	19.3 Feet at Midpoint

Meets standard. The setback and height requirements for the building have been met. For gable roofs, height is measured at the midpoint between the eave and the peak. The sidewalls are proposed at 16' with a 4/12 truss pitch; the midpoint of the roof is approximately 19.3 Feet. The addition will be structurally attached to the existing building, thus not requiring a 10-foot separation distance between the two.

The building addition will be of pole barn construction with steel siding. It is unclear what the color of the building addition will be. Staff is recommending a condition of approval that the building be architecturally similar and the same color as the existing accessory building on the site.

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

Meets standard. There are several accessory buildings similar in size to the proposed building located in the surrounding neighborhood. As stated under Standard 19.8 (E) above, the Planning Commission approved an accessory building of approximately 5,000 S.F. in size on the north side of 100th Street in 2022, and the adjacent property to the west was approved for a 4,320 S.F. accessory building in April of 2023.

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 requires additional square footage for residential storage purposes. The accessory building will not be utilized for commercial purposes.

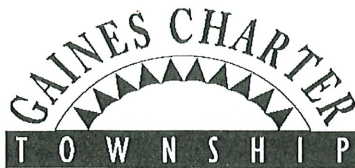
F. The extent the Building absorbs required yards and other open spaces.

Meets standard. The total requested square footage of accessory building coverage is less than 0.2% of the total lot size.

STAFF RECOMMENDATION

Staff recommends approval of 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.



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

FILE NO.

23082/TR

8/21 paid \$150.00
on 9/1

Special Use Permit Application

Project Address	2688 100th Street SE Caledonia MI 49316		
Owner Name	Greg Kaiser		
Owner Address	Street Address	City, State, Zip	
	2688 100th Street SE	Caledonia MI 49316	
Parcel Number(s):	41-22-	41-22-	
Description of Proposed Project/Use	Building a Pole Barn out building 30 X 40		

Applicant/Contact	Todd Rorie - Set Apart Building + Construction LLC		
Applicant/Contact Address	Street Address	City, State, Zip	
	889 76th Street SW (suite 1)	Byron Center MI 49315	
Contact Info	Home / Office / Cell	E-Mail	
	416-878-1116	todd@setapartbuilders.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 WorksheetFile 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 less on 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
<div style="margin-left: 40px;"> ☒ Accessory Building
 ☐ Other </div> ☐ Commercial / Industrial Special Use *
☐ Wireless Communication Facility *
☐ Signs/Billboard | Section(s) _____
Section(s) _____
Section(s) _____
Section(s) _____
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.

Personal use daytime traffic 7am - 7pm
Proposed use Trailer + Hay Storage - for Horse

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

None - Barn Storage

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.

The set backs of the barn are large distances from any neighbors.

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

This is a standard 30x40 pole barn which will have no environmental impact.

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.

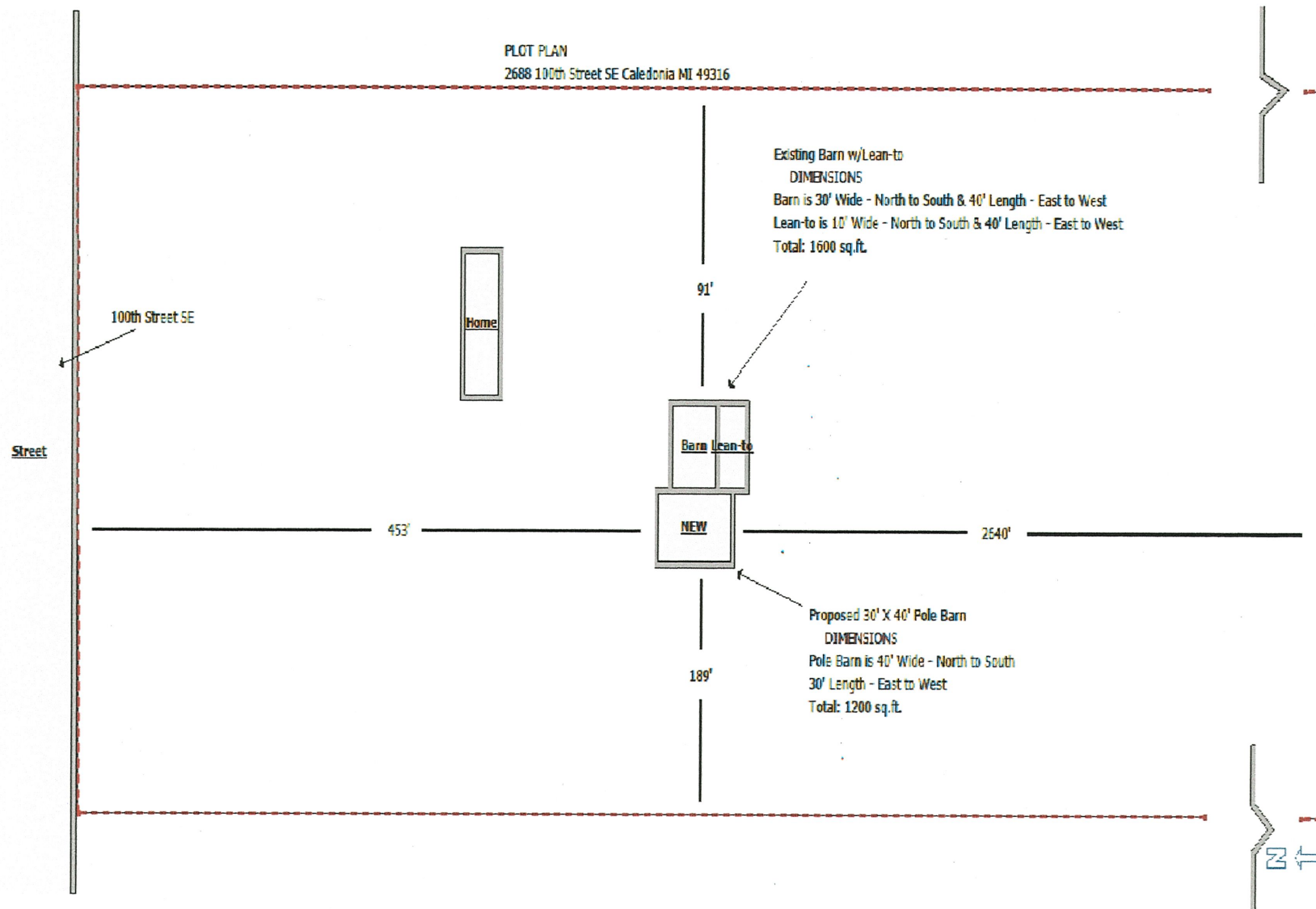
The following checklist itemizes the minimum requirements, as applicable, for a site plan that is submitted with a special land use application. If the Planning and Zoning Department determines that more information and project detail is required you may be directed to provide additional information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

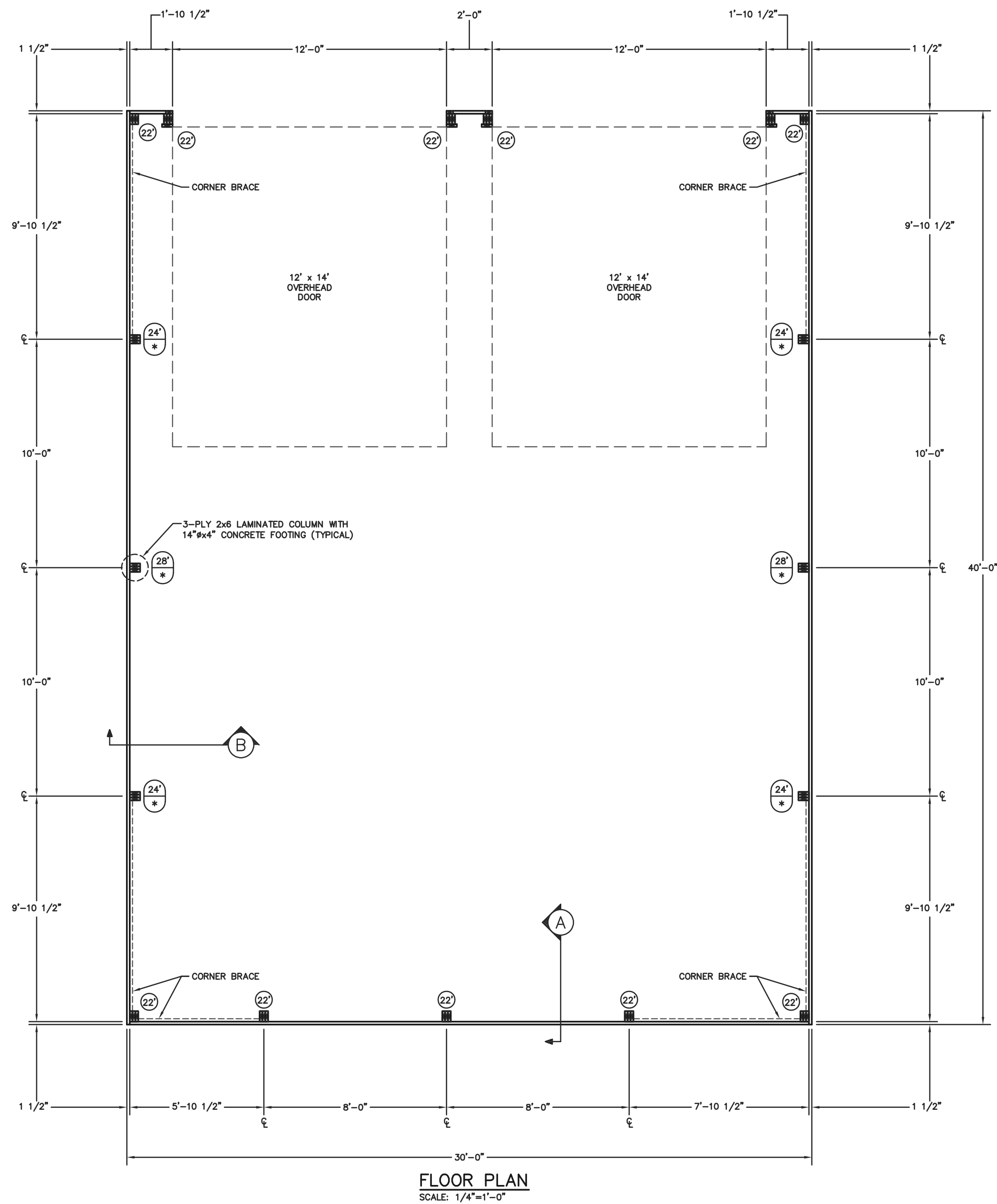
- ☐ Name of applicant.
- ☐ Owner or owners, if different than the applicant.
- ☐ Name and address of the development
- ☐ North arrow, scale and date
- ☐ Lot dimensions.
- ☐ Legal description for the property.
- ☐ Zoning of the site and adjacent properties
- ☐ The location and setback of all buildings, 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).

2688 100th Street SE Caledonia MI 49316

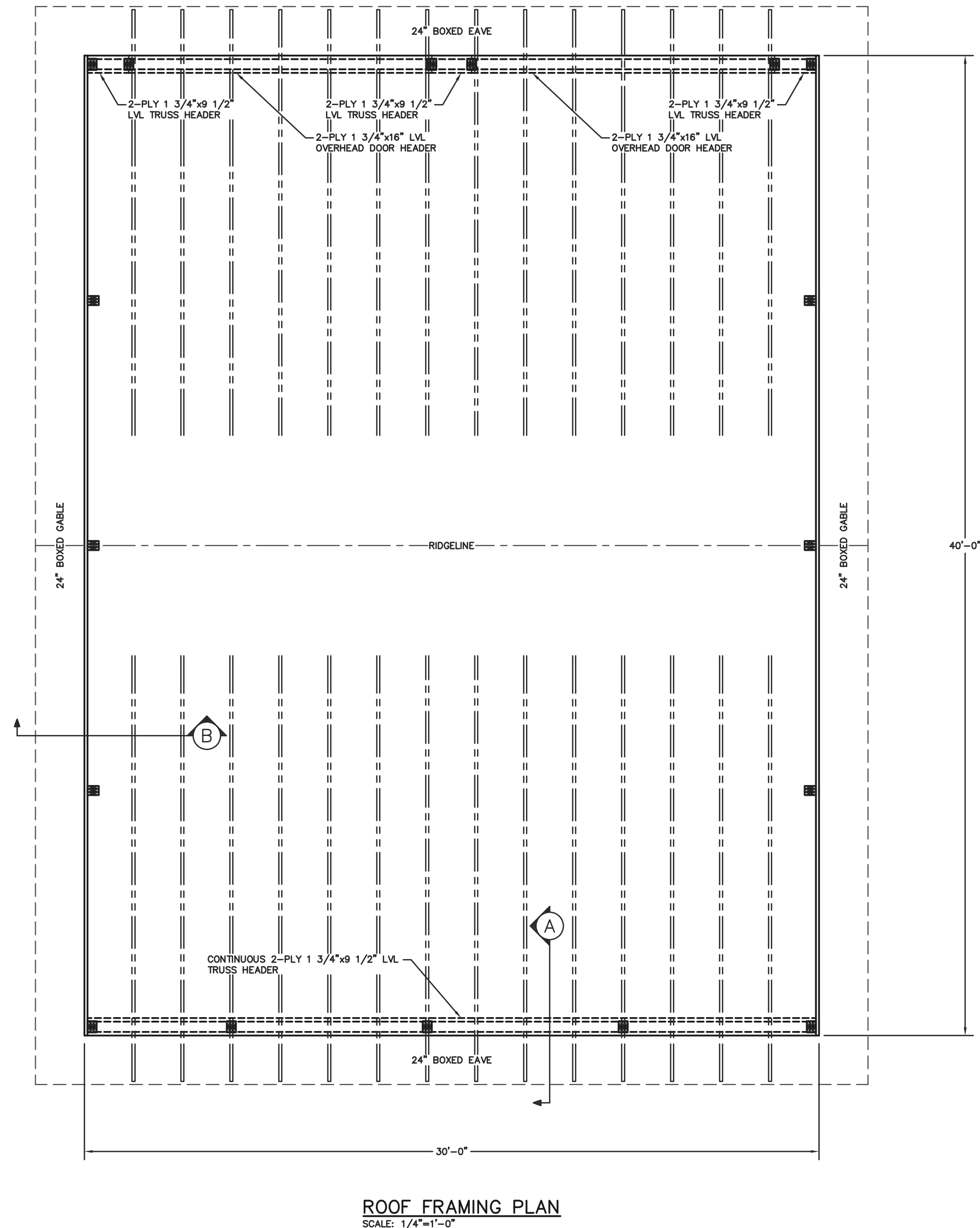




NOTE:
OWNER/CONTRACTOR MUST VERIFY OVERHEAD DOOR
HEADROOM REQUIREMENTS WITH DOOR MANUFACTURER
PRIOR TO STARTING CONSTRUCTION.

LEGEND	
(XX) *	= REQUIRES BLOCKING
(XX) **	= REQUIRES BLOCKING & BRACE

COLUMN BLOCK EXTENSIONS							
OVERALL COLUMN LENGTH	COLUMN LENGTH	EXTENSION BLOCK LENGTH REQUIRED	LEFT PLY	CENTER PLY	RIGHT PLY	2x8 NEEDED	ENDWALL BRACE
18'	18'	N/A	N/A	N/A	N/A	N/A	N/A
18'	18'	N/A	N/A	N/A	N/A	N/A	N/A
20'	20'	N/A	N/A	N/A	N/A	N/A	N/A
22'	22'	N/A	N/A	N/A	N/A	N/A	N/A
24'	22'	2'	4'	8'	4'	(1)-10'	N/A
26'	22'	4'	4'	8'	4'	(1)-8'	N/A
28'	22'	6'	6'	10'	6'	(1)-12' (1)-12'	N/A
30'	22'	8'	8'	12'	8'	(2)-8' (1)-12'	YES
32'	22'	10'	10'	14'	10'	(2)-10' (1)-14'	YES
34'	22'	12'	12'	16'	12'	(2)-12' (1)-16'	YES



DIMENSIONS
WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.

ERRORS AND OMISSIONS
MENARD INC. IS UNABLE TO ACCEPT LIABILITY FOR ANY ERRORS OR OMISSIONS IN EXCESS OF THE ORIGINAL PURCHASE PRICE FOR THESE PLANS. CONSEQUENTLY, BUILDER MUST CAREFULLY CHECK ALL DETAILS AND INFORMATION IN THESE DRAWINGS INCLUDING DIMENSIONS, MATERIAL QUANTITIES AND CURRENT AVAILABILITY OF PRODUCTS SPECIFIED. ANY ERRORS OR OMISSIONS FOUND SHOULD BE REPORTED IMMEDIATELY TO MENARD INC. 4777 MENARD DRIVE, EAU CLAIRE, WI 54703.

ADAPTATION & UTILIZATION OF THIS PLAN
THESE PLANS HAVE BEEN PROFESSIONALLY PREPARED TO CONFORM TO MOST GENERALLY ACCEPTED CONSTRUCTION REQUIREMENTS THROUGHOUT NORTH AMERICA. HOWEVER, DUE TO LOCAL CODES, REGULATIONS AND BUILDING PRACTICES AND/OR BECAUSE OF VARYING SITE CONDITIONS, THESE DRAWINGS MAY NOT BE SUITABLE OR LITIGAL FOR THE SUBSTITUTION OF THIS BUILDING OR FOR LOCATIONS. CONSEQUENTLY, THE USER OF THESE DRAWINGS ARE NOT TO BE USED AS A GUIDE FOR CONSTRUCTION UNLESS THE BUILDER HAS CONFIRMED THEIR SUITABILITY OR UNTIL THE DRAWINGS HAVE BEEN BROUGHT INTO CONFORMITY WITH ALL LOCAL REQUIREMENTS.

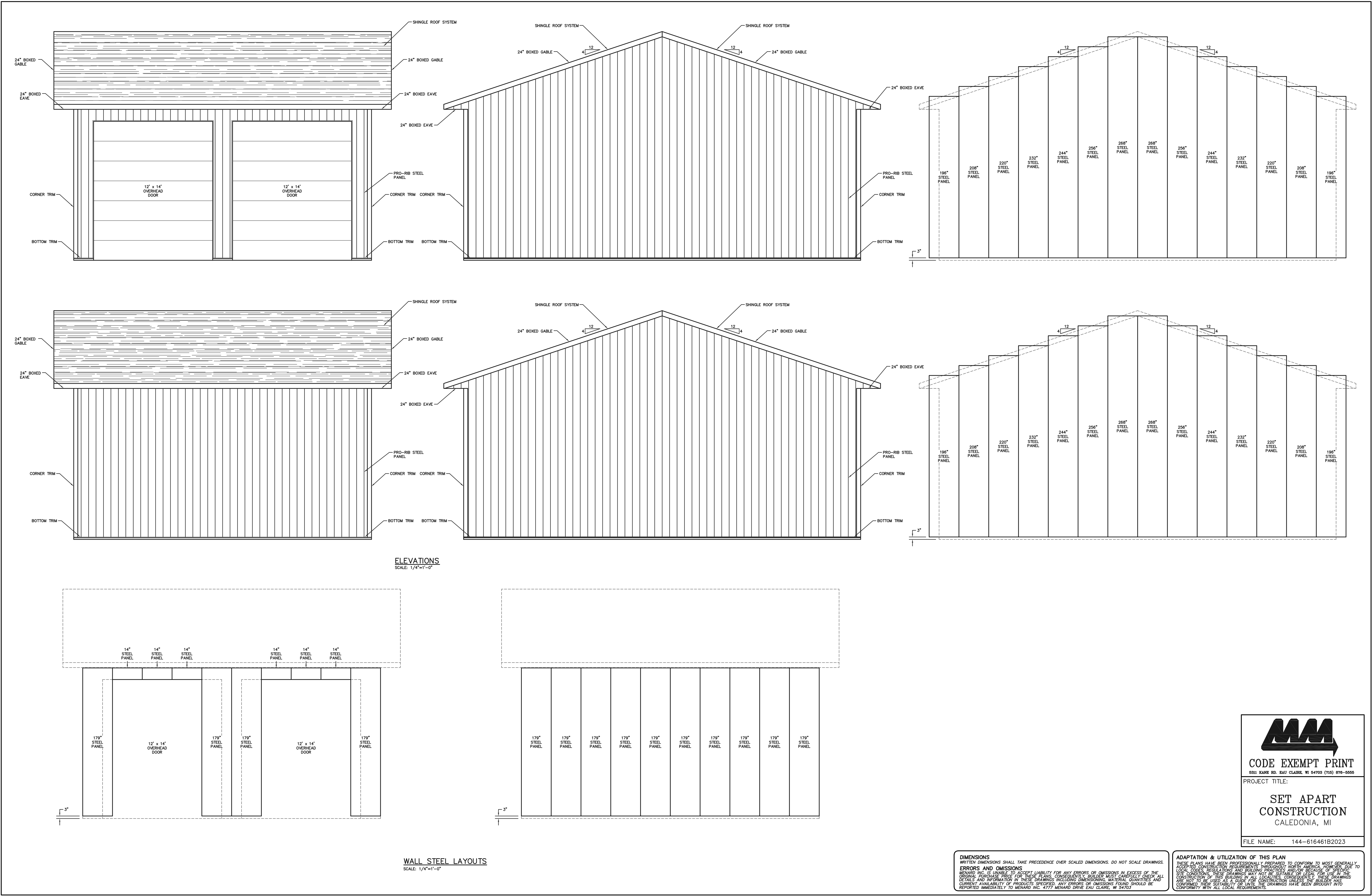


CODE EXEMPT PRINT
5311 KANE RD. EAU CLAIRE, WI 54703 (715) 876-5555

PROJECT TITLE:

**SET APART
CONSTRUCTION**
CALEDONIA, MI

FILE NAME: 144-616461A2023



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

WALL STEEL LAYOUTS
SCALE: 1/4"=1'-0"

DIMENSIONS
WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.

ERRORS AND OMISSIONS
MENARD INC. IS UNABLE TO ACCEPT LIABILITY FOR ANY ERRORS OR OMISSIONS IN EXCESS OF THE ORIGINAL PURCHASE PRICE FOR THESE PLANS. CONSEQUENTLY, BUILDER MUST CAREFULLY CHECK ALL DETAILS AND INFORMATION IN THESE DRAWINGS INCLUDING DIMENSIONS, MATERIAL QUANTITIES AND CURRENT AVAILABILITY OF PRODUCTS SPECIFIED. ANY ERRORS OR OMISSIONS FOUND SHOULD BE REPORTED IMMEDIATELY TO MENARD INC. 4777 MENARD DRIVE, EAU CLAIRE, WI 54703.

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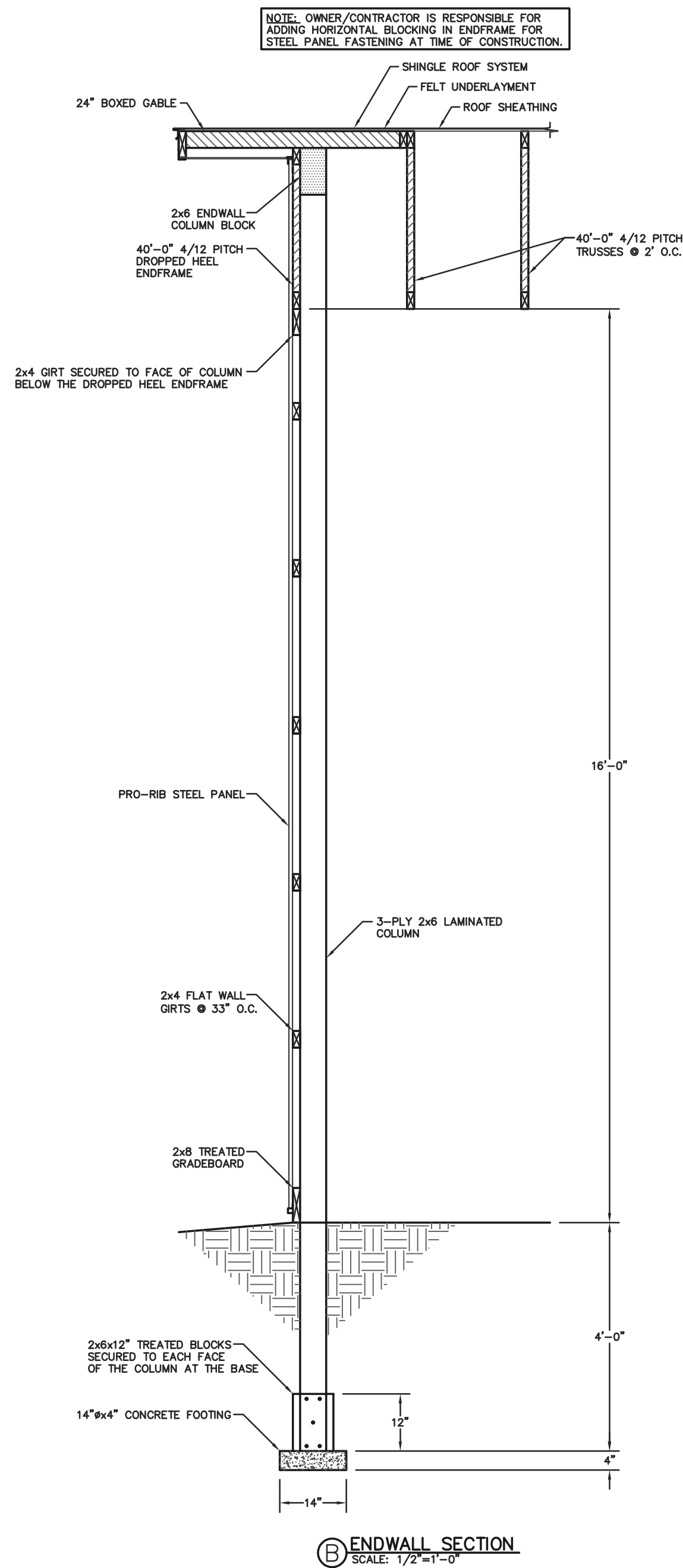
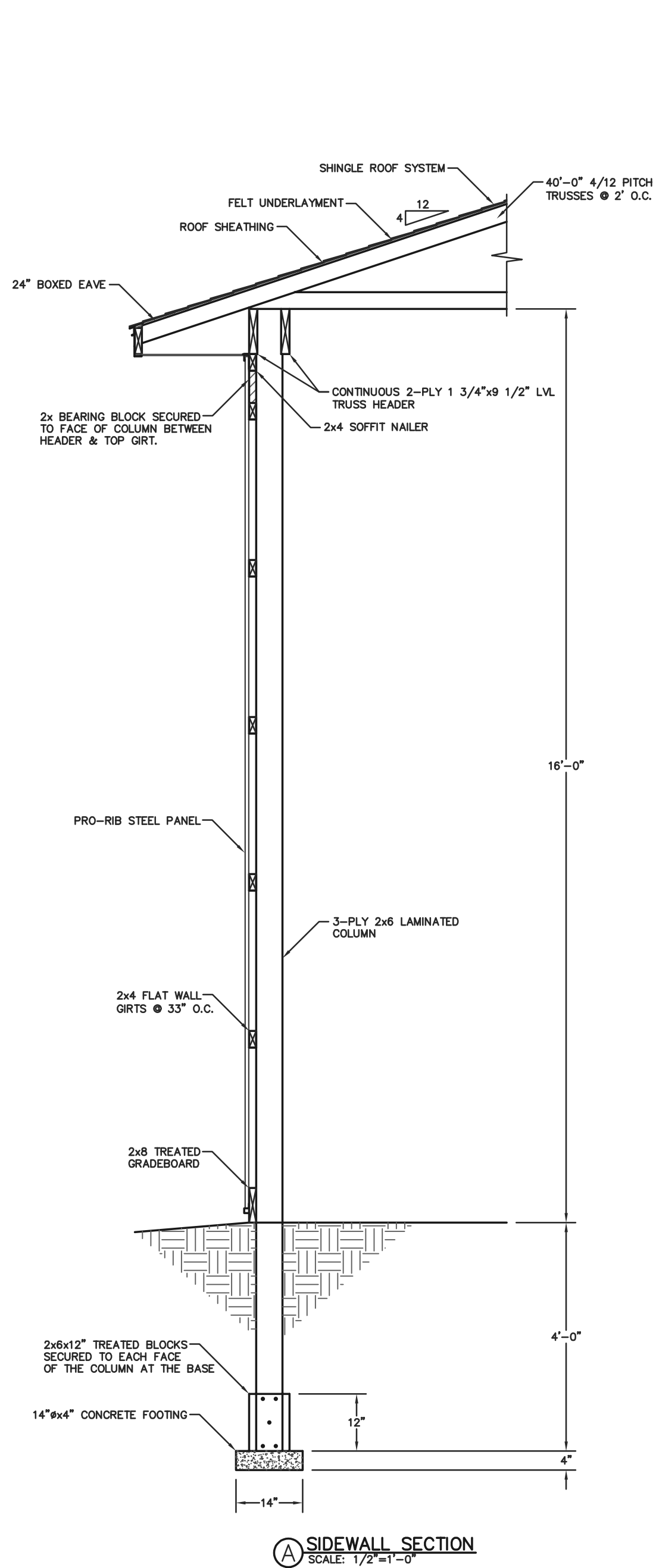


CODE EXEMPT PRINT
5811 KANE RD. EAU CLAIRE, WI 54703 (715) 876-5555

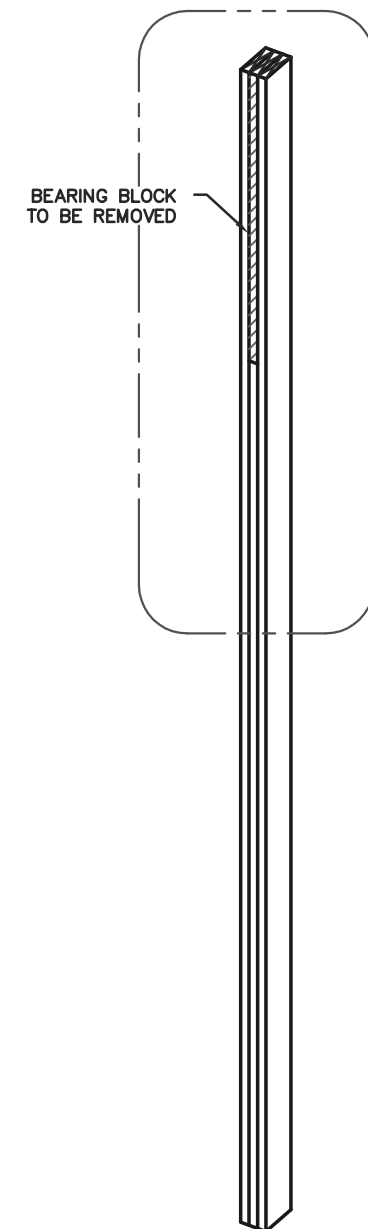
PROJECT TITLE:

**SET APART
CONSTRUCTION**
CALEDONIA, MI

FILE NAME: 144-616461B2023



OVERALL COLUMN LENGTH	COLUMN LENGTH	EXTENSION BLOCK LENGTH REQUIRED	LEFT PLY	CENTER PLY	RIGHT PLY	2x6 NEEDED	ENDWALL BRACE
16'	16'	N/A	N/A	N/A	N/A	N/A	N/A
18'	18'	N/A	N/A	N/A	N/A	N/A	N/A
20'	20'	N/A	N/A	N/A	N/A	N/A	N/A
22'	22'	N/A	N/A	N/A	N/A	N/A	N/A
24'	22'	2'	2'	6'	2'	(1)-10'	N/A
26'	22'	4'	4'	6'	2'	(2)-8'	N/A
28'	22'	6'	6'	10'	6'	(1)-10', (1)-12'	N/A
30'	22'	8'	8'	12'	8'	(2)-8', (1)-12'	YES
32'	22'	10'	10'	14'	10'	(2)-10', (1)-14'	YES
34'	22'	12'	12'	16'	12'	(2)-12', (1)-16'	YES



ORIGINAL COLUMN

STEP 1
REMOVE CENTER BLOCK

STEP 2
ADD CENTER BLOCK
NAILS @ 8" O.C.

STEP 3
ADD SIDE BLOCKING NAILERS
NAILS @ 12" O.C.

ENDWALL COLUMN BLOCK EXTENSION DETAIL
NOT TO SCALE



5811 KAMR RD. WAU CLAIRE, WI 54703 (715) 879-5555

PROJECT TITLE:

**SET APART
CONSTRUCTION**
CALEDONIA, MI

FILE NAME: 144-616461C2023

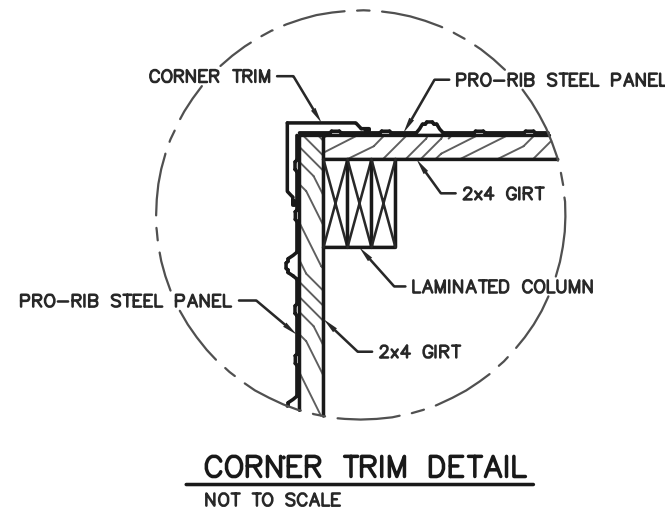
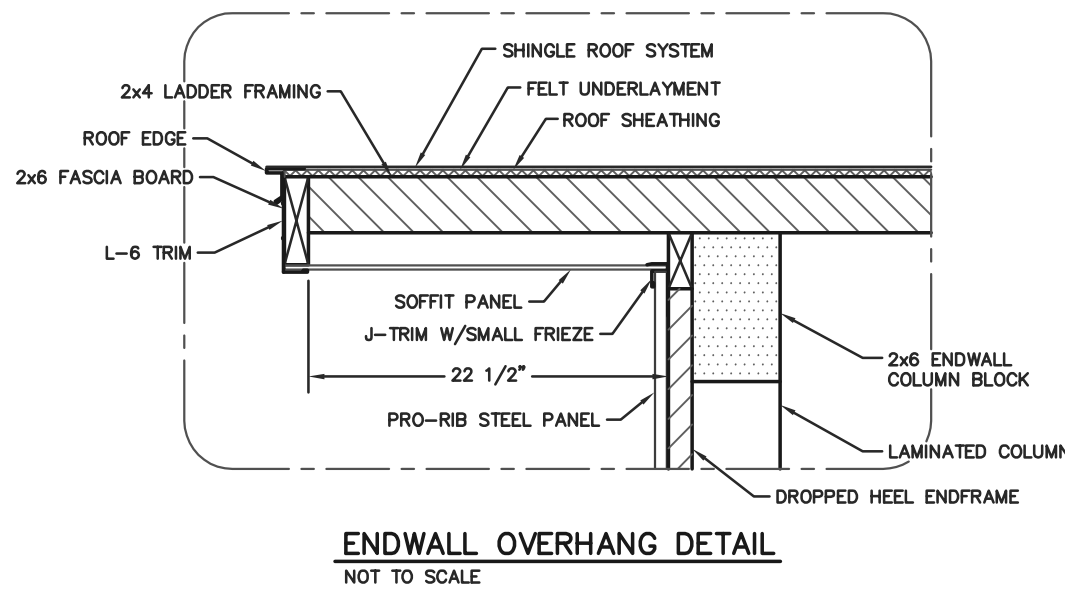
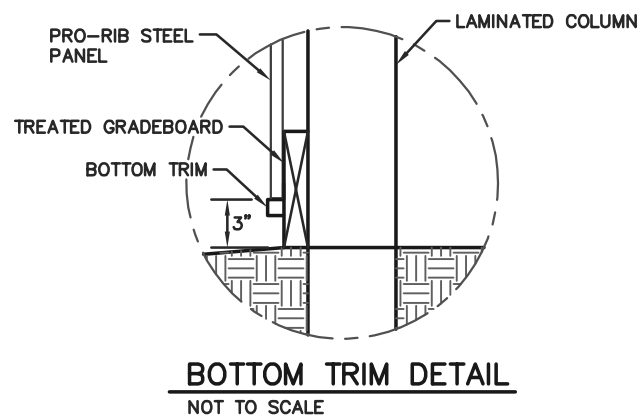
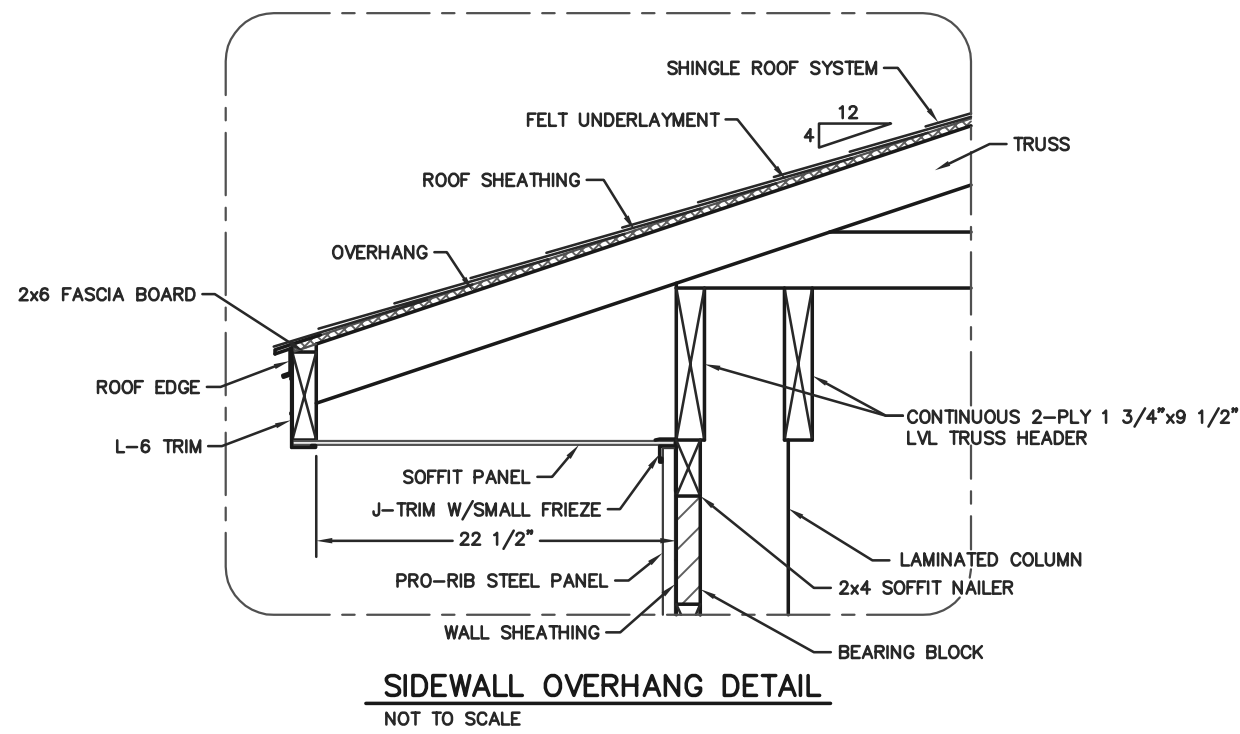
DIMENSIONS
WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.

ERRORS AND OMISSIONS
MENARD INC. IS UNABLE TO ACCEPT LIABILITY FOR ANY ERRORS OR OMISSIONS IN EXCESS OF THE ORIGINAL PURCHASE PRICE FOR THESE PLANS. CONSEQUENTLY, BUILDER MUST CAREFULLY CHECK ALL DETAILS AND INFORMATION IN THESE DRAWINGS INCLUDING DIMENSIONING, MATERIAL QUANTITIES AND CURRENT AVAILABILITY OF PRODUCTS SPECIFIED. ANY ERRORS OR OMISSIONS FOUND SHOULD BE REPORTED IMMEDIATELY TO MENARD INC. 4777 MENARD DRIVE, WAU CLAIRE, WI 54703

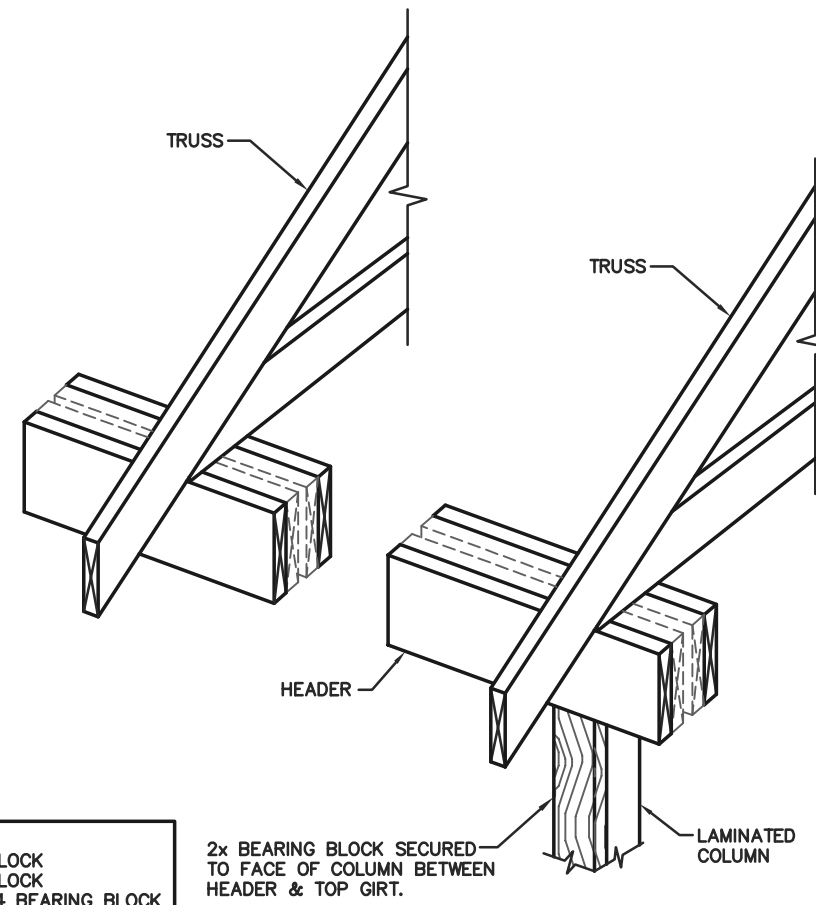
ADAPTATION & UTILIZATION OF THIS PLAN
THESE PLANS HAVE BEEN PROFESSIONALLY PREPARED TO CONFORM TO MOST GENERALLY ACCEPTED CONSTRUCTION REQUIREMENTS THROUGHOUT NORTH AMERICA. HOWEVER, DUE TO LOCAL CODES, REGULATIONS AND BUILDING PRACTICES AND/OR BECAUSE OF SITE-SPECIFIC CONDITIONS, THESE DRAWINGS MAY NOT BE SUITABLE FOR USE IN THE SUBSTITUTION OF THIS BUILDING OR FOR LOCATIONS. CONSEQUENTLY, THE USER IN THE ADAPTATION OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONFIRMED THEIR SUITABILITY OF UNTIL THE DRAWINGS HAVE BEEN BROUGHT INTO CONFORMITY WITH ALL LOCAL REQUIREMENTS.

NOTE: NOT ALL THE DETAILS PROVIDED ON THIS MINI-PRINT PAGE MAY APPLY TO YOUR BUILDING. PLEASE REFER TO YOUR *HELPFUL HINTS FOR CONSTRUCTING POST FRAME BUILDINGS* IF FURTHER INFORMATION IS REQUIRED.

