

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

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**DRAFT Agenda**

**7:00 p.m. – Thursday, July 24<sup>th</sup>, 2025**

- I. Call to Order and Roll Call**
- II. Consideration of Agenda**
- III. Consideration of Meeting Minutes**
  - a. Consideration of June 26<sup>th</sup>, 2025, Planning Commission Regular Meeting Minutes
- IV. Inquiry of Conflict of Interest**
- V. Public Comment**
- VI. New Business**
  - 1. Public Hearings**
    - a. 4645 100<sup>th</sup> Street – Revoke Special Use Permit
  - 2. Site Plan Review**
    - a. None
  - 3. Items not requiring a Public Hearing**
    - a. 3316 68<sup>th</sup> Street – Dutton Center PUD Phase I – Amendment
    - b. Prairie Wolf Station PUD – Site Plan Amendment
    - c. 1264 100<sup>th</sup> Street – Stoneworks Development – Major Preliminary Condominium
- 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 June 26<sup>th</sup>, 2025, at 7 pm

8555 Kalamazoo Ave., SE, Caledonia, MI 49316

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

**MEMBERS ABSENT:** Haagsma, with notice

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

## **I. CALL TO ORDER AND ROLL CALL**

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

## **II. CONSIDERATION OF MEETING AGENDA**

Agenda item VI.1.a was struck from the agenda.

Agenda item VI.3.c was added to the agenda to preliminarily discuss the Stoneworks development.

## **III. CONSIDERATION OF MEETING MINUTES**

*Consideration of the May 22<sup>nd</sup>, 2025, regular Planning Commission meeting minutes.*

**Motion:** Motion by Waayenberg, supported by Thomas to approve the minutes of May 22<sup>nd</sup>, 2025, with corrections.

### **DISCUSSION:**

**AYES:** All

**NAYS:** None

**ABSTAIN:** None

**DECISION:** Motion Carried (6-0)

## **IV. INQUIRY OF CONFLICT OF INTEREST**

None.

## **V. PUBLIC COMMENT**

Steve Spriensma of Five Star Real Estate approached the podium to get the Planning Commission's preliminary opinions about a potential development on Wing Avenue including 7-8 townhomes. Spriensma explained that the parcel could be a strong candidate for Village Residential zoning, however,

the practicality of the project is undetermined at this time; water and sewer assessments are anticipated to be large, and the site is a railroad parcel, which makes land use regulation and deed transfers burdensome.

Planner Wells noted that the parcel is future zoned as Suburban Residential and inquired whether the Planning Commission feels like a rezoning to Village Residential would be appropriate.

Waayenberg expressed that he is hesitant to be in favor of more than 6 townhomes on the subject parcel.

Wiersema noted that there is currently no sidewalk on the west side of Hanna Lake; Planner Wells noted that if the site were to be developed, the Township would require sidewalk to be installed. Wiersema noted that there is a multifamily development underway just across Hanna Lake, and it would be interesting to see how many townhomes could fit on the subject parcel and still look attractive and compatible with adjacent uses.

Spriensma noted that the developer is entertaining a townhome development because they look attractive and tend to build up value over time, and because parking is easier to accommodate than for duplexes. Spriensma noted that it is undetermined whether the dwellings would be slab built or have basements since soil testing has not been completed yet and concluded by adding that preliminary conversations with the residents on Wing Avenue have begun.

## VI. NEW BUSINESS

### 1. Public Hearings

#### ~~a. 1535 Eastport Drive – Special Use Permit and Site Plan Review~~

#### b. Zoning Ordinance Text Amendment – LED Message Centers in SR Zoning District

Mike Tiesema of Midwest Sign Company explained that this application is to request a text amendment to the Zoning Ordinance to allow for institutional uses in the Suburban Residential (SR) zoning district to install LED electronic message centers (ECM's). In the previous iteration of the Zoning Ordinance, institutional users in the SR zoning district were eligible to apply for a Special Use Permit to allow for ECM's; the updated Zoning Ordinance eliminated that option and fully restricts ECM's in residential zoning districts, even for institutional users. Tiesema mentioned that Midwest Sign Company is increasingly receiving more requests for ECM's, and that hours of operation would be limited so as to reduce nuisance.

Planner Wells explained that while ECM's have largely been identified as a nuisance in residential zoning districts, many users are responsible and do comply with the regulations for operating ECM's. Wells added that if the change is approved and adopted by the Township Board, this will be permitted for all institutional users in the Suburban Residential zoning district.

Chair Giarmo referenced data from the 2023 Master Plan public input survey and noted that residents are concerned about obtrusive lighting in the Township; 28.9% of respondents reported being very concerned, and 41.9% reported being somewhat concerned. Feedback from the Master Plan public input survey

contributed to the justification for restricting ECM's in the updated Zoning Ordinance. Giarmo went on to add that the only way she would feel comfortable with amending the Zoning Ordinance to allow ECM's in the Suburban Residential zoning district is if the Planning Commission reverted back to permitting them on a case-by-case basis with a Special Use Permit.

Vice Chair Rober noted that the Zoning Ordinance Subcommittee extensively discussed how ECM's would be addressed in the updated ordinance, and that she feels as though restricting them in residential zoning districts is an appropriate solution.

Chair Giarmo opened the public hearing and subsequently closed it as no one approached the podium to speak.

Commissioner Waayenberg inquired about approving the request but significantly restricting the permitted size for the display; Planner Wells responded that the Zoning Ordinance allows for up to 40% of the sign face to be electronic. Waayenberg expressed that he would prefer to not see signs with 100% illumination in residential zoning districts.

Chair Giarmo reiterated her hesitation to permit ECM's by-right in the SR zoning district for institutional uses, to which Billips agreed.

**MOTION:** Motion by Waayenberg, supported by Rober, to deny the request for a text amendment to the Zoning Ordinance to allow electronic message centers in residential zoning districts for institutional uses.

**DISCUSSION:**

**AYES:** ALL

**NAYS:** None

**ABSTAIN:** None

**DECISION:** Motion Carried (6-0)

**MOTION:** Motion by Waayenberg, supported by Billips, to make a recommendation to the Township Board to allow electronic messaging centers in the Suburban Residential zoning district for institutional uses so long as a Special Use Permit is obtained.

**DISCUSSION:**

**AYES:** Giarmo, Wiersema, Billips, Waayenberg, Thomas

**NAYS:** Rober

**ABSTAIN:** None

**DECISION:** Motion Carried (5-1)

## 2. Site Plan Review

### a. 6207 East Paris – Site Plan Review

Todd Stuive of Exxcel Engineering explained that the applicant is seeking approval for an 83,000 square-foot industrial building intended to accommodate four tenants. Stuive noted that the easternmost tenant bay provides more parking than the rest of the site, as the applicant has arranged a tenant already, and understands their parking demands require more spaces than the minimum requirements in the Zoning Ordinance. A stormwater detention basin is proposed to the west of the building, and the Fisk drain runs through the parcel to the west of the basin. Stuive added that EGLE wetland permits have been obtained for impacts to wetlands.

Planner Wells stated that the request is fairly straightforward, and the Township desperately needs more of this scale of light industrial spaces, as several users in the Township are looking to expand. Wells noted that industrial buildings as such are typically not difficult to find tenants for, and that it is beneficial for economic development to have spaces capable of accommodating smaller industrial users. Staff identified that no sidewalks are depicted on the provided site plan; although utility easements in the area have complicated development near the edge of the site, Wells said there may be room to install sidewalk. The site plan was found to have adequate circulation and access, and all landscaping requirements were found to be met. Wells highlighted the landscaping plan and said that for an industrial site the landscaping is well done, and that no plantings appear to negatively interfere with utility easements. Wells concluded by stating that staff is recommending approval of the site plan review with the condition that a signage plan is submitted and reviewed administratively.

Wiersema advised that the applicant install sidewalks and inquired about where they might be able to fit. Stuive clarified that the sidewalk would be installed in the right of way, and all landscape plantings would be within the parcel boundaries.

**MOTION:** Motion by Waayenberg, supported by Thomas, to approve the site plan with the following conditions:

1. Signage plan shall be administratively reviewed.
2. Sidewalk must be installed in the right of way in accordance with KCRC.
3. Applicant must obtain all outside agency approvals.

**DISCUSSION:**

**AYES:** All

**NAYS:** None

**ABSTAIN:** None

**DECISION:** Motion Carried (6-0)

## **2. Items not requiring a Public Hearing**

### **a. 3316 68<sup>th</sup> Street – Major Condominium – Dutton Center Phase II**

Dan Larabel of Allen Edwin Homes explained that although Phase II of the Dutton Center PUD already underwent the platting process, the developer now desires to switch the land division method to a site

condominium for the southern portion. The general layout of the development and all roads remain unchanged; the only difference is the method by which the land will be divided.

Planner Wells added that the switch to a site condominium was partly in an effort to loosen regulatory oversight from the Kent County Drain Commission. Specific details pertaining to the modifications will be presented at the July 24th meeting, when the Planning Commission considers a site plan amendment for Dutton Center to account for the changes to the site plan.

**MOTION:** Motion by Waayenberg, supported by Thomas to approve the condominium plan with the condition that the applicant must obtain all outside agency approvals.

**DISCUSSION:**

**AYES:** All

**NAYS:** None

**ABSTAIN:** None

**DECISION:** Motion Carried (6-0)

**b. 2319 Crystal Meadows Street – Tentative Preliminary Plat – Hoffman Meadows Phase III**

Dave Hanco with Feenstra & Associates explained that the applicant is seeking tentative preliminary approval for Phase III of the Hoffman Meadows development. The development will feature 50 homes, utility easements as required, and compliant roads and streets as per Kent County Road Commission standards.

Last month this request appeared before the Planning Commission when staff was under the impression that the request needed to be reviewed using the updated Zoning Ordinance, which calls for a 12,000 square foot minimum for lots in the SR zoning district. Planner Wells explained that a clause in the Zoning Ordinance allows the applicant to choose which regulations their request is reviewed against if the Zoning Ordinance is amended after the time of application. Based on this stipulation, the developer is permitted to proceed with 10,000 square-foot lots as was allowed under the previous iteration of the Zoning Ordinance. Wells added that the proposed homes will fit in well with the existing neighborhood.

**MOTION:** Motion by Wiersema, supported by Thomas to take this item off the table for discussion.

**DISCUSSION:**

**AYES:** All

**NAYS:** None

**ABSTAIN:** None

**DECISION:** Motion Carried (6-0)

**MOTION:** Motion by Waayenberg, supported by Thomas to make a positive recommendation to the Township Board for a tentative preliminary plat for Phase III of Hoffman Meadows.

**DISCUSSION:**

**AYES:** All

**NAYS:** None

**ABSTAIN:** None

**DECISION:** Motion Carried (6-0)

**c. 1264 100<sup>th</sup> Street – Preliminary Discussion – Stoneworks Condominiums**

Todd Stuve of Exxcel Engineering returned to the podium to informally present a condominium plan to the Planning Commission and get their initial thoughts on the site plan. Stuve explained that the development is planned to include 53 single-family detached site condominiums, eight 4-unit condominiums with side-loaded garages, and 6 parcels along Pease Avenue intended for single-family detached homes. Stuve added that the existing retention pond will remain, and a walking path and green space will be included in the southern portion of the site. The units are anticipated to be listed between \$400,000 and \$600,000 and building elevations will be provided during site plan review.

Wiersema inquired about roads and sidewalks; Stuve responded that the development will feature public roads and sidewalks throughout.

Planner Wells noted that this project is one piece of a larger village center concept for the southwest portion of the Township that hasn't been fully fleshed out quite yet.

**VII. GENERAL DISCUSSION**

**VIII. ADJOURNMENT**

The meeting adjourned at 8:43 PM.

CERTIFICATION:

I hereby certify that the above is a true copy of the minutes from the June 26<sup>th</sup>, 2025, Planning Commission Meeting of the Gaines Charter Township Planning Commission held at the time and place mentioned above pursuant to the required statutory procedures.

Respectfully submitted,

A handwritten signature in cursive script that reads "Lani Thomas". The signature is written in black ink and is positioned above a horizontal line.

Lani Thomas,

Secretary

Gaines Charter Township Planning Commission

Date:

A handwritten date in cursive script that reads "July 24, 2025". The date is written in black ink and is positioned to the right of the word "Date:".



**OVERVIEW**

On November 16<sup>th</sup>, 2023, the Planning Commission approved a Special Use Permit to conduct a home occupation in an accessory building at 4645 100th Street. The SUP was to operate a car detailing shop in an existing garage, and two temporary “hoop” style carports. Approval of the SUP included several conditions:

1. Hours of Operation shall not exceed Monday through Friday 8 AM – 5 PM.
2. There shall be no more than one (1) vehicle related to the home occupation stored on the premises at one time, and the vehicle stored on-site related to the home occupation must be within a fully enclosed structure.
3. Detailing work shall be restricted to interior cleaning only, and no wastewater or waste chemicals will be generated by exterior or engine washing.
4. No detailing will be undertaken by anyone other than the owners of the property.
5. Cleaners used will be “household cleaners”, and not stored in large quantities.
6. Vacuum cleaning shall be restricted to a standard shop vac.

On June 2<sup>nd</sup>, 2025 the Township received a complaint that there were multiple vehicles and trash being stored on the property. Staff inspected the property the next day, and determined that there were 10+ cars, many without license plates, and some damaged, parked around the residence. This was clearly in violation of Condition #2, as well as the Zoning Ordinance:

Section 17.20 General Compliance and Property Conditions, Vehicles, Equipment, And Machinery:

*1. It shall be unlawful for the owner, tenant, or lessee of any building or land within the Township to permit the open storage or parking of any inoperable motor vehicle, machinery, or equipment, or parts thereof, outside of an enclosed garage or enclosed building, for a period of more than 48 hours. An inoperable motor vehicle, for purposes of this section, shall include motor vehicles which, by reason of dismantling, disrepair, or other cause, are incapable of being propelled under their own power or are unsafe for operation on the streets and highways.*

In addition, Zoning Ordinance Section 17.20.E. Trash, Litter, or Junk:

*It shall be unlawful for any person to accumulate, place, store, or allow or permit the accumulation, placement, or storage of trash, litter, or junk on premises in the Township, except in a lawful sanitary landfill, a lawful junkyard, or not to exceed seven (7) days storage in watertight storage receptacles designed for the temporary accumulation of trash. Waste receptacles and trash shall not be left unattended in any yard longer than a period of 24 hours unless they are kept or enclosed in a permanent structure designed to prevent disturbance of such receptacles by animals or severe weather conditions.*



A pile of trash bags and loose trash was piled against the east wall of the accessory building. The grounds were generally unkempt, with multiple brush piles and fallen trees scattered across the property. The interior of the accessory building was not visible and was not inspected.



Based on the complaint received, there is a perceived adverse effect on the neighborhood by other residents. Based on this and the observations of violations of the SUP, staff is presenting the Planning Commission with the option to revoke the SUP.

Although the home occupation was permitted under the 2008 Zoning Ordinance, the recently amended Zoning Ordinance stipulates certain standards in Section 18.150 Home Occupation that were not met at the time of inspection, including:

*C. AREA. A maximum of 25 percent of the gross floor area of a dwelling and accessory buildings may be devoted to minor home occupation business operations. Up to 25 percent of the floor area of the principal dwelling may be devoted to a minor home occupation.*

*D. LOCATION ON SITE. Home occupation operations must be conducted entirely within a principal dwelling, attached accessory building, detached accessory building, or combination of these buildings.*

*E. VISIBILITY. There shall be no physical evidence of the home occupation from other properties or the public right-of-way aside from parking and allowable customer visitation. Except for one (1) commercial vehicle, all other equipment, trailers, materials, and vehicles related to the business shall be stored indoors.*

The Planning Commission will need to determine if this is a significant adverse impact on surrounding properties and whether the SUP should be revoked. Revocation would give staff the ability to continue responding to complaints related to and auto-related commercial activity at the address. Revocation is a power granted to the Planning Commission under Chapter 25 General and Administrative Processes:

*E. REVOCATION OR TERMINATION OF ZONING APPROVALS If a property owner or applicant violates any of the conditions or requirements attached to a zoning approval or Zoning Permit, then the Township body, board, or official that granted the zoning approval or permit may terminate the zoning approval or zoning permit. No such revocation shall occur until and unless the property owner or applicant has been given reasonable notice and a public hearing has been held regarding the revocation by the Township body, board, or official that granted the zoning approval. However, an administrative approval shall not be revoked by the Zoning Administrator unless until after a hearing is scheduled at a Planning Commission meeting.*

**STAFF RECOMMENDATION**

The property owner has been given reasonable notice regarding the violations, both verbally at the time of property inspection, and via email to the homeowner on June 23<sup>rd</sup> (see attached email).

