

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

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Tentative Agenda

**7:00 p.m. – Thursday, February 27, 2020**

- I. **Call to Order and Roll Call**
- II. **Consideration of Agenda**
- III. **Consideration of Meeting Minutes**  
*January 23, 2020– Regular Meeting Minutes*
- IV. **Inquiry of Conflict of Interest**
- V. **Public Comment on Non-Agenda Items**
- VI. **New Business**
  - 1. **Public Hearings**
    - a. **Special Use Permit, 4710 100<sup>th</sup> Street (A-B)**  
*Special Use Permit Request to allow for a total of 3,220 square feet of gross floor area for accessory buildings in the A-B zoning district.*
    - b. **Major PUD Amendment: Preservation Lakes Phases 3 & 4, 9820 Waterstone Drive**  
*Major Amendment to the Preservation Lakes Planned Unit Development. Amendment would increase the number of home sites from 116 to 120 within the single-family residential portion of the development.*
    - c. **Rezoning-55 79<sup>th</sup> Street (RL-10)**  
*Request to rezone the property from RL-10 to C-2 to allow for construction of a small engine repair business.*
    - d. **Major PUD Amendment: Steelcase PUD-LSP- Lone Oak Distributors, 6900 Rapids Drive (Approx.)**  
*Amendment to the Steelcase PUD-LSP to allow for installation of light poles of varied heights (30 to 40 feet), exceeding the maximum height for light poles (20 feet).*
  - 2. **Site Plan Review**
    - a. **Lone Oak Distributors, 6900 Rapids Drive (Approx.)**  
*Site Plan Review for a 206,514 square foot distribution center.*
- VII. **Unfinished Business**
- VIII. **General Discussion**
  - 1. **Clover Development- Proposed Senior Apartment Complex**
- IX. **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.