OVERHANG AND TRIM DETAILS



HEADER INSTALLATION DETAIL



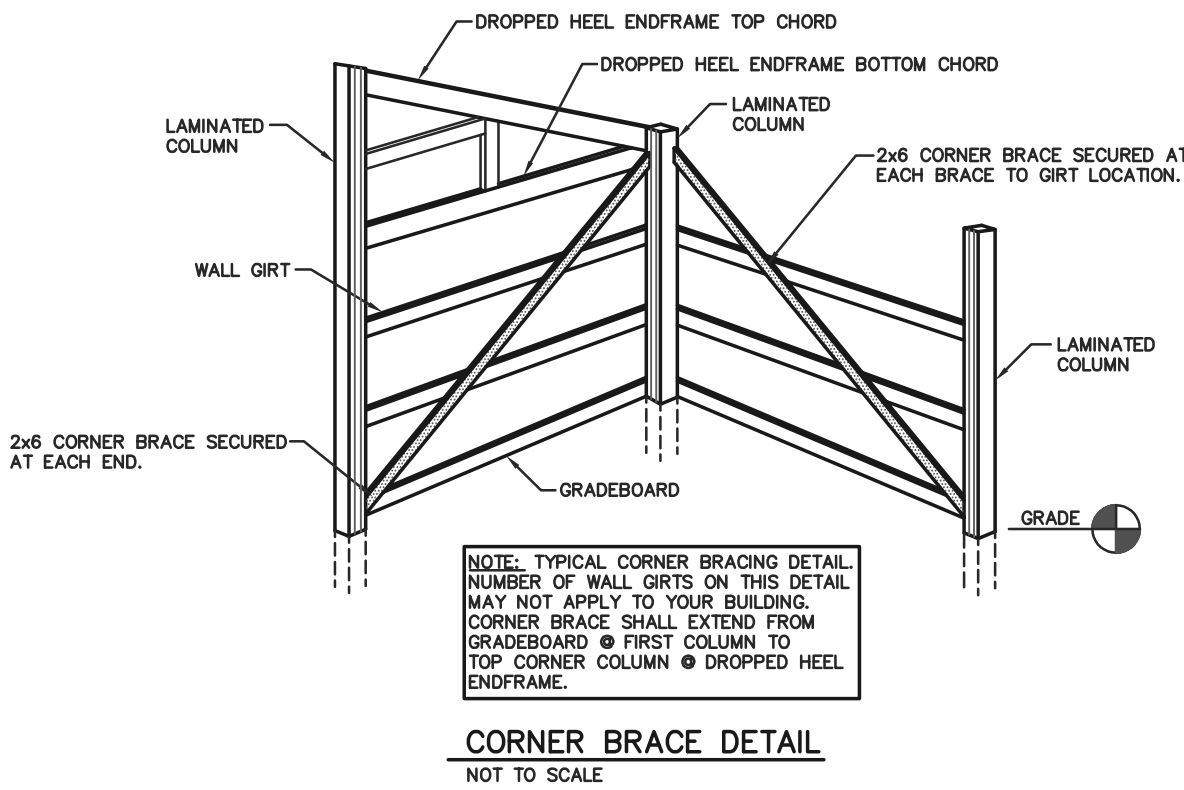
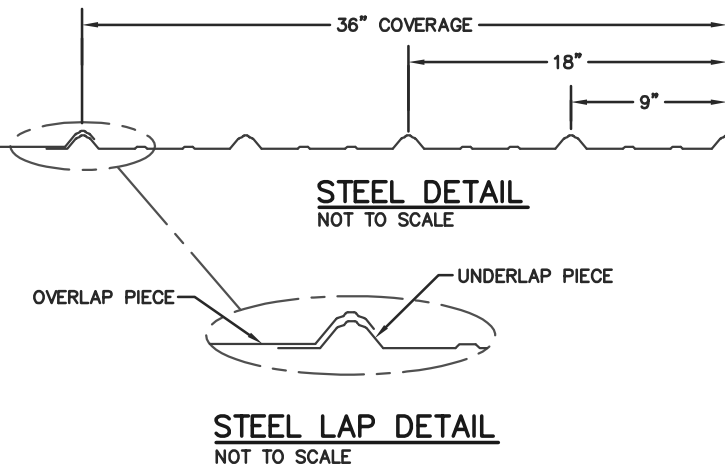
NOTE:
4x6 TREATED POLE = 2x4 BEARING BLOCK
6x6 TREATED POLE = 2x6 BEARING BLOCK
3-PLY 2x6 LAMINATED COLUMN = 2x4 BEARING BLOCK

HEADER FRAMING DETAIL

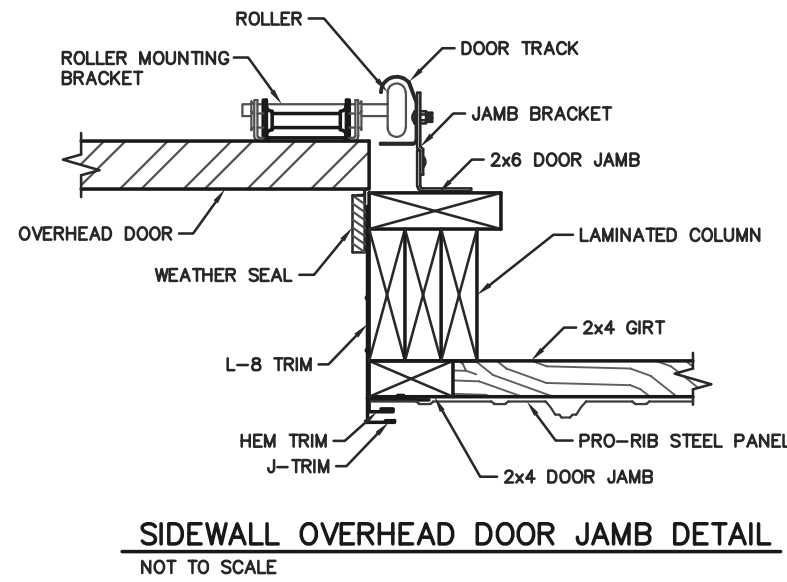
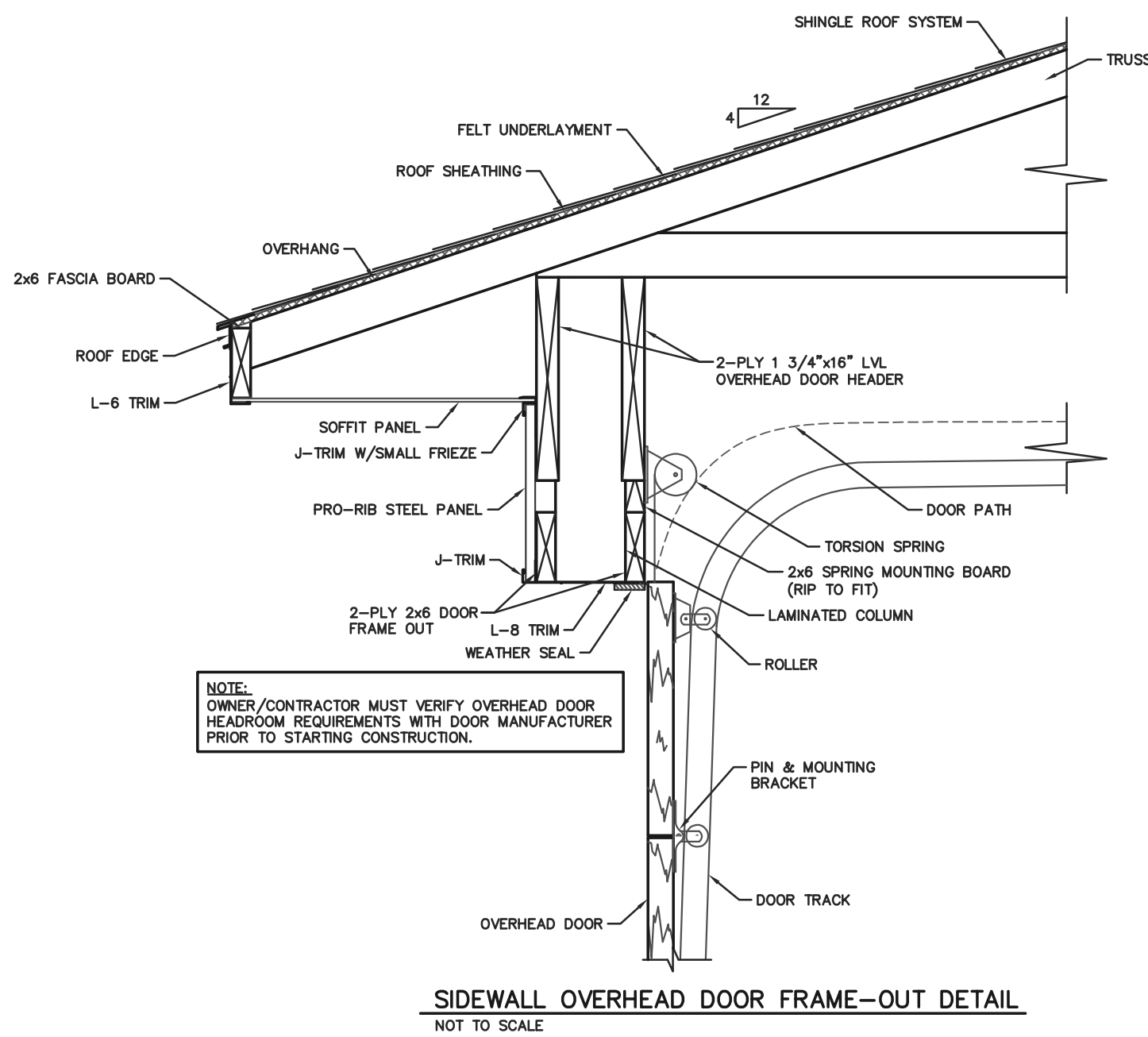
NOT TO SCALE

HEADER NOTCH SCHEDULE	
HEADER PILES	DEMINSIONAL LUMBER
2-PLY HEADER	1-PLY FACE NAILED TO POLE AT EXTERIOR & 1-PLY FACE NAILED TO POLE AT INTERIOR
3-PLY HEADER	2-PLIES NOTCHED 1 1/2" INTO POLE AT EXTERIOR & 1-PLY FACE NAILED TO POLE AT INTERIOR
4-PLY HEADER	2-PLIES NOTCHED 1 1/2" INTO POLE AT EXTERIOR & 2-PLIES NOTCHED 1 1/2" INTO POLE AT INTERIOR
HEADER PILES	LVL LUMBER
2-PLY HEADER	1-PLY NOTCHED 1/4" INTO POLE AT EXTERIOR & 1-PLY NOTCHED 1/4" INTO POLE AT INTERIOR
3-PLY HEADER	2-PLIES NOTCHED 2" INTO POLE AT EXTERIOR & 1-PLY NOTCHED 1/4" INTO POLE AT INTERIOR
4-PLY HEADER	2-PLIES NOTCHED 2" INTO POLE AT EXTERIOR & 2-PLIES NOTCHED 2" INTO POLE AT INTERIOR

MISCELLANEOUS DETAILS



OVERHEAD DOOR DETAILS



DIMENSIONS
WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.

ERRORS AND OMISSIONS
MENARD INC. IS UNABLE TO ACCEPT LIABILITY FOR ANY ERRORS OR OMISSIONS IN EXCESS OF THE ORIGINAL PURCHASE PRICE FOR THESE PLANS. CONSEQUENTLY, BUILDER MUST CAREFULLY CHECK ALL DETAILS AND INFORMATION IN THESE DRAWINGS INCLUDING DIMENSIONING, MATERIAL QUANTITIES AND CURRENT AVAILABILITY OF PRODUCTS SPECIFIED. ANY ERRORS OR OMISSIONS FOUND SHOULD BE REPORTED IMMEDIATELY TO MENARD INC. 4777 MENARD DRIVE, EAU CLAIRE, WI 54703.

ADAPTATION & UTILIZATION OF THIS PLAN
THESE PLANS HAVE BEEN PROFESSIONALLY PREPARED TO CONFORM TO MOST GENERALLY ACCEPTED CONSTRUCTION REQUIREMENTS THROUGHOUT NORTH AMERICA. HOWEVER, DUE TO LOCAL CODES, REGULATIONS AND BUILDING PRACTICES AND/OR BECAUSE OF SPECIAL SITE CONDITIONS, THESE DRAWINGS MAY NOT BE APPLIED AS SHOWN WITHOUT THE USE OF THE JUDGMENT OF THE BUILDER. THE BUILDER SHALL BE RESPONSIBLE FOR VERIFYING THE SUITABILITY OF THESE DRAWINGS FOR THE SPECIFIC PROJECT AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION. UNLESS THE BUILDER HAS CONFIRMED THE SUITABILITY OF UNTIL THE DRAWINGS HAVE BEEN BROUGHT INTO CONFORMITY WITH ALL LOCAL REQUIREMENTS.



CODE EXEMPT PRINT

5311 KANE RD. EAU CLAIRE, WI 54703 (715) 876-5555

PROJECT TITLE:

SET APART
CONSTRUCTION
CALEDONIA, MI

FILE NAME: 144-616461D2023

2688 1003

2615 ~~Julio & Kent Vandenberg~~

2550 Ryan G Ryan Enger

~~James~~ Jim Enger

Kimberly S Steffe Kimberly S Steffe
2297 100%

2859 R & F Kristine Prins

⑥ KAISER 30x40 ADD OK

⑦ Addition to his Poverty Sounds
grant to Me.

Justin Bacon - 

⑧ Okay with US ☺
Lachael Bender

2762 ③ Matt Steiner

2786 ④ Linda Telehouse

⑤ Roger Valtorta

⑥ Ron Vandal 

⑦ 2889 Not Home

⑧ ~~2889~~

2737 ⑨ Randy DeMann 2777

2687 ⑩ Sandra K. Flaherty

2671 ⑪ Matthew J. Brown Jr.

⑫ J. B. Weems 2637

Gaines Charter Township

Planning Commission Memo

Meeting Date: September 28th, 2023

AGENDA ITEM: VI.1.c

PROPOSED REQUEST: Special Use Permit

ADDRESS: 8735 East Paris Avenue SE

PARCEL NUMBER: 41-22-23-200-036

FILE NUMBER: 230822BK

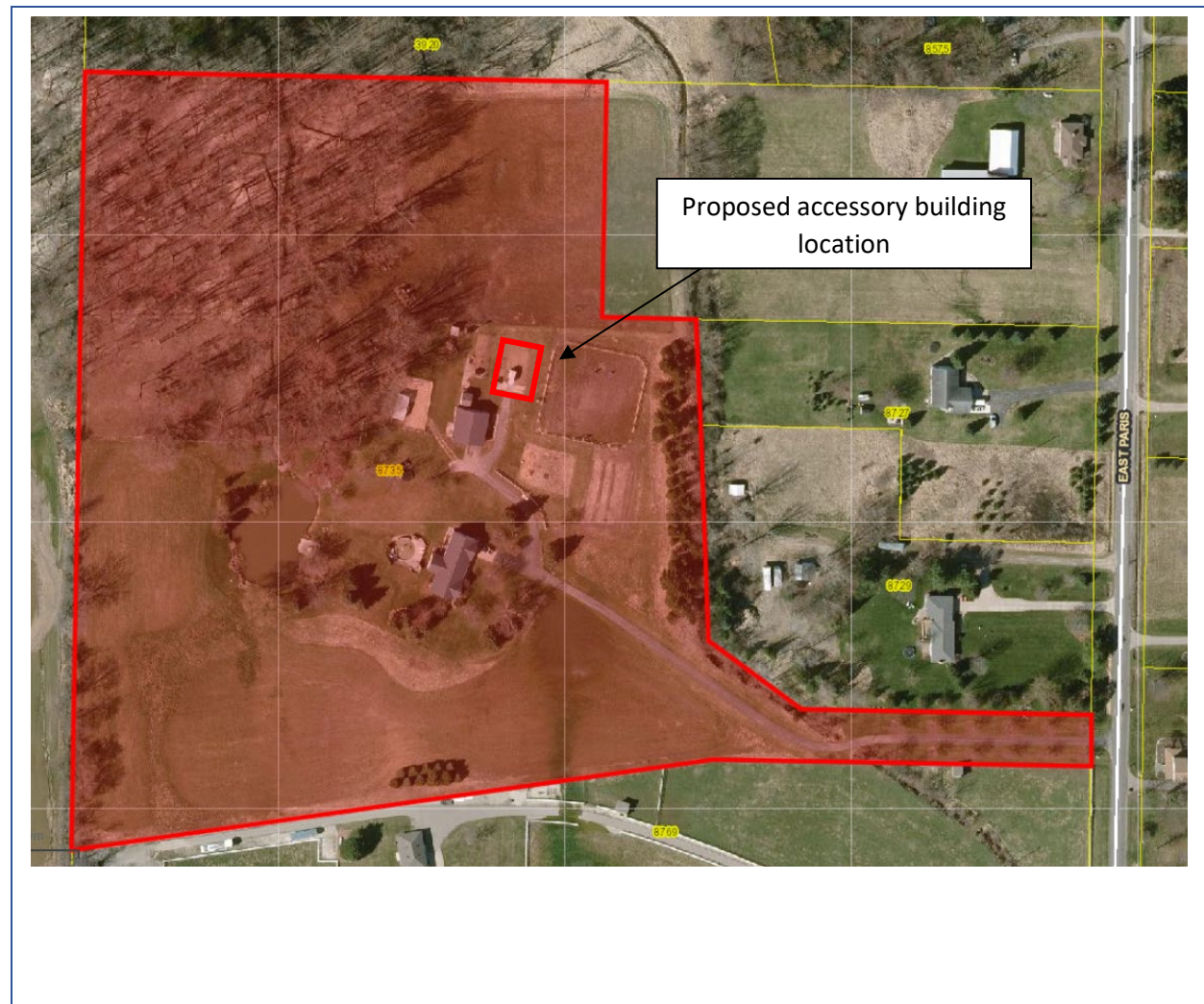
APPLICANT: Brian Koster

PROPERTY ZONING DISTRICT:

Agricultural/Rural-Residential (A-R)

PROPERTY SIZE: 16.87 Acres

REPORT BY: Natalie Davenport, Assistant
Planner; Dan Wells, Community Development
Director



OVERVIEW

The applicant is requesting a Special Use Permit to allow for the construction of a 3,120 square foot (S.F.) accessory building, for a total of 5,616 square feet of residential accessory buildings on the property. The existing accessory building square footage on the site totals 2,496 S.F. There is an existing 1,600 S.F. pole barn, two 295 S.F. lean-to's, one 170 S.F. feed shed, one 56 S.F. chicken shed, and one 80 S.F. lean-to for weed/hay storage. The pig lean-to and stock trailer will be removed when the new accessory building is constructed.

Accessory buildings are limited to a maximum of 2,400 S.F. or 3% of the lot size, whichever is less, in the A-R zoning district. Anything in excess of the ordinance requirements requires Special Use Permit approval by the Planning Commission.

The proposed accessory building will be used for feed storage and a permanent location for pigs being kept on the property. Section 4.15 (C)(D) of the Gaines Charter Township Zoning Ordinance states:

C. Non-Household Animals; Permitted

1. In the A-B Zoning District and on parcels or lots of 3 acres or more in size in the A-R Zoning District, the keeping of Non-Household animals for non-commercial purposes is permitted, subject to the following requirements:

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

Therefore, the accessory building regulations as outlined in Section 20.2(D)(4) of the zoning ordinance are required to be met.

Surrounding zoning:

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

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 feed storage and housing for livestock. As proposed, the use and character of the building are not anticipated to 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 Rural. The applicant's request for an accessory building ancillary to primary residential use is consistent with the Master Plan's guidance for Rural.

The request 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)(4), 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 accessory building will not create or substantially add to traffic hazards in the area; the building will not be utilized for commercial use.

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

Meets standard. As a request for a residential accessory building, the proposed Special Use Permit is not anticipated to impact or impair public services or facilities.

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. If the Planning Commission determines that the proposed accessory building meets the standards of Section 20.2 (D)(4), 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 proposed accessory building is not anticipated to impact the environment and/or natural resources.

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

Meets standard. Staff does not believe that the proposed accessory building will cause significant adverse impacts to the neighbors.

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 building will be used for feed storage and livestock housing and is 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. 190 Feet
Front Yard Setback	60 Feet with Type I Buffer	N/A
Side Yard Setback	20 Feet	331.3 Feet
Rear Yard Setback	3 Feet	526.1 Feet
Maximum Building Height	20 Feet	15.8 Feet

Meets standard. The setbacks and height of the proposed accessory building conform to the development standards of the Agricultural/Agri-Business (A-B) zoning district.

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

Meets standard. Large accessory buildings are common in rural areas of the township, particularly in the agricultural districts. For example, the property immediately south received approval of a Special Use Permit in 2013 (File No. 130306PB) for a total of 5,440 S.F. of residential accessory buildings on the property. Looking on REGIS, parcels in the surrounding neighborhood appear to have accessory buildings similar in scale to what is being proposed.

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

Meets standard. The proposed building will be appropriately set back from the property lines. The accessory building will likely be visible from neighboring properties, but no negative effects to light and air circulation or views of adjoining properties are anticipated.

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

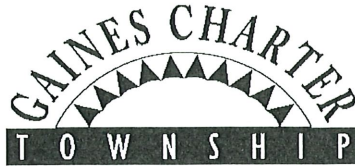
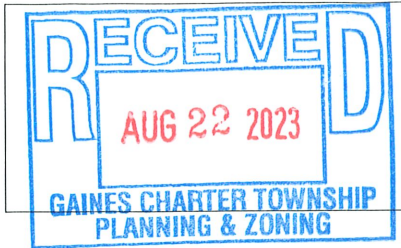
Meets standard. The applicant is requesting accessory building square footage more than the ordinance requirements for feed storage and livestock housing.

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

Meets standard. The total square footage of accessory buildings on the parcel is less than 0.8% of the overall property size.

STAFF RECOMMENDATION

Staff recommends approval of the Special Use Permit as presented.



FILE NO.

230822BK

8555 Kalamazoo Avenue SE • Caledonia MI 49316

Ph: 616 698-6640 • Fax: 616 698-2490

www.gainestownship.org

Special Use Permit Application

Project Address	8735 East Paris Ave SE		
Owner Name	Brian & Katie Koster		
Owner Address	Street Address	City, State, Zip	
	8735 East Paris Ave SE	Caledonia, MI 49316	
Parcel Number(s):	41-22-23-200-036	41-22-	
Description of Proposed Project/Use	40x60 barn w/ possible 12' lean-to. Up to 3120 sq' ft. To be used for animals and feed storage. Should be AG barn in my opinion. Requesting special use permit if not deemed AG.		

Applicant/Contact	Brian Koster		
Applicant/Contact Address	Street Address	City, State, Zip	
	Same		
Contact Info	Home / Office / Cell	E-Mail	
	616-813-8241	briank@ksplumbing.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	Brian Koster		
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	<u>A-R</u>	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. 0501 33 00A

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 less on 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.

NONE

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

Normal farm animal odors already present on property.
Nothing new anticipated.

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.

Our property is quite secluded from all neighbors & most won't know or care about an additional barn.

We already have the animals, just looking for a more permanent setup for them. Mainly need feed storage.

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

N/A

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).



~~Play house~~
~~since removed~~

12'x15'
295 sq. ft. | 13'x15'
295 sq. ft.

(2) Lean-to's

40 x 40
Pole Bldg
1600 sq. ft.

12 x 14
168 sq. ft.

Feed Shed

Chicken Shed
7 x 8 = 56 sq. ft.

Wood/Hay
Lean-to
8 x 10 = 80 sq. ft.

60'
Pig Lean-to
540 sq. ft.
Stock Trailer
40'
Pigged Bldg
w/ overhang
up to 3120 sq. ft.
12'

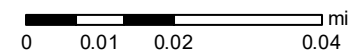
8735 EAST PARRIS AVENUE

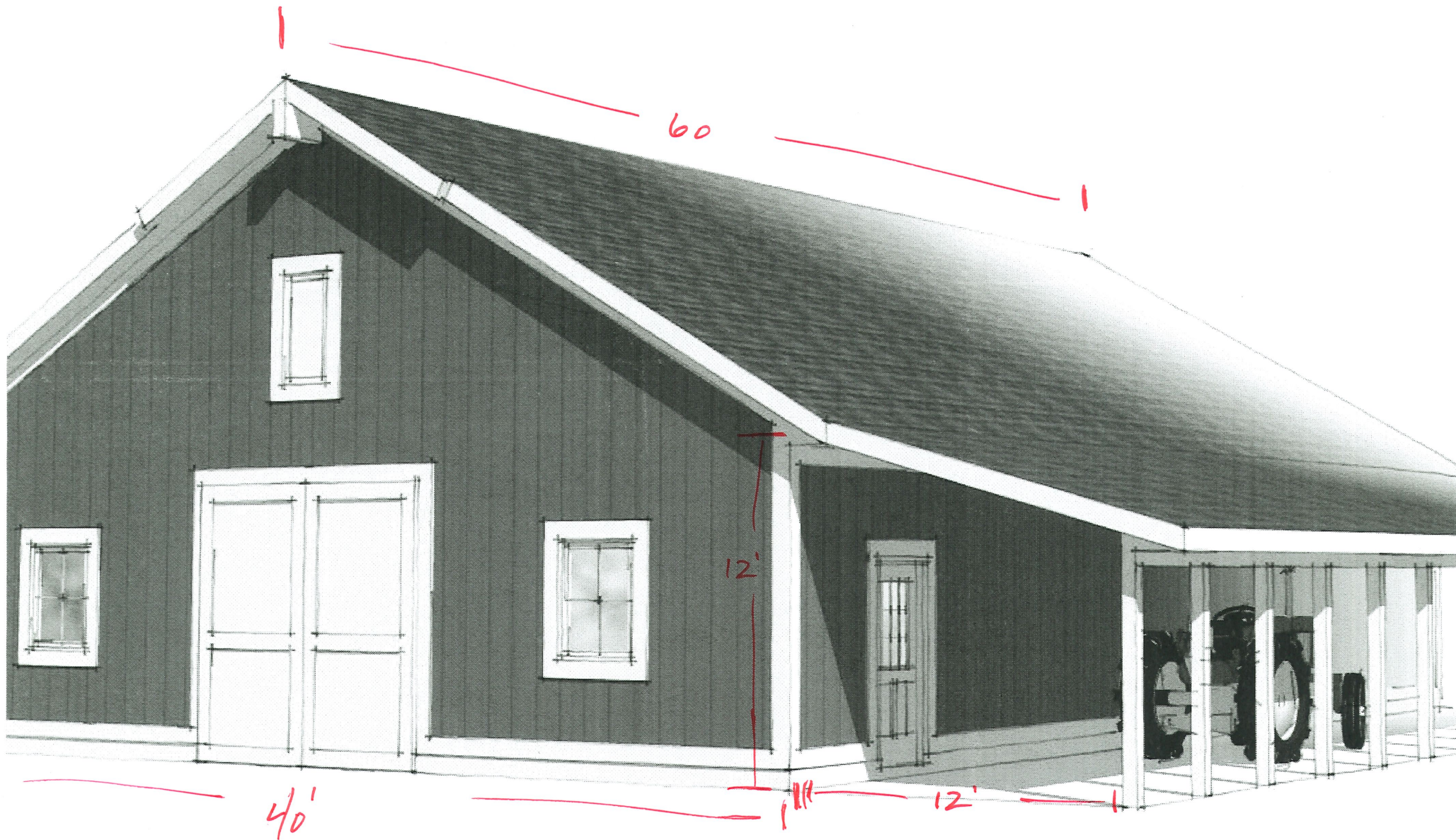
Kent County Web Map



August 06, 2021







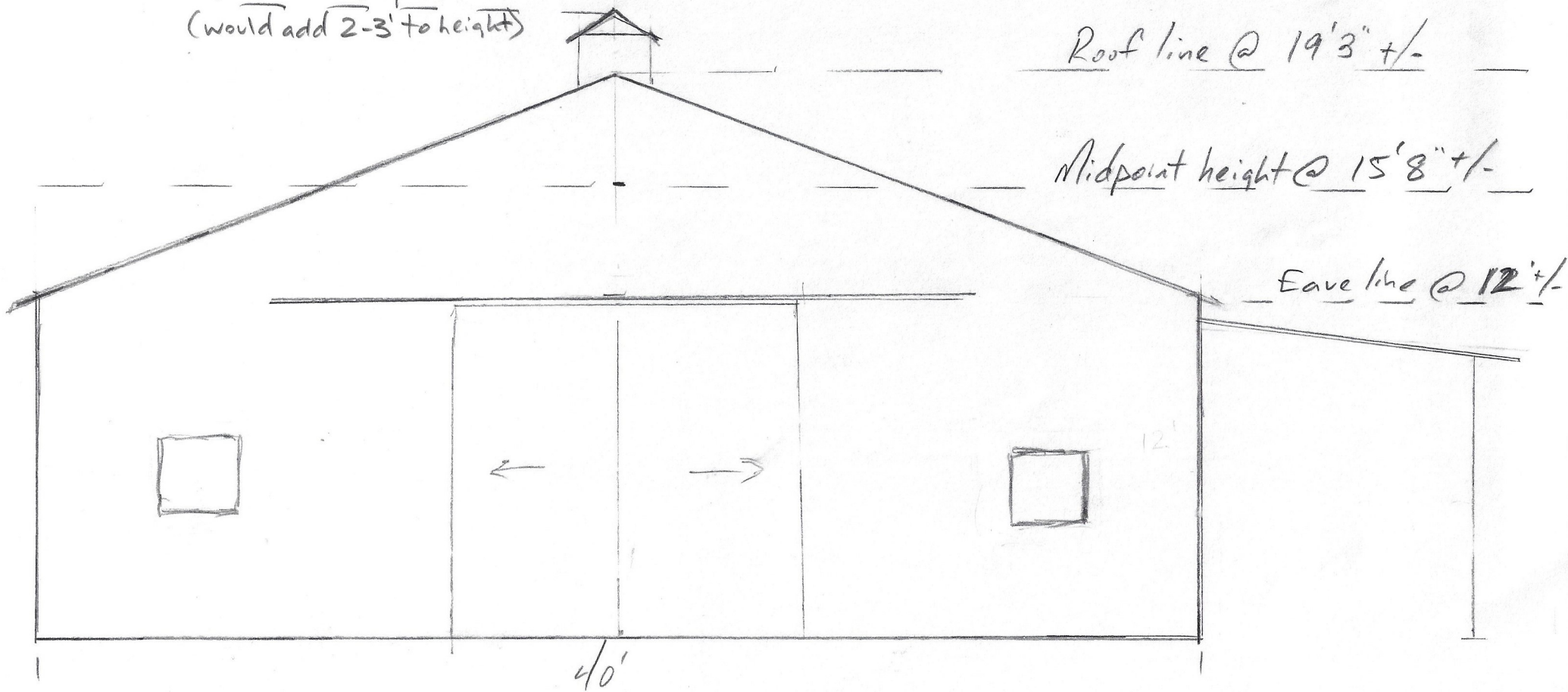
KOSTER
8735 E. PARIS

Possible cupola
(would add 2-3' to height)

Roof line @ 19'3" +/-

Midpoint height @ 15'8" +/-

Eave line @ 12' +/-



Gaines Charter Township

Planning Commission Memo

Meeting Date: September 28th, 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.

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 100-foot setback from the property line if MFR (apartments) over two stories, and must offset the façade to prevent long monotonous walls as per Multifamily Guidance.

7.3 Development Standards for Village Neighborhood:

No homes allowed without utility connections.

Minimum Lot Size: Discussion of what an appropriate lot size will determine the final scale.

Staff suggests lowering the lot size for single family detached lots to 4,000-5,000 SF. Based on measurements of four-unit condos at Stevens Point, Cooks Crossings, and Leisure Creek, this has historically been the range of “lot size” when 25-30 foot front and rear and 5-7 foot setbacks are measured as the “lot” 3-4 unit condos are built on. It is also the estimated lot size for the detached single family “terrace” homes in Cooks Crossings. The original homes along the 800 block of

Cobblestone Way in Cooks Crossing range in size from ca. 4,300-4,600 SF and are probably the best example of existing Traditional Neighborhood Design in the township. Staff also asks the Planning Commission to consider that Cutlerville has lots that measure 50 x 125 feet that equate to a 6,250 SF lot size along Brad, Argyle, and Adrian Avenues that form pleasant neighborhoods.

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).

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: Staff again suggests lowering the lot size for single family detached lots to 4,000-5,000 SF., similar to lots in Cutlerville area. Those without utility connections stay the same at 21,780 SF. Staff suggests two to twenty-four unit apartment buildings begin at 6,000 SF and add an additional 2,000 SF per unit from there.

Setbacks: Suggest using height to determine setbacks; 15 front/8 side/35 rear for two story buildings as in single family districts, and 100 feet front/side/rear for 3 story adjacent to Residential 10 & 14, industrial or agricultural land, 50 feet front/side/rear adjacent to R-3 & R-4, O-S, or C. This is similar to the Multifamily Guidance, but half that distance.

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 0.25 acre per unit. The formula is up for discussion.

Another approach could be applied that trades development with smaller lot sizes for open space, as is currently provided for in the current ordinance. Staff suggests that open space requirements under the current ordinance are inadequate and they be revised to be in line with Section 506 of the Zoning Enabling Act that requires setting aside 50% of land for a reduction in lot size.

STAFF RECOMMENDATION

Consideration of the proposed ordinance changes was tabled August 24th due to tornado warnings, 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.

- 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 7.4, and three story MFR buildings are Limited to a 100-foot setback from the property line unless this requirement is waived by the Planning Commission.
Nine to Twenty-Four Unit Buildings	SPU	SPU	NP	1. Three story MFR buildings are limited to a 100-foot setback from the property line unless this requirement is waived by the Planning Commission.

Gaines Charter Township – Zoning Ordinance

Use	Zoning Districts			Additional Use Regulations
	VN	MFR	MHR	
				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	8,000 (4,000?)
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 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 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 20% transparency on all street facing house façades, minimum of 10% on non-street 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 permitted above the first floor and non-street facing first story facades.
- 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	7,000 (4,000?)
Single Family (without public sewer)	21,780
Two to Twenty-Four Units	6,000 SF + 2,000 per unit
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	100 (adj to Ag, R-10 & 14, or I)/50 (adj to R-3 & 4, O-S, C)
Side	100 (adj to Ag, R-10 & 14, or I)/50 (adj to R-3 & 4, O-S, C)
Street Side	100 (adj to Ag, R-10 & 14, or I)/50 (adj to R-3 & 4, O-S, C)
Rear	100 (adj to Ag, R-10 & 14, or I)/50 (adj to R-3 & 4, O-S, C)
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 Open Space Requirements for VR 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;

- One stands of preserved mature trees in a 1:1 to 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 0.025 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	

Number of Housing Units	Acreage at 0.025 acres per housing unit	Suggested Amenities
301 +	6- 7 acres	

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 7.7 Specific Development Standards for “R-4” 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.

- a. 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. 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. 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 7.4, and three story MFR buildings are Limited to a 100-foot setback from the property line unless this requirement is waived by the Planning Commission.
Nine to Twenty-Four Unit Buildings	SPU	SPU	NP	1. Three story MFR buildings are limited to a 100-foot setback from the property line unless this requirement is waived by the Planning Commission. 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.
Schools	P			

Use	Zoning Districts			Additional Use Regulations
	VN	MFR	MHR	
				- The minimum setback for both side and rear yards is 50 feet. - 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	8,000 (4,000?)
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 Single 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 20% transparency on all street facing house façades, minimum of 10% on non-street 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 permitted above the first floor and non-street facing first story facades.

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	7,000 (4,000?)
Single Family (without public sewer)	21,780
Two to Twenty-Four Units	6,000 SF + 2,000 per unit
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	100 (adj to Ag, R-10 & 14, or I)/50 (adj to R-3 & 4, O-S, C)
Side	100 (adj to Ag, R-10 & 14, or I)/50 (adj to R-3 & 4, O-S, C)
Street Side	100 (adj to Ag, R-10 & 14, or I)/50 (adj to R-3 & 4, O-S, C)
Rear	100 (adj to Ag, R-10 & 14, or I)/50 (adj to R-3 & 4, O-S, C)
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 Open Space Requirements for VR 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;

- One stands of preserved mature trees in a 1:1 to 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 0.025 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	

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 7.7 Specific Development Standards for “R-4” 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: September 28th, 2023

AGENDA ITEM: VI.3.a

PROPOSED REQUEST: Site Plan Review
and PUD Rezoning Consideration

ADDRESS: 8190 Division Avenue SE

PARCEL NUMBER: 41-22-18-300-012

APPLICANT: Dan Hibma, 8190SD LLC

FILE NUMBER: 221222DH

PROPERTY ZONING DISTRICT:
Residential (RL-10) & Single-Family
Residential (RL-14)

PROPERTY SIZE: 16 Acres

REPORT BY: Dan Wells, Community
Development Director; Natalie Davenport,
Assistant Planner



OVERVIEW

The applicant requests approval of a Planned Unit Development rezoning and site plan for a mixed-use development on Division Avenue. The plan includes six mixed-use buildings facing Division Avenue (12 commercial units on the first floor and 12 apartment units located on the second floor), 35 townhome units in six two-story buildings, and 144 apartment units in six three-story buildings. All residential units will be at market rate. Connections for a future bike path and roadway connection to Brewer Park are integrated. Amenities on the site include an office/community building, nature trails, access to Brewer Park, a dog park, and open spaces. The PUD is conceived as a mixed-use plan, with commercial buildings facing Division Avenue and connected via pedestrian paths and streets to the residential area downslope.

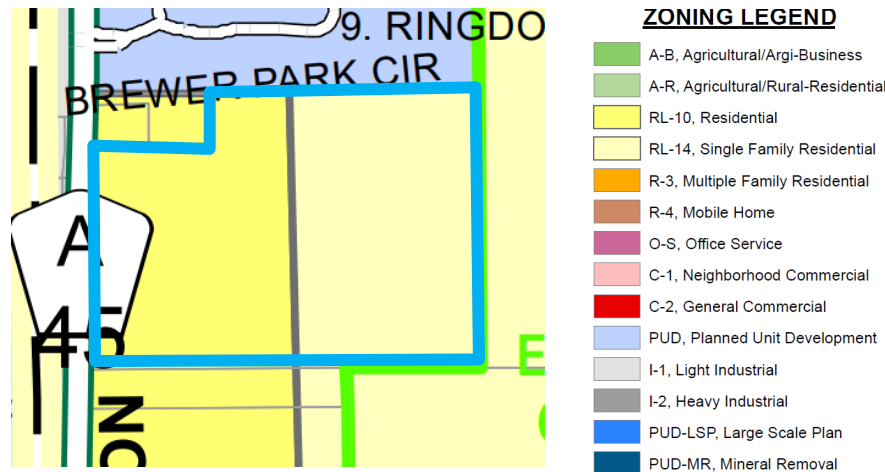
Traffic within the development will be served by private driveways with access from Division Avenue. The buildings will tie into the adjacent public sanitary sewer and water system maintained by the Byron Gaines Utility Authority (BGUA). The stormwater management for the site will follow the current standards of Gaines Township.

Changes made to the plan set since the 6/22/2023 Planning Commission meeting include:

- Parking has been added near the commercial/residential units along Division Avenue.
- Revised footprints for the two-story end cap buildings along the SE portion of the site have been provided.
- Signage details have been provided.
- The grading was modified along the north property line to minimize tree removal adjacent to Brewer Park Condominiums.
- Sidewalks/patio areas for the commercial buildings were modified.
- The Landscape plan was updated, which includes the following:
 - Additional screening along the north and south perimeter areas has been provided.
 - The streetscape along the Division frontage has been modified.
- Apartment building and cap elevations were provided.
- Apartment building front elevation with two-story step-down option was provided.
- Trash compactor details were provided.

Surrounding zoning:

	NORTH: Brewer Park Condominiums PUD	
WEST: Division Ave	SUBJECT PARCEL: RL-10/RL-14	EAST: RL-14
	SOUTH: RL-10/RL-14	



ELIGIBILITY CRITERIA

Staff believes the project is eligible for PUD review. The Planning Commission and Township Board must find that the project will result in a recognizable benefit to the Township to approve the PUD and rezoning. One owner will control the project and will finance the project using conventional lending.

In all, there are 191 dwelling units proposed. The gross density of the site is 11.8 units per acre, and there are 3.4 acres of townhouses, 10.8 acres of apartments, and 2 acres of mixed-use commercial with upper-floor apartments.

The site layout is designed with roadways that incorporate pedestrian elements, adequate landscaping including shade trees, common open areas including a yard and dog park, and garages to the rear of the buildings.

PROCESS

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

1. Preliminary PUD plan review and Planning Commission approval based on Section 11.1 (Preliminary review was tabled by the Planning Commission on March 24th, 2022; the second preliminary review was held a year later on March 23rd, 2023).
2. Final Planning Commission PUD plan review based on Section 25.3 and a public hearing (June 22nd, 2023).
3. Recommendation concerning the final PUD plan and rezoning by the Planning Commission through a resolution and draft ordinance (September 28th, 2023 – TBD).
4. Review by the Township Board at first reading.
5. Review, public hearing, and consideration of the final PUD plan and rezoning by the Township Board at second reading.

SUBMITTAL REQUIREMENTS

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

PUD STANDARDS OF REVIEW

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

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

Meets standard. The proposed development lies within a parcel designated as Village Center as prescribed in the 2023 Future Land Use Plan.

The 2023 Master Plan states the following about the Village Center category:

“This mixed-use category is intended to be used for new urbanist ‘village center’ areas and integrates multiple uses at a pedestrian scale. The category is envisioned as a walkable main street with pedestrian scale commercial/retail/office use either vertically stacked with, or surrounded by, high or medium density residential.”

And;

“The intent of the Village Center is to create by design a blend of structures and uses which are compatible in both form and function, thus allowing residential and more intense uses to coexist in the same area. The elements of a Village Center district include:

- Strong architectural design standards.
- A sense of place and community integrating public spaces.
- Multi-story Buildings with shared uses, such as residential and office or commercial in one building.
- Wide sidewalks.
- Pedestrian scale street lighting.
- Accessibility to existing or new parks.
- Plazas and/or public gathering places.
- Limited front yard parking with most of the parking in the rear or side yard.
- Site improvements that encourage the use of alternative forms of transportation (e.g., bike racks, transit shelters).
- Varying setback requirements dependent upon the building type, height; and location.
- Restaurants with outdoor dining areas.
- Attached town homes.”

The current zoning ordinance does not provide the ability to create a mixed-use project “by right,” necessitating the PUD rezone to implement the vision for this area. In terms of the intended uses, the commercial/residential buildings along Division Avenue and the apartments and townhomes behind them meet the goals of the master plan for this area.

If the Planning Commission finds that all of the review standards as outlined in Sections 11.1 and 25.6 of the zoning ordinance are met, then consistency with the zoning ordinance will be achieved.

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

Meets Standard. The design of the buildings is in the New Farmhouse architectural style, a modern and picturesque style that is well suited for apartment buildings along this stretch of Division. In terms of layout, the “main street” approach to street layout forms an attractive neighborhood feel, and internal sidewalks connect apartments with the commercial buildings along Division Avenue which reinforces walkability. Concept plans indicate tree-lined streets and architectural details along building facades to make the complex an attractive development.

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

Meets Standard. The north and east property lines are buffered with tree lines and Brewer Park respectively. The south property line is buffered by a driveway and a proposed eight-foot-wide multi-use path. The south property line parkway is relatively narrow but buildings to the north of the property line are two stories and set back 60-70 feet so they will not loom over the neighboring property. The west property line fronts Division Avenue and residential buildings are buffered from it by the mixed-use buildings.

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

Meets standard, with consideration. The estimated density for the overall site is 11.87 dwelling units per acre (gross density). The 2023 Master Plan does not outline density requirements for the Village Center category, but states the following:

“Plans should encourage higher residential density and neighborhood commercial land uses in the village center areas, and taper to lower intensity uses towards the margins, or match the adjacent land use.”

Brewer Park Condominiums to the north were approved with a gross density of 3.7 dwelling units per acre. The subject parcel is surrounded by Brewer Park Condominiums, one single-family home, and a vacant lot to the north, Brewer Park to the east and southeast, and a single-family home to the southwest. Division Avenue and Byron Township are located directly west. Although the proposed plan does not match the adjacent land uses in terms of density, staff believes that the plan has mostly been designed to taper the lower-intensity uses (e.g. parking) toward the margins.

The northern portion of the proposed site plan contains a detention basin, wooded preserve, community building, and enclosed and open surface parking areas. The southern portion of the site is proposed to have an eight-foot-wide bike path adjacent to the existing single-family home on the southwest periphery. The rear (eastern) portion of the site shows a wooded preserve, nature trail, and boardwalk, which tapers the lower intensity uses to the rear margin.

There are higher-intensity uses near the southeast corner of the site and the western boundary, however, the applicant has taken feedback from the Planning Commission and scaled down the end-caps of the 3-story apartment buildings to two stories to soften the view of the buildings from adjacent properties. The western

portion of the site adjacent to Division Avenue shows six commercial buildings setback 12 feet from the front property line. However, the location of higher-intensity uses along the margins is essential to achieve the intent of the Village Center designation as the locations of the higher-intensity uses allow for multi-story buildings with shared uses, limited front yard parking with most of the parking in the rear or side yard, accessibility to existing or new parks, and site improvements that encourage the use of alternative forms of transportation. If the higher intensity uses were not located near the margins of this site, the above criteria as outlined in the master plan would not be able to be met.

Although there are higher intensity uses toward the margins of the proposed development, staff is recommending that the Planning Commission make a recommendation to the Township Board of Trustees to vary the density requirements for this project as permissible by the zoning ordinance. The proposed site plan is consistent with the intent of the master plan and approval of the PUD as presented would result in a development that better achieves the intent of the master plan.

Also to consider; the apartment buildings tend to be downslope from the Division Avenue corridor due to the slope of the land to the east and the perception of building height will be minimized.

E. Traffic: The Planned Unit Development shall be designed to minimize the effect of traffic generated by the proposed development on surrounding uses. Consideration should be given to: 1) The amount and type of traffic generated by the proposed project and capacity of existing and proposed streets to safely absorb that additional traffic, 2) Whether the streets and pedestrian walkways within each project are designed to facilitate safe pedestrian and vehicular traffic flow patterns, 3) All points of ingress and egress to the project shall be located and designed to maximize safety.

Meets Standard. The entrance roads and internal driveways are located for adequate circulation of both residential and retail traffic, as well as emergency vehicle access. Division Avenue is designed to handle all the traffic generated by the development. The Kent County Road Commission will review all entry/exit curb cuts, and the Fire Inspector will review emergency access. One of the main entrance points to the development, “Main Street” on the site plan, will only allow for right turns out of the development due to the slope of the existing roadway and nearby drive approaches on the west side of Division Avenue. This design will help to maximize traffic safety in and out of the development. Pedestrian sidewalks are located appropriately along internal roadways and enable good access throughout the site.

One thing to note is that the southern 26’ wide access drive around the townhomes has been rerouted to direct traffic north-south rather than east-west. This was done to add more parking around the retail and residential units along Division Avenue. The curved street will allow for safe vehicular flow as the 26’ alley width is still maintained. Additionally, there will be less traffic congestion in the parking lot behind the three southern commercial/residential buildings along Division Avenue as the alley access bends to the south and does not direct traffic through the parking lot.

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

Meets Standard. The land slopes down to the east and ends up in a wetland channel that abuts Brewer Park. A stormwater retention basin will be placed to prevent flash flooding of the downslope wetlands. The wetlands will not be developed, except for a proposed boardwalk connecting the development to Brewer Park.

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

Meets Standard. The project lies within the Byron Center Public School District, which has recently expanded school facilities and is well-situated to handle additional students. The internal driveway system allows for the safe pick-up and drop-off of school-age children.