The Planning Commission should determine if the violations of the conditions warrant revocation of the SUP.

If revocation is determined to be the course of action, a resolution stating the basis for revocation should be considered.

If the SUP is permitted to continue, no action needs to be taken.

**From:** [Dan Wells](#)  
**To:** [jenniezag@gmail.com](mailto:jenniezag@gmail.com)  
**Subject:** Special Use Permit Approval for 4645 100th Street  
**Date:** Friday, November 17, 2023 8:58:00 AM  
**Attachments:** [Application\\_230322JR.pdf](#)  
[11\\_16\\_2023 - 4645 100th Street SE - SPU Home Occupation.pdf](#)

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Hello Ms. Ranero,

Your request for a special use permit to operate a home occupation in an accessory building was approved by Planning Commission November 16<sup>th</sup>, 2023 with the following conditions of approval:

- Hours of Operation shall not exceed Monday through Friday 8 AM – 5 PM.
- There shall be no more than one (1) vehicle related to the home occupation stored on the premises at one time, and the vehicle stored on-site related to the home occupation must be within a fully enclosed structure.
- Detailing work shall be restricted to interior cleaning only, and no wastewater or waste chemicals will be generated by exterior or engine washing.
- No detailing will be undertaken by anyone other than the owners of the property.
- Cleaners used will be “household cleaners”, and not stored in large quantities.
- Vacuum cleaning shall be restricted to a standard shop vac.

Based on what you stated last night the car ports are removed from your request. If you have any questions, please feel free to call or email me.

Dan Wells  
Community Development Director  
Gaines Charter Township  
(616) 980-6188 (cell)

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**Re: Update on special use permit compliance**

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

**Date** Mon 6/23/2025 9:32 AM

**To** Jennie Izaguirre <jennieizag@gmail.com>

**Cc** Dakota Swan <dakota.swan@gainestownship.org>; Jeff Bylsma <jeff.bylsma@kentcountymi.gov>

Hello Jennifer,

Glad to hear you are making progress, but the property may not serve as storage for any vehicles besides those that are yours, fenced or not.

This was a specific condition of the Special Use Permit (SUP) approval. The SUP was to operate a "home business", and the scale of operations when we did our inspection was in gross violation of that.

The issue of whether to revoke the SUP will be brought before the Planning Commission on July 24 at 7pm at the Township Hall.



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

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**From:** Jennie Izaguirre <jennieizag@gmail.com>

**Sent:** Monday, June 23, 2025 9:18 AM

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

**Subject:** Update on special use permit compliance

Dear Mr. Wells,

I hope you're doing well.

I wanted to provide a brief update on our efforts to remain in compliance with the conditions of our Special Use Permit. Since the last inspection, we've made significant progress—we picked up the bit of trash that was near the pole barn, and the property now looks much more presentable. We've also already removed and stored the inoperable vehicles off-site, and we're continuing to work on relocating the remaining ones as needed.

In the meantime, we are actively looking into renting temporary space to store some of our vehicles in order to ensure full compliance. That said, we would also like to explore the possibility of fencing in a portion of our yard so we could store vehicles discreetly on our property without creating concern for neighbors.

We made the decision to close our former location in Grand Rapids so we could work strictly and only from home—allowing us to be present with our family. We truly love this home and the opportunity it gives us to be close to our children while continuing to build our business.

We sincerely appreciate your time and the opportunity to work together toward a solution.

Best regards,  
Jennifer Ranero  
Green Lake Auto Detail LLC











# Gaines Charter Township

## Planning Commission Memo

Meeting Date: July 24<sup>th</sup>, 2025

AGENDA ITEM: VI.3.a

PROPOSED REQUEST: Dutton Center Phase I -  
Final Site Plan Review

ADDRESSES: 3316 68<sup>th</sup> Street

PARCEL NUMBERS: 41-22-11-101-012

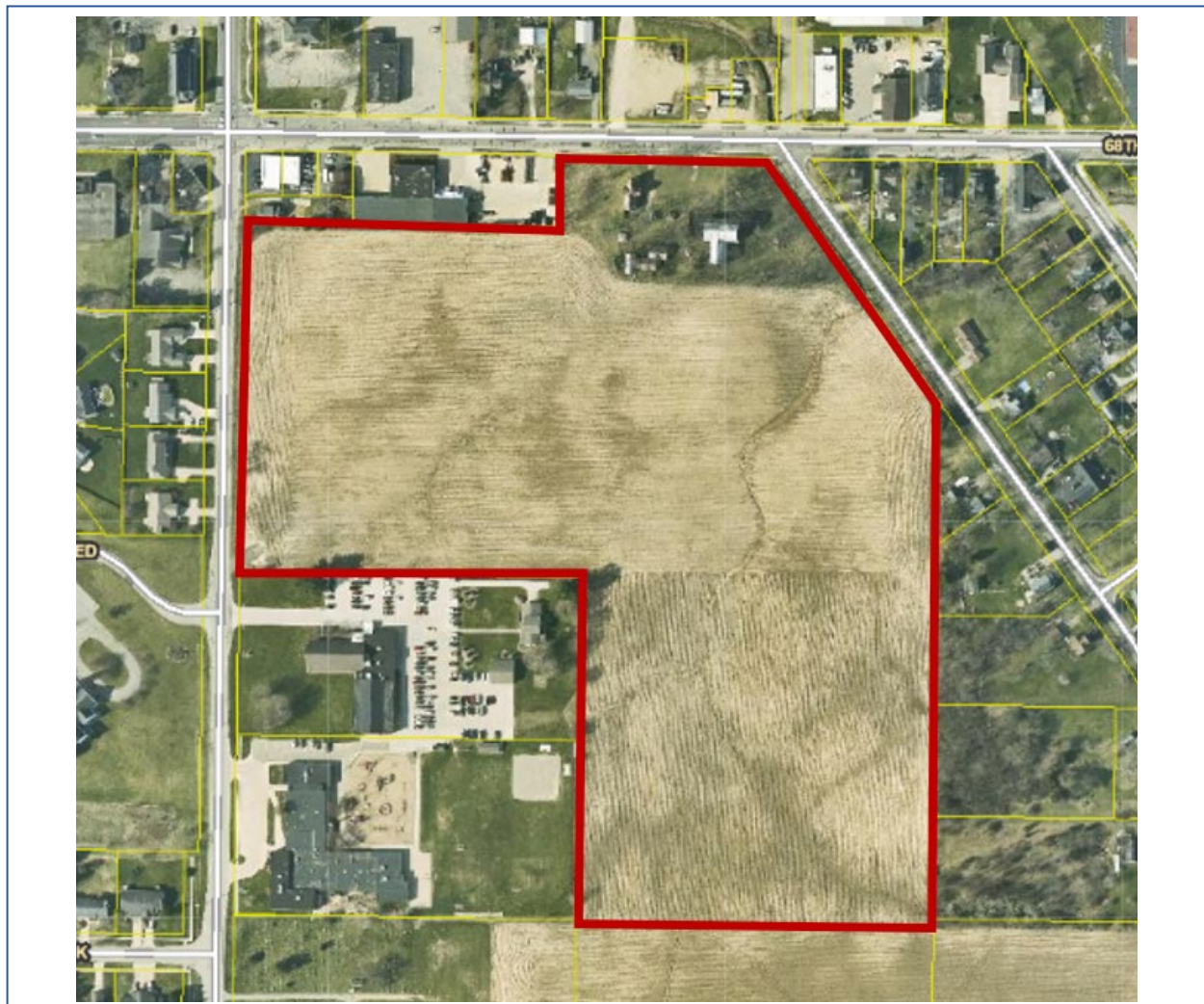
APPLICANT: J&A Post Family Farm, LLC; Dan  
Larabel, Allen Edwin Homes

FILE NUMBER: 250609DL

PROPERTY ZONING DISTRICT: PUD

PROPERTY SIZE: 30.82 Acres

REPORT BY: Dakota Swan, Assistant Planner



**OVERVIEW**

The applicant requests a final site plan review for Phase I of the Dutton Center PUD. The PUD concept site plan was approved by the Planning Commission on September 26<sup>th</sup> of 2024 and approved by the Township Board on October 14<sup>th</sup>, 2024. In that approval, Phase I included 47 for-rent townhomes; the applicant requests that the townhouse units be reduced to 37. The two neighborhood commercial buildings facing 68<sup>th</sup> Street, the single-family detached “veranda” homes, and associated site improvements remain as previously approved. Additionally, no modifications are proposed for any of the other phases, pedestrian infrastructure, street frontages, or residential architecture.

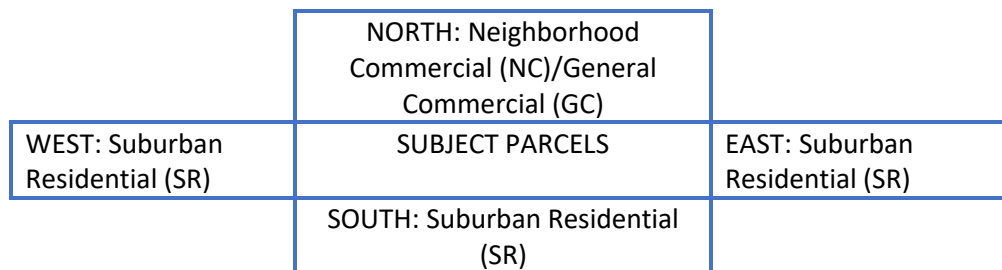
The applicant is seeking approval for the site plan changes as a result of expansion of the stormwater retention basin, which was required by the Kent County Drain Commissioner. A revised set of plans (dated 3/14/2025) has been submitted for consideration by the Planning Commission.

At the request of the Kent County Drain Commission, the proposed storm water basin was required to increase in size. The basin was originally designed for “existing conditions related to [the] water table, Dutton drain elevation”, and applicable Drain Commission standards. The reason for an increase in the size of the basin is in an effort to detain stormwater from adjacent parcels that do not have stormwater management systems. The applicant attempted to propose a berm to satisfy their requirements; this was not deemed acceptable by the Drain Commission. The Township Engineer has reviewed the proposed changes to the stormwater management plan and is comfortable with the use of a berm for safe and stable water retention. The Kent County Drain Commission reviews stormwater controls for all plats, but not site condominiums, which is why a site condominium was brought to the Planning Commission for consideration at the June 26<sup>th</sup> meeting.

Due to the modifications and size increase required for the stormwater basin, the layout of buildings in the northeast section of the parcel has been changed. The original site plan approval was for 47 townhomes in thirteen buildings. Two townhouses were removed from the site plan entirely and one 4-unit townhome is reduced to a two-unit townhome to accommodate the enlarged stormwater basin. The two buildings that were eliminated to accommodate the enlarged stormwater basin were 4-unit townhomes, making for a total of 10 units eliminated and 37 units remaining. Although the development is losing 10 townhome units to adhere to the requirements of the Drain Commission, the overall reduction of units is fewer than 5%.

This review is for modification of the site plan and is the final site plan review for Phase 1.

Surrounding zoning:



**PROCESS**

Review of the PUD concept site plan amendment application is subject to the following process:

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

**SUBMITTAL REQUIREMENTS**

The applicant provided a complete application with fees. A revised site plan was provided, along with a narrative concerning the project. The applicant has primarily satisfied the requirements of Section 25.20 “General and Administrative Processes – Applicability”.

**CHAPTER 26 SITE PLAN REVIEW**

All non-residential buildings are subject to site plan review by the Planning Commission. The applicant has submitted an application with sufficient detail to evaluate compliance with the ordinance. This review is not for final site plan approval, each phase will be reviewed for final site plan approval in the future.

**A. ZONING COMPLIANCE AND COMPATIBILITY**

All site development plans, streets, and utilities are subject to site plan review under Section 26.20.A and shall conform to all zoning district requirements (in this case Chapter 29 Planned Unit Development), Land Use Regulation (Chapter 15), Building Requirements (Chapter 16), General Requirements (Chapter 17), and any applicable Specific Use Requirements (Chapter 18), unless specific modifications are approved by the Planning Commission.

The site plan has been approved by the Planning Commission and is compliant with zoning regulations. The Village Residential zoning district calls for a density of 8-14 dwelling units per acre; with the loss of ten units, the net density of the overall development will be 7 units per acre.

**B. LIGHTING**

Lighting plans shall demonstrate compliance with all requirements and shall be designed to ensure safe conditions and minimal impact on neighboring properties and the night sky (Chapter 19).

REQUIREMENT	COMPLIANCE	COMMENT
<b>LIGHTING - CH 19</b>		
Parking Lots (19.20.F.2)	Yes	
Plans and Submittal Requirements (19.30)	Yes	
Color Temperature (19.40.B)	Yes	Staff recommends a max temperature of 3700 K for streetlights in residential areas
Fixture Type (19.40.C)	Yes	
Mounting Height (19.40.D)	Yes	14 feet
Illumination Levels (19.50.B)	Yes	10 footcandle maximum, proposing 1.9 maximum footcandles

**C. PARKING AND LOADING**

Parking lot design shall demonstrate compliance with all dimensional and circulation requirements and shall be arranged to provide safe and convenient access to buildings and land uses (Chapter 20). If applicable, stacking and loading spaces shall be designed to minimize the impact on internal circulation routes and offsite traffic patterns. The site plan does include striping, space size, curve radii, and drive lane dimensions, and designates ADA accessible spaces.

Staff recommends a condition that the Fire Marshall must approve all drive aisles and turn radii to ensure adequate and safe emergency vehicle access to all areas of the site.

REQUIREMENT	COMPLIANCE	COMMENT
<b>PARKING AND LOADING - CH 20</b>		
Setbacks-10' (20.40.A)	Yes	
Dimensions & Layout (20.40.B)	Yes	
Fire Lanes (20.40.C)	Yes	Fire Marshall will determine final compliance.
Parking Lot Maintenance and Service (20.40.D)	Yes	
Landscape Curb Area (20.40.E)	Yes	
Drainage and Runoff (20.40.F)	Yes	Township Engineer will determine final compliance
Striping and Pavement Markings (20.40.G)	Yes	
Snow Storage Areas (20.40.H)	Yes	
Landscape Breaks (20.40.I)	Yes	
Pedestrian Pathways (20.40.J)	Yes	
Connectivity (20.40.K)	Yes	
Accessible Parking (20.50.B)	Yes	
Minimum Number of Spaces (20.50.D)	Yes	
Maximum Number of Spaces (20.50.E)	Yes	
Reductions (20.60.A)	N/A	
Shared Parking (20.60.B)	N/A	
Deferred Parking (20.60.C)	N/A	
Electric Vehicle Charging Stations (20.70)	Not Required	None noted
Loading Zones (20.80)	Yes	

**D. MOBILITY TRAFFIC AND ACCESS**

Pedestrian and bicycle travel shall be accommodated in accordance with this Ordinance (Section 21.20). Acceptable traffic conditions shall be maintained (Section 21.30). Driveway placement, connectivity, and shared access shall be designed to promote safe and efficient access to and from the site and circulation within the site. Compliance with access management requirements shall be demonstrated (Section 21.40). All sites and buildings shall be accessible to emergency service vehicles and personnel to respond to emergencies and calls for service. Streets and driveways shall conform to the requirements of Chapter 22.