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

To be determined, condition recommended. The plans are currently being reviewed by the Fire Department. The applicant will be responsible for utility connection fees and construction costs.

As of August 30, 2023, the Fire Inspector did not see any issues with the site plan but requested additional information from the applicant. Staff will continue to work with the applicant to ensure that the Fire Inspector's comments are addressed. The plans are subject to review and approval by the Fire Inspector prior to the issuance of any building permits.

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

Meets Standard. No water or sewer extensions are necessary; the property will be connected to an existing 12" water main located on Division Avenue, and sewer will be connected to an existing 12" sewer line that runs through the property. Both existing utility lines will adequately serve the project demand. Stormwater will be managed by the excavation of a detention basin on the north side of the site that will ultimately discharge into the wetland along the east side of the site.

The applicant is required to receive approval for final utility plans from the Township Engineer prior to the issuance of building permits.

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

Meets Standard. Vegetation along the north property lines will be preserved where they fall outside of areas that need to be cleared for construction activities. The applicant has also proposed several rows of evergreen trees be planted along the northern boundary of the site. The most environmentally sensitive component of the site, the regulated wetlands and creek at the bottom of the hill on the eastern end of the property will not be disturbed except for a boardwalk that will lead to a nature trail connecting to Brewer Park.

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

Meets Standard, with consideration. The 2010 Non-Motorized Transportation Plan identified a potential trail connection in this vicinity that would connect Division Avenue with Brewer Park in the 10–20-year timeframe. A ten-foot-wide multi-use path is indicated along the southern property line that leads from Division Avenue to an access road connecting the main street to Brewer Park. This connection would be made by the construction and maintenance of the path noted on the site plan as “by Kent Co. Parks Dept.” Staff has reached out to the Kent County Parks Department to confirm that the long-term maintenance of the trail is provided for. Staff is still awaiting a response from the County and is therefore recommending a condition of approval that the applicant secure written approval from the Kent County Parks Department guaranteeing the long-term maintenance of the pathway.

The off-street trail planned in this location is an extension of a significant east-west connector through the central area of the township. Considering that a PUD must demonstrate a recognizable benefit to the community in exchange for development flexibility and increased density, this detail must be clarified prior to the final approval of the project.

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 on 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.

Meets Standard, with consideration, conditions recommended. The site plan mostly complies with the ordinance requirements, with some proposed PUD modifications to be considered.

Building. The proposed architectural design and building materials are compatible with the surrounding area. The apartment buildings tend to slope downward from the Division Avenue corridor due to the slope of the land to the east; given the slope, the perception of building height will be minimized. Additionally, the southern end caps of two of the three-story apartment buildings have been reduced to two stories.

Dumpster Enclosure. Elevation drawings for the dumpster enclosure have been provided. A 16' x 50' trash compactor has been proposed at the southwest corner of the development. The compactor will be completely enclosed inside a vinyl-sided building and is proposed 23 feet from the southern property boundary and 25 feet from the front. Staff believes that the trash compactor is adequately screened and meets the ordinance requirements. Photos of what the enclosure will look like have been provided in the packet.

Dimensional Requirements. The proposed setbacks and building heights require PUD modifications.

- The front required setback is 35 Feet, and the proposed front setback is 12 Feet.
- The side required setback is 8 Feet, and the south side proposed setback is eight (8) feet (i.e., the proposed garages). The north side proposed setback is 52 Feet.
- The rear required setback is 35 feet, and the proposed rear setback is 40 Feet.
- In the RL-10 and RL-14 zoning districts, building heights are limited to 35 feet or 2.5 stories, whichever

is less. All the proposed building types comply with the ordinance requirements, except for the 3-story apartment buildings, which are proposed at 45 feet in height, thus requiring PUD modifications.

- The building separation distances are compliant with fire code regulations (minimum 10-foot separation distance).

Parking. The parking requirements are mostly met, with some PUD modifications/reductions required. A total of 483 parking spaces have been proposed.

Commercial with apartments above: There are six commercial buildings with two tenant bays in each, for a total of 12 commercial units with 12 two-bedroom apartment units on top. Each commercial unit will be 1,200 S.F. (20' x 60') in floor area, for a total of 14,400 S.F. of commercial space.

Commercial:

If we use the convenience retail standards: 4 parking spaces (required) x 1,000 square feet gross floor area (14,400 square feet total) = 58 parking spaces would be required, and 52 are provided.

Since we don't know what the commercial uses will be, Staff has chosen one of the stricter requirements (i.e., convenience retail) for calculating parking minimums. For example, low-intensity retail requires 2 parking spaces per 1,000 S.F. of gross floor area, financial institutions require 3 parking spaces per 1,000 S.F. of gross floor area, and offices require 3 parking spaces per 1,000 S.F. of gross floor area.

Since the uses will likely vary, and there is more parking along the main street, staff believes that the number of parking spaces provided for the commercial units is adequate.

Second-Floor Apartments:

Each apartment above the retail stores will have two bedrooms. The zoning ordinance requires 2 parking spaces per unit for two-bedroom multi-family dwellings. Two shared parking spaces per unit are proposed. 2 parking spaces (required) x 12 apartment units = 24 required; 24 provided.

Townhouses: 103 parking spaces proposed. These are considered one-family dwellings since they have separate entrances. Only one (1) parking space per unit is required. The applicant has proposed 2.94 parking spaces per townhouse unit.

Apartments: 304 parking spaces proposed. Two (2) parking spaces per unit are required since the apartments are two bedrooms. 288 parking spaces are required, with a total of 304 provided. The applicant has proposed 2.11 parking spaces per apartment unit.

- Parking spaces are compliant at nine (9) feet wide and 18 feet deep. The parallel parking spaces are compliant at eight and a half (8.5) feet wide and 22 feet in length.
- The narrowest drive aisle is proposed at 26 feet wide, which is compliant with Section 15.7.
- Bumper guards have not been provided on the site plan. Although a requirement of the zoning ordinance, bumper guards are often problematic for snow removal and can create a trip hazard. Staff recommends that the requirement for bumper guards in the parking lots be waived.
- Section 15.4 allows the Planning Commission to permit a reduction from the minimum parking standards if it is determined that the requirements of this chapter would result in an unneeded number of spaces. Although the commercial units with apartments above are slightly below the minimum parking standards, staff believes that the proposed number of parking spaces is adequate to serve the site.

Signage. Sign plans have been submitted. Two 12' x 5' (60 S.F.) signs have been provided on both the north and south sides of the main street at Division Avenue. The purpose of these signs is to provide identification for the residential community.

At each vehicular entry point, wall-mounted marquee signs above the window oriented toward traffic flow on the main frontage have been proposed. Each commercial tenant bay also has a wall sign proposed, for a total of 12 wall signs and four (4) wall-mounted marquee signs. The dimensions of these signs have not been provided. If the Planning Commission and the applicant see fit, Staff is recommending that each mixed-use building fronting Division be considered a two-tenant building which under commercial zoning allows 100 S.F. per building (typically 50 S.F. per tenant bay in this case), and the marquee signs do not exceed 80 S.F. per sign.

Lighting. A lighting plan has been submitted in accordance with Section 18.5. Note that the lighting plan indicates high light levels at the southern periphery due to "A@9" fixtures along the back wall of the garages. These are misplaced lights and indicate candlepower readings as if they are carports rather than enclosed garages. The light levels in these areas are anticipated to be 0.0.

The light poles are compliant with the height requirements. The maximum lighting on site is proposed at 16.5 footcandles, which is compliant with the ordinance requirements (the maximum allowable is 20 footcandles).

Staff is recommending the following changes to the photometric plan, with consideration:

- The setbacks of the light poles have not been provided. The photometric plan shall be revised to show the setback distances of the proposed light poles to the property lines to be reviewed and approved administratively.
- Staff is also recommending a condition of approval that any fixture or luminaire with a lamp shall be a full cut-off type fixture.
- An updated photometric plan showing compliant footcandle calculations shall be provided and approved administratively by staff, unless the Planning Commission decides to make an exception to the footcandle requirement since the adjacent property, Brewer Park, will be buffered by the existing tree line to the south. The higher footcandle measurement at this portion of the site may also help to illuminate the extended pathway into the park.

Landscaping. A landscaping plan has been submitted in accordance with Section 16.3. Several changes have been made since the last review. During the public hearing in June, there was concern over the height of the street trees along Division Avenue and the lack of a visual buffer on the northern portion of the site adjacent to Brewer Park Condominiums.

In the front yard, 297.92 points are required, and 259.25 points are provided. This is due to the scaling back of the street trees based on concerns that the Kent County Road Commission may not approve the previously proposed landscaping plan. The current landscaping plan shows a combination of shrubs and perennials on the traffic island at the main street and Division Avenue, and the English Oak was removed. Parking lot landscaping requires 363 points, and 390 points are provided. Several evergreen trees have been provided north and south of the detention basin, as well as adjacent to the two single-family residential parcels to the north.

Staff believes that the applicant has provided reasonable landscaping for the development, and recommends that the Planning Commission waive the front yard landscaping point requirement due to the need for

enhanced visibility and the existing utilities within the right-of-way.

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. Please Review Standard 11.1 (A) above.

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.*

Meets standard, condition recommended. The applicant is required to secure all applicable township and outside agency approvals prior to site development, including the Township Engineer/BGUA, Fire Department, Kent County Road Commission, Kent County Drain Commission, and EGLE.

There are a number of items for consideration to determine whether the proposed development is compliant with the zoning ordinance requirements. The project is being proposed as a PUD, which leaves room for design flexibility to carry out the goals and intent of the master plan. If the Planning Commission finds that the standards of review for Sections 11.1 and 25.6 are met, then compliance with the ordinance will be achieved.

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 final PUD plan has been modified throughout the process to meet the guidelines of the Gaines Charter Township 2023 Master Plan and the expectations set by the Planning Commission.

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. Some grade changes will need to be made, which will require a soil erosion and sedimentation control permit from the KCRC prior to the start of any site work. Several trees will be removed throughout the project; however, the proposed landscaping will help to keep the site in keeping with the general appearance of neighboring areas. The wetlands will be preserved except for a proposed boardwalk and nature trail.

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 vegetation and natural features (i.e., detention basin, preserved wetlands, etc.) on the northern and eastern boundaries will provide reasonable privacy measures for adjacent properties. The proposed pathway and existing treeline on the southwest boundary will provide reasonable screening measures for the residential property to the south. The southeast corner does not show any privacy measures other than an existing treeline, but this is subject to be removed if the proposed pathway is extended as a

future drive to access the park. However, since the adjacent use on the southeast corner is a park, staff believes that there are reasonable privacy measures accounted for.

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 and access, are subject to review and approval by the Fire Inspector.

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, condition recommended. Traffic within the development will be served by private streets with three separate access points on Division Avenue. The middle access point, shown as “Main Street” on the site plan, has been designed for right-turn egress from the development, which has been designed to minimize traffic conflicts on adjacent streets. Within the development itself, the street plan has been designed to adequately move traffic internally. All work within the public right-of-way and public roads must be approved by the Kent County Road Commission.

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. The site plan has been designed to promote pedestrian circulation throughout the development. Each residential building is served by a sidewalk, and there are sidewalks on both sides of the street along the main street. There is also a sidewalk proposed along Division Avenue, which is required when connecting to public sewer.

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 and utility plans are subject to review and approval by the Township Engineer.

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.*

Condition recommended. The Kent County Road Commission may require a traffic study during its review of driveway access to the development.

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.*

Not applicable.

***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.*

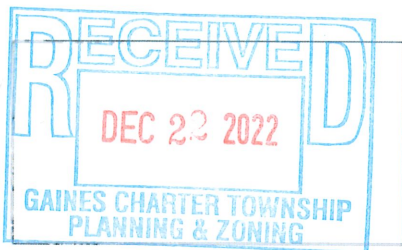
Meets standard, with consideration. The site plan has been designed to promote the goals and intent of the zoning ordinance and master plan. The proposed development intends to preserve wetlands and reduce the limits of disturbance along the perimeter of the site. The landscaping plan will ensure an aesthetically pleasing mixed-use development.

Three of the three-story apartment buildings are within the 200-foot recommended buffer from the property line. Also, the three-story apartment buildings are taller than 35 feet in height, thus requiring PUD modifications. There is some room for flexibility on the placement and height of the three-story apartment buildings since the project is proposed as a PUD. The applicant has also scaled down the end caps of two of the three-story buildings to be stories at the property boundaries. Since the apartment buildings will be downslope from the Division Avenue corridor, thus minimizing the perception of the building heights, staff views this as a reasonable tradeoff as the layout is critical to the main street design of the overall project.

STAFF RECOMMENDATION

Once certain elements of the plan are discussed (noted "with consideration" throughout the memo), staff recommends that the Planning Commission make a positive recommendation to the Township Board of Trustees via written resolution (enclosed) to approve the final PUD plan and rezoning with the following conditions:

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).



FILE NO. 221222 DH

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



Application for Zoning Approval

Project Address	8190 Division Avenue SE	
Owner Name	8190SD, LLC	
Owner Address	PO Box 2607, Grand Rapids, MI 49501	
Parcel Number(s):	41-22- 18-300-012	41-22-
Description of Proposed Project/Use	Mixed Use 12 Commercial Buildings w/ Apartments above 35 Townhome Units 144 Apartment Units	

Applicant/Contact	Dan Hibma
Phone/Email	(616) 534-5792 / dhibma@land-co.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					





FRONT ELEVATION

JULY 25, 2023 PROJECT NO: 5855

BREWER PARK

GRAND RAPIDS, MICHIGAN



Know what's below.
Call before you dig.

DESCRIPTION FROM 2021 DEED TO 8190SD, LLC. (INS.#202103030025386)

Land situated in the Township of Gaines, County of Kent, State of Michigan, described as follows:

All that part of the South one-half (S 1/2) of North Forty (40) Acres of West fractional one-half (1/2) of Southwest fractional one-quarter (1/4) of Section lying East of the center line of Division Avenue Road (so-called) (Excepting and reserving therefrom commencing at the North-west corner thereof and running thence East 340.85 feet; thence South Nine (9) Rods; thence West to center line of Division Avenue Road and thence Northerly along the center line of said road to beginning) being in Section 18, Town 5 North, Range 11 West.

The above may also be described as follows:

That part of the south 742 feet of the North 1483 feet of the West fractional 1/2 of the Southwest fractional 1/4 of Section 18, Town 5 North, Range 11 West, Gaines Township, Kent County Michigan, lying East of the centerline of State Trunk Line US-131, Except the North 148.5 feet of the West 340.85 feet thereof.

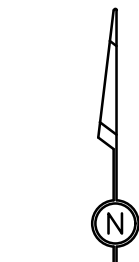
Tax Parcel Number: 41-22-18-300-012

DESCRIPTION NOTES:

- TOP PORTION OF DESCRIPTION MATCHES 1994 DEED (L.3515, P.844), 2017 DEED (INS.#201708240071534), & 2015 EASEMENT AGREEMENT (INS.#20150729-0066190)
- "DESCRIBED AS FOLLOWS" PORTION MATCHES TAX DESCRIPTION AND CREATES A GAP WITH THE CONDOMINIUM TO THE NORTH.

NOTES:

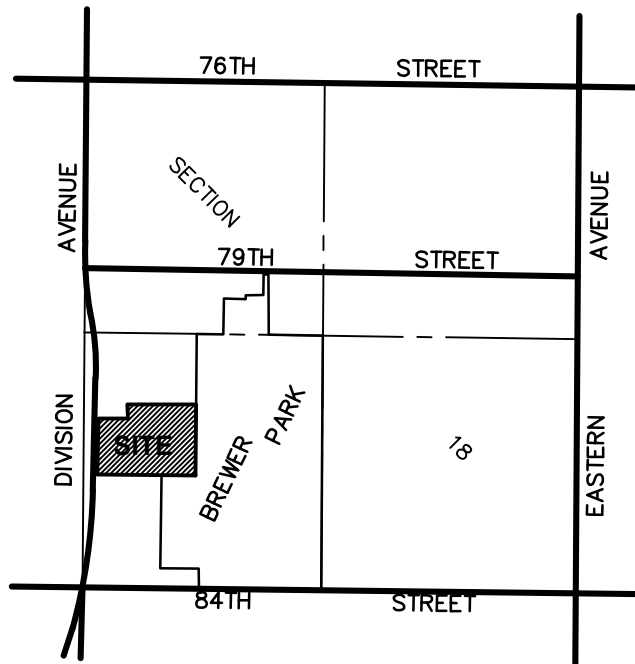
- UTILITY STRUCTURES VISIBLE ON THE GROUND SURFACE HAVE BEEN LOCATED AND SHOWN PER ACTUAL MEASUREMENTS.
- UNDERGROUND UTILITY LINES HAVE BEEN SHOWN PER AVAILABLE RECORDS AND SHOULD NOT BE INTERPRETED AS THE EXACT LOCATION NOR THE ONLY UTILITIES IN THIS AREA.
- NO TITLE WORK WAS FURNISHED FOR THIS SURVEY.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



SCALE: 1" = 50'
1' CONTOUR INTERVAL

LEGEND

- = IRON STAKE FOUND
- = IRON STAKE SET
- ⊙ = MONUMENT
- ⊙ = UTILITY POLE & GUY WIRE
- ⊙ = SIGN
- ⊙ = HYDRANT
- ⊙ = WATERMAIN VALVE
- ⊙ = WELL
- ⊙ = CATCH BASIN
- ⊙ = MANHOLE
- ⊙ = CLEAN OUT
- ⊙ = MAILBOX
- ⊙ = TELEPHONE BOX
- ⊙ = BURIED FIBER OPTIC MARKER
- = FENCE LINE
- = OVERHEAD WIRES



LOCATION MAP

BREWER PARK P.U.D.

SITE TOPOGRAPHICAL & DEMOLITION PLAN

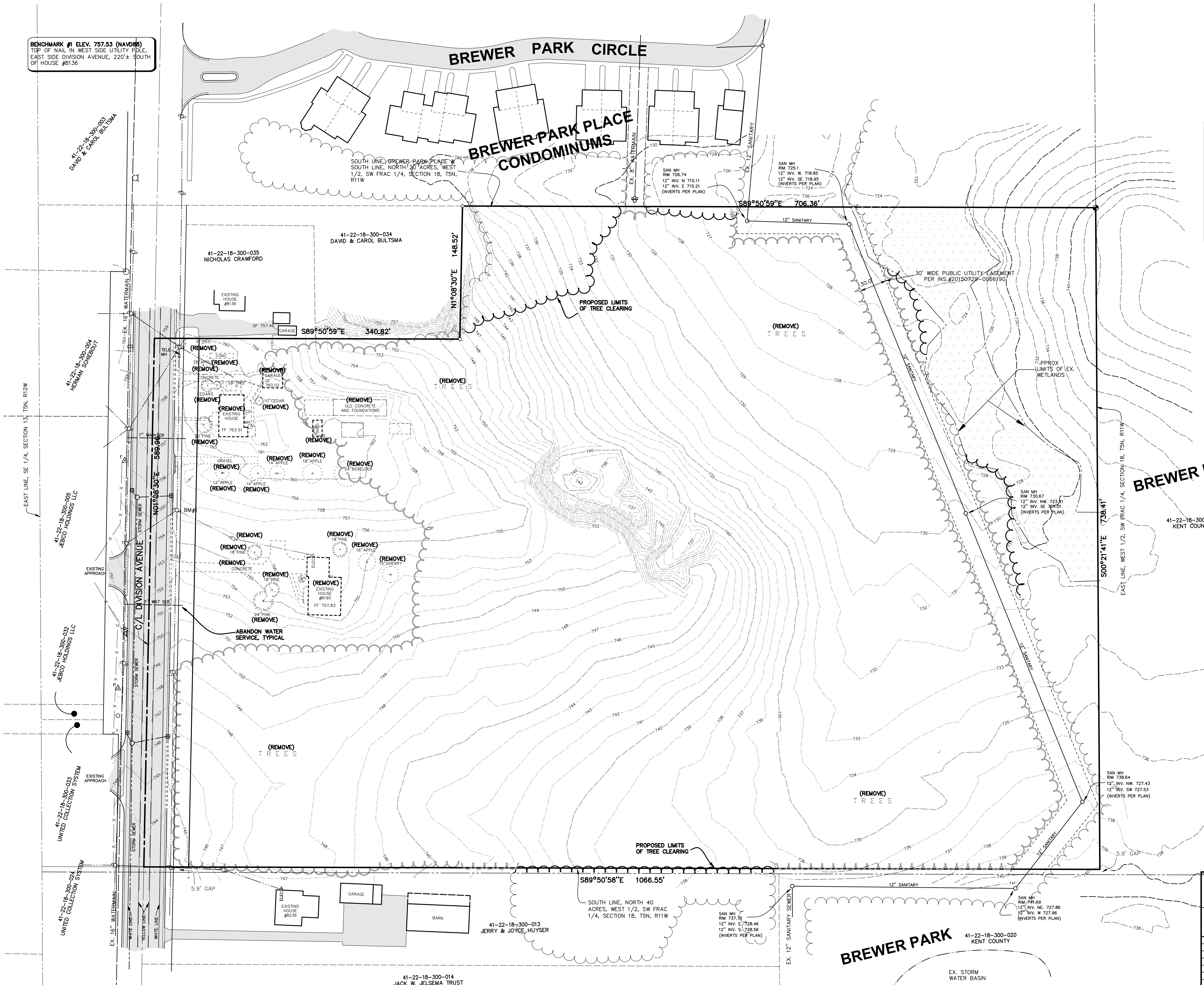
FOR: LAND AND COMPANY
ATTN: DAN HIBMA
1701 PORTER STREET
WYOMING, MICHIGAN 49509

PART OF THE SW 1/4, SECTION 18, T5N, R11W, GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

DATE	REV.	PER	TWP.	PLANNING	COMM.	CDG	BY
07/26/23							



DRAWN BY:	CDG	PRQJ. ENG.:	TRS	SHEET	1 of 4
APPROVED BY:	TRS	PRQJ. SURV.:	JB	DATE:	05/23/23
FILE NO.:	221578E				



41-22-18-300-014
JACK W. JELSEMA TRUST

41-22-18-300-013
JERRY & JOYCE HUYSER

SOUTH LINE, NORTH 40
ACRES, WEST 1/2, SW FRAC
1/4, SECTION 18, T5N, R11W

SAN MH
RM 737.75
12" INV. C. 728.46
12" INV. S. 728.56
(INVERTS PER PLAN)

SAN MH
RM 739.69
12" INV. NE. 727.86
12" INV. W. 727.96
(INVERTS PER PLAN)

SAN MH
RM 738.64
12" INV. NW. 727.43
12" INV. SW 727.53
(INVERTS PER PLAN)

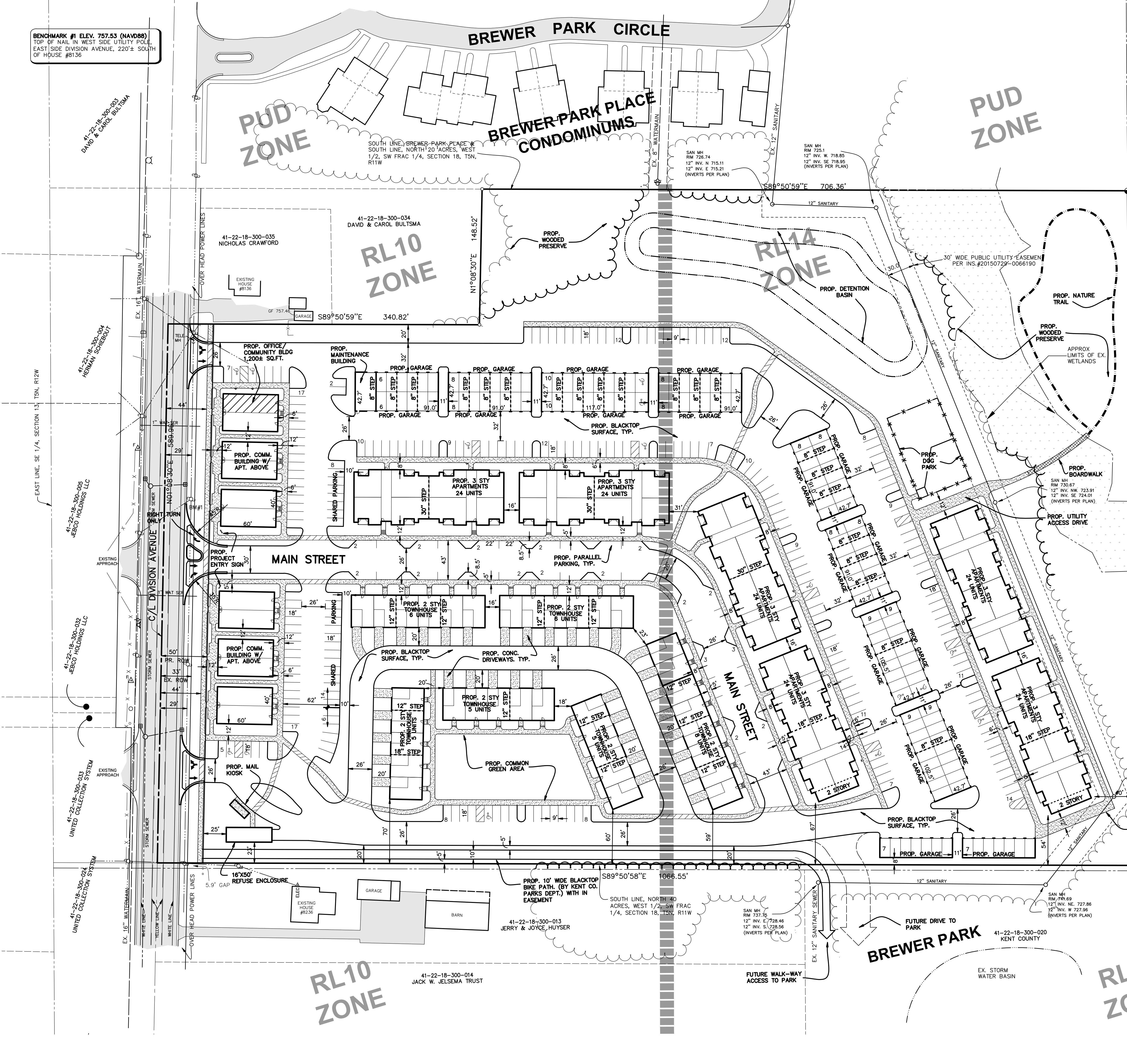
SAN MH
RM 730.67
12" INV. NW. 723.91
12" INV. SE 724.01
(INVERTS PER PLAN)

SAN MH
RM 726.74
12" INV. N. 715.11
12" INV. E. 715.21
(INVERTS PER PLAN)

SAN MH
RM 725.1
12" INV. W. 718.85
12" INV. SE 718.95
(INVERTS PER PLAN)

BENCHMARK #1 ELEV. 757.53 (NAVD88)
TOP OF NAIL IN WEST SIDE UTILITY POLE,
EAST SIDE DIVISION AVENUE, 220'± SOUTH
OF HOUSE #8136

BENCHMARK #1 ELEV. 757.53 (NAVD88)
TOP OF NAIL IN WEST SIDE UTILITY POLE,
EAST SIDE DIVISION AVENUE, 220'± SOUTH
OF HOUSE #8136



Land situated in the Township of Gaines, County of Kent, State of Michigan, described as follows:

All that part of the South one-half (S 1/2) of North Forty (40) Acres of West fractional one-half (1/2) of Southwest fractional one-quarter (1/4) of Section lying East of the center line of Division Avenue Road (so-called) (Excepting and reserving therefrom commencing at the North-west corner thereof and running thence East 340.85 feet; thence South Nine (9) Rods; thence West to center line of Division Avenue Road and thence Northerly along the center line of said road to beginning) being in Section 18, Town 5 North, Range 11 West.

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Tax Parcel Number: 41-22-18-300-012

DESCRIPTION NOTES:

- TOP PORTION OF DESCRIPTION MATCHES 1994 DEED (L.3515, P.844), 2017 DEED (INS.#201708240071534), & 2015 EASEMENT AGREEMENT (INS.#20150729-0066190)
- "DESCRIBED AS FOLLOWS" PORTION MATCHES TAX DESCRIPTION AND CREATES A GAP WITH THE CONDOMINIUM TO THE NORTH.

TOTAL AREA OF SITE - 16.75 AC
16.08 AC (EXCL. 50' ROW)

COMMERCIAL W/ APARTMENTS ABOVE - 2.0 AC

TOTAL OF 12 APARTMENT UNITS
OPEN SHARED PARKING - 24
TOTAL OF 24 PARKING SPACES (2.0 PER UNIT)
COMMERCIAL SPACE = 14,400
52 PARKING SPACES = 277 S.F./SPACE

TOWNHOUSES - 3.4 AC

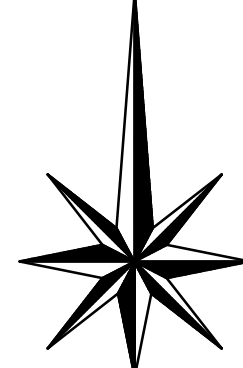
TOTAL OF 35 UNITS
TOWNHOUSE GARAGE - 35 SPACES
FRONT OF GARAGE - 35 SPACES
OPEN PARKING - 33 SPACES
TOTAL OF 103 PARKING SPACES (2.94 PER UNIT)

APARTMENTS - 10.8 AC

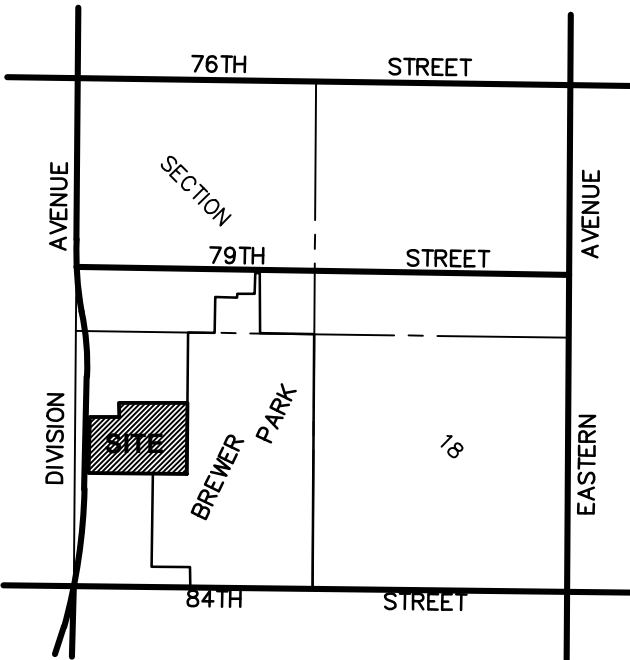
TOTAL OF 144 UNITS
APARTMENT GARAGE - 146 SPACES
OPEN PARKING - 158 SPACES
TOTAL OF 304 PARKING SPACES (2.11 PER UNIT)

DENSITY

TOTAL NUMBER OF UNITS - 191
SITE ACREAGE (EXCL. ROW) - 16.08 ACRES
DENSITY - 191/16.08 = 11.87 UNITS/AC



SCALE: 1"= 50'



BREWER PARK P.U.D.

SITE DEVELOPMENT PLAN

FOR: LAND AND COMPANY
ATTN: DAN HIBMA
1701 PORTER STREET
WYOMING, MICHIGAN 49509

PART OF THE SW 1/4, SECTION 18, T5N, R11W, GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

			
07/26/23		DRAWN BY: CDG	
REV. PER TWP. PLANNING COMM.		APPROVED BY: TRS	
DATE		FILE NO.: 221578E	
		PROJ. ENG.: TRS	
		DATE: 05/23/23	
		SHEET	
		2 of 4	



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PROP. UTILITY NOTES:

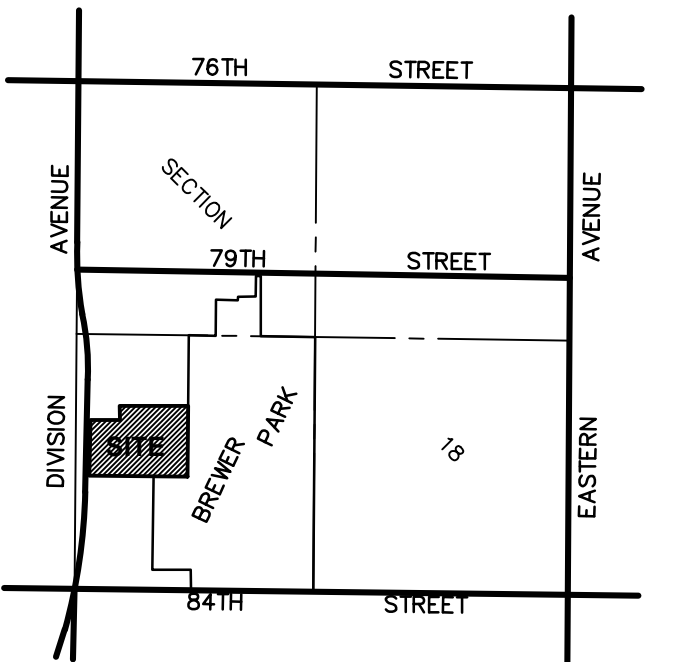
1. ALL PUBLIC SANITARY SEWER AND WATERMAIN WILL BE PROVIDED AN 20' WIDE UTILITY EASEMENT TO THE B.G.U.A..
2. ALL PUBLIC UTILITIES WILL BE CONSTRUCTED PER B.G.U.A. SPECIFICATIONS.

BREWER PARK

41-22-18-300-029
KENT COUNTY



SCALE: 1" = 50'

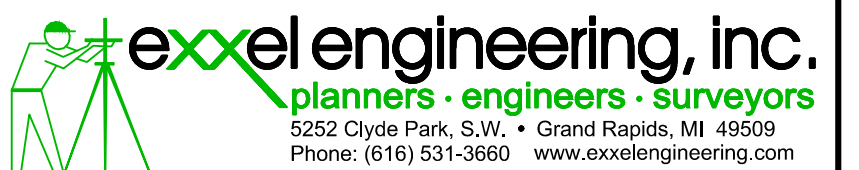


BREWER PARK P.U.D.

SITE UTILITY PLAN

FOR: LAND AND COMPANY
ATTN: DAN HIBMA
1701 PORTER STREET
WYOMING, MICHIGAN 49509

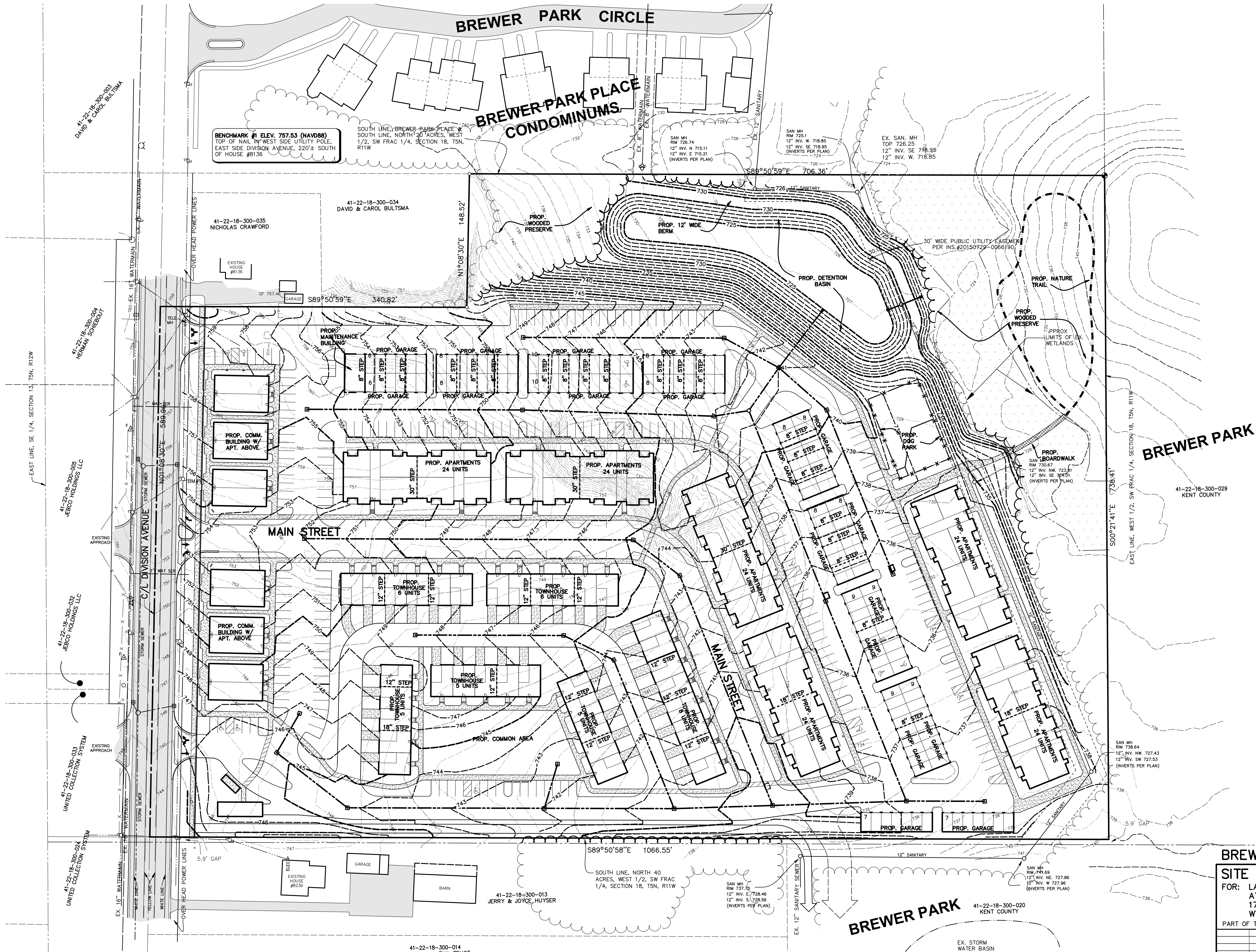
PART OF THE SW 1/4, SECTION 18, T5N, R11W, GAINES TOWNSHIP, KENT COUNTY, MICHIGAN



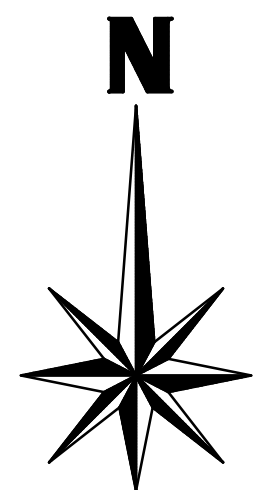
07/26/23	REV. PER TWP. PLANNING COMM.	CDG	DRAWN BY: CDG	PROJ. ENG.: TRS	SHEET
DATE	REVISION	BY	APPROVED BY: TRS	PROJ. SURV.: JB	3 of 4
			FILE NO.: 221578E	DATE: 05/23/23	



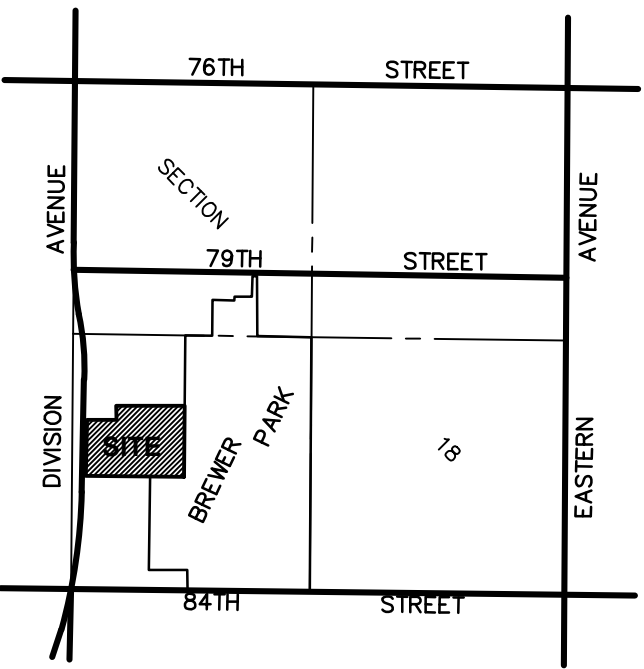
Know what's below.
Call before you dig.



BREWER PARK



SCALE: 1" = 50'



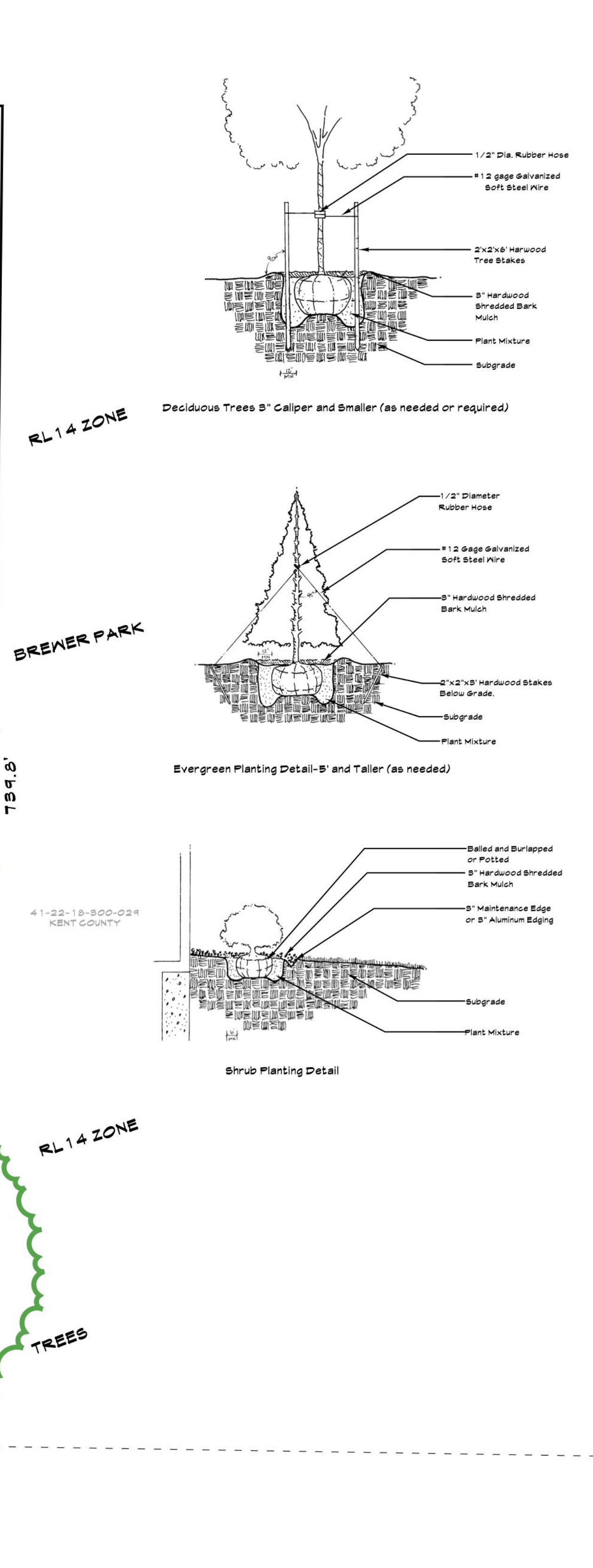
BREWER PARK P.U.D.

SITE GRADING AND SOIL EROSION CONTROL PLAN

FOR: LAND AND COMPANY
ATTN: DAN HIBMA
1701 PORTER STREET
WYOMING, MICHIGAN 49509

PART OF THE SW 1/4, SECTION 18, T5N, R11W, GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

exel engineering, inc. planners • engineers • surveyors 5252 Clyde Park, S.W. • Grand Rapids, MI 49509 Phone: (616) 531-3660 www.excelengineering.com			
DRAWN BY: CDG	PROJ. ENG.: TRS	SHEET	
APPROVED BY: TRS	FILE NO.: 221578E	4 of 4	
DATE: 07/26/23	REV. PER TWP. PLANNING COMM. REVISION	DATE: 05/23/23	



Quantity	Common Name	Latin Name	Planted Size	Points
TREES				
8	Ginkgo Tree	Ginkgo biloba	2" cal.	8 x 10 = 80
8	Columnar English Oak	Quercus robur 'Regal Prince'	2" cal.	8 x 10 = 80
4	Red Rocket Maple	Acer rubrum 'Red Rocket'	2" cal.	4 x 10 = 40
28	Crimson Sunset Maple	Acer truncatum x A. platanoides	2" cal.	28 x 10 = 280
7	Redpointe Maple	Acer rubrum 'Frank Jr.'	2" cal.	7 x 10 = 70
8	Royal Raindrops Flowering Crab	Malus 'Royal Raindrops'	2" cal.	8 x 6 = 48
18	White Pine	Pinus strobus	5' ht.	18 x 10 = 180
12	Black Hills Spruce	Picea glauca var. densata	5' ht.	12 x 10 = 120
24	Douglas Fir	Pseudotsuga menziesii	5' ht.	24 x 10 = 240
SHRUBS				
9	Doubs Frosted Juniper	Juniperus chinensis 'Doubs Frosted'	18-24" spd.	9 x 3 = 27
22	Show Off Forsythia	Forsythia x intermedia 'Show Off'	18-24" ht.	22 x 2 = 44
32	Spilled Wine Weigela	Weigela florida 'Bokraspiw'	18-24" spd.	32 x 2 = 64
14	Little Devil Ninebark	Physocarpus opulifolius 'Little Devil'	18-24" ht.	7 x 2 = 14
75	Spartan Juniper	Juniperus chinensis 'Spartan'	4' ht.	75 x 3 = 225
PERENNIALS				
15	Rozanne Geranium	Geranium 'Rozanne'	1 gal.	2.25

Front Yard Landscaping Required:
 595.84' in. ft. of frontage divided by 2 = 297.92 points required
 (149 points from Trees + 149 points from Shrubs)
 Proposed: Points from Trees = 108
 Proposed: Points from Shrubs = 149
 Proposed: Points from Perennials = 2.25
Front Yard Total Proposed Points = 259.25

Parking Lot Landscaping Required:
 242 required parking spaces x 1.5 = 363 points required
 Proposed: Points from Trees = 890
Parking Lot Total Proposed Points = 890



DJS LANDSCAPE MANAGEMENT
 D.J. Vander Slik
 Grand Rapids
 Holland
 Phone (616) 698-2700 Fax (616) 698-2900

ASSOCIATION OF GRAND RAPIDS
Landscape Professionals
 The Professional
MCN
 WICHITA COUNTY SUBSIDIARY

PLANET
 Professional Landscape Network

STATE OF MICHIGAN
 JOYCE E. WEISE
 LANDSCAPE ARCHITECT
 No. 1202

 Landscape Plan Drawn By:
 Joyce E. Weise P.L.A., A.S.L.A.