REQUIREMENT	COMPLIANCE	COMMENT
<b>MOBILITY TRAFFIC &amp; ACCESS - CH 21</b>		
On Site Pedestrian Connections (21.20.A)	Yes	Direct and safe pathways throughout the site. Adequate connectivity.
Along Roadways Within Right-Of-Way (21.20.B)	Yes	Sidewalks along ROW, pedestrian path around stormwater basins

REQUIREMENT	COMPLIANCE	COMMENT
Bicycle Accommodation (21.20.C)	N/A	Pedestrian and bicycle pathways allow access to the Paul Henry Trail to the east.
Traffic Impact Analysis (21.30)	Yes	
Access Management (21.40)	Yes	

**E. LANDSCAPING, SCREENING, AND ENVIRONMENTAL PROTECTION**

All applicable landscaping, buffering, screening, and environmental requirements shall be satisfied (Chapter 23), and sites shall not be significantly disturbed in ways beyond what is appropriate for the reasonable development of a site. Site plans shall demonstrate that the impact of exterior uses and activities is minimized by required landscaping and screening.

REQUIREMENT	COMPLIANCE	COMMENT
<b>LANDSCAPING - CH 23</b>		
Type and Variety (23.30.D)	Yes	
Installation Specifics (23.30.E)	Yes	
Planting Separations (23.30.E.5.a)	Yes	
Minimum Installation Sizes (23.30.E.7)	Yes	
Irrigation (23.30.F)	Yes	
Preservation of Existing Trees (23.30.G)	Yes	
Maintenance (23.30.H)	Yes	
Berms (23.30.I)	N/A	
Prohibited Trees and Shrubs (23.30.J)	Yes	
Landscaping Plan (23.40.A)	Yes	
Requirements (23.40.B)	Yes	
Front Yard Trees Location (23.50.B)	Yes	
Buffering (23.60.A)	Yes	
Dumpster and Trash Receptacles (23.70.C)	Yes	
Parking Lot Canopy Trees (23.80.B)	Yes	
Screening (23.80.C)	Yes	

**F. STORMWATER AND WATER QUALITY**

Stormwater detention, retention, and drainage systems shall be designed to protect neighboring properties from the negative impacts of increased stormwater run-off and flooding. Systems shall be designed to function with public stormwater drainage systems under the authority of the Kent County Drain Commission, Kent County Road Commission, or the Michigan Department of Transportation (MDOT).

The adjustments to stormwater infrastructure on the site have been reviewed by the Township Engineer, who is comfortable with the proposed changes.

**G. SIGNS**

Proposed signs shall meet dimensional and location requirements and shall be placed in locations that limit driver distraction and prevent visual clutter (Chapter 24).

The applicant has not indicated there will be signage on the proposed building itself or near the access

drive, and did not provide a specific location. Should the applicant choose to install signage, sign plans will be subject to applicable standards and requirements for industrial zoning per Chapter 24.

#### **H. WATER AND SEWER**

Public water and sewer connections must be approved by the Byron Gaines Utility Authority (BGUA) in accordance with Section 17.90.B as applicable. Staff does not anticipate that the water use will overburden BGUA's ability to provide public services while at the same time adequately providing for sewage collection and treatment. Water and sewer connections are available in the 68<sup>th</sup> Street and Hanna Lake Avenue rights-of-way, and the developer is financially responsible for all utility connections.

Water and sewer infrastructure must be reviewed and approved by the Township Engineer.

#### **I. OUTSIDE AGENCIES**

Applicants must secure all applicable outside agency approvals, including but not limited to the Kent County Health Department, Kent County Road Commission, Kent County Drain Commission, Fire Department, and State of Michigan regulatory agencies. Securing applicable approvals may also be a condition of approval if not received prior to the Planning Commission review.

### **CHAPTER 29 PUD REVIEW**

Modification of a concept PUD site plan is subject to review by the Planning Commission. The applicant has submitted an application with sufficient detail to evaluate compliance with the ordinance.

Staff has reviewed the proposed modifications against Standards 29.30 A-G and determined that none of the proposed modifications alter the intent of the approved Planned Unit Development, and that the proposed changes to the site plan are consistent with the approved PUD and stipulations of the Zoning Ordinance. Review standards are listed below; since the proposed modifications do not inhibit or otherwise alter the nature of the PUD, and the Planning Commission has had extensive exposure to the project in question, staff has not provided an extensive review so as to limit redundancy.

#### **A. PURPOSE**

The PUD satisfies the purpose and intent of Section 14.10.

#### **B. QUALIFICATION**

The proposal qualifies as a PUD per Section 14.20 by being under unified control, demonstrating a recognizable benefit, and having the minimum acreage required for PUD development.

#### **C. COMPLIANCE**

The PUD satisfies all requirements per Section 14.30 and all zoning requirements unless modifications and waivers are approved per Section 14.30 F.

#### **D. MASTER PLAN**

The PUD is consistent with the Township's master plan or specifically implements the vision and goals of the plan.

#### **E. COMPATABILITY**

The project is designed to integrate harmoniously with the essential character of the area and the natural environment.

**F. PUBLIC SERVICES**

Land uses do not exceed the capacity of public services and county roads and the capacity of the site to handle demands for on-site wells and sewage treatment or the capacity of public water and sewer systems.

**G. SITE PLAN STANDARDS OF APPROVAL**

The associated PUD plan must be able to comply with all requirements of this Ordinance and satisfy all site plan standards of approval.

**STAFF RECOMMENDATION**

Staff recommends the Planning Commission approve the final site plan.



Michiana Land Development, LLC  
2186 East Centre Avenue  
Portage, Michigan 49002

---

Dan Wells, Planning Director  
Gaines Charter Township  
8555 Kalamazoo Avenue, SE  
Caledonia, MI 49316

June 9, 2025

Re: Amendment to Approved Site Plan for Dutton Center PUD – Phase 1  
3316 68<sup>th</sup> Street SE

Dear Dan,

During the construction plan review process the phase 1 site plan for Dutton Center PUD was modified to meet county agency requirements. The changes to the site plan are described below, however, the focal points and key elements of the project have not changed. The street network and open space elements are unchanged. No deviations are being made to the pedestrian-oriented elements, primary street frontages, and the residential architecture remains consistent with what was approved.

The following items are incorporated into the attached plan set and this minor site plan amendment request:

1. Addition of two street names: Mittersill and Antelope as requested by KCRC
2. The size of the storm water management basin has increased due to existing conditions and drain commission requirements. With the submittal of the Final PUD plan in 2024, the detention basin was sized for existing conditions related to water table, Dutton drain elevation and standards that the drain commission typically applied in the past. The major variable that initiated the increase in the basin size is detaining surface water from offsite properties to the east and west (i.e. Dutton Christian school/church, and parcels to the east), which have no storm water management systems. Our proposal to “bypass” the storm water from these sites around the detention basin was not acceptable to the Drain Commission, which resulted in the storm water being stored in the enlarged basin proposed in the attached plan set.
3. As a result of item #2, the neighborhood commercial frontage along 68<sup>th</sup> street was retained and a reduction of ten attached townhouse units is proposed. The architectural appearance from the Dutton Ave entrance has been retained by the 6 remaining units, and the 6’ wide walking path along the perimeter of the basin has been retained. The reduction of units is fewer than 5%. The final PUD approval included a maximum of 238 units. 10 unit reduction divided by 238 total units is 4.2%.

Attached please find the site plan amendment application submittal for Dutton Center which includes the following documents:

- Signed Application for Site Plan Approval

- Review Fee Checks = \$500 fee + \$1,000 escrow
- Ten copies of the updated site plan

We look forward to discussing this project with the Township and request consideration of the site plan amendment at the July 24<sup>th</sup>, 2025 Planning Commission meeting.

If you have any questions or require additional information, please contact me at your earliest convenience.

Sincerely,

Dan Larabel  
Land Manager  
Michiana Land Development, LLC  
Allen Edwin Homes  
dlarabel@allenedwin.com

**From:** [Jeff Gritter](#)  
**To:** [Pat Quick](#); [Dakota Swan](#)  
**Cc:** [Dan Wells](#)  
**Subject:** Re: 3316 68th Street (Dutton Center Phase I) - July PC Review  
**Date:** Tuesday, July 8, 2025 3:35:33 PM  
**Attachments:** [image003.png](#)  
[image982828.png](#)

---

Dakota,

We have reviewed the public utility plans and storm water design/plans with the reduction of units already incorporated and we have no additional comments at this time.

thanks,

**Jeff Gritter, P.E.**

VK Civil

c. (616) 292-8242

o. (616) 277-2185

[www.VKcivil.com](http://www.VKcivil.com)

---

**From:** Pat Quick <Pat.Quick@gainestownship.org>  
**Sent:** Tuesday, July 8, 2025 3:09 PM  
**To:** Dakota Swan <dakota.swan@gainestownship.org>; Jeff Gritter <jeff@vkcivil.com>  
**Cc:** Dan Wells <dan.wells@gainestownship.org>  
**Subject:** RE: 3316 68th Street (Dutton Center Phase I) - July PC Review

Dakota,

I see no issues with the revised plans, attached is a new plan review report.

Pat Quick, CFI-II, CFEI  
Deputy Chief of Fire Prevention/Fire Marshal  
Gaines Township Fire Department  
Station #1: 11 68th St SW, Grand Rapids , MI 49548  
Station #2: 3471 68th St SE, Caledonia, MI 49316



# GAINES CHARTER

TOWNSHIP

[www.gainestownship.org](http://www.gainestownship.org)

[Pat.Quick@gainestownship.org](mailto:Pat.Quick@gainestownship.org)

Pat Quick

Deputy Chief of Prevention/Fire Marshal

Gaines Charter Township Fire Department - Dutton

**From:** Dakota Swan <[dakota.swan@gainestownship.org](mailto:dakota.swan@gainestownship.org)>

**Sent:** Tuesday, July 8, 2025 1:20 PM

**To:** Pat Quick <[Pat.Quick@gainestownship.org](mailto:Pat.Quick@gainestownship.org)>; Jeff Gritter <[jeff@vkcivil.com](mailto:jeff@vkcivil.com)>

**Cc:** Dan Wells <[dan.wells@gainestownship.org](mailto:dan.wells@gainestownship.org)>

**Subject:** 3316 68th Street (Dutton Center Phase I) - July PC Review

Hello again,

Please find attached some more site plans for your review, but this time for a site plan modification in Phase I of Dutton Center! As always let us know if you have any questions.

Cheers!

# GAINES CHARTER

TOWNSHIP

[www.gainestownship.org](http://www.gainestownship.org)

[dakota.swan@gainestownship.org](mailto:dakota.swan@gainestownship.org)

Dakota Swan

Assistant Planner

Office: 616-698-6640n Ext. 119

Cell: 616-893-1760

**NEDERVELD**  
 www.nederveld.com  
 800.222.1868  
**GRAND RAPIDS**  
 217 Grandville Ave., Suite 302  
 Grand Rapids, MI 49503  
 Phone: 616.575.5190  
**ANN ARBOR**  
**CHICAGO**  
**COLUMBUS**  
**HOLLAND**  
**INDIANAPOLIS**  
**ST. LOUIS**

**PREPARED FOR:**  
 Green Development Ventures, LLC  
 Attn: Mike West  
 2186 E. Centre Ave.  
 Portage, MI 49002  
 Phone: 269.365.8548

**REVISIONS:**

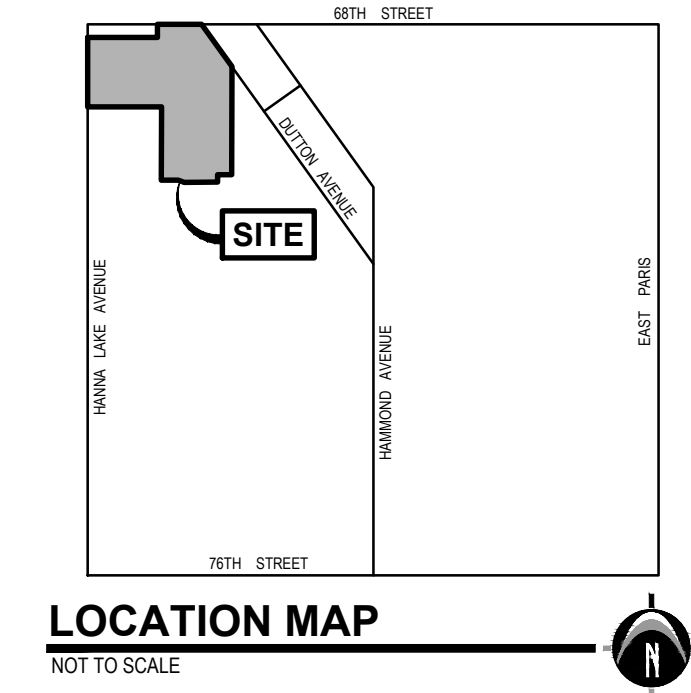
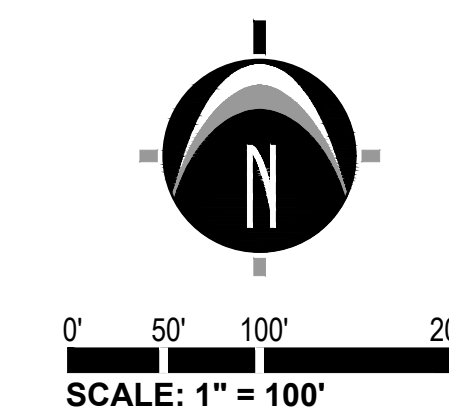
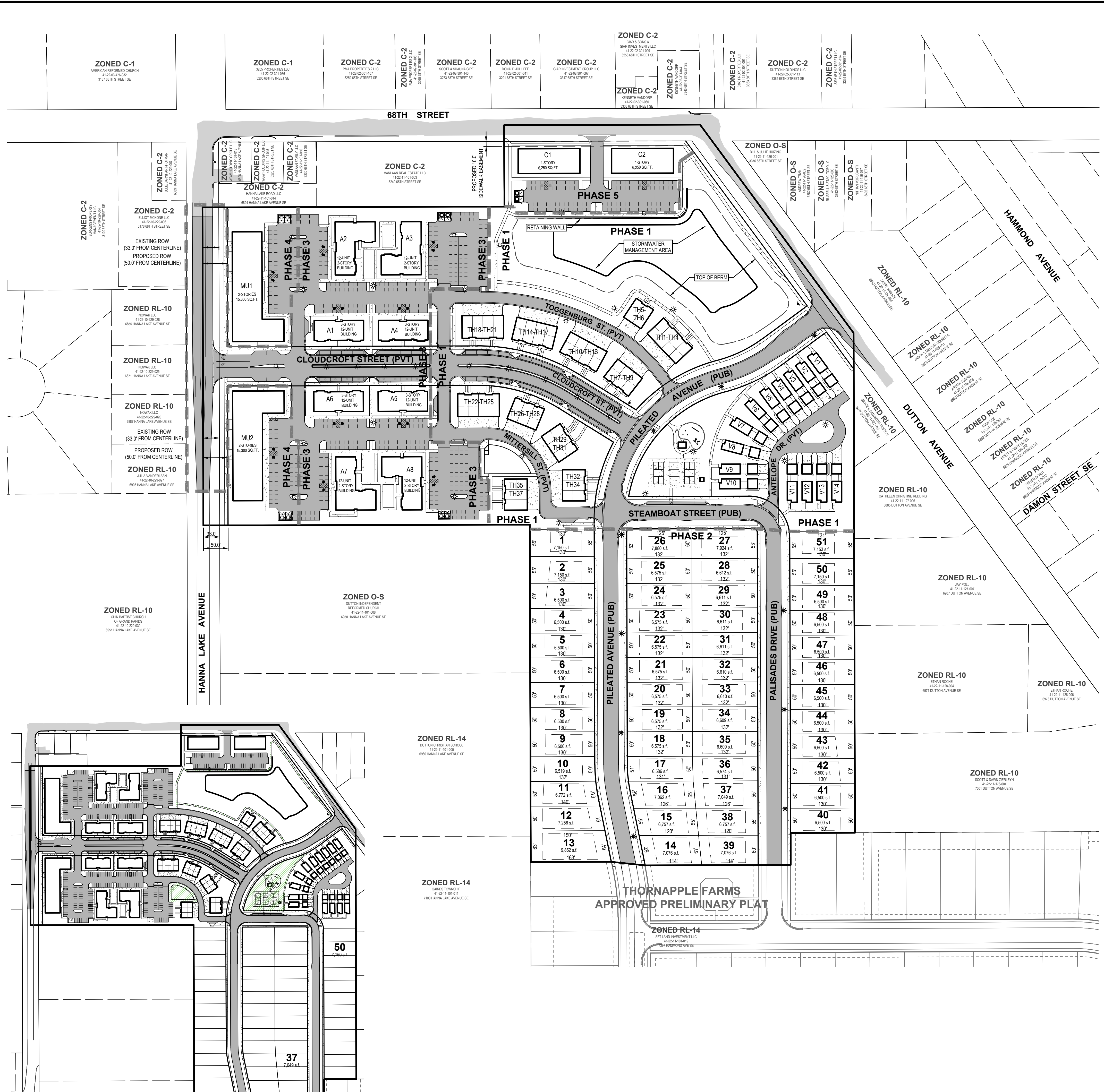
Title: Final PUD / Site Plan Submittal	Checked: RP	Date: 4/25/2024
Drawn: DC/JW	Checked: RP	Date: 6/24/2024
Title: Final PUD / Site Plan Submittal Revised	Checked: RP	Date: 7/03/2024
Drawn: DC	Checked: RP	Date: 8/29/2024
Title: Phase Two Preliminary Plat Submittal	Checked: ED	Date: 10/22/2024
Drawn: DAC	Checked: ED	Date: 11/20/2024
Title: Phase One Submittal	Checked: ED	Date: 01/09/2025
Drawn: DAC	Checked: ED	Date: 03/14/2025