PROPOSED LANDSCAPE PLAN FOR:

Brewer Park P.U.D.
 Gaines Twp., Michigan

PROJECT NUMBER:
052125

DRAWN BY:
 Joyce E. Weise P.L.A., A.S.L.A.

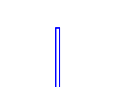
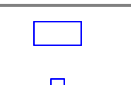
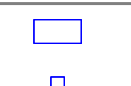
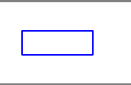
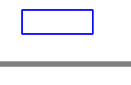
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052625

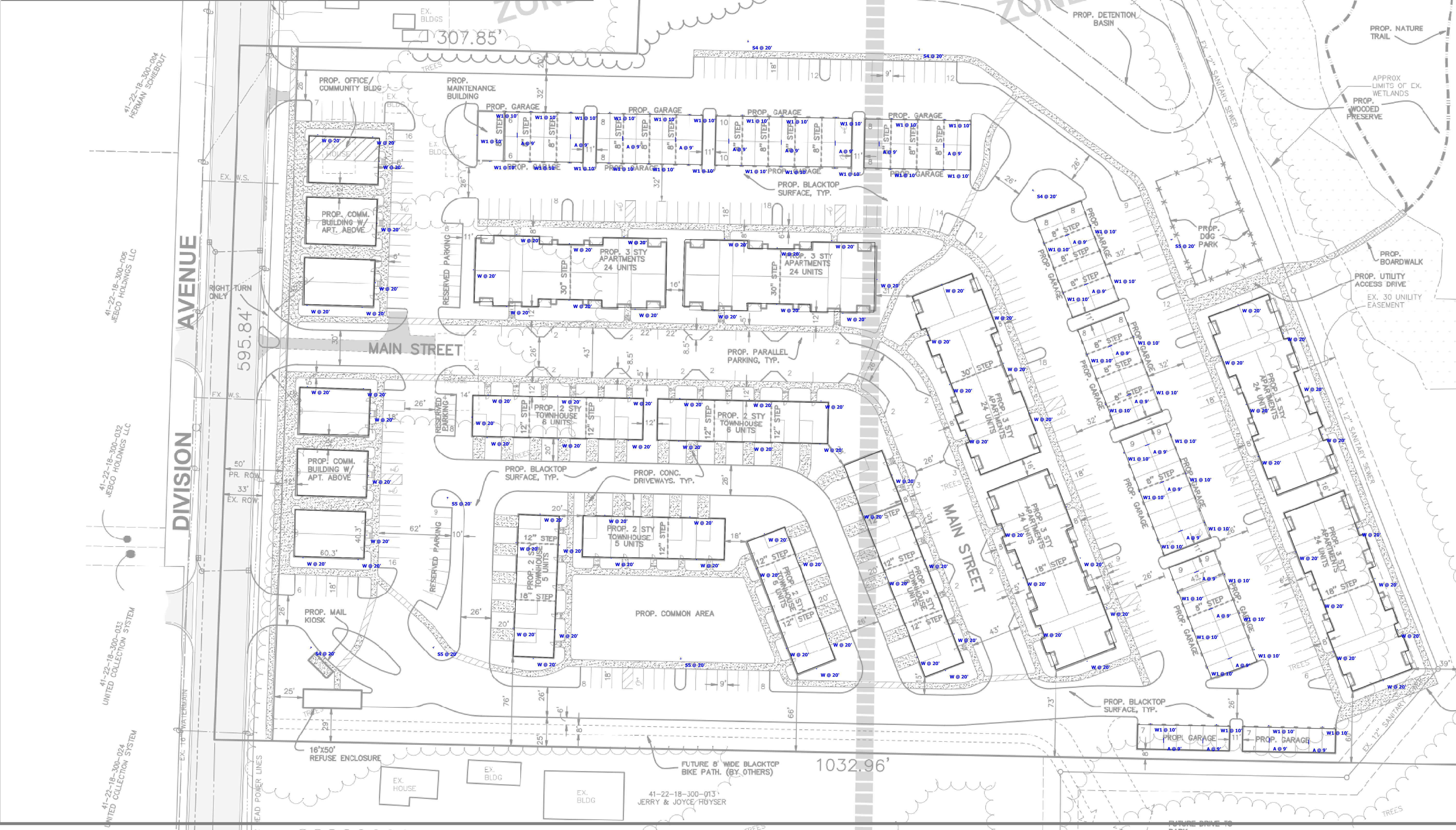
ISSUED FOR:

05/31/25 Site Plan Approval
 05/28/25 Site Plan Approval

SCALE
1"=50'

SHEET NUMBER
L-1

Schedule									
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	A	23	Lithonia Lighting	CSS L48 ALO3 MVOLT SWW3 80CRI (4000LM 4000K)	Contractor LED Single Strip Light, 48", Switchable lumens (3000LM / 4000LM /5000LM), 120-277V, Switchable White (3500K, 4000K, 5000K), 80 CRI, Set to 4000LM 4000K	1	4206	1	34.2
	S4	4	Lithonia Lighting	RSX1 LED P4 40K R4	RSX Area Fixture Size 1 P4 Lumen Package 4000K CCT Type R4 Distribution	1	16573	1	133.14
	S5	4	Lithonia Lighting	RSX1 LED P4 40K R5	RSX Area Fixture Size 1 P4 Lumen Package 4000K CCT Type R5 Distribution	1	16795	1	133.14
	W	92	RAB Lighting Inc.	SLIM17FA15ADJ_4K at 0% CCT Setting		1	3813	1	28.44
	W1	47	RAB Lighting Inc.	SLIM17FA15ADJ_4K at 0% CCT Setting		1	3813	0.5	28.44





Designer
Date
05/13/2023
Scale
Not to Scale
Drawing No.
Summary

1 of 1

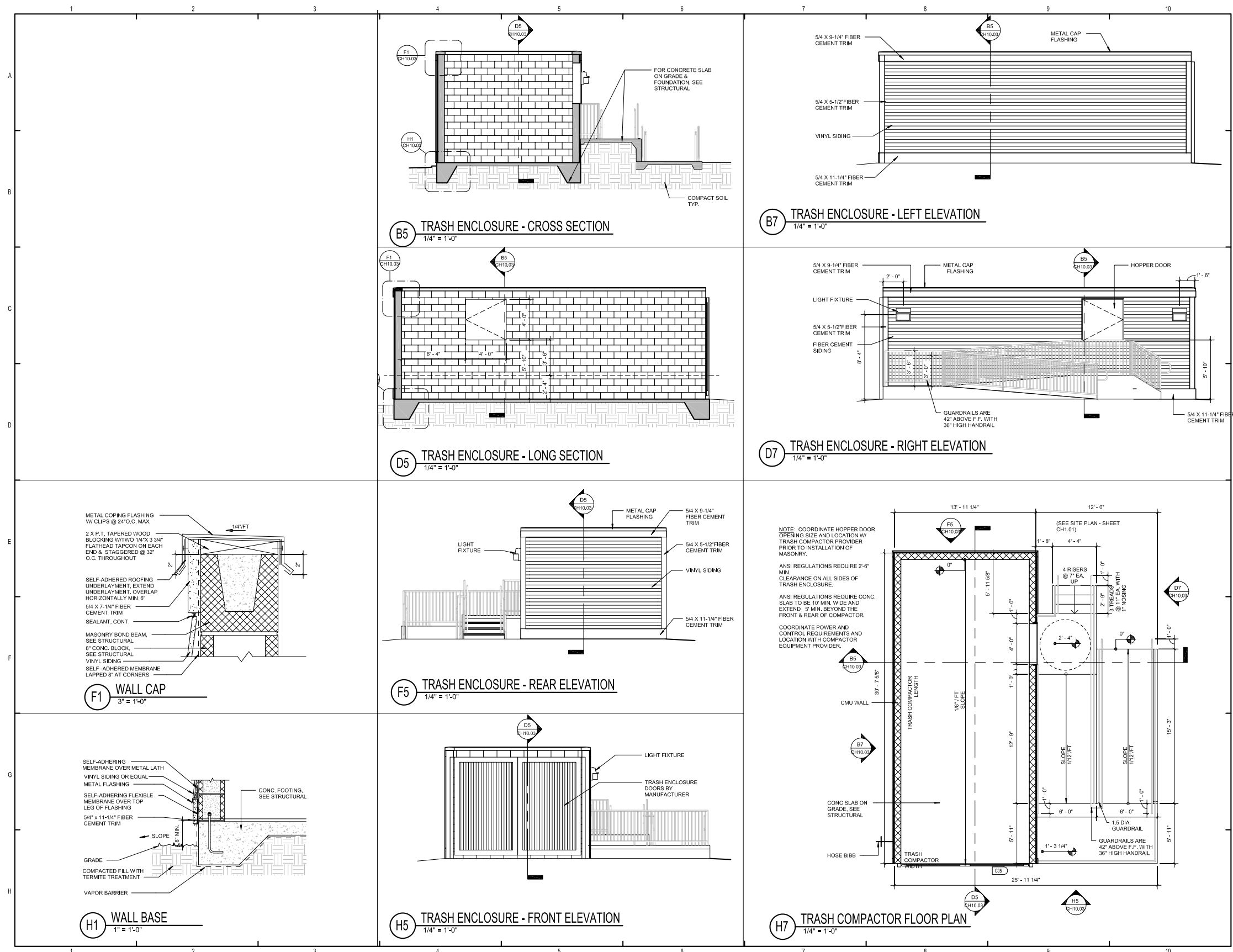
Schedule									
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
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□	S5	4	Lithonia Lighting	RSX1 LED P4 40K R5	RSX Area Fixture Size 1 P4 Lumen Package 4000K CCT Type R5 Distribution	1	16795	1	133.14
□	W	92	RAB Lighting Inc.	SLIM17FA15ADJ_4K at 0% CCT Setting		1	3813	1	28.44
□	W1	47	RAB Lighting Inc.	SLIM17FA15ADJ_4K at 0% CCT Setting		1	3813	0.5	28.44

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
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Calc Zone #1	+	0.8 fc	16.5 fc	0.0 fc	N/A	N/A
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Designer
Date
05/13/2023
Scale
Not to Scale
Drawing No.
Summary



DUMPSTER AND WASTE MANAGEMENT STRUCTURE PROPOSAL





SAMPLE WALL SIGNAGE
OVER GROUND LEVEL
COMMERCIAL
STOREFRONT



SAMPLE GROUND
MONUMENT SIGN



12' max

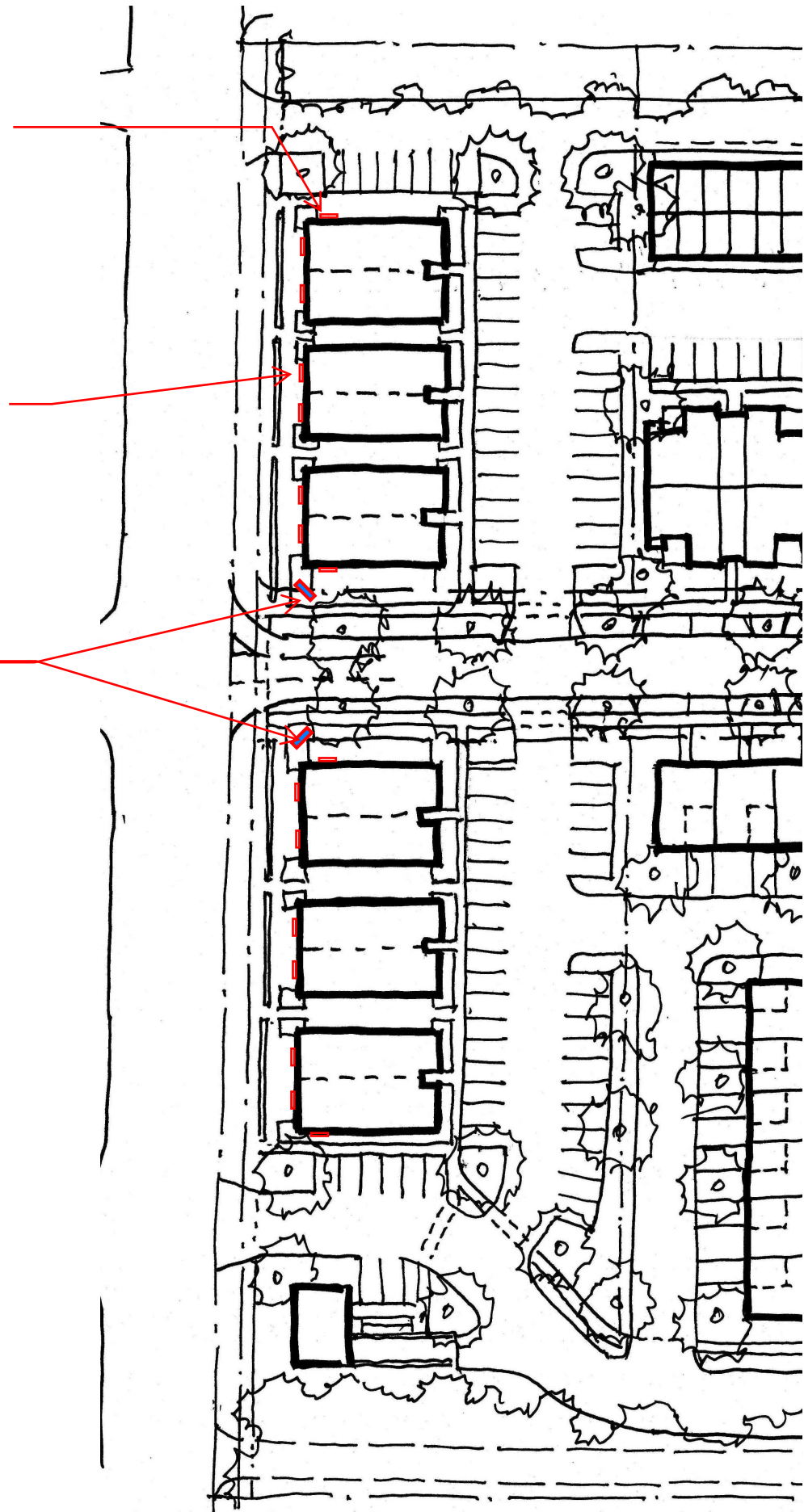
5' max

SIGNAGE PROPOSAL

At each vehicular
entry point, provide
wall mounted
marquee sign above
window oriented
toward traffic flow on
main frontage

Typical wall mounted
marquee sign above
store front for each
ground level tenant

Matching ground
mounted gateway
signs allowing for
residential community
identification



SAMPLE PEDESTRIAN
ORIENTED BLADE SIGN
BELOW GROUND LEVEL
RETAIL CANOPY NEAR
ENTRY TO EACH
COMMERCIAL TENANT



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

**RESOLUTION NO. 23-XX-XX-PC
BREWER PARK APARTMENTS PLANNED UNIT DEVELOPMENT**

The following resolution was offered and adopted by the Gaines Charter Township Planning Commission at a regular meeting held on _____, 2023.

Members Present:

Member Absent:

The following resolution was offered for adoption by Planning Commissioner _____ and supported by Planning Commissioner _____ to document the findings and the recommendations of approval by the Gaines Charter Township Planning Commission ("Planning Commission") regarding a request made by Dan Hibma for rezoning to Planned Unit Development ("PUD") and a final site plan for the PUD to allow for a mixed-use development containing 191 dwelling units and 12 commercial units.

STATEMENT OF FINDINGS

Section I General Background:

1. The Planning Commission is authorized to review Planned Unit Developments and make recommendations to the Township Board.
2. The land is legally described as:

Land situated in the Township of Gaines, County of Kent, State of Michigan, described as follows:
All that part of the South one-half (S 1/2) of North Forty (40) Acres of West fractional one-half (1/2) of Southwest fractional one-quarter (1/4) of Section lying East of the center line of Division Avenue Road (so-called) (Excepting and reserving therefrom commencing at the North-west corner thereof and running thence East 340.85 feet: thence South Nine (9) Rods: thence West to center line of Division Avenue Road and thence Northerly along the center line of said road to beginning) being in Section 18, Town 5 North, Range 11 West. The above may also be described as follows:
That part of the south 742 feet of the North 1483 feet of the West fractional 1/2 of the Southwest fractional ¼ of Section 18, Town 5 North, Range 11 West, Gaines Township, Kent County Michigan, lying East of the centerline of State Trunk Line US-131, Except the North 148.5 feet of the West 340.85 feet thereof.

3. The Planning Commission held the official public hearing on the PUD project on June 22nd, 2023.

4. The applicant seeks approval for a PUD rezoning and final site plan for a mixed-use development containing six (6) commercial / retail buildings along Divison Avenue with 12 commercial units and 12 apartments located on the 2nd floor, 35 2-story Townhome units in 6 buildings and 144 apartment units in 6 3-story buildings. Garages and open parking will be provided for each unit.
5. This resolution considers the plans last revised on July 26th, 2023.

Section II Findings:

Based on the material and plans submitted, a review of the relevant portions of the Gaines Charter Township Zoning Ordinance ("the Zoning Ordinance"), the applicant's presentation at the public hearing, and Township Staff's recommendation, and other factors, the Planning Commission hereby adopts the following findings based on Section 11.1 Planned Unit Development General Review Standards:

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

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

Meets standard. The proposed development lies within a parcel designated as Village Center as prescribed in the 2023 Future Land Use Plan.

The 2023 Master Plan states the following about the Village Center category:

"This mixed-use category is intended to be used for new urbanist 'village center' areas and integrates multiple uses at a pedestrian scale. The category is envisioned as a walkable main street with pedestrian scale commercial/retail/office use either vertically stacked with, or surrounded by, high or medium density residential."

And;

"The intent of the Village Center is to create by design a blend of structures and uses which are compatible in both form and function, thus allowing residential and more intense uses to coexist in the same area. The elements of a Village Center district include:

- Strong architectural design standards.
- A sense of place and community integrating public spaces.
- Multi-story Buildings with shared uses, such as residential and office or commercial in one building.
- Wide sidewalks.
- Pedestrian scale street lighting.

- Accessibility to existing or new parks.
- Plazas and/or public gathering places.
- Limited front yard parking with most of the parking in the rear or side yard.
- Site improvements that encourage the use of alternative forms of transportation (e.g., bike racks, transit shelters).
- Varying setback requirements dependent upon the building type, height; and location.
- Restaurants with outdoor dining areas.
- Attached town homes.”

The current zoning ordinance does not provide the ability to create a mixed-use project “by right,” necessitating the PUD rezone to implement the vision for this area. In terms of the intended uses, the commercial/residential buildings along Division Avenue and the apartments and townhomes behind them meet the goals of the master plan for this area.

If the Planning Commission finds that all of the review standards as outlined in Sections 11.1 and 25.6 of the zoning ordinance are met, then consistency with the zoning ordinance will be achieved.

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

Meets Standard. The design of the buildings is in the New Farmhouse architectural style, a modern and picturesque style that is well suited for apartment buildings along this stretch of Division. In terms of layout, the “main street” approach to street layout forms an attractive neighborhood feel, and internal sidewalks connect apartments with the commercial buildings along Division Avenue which reinforces walkability. Concept plans indicate tree-lined streets and architectural details along building facades to make the complex an attractive development.

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

Meets Standard. The north and east property lines are buffered with tree lines and Brewer Park respectively. The south property line is buffered by a driveway and a proposed eight-foot-wide multi-use path. The south property line parkway is relatively narrow but buildings to the north of the property line are two stories and set back 60-70 feet so they will not loom over the neighboring property. The west property line fronts Division Avenue and residential buildings are buffered from it by the mixed-use buildings.

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

Meets standard, with consideration. The estimated density for the overall site is 11.87 dwelling units

per acre (gross density). The 2023 Master Plan does not outline density requirements for the Village Center category, but states the following:

“Plans should encourage higher residential density and neighborhood commercial land uses in the village center areas, and taper to lower intensity uses towards the margins, or match the adjacent land use.”

Brewer Park Condominiums to the north were approved with a gross density of 3.7 dwelling units per acre. The subject parcel is surrounded by Brewer Park Condominiums, one single-family home, and a vacant lot to the north, Brewer Park to the east and southeast, and a single-family home to the southwest. Division Avenue and Byron Township are located directly west. Although the proposed plan does not match the adjacent land uses in terms of density, staff believes that the plan has mostly been designed to taper the lower-intensity uses (e.g. parking) toward the margins.

The northern portion of the proposed site plan contains a detention basin, wooded preserve, community building, and enclosed and open surface parking areas. The southern portion of the site is proposed to have an eight-foot-wide bike path adjacent to the existing single-family home on the southwest periphery. The rear (eastern) portion of the site shows a wooded preserve, nature trail, and boardwalk, which tapers the lower intensity uses to the rear margin.

There are higher-intensity uses near the southeast corner of the site and the western boundary, however, the applicant has taken feedback from the Planning Commission and scaled down the end-caps of the 3-story apartment buildings to two stories to soften the view of the buildings from adjacent properties. The western portion of the site adjacent to Division Avenue shows six commercial buildings setback 12 feet from the front property line. However, the location of higher-intensity uses along the margins is essential to achieve the intent of the Village Center designation as the locations of the higher-intensity uses allow for multi-story buildings with shared uses, limited front yard parking with most of the parking in the rear or side yard, accessibility to existing or new parks, and site improvements that encourage the use of alternative forms of transportation. If the higher intensity uses were not located near the margins of this site, the above criteria as outlined in the master plan would not be able to be met.

Although there are higher intensity uses toward the margins of the proposed development, staff is recommending that the Planning Commission make a recommendation to the Township Board of Trustees to vary the density requirements for this project as permissible by the zoning ordinance. The proposed site plan is consistent with the intent of the master plan and approval of the PUD as presented would result in a development that better achieves the intent of the master plan.

Also to consider; the apartment buildings tend to be downslope from the Division Avenue corridor due to the slope of the land to the east and the perception of building height will be minimized.

E. Traffic: The Planned Unit Development shall be designed to minimize the effect of traffic generated by the proposed development on surrounding uses. Consideration should be given to: 1) The amount and type of traffic generated by the proposed project and capacity of existing and proposed streets to safely absorb that additional traffic, 2) Whether the streets and pedestrian walkways within each project are

designed to facilitate safe pedestrian and vehicular traffic flow patterns, 3) All points of ingress and egress to the project shall be located and designed to maximize safety.

Meets Standard. The entrance roads and internal driveways are located for adequate circulation of both residential and retail traffic, as well as emergency vehicle access. Division Avenue is designed to handle all the traffic generated by the development. The Kent County Road Commission will review all entry/exit curb cuts, and the Fire Inspector will review emergency access. One of the main entrance points to the development, “Main Street” on the site plan, will only allow for right turns out of the development due to the slope of the existing roadway and nearby drive approaches on the west side of Division Avenue. This design will help to maximize traffic safety in and out of the development. Pedestrian sidewalks are located appropriately along internal roadways and enable good access throughout the site.

One thing to note is that the southern 26’ wide access drive around the townhomes has been rerouted to direct traffic north-south rather than east-west. This was done to add more parking around the retail and residential units along Division Avenue. The curved street will allow for safe vehicular flow as the 26’ alley width is still maintained. Additionally, there will be less traffic congestion in the parking lot behind the three southern commercial/residential buildings along Division Avenue as the alley access bends to the south and does not direct traffic through the parking lot.

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

Meets Standard. The land slopes down to the east and ends up in a wetland channel that abuts Brewer Park. A stormwater retention basin will be placed to prevent flash flooding of the downslope wetlands. The wetlands will not be developed, except for a proposed boardwalk connecting the development to Brewer Park.

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

Meets Standard. The project lies within the Byron Center Public School District, which has recently expanded school facilities and is well-situated to handle additional students. The internal driveway system allows for the safe pick-up and drop-off of school-age children.

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

To be determined, condition recommended. The plans are currently being reviewed by the Fire Department. The applicant will be responsible for utility connection fees and construction costs.

As of August 30, 2023, the Fire Inspector did not see any issues with the site plan but requested additional information from the applicant. Staff will continue to work with the applicant to ensure that the Fire Inspector's comments are addressed. The plans are subject to review and approval by the Fire Inspector prior to the issuance of any building permits.

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

Meets Standard. No water or sewer extensions are necessary; the property will be connected to an existing 12" water main located on Division Avenue, and sewer will be connected to an existing 12" sewer line that runs through the property. Both existing utility lines will adequately serve the project demand. Stormwater will be managed by the excavation of a detention basin on the north side of the site that will ultimately discharge into the wetland along the east side of the site.

The applicant is required to receive approval for final utility plans from the Township Engineer prior to the issuance of building permits.

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

Meets Standard. Vegetation along the north property lines will be preserved where they fall outside of areas that need to be cleared for construction activities. The applicant has also proposed several rows of evergreen trees be planted along the northern boundary of the site. The most environmentally sensitive component of the site, the regulated wetlands and creek at the bottom of the hill on the eastern end of the property will not be disturbed except for a boardwalk that will lead to a nature trail connecting to Brewer Park.

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

Meets Standard, with consideration. The 2010 Non-Motorized Transportation Plan identified a potential trail connection in this vicinity that would connect Division Avenue with Brewer Park in the 10–20-year timeframe. A ten-foot-wide multi-use path is indicated along the southern property line that leads from Division Avenue to an access road connecting the main street to Brewer Park. This connection would be made by the construction and maintenance of the path noted on the site plan as "by Kent Co. Parks Dept." Staff has reached out to the Kent County Parks Department to confirm that the long-term maintenance of the trail is provided for. Staff is still awaiting a response from the County

and is therefore recommending a condition of approval that the applicant secure written approval from the Kent County Parks Department guaranteeing the long-term maintenance of the pathway.

The off-street trail planned in this location is an extension of a significant east-west connector through the central area of the township. Considering that a PUD must demonstrate a recognizable benefit to the community in exchange for development flexibility and increased density, this detail must be clarified prior to the final approval of the project.

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 on 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.*

Meets Standard, with consideration, conditions recommended. The site plan mostly complies with the ordinance requirements, with some proposed PUD modifications to be considered.

Building. The proposed architectural design and building materials are compatible with the surrounding area. The apartment buildings tend to slope downward from the Division Avenue corridor due to the slope of the land to the east; given the slope, the perception of building height will be minimized. Additionally, the southern end caps of two of the three-story apartment buildings have been reduced to two stories.

Dumpster Enclosure. Elevation drawings for the dumpster enclosure have been provided. A 16' x 50' trash compactor has been proposed at the southwest corner of the development. The compactor will be completely enclosed inside a vinyl-sided building and is proposed 23 feet from the southern property boundary and 25 feet from the front. Staff believes that the trash compactor is adequately screened and meets the ordinance requirements. Photos of what the enclosure will look like have been provided in the packet.

Dimensional Requirements. The proposed setbacks and building heights require PUD modifications.

- The front required setback is 35 Feet, and the proposed front setback is 12 Feet.
- The side required setback is 8 Feet, and the south side proposed setback is eight (8) feet (i.e., the proposed garages). The north side proposed setback is 52 Feet.
- The rear required setback is 35 feet, and the proposed rear setback is 40 Feet.
- In the RL-10 and RL-14 zoning districts, building heights are limited to 35 feet or 2.5 stories, whichever is less. All the proposed building types comply with the ordinance requirements, except for the 3-story apartment buildings, which are proposed at 45 feet in height, thus requiring PUD modifications.
- The building separation distances are compliant with fire code regulations (minimum 10-foot separation distance).

Parking. The parking requirements are mostly met, with some PUD modifications/reductions required. A total of 483 parking spaces have been proposed.

Commercial with apartments above: There are six commercial buildings with two tenant bays in each, for a total of 12 commercial units with 12 two-bedroom apartment units on top. Each commercial unit will be 1,200 S.F. (20' x 60') in floor area, for a total of 14,400 S.F. of commercial space.

Commercial: If we use the convenience retail standards: 4 parking spaces (required) x 1,000 square feet gross floor area (14,400 square feet total) = 58 parking spaces would be required, and 52 are provided.

Since we don't know what the commercial uses will be, Staff has chosen one of the stricter requirements (i.e., convenience retail) for calculating parking minimums. For example, low-intensity retail requires 2 parking spaces per 1,000 S.F. of gross floor area, financial institutions require 3 parking spaces per 1,000 S.F. of gross floor area, and offices require 3 parking spaces per 1,000 S.F. of gross floor area.

Since the uses will likely vary, and there is more parking along the main street, staff believes that the number of parking spaces provided for the commercial units is adequate.

Second-Floor Apartments: Each apartment above the retail stores will have two bedrooms. The zoning ordinance requires 2 parking spaces per unit for two-bedroom multi-family dwellings. Two shared parking spaces per unit are proposed. 2 parking spaces (required) x 12 apartment units = 24 required; 24 provided.

Townhouses: 103 parking spaces proposed. These are considered one-family dwellings since they have separate entrances. Only one (1) parking space per unit is required. The applicant has proposed 2.94 parking spaces per townhouse unit.

Apartments: 304 parking spaces proposed. Two (2) parking spaces per unit are required since the apartments are two bedrooms. 288 parking spaces are required, with a total of 304 provided. The applicant has proposed 2.11 parking spaces per apartment unit.

- Parking spaces are compliant at nine (9) feet wide and 18 feet deep. The parallel parking spaces are compliant at eight and a half (8.5) feet wide and 22 feet in length.
- The narrowest drive aisle is proposed at 26 feet wide, which is compliant with Section 15.7.
- Bumper guards have not been provided on the site plan. Although a requirement of the zoning ordinance, bumper guards are often problematic for snow removal and can create a trip hazard. Staff recommends that the requirement for bumper guards in the parking lots be waived.
- Section 15.4 allows the Planning Commission to permit a reduction from the minimum parking standards if it is determined that the requirements of this chapter would result in an unneeded number of spaces. Although the commercial units with apartments above are slightly below the minimum parking standards, staff believes that the proposed number of parking spaces is adequate to serve the site.

Signage. Sign plans have been submitted. Two 12' x 5' (60 S.F.) signs have been provided on both the north and south sides of the main street at Division Avenue. The purpose of these signs is to provide identification for the residential community.

At each vehicular entry point, wall-mounted marquee signs above the window oriented toward traffic flow on the main frontage have been proposed. Each commercial tenant bay also has a wall sign proposed, for a total of 12 wall signs and four (4) wall-mounted marquee signs. The dimensions of these signs have not been provided. If the Planning Commission and the applicant see fit, Staff is recommending that each mixed-use building fronting Division be considered a two-tenant building which under commercial zoning allows 100 S.F. per building (typically 50 S.F. per tenant bay in this case), and the marquee signs do not exceed 80 S.F. per sign.

Lighting. A lighting plan has been submitted in accordance with Section 18.5. Note that the lighting plan indicates high light levels at the southern periphery due to "A@9" fixtures along the back wall of the garages. These are misplaced lights and indicate candlepower readings as if they are carports rather than enclosed garages. The light levels in these areas are anticipated to be 0.0.

The light poles are compliant with the height requirements. The maximum lighting on site is proposed at 16.5 footcandles, which is compliant with the ordinance requirements (the maximum allowable is 20 footcandles).

Staff is recommending the following changes to the photometric plan, with consideration:

- The setbacks of the light poles have not been provided. The photometric plan shall be revised to show the setback distances of the proposed light poles to the property lines to be reviewed and approved administratively.
- Staff is also recommending a condition of approval that any fixture or luminaire with a lamp shall be a full cut-off type fixture.
- An updated photometric plan showing compliant footcandle calculations shall be provided and approved administratively by staff, unless the Planning Commission decides to make an exception to the footcandle requirement since the adjacent property, Brewer Park, will be buffered by the existing tree line to the south. The higher footcandle measurement at this portion of the site may also help to illuminate the extended pathway into the park.

Landscaping. A landscaping plan has been submitted in accordance with Section 16.3. Several changes have been made since the last review. During the public hearing in June, there was concern over the height of the street trees along Division Avenue and the lack of a visual buffer on the northern portion of the site adjacent to Brewer Park Condominiums.

In the front yard, 297.92 points are required, and 259.25 points are provided. This is due to the scaling back of the street trees based on concerns that the Kent County Road Commission may not approve the previously proposed landscaping plan. The current landscaping plan shows a combination of shrubs and perennials on the traffic island at the main street and Division Avenue, and the English Oak was removed. Parking lot landscaping requires 363 points, and 390 points are provided. Several evergreen trees have been provided north and south of the detention basin, as well as adjacent to the two single-

family residential parcels to the north.

Staff believes that the applicant has provided reasonable landscaping for the development, and recommends that the Planning Commission waive the front yard landscaping point requirement due to the need for enhanced visibility and the existing utilities within the right-of-way.

***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. Please Review Standard 11.1 (A) above.

***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.*

Meets standard, condition recommended. The applicant is required to secure all applicable township and outside agency approvals prior to site development, including the Township Engineer/BGUA, Fire Department, Kent County Road Commission, Kent County Drain Commission, and EGLE.

There are a number of items for consideration to determine whether the proposed development is compliant with the zoning ordinance requirements. The project is being proposed as a PUD, which leaves room for design flexibility to carry out the goals and intent of the master plan. If the Planning Commission finds that the standards of review for Sections 11.1 and 25.6 are met, then compliance with the ordinance will be achieved.

***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 final PUD plan has been modified throughout the process to meet the guidelines of the Gaines Charter Township 2023 Master Plan and the expectations set by the Planning Commission.

***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. Some grade changes will need to be made, which will require a soil erosion and sedimentation control permit from the KCRC prior to the start of any site work. Several trees will be removed throughout the project; however, the proposed landscaping will help to keep the site in keeping with the general appearance of neighboring areas. The wetlands will be preserved except for a

proposed boardwalk and nature trail.

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 vegetation and natural features (i.e., detention basin, preserved wetlands, etc.) on the northern and eastern boundaries will provide reasonable privacy measures for adjacent properties. The proposed pathway and existing treeline on the southwest boundary will provide reasonable screening measures for the residential property to the south. The southeast corner does not show any privacy measures other than an existing treeline, but this is subject to be removed if the proposed pathway is extended as a future drive to access the park. However, since the adjacent use on the southeast corner is a park, staff believes that there are reasonable privacy measures accounted for.

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 and access, are subject to review and approval by the Fire Inspector.

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, condition recommended. Traffic within the development will be served by private streets with three separate access points on Division Avenue. The middle access point, shown as “Main Street” on the site plan, has been designed for right-turn egress from the development, which has been designed to minimize traffic conflicts on adjacent streets. Within the development itself, the street plan has been designed to adequately move traffic internally. All work within the public right-of-way and public roads must be approved by the Kent County Road Commission.

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. The site plan has been designed to promote pedestrian circulation throughout the development. Each residential building is served by a sidewalk, and there are sidewalks on both sides of the street along the main street. There is also a sidewalk proposed along Division Avenue, which is required when connecting to public sewer.

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 and utility plans are subject to review and approval by the Township Engineer.

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.

Condition recommended. The Kent County Road Commission may require a traffic study during its review of driveway access to the development.

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.

Not applicable.

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, with consideration. The site plan has been designed to promote the goals and intent of the zoning ordinance and master plan. The proposed development intends to preserve wetlands and reduce the limits of disturbance along the perimeter of the site. The landscaping plan will ensure an aesthetically pleasing mixed-use development.

Three of the three-story apartment buildings are within the 200-foot recommended buffer from the property line. Also, the three-story apartment buildings are taller than 35 feet in height, thus requiring PUD modifications. There is some room for flexibility on the placement and height of the three-story apartment buildings since the project is proposed as a PUD. The applicant has also scaled down the end caps of two of the three-story buildings to be stories at the property boundaries. Since the apartment buildings will be downslope from the Division Avenue corridor, thus minimizing the perception of the building heights, staff views this as a reasonable tradeoff as the layout is critical to the main street design of the overall project.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission has determined that the preceding findings support the approval of PUD rezoning and the final site plan. The Planning Commission hereby recommends that the Township Board approves the rezoning and final plan, subject to the following conditions:

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).

The vote on the motion to adopt this resolution was as follows:

YES:

NO:

RESOLUTION DECLARED ADOPTED

CERTIFICATION

I hereby certify that the above is a true copy of a resolution adopted by the Gaines Charter Township Planning Commission at a meeting held on September 28th, 2023.

Respectfully submitted,

Lani Thomas, Secretary
Gaines Charter Township
Planning Commission

Dated: _____

**CHARTER TOWNSHIP OF GAINES
COUNTY OF KENT, 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" AS PROVIDED FOR IN CHAPTERS 10 AND 27 OF THEREOF BY AMENDING THE GAINES CHARTER TOWNSHIP ZONING ORDINANCE AND ZONING MAP FOR THE PLANNED UNIT DEVELOPMENT KNOWN AS "BREWER PARK APARTMENTS." THE PLANNED UNIT DEVELOPMENT WILL CONSIST OF A MIXED-USE DEVELOPMENT WITH 6 COMMERCIAL BUILDINGS ALONG DIVISON AVENUE WITH 12 COMMERCIAL UNITS AND 12 APARTMENTS LOCATED ON THE 2ND FLOOR, 35 2-STORY TOWNHOME UNITS IN SIX (6) BUILDINGS, AND 144 APARTMENT UNITS IN SIX (6) 2-3-STORY BUILDINGS.

THE CHARTER TOWNSHIP OF GAINES (the "Township") ORDAINS:

Section 1. PUD Final Development Plan. The Zoning Ordinance of the Charter Township of Gaines as amended is hereby amended by rezoning the following described property from RL-10 Residential and RL-14 Single-Family Residential to the Brewer Park Apartments Planned Unit Development:

LAND SITUATED IN THE TOWNSHIP OF GAINES, COUNTY OF KENT, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS: ALL THAT PART OF THE SOUTH ONE-HALF (S 1/2) OF NORTH FORTY (40) ACRES OF WEST FRACTIONAL ONE-HALF (1/2) OF SOUTHWEST FRACTIONAL ONE-QUARTER (1/4) OF SECTION LYING EAST OF THE CENTER LINE OF DIVISION AVENUE ROAD (SO-CALLED) (EXCEPTING AND RESERVING THEREFROM COMMENCING AT THE NORTH-WEST CORNER THEREOF AND RUNNING THENCE EAST 340.85 FEET: THENCE SOUTH NINE (9) RODS: THENCE WEST TO CENTER LINE OF DIVISION AVENUE ROAD AND THENCE NORTHERLY ALONG THE CENTER LINE OF SAID ROAD TO BEGINNING) BEING IN SECTION 18, TOWN 5 NORTH, RANGE 11 WEST. THE ABOVE MAY ALSO BE DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTH 742 FEET OF THE NORTH 1483 FEET OF THE WEST FRACTIONAL 1/2 OF THE SOUTHWEST FRACTIONAL ¼ OF SECTION 18, TOWN 5 NORTH, RANGE 11 WEST, GAINES TOWNSHIP, KENT COUNTY MICHIGAN, LYING EAST OF THE CENTERLINE OF STATE TRUNK LINE US-131, EXCEPT THE NORTH 148.5 FEET OF THE WEST 340.85 FEET THEREOF.

Section 2. Authorized Use and Site Development Stipulations. The authorized use of the property is a mixed-use development containing 12 commercial units and 191 dwelling units, as indicated on the final site plan having a last revised date of July 26th, 2023, and shall be further limited by the depictions presented on the final site plans, the conditions contained in the Township Board Resolution 2023-_____ and the attachments thereto, which are incorporated by reference herein.

Township Board Ordinance No. 23-_____
_____, 2023

Section 3. Records. All plans, attachments, conditions, and major and minor amendments to the site plan as provided under Section 10.11 shall be kept on file and may be inspected at the offices of Gaines Charter Township.

Section 4. Scope of approval. In no other respects not specifically stated in the resolution of approval, referenced herein, or represented on the approved final site plan, shall any other provisions of the Zoning Ordinance of the Charter Township of Gaines be changed.

Effective Date. This Ordinance shall become effective seven (7) days after a summary is published in a newspaper of general circulation within the Township.

FINDINGS. For the relevant findings of fact and details, please see Resolution No. 2023-XX-XX-PC.

A motion was made to adopt the foregoing ordinance by Township Board Member _____ and supported by Township Board Member _____, the roll call vote being as follows:

AYES: _____
NAYS: _____
ABSENT: _____

ORDINANCE DECLARED ADOPTED.

Rob DeWard, Supervisor
Charter Township of Gaines

Michael Brew, Clerk
Charter Township of Gaines

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

Township Board Ordinance No. 23-_____
_____, 2023

Gaines Charter Township

Planning Commission Memo

Meeting Date: September 28th, 2023

AGENDA ITEM: VI.3.b

FILE NUMBER: 230823HT

PROPOSED REQUEST: Site Plan Review

PROPERTY ZONING DISTRICT: Office-Service

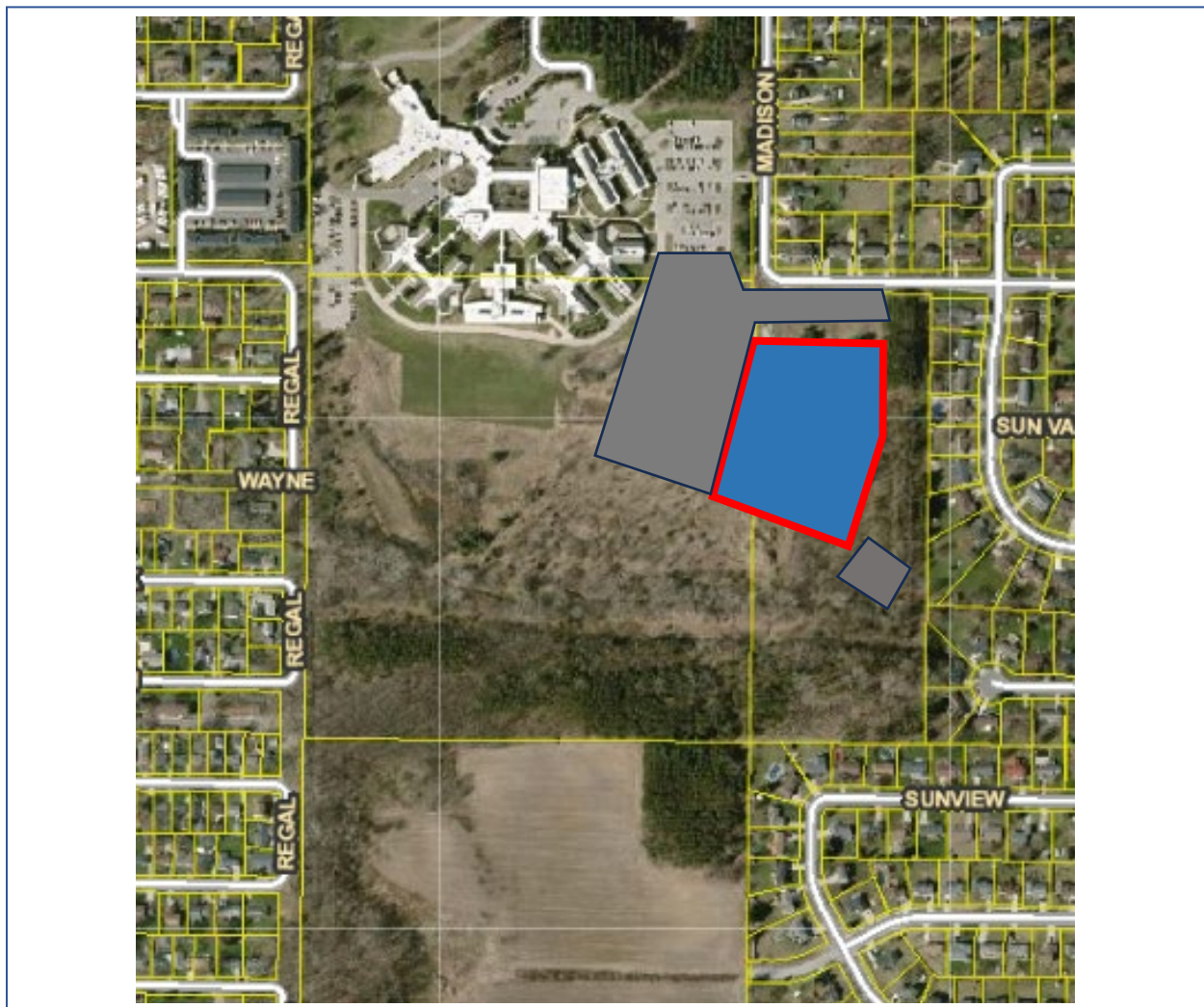
ADDRESS: 377 76th Street & 410 72nd Street SE

PROPERTY SIZE: 50.15 Acres

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

REPORT BY: Dan Wells, Community
Development Director; Natalie
Davenport, Assistant Planner

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).

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

395 new spaces are proposed, this exceeds the required number by 35. 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 details are not provided, and signage will need to be approved administratively, at which time sign renderings and setback distances will need to be provided.