**DUTTON CENTER**  
**MINOR PUD AMENDMENT**  
**Overall Plan**  
 3316 68TH STREET SE  
 PART OF THE NW 1/4 OF SECTION 11, T5N, R11W,  
 GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

**STAMP:**

STATE OF MICHIGAN  
 RICHARD A. PULASKI  
 ENGINEER  
 No. 52618  
 LICENSED PROFESSIONAL ENGINEER

**PROJECT NO:**  
 22400615  
**SHEET NO:**  
**C-205**

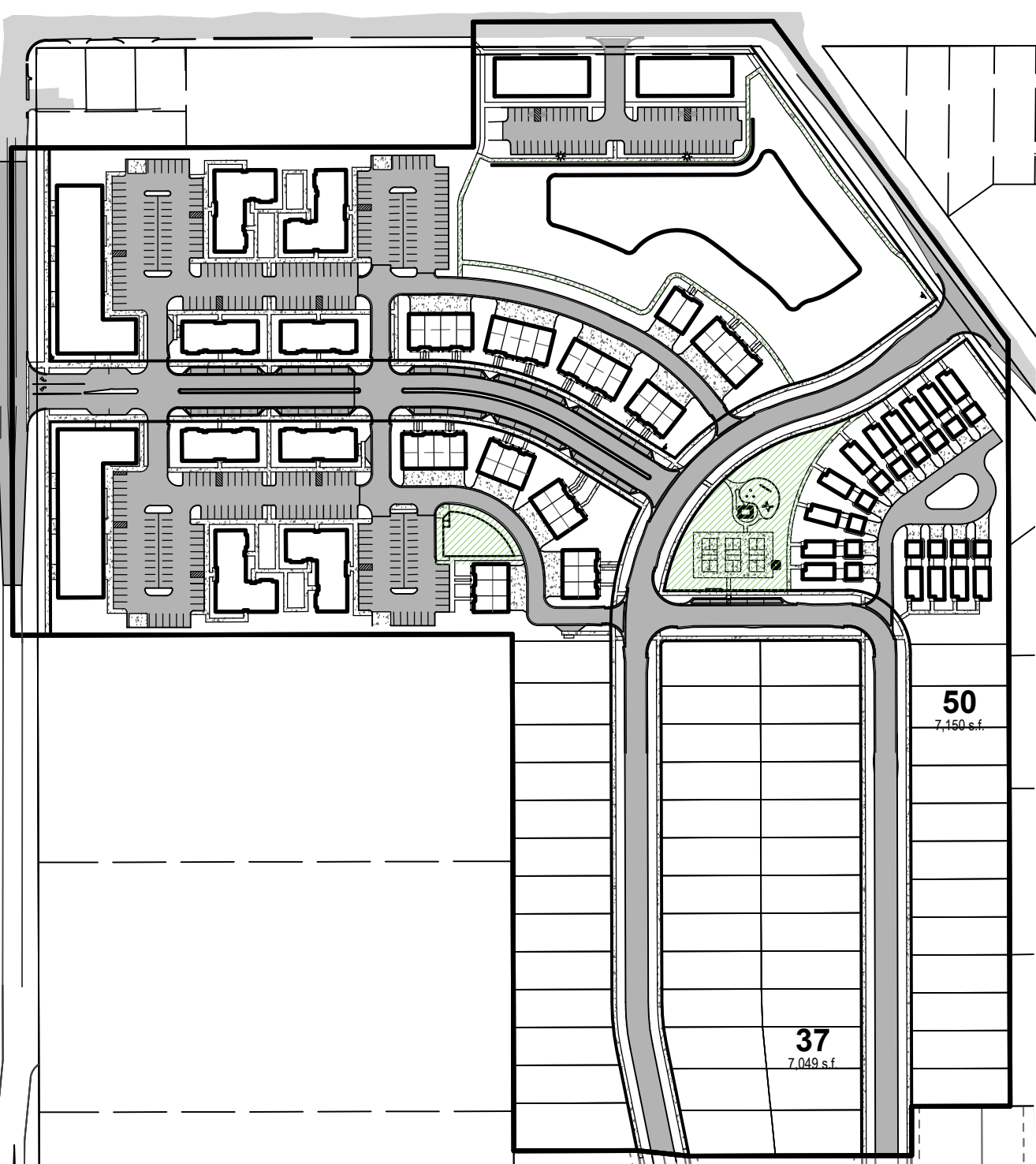


**LEGEND**

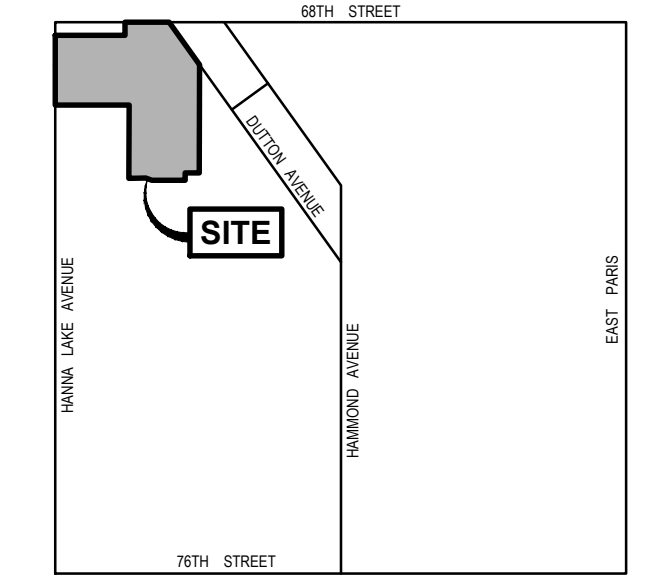
- EXISTING BITUMINOUS
- EXISTING CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- STREET LIGHT - CONSUMERS ENERGY STREET LIGHT - MPR SERIES
- NON-MOTORIZED TRAIL WAYFINDING SIGNAGE

**GENERAL NOTES**

- 1) ZONING OF PROPERTY: PUD (PLANNED UNIT DEVELOPMENT)
- 2) SUMMARY OF LAND USE:
  - A) TOTAL ACRES = 29.32 ACRES (1,277,381 SQ. FT.) (EXCLUDING R.O.W.)
  - B) TOTAL DWELLING UNITS PROPOSED = 198 DWELLINGS (PLUS UP TO 30 ADDITIONAL SECOND STORY DWELLING IN MIXED USE BUILDINGS)
  - C) TOTAL COMMERCIAL/OFFICE SPACE = 43,280 (PLUS UP TO AN ADDITIONAL 30,780 SQ. FT. ON SECOND STORY OF MIXED USE BUILDINGS)
  - D) TOTAL OPEN SPACE PROVIDED = 0.99 AC (42,960 SQ. FT.)
  - E) ZONING OF PARCELS TO NORTH = C-2
  - F) ZONING OF PARCELS TO EAST = RL-10
  - G) ZONING OF PARCELS TO WEST = C-2, RL-10, & O-S
  - H) ZONING OF PARCELS TO SOUTH = RL-14
- 3) SITE REGULATING STANDARDS:
  - A) SINGLE FAMILY LOTS (LOTS 1-51)
    1. MINIMUM LOT WIDTH AT FRONT YARD SETBACK = 50 FT.
    2. MINIMUM LOT SIZE = 6,250 SQ. FT.
    3. MAXIMUM BUILDING HEIGHT = 35 FT. OR 2 STORIES, WHICHEVER IS LESS
    4. SETBACKS:
      - FRONT YARD SETBACK 1-17, 21-23, 27-29, 33-35 AND 38-51 = 25 FT. MIN.
      - FRONT YARD SETBACK FOR LOTS 18-20, 24-26, 30-32, AND 36-37 = 30 FT. MIN.
      - SECONDARY FRONT YARD SETBACK ON CORNER LOTS = 15 FT. MIN.
      - SIDE YARD SETBACK = 5 FT. MIN.
      - REAR YARD SETBACK = 20 FT. MIN.
  - B) ALLEY-LOADED VERANDA HOMES (V1-V14)
    1. MAXIMUM BUILDING HEIGHT = 25 FT. OR 2 STORIES, WHICHEVER IS LESS
    2. MINIMUM BUILDING TO BUILDING SEPARATION DISTANCE (FOUNDATION WALL TO FOUNDATION WALL) = 10 FT.
    3. MINIMUM PORCH TO R.O.W. DISTANCE = 10 FT.
    4. MINIMUM GARAGE (FOUNDATION WALL) TO ALLEY PAVEMENT DISTANCE = 22 FT.
    5. MINIMUM DISTANCE FROM PUD BOUNDARY = 20 FT.
  - C) TOWNHOMES (TH1-TH37)
    1. MAXIMUM BUILDING HEIGHT = 35 FT. OR 2 STORIES, WHICHEVER IS LESS
    2. MINIMUM BUILDING TO BUILDING SEPARATION DISTANCE (WALL OF FOUNDATION TO WALL OF FOUNDATION) = 15 FT.
    3. MINIMUM DISTANCE FROM PUD BOUNDARY = 20 FT.
    4. MINIMUM DISTANCE TO SINGLE FAMILY LOTS = 25 FT. (PROPOSED & EXISTING ADJACENT)
    5. MINIMUM GARAGE (FOUNDATION WALL) TO ALLEY PAVEMENT DISTANCE = 22 FT.
    6. MINIMUM PORCH OR BUILDING TO R.O.W. DISTANCE = 10 FT.
    7. MINIMUM DISTANCE TO ADJACENT R.O.W. = 10 FT.
    8. MINIMUM BUILDING TO BUILDING SEPARATION DISTANCE (FOUNDATION WALL TO FOUNDATION WALL) = 25 FT.
    9. MINIMUM DWELLING UNIT SIZE = 720 SQ. FT.
  - D) MIXED USE BUILDINGS (MU1-MU2)
    1. MAXIMUM BUILDING HEIGHT = 35 FT. OR 2 STORIES, WHICHEVER IS LESS
    2. MINIMUM DISTANCE TO PUD BOUNDARY (EXCLUDING FRONTAGES) = 30 FT.
    3. MINIMUM DISTANCE TO ADJACENT R.O.W. = 10 FT.
    4. MINIMUM BUILDING TO BUILDING SEPARATION DISTANCE (FOUNDATION WALL TO FOUNDATION WALL) = 15 FT.
    5. MINIMUM DWELLING UNIT SIZE = 720 SQ. FT.
    6. MINIMUM DISTANCE TO ADJACENT R.O.W. = 10 FT.
    7. ALLOWABLE FIRST STORY USES = PERMITTED USES WITHIN THE OFFICE SERVICE (OS) AND NEIGHBORHOOD COMMERCIAL DISTRICT (NC)
    8. ALLOWABLE SECOND STORY USES = MULTIPLE FAMILY DWELLINGS, PERMITTED USES WITHIN THE OFFICE SERVICE (OS), AND PERMITTED USES WITHIN THE NEIGHBORHOOD COMMERCIAL DISTRICT (NC)
  - E) OFFICE / COMMERCIAL BUILDINGS (C1-C2)
    1. MAXIMUM BUILDING HEIGHT = 25 FT. OR 1 STORIES, WHICHEVER IS LESS
    2. MINIMUM DISTANCE TO PUD BOUNDARY (EXCLUDING FRONTAGES) = 20 FT.
    3. MINIMUM DISTANCE TO ADJACENT R.O.W. = 10 FT.
    4. MINIMUM BUILDING TO BUILDING SEPARATION (FOUNDATION WALL TO FOUNDATION WALL) = 15 FT.
    5. ALLOWABLE USES = PERMITTED USES WITHIN THE OFFICE SERVICE (OS) AND NEIGHBORHOOD COMMERCIAL DISTRICT (NC)
- 4) PARKING REQUIREMENTS:
  - A) MINIMUM REQUIRED SPACE PER TOWNSHIP = 9.18' (24' AISLE)
  - B) TYPICAL PARKING SPACE PROVIDED = 9.18' (24' AISLE)
  - C) TYPICAL VAN ACCESSIBLE PARKING SPACE = 11'x18' WITH 5' AISLE
  - D) TYPICAL CAR ACCESSIBLE PARKING SPACE = 8'x18' WITH 5' AISLE
  - E) NUMBER OF SPACES REQUIRED IN MIXED USE / MULTIPLE FAMILY AREAS = 314 (BASED ON CITY REQUIREMENTS)
  - F) NUMBER OF SPACES PROVIDED IN MIXED USE / MULTIPLE FAMILY AREAS = 354 (INCLUDING 49 ON-STREET SPACES)
    1. NORTHERN PARKING AREA = 181 SPACES (INCLUDING 25 ON-STREET SPACES)
    2. SOUTHERN PARKING AREA = 173 SPACES (INCLUDING 24 ON-STREET SPACES)
  - G) NOTE: PROVIDED PARKING MAY CHANGE DEPENDING ON FINAL BUILDING USE AND NUMBER OF BEDROOMS. FINAL PARKING COUNT SHALL BE SUBJECT TO ZONING ADMINISTRATOR REVIEW.
  - H) NUMBER OF SPACES REQUIRED IN COMMERCIAL AREA (4 PER 1,000 SQ. FT.) = 50
  - I) NUMBER OF SPACES PROVIDED IN COMMERCIAL AREAS = 54
  - J) PARKING FOR SINGLE FAMILY LOTS WILL BE PROVIDED WITHIN EACH LOT
  - K) PARKING FOR TOWNHOMES AND DETACHED SINGLE FAMILY VERANDA UNITS WILL BE PROVIDED IN GARAGES AND DRIVEWAYS.
- 5) THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS
- 6) BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.
- 7) ALL LIGHTING SHALL BE SHIELDED FROM ALL ADJACENT PROPERTIES.
- 8) THE PERMANENT PARCEL NUMBER FOR THE SITE IS 41-22-11-101-017. THE ADDRESS OF THE PROPERTY IS 3316 68TH STREET SE.
- 9) THERE IS CURRENTLY A VACANT HOUSE ON THE PARCEL. THE EXISTING HOUSE WILL BE DEMOLISHED AS PART OF THIS PROJECT.
- 10) ANTELOPE DR (PVT), TOGGENBURG ST (PVT), AND MITTERSILL ST (PVT) DRIVE WIDTHS ARE REDUCED BELOW THE GAINES TOWNSHIP PRIVATE ROAD ORDINANCE STANDARDS, AS SHOWN ON THIS PLAN.



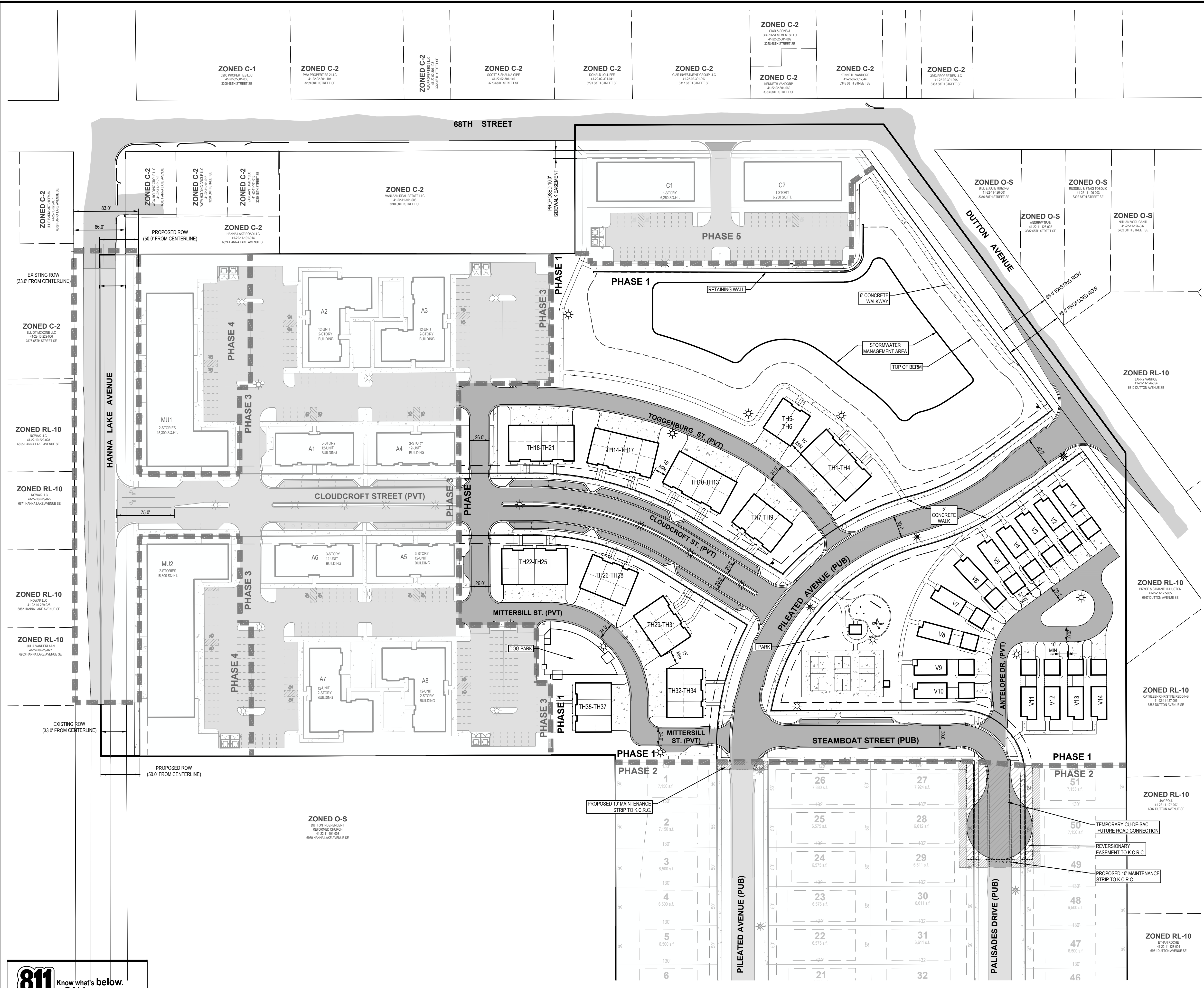
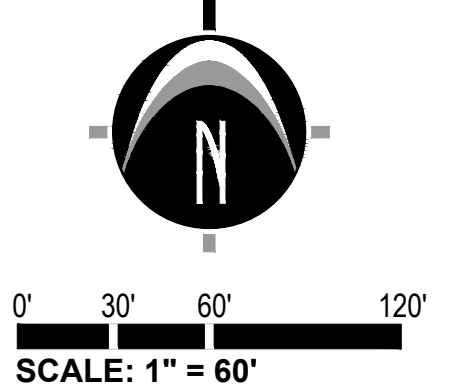
**OPEN SPACE EXHIBIT**



**LOCATION MAP**  
 NOT TO SCALE

**LEGEND**

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



**PROPERTY DESCRIPTION**

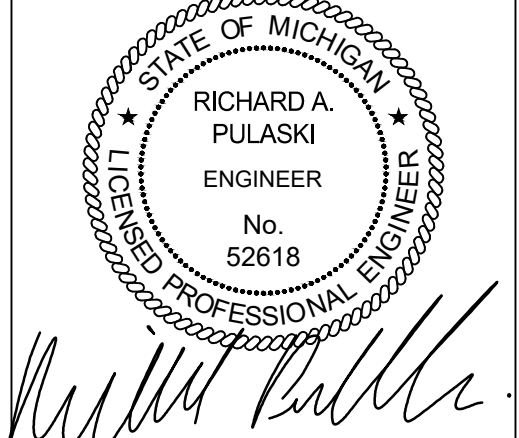
PART OF THE NW 1/4 OF SECTION 11, T5N, R11W, GAINES TOWNSHIP, KENT COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NW CORNER OF SAID SECTION 11; THENCE N89°52'04"E 610.50 FEET ALONG THE NORTH LINE OF SAID NW 1/4 TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE S00°09'34"E 165.00 FEET; THENCE S89°52'04"W 610.50 FEET TO THE WEST LINE OF SAID NW 1/4; THENCE S00°09'34"E 643.41 FEET ALONG SAID WEST LINE; THENCE N89°52'04"E 660.00 FEET; THENCE S00°09'34"E 682.44 FEET; THENCE N89°52'04"E 162.77 FEET; THENCE S89°52'04"E 68.21 FEET; THENCE N89°10'33"E 238.05 FEET; THENCE N89°10'33"E 68.00 FEET; THENCE N00°08'57"W 64.92 FEET; THENCE N89°51'03"E 130.00 FEET TO THE SW CORNER OF C. H. DEMING'S ADDITION TO DUTTON (AS RECORDED IN LIBER 20 OF PLATS ON PAGE 35, KENT COUNTY RECORDS); THENCE N00°08'57"W 1010.85 FEET ALONG THE WEST LINE OF SAID C. H. DEMING'S ADDITION TO DUTTON TO THE CENTERLINE OF DUTTON AVENUE (66 FOOT WIDE); THENCE N89°23'41"W 523.59 FEET ALONG SAID CENTERLINE TO THE NORTH LINE OF SAID NW 1/4; THENCE S89°52'04"W 395.97 FEET ALONG SAID NORTH LINE TO THE PLACE OF BEGINNING.

**GENERAL NOTES**

- ZONING OF PROPERTY: PUD (PLANNED UNIT DEVELOPMENT)
- SUMMARY OF LAND USE:
  - A) TOTAL ACREAGE = 29.32 ACRES (1,277,381 SQ. FT.) (EXCLUDING R.O.W.)
  - B) TOTAL ACREAGE OF PHASE 1 = 11.17 ACRES (486,710 SQ. FT.)
  - C) TOTAL DWELLING UNITS PROPOSED IN PHASE ONE = 51 DWELLINGS
    - 1. DETACHED SINGLE FAMILY VERANDA HOMES = 14 DWELLINGS
    - 2. TOWNHOMES = 37 DWELLINGS
  - D) ZONING OF PARCELS TO NORTH = C-2  
 ZONING OF PARCELS TO EAST = RL-10  
 ZONING OF PARCELS TO WEST = C-2, RL-10, & O-S  
 ZONING OF PARCELS TO SOUTH = RL-14
- SITE REGULATING STANDARDS
  - A) ALLEY-LOADED VERANDA HOMES (V1-V14)
    - MAXIMUM BUILDING HEIGHT = 35 FT. OR 2 STORIES, WHICHEVER IS LESS
    - MINIMUM BUILDING TO BUILDING SEPARATION DISTANCE (FOUNDATION WALL TO FOUNDATION WALL) = 10 FT.
    - MINIMUM PORCH TO R.O.W. DISTANCE = 10 FT.
    - MINIMUM GARAGE (FOUNDATION WALL) TO ALLEY PAVEMENT DISTANCE = 22 FT.
    - MINIMUM DISTANCE FROM PUD BOUNDARY = 20 FT.
  - B) TOWNHOMES (TH1-TH37)
    - MAXIMUM BUILDING HEIGHT = 35 FT. OR 2 STORIES, WHICHEVER IS LESS
    - MINIMUM BUILDING TO BUILDING SEPARATION DISTANCE (WALL OF FOUNDATION TO WALL OF FOUNDATION) = 15 FT.
    - MINIMUM DISTANCE FROM PUD BOUNDARY = 20 FT.
    - MINIMUM DISTANCE TO SINGLE FAMILY LOTS = 25 FT. (PROPOSED & EXISTING ADJACENT)
    - MINIMUM GARAGE (FOUNDATION WALL) TO ALLEY PAVEMENT DISTANCE = 22 FT.
    - MINIMUM PORCH OR FOUNDATION TO R.O.W. DISTANCE = 10 FT.
- THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS
- BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCELS SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.
- ALL LIGHTING SHALL BE SHIELDED FROM ALL ADJACENT PROPERTIES.
- THE PERMANENT PARCEL NUMBER FOR THE SITE IS 42-12-11-101-017. THE ADDRESS OF THE PROPERTY IS 3316 68TH STREET SE.
- THERE IS CURRENTLY A VACANT HOUSE ON THE PARCEL. THE EXISTING HOUSE WILL BE DEMOLISHED AS PART OF THIS PROJECT.
- ANTELOPE DR (PVT), TOGGENBURG ST (PVT), AND MITTERSILL ST (PVT) DRIVE WIDTHS ARE REDUCED BELOW THE GAINES TOWNSHIP PRIVATE ROAD ORDINANCE STANDARDS, AS SHOWN ON THIS PLAN.

**DUTTON CENTER**  
**MINOR PUD AMENDMENT**  
**Phase 1 Site Layout Plan**  
 3316 68TH STREET SE  
 PART OF THE NW 1/4 OF SECTION 11, T5N, R11W,  
 GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

**STAMP:**

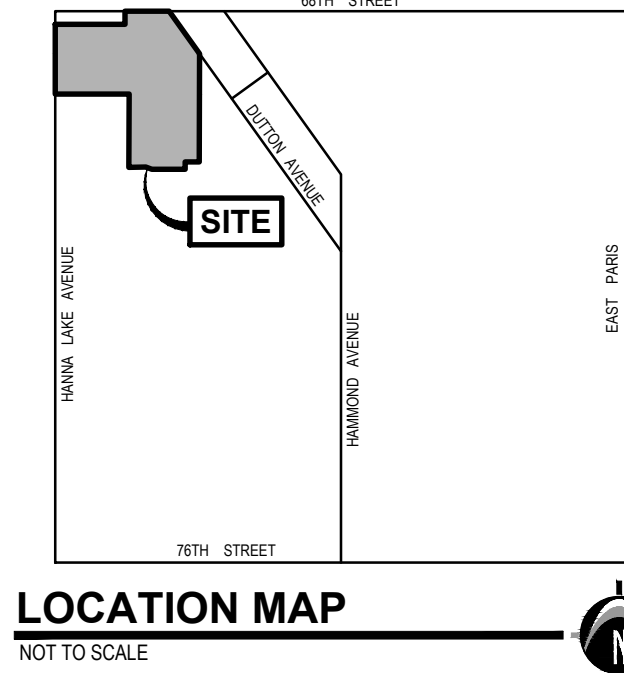


**PROJECT NO:**  
 22400615

**SHEET NO:**  
**C-206**



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 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.



LOCATION MAP  
NOT TO SCALE

**NEDERVELD**  
www.nederveld.com  
800.222.1868  
**GRAND RAPIDS**  
217 Grandville Ave., Suite 302  
Grand Rapids, MI 49503  
Phone: 616.575.5190  
**ANN ARBOR**  
CHICAGO  
COLUMBUS  
HOLLAND  
INDIANAPOLIS  
ST. LOUIS