Staff notes that two monument signs are indicated on the site plan, only one monument sign is permitted per parcel in the O-S zone.

Chapter 16 Landscaping Regulations.

Front yard landscaping – Front yard frontage is 515 feet along 72nd Street so 257 points are required, with half of these in the tree category. Approximately 23 canopy and evergreen trees are located in the front yard for a total of 568 points. Also, at least 8 mature Scotch pines will be retained along the eastern periphery of the property.

Parking lot landscaping – the landscaping plan provides for 366 points of trees in the parking lots and includes trees in the parking islands to provide shade. There are an additional 568 points worth of trees shrubs and groundcovers located around parking and driver lanes throughout the development. 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.

The provided data sheets 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.

- 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. Impacts on the privacy of nearby residences are not anticipated due to the proposed setbacks of the building from property boundaries. The vegetation along the eastern property line will be preserved for buffering and screening purposes. 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.

- 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*

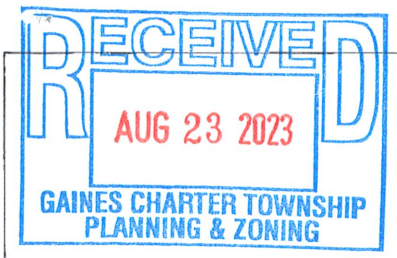
this Ordinance. All elements of the site plan shall be designed to take into account the site's topography, the size and type of lot involved, the character of the adjoining properties, and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development 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 and 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.



FILE NO.

230823HT

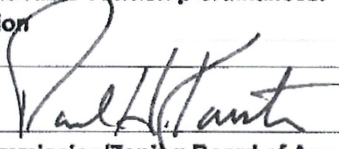
Gaines Charter Township
8555 Kalamazoo Avenue SE
Caledonia, MI 49316

Phone (616)6986640 Fax (616)698-2490



Application for Zoning Approval

Project Address	377 76th Street SE, 410 72nd Street SE & 300 68th Street SE	
Owner Name	Pine Rest Christian Association	
Owner Address	300 68th Street SE, Grand Rapids, MI 49548	
Parcel Number(s):	41-22- 07-376-001 & 41-22-07-126-009 41-22-07-407-001	41-22-
Description of Proposed Project/Use	Site plan for proposed children's hospital	

Applicant/Contact	Pine Rest Christian Mental Health Services Attn: Heather Treib	
Phone/Email	heather.treib@pinerest.org 616-831-2611	
"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	 8-1-23	
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.

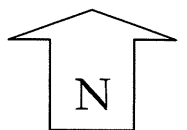
The location of all roads bordering or private drives/easements on the property

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: _____

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Consultants

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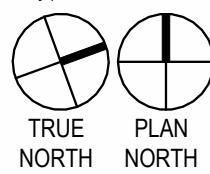
Issued For

Item Date
SITE SUBMITTAL 08/23/2023

NOT FOR
CONSTRUCTION

This Sheet may be a Reduced Copy.
The bar above is 1" long on a Full Size Sheet.
Drawing Scales apply to Full Size Sheets.

Keyplan



BWBR Comm. No. Drawn

P.2200570.00

Sheet Title

EXTERIOR ELEVATIONS

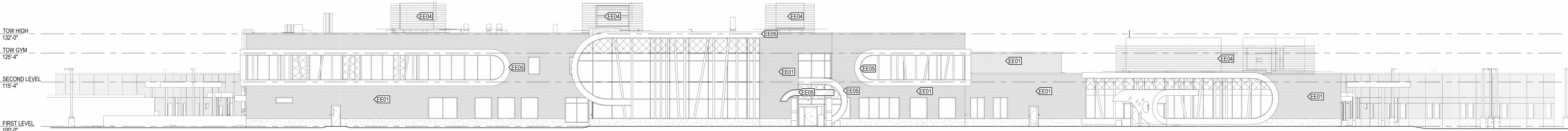
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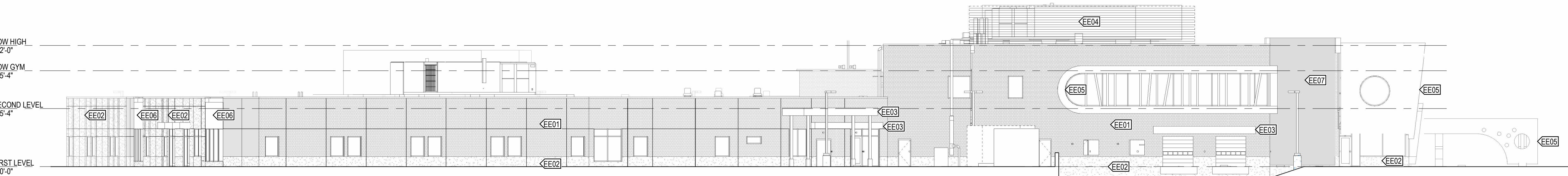
SYMBOLS LEGEND - EXTERIOR ELEVATION			
	BRICK		CURTAIN WALL TAG
	BRICK BEYOND		STOREFRONT TAG
	FORESHORTENED BRICK BEYOND		WINDOW TAG
	PRECAST WOOD-LOOK FORMLINER		LOUVER TAG
	OUTSIDE LIMITS		GLASS SPANDEL PANEL
	WITHIN LIMITS		PRECAST ACID ETCHED FINISH
			EQUIPMENT SCREEN
			ZONE 1
			ZONE 2
			MATCH LINE

KEYNOTES - EXTERIOR ELEVATION		
REV	KEYNOTE	NOTE: NOT ALL KEYNOTES MAY BE USED ON EACH DRAWING
EE01	PRECAST PANEL WITH THIN BRICK FINISH, SEE ENLARGED TYPICAL FACADE FOR PATTERNING	
EE02	PRECAST PANEL WITH ACID ETCHED FINISH	
EE03	PREFINISHED ALUMINUM OVERHANG	
EE04	ROOF TOP EQUIPMENT SCREENING - WOVEN WIRE MESH, TYPICAL AT FRONT OF HOUSE EQUIPMENT LOCATIONS	
EE05	FREESTANDING OR EYEBROW CANOPY - SEAMED METAL SIDING	
EE06	INSULATED METAL PANEL WITH WHITE POWDER COAT FINISH	
EE07	PRECAST PANEL - WOOD TEXTURED FORMLINER, DYED TO MATCH TAN BRICK	

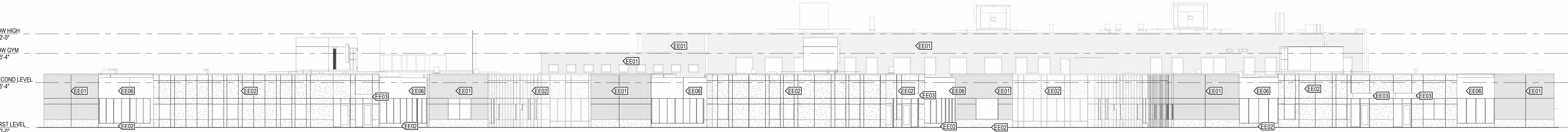
1B EXTERIOR ELEVATION - OVERALL - SOUTH
S10 1/16" = 1'-0"



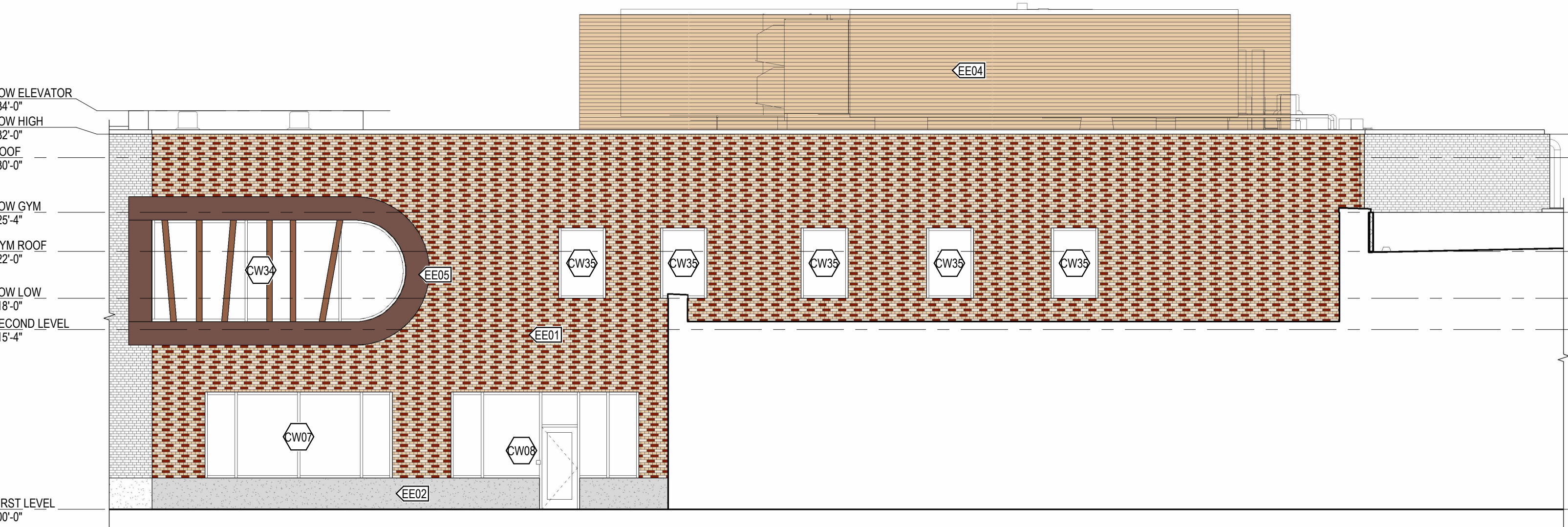
1C EXTERIOR ELEVATION - OVERALL - WEST
S10 1/16" = 1'-0"



1E EXTERIOR ELEVATION - OVERALL - NORTH
S10 1/16" = 1'-0"



1F EXTERIOR ELEVATION - OVERALL - EAST
S10 1/16" = 1'-0"



1H EXTERIOR ELEVATION - ENLARGED TYPICAL FACADE
S10 1/8" = 1'-0"



Project

Catalog #

Type

Prepared by

Notes

Date



McGraw-Edison

GLEON Galleon

Area / Site Luminaire

Product Features

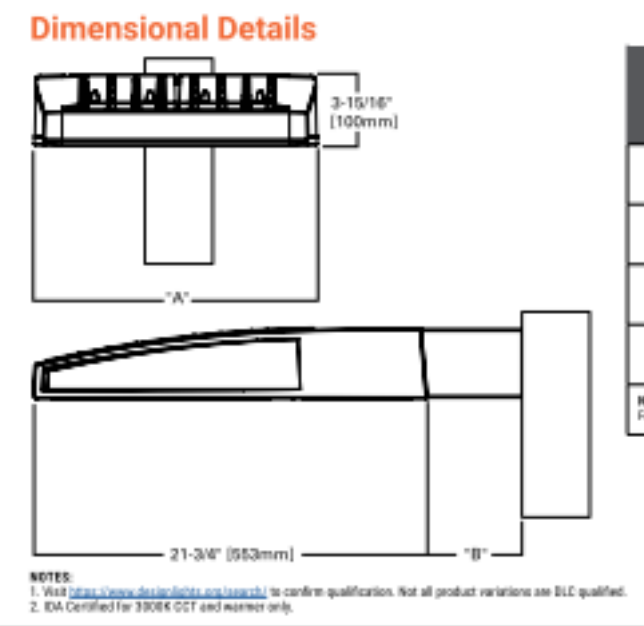
- Features
- Lighting
- Lighting
- Lighting

Product Certifications

- ISU
- DLC
- UL
- 3G
- IP66

- Interactive Menu**
- Ordering Information page 2
 - Mounting Details page 3
 - Optical Distributions page 4
 - Product Specifications page 4
 - Energy and Performance Data page 4
 - Control Options page 5

- Quick Facts**
- Lumen packages range from 4,200 - 80,800 (34W - 640W)
 - Efficacy up to 156 lumens per watt
 - Options to meet Bay American and other domestic preference requirements



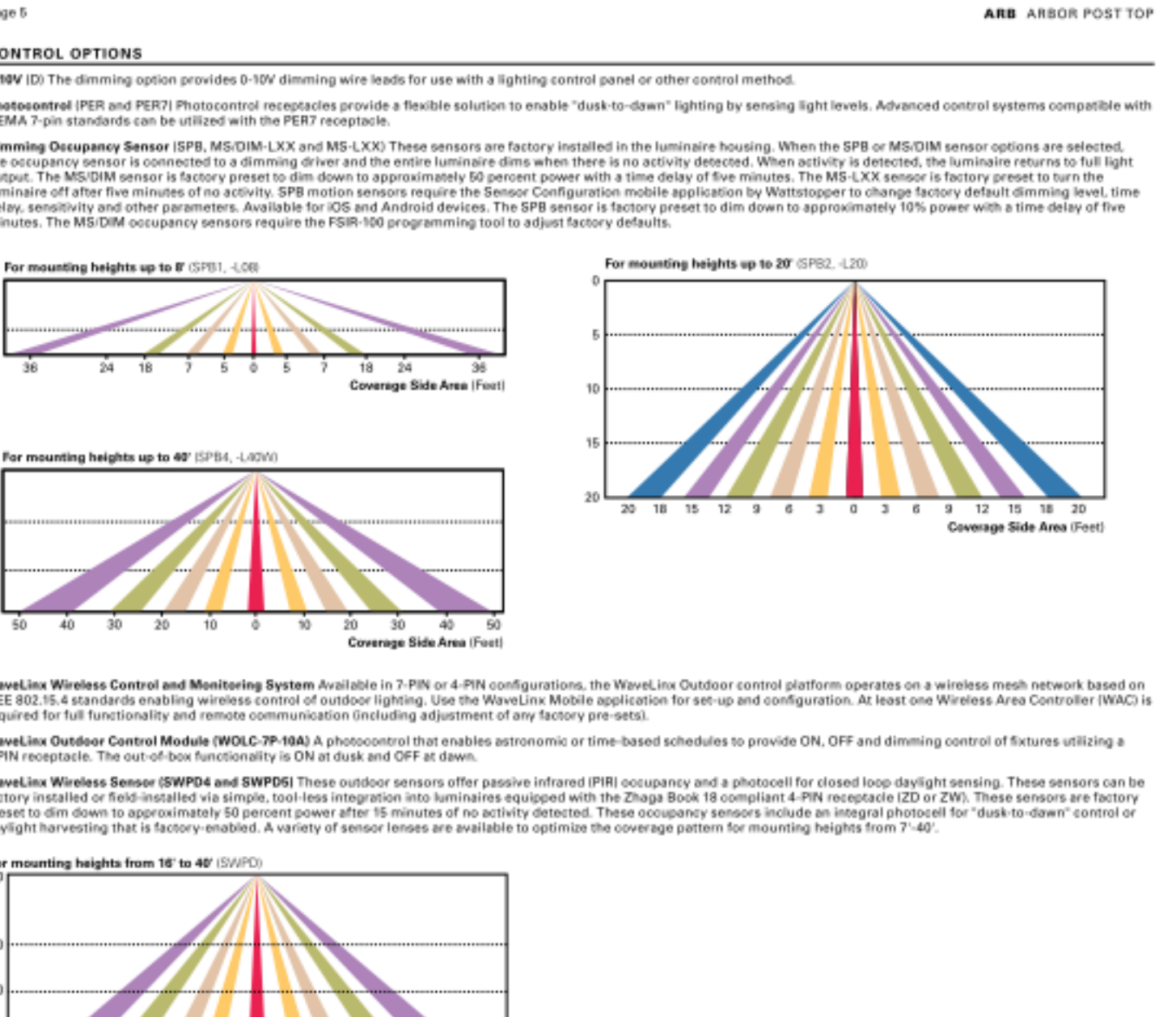


PS00000001 page 1
May 24, 2023 / 10:51 AM

McGraw-Edison												GLEON Galleon											
Nominal Power Lumens (600mA)												Supplemental Performance Data											
Power (Watts)	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20			
Input Current @ 120V (A)	0.30	0.36	0.46	0.56	0.66	0.76	0.86	0.96	1.06	1.16	1.26	1.36	1.46	1.56	1.66	1.76	1.86	1.96	2.06	2.16			
Input Current @ 208V (A)	0.17	0.24	0.31	0.38	0.46	0.53	0.60	0.67	0.74	0.81	0.88	0.95	1.02	1.10	1.17	1.24	1.31	1.38	1.45	1.52			
Input Current @ 240V (A)	0.14	0.20	0.26	0.32	0.39	0.45	0.51	0.57	0.63	0.69	0.75	0.81	0.87	0.93	0.99	1.05	1.11	1.17	1.23	1.29			
Input Current @ 277V (A)	0.11	0.19	0.25	0.30	0.39	0.49	0.58	0.67	0.76	0.85	0.94	1.03	1.12	1.21	1.30	1.39	1.48	1.57	1.66	1.75			
Input Current @ 480V (A)	0.08	0.15	0.24	0.33	0.42	0.51	0.60	0.69	0.78	0.87	0.96	1.05	1.14	1.23	1.32	1.41	1.50	1.59	1.68	1.77			
Lumen Packages																							
4,200 Lumens	4,200	8,400	12,600	16,800	21,000	25,200	29,400	33,600	37,800	42,000	46,200	50,400	54,600	58,800	63,000	67,200	71,400	75,600	79,800	84,000			
8,400 Lumens	8,400	16,800	25,200	33,600	42,000	50,400	58,800	67,200	75,600	84,000	92,400	100,800	109,200	117,600	126,000	134,400	142,800	151,200	159,600	168,000			
12,600 Lumens	12,600	25,200	37,800	50,400	63,000	75,600	88,200	100,800	113,400	126,000	138,600	151,200	163,800	176,400	189,000	201,600	214,200	226,800	239,400	252,000			
16,800 Lumens	16,800	33,600	50,400	67,200	84,000	100,800	117,600	134,400	151,200	168,000	184,800	201,600	218,400	235,200	252,000	268,800	285,600	302,400	319,200	336,000			
21,000 Lumens	21,000	42,000	63,000	84,000	105,000	126,000	147,000	168,000	189,000	210,000	231,000	252,000	273,000	294,000	315,000	336,000	357,000	378,000	399,000	420,000			
25,200 Lumens	25,200	50,400	75,600	100,800	126,000	151,200	176,400	201,600	226,800	252,000	277,200	302,400	327,600	352,800	378,000	403,200	428,400	453,600	478,800	504,000			
29,400 Lumens	29,400	58,800	88,200	117,600	147,000	176,400	205,800	235,200	264,600	294,000	323,400	352,800	381,600	410,400	439,200	468,000	496,800	525,600	554,400	583,200			
33,600 Lumens	33,600	67,200	100,800	134,400	168,000	201,600	235,200	268,800	302,400	336,000	369,600	403,200	436,800	470,400	504,000	537,600	571,200	604,800	638,400	672,000			
37,800 Lumens	37,800	75,600	113,400	151,200	189,000	226,800	264,600	302,400	340,200	378,000	415,800	453,600	491,400	529,200	567,000	604,800	642,600	680,400	718,200	756,000			
42,000 Lumens	42,000	84,000	126,000	168,000	210,000	252,000	294,000	336,000	378,000	420,000	462,000	504,000	546,000	588,000	630,000	672,000	714,000	756,000	798,000	840,000			
46,200 Lumens	46,200	92,400	138,600	184,800	231,000	277,200	323,400	369,600	415,800	462,000	508,200	554,400	600,600	646,800	693,000	739,200	785,400	831,600	877,800	924,000			
50,400 Lumens	50,400	100,800	151,200	201,600	252,000	302,400	352,800	403,200	453,600	504,000	554,400	604,800	655,200	705,600	756,000	806,400	856,800	907,200	957,600	1,008,000			
54,600 Lumens	54,600	109,200	163,800	214,200	264,600	315,000	365,400	415,800	466,200	516,600	567,000	617,400	667,800	718,200	768,600	819,000	869,400	919,800	970,200	1,020,600			
58,800 Lumens	58,800	117,600	176,400	226,800	280,800	331,200	381,600	432,000	482,400	532,800	583,200	633,600	684,000	734,400	784,800	835,200	885,600	936,000	986,400	1,036,800			
63,000 Lumens	63,000	126,000	189,000	240,000	290,400	340,800	391,200	441,600	492,000	542,400	592,800	643,200	693,600	744,000	794,400	844,800	895,200	945,600	996,000	1,046,400			
67,200 Lumens	67,200	134,400	201,600	252,000	302,400	352,800	403,200	453,600	504,000	554,400	604,800	655,200	705,600	756,000	806,400	856,800	907,200	957,600	1,008,000	1,058,400			
71,400 Lumens	71,400	142,800	214,200	264,600	315,000	365,400	415,800	466,200	516,600	567,000	617,400	667,800	718,200	768,600	819,000	869,400	919,800	970,200	1,020,600	1,071,000			
75,600 Lumens	75,600	151,200	226,800	277,200	327,600	378,000	428,400	478,800	529,200	579,600	630,000	680,400	730,800	781,200	831,600	882,000	932,400	982,800	1,033,200	1,083,600			
79,800 Lumens	79,800	159,600	239,400	290,400	340,800	391,200	441,600	492,000	542,400	592,800	643,200	693,600	744,000	794,400	844,800	895,200	945,600	996,000	1,046,400	1,096,800			
84,000 Lumens	84,000	168,000	252,000	302,400	352,800	403,200	453,600	504,000	554,400	604,800	655,200	705,600	756,000	806,400	856,800	907,200	957,600	1,008,000	1,058,400	1,108,800			
88,200 Lumens	88,200	176,400	264,600	315,000	365,400	415,800	466,200	516,600	567,000	617,400	667,800	718,200	768,600	819,000	869,400	919,800	970,200	1,020,600	1,071,000	1,121,400			
92,400 Lumens	92,400	184,800	277,200	327,600	378,000	428,400	478,800	529,200	579,600	630,000	680,400	730,800	781,200	831,600	882,000	932,400	982,800	1,033,200	1,083,600	1,134,000			
96,600 Lumens	96,600	193,200	290,400	339,600	389,600	439,600	489,600	539,600	589,600	639,600	689,600	739,600	789,600	839,600	889,600	939,600	989,600	1,039,600	1,089,600	1,139,600			
100,800 Lumens	100,800	201,600	302,400	351,600	401,600	451,600	501,600	551,600	601,600	651,600	701,600	751,600	801,600	851,600	901,600	951,600	1,001,600	1,051,600	1,101,600	1,151,600			
105,000 Lumens	105,000	210,000	315,000	363,600	412,000	460,000	508,400	556,800	605,200	653,600	702,000	750,400	798,800	847,200	895,600	944,000	992,400	1,040,800	1,089,200	1,137,600			
109,200 Lumens	109,200	218,400	327,600	375,600	424,000	472,000	520,400	568,800	617,200	665,600	714,000	762,400	810,800	859,200	907,600	956,000	1,004,400	1,052,800	1,101,200	1,149,600			
113,400 Lumens	113,400	226,800	339,600	387,600	436,000	484,000	532,000	580,000	628,000	676,000	724,000	772,000	820,000	868,000	916,000	964,000	1,012,000	1,060,000	1,108,000	1,156,000			
117,600 Lumens	117,600	235,200	351,600	400,000	448,000	496,000	544,000	592,000	640,000	688,000	736,000	784,000	832,000	880,000	928,000	976,000	1,024,000	1,072,000	1,120,000	1,168,000			
121,800 Lumens	121,800	243,600	363,600	412,000	460,000	508,000	556,000	604,000	652,000	700,000	748,000	796,000	844,000	892,000	940,000	988,000	1,036,000	1,084,000	1,132,000	1,180,000			
126,000 Lumens	126,000	252,000	375,600	424,000	472,000	520,000	568,000	616,000	664,000	712,000	760,000	808,000	856,000	904,000	952,000	1,000,000	1,048,000	1,096,000	1,144,000	1,192,000			
130,200 Lumens	130,200	260,400	387,600	436,000	484,000	532,000	580,000	628,000	676,000	724,000	772,000	820,000	868,000	916,000	964,000	1,012,000	1,060,000	1,108,000	1,156,000	1,204,000			
134,400 Lumens	134,400	268,800	399,600	448,000	496,000	544,000	592,000	640,000	688,000	736,000	784,000	832,000	880,000	928,000	976,000	1,024,000	1,072,000	1,120,000	1,168,000	1,216,000			
138,600 Lumens	138,600	277,200	411,600	460,000	508,000	556,000	604,000	652,000	700,000	748,000	796,000	844,000	892,000	940,000	988,000	1,036,000	1,084,000	1,132,000	1,180,000	1,228,000			
142,800 Lumens	142,800	285,600	423,600	472,000	520,000	568,000	616,000	664,000	712,000	760,000	808,000	856,000	904,000	952,000	1,000,000	1,048,000	1,096,000	1,144,000	1,192,000	1,240,000			
147,000 Lumens	147,000	294,000	436,000	484,000	532,000	580,000	628,000	676,000	724,000	772,000	820,000	868,000	916,000	964,000	1,012,000	1,060,000	1,108,000	1,156,000	1,204,000	1,252,000			
151,200 Lumens	151,200	302,400	448,000	496,000	544,000	592,000	640,000	688,000	736,000	784,000	832,000	880,000	928,000	976,000	1,024,000	1,072,000	1,120,000	1,168,000	1,216,000	1,264,000			
155,400 Lumens	155,400	310,800	460,000	508,000	556,000	604,000	652,000	700,000	748,000	796,000	844,000	892,000	940,000	988,000	1,036,000	1,084,000	1,132,000	1,180,000	1,228,000	1,276,000			
159,600 Lumens	159,600	319,200	472,000	520,000	568,000	616,000	664,000	712,000	760,000	808,000	856,000	904,000	952,000	1,000,000	1,048,000	1,096,000	1,144,000	1,192,000	1,240,000	1,288,000			
163,800 Lumens	163,800	327,600	484,000	532,000	580,000	628,000	676,000	724,000	772,000	820,000	868,000	916,000	964,000	1,012,000	1,060,000	1,108,000	1,156,000	1,204,000	1,252,000	1,300,000			
168,000 Lumens	168,000	336,000	496,000	544,000	592,000	640,000	688,000	736,000	784,000	832,000	880,000	928,000	976,000	1,024,000	1,072,000	1,120,000	1,168,000	1,216,000	1,264,000	1,312,000			
172,200 Lumens	172,200	344,400	508,000	556,000	604,000	652,000	700,000	748,000	796,000	844,000	892,000	940,000	988,000	1,036,000	1,084,000	1,132,000	1,180,000	1,228,000	1,276,000	1,324,000			
176,400 Lumens	176,400	352,800	520,000	568,000	616,000	664,000	712,000	760,000	808,000	856,000	904,000	952,000	1,000,000	1,048,000	1,096,000	1,144,000	1,192,000	1,240,000	1,288,000	1,336,000			
180,600 Lumens	180,600	361,200	532,000	580,000	628,000	676,000	724,000	772,000	820,000	868,000	916,000	964,000	1,012,										

Table with 5 columns: Product Family, Lumens, Lamp Type, Voltage, Distribution, Color. Includes product details for ARB ARBOR POST TOP and various accessories like sensors and mounting hardware.

Table with 4 columns: Power Package, B1, B2, B3, B4. Includes power and lumen specifications for various packages and ambient temperature ranges.

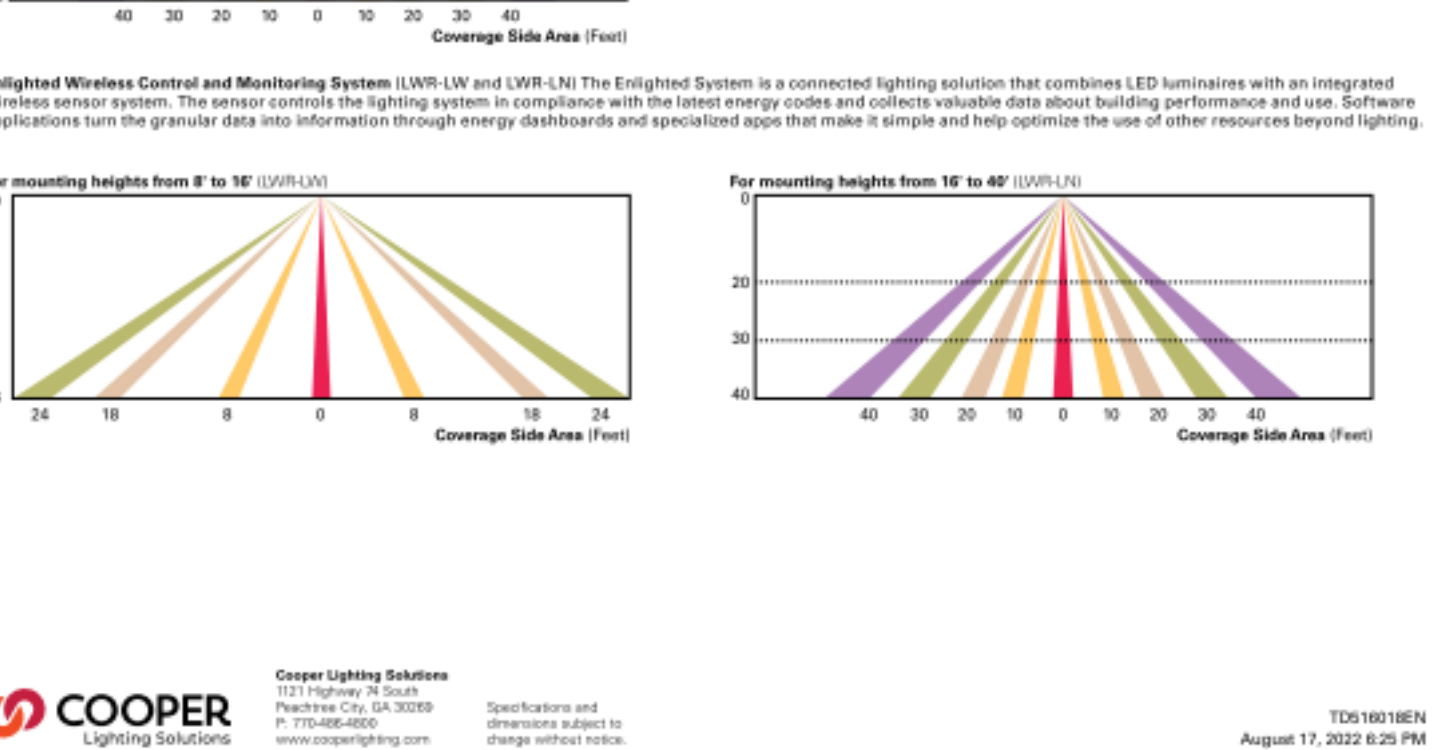


Product information for HADCO by @ignify B9 FlexScape LED. Includes a landscape image, product photo, and technical specifications.

PINE REST PEDIATRIC BEHAVIORAL HEALTH CENTER OF EXCELLENCE. Includes address, phone, and website information.

Table with 5 columns: Product Family, Lumens, Lamp Type, Voltage, Distribution, Color. Includes product details for ARB ARBOR POST TOP and various accessories like sensors and mounting hardware.

Table with 4 columns: Power Package, B1, B2, B3, B4. Includes power and lumen specifications for various packages and ambient temperature ranges.



Product information for HADCO by @ignify B9 FlexScape LED. Includes a landscape image, product photo, and technical specifications.

PINE REST PEDIATRIC BEHAVIORAL HEALTH CENTER OF EXCELLENCE. Includes address, phone, and website information.

COOPER Lighting Solutions logo and contact information.

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Technical drawing of the B9 FlexScape LED luminaire showing dimensions and component details.

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Table with 25 columns: Fixture Letter, Fixture Style, Voltage, Mounting, Type, Color, Ballast/Driver, Fixture Max VA, Control Media, Manufacturer's Series Number, Fixture Description, Pole Length, Pole Shape, Pole Material, Pole Color/Finish, Fixture Mounting, Supports CCTV Camera, Supports Flag or Banner, Integral Duplex Receptacle, Vibration Dampers, Foundation, Base Height Above Grade, Base Depth Below Grade, Base Diameter, Vertical Rebars, Rebar Ties, Notes. Includes a section for General Electrical Notes.

PEDS CENTER OF EXCELLENCE

GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

OVERALL BOUNDARY PLAN

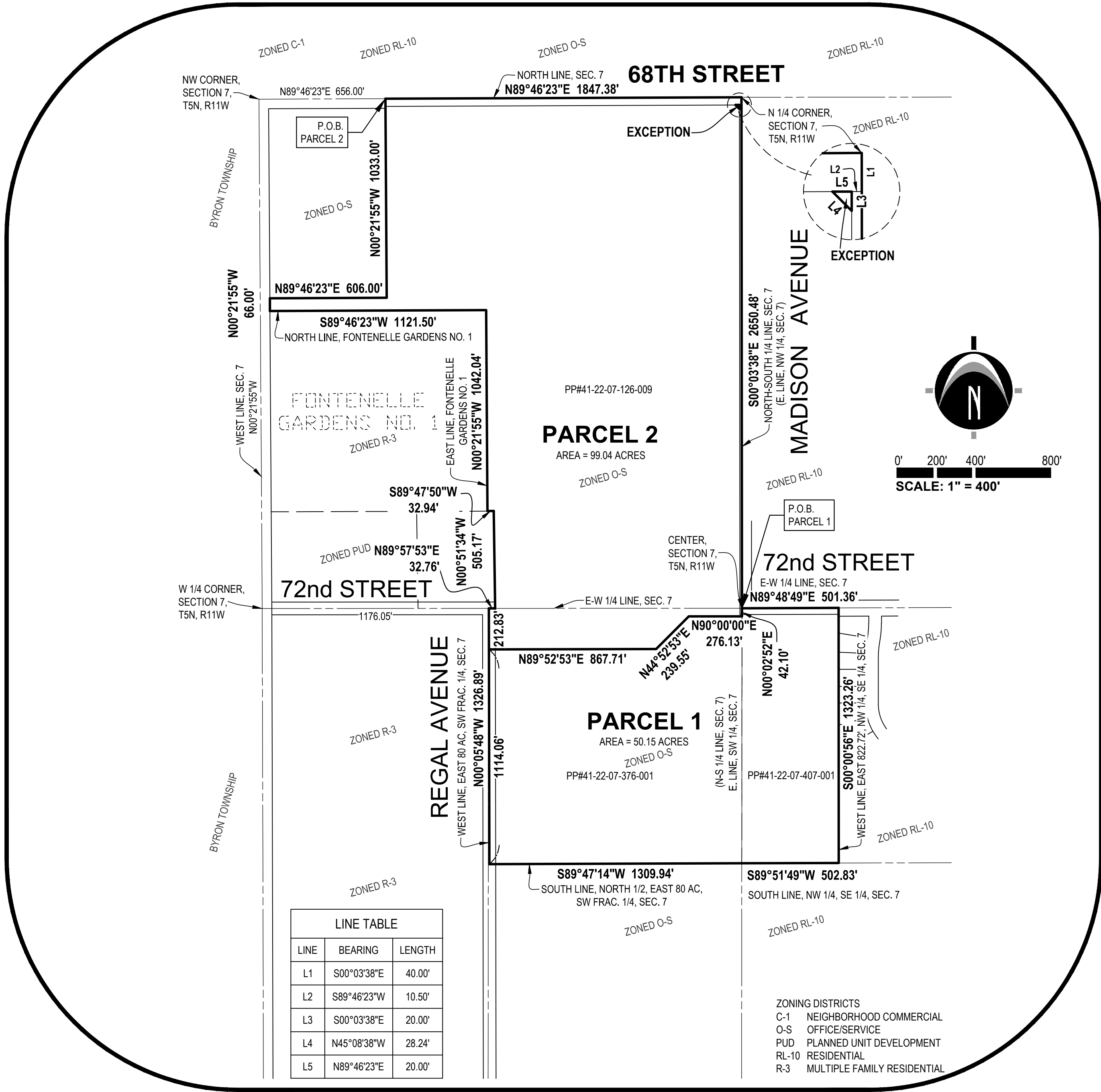


APPLICANT

PINE REST CHRISTIAN ASSOCIATION
ATTN: HEATHER TREIB
HEATHER.TREIB@PINEREST.ORG
P:616.831.2611
300 68TH STREET
GRAND RAPIDS, MI 49458
P:616.258.7429

UTILITY COMPANY CONTACTS

Gas	DTE Energy	Brian Redd	(616) 954-4588
Electric	Consumers Energy	Tanya Martin	(616) 954-6905
Telephone	AT&T	Aaron Burnett	(616) 246-7328
Cable	Comcast	Daniel Batdorf	(517) 334-1862
Watermain	Bryon Gaines Utility Authority	Casey Bennett	(616) 971-0002
Sanitary Sewer	Bryon Gaines Utility Authority	Casey Bennett	(616) 971-0002



SHEET INDEX

Civil Cover Sheet	200
Existing Site Conditions Plan	200.CE
Site Demolition & Removals Plan	200.CD
Site Layout Plan	200.CS
Overall Site Grading and SESCO	200.CG
Overall Site Utility Plan	200.CU
Public Watermain Plan & Profile	200.1CU
Public Sanitary Sewer Plan & Profile	200.2CU
Details and Specifications	210.C

BENCHMARKS

- BENCHMARK #679 ELEV. = 695.43 (NAVD88)**
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 (NAVD88)**
Chained square on South side of light pole base on the West side of VanAndel building, located 50'± West of North-South concrete drive for authorized vehicles, 10'± North of East-West centerline asphalt drive at a point of curvature of drive, North of parking lot on West side of building.
- BENCHMARK #723 ELEV. = 690.44 (NAVD88)**
NE flange bolt under "E" on hydrant (1.4' above ground level), located on South side of VanAndel building, South of doors "B10" and "B11", West of door "E2", 21' North of concrete drive, South of fenced-in basketball hoop.
- BENCHMARK #3080 ELEV. = 691.39 (NAVD88)**
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".

SURVEYOR'S NOTES

- Flood Zone Classification: An examination of the National Flood Insurance Program's Flood Insurance Rate Map for Community Number 260890, Panel Numbers 05330 and 05350, Map Numbers 26081C05330 and 26081C05350, with an Effective Date of February 23, 2023, shows this parcel to be located in Zone "X" (areas of minimal flood hazard) (subject to map scale uncertainty).
- Source information from plans and markings has been combined with observed evidence of utilities to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
- NOTE TO CONTRACTORS: 3 (THREE) WORKING DAYS BEFORE YOU DIG, CALL MISS DIG AT TOLL FREE 1-800-482-7171 FOR UTILITY LOCATIONS ON THE GROUND.
- Wetland areas shown hereon per Barr Engineering, file number PineRest_WetlandDelineation_20230410, and are shown approximately only.

SCHEDULE B - SECTION II NOTES

11. Highway Easement Release in favor of the Board of County Road Commissioners of the County of Kent and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 1741, page 633. (Affects Parcels 1 and 2). **Easements described in this document are shown on this survey.**
12. Right of Way in favor of Consumers Power Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 1767, page 164. (Affects Parcels 1 and 2). **The easement described in this document is a blanket easement. The route to be taken by lines of poles, wires, cables and conduits is shown on this survey.**
13. General Easement and Right-of-Way Grant in favor of County of Kent and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 2080, page 854. (Affects Parcel 2) **The easement described in this document is not shown on this survey. It is located on the South side of property that is not surveyed at this time.**
14. General Easement and Right-of-Way Agreement in favor of The Byron Gaines Extension to Buck Creek Special Assessment District and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 2490, page 887. (Affects Parcel 2) **The easement described in this document is shown on this survey.**
15. General Easement and Right-of-Way Grant in favor of the County of Kent and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 2494, page 56. Partial Release of Easement recorded in Instrument No. 20120221-001595. (Affects Parcels 1 and 2) **Easements described in Liber 2494, page 56 is shown on this survey. Portion of easement being released in Instrument No. 20120221-001595 is shown as hatched.**
16. Easement for Electric Line in favor of Consumers Power Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 2499, page 916. (Affects Parcels 2 and 3) **The easement described in this document is a blanket easement. The route to be taken by lines of poles is shown on this survey. Easements for guy wires and anchors are shown on this survey.**
17. Grant of Easement in favor of Landscape Specialties (David Vander Sil) and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 3625, page 684. Said Easement has been assigned to The Suburban Drain District as disclosed by Assignment of Drainage Easement recorded in Liber 4434, page 1293. (Affects Parcels 2 and 3) **The easement described in Liber 3625, page 684 is shown on this survey.**
18. Cable Television Easement and Maintenance Agreement in favor of UACOC Midwest, Inc. d/b/a TCI Cablevision of West Michigan, Inc. and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 3957, page 131. (Affects Parcels 1 and 2) **The easement described in this document is a blanket easement over the East 1/2 of the NW 1/4 and part of the NE 1/4 of the SW 1/4, lying North of Kent County Drain, Section 7, T5N, R11W.**
19. Cable Television Easement and Maintenance Agreement in favor of UACOC Midwest, Inc. d/b/a TCI Cablevision of West Michigan, Inc. and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 4126, page 1011. **The easement described in this document is a blanket easement over entire property.**
20. Grant of Easement in favor of Comcast of California/Massachusetts/Michigan/Utah, Inc. and the Covenants, Conditions and Restrictions contained in instrument recorded in Instrument No. 20060323-0032350. **The easement described in this document is a blanket easement over entire property.**
21. Easement Agreement in favor of the Township of Byron and the Charter Township of Gaines and the Covenants, Conditions and Restrictions contained in instrument recorded in Instrument No. 20120201-0012588. (Affects Parcels 1 and 2) **Easements described in this document are shown on this survey.**
22. General Easement and Right-of-Way Grant in favor of County of Kent and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 2080, page 852. (Affects Parcel 3) **The easement described in this document is not shown on this survey. It is located on the South side of property that is not surveyed at this time.**
23. Release of Right of Way in favor of the people of the County of Kent and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 68 of Miscellaneous Records, page 573. (Affects Parcel 1) **The easement described in this document is not shown on this survey. It is located on the North side of property that is not surveyed at this time.**
24. Highway Easement Release in favor of the Board of County Road Commissioners of the County of Kent and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 1741, page 635. (Affects Parcel 1) **The easement described in this document is shown on this survey.**
25. Right of Way in favor of Michigan Bell Telephone Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 2084, page 594. (Affects Parcel 1) **The easement described in this document is not shown on this survey. It is located on the North and West side of property that is not surveyed at this time.**
26. General Easement and Right-of-Way Grant in favor of County of Kent and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 2369, page 689. Assignment of Easements recorded in Liber 4852, page 450. (Affects Parcel 1) **The easement described in Liber 2369, page 689 is shown on this survey. Document recorded in Liber 4852, page 450 contains no survey matters to be shown.**
27. Easement in favor of Michigan Bell Telephone Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 2419, page 925. (Affects Parcel 1) **The easement described in this document is not shown on this survey. It is located in the Northwest corner of Parcel 1 that is not surveyed at this time.**
28. Rights of others over that portion of the land used as ingress and egress to other lands, as disclosed by instrument recorded in Liber 3513, page 72. (Affects Parcel 1) **The easement described in this document is not shown on this survey. It is located on the West side of Parcel 1 that is not surveyed at this time.**
29. Grant of Easement in favor of Comcast of California/Massachusetts/Michigan/Utah, LLC and the Covenants, Conditions and Restrictions contained in instrument recorded in Instrument No. 201507290565171. **The easement described in this document is a blanket easement over entire property.**
30. Terms and Conditions contained in Real Estate Retention Agreement as disclosed by instrument recorded in Instrument No. 201602260015815. (Affects Parcel 1) **The easement described in this document is not shown on this survey. It is located on Parcel 1 Northeast of area that was surveyed at this time.**

TITLE INFORMATION

The Title Description and Schedule B items hereon are from First American Title Insurance Company Commitment No. 986376, dated February 14, 2023.

TITLE DESCRIPTION

PARCEL 1 DESCRIPTION:
Part of the Southeast 1/4 and part of the Southwest 1/4 of Section 7, Town 5 North, Range 11 West, Gaines Township, Kent County, Michigan, described as: Commencing at the Northwest corner of said Section; thence N89°46'23"E 656.00 feet along the North line of said Section to the Point of Beginning; thence N89°46'23"E 1847.38 feet along said North line to the North 1/4 corner of said Section; thence S00°03'38"E 2503.38 feet along the North line of said Section to the Point of Beginning; thence N89°46'49"E 501.36 feet along the East-West 1/4 line of said Section; thence S00°00'56"E 1323.26 feet along the West line of the East 822.72 feet of the Northwest 1/4 of said Section; thence S89°51'49"W 502.83 feet along the South line of the Northwest 1/4 of said Section; thence S89°47'14"W 1309.94 feet along the South line of the North 1/2 of the East 80 acres of the Southwest Fractional 1/4 of said Section; thence N00°05'48"W 1114.00 feet along the West line of the East 80 acres of the Southwest Fractional 1/4 of said Section; thence N89°52'53"E 867.71 feet; thence N44°52'53"E 239.55 feet; thence N90°00'00"E 276.13 feet; thence N00°02'52"E 42.10 feet along the North-South 1/4 line of said Section to the Point of Beginning. Contains 50.15 acres. Subject to highway right-of-way for 72nd Street over the most Northerly 33 feet thereof. Also subject to highway right-of-way for Regal Avenue over the most Westerly 33 feet thereof. Also subject to easements, restrictions and rights-of-way of record.

PARCEL 2 DESCRIPTION:
Part of the Northwest 1/4 and part of the Southwest 1/4 of Section 7, Town 5 North, Range 11 West, Gaines Township, Kent County, Michigan, described as: Commencing at the Northwest corner of said Section; thence N89°46'23"E 656.00 feet along the North line of said Section to the Point of Beginning; thence N89°46'23"E 1847.38 feet along said North line to the North 1/4 corner of said Section; thence S00°03'38"E 2503.38 feet along the North-South 1/4 line of said Section to the Center of said Section; thence S00°02'52"W 42.10 feet along the North-South 1/4 line of said Section; thence S90°00'00"W 276.13 feet; thence S44°52'53"W 239.55 feet; thence S89°52'53"W 867.71 feet; thence N00°05'48"W 212.83 feet along the West line of the East 80 acres of the Southwest Fractional 1/4 of said Section; thence N89°57'53"E 32.76 feet along the East-West 1/4 line of said Section; thence N00°51'34"W 505.17 feet; thence S89°47'50"W 32.94 feet along the Easterly extension of the South line of Fontenelle Gardens No. 1, according to the plat thereof, as recorded in Liber 33 of Plats, Page 36, Kent County Records; thence N00°21'55"W 1042.04 feet along the East line of said Fontenelle Gardens No. 1; thence S89°46'23"W 1121.50 feet along the North line of said Fontenelle Gardens No. 1; thence N00°21'55"W 66.00 feet parallel with and 50 feet East from the West line of said Section; thence N89°46'23"E 606.00 feet; thence N00°21'55"W 1033.00 feet to the Point of Beginning.

EXCEPT Commencing at the North 1/4 corner of said Section 7; thence S00°03'38"E 40.00 feet along the North-South 1/4 line of said Section; thence S89°46'23"W 10.50 feet parallel with the North line of said Section to the Point of Beginning of exception; thence S00°03'38"E 20.00 feet parallel with said North-South 1/4 line; thence N45°08'37"W 28.24 feet; thence N89°46'23"E 20.00 feet to the Point of Beginning.

Contains 99.04 acres. Subject to highway right-of-way for 68th Street over the most Northerly 40 feet thereof. Also subject to highway right-of-way for Madison Avenue over the most Easterly 10.5 feet thereof. Also subject to highway right-of-way for Regal Avenue. Also subject to easements, restrictions and rights-of-way of record.



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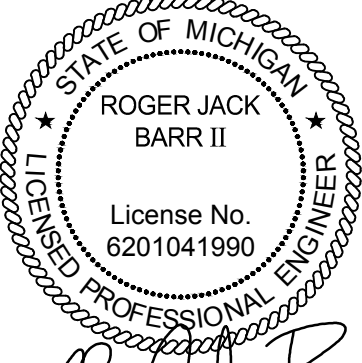
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Sheet Title

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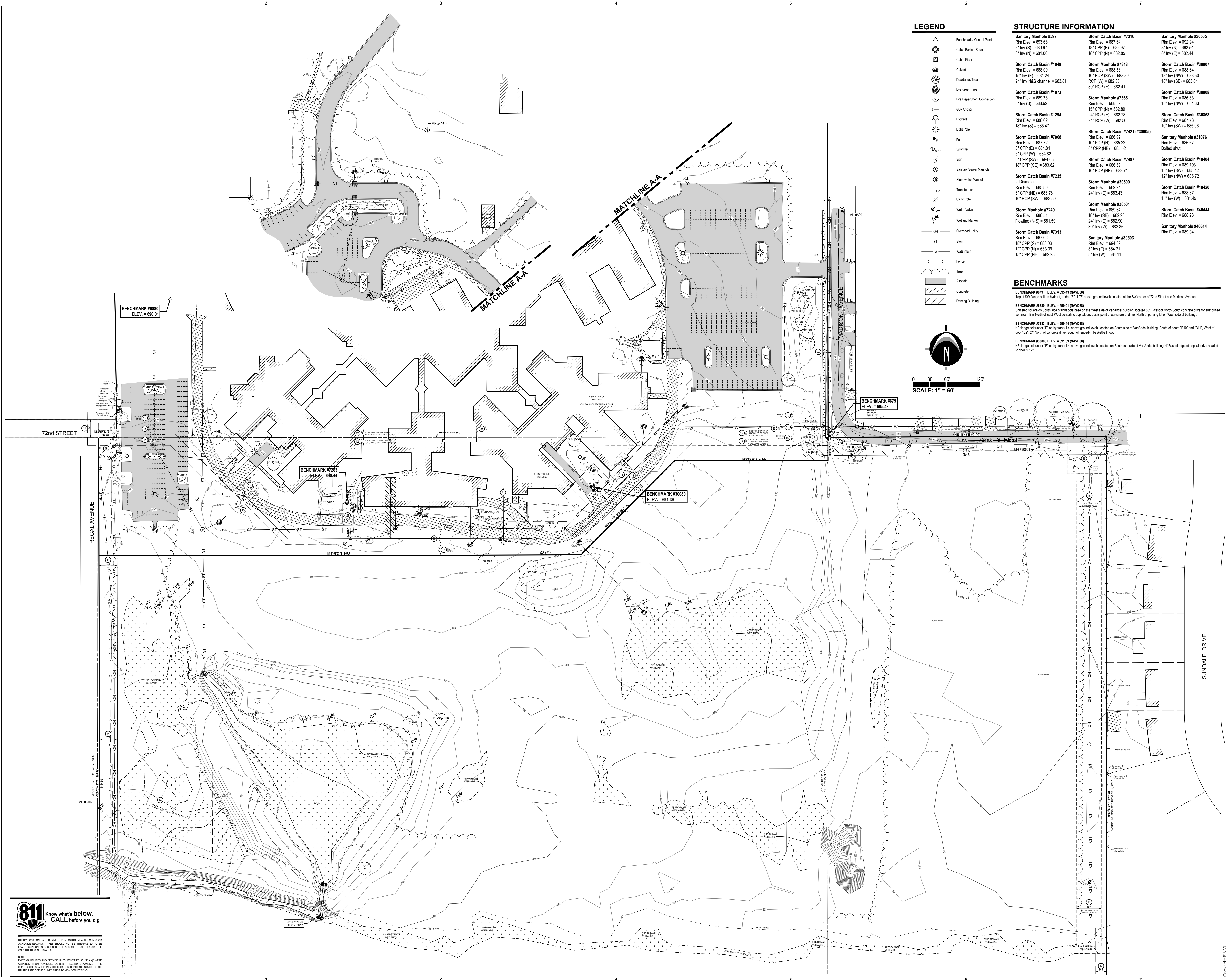


UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "YOUR" 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.

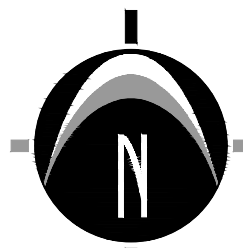


NOTE:
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LEGEND

- Benchmark / Control Point
- Catch Basin - Round
- Catch Basin - Square
- Culvert
- Deciduous Tree
- Evergreen Tree
- Fire Department Connection
- Gate 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



0' 30' 60' 120'
SCALE: 1" = 60'

STRUCTURE INFORMATION

Sanitary Manhole #599 Rim Elev. = 683.64 18" Inv (S) = 680.97 18" 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 (S) = 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 15" CPP (S) = 688.62	Storm Manhole #7365 Rim Elev. = 688.29 15" CPP (N) = 688.89 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. = 685.90 6" CPP (NE) = 683.78 10" RCP (SW) = 683.50	Sanitary Manhole #31076 Rim Elev. = 686.67 Soiled shut
Storm Manhole #7249 Rim Elev. = 688.51 Flowline (N-S) = 681.59	Storm Catch Basin #7487 Rim Elev. = 685.59 10" RCP (NE) = 683.71	Storm Catch Basin #40404 Rim Elev. = 689.193 10" Inv (SW) = 685.42 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. = 689.94 24" Inv (E) = 683.43	Storm Catch Basin #40420 Rim Elev. = 688.47 15" Inv (W) = 684.45
	Storm Manhole #30501 Rim Elev. = 689.54 18" Inv (SE) = 682.50 24" Inv (E) = 682.86 30" Inv (W) = 682.86	Storm Catch Basin #40444 Rim Elev. = 688.23
	Sanitary Manhole #30503 Rim Elev. = 694.89 8" Inv (E) = 684.21 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. = 680.01 (NAVD83)
Grounded square on South side of right pole base on the West side of VanHorn 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. = 686.44 (NAVD83)
NE flange bolt under "E" on hydrant (1.4' above ground level), located on South side of VanHorn building, South of doors "10" and "11", West of door "E2", 21' North of concrete drive, South of fenced-in basketball hoop.

BENCHMARK #30080 ELEV. = 681.39 (NAVD83)
NE flange bolt under "E" on hydrant (1.4' above ground level), located on Southeast side of VanHorn building, 4' East of edge of asphalt drive headed to door "C12".



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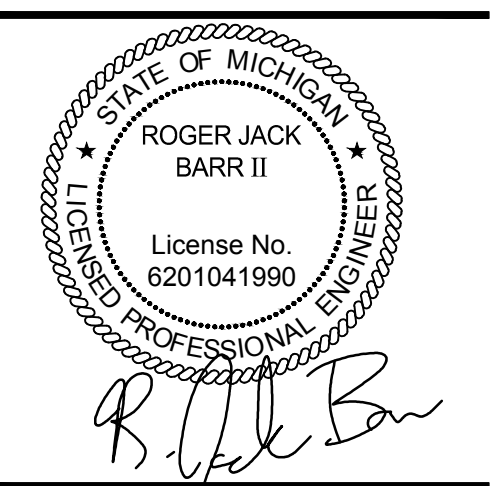
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Sheet Title
EXISTING SITE
CONDITIONS PLAN

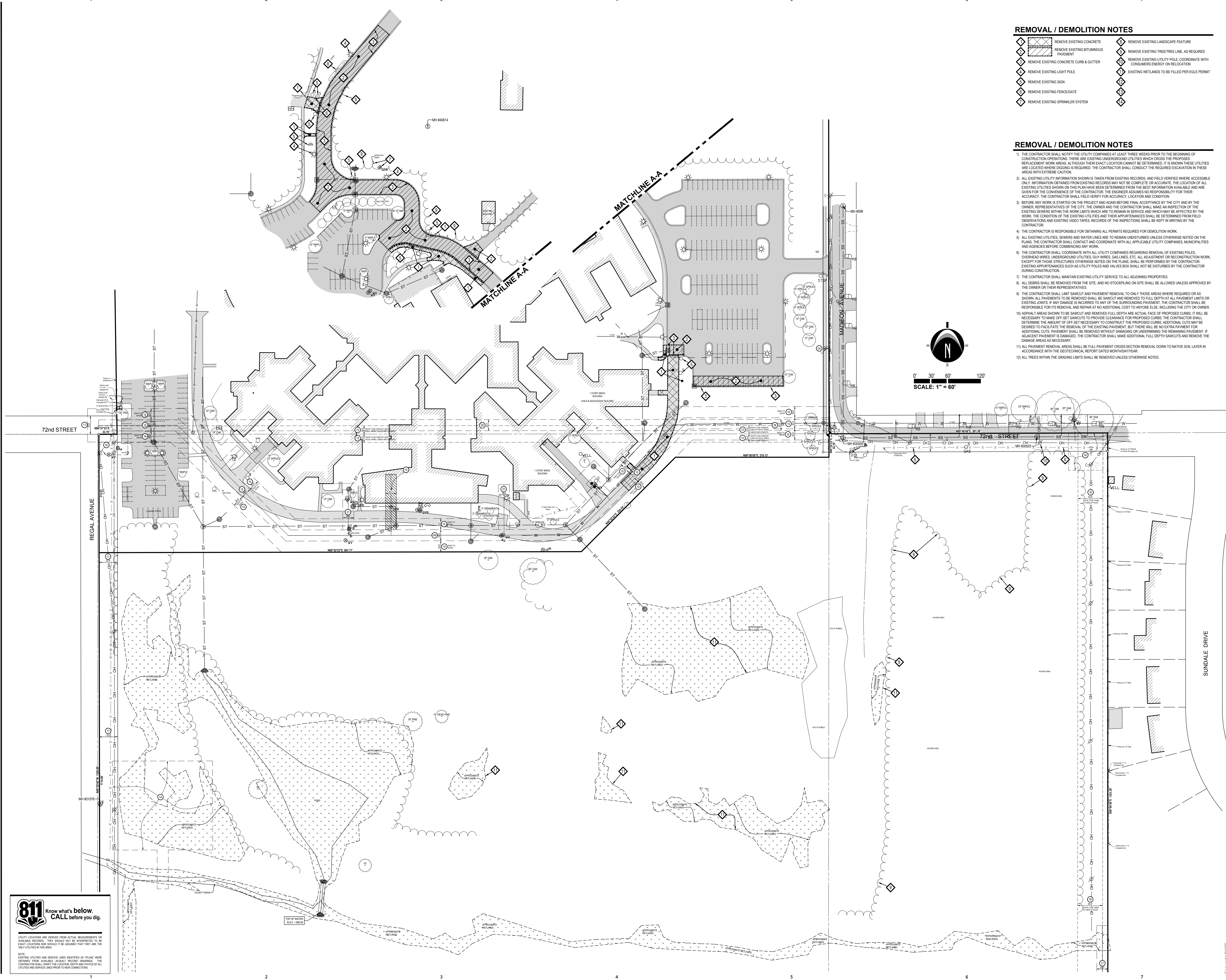
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REMOVAL / DEMOLITION NOTES

- | | |
|--|--|
| REMOVE EXISTING CONCRETE PAVEMENT | REMOVE EXISTING LANDSCAPE FEATURE |
| REMOVE EXISTING CONCRETE CURB & GUTTER | REMOVE EXISTING TREE/TREE LINE, AS REQUIRED |
| REMOVE EXISTING LIGHT POLE | REMOVE EXISTING UTILITY POLE, COORDINATE WITH CONSUMERS ENERGY ON RELOCATION |
| REMOVE EXISTING SIGN | EXISTING WETLANDS TO BE FILLED PER EGLE PERMIT |
| REMOVE EXISTING FENCE/GATE | |
| REMOVE EXISTING SPRINKLER SYSTEM | |

REMOVAL / DEMOLITION NOTES

- 1) 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.
- 2) 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.
- 3) 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.
- 4) THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION WORK.
- 5) 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.
- 6) 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.
- 7) THE CONTRACTOR SHALL MAINTAIN EXISTING UTILITY SERVICE TO ALL ADJOINING PROPERTIES.
- 8) ALL DEBRIS SHALL BE REMOVED FROM THE SITE, AND NO STOCKPILING ON SITE SHALL BE ALLOWED UNLESS APPROVED BY THE OWNER OR THEIR REPRESENTATIVES.
- 9) 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.
- 10) ASPHALT AREAS SHOWN TO BE SAWCUT AND REMOVED 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 IF THERE WILL BE 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.
- 11) 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.
- 12) ALL TREES WITHIN THE GRADING LIMITS SHALL BE REMOVED UNLESS OTHERWISE NOTED.

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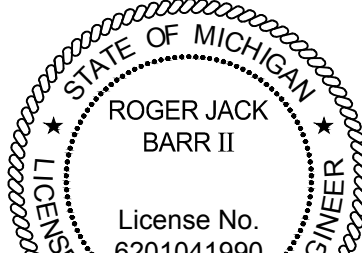
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R. Jackson Barr II

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Sheet Title
**SITE DEMOLITION &
REMOVALS PLAN**

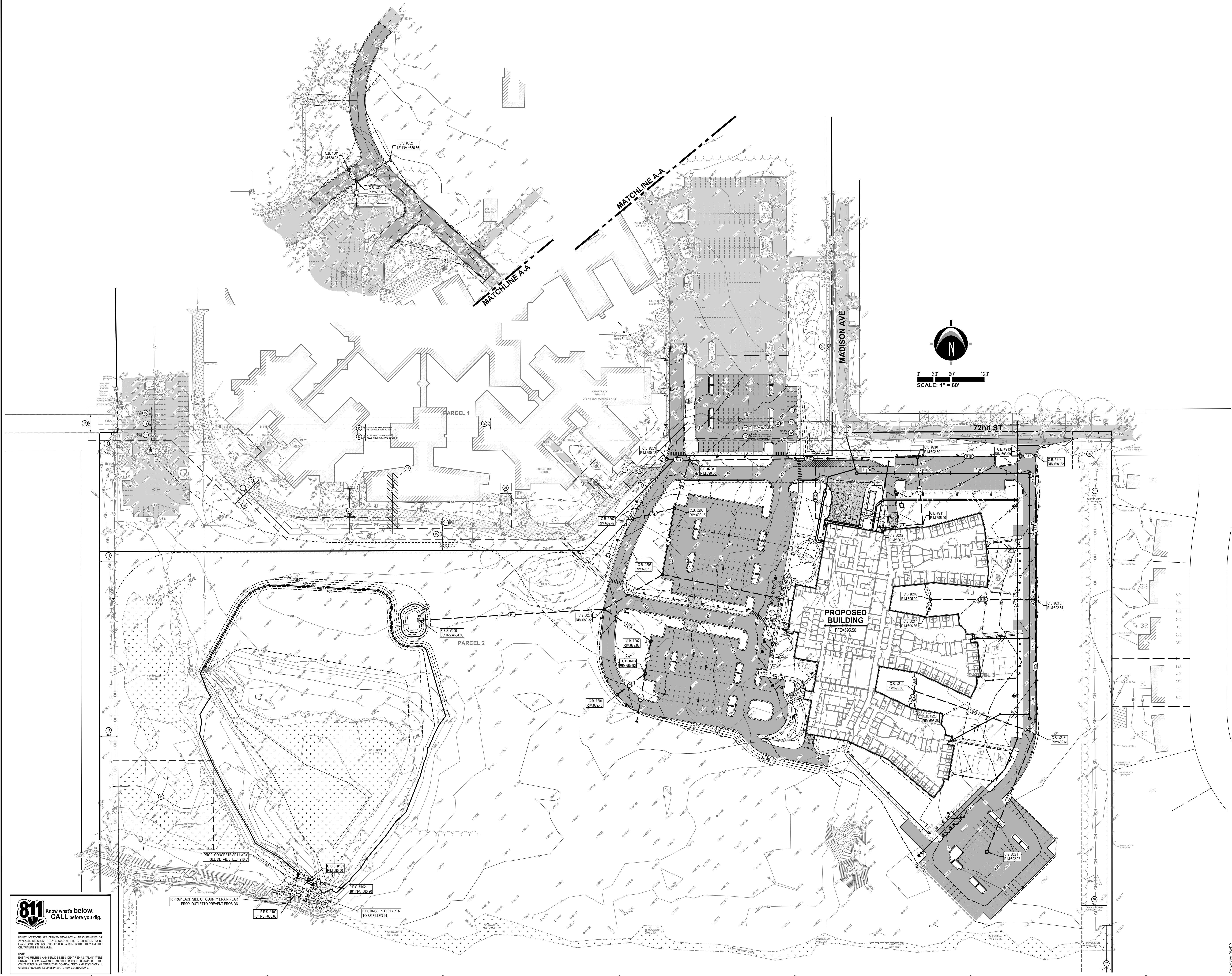
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NOTES:
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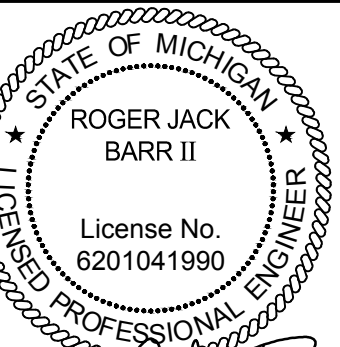
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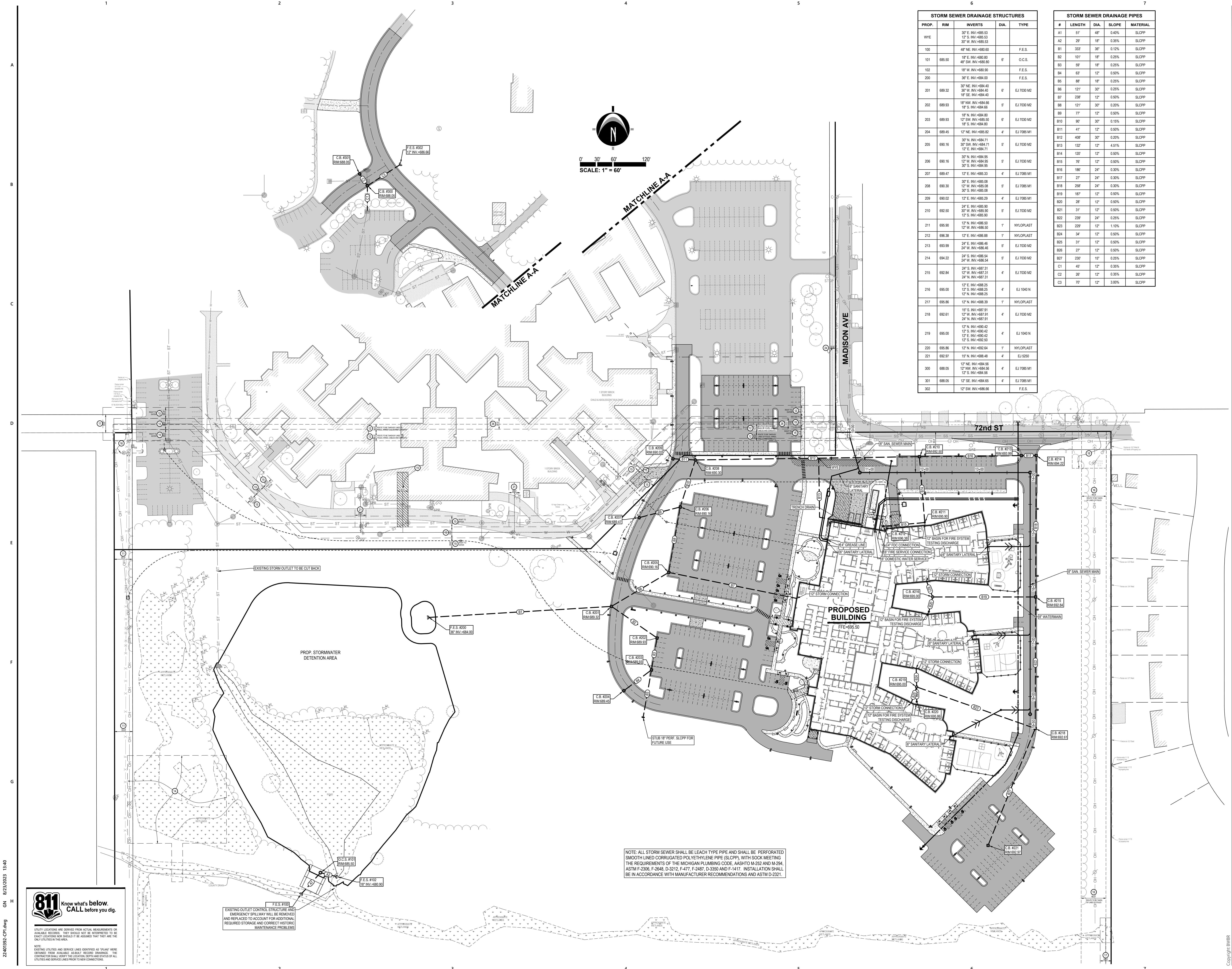
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GRADING AND SESC

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STORM SEWER DRAINAGE STRUCTURES				
PROP.	RIM	INVERTS	DIA.	TYPE
WYE		30" E. INV.=685.53 12" S. INV.=685.53 30" W. INV.=685.53		
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 36" W. INV.=684.40 18" SE. INV.=684.40	6"	EJ 7030 M2
202	689.93	18" NW. INV.=684.56 18" S. INV.=684.66	5"	EJ 7030 M2
203	689.93	18" N. INV.=684.80 12" SW. INV.=685.50 18" S. INV.=684.80	6"	EJ 7030 M2
204	689.45	12" NE. INV.=685.82	4"	EJ 7085 M1
205	690.16	30" N. INV.=684.71 30" SW. INV.=684.71 12" E. INV.=684.71	5"	EJ 7030 M2
206	692.16	30" N. INV.=684.95 12" W. INV.=684.95 30" S. INV.=684.95	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.=685.29	4"	EJ 7085 M1
210	692.50	24" E. INV.=685.90 30" W. INV.=685.90 12" S. INV.=685.90	5"	EJ 7030 M2
211	695.90	12" N. INV.=686.30 12" W. INV.=686.30	1"	NYLOPLAST
212	696.38	12" E. INV.=686.88	1"	NYLOPLAST
213	695.99	24" E. INV.=686.46 24" W. INV.=686.46	5"	EJ 7030 M2
214	694.22	24" S. INV.=686.54 24" W. INV.=686.54	5"	EJ 7030 M2
215	692.84	24" S. INV.=687.31 12" W. INV.=687.31 24" N. INV.=687.31	4"	EJ 7030 M2
216	695.00	12" E. INV.=688.25 12" S. INV.=688.25 12" N. INV.=688.25	4"	EJ 1040 N
217	695.86	12" N. INV.=688.39	1"	NYLOPLAST
218	692.61	15" S. INV.=687.91 12" W. INV.=687.91 24" N. INV.=687.91	4"	EJ 7030 M2
219	695.00	12" N. INV.=690.42 12" S. INV.=690.42 12" E. INV.=690.42	4"	EJ 1040 N
220	695.86	12" N. INV.=692.64	1"	NYLOPLAST
221	692.97	15" N. INV.=688.48	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%	SLCPP
A2	29'	18"	0.35%	SLCPP
B1	333'	36"	0.12%	SLCPP
B2	101'	18"	0.25%	SLCPP
B3	59'	18"	0.25%	SLCPP
B4	63'	12"	0.50%	SLCPP
B5	88'	18"	0.25%	SLCPP
B6	121'	30"	0.25%	SLCPP
B7	238'	12"	0.50%	SLCPP
B8	121'	30"	0.20%	SLCPP
B9	77'	12"	0.50%	SLCPP
B10	90'	30"	0.15%	SLCPP
B11	41'	12"	0.50%	SLCPP
B12	408'	30"	0.20%	SLCPP
B13	132'	12"	4.51%	SLCPP
B14	127'	12"	0.50%	SLCPP
B15	76'	12"	0.50%	SLCPP
B16	188'	24"	0.35%	SLCPP
B17	27'	24"	0.35%	SLCPP
B18	258'	24"	0.35%	SLCPP
B19	187'	12"	0.50%	SLCPP
B20	28'	12"	0.50%	SLCPP
B21	31'	12"	0.50%	SLCPP
B22	239'	24"	0.25%	SLCPP
B23	229'	12"	1.10%	SLCPP
B24	34'	12"	0.50%	SLCPP
B25	31'	12"	0.50%	SLCPP
B26	27'	12"	0.50%	SLCPP
B27	230'	18"	0.25%	SLCPP
C1	45'	12"	0.35%	SLCPP
C2	26'	12"	0.35%	SLCPP
C3	70'	12"	3.00%	SLCPP

PINE REST
PEDIATRIC
BEHAVIORAL
HEALTH CENTER OF
EXCELLENCE

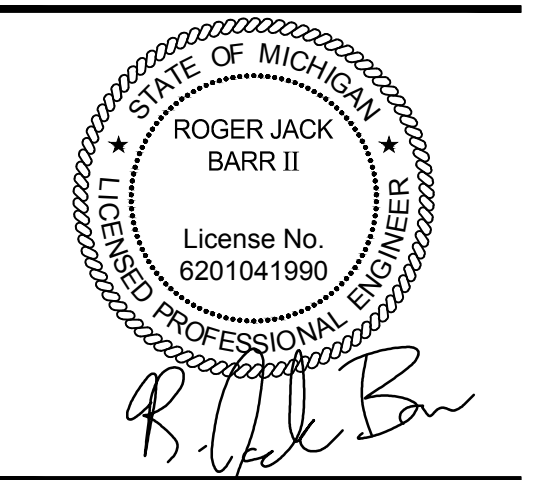
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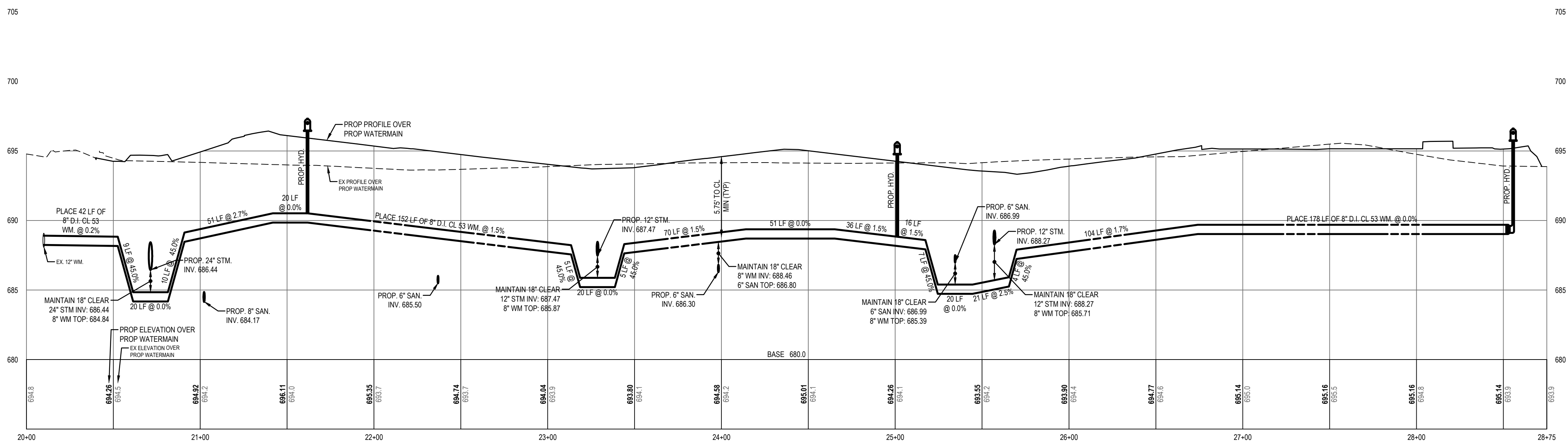
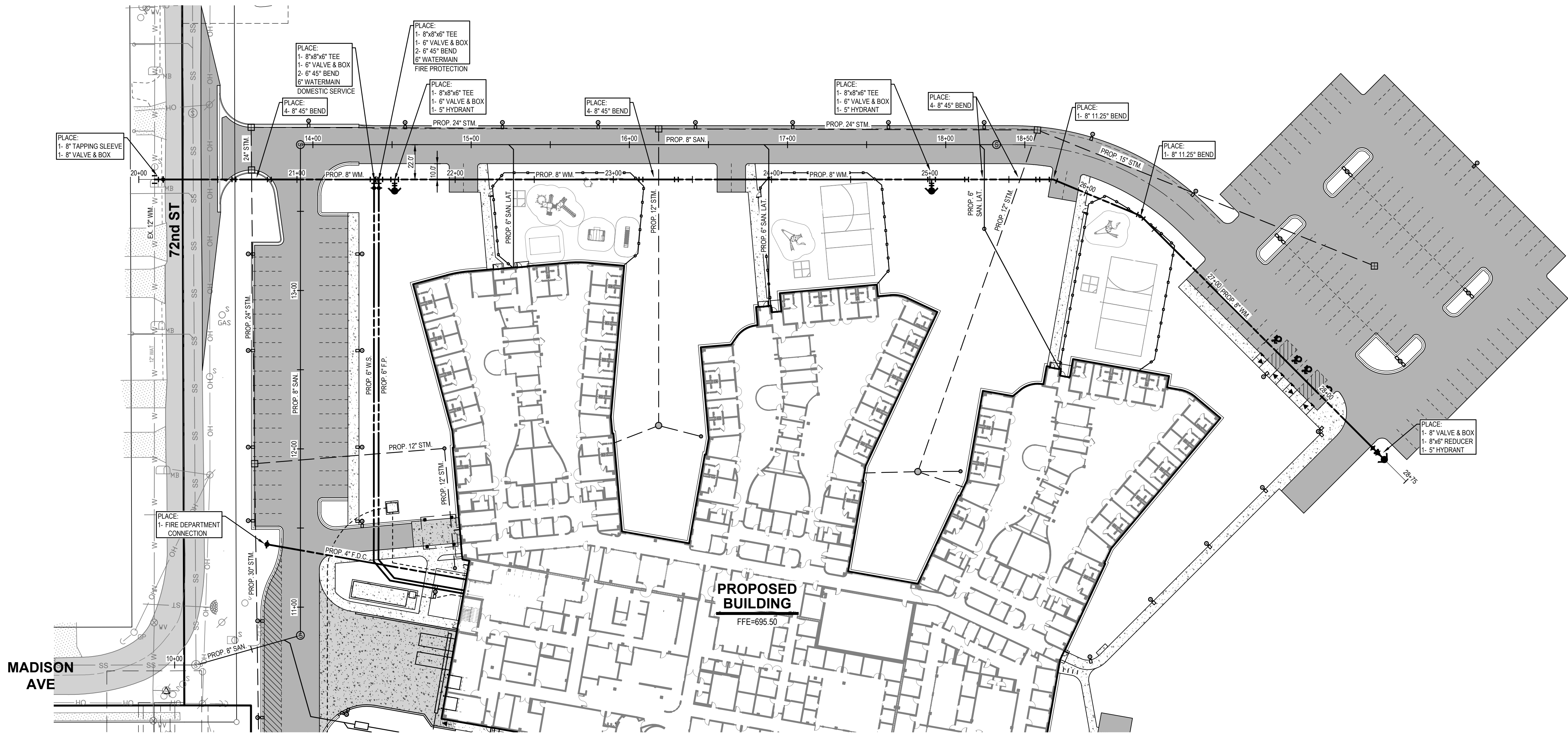
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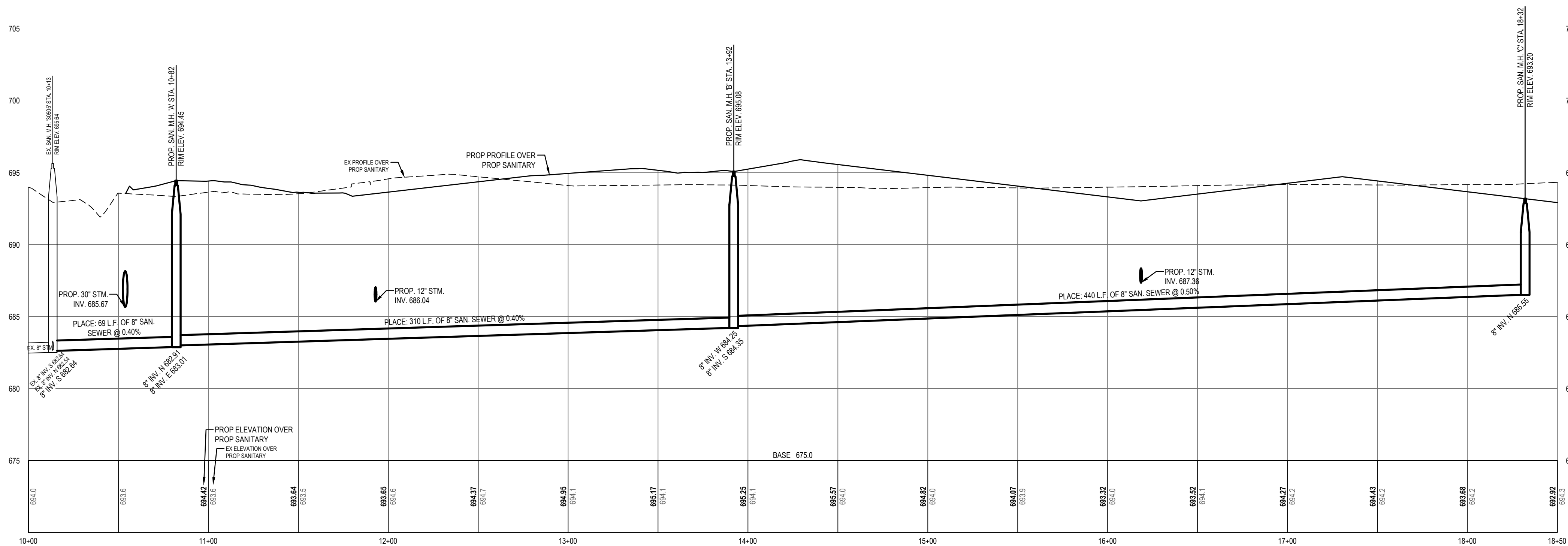
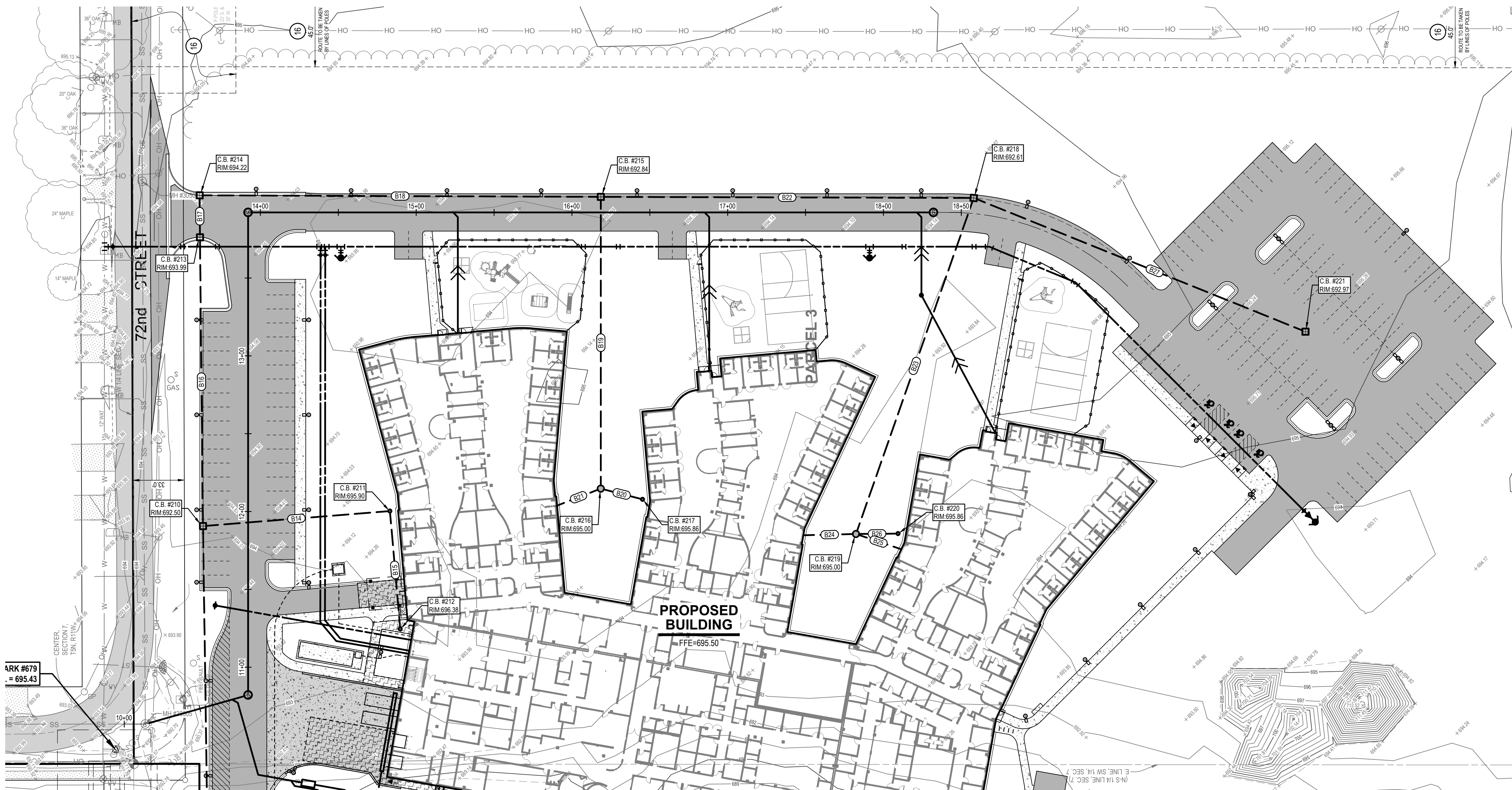
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Sheet Title
**PUBLIC WATERMAIN
PLAN & PROFILE**

Sheet No.

200.1CU





PINE REST
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BEHAVIORAL
HEALTH CENTER OF
EXCELLENCE

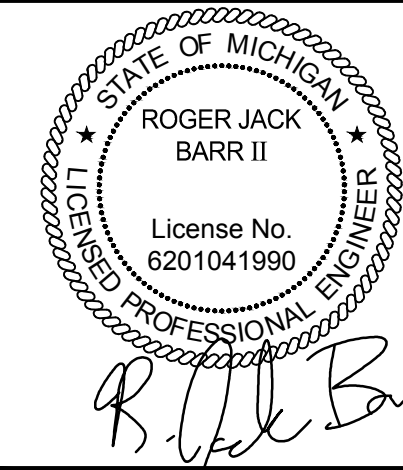
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Keyplan

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Sheet Title
**PUBLIC SANITARY
SEWER PLAN &
PROFILE**

Sheet No.

200.2CU

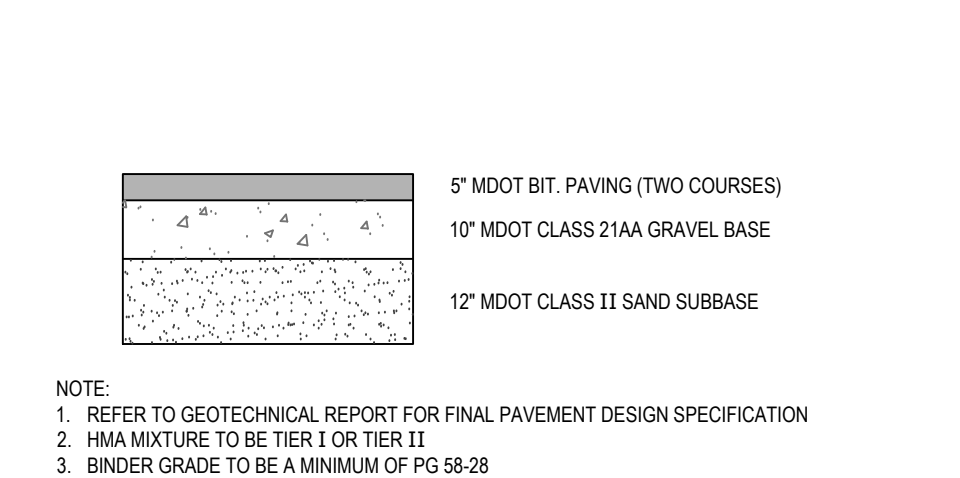
811

Know what's below.
CALL before you dig.

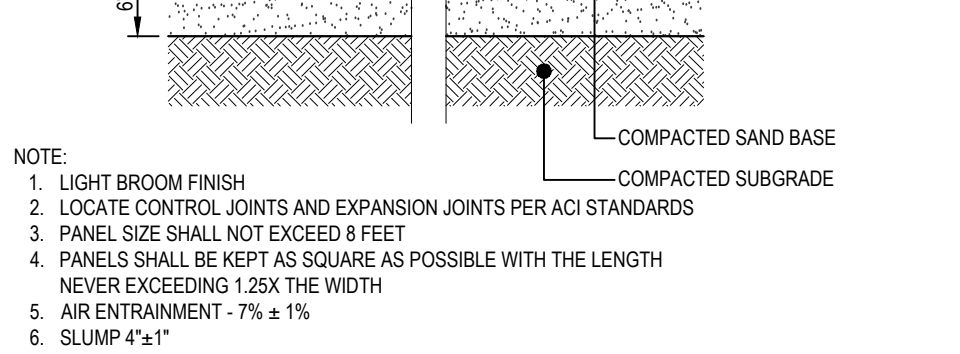
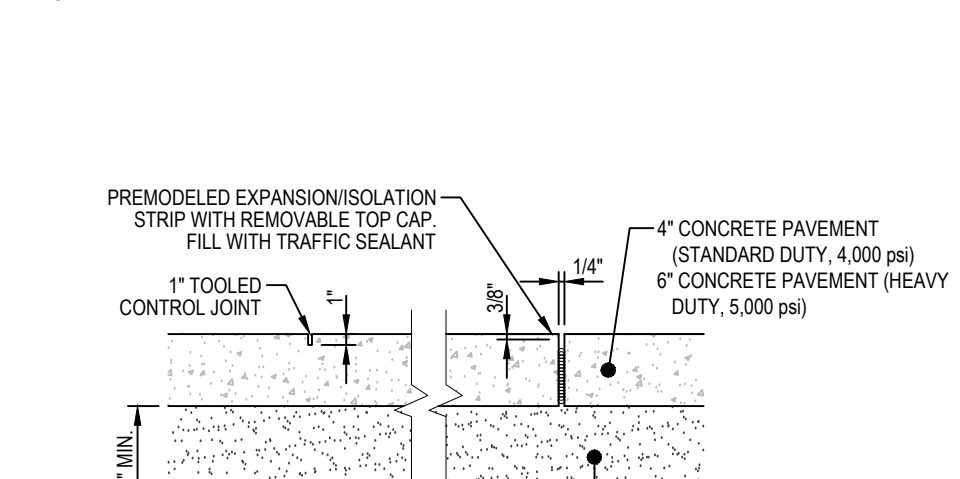
UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE:
EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE DERIVED FROM AVAILABLE RECORDS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO ANY CONNECTIONS.