**PREPARED FOR:**  
Green Development Ventures, LLC  
Attn: Mike West

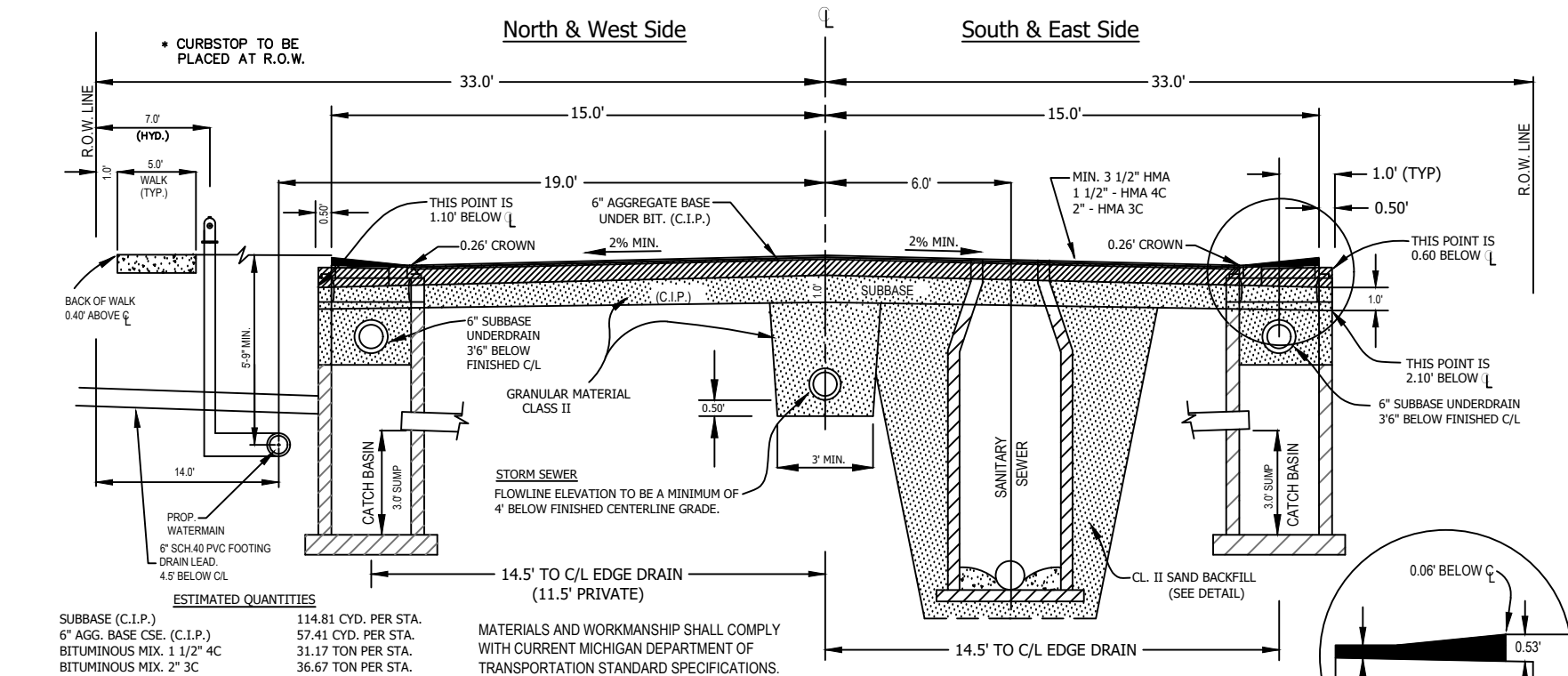
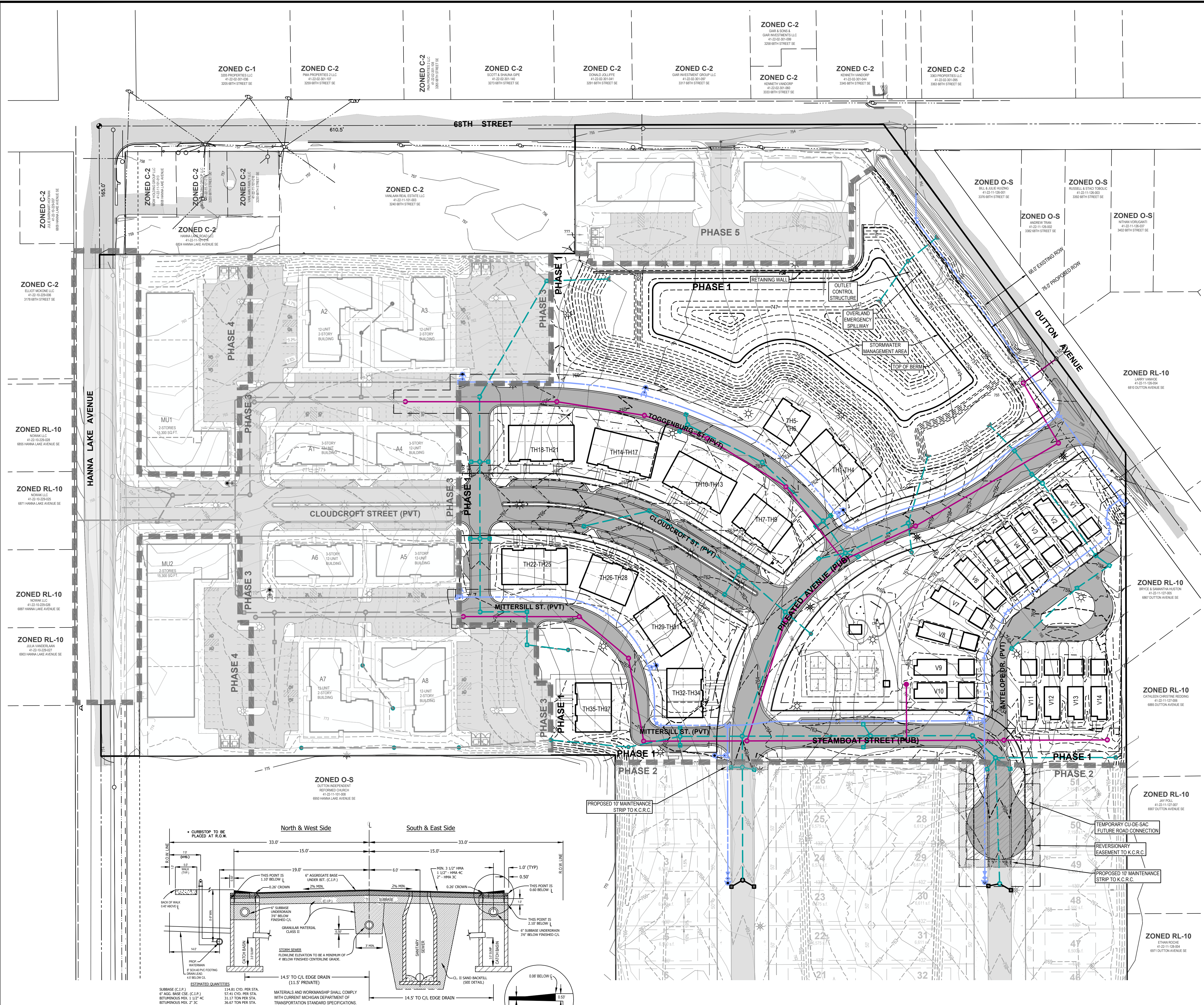
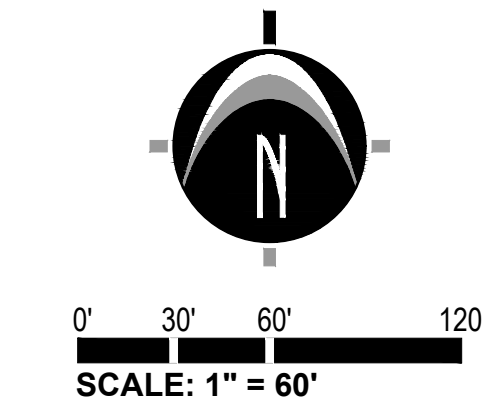
2186 E. Centre Ave.  
Portage, MI 49002  
Phone: 269.365.8548

**REVISIONS:**

Title: Final PUD / Site Plan Submittal	Checked: RP	Date: 4.25.2024
Drawn: DC/JW	Checked: RP	Date: 6.24.2024
Title: Final PUD / Site Plan Submittal Revised	Checked: RP	Date: 7.03.2024
Drawn: DC	Checked: RP	Date: 8.29.2024
Title: Final PUD / Site Plan Submittal Revised	Checked: RP	Date: 10.22.2024
Drawn: DAC	Checked: ED	Date: 11.20.2024
Title: Phase One Submittal	Checked: ED	Date: 01.09.2025
Drawn: DAC	Checked: ED	Date: 03.14.2025

**LEGEND**

	PROP. GRADE CONTOUR
	EX. GRADE CONTOUR
	PROPOSED BITUMINOUS (STANDARD DUTY)
	PROPOSED CONCRETE (STANDARD DUTY)
	PROP. 12" TO 36" ST/M SEWER
	PROP. 8" SANITARY SEWER
	PROP. 8" TO 12" WATERMAIN



**KENT COUNTY ROAD COMMISSION STANDARD**  
**30\"/>**

**DUTTON CENTER**  
MINOR PUD AMENDMENT  
Phase 1 Grading & Utilities Plan  
3316 68TH STREET SE  
PART OF THE NW 1/4 OF SECTION 11, T5N, R11W,  
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

**STAMP:**  
STATE OF MICHIGAN  
RICHARD A. PULASKI  
ENGINEER  
No. 52618  
LICENSED PROFESSIONAL ENGINEER

**PROJECT NO:**  
22400615

**SHEET NO:**  
**C-300**

**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 "PLANNED" 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.



# Gaines Charter Township

## Planning Commission Memo

Meeting Date: July 24<sup>th</sup>, 2025

AGENDA ITEM: VI.3.b

FILE NUMBER: 250626AK

PROPOSED REQUEST: Amendment to Prairie Wolf Station PUD Site Plan

PROPERTY ZONING DISTRICT: Prairie Wolf Station PUD

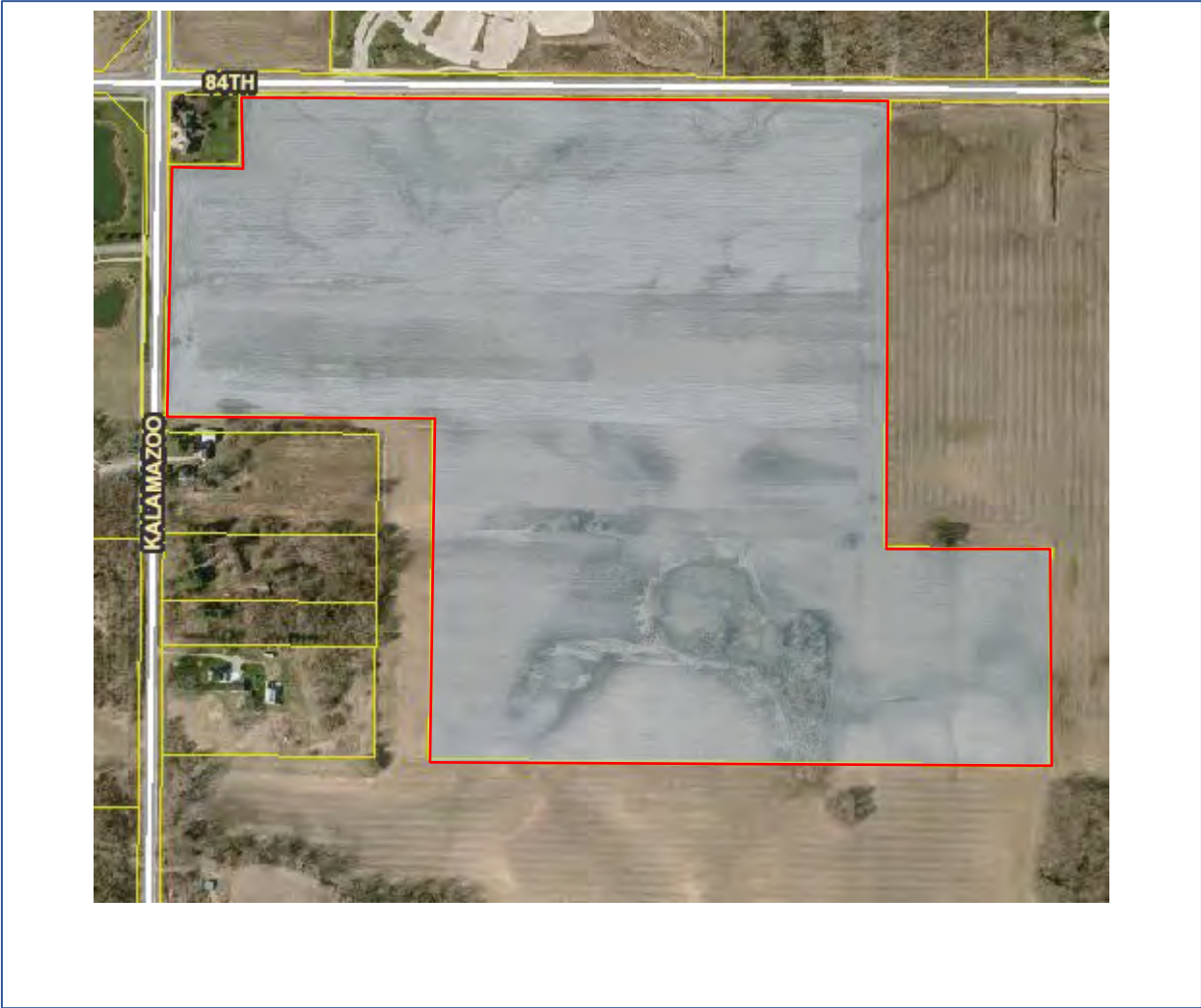
ADDRESS: 8460 Kalamazoo Ave. SE & 1920 84<sup>th</sup> Street SE

PROPERTY SIZE: 82 acres

PARCEL NUMBER: 41-22-21-100-013 & 41-22-21-100-014

REPORT BY: Dan Wells, Community Development Director

APPLICANT: American Kendall Properties, LLC



## OVERVIEW

The applicant requests to amend the site plan for the Prairie Wolf Station Planned Unit Development (PUD). The proposed changes will also require a judicial amendment to the Consent Judgement that served as the approval for the project; amendments must be approved by the Planning Commission and Township Board of Trustees prior to judicial review.

The basic elements of the site plan and project concept as a village center remain in place. The development features a retail and mixed-use residential center at the intersection of 84<sup>th</sup> and Kalamazoo, which transitions to apartments, then townhomes, then single-family housing towards the south and east areas of the parcel. The developer remains committed to designing the area as a pedestrian-friendly community center, with a variety of housing options, community-oriented public spaces, non-motorized pathways, and water features.

The main reasons for the site plan amendment are changes in layout driven by the Department of Energy, Great Lakes, and Energy (EGLE) wetland preservation requirements, engineering requirements for both utilities and roads, and development of the senior housing component.

### South Side of Gull Prairie Drive

Under the current Consent Judgement all buildings along Gull Prairie Drive and Kalamazoo Avenue are required to be within five feet of the sidewalk. The intent was to create a pleasant pedestrian street with active retail to walk to Prairie Wolf Park in keeping with a village center concept. EGLE has determined that a wetland area at the southeast intersection of Gull Prairie Drive and Kalamazoo will need to be protected and remain undeveloped. This forced a relocation of buildings that were previously planned to line Gull Prairie Drive to the south, and makes them unable to meet the five-foot setback requirement. In addition, it has become apparent after final engineering design that a wider utility easement is necessary than previously planned along that side of the road, so the previously proposed building locations would not be able to meet that requirement either.

This area (“Lot B”), which was included in the site plan as a neighborhood commercial/mixed-use, is the preferred site for the senior housing component of the project rather than the one to the north as indicated on the current plan. This relocation of use is permitted within the Consent Judgement, as the end use of the three parcels (“Lot A”, “Lot B”, and “Future Senior Housing”) were always intended to be interchangeable. Staff views the use of this parcel for senior housing as a better location since it provides a residential buffer to the south, which is more appropriate than commercial. The senior housing also includes a mixed-use component—it will house a café space at the east end of the building—and has 50 independent living apartments.

### North Side of Gull Prairie Drive

This area (“Lot A” and “Future Senior Housing”), was formerly planned for senior living and neighborhood commercial and now will be dedicated solely to neighborhood commercial. The building layouts and footprints presented in this plan are not final and will be subject to final site plan review at a future date, but reflect the intent of the original plan. The concept presented here is that neighborhood commercial buildings will line Gull Prairie Drive, Prairie Wolf Drive, 84<sup>th</sup> Street, and Kalamazoo, and the main parking lots will be behind the buildings in a courtyard arrangement. Staff views this use as compatible with the plaza area to the east and will make a cohesive village center. The buildings along Gull Prairie Drive and Prairie Wolf Drive will create the “main street” character that the village center concept envisions.

**Single Family Residential Phases**

Several changes to the site plan were required due to final engineering of the northeast stormwater retention pond, which required expansion of it’s original area. In addition, the Kent County Road Commission required a realignment of Gray Wolf Drive.

These changes resulted in the removal of four “terrace” homes and four single-family detached lots, but the overall layout remains very similar to the original.

The proposal now includes:

1. 497 dwelling units (was 515)
  - a. 123 single-family detached single-family lots (was 127)
  - b. 32 T.N.D. condominiums/“Terrace Homes” (was 36)
  - c. 274 multi-family units (was 308)
  - d. 34 mixed-use apartment units (was 34)
  - e. 34 attached single-family townhome units (was 34)
2. 140 senior living units (was 110)
3. Five commercial buildings (B-2 to B-6 surrounding the plaza), ca. 19,450 SF total (was six, 20,800 SF)
4. Conceptual Future Commercial Development (F-1 through F-6), ca. 157,000 SF (was not defined)
5. 10.6-acres of open space (12.9%) (was 10.9-ac, 13.2%)

**Parking Summary**

A) Parking Requirements:

- Single family lots, townhomes, & “terrace” condos: 1 space per dwelling - will all be provided within lots or associated driveways as shown. These units are not included in the total required spaces below.
- Required parking for future commercial development (F1-F6) is not included in the total required spaces below.
- Multiple family dwellings: 1.5 spaces per one bedroom unit, 2 per spaces per 2 or more bedroom units
- Retail/office/commercial: 5 spaces per 1,000 sf gross floor area (average of assumed uses)
- Nursing home (assisted living & memory care) = 1 space per 5 units
- Independent living = 1 space per dwelling unit

B) Total off-street parking required = 720 spaces

- Commercial use = 104 spaces
- Multiple family residential = 548 spaces
- Senior living = 68 spaces
  - Assisted living and memory care = 18 spaces
  - Independent living = 50 spaces

C) Total off-street parking provided = 721

D) Total on-street parking provided = 124 spaces

Based on the scale of the project and multiple phases, it is recommended that if the PUD site plan amendment approved, the Planning Commission will review each phase through a site plan review process.

Surrounding zoning:

	NORTH: 84 <sup>th</sup> Street, Cornerstone Church, Agricultural-Rural Residential	
WEST: Gaines Township Hall and Prairie Wolf Park	SUBJECT PARCEL	EAST: Agricultural-Rural Residential
	SOUTH: Agricultural-Rural Residential	

**ELIGIBILITY CRITERIA**

The project is eligible for PUD amendment review, and the applicant has submitted a full application.

**PROCESS**

Per Section 29.50, a major site plan change to an approved final PUD site plan may be approved by the Township Board after review and recommendation by the Planning Commission. A public hearing or ordinance amendment is not required.

Under the Consent Judgement, once an amendment is approved by the Board of Trustees, it may be submitted for judicial review.