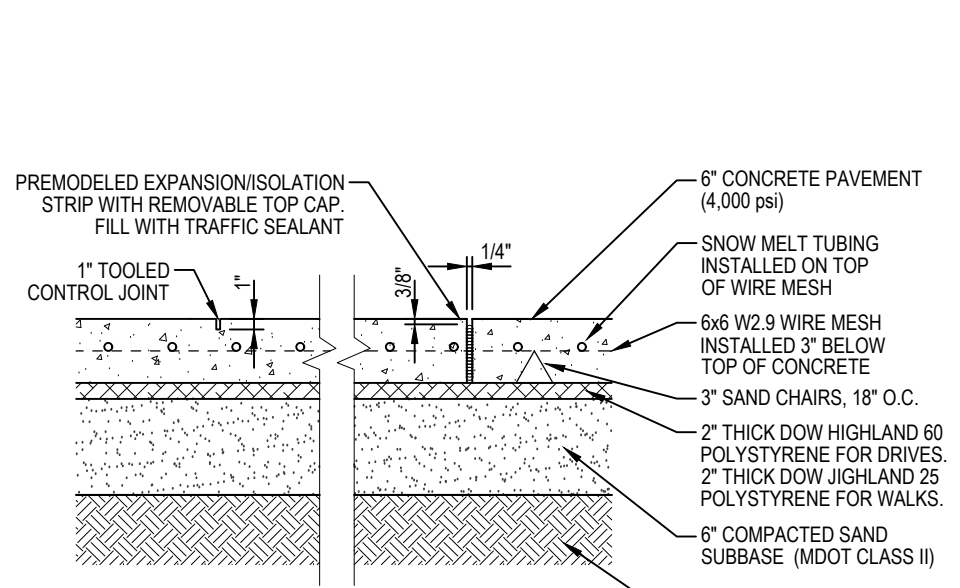
STANDARD DUTY BITUMINOUS PAVEMENT CROSS SECTION DETAIL



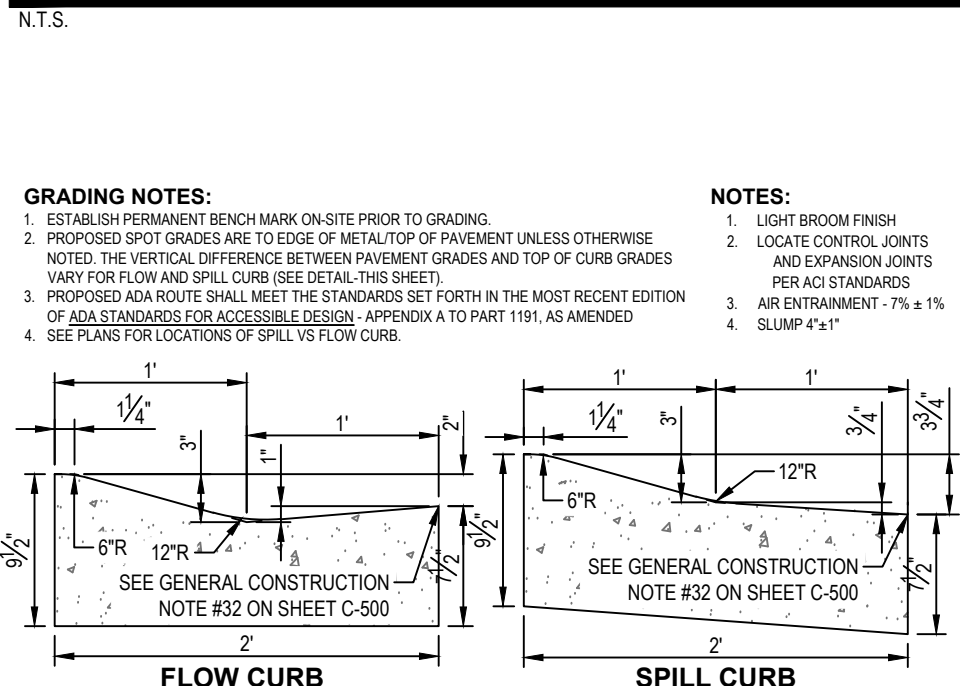
HEAVY DUTY BITUMINOUS PAVEMENT CROSS SECTION DETAIL



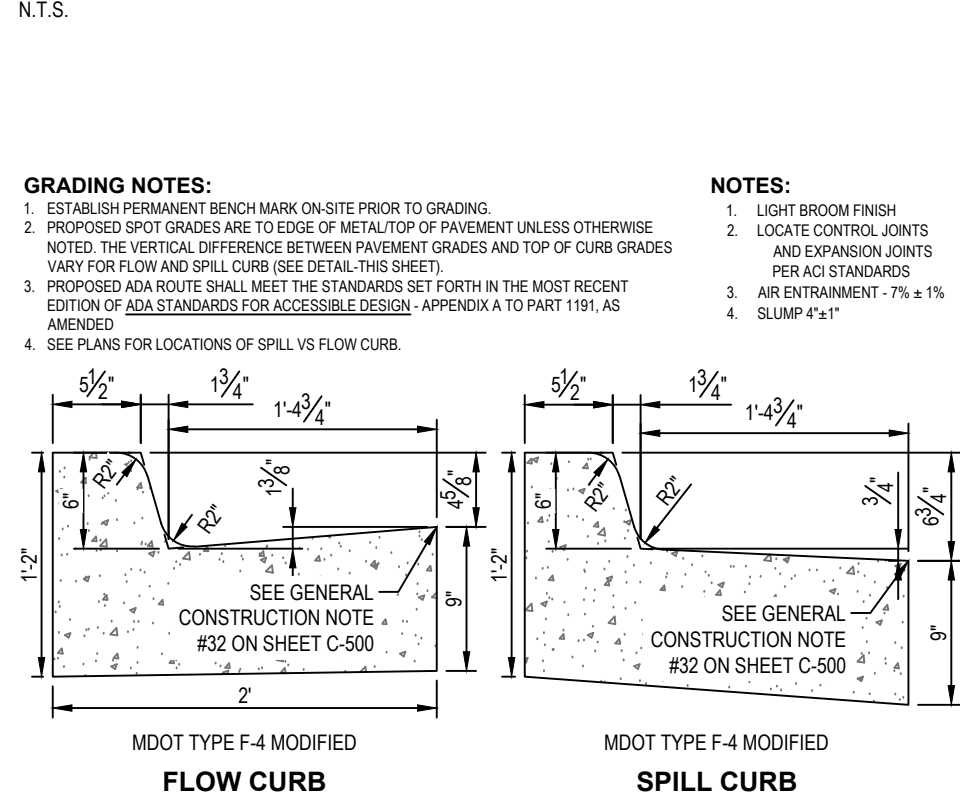
CONCRETE PAVEMENT DETAIL



CONCRETE PAVEMENT WITH SNOWMELT DETAIL

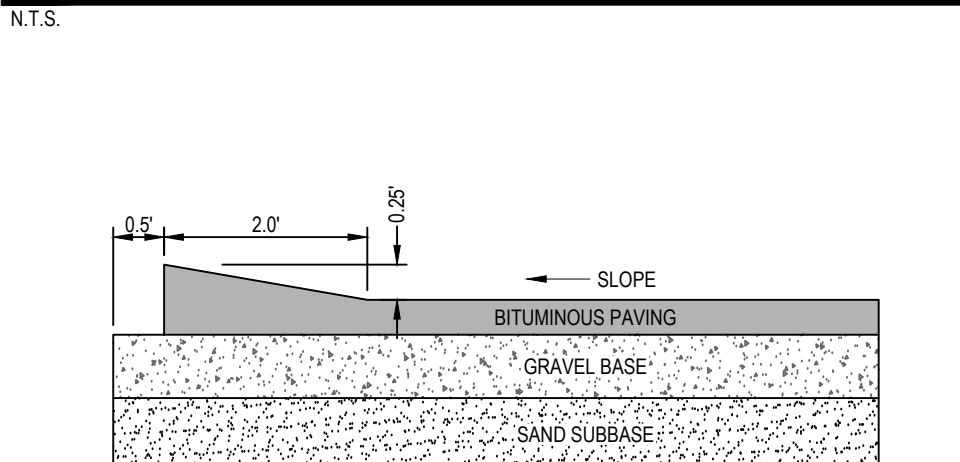


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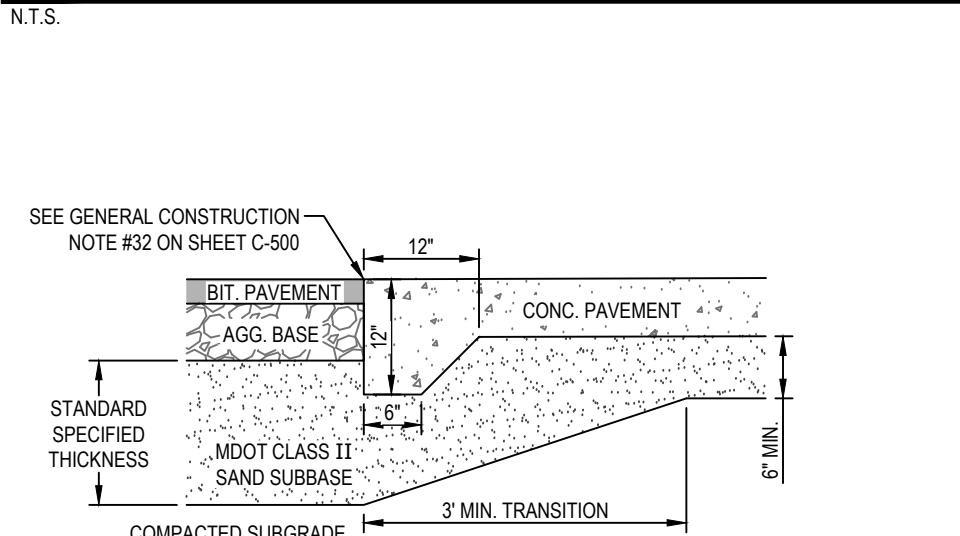


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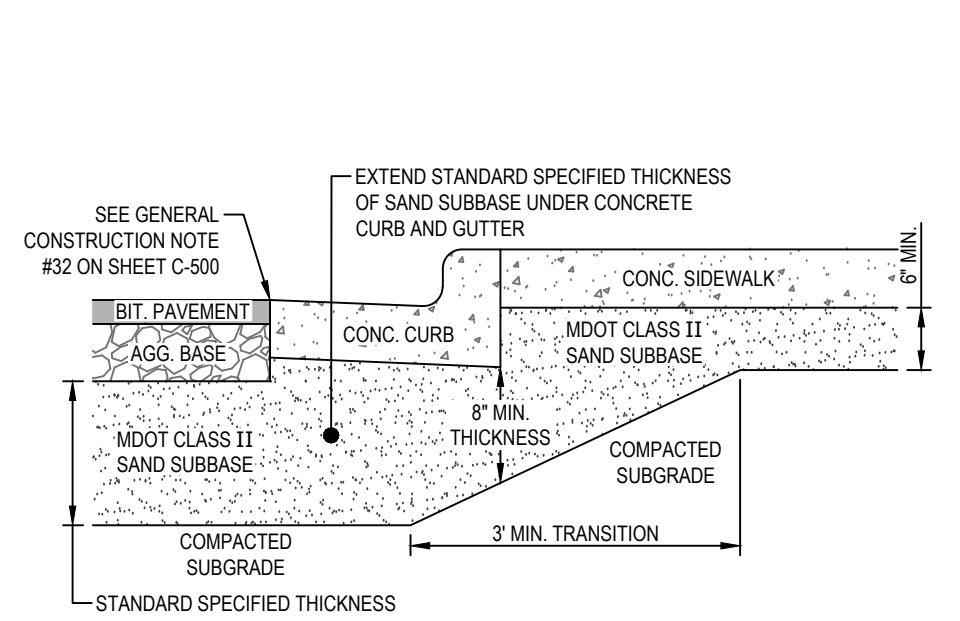
BUILDING PERIMETER MAINTENANCE STRIP DETAIL



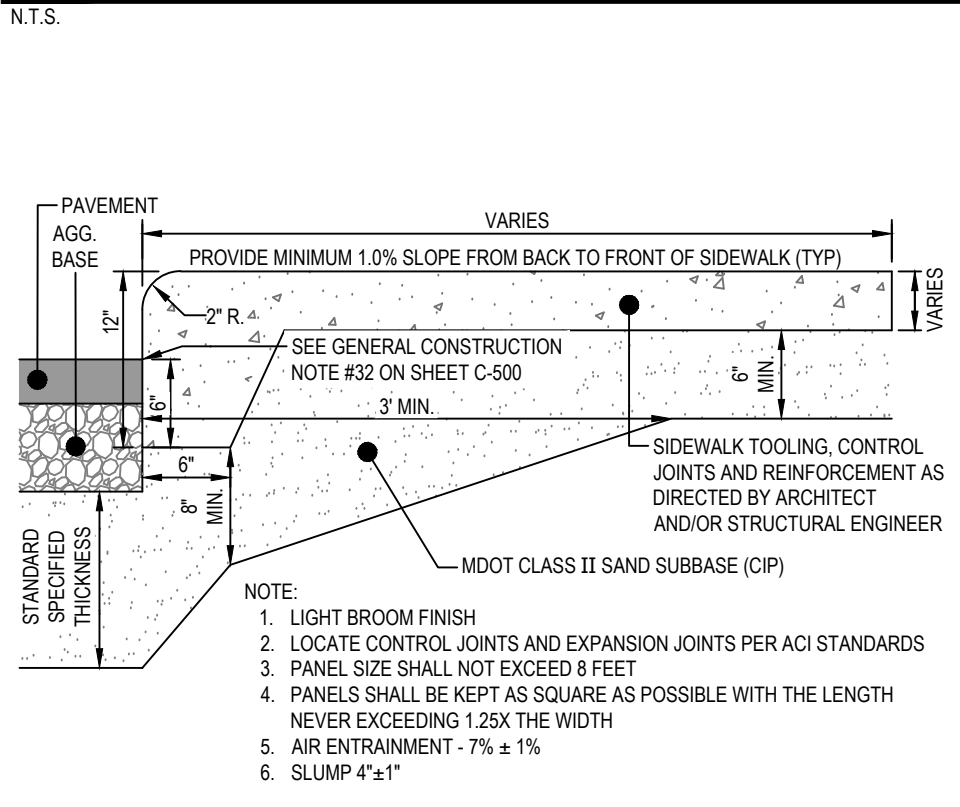
PRIVATE ROAD & SITE BITUMINOUS VALLEY GUTTER DETAIL



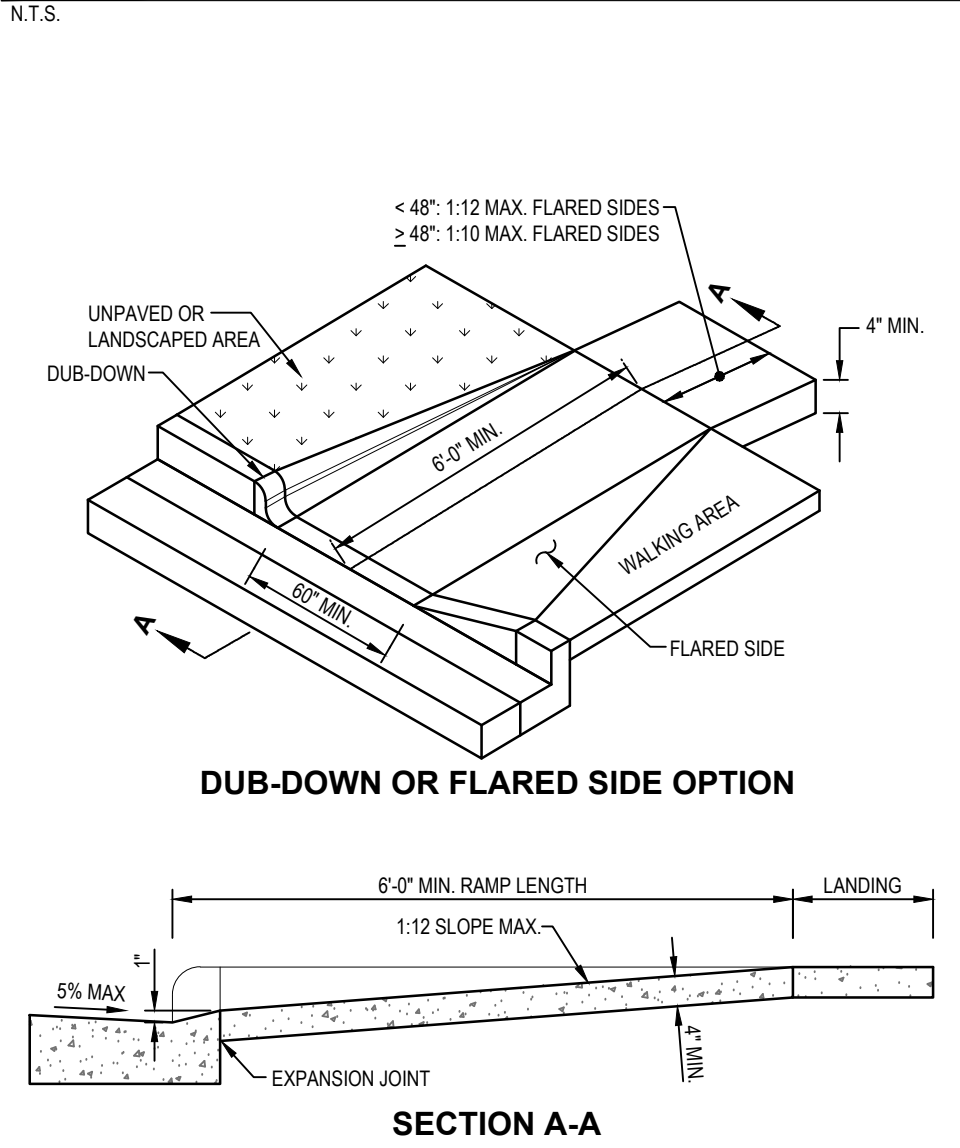
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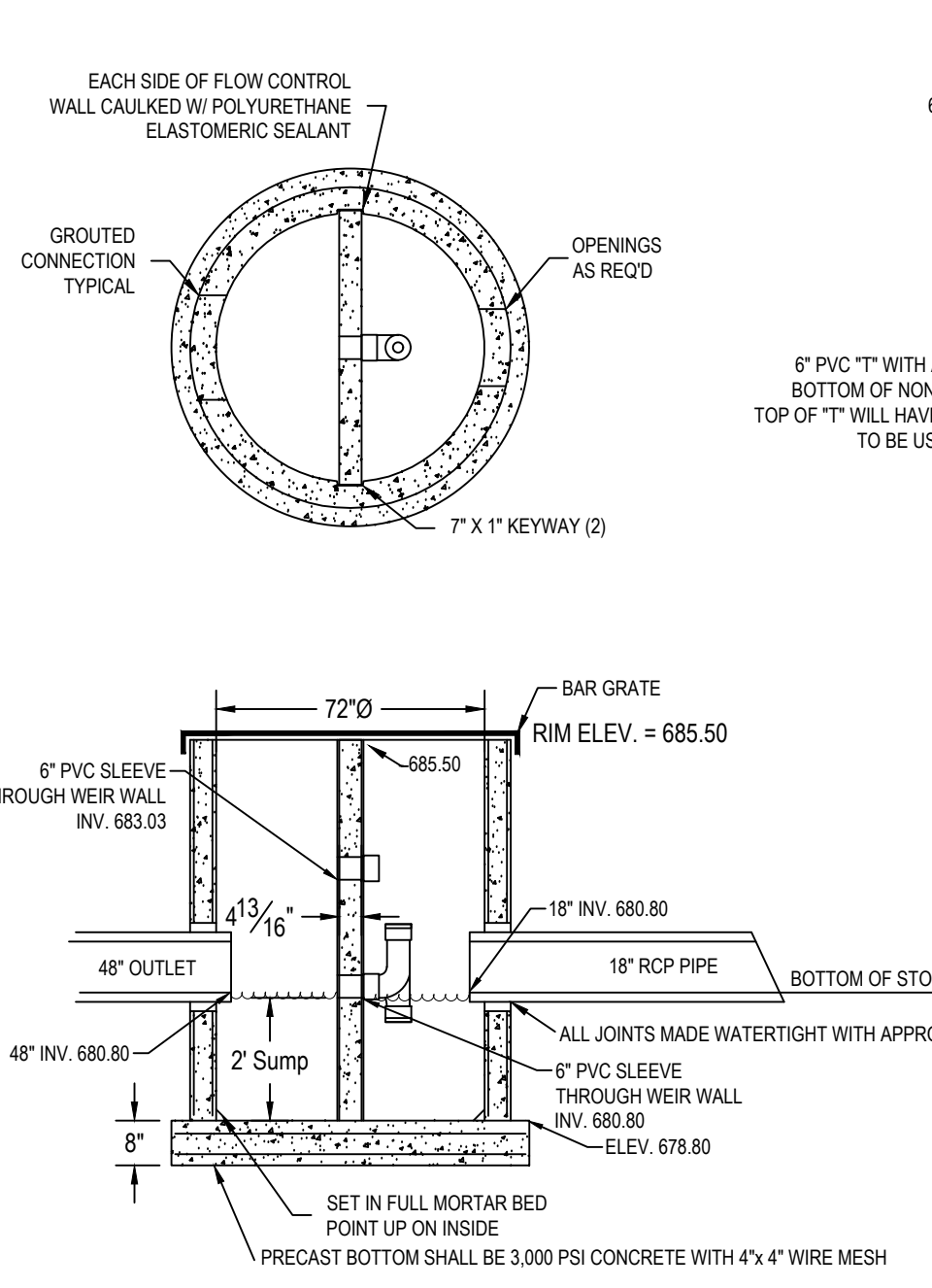
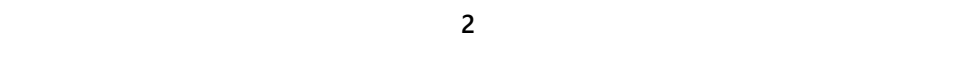
PAVEMENT SUBBASE TRANSITION DETAIL B