**PUD APPROVAL STANDARDS**

**A. PURPOSE**

Meets Standard. The proposed amendment ensures that the project still meets the intent to create a mixed-use village center that is unique to the Township and has high architectural standards. Although the increase of setbacks along the south side of Gull Prairie Drive will not enable the original vision of a two-sided pedestrian corridor with buildings to the sidewalk, it will remain a pleasant corridor to walk through due to the high quality of the senior housing architecture and landscaping in its yard areas. The proposed retail phase north of Gull Prairie Drive will integrate well with the plaza and mixed-use buildings on the east side of Prairie Wolf Drive.

**B. QUALIFICATION**

Meets Standard. The project remains under the control of American Kendall Properties, LLC and Eastbrook Homes under a development agreement between the two entities.

**C. COMPLIANCE**

Meets Standard. The proposed amendment, if approved, will modify several clauses under the Consent Judgement.

1. Exhibit A; Rename "Lot A", "Lot B" and "Senior Living" and reconfigure those areas. The previous "Lot A" will become integrated with the proposed "Conceptual Future Commercial Development" area, which occupies the area formerly designated as "Senior Living". "Proposed Senior Living will replace the former "Lot B", and integrate former building "B-1". "B-1" was designated as a mixed-use building, and the senior housing developer intends to honor this by integrating a café/coffee shop that will be open to the public at the corner of Gull Prairie and Prairie Wolf.
2. 5.B; With the definition of a senior housing project (subject to future site plan review), applicant would like to remove the clause at the end of the section specifying that uses between the non-residential areas not be developed with the same principal uses. Staff finds this to be reasonable

since the remaining “Conceptual Future Commercial Development” area is reasonably well defined in the proposed site plan.

3. Remove 5.C.1 which is the requirement to build within 5 feet of pavement along Gull Prairie Drive and locate parking lots to the side or rear of buildings. This is driven by the need to place utility easements wide enough to accommodate underground utilities which make this clause impossible to implement. Staff finds the proposed site plan reflects these arrangements, so the clause is not necessary.
4. 5.D; remove building B-1, which has been integrated into the senior housing project.
5. Section 8; update all the Zoning Ordinance chapters listed in the Consent Judgement.

The other changes to the site plan relate to the expansion of the retention pond at the northeast corner of the project area, and the realignment of Gray Wolf Drive. Due to the shifts in the road, several single-family detached and townhouse units had to be removed. Neither of these changes is a significant change in staffs’ opinion.

D. MASTER PLAN

Meets Standard. The PUD is consistent with and specifically implements the vision and goals of the future land use plan and approved PUD zoning for the site as a mixed-use village center.

E. COMPATIBILITY

The project is designed to integrate a variety of housing and create a walkable village center for the Township. The more intense uses are towards the intersection of Kalamazoo and 84<sup>th</sup> Street, and the eastern side is single family residential.

F. PUBLIC SERVICES

Land uses do not exceed the capacity of public services, county roads, or demands for the capacity of public water and sewer systems.

G. SITE PLAN STANDARDS OF APPROVAL

The associated PUD plan complies with all requirements of this Ordinance and satisfies all PUD site plan standards of approval. Once the final site plan that accompanies the Consent Judgement (Exhibits A and B) are approved, each phase will be reviewed for compliance based on its underlying zoning.

**STAFF RECOMMENDATION**

The Planning Commission has three options at this stage of the process: approve a resolution recommending approval of the revised PUD site plan to the Township Board, to recommend denial, or to table the application. Once the Planning Commission gives a recommendation, the application can move back to the Board for consideration.

If the Board of Trustees approves the request, it will move forward for judicial review and amendment to the Consent Judgement.



# Application for Site Plan Zoning Approval

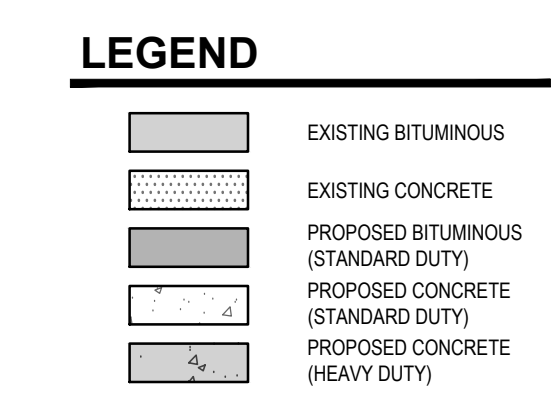
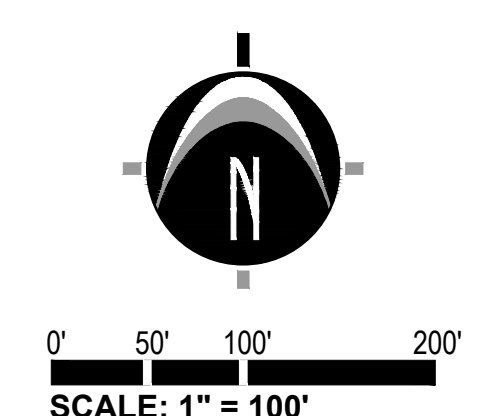
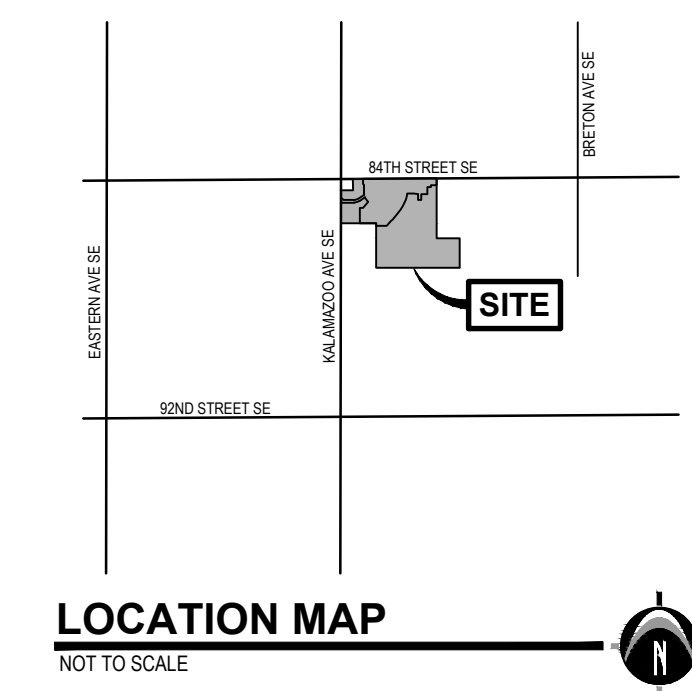
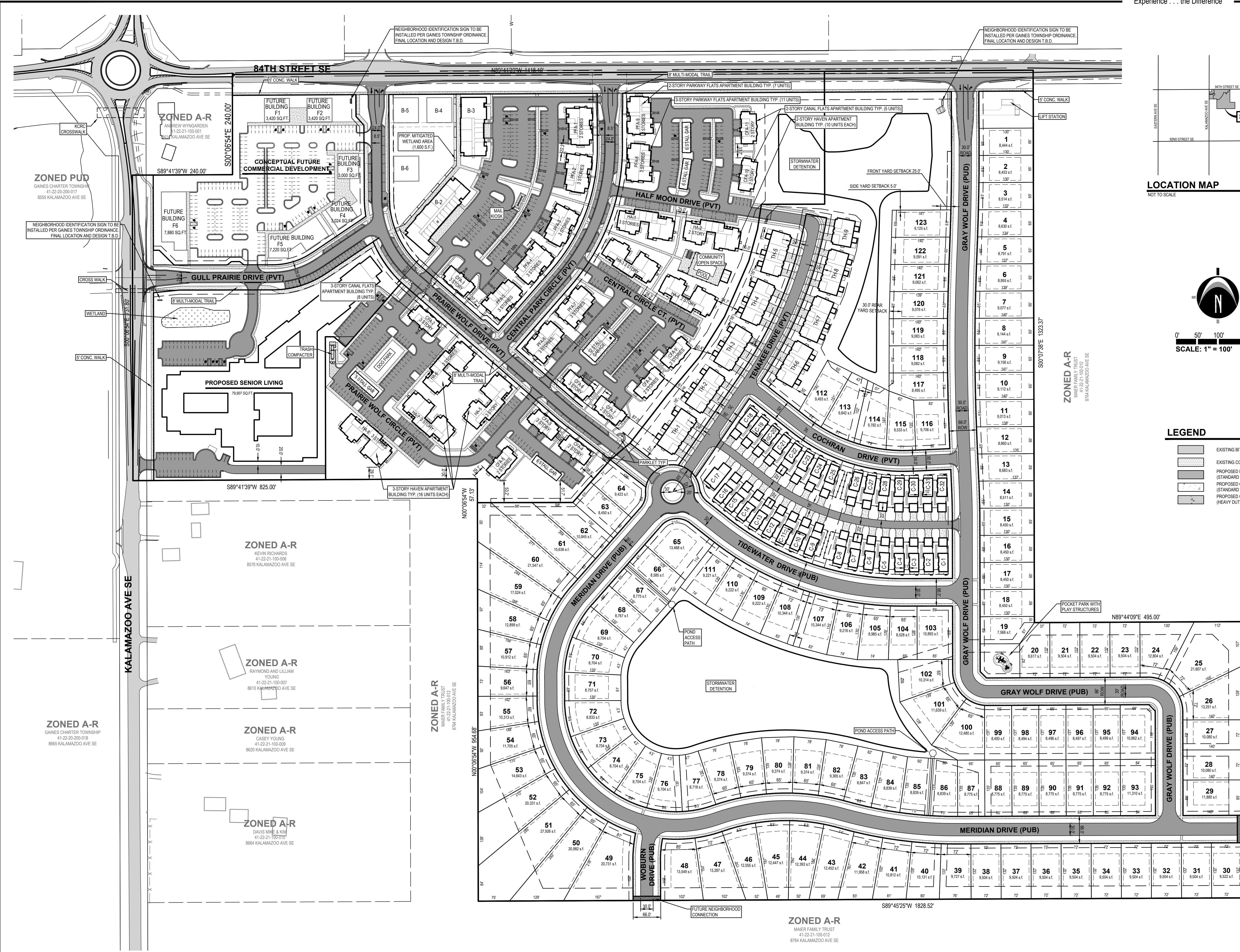
## GAINES CHARTER TOWNSHIP

File Number

250626AK

8555 Kalamazoo Ave SE  
 Caledonia, MI 49316  
 (616) 698-6640 • [www.gainestownship.org](http://www.gainestownship.org)

<b>Project Address</b>	Street: 8460 Kalamazoo Ave. SE		City: Caledonia, Michigan		Zip: 49316	
<b>Parcel Number(s)</b>	41-22- 21-100-013	41-22-				
<b>Owner Name</b>	American Kendall Properties LLC					
<b>Owner Address</b>	Street: 5100 Charles Ct., Suite 101		City: Zionsville, IN 46077		Zip: 46077	
<b>Phone No. &amp; Email</b>	317-514-1676		/ jrkendall@kendallpropertygroup.com			
<b>Applicant Name</b>	same as owner					
<b>Applicant Address</b>	Street:		City:		Zip:	
<b>Phone No. &amp; Email</b>	/					
<b>Brief Description of Proposed Project/Use</b>	Prairie Wolf Station lots A and B. Major PUD amendment. Lot A to feature future commercial development. Lot B to feature proposed senior living.					
<b>Proposed Use</b>	See above.					
<i>I grant Township staff permission to enter onto the subject property in review of this application, certify the correctness and knowledge of the information submitted, and agree to comply with the terms and requirements of all applicable Township ordinances.</i>						
<b>Owner Signature</b>						
<b>For Township Use Only</b>						
<b>Zoning District</b>	<input type="checkbox"/> RR	<input type="checkbox"/> SR	<input type="checkbox"/> VR	<input type="checkbox"/> MFR	<input type="checkbox"/> VN	<input type="checkbox"/> NC
	<input type="checkbox"/> GC	<input type="checkbox"/> OS	<input type="checkbox"/> MB	<input type="checkbox"/> LI	<input type="checkbox"/> HI	<input checked="" type="checkbox"/> PUD
<b>Project Type</b>	<input type="checkbox"/> Single/Multi Unit Family	<input type="checkbox"/> Accessory Bldg.	<input type="checkbox"/> Sign			
<input type="checkbox"/> Special Land Use	<input type="checkbox"/> Site Plan Review	<input type="checkbox"/> Rezone/PUD	<input checked="" type="checkbox"/> Major PUD Amend			
<input type="checkbox"/> Land Division	<input type="checkbox"/> Plat/Site Condo	<input type="checkbox"/> Land Combo	<input type="checkbox"/> Lot Line Adj			
<input type="checkbox"/> Road Maint. Agmt.	<input type="checkbox"/> Minor PUD Amend	<input type="checkbox"/> Text Amend	<input type="checkbox"/> _____			
<b>Zoning Administrator</b>	<input type="checkbox"/> Approved		<input type="checkbox"/> Approved w/Conditions			
	<input type="checkbox"/> Denied		<input type="checkbox"/> Withdrawn			
<b>Signature</b>					<b>Date</b>	
<b>Notes</b>						



**NEDERVELD**  
 www.nederveld.com  
 800.222.1868  
**GRAND RAPIDS**  
 217 Grand Hills Ave., Suite 302  
 Grand Rapids, MI 49503  
 Phone: 616.575.5190  
**ANN ARBOR**  
**CHICAGO**  
**COLUMBUS**  
**HOLLAND**  
**INDIANAPOLIS**

**PREPARED FOR:**  
 Kendall Property Group  
 Attn: J.R. Kendall  
 3600 Woodview Trail, Suite 130  
 Indianapolis, IN 46268  
 Phone: 317.872.4600

**REVISIONS:**  
 Title: Phase One Final PUD Site Plan  
 Drawn: JW Checked: EDY Date: 07.25.2024  
 Title: Phase One Final PUD Site Plan Review Update  
 Drawn: JW Checked: EDY Date: 08.08.2024  
 Title: Entrance Sign Addition  
 Drawn: DC Checked: EDY Date: 08.15.2024  
 Title: Planning Commission Comments - Landscape Update  
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 Title: PUD Amendment  
 Drawn: DAC Checked: EDY Date: 06.26.2025  
 Title: PUD Amendment  
 Drawn: DAC/JW Checked: EDY Date: 07.07.2025

**PRAIRIE WOLF STATION**  
**Overall PUD Site Layout Plan**  
 8460 Kalamazoo Avenue, SE  
 PART OF THE NORTHWEST 1/4 OF SECTION 21, T5N, R11W,  
 GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

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

**PROJECT NO:**  
 20400701  
**SHEET NO:**  
**EX-A**  
**SHEET: 1 OF 2**

**GENERAL NOTES**

- 1) ZONING OF PROPERTY: PLANNED UNIT DEVELOPMENT (PUD)
- 2) SUMMARY OF LAND USE:
  - A) TOTAL ACREAGE = 82.3 ACRES (3,584,914 SQ.FT.) (EXCLUDING R.O.W.)
  - B) RESIDENTIAL USE SUMMARY
    - SINGLE FAMILY LOTS (LOTS 1-123) = 123 LOTS (123 DWELLING UNITS)
    - T.N.D. CONDOS (C-1 - C-32) = 32 CONDOS (32 DWELLING UNITS)
    - TOWNHOMES = 9 BUILDINGS (34 DWELLING UNITS)
    - HAVEN APTS = 8 BUILDINGS (116 DWELLING UNITS)
    - PARKWAY FLATS APTS = 9 BUILDINGS (91 DWELLING UNITS)
    - CANAL FLATS APTS = 11 BUILDINGS (67 UNITS)
    - RESIDENTIAL OVER RETAIL = 34 UNITS (34 DWELLING UNITS)