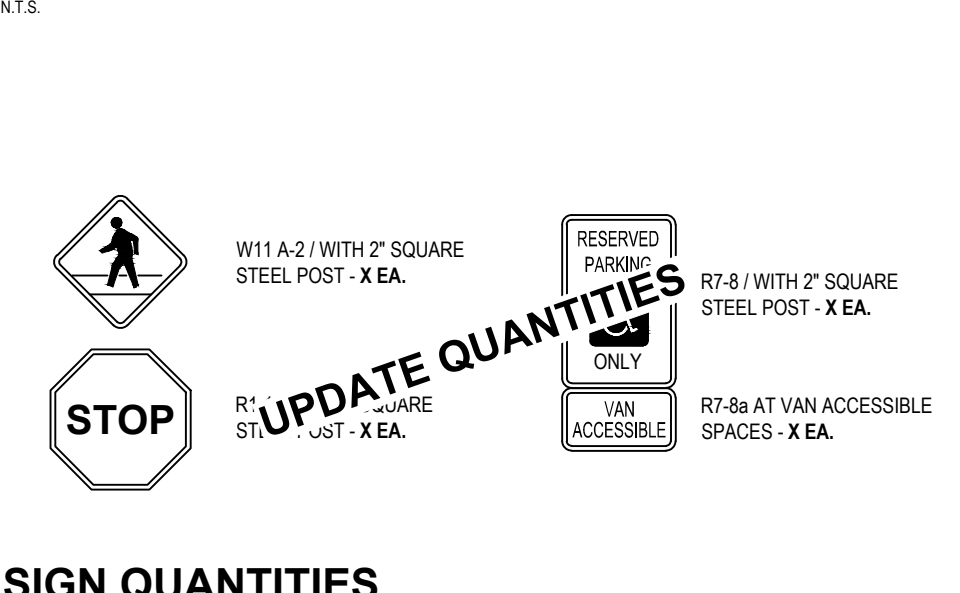
INTEGRAL CURB AND WALK DETAIL



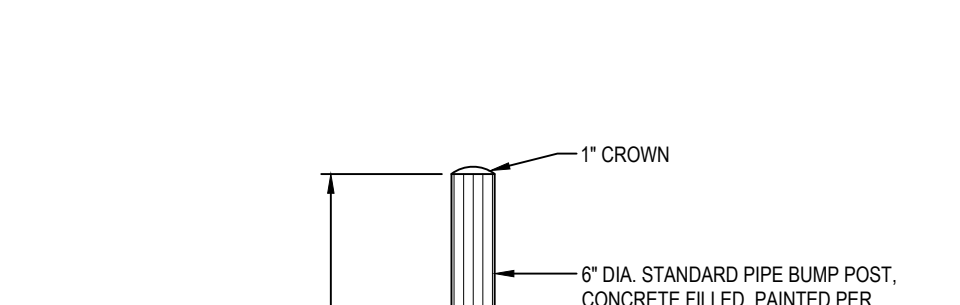
SIDEWALK CURB RAMP DETAIL



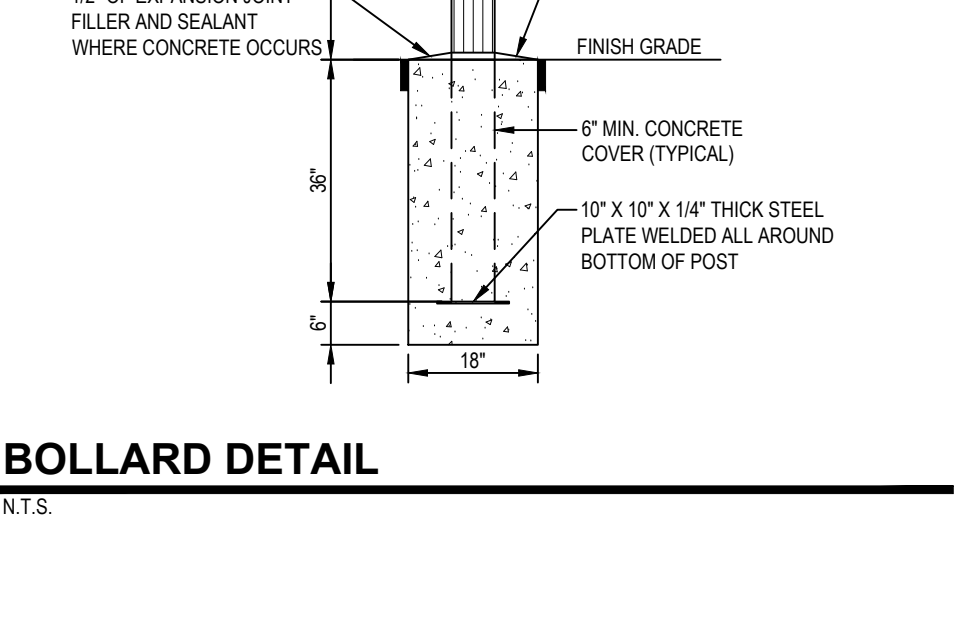
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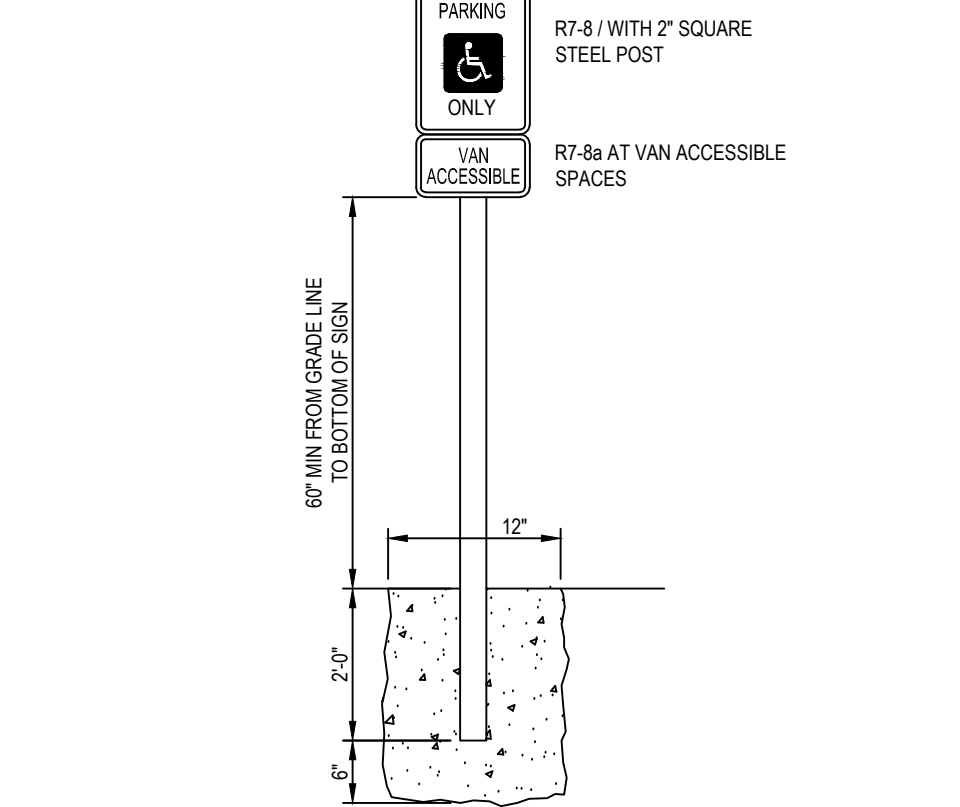
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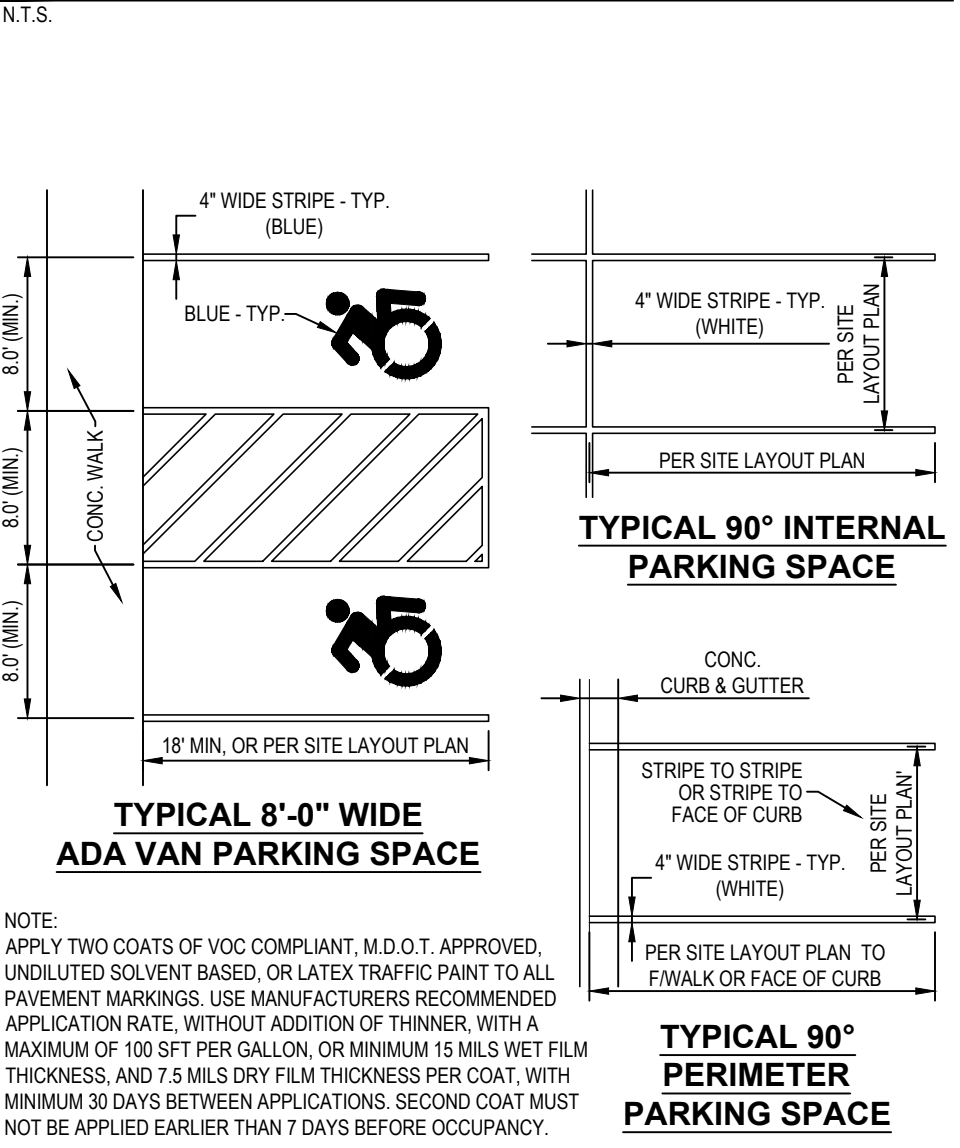
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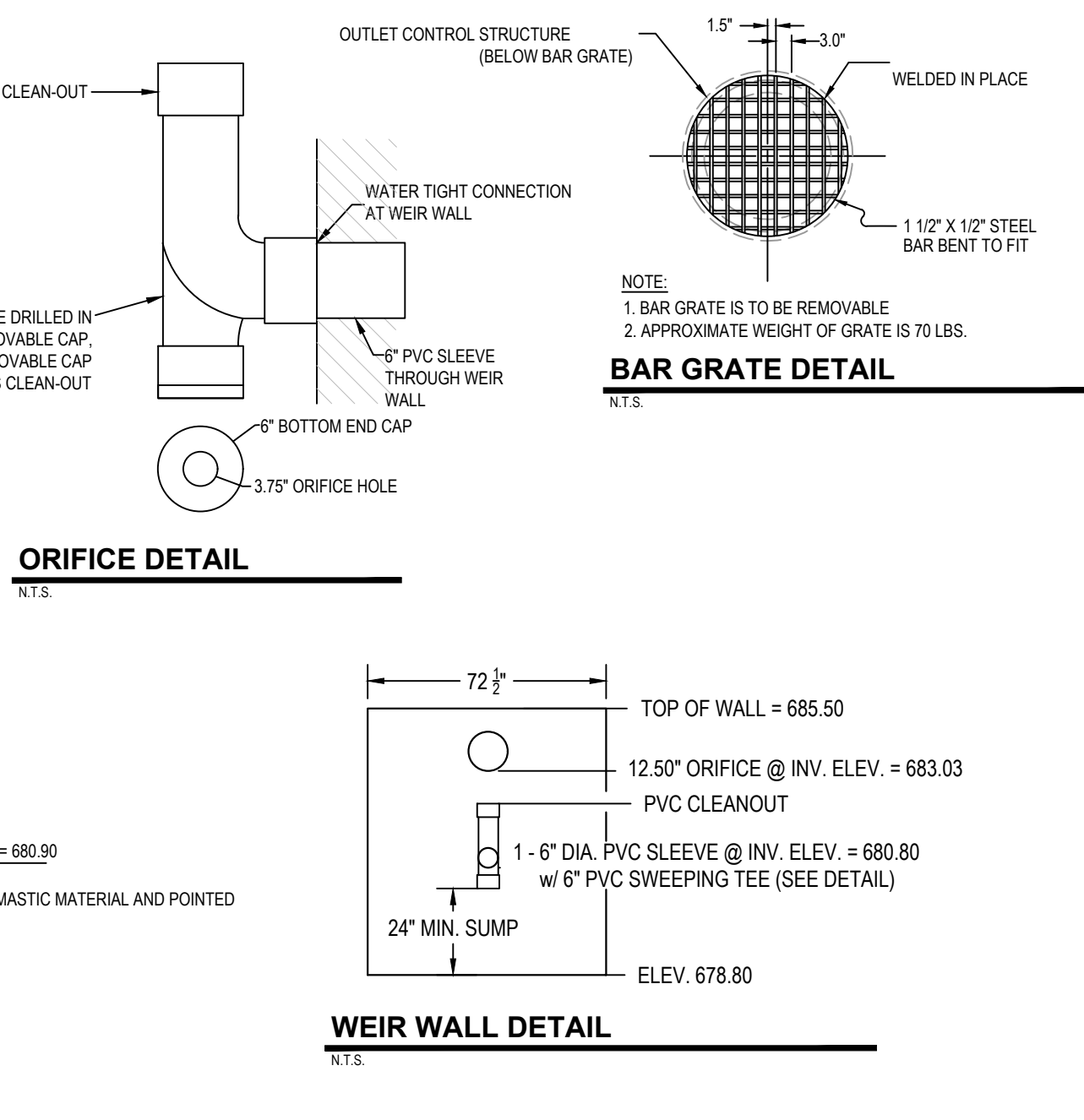
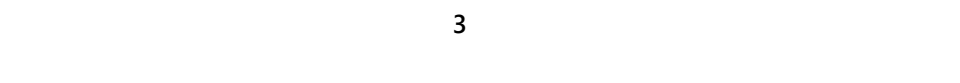
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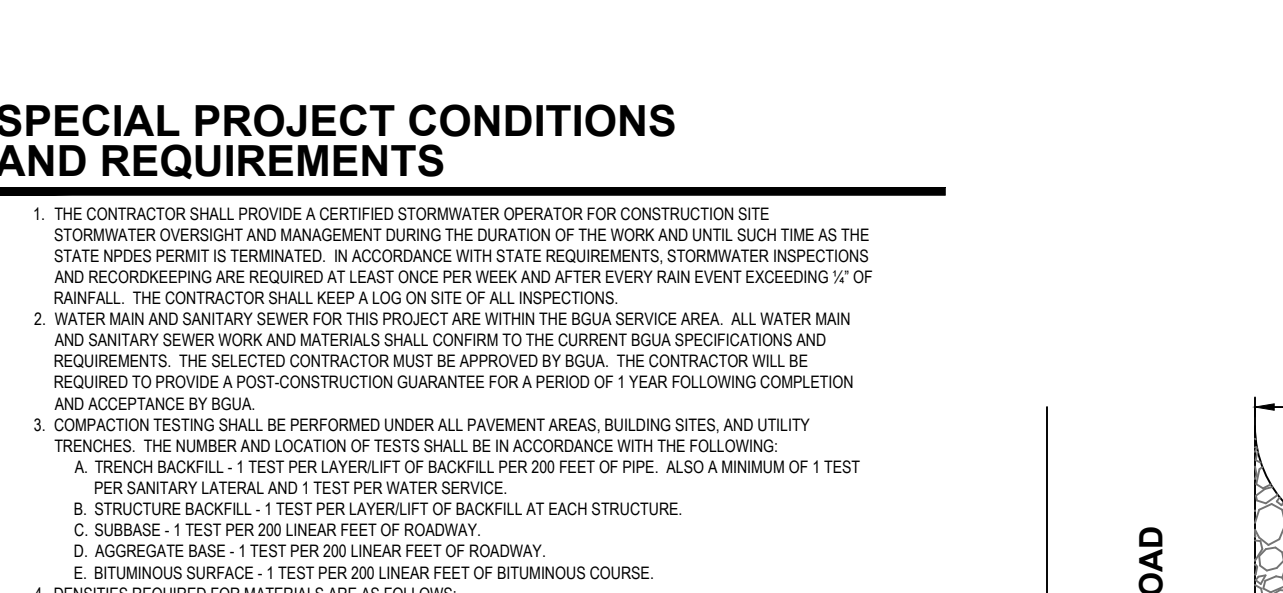
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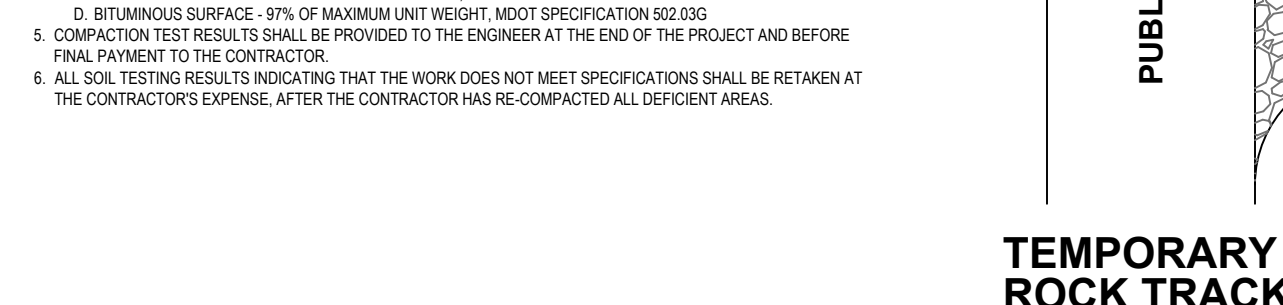
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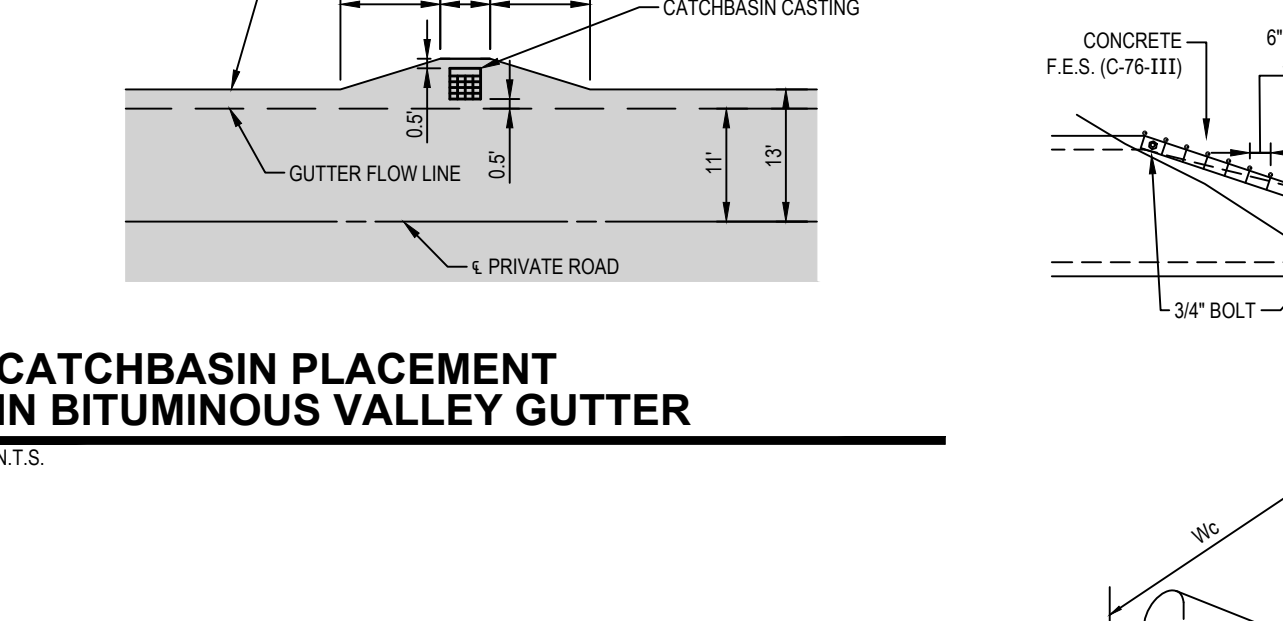
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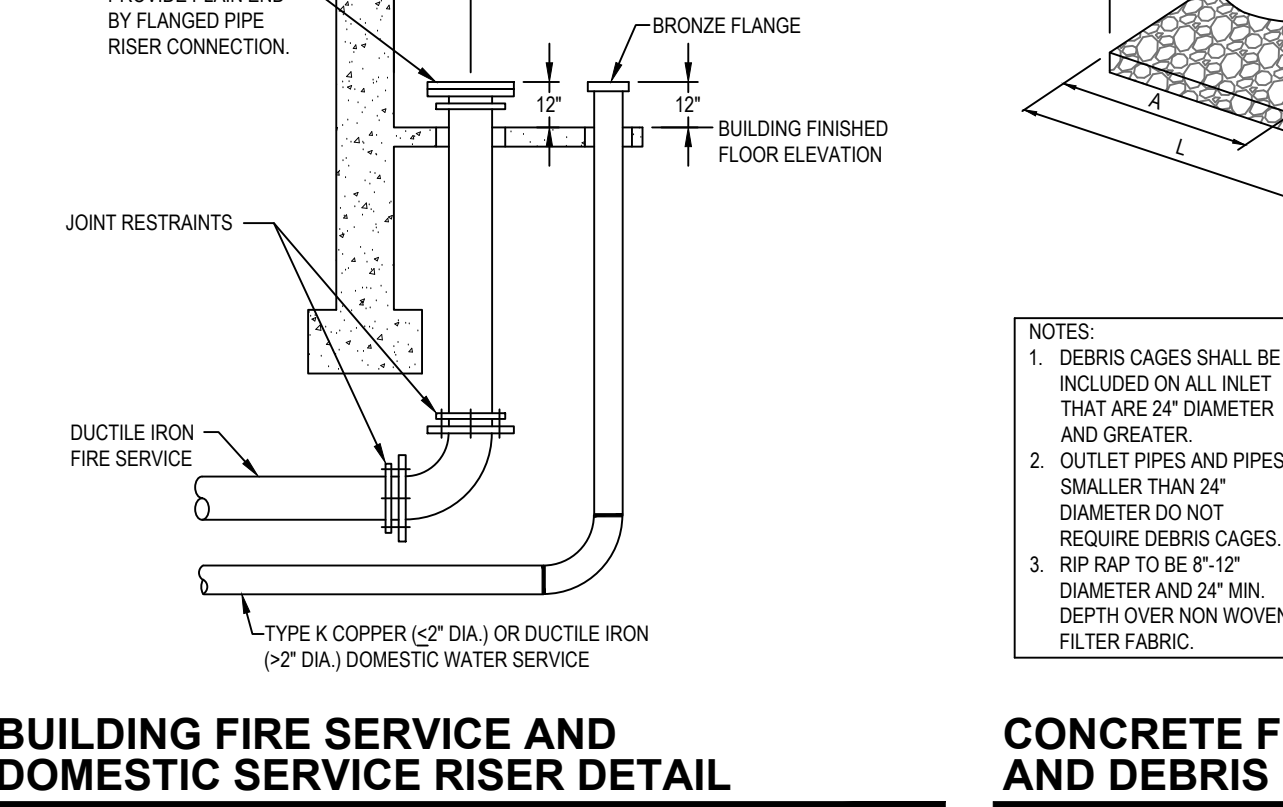
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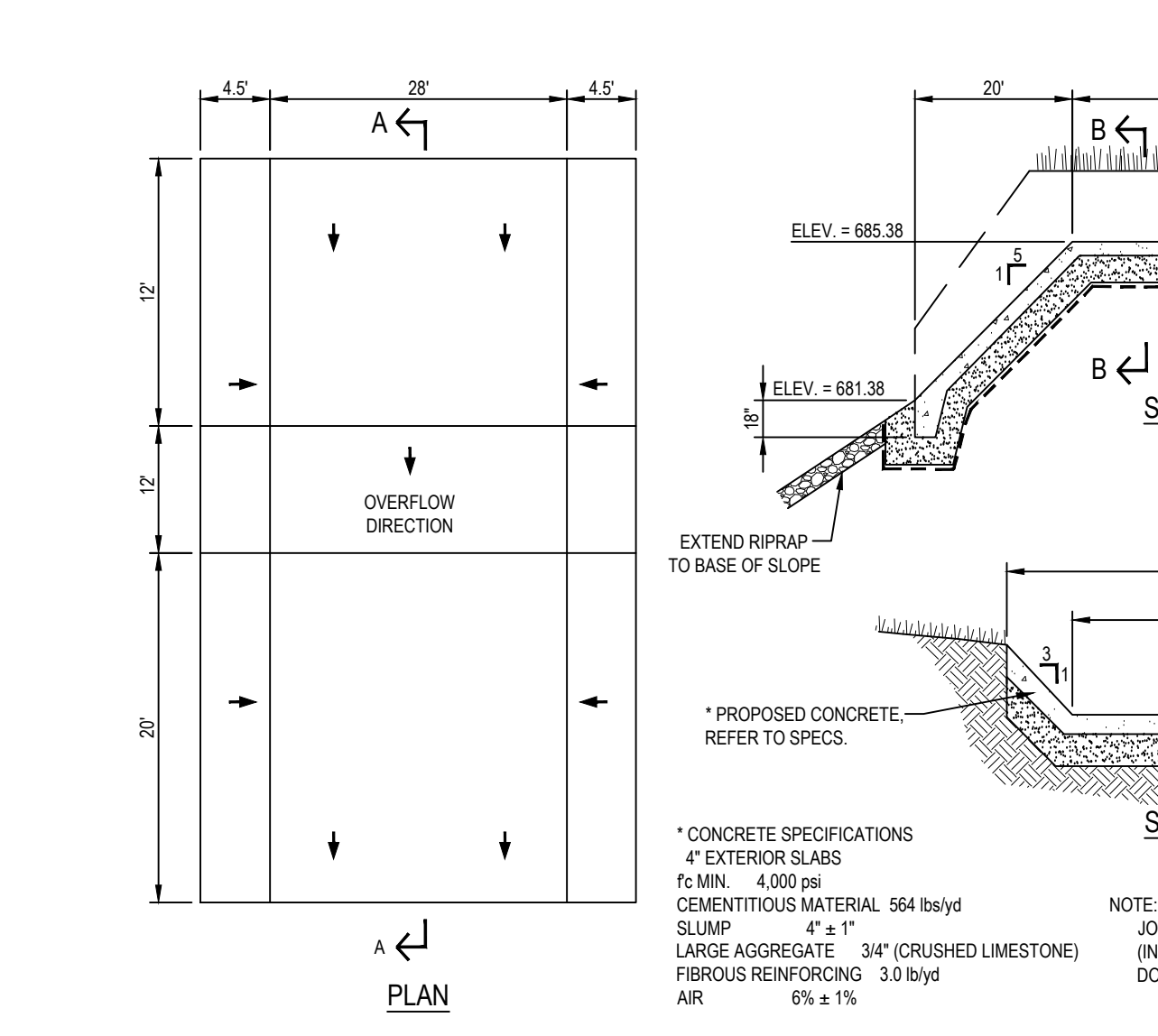
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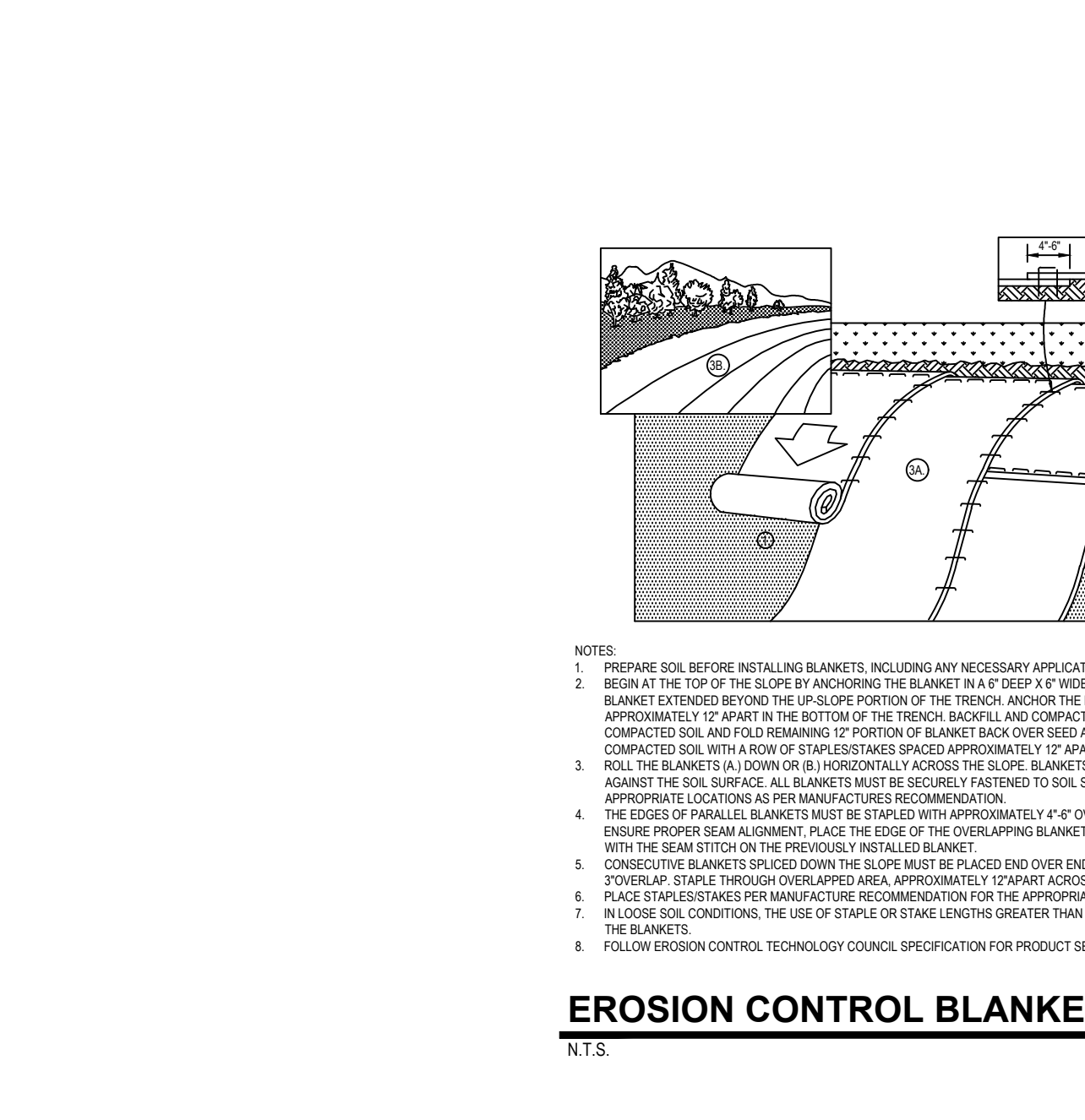
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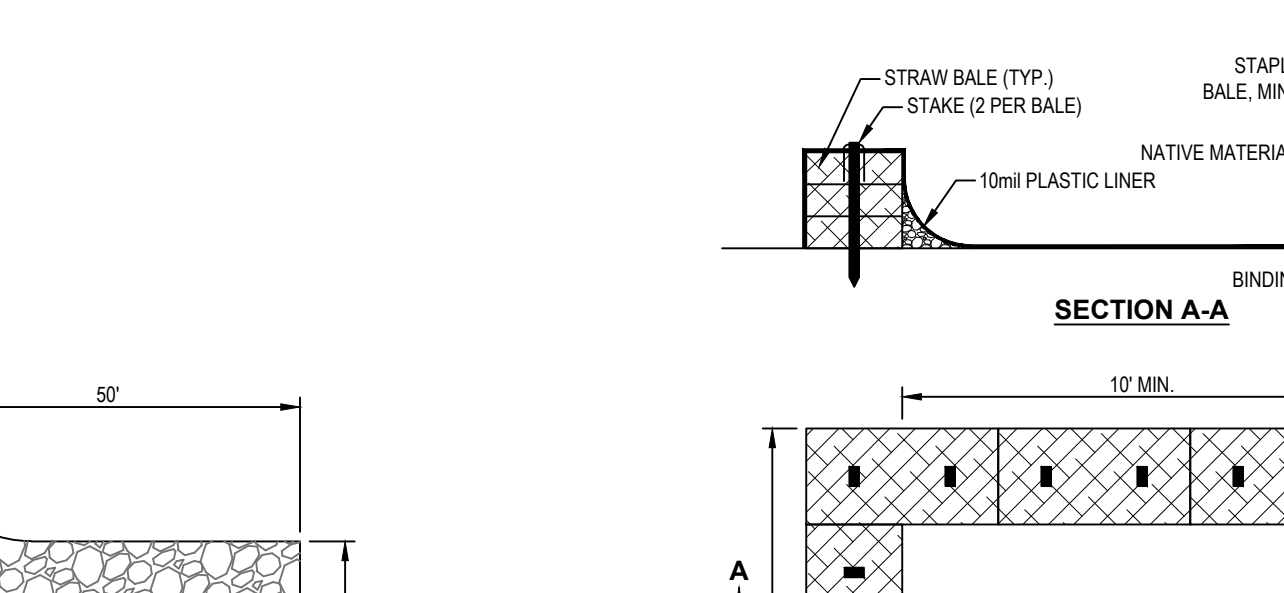
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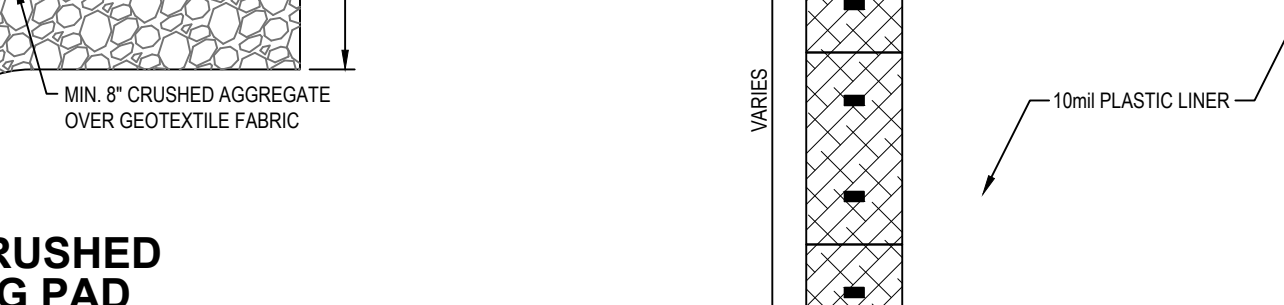
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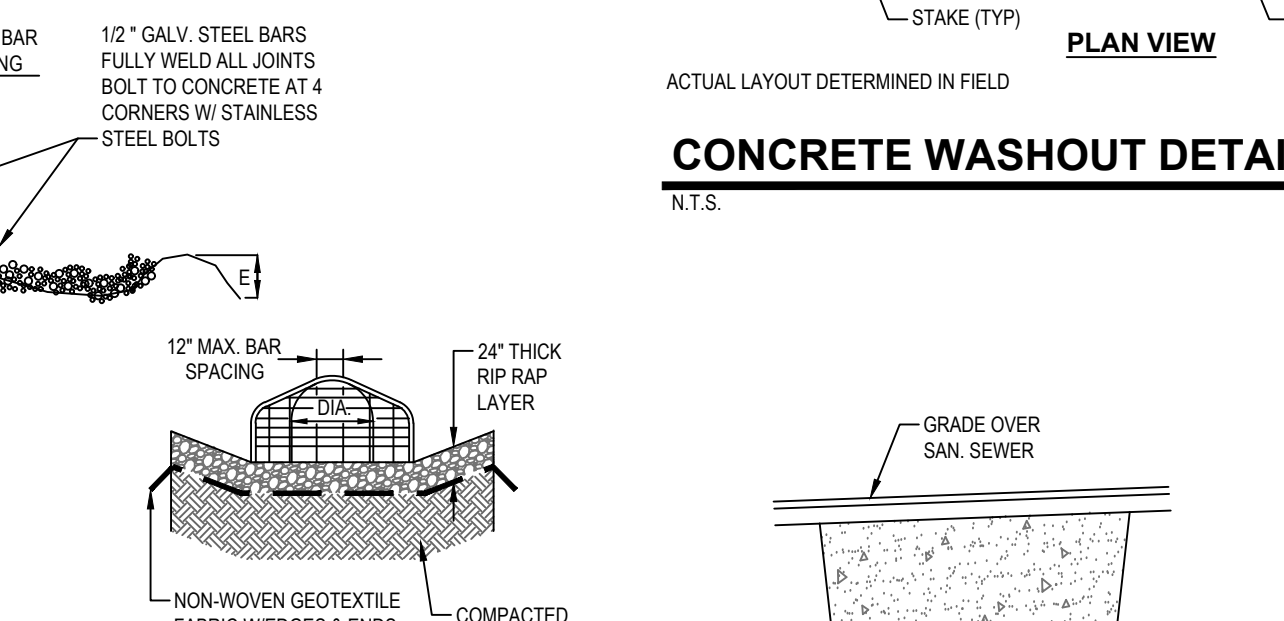
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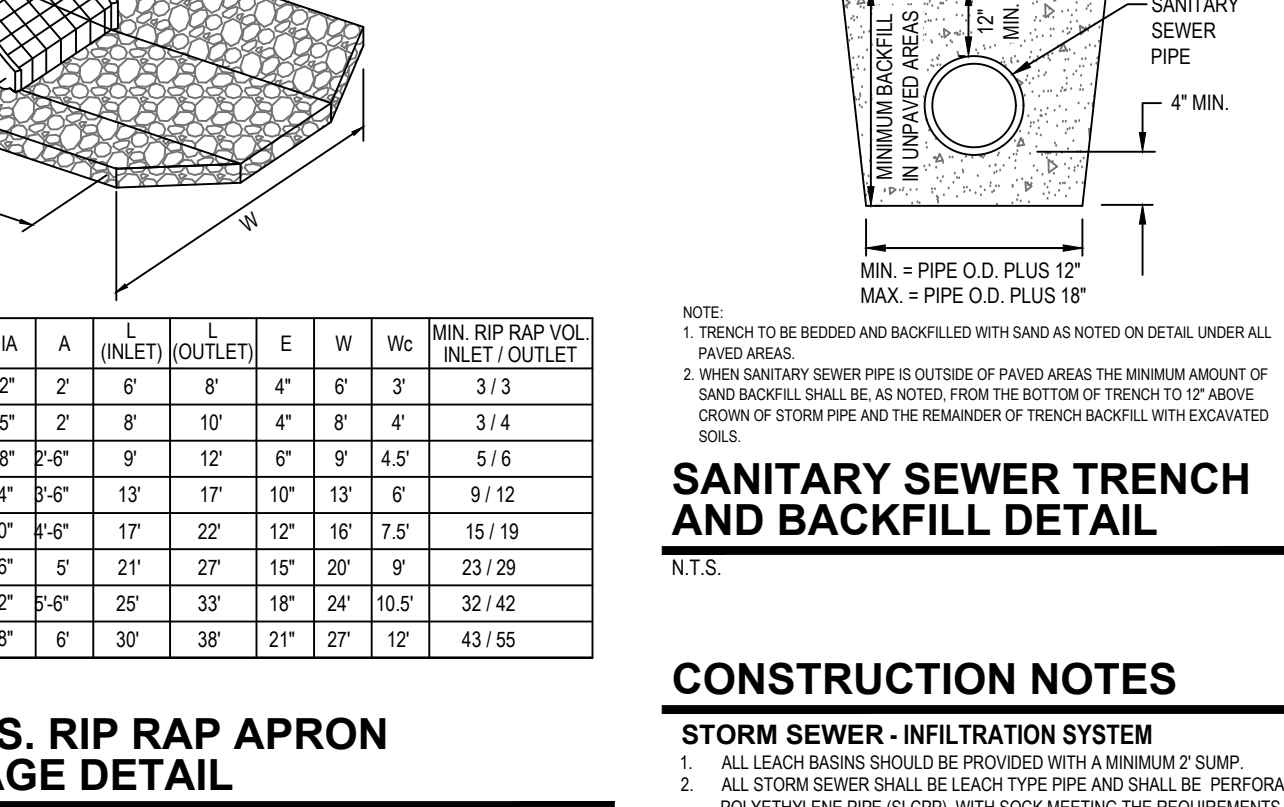
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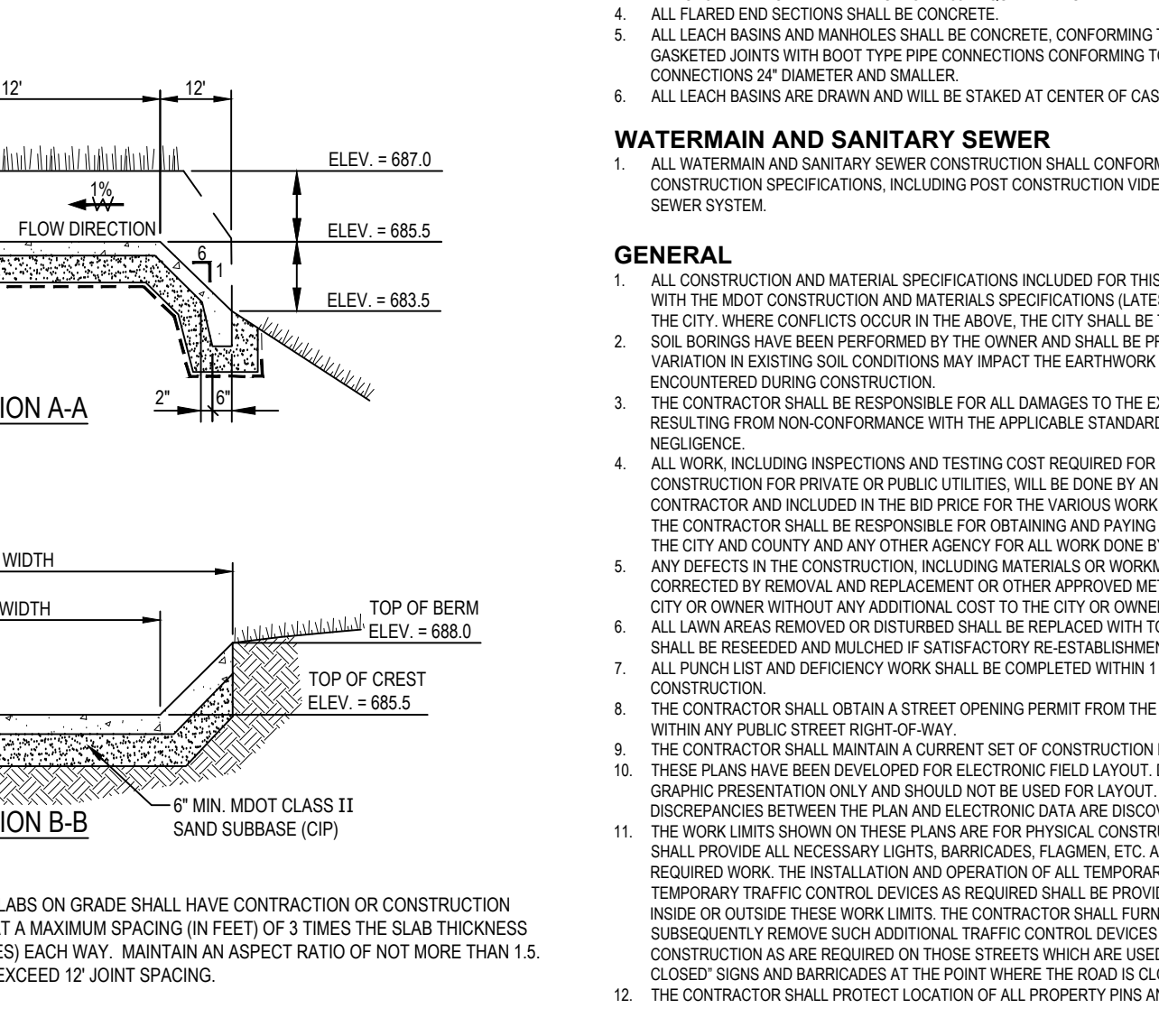
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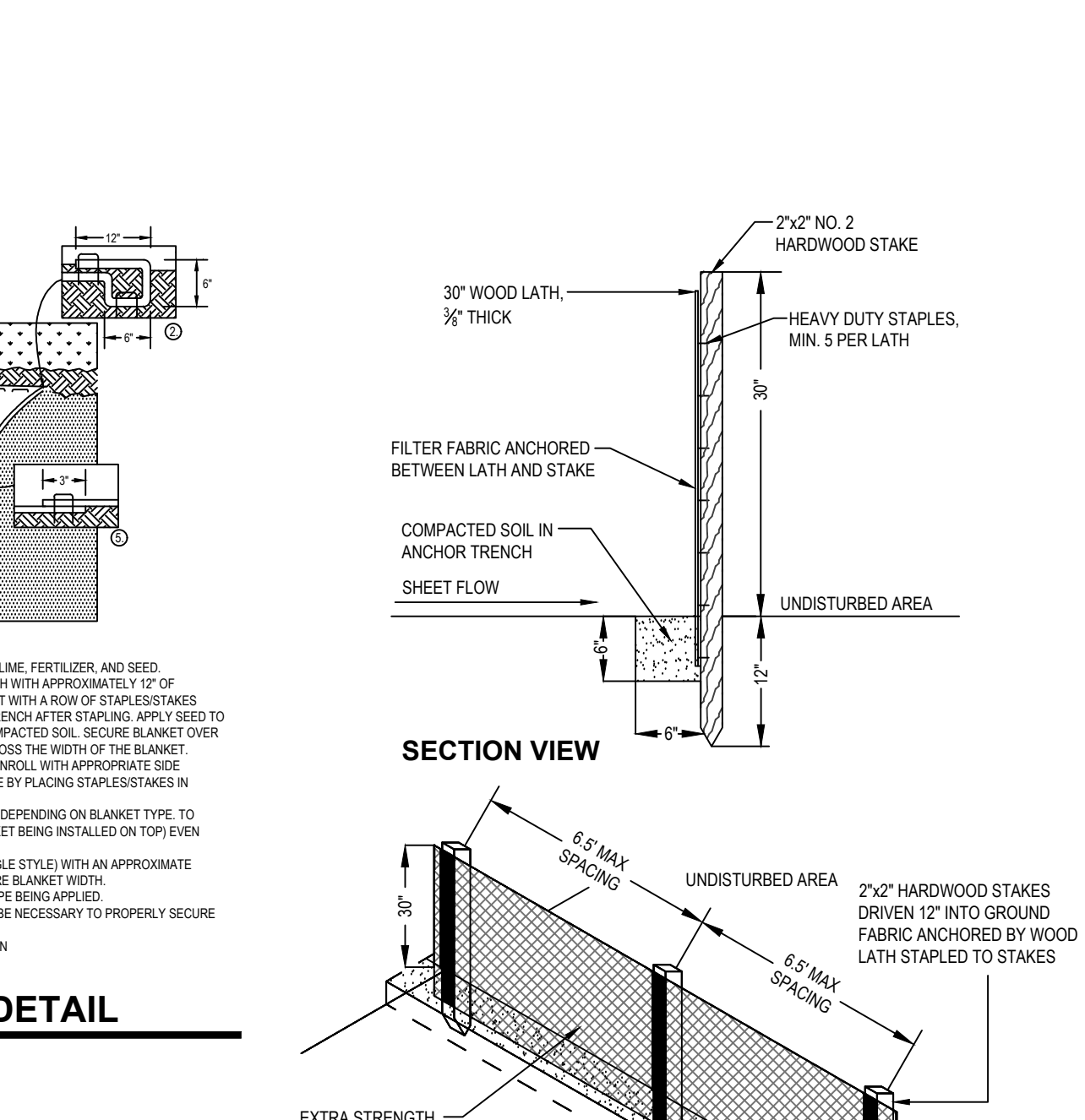
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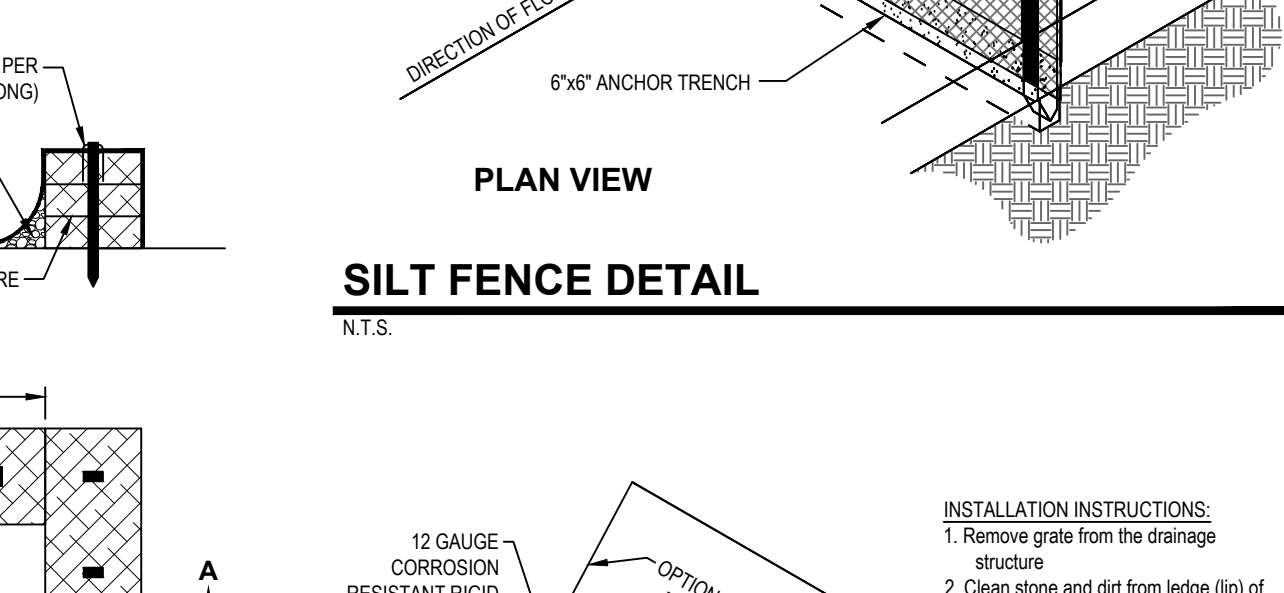
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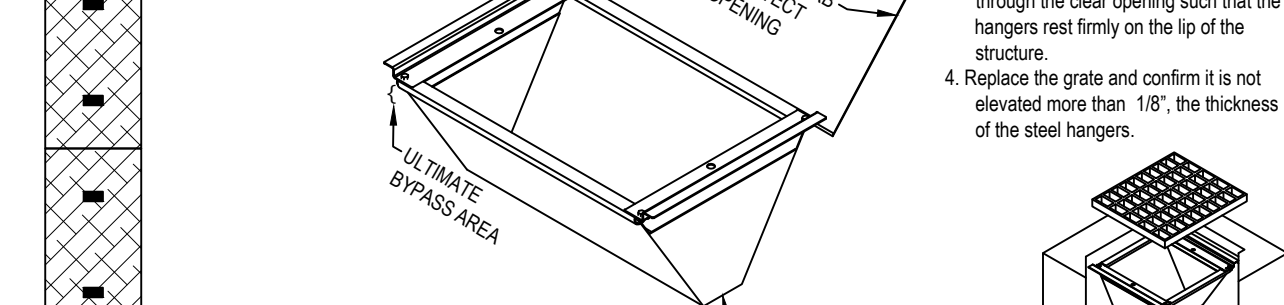
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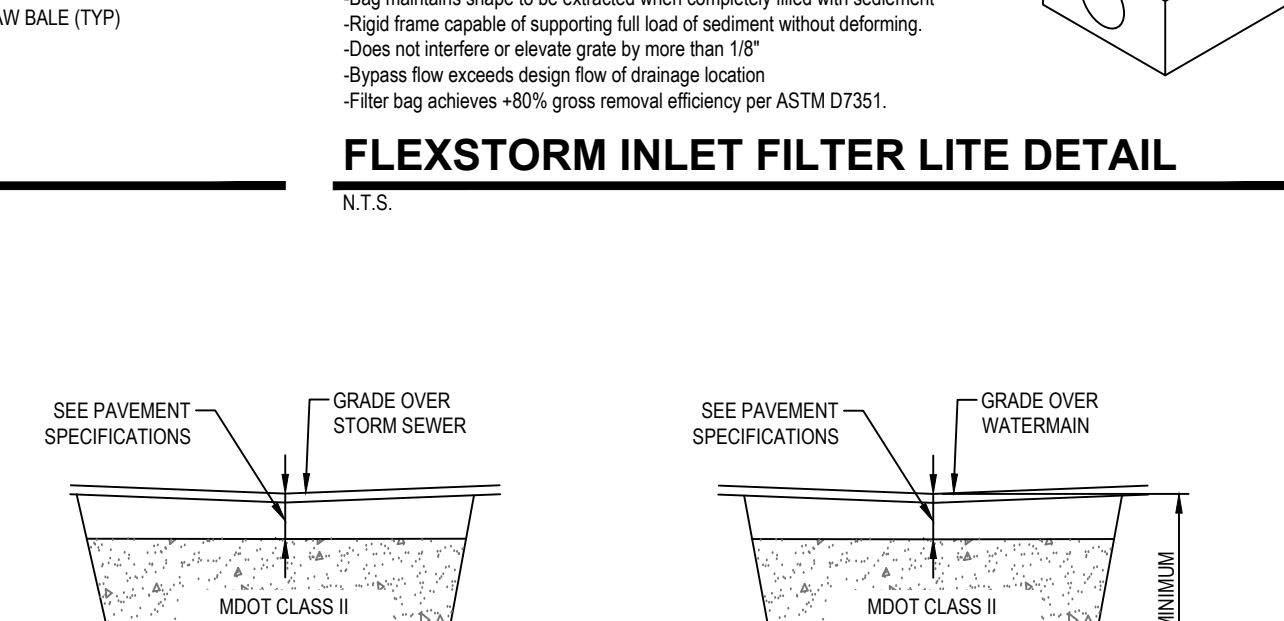
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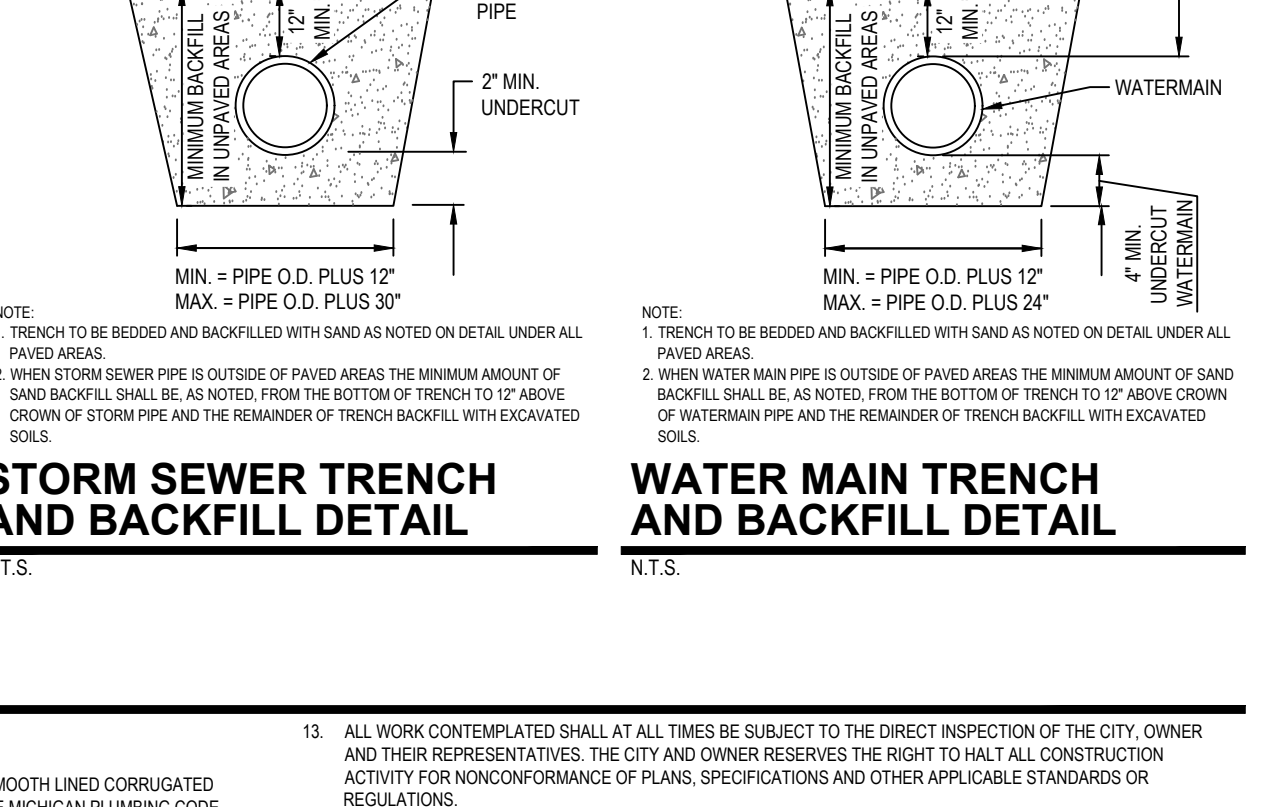
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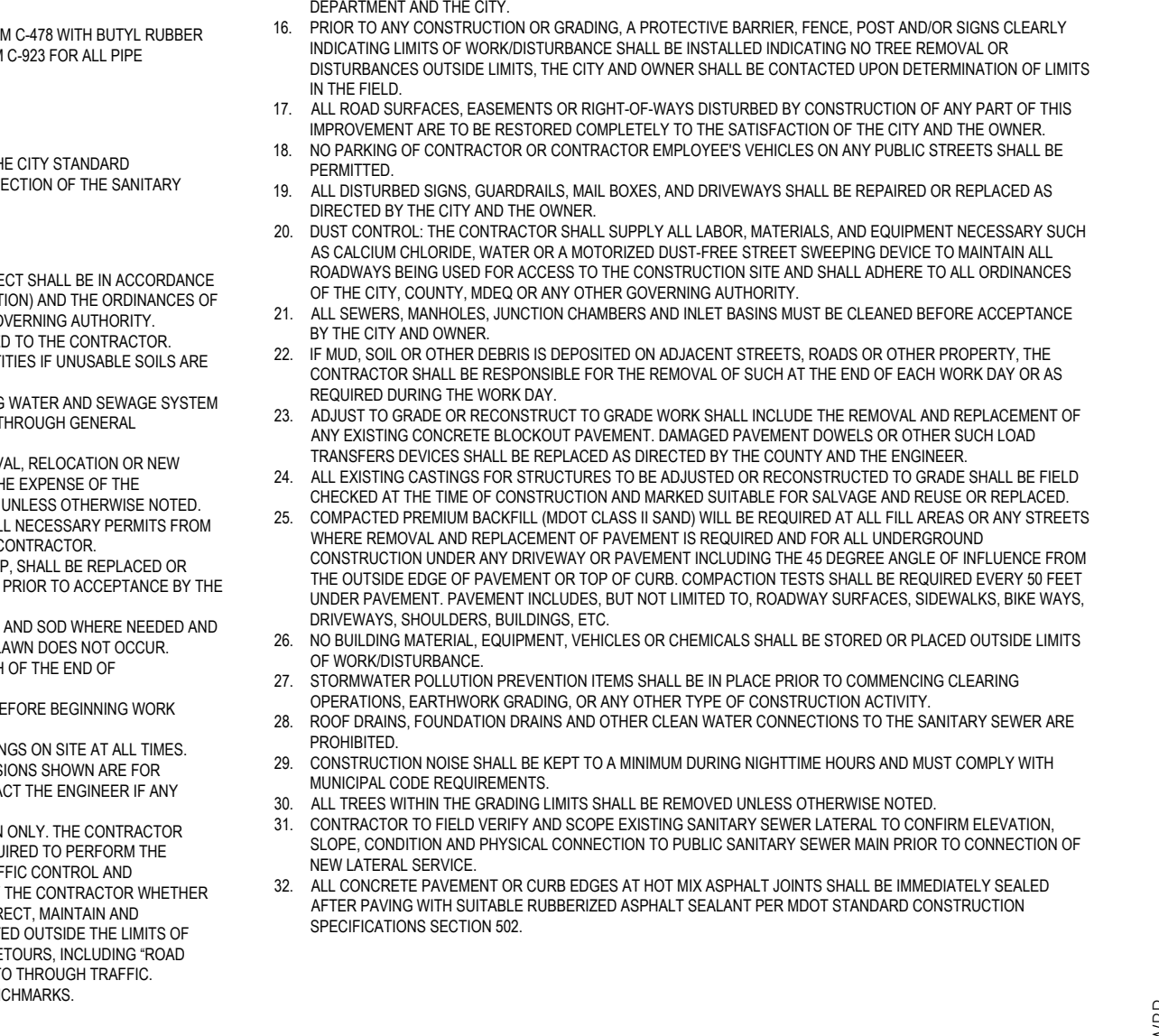
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PAVEMENT SUBBASE TRANSITION DETAIL B



INTEGRAL CURB AND WALK DETAIL



SIDEWALK CURB RAMP DETAIL



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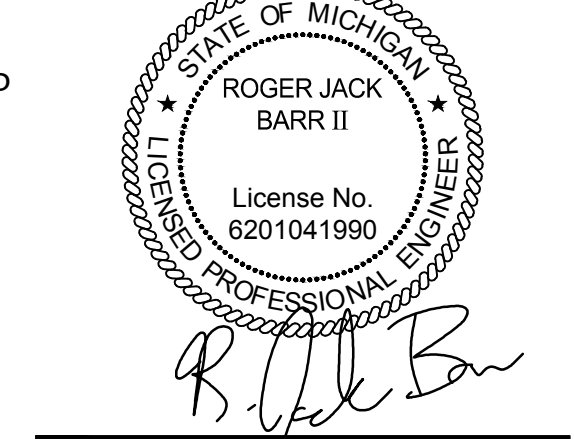
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Keyplan

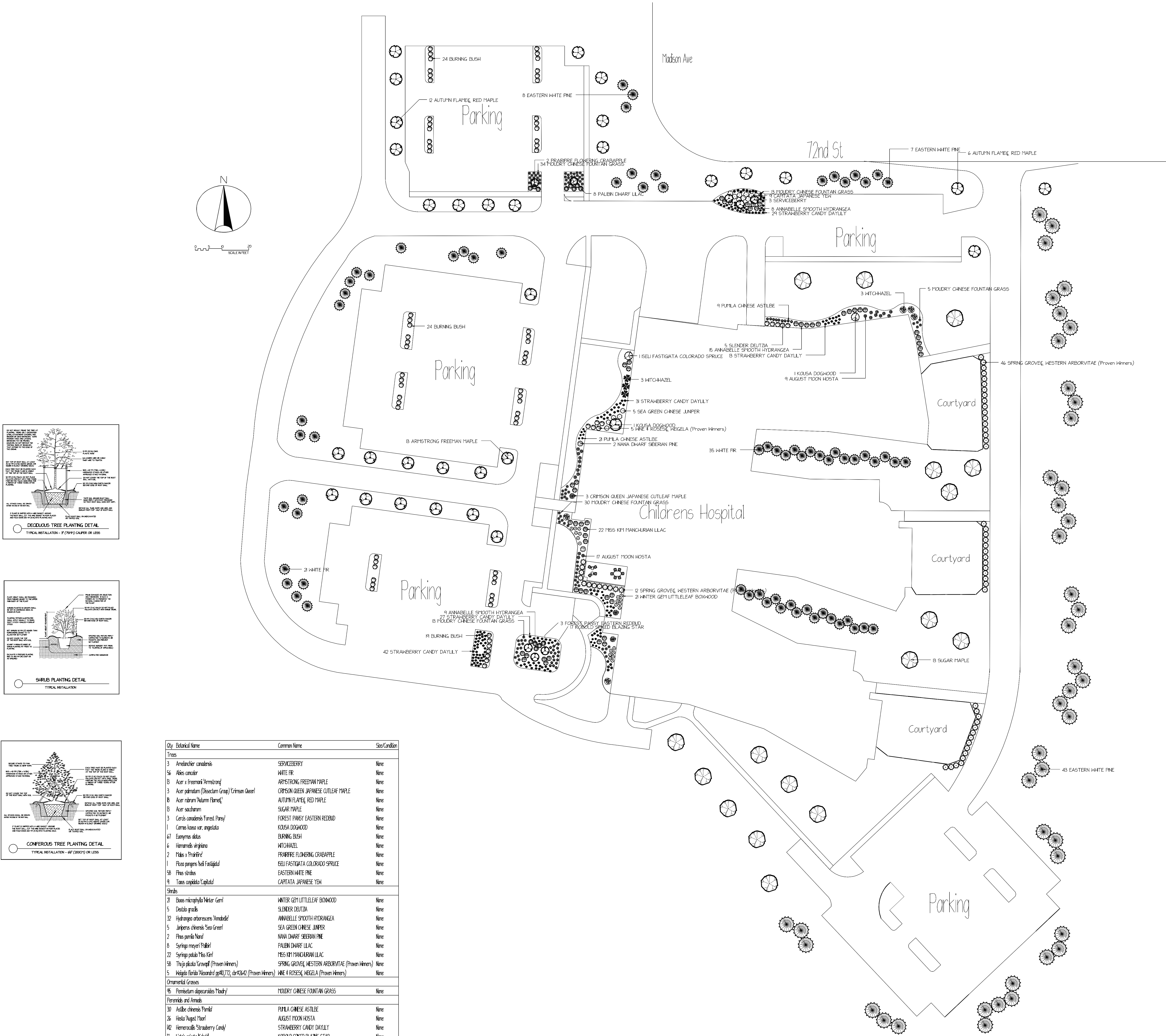
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DETAILS & SPECIFICATIONS

Sheet No.

210.C

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Qty	Botanical Name	Common Name	Size/Condition
Trees			
3	<i>Amelanchier canadensis</i>	SERVICEBERRY	None
36	<i>Ailix canadensis</i>	WHITE FR	None
8	<i>Acer x Freemanii</i> (Freemanii)	ARMSTRONG FREEMAN MAPLE	None
3	<i>Acer palmatum</i> (Dissectum Group) (Crimson Queen)	CRISTON QUEEN JAPANESE CUTLEAF MAPLE	None
8	<i>Acer rubrum</i> (Nelsonii) (Nelsonii)	AUTUMN FLAME, RED MAPLE	None
8	<i>Acer saccharum</i>	SUGAR MAPLE	None
3	<i>Cornus canadensis</i> (Vernalis) (Vernalis)	FOREST PANEY EASTERN REDBUD	None
1	<i>Coronilla varia</i> (var. angustata)	KOUSA DOGWOOD	None
47	<i>Eurostylis alba</i>	BURNING BUSH	None
6	<i>Hamamelis virginiana</i>	WITCHHAZEL	None
2	<i>Malus x Prunifolia</i>	PRINCE OF FLORISSING GRABAPPLE	None
1	<i>Picea pungens</i> (var. Fastigiat)	ELLI FASTIGATA COLORADO SPRUCE	None
36	<i>Pinus strobus</i>	EASTERN WHITE PINE	None
4	<i>Taxus canadensis</i> (Capitata)	CAPITATA JAPANESE YEN	None
Shrubs			
2	<i>Buxus microphylla</i> (Winter Gen)	WINTER GEN LITTLELEAF BOXWOOD	None
5	<i>Deutzia gracilis</i>	SLENDER DEUTZIA	None
32	<i>Hydrangea arborescens</i> (Annabelle)	ANNABELLE SMOOTH HYDRANGEA	None
5	<i>Juniperus chinensis</i> (Sea Green)	SEA GREEN CHINESE JUNIPER	None
2	<i>Pinus pumila</i> (Nana)	NANA DWARF SEEBERIAN PINE	None
8	<i>Syringa meyeri</i> (Palmeri)	PALER DWARF LLAC	None
22	<i>Syringa pumila</i> (Ties Kiri)	1165 KITI HANGHURAN LLAC	None
3	<i>Thuja plicata</i> (Grovel) (Proven Winners)	SPRING GROVE, WESTERN ARBORVITAE (Proven Winners)	None
5	<i>Walden (Walden) (Walden) (Walden)</i>	WALDEN (Walden) (Walden) (Walden)	None
Ornamental Grasses			
46	<i>Pennisetum setosum</i> (Meadow)	HOODRY CHINESE FOUNTAIN GRASS	None
Perennials and Annuals			
30	<i>Pupila chinensis</i> (Pumila)	PUPILA CHINESE ASTERLE	None
36	<i>Hosta (Hosta) (Hosta)</i>	AUGUST MOON HOSTA	None
42	<i>Hemerocallis (Strawberry Candy)</i>	STRAWBERRY CANDY DAYLILY	None
17	<i>Lactuca (Lactuca) (Lactuca)</i>	KOUSA SPEED BLAZING STAR	None
Vines			
1	<i>Coronilla (Coronilla)</i>	KOUSA DOGWOOD	None

Pine Rest
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Design by:
Heyboer Landscape
4735 8th St SE
Caledonia, MI 49316
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DATE OF PRINT	