DWELLING UNIT TOTAL = 497 UNITS
  - C) COMMERCIAL/RETAIL/OFFICE AND SENIOR LIVING
    - COMMERCIAL/OFFICE/RETAIL SPACE = 5 BUILDINGS [BUILDINGS B2-B6] (19,450 SQ.FT.)
    - SENIOR LIVING = 1 BUILDING (140 SENIOR LIVING UNITS) (1,408 SQ.FT. COMMERCIAL USE)
    - CONCEPTUAL FUTURE COMMERCIAL DEVELOPMENT AREA = 156,980 SQ.FT.
  - D) OPEN SPACE = 12.48 ACRES (543,971 SQ.FT.) (15.2%) [10.00% OPEN SPACE REQUIRED]
  - E) ADJOINING ZONING
    - ZONING OF PARCELS TO THE NORTH = RL-14, PUD
    - ZONING OF PARCELS TO THE EAST = RL-14
    - ZONING OF PARCELS TO THE WEST = RL-14, PUD
    - ZONING OF PARCELS TO THE SOUTH = A-R
  - F) PROPOSED PUD REGULATING REQUIREMENTS
    - SINGLE FAMILY LOTS (LOTS 1-123)
      - 1) MINIMUM LOT WIDTH AT FRONT YARD SETBACK = 65 FT.
      - 2) MINIMUM LOTS AREA = 7,000 SQ.FT.
      - 3) MAXIMUM BUILDING HEIGHT = 35 FT. OR 2 1/2 STORIES, WHICHEVER IS LESS
      - 4) SINGLE FAMILY LOT SETBACKS:
        - FRONT YARD = 25 FT.
        - SIDE YARD = 5 FT.
        - REAR YARD = 35 FT.
    - T.N.D. CONDOS (C-1 - C-32)
      - 1) MAXIMUM BUILDING HEIGHT = 35 FT. OR 2 1/2 STORIES, WHICHEVER IS LESS
      - 2) MINIMUM BUILDING TO BUILDING SEPARATION [FOUNDATION WALL TO FOUNDATION WALL] = 10 FT.
      - 3) MINIMUM DISTANCE BUILDING [FOUNDATION WALL] TO ALLEY = 22 FT.
      - 4) FRONT YARD SETBACK = 6 FT.
    - TOWNHOMES (TH-1 - TH-9)
      - 1) MAXIMUM BUILDING HEIGHT = 35 FT. OR 2 1/2 STORIES, WHICHEVER IS LESS
      - 2) MINIMUM BUILDING TO BUILDING SEPARATION [FOUNDATION WALL TO FOUNDATION WALL]= 12 FT.  
(NOTE: EGRESS WINDOW WELL IS ALLOWED TO BE WITHIN MINIMUM FOUNDATION WALL SEPARATION DISTANCE)
      - 3) MINIMUM DISTANCE BUILDING [FOUNDATION WALL] TO ROAD PAVEMENT = 22 FT.
      - 4) MINIMUM DISTANCE BUILDING [FOUNDATION WALL] TO SIDEWALK = 20 FT.
    - HAVEN, CANAL FLATS, AND PARKWAY FLATS APARTMENT BUILDINGS (HA-1 - HA-8; CFA-1 - CFA-11; PFA-2 - PFA-8)
      - 1) MAXIMUM BUILDING HEIGHT (HA-1, HA-3, HA-5 THROUGH HA-9; CFA-1 THROUGH CFA-6; PFA-2 THROUGH PFA 7) = 50 FT. OR 3 1/2 STORIES, WHICHEVER IS LESS
      - 2) MAXIMUM BUILDING HEIGHT (HA-2, HA-4; CFA-7 THROUGH CFA11; PFA-1, PFA-9) = 35 OR 2 1/2 STORIES, WHICHEVER IS LESS
      - 3) MINIMUM BUILDING SEPARATION [FOUNDATION WALL TO FOUNDATION WALL] = 20 FT.
    - SENIOR LIVING BUILDING
      - 1) MAXIMUM BUILDING HEIGHT = 50 FT. OR 3 1/2 STORIES, WHICHEVER IS LESS
      - 2) MINIMUM BUILDING SEPARATION = N/A
    - MIXED USE BUILDINGS (B-2 - B-6 AND F-1 - F-6)
      - 1) MAXIMUM BUILDING HEIGHT = 50 FT. OR 3 1/2 STORIES, WHICHEVER IS LESS
      - 2) MINIMUM BUILDING TO BUILDING SEPARATION [FOUNDATION WALL TO FOUNDATION WALL]= 20 FT.
- 3) PARKING SUMMARY
  - A) PARKING REQUIREMENTS:
    - 1) SINGLE FAMILY LOTS, TOWNHOMES, & T.N.D. CONDOS: 1 SPACES PER DWELLING - WILL ALL BE PROVIDED WITHIN LOTS OR ASSOCIATED DRIVEWAYS AS SHOWN. THESE UNITS ARE NOT INCLUDED IN THE TOTAL REQUIRED SPACES BELOW.
    - 2) REQUIRED PARKING FOR THE FUTURE COMMERCIAL DEVELOPMENT (F1-F6) IS NOT INCLUDED IN THE TOTAL REQUIRED SPACES BELOW.
    - 3) MULTIPLE FAMILY DWELLINGS: 1.5 SPACES PER ONE BEDROOM UNIT, 2 PER SPACES PER 2 OR MORE BEDROOM UNITS
    - 4) RETAIL/OFFICE/COMMERCIAL: 5 SPACES PER 1,000 SF GFA (AVERAGE OF ASSUMED USES)
    - 5) NURSING HOME (ASSISTED LIVING & MEMORY CARE) = 1 SPACE PER 5 UNITS
    - 6) INDEPENDENT LIVING = 1 SPACE PER DWELLING UNIT
  - B) TOTAL OFF-STREET PARKING REQUIRED = 720 SPACES
    - 1) COMMERCIAL USE = 104 SPACES
    - 2) MULTIPLE FAMILY RESIDENTIAL = 548 SPACES
    - 3) SENIOR LIVING = 68 SPACES
      - ASSISTED LIVING AND MEMORY CARE = 18 SPACES
      - INDEPENDENT LIVING = 50 SPACES
  - C) TOTAL OFF-STREET PARKING PROVIDED = 721
  - D) TOTAL ON-STREET PARKING PROVIDED = 124 SPACES
- 4) COVERED PARKING (GARAGES AND/OR CARPORTS) SHALL BE ALLOWED, BASED ON DEVELOPER DISCRETION.
- 5) THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS.
- 6) BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.
- 7) ALL LIGHTING SHALL BE SHIELDED FROM ALL ADJACENT PROPERTIES. PROPOSED LIGHTING SHALL CONSIST OF WALL-MOUNTED LIGHTS AND LIGHT POLES, BOTH FITTED WITH SHOEBOX TYPE FIXTURES.
- 8) EASEMENTS SHALL BE GRANTED FOR UTILITIES AND INGRESS/EGRESS AS REQUIRED BY AGENCIES.



**PREPARED FOR:**  
Kendall Property Group  
Attn: J.R. Kendall

3600 Woodview Trail, Suite 130  
Indianapolis, IN 46268  
Phone: 317.872.4600

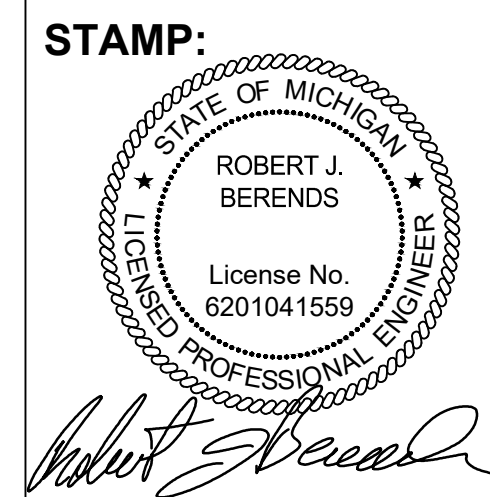
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**PRAIRIE WOLF STATION**

**PUD General Notes**

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



**PROJECT NO:**  
20400701

**SHEET NO:**  
**EX-B**

**SHEET: 2 OF 2**

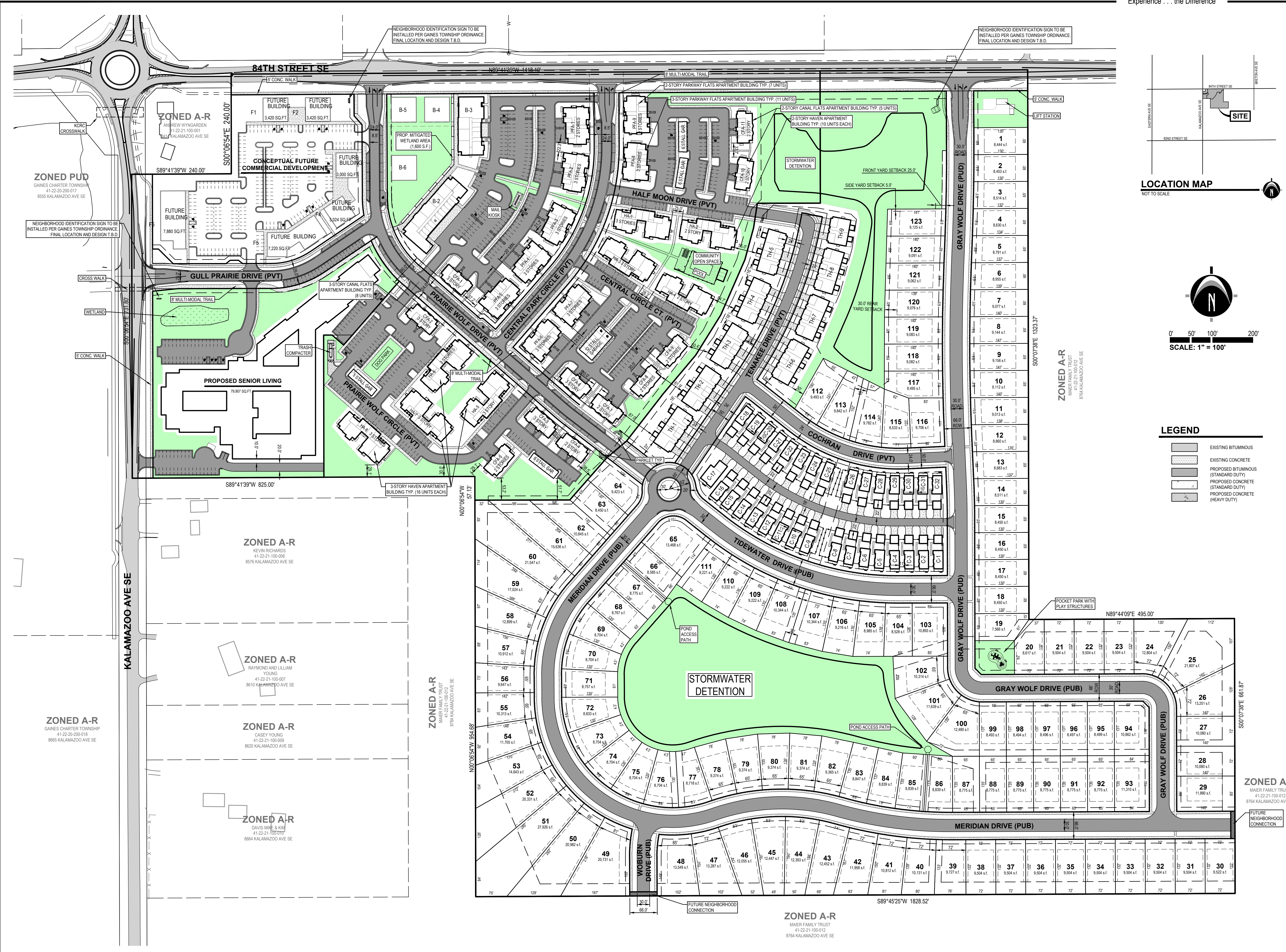
**PREPARED FOR:**  
 Kendall Property Group  
 Attn: J.R. Kendall  
 3600 Woodview Trail, Suite 130  
 Indianapolis, IN 46268  
 Phone: 317.872.4600

**REVISIONS:**  
 Title: Phase One Final PUD/Site Plan  
 Drawn: JW Checked: EDY Date: 07.25.2024  
 Title: Phase One Final PUD/Site Plan Review Update  
 Drawn: JW Checked: EDY Date: 08.08.2024  
 Title: Entrance Sign Addition  
 Drawn: DC Checked: EDY Date: 08.15.2024  
 Title: Planning Commission Comments - Landscape Update  
 Drawn: EG Checked: EDY Date: 08.28.2024  
 Title: Planning Commission Comments - Landscape Update  
 Drawn: EG Checked: EDY Date: 10.07.2024  
 Title: PUD Amendment  
 Drawn: DAC Checked: EDY Date: 06.26.2025  
 Title: PUD Amendment  
 Drawn: DAC/JW Checked: EDY Date: 07.07.2025

**PRAIRIE WOLF STATION  
 PHASE ONE**  
 Overall PUD Site Layout Plan  
 8460 Kalamazoo Avenue, SE  
 PART OF THE NORTHWEST 1/4 OF SECTION 21, T5N, R11W,  
 GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

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

**PROJECT NO:**  
 20400701  
**SHEET NO:**  
**EX-OS**  
**SHEET: 1 OF 2**



The following shall supplement and also be applicable to the approved site plan (Exhibit A) and the terms and conditions (Exhibit B):

- A. If the Township hereafter reduces its applicable off-street parking requirements or the minimum dimension of parking spaces, American Kendall shall be entitled to reconfigure the parking lots depicted on Exhibit A accordingly and reduce the number of parking spaces or repurpose the land for non-parking uses consistent with the remainder of the development on the Property and subject to Township site plan approval. Development of repurposed parking spaces shall require American Kendall to seek and obtain site plan approval from the Township for the revised or altered parking under the then-current zoning regulations governing site plan review and approval.
- B. With respect to the ~~“Future Commercial Development Lot A”~~ and ~~“Future Commercial Development Lot B”~~ as shown and depicted on Exhibit A (the approved site plan) and also the lot identified as ~~“Senior Living”~~ on Exhibit A, such lots may be developed only for and with the following uses:
- i. Senior Residential (Nursing, Assisted, or Independent).
  - ii. Grocery Store (with or without a pharmacy).
  - iii. Convenience store (or the equivalent) with 2,500 square feet of floor area or less.
  - iv. Pharmacy.
  - v. Clinics.
  - vi. Offices, without the sale of good.
  - vii. Financial Institutions.

- viii. Fitness Facility.
- ix. Personal Service Establishments (but limited to barber shops, beauty parlors, cosmetologists, pet grooming, massage therapists, laundromat or laundrettes [automatic self-service only], dry cleaning establishments, photography studios, electrical appliance repair shops, florist shops, shoe repair shops, tailor or dressmaking shops, optical or watch repair shops, and printing or graphic arts shops).
- x. Studios for instruction (such as dance, yoga, music, martial arts, etc.).
- xi. Restaurants, without drive-through (or similar arrangement).
- xii. Child Care facilities.
- xiii. Municipal and Public Service Activities, and Public Utilities.

[There shall be no drive through, vehicle kiosk, service window or similar use or service for any of the above-mentioned uses or as a “stand alone” use.]

Funeral Home and Mortuary, Convenience Store, Gasoline Service Station, Wholesale Establishment, Vehicle Sales, Vehicle Repair and Vehicle Washes are prohibited .

**Remove**

Future Commercial Development Lot A, the Senior Living parcel and Future Commercial Development Lot B (all as shown on Exhibit A) shall not be developed or used with the same principal use as one another, and they shall be developed with principal uses that are different from one another (i.e. the use on each such lot or unit shall be substantially different from the use on each of the other lots or units).

### Conceptual Future Commercial Development

C. With respect to the ~~“Future Commercial Development Lot A” and “Future Commercial Development Lot B”~~ (as depicted on Exhibit A) and the lot identified as ~~“Senior Living”~~ (as shown on Exhibit A), such lots may be developed and used only in the following manner:

i. ~~Buildings shall be built to within 5 feet of the sidewalk along Gull Prairie Drive and Kalamazoo Avenue. Parking lots must be located to the side or rear of street facing façade.~~

This is not practical due to the need for a private utility easement to serve the site with gas, electric, and cable.

ii. Parking lots must be separated and screened from sidewalks with four-foot-high (or taller) landscaping or structures (walls, opaque fence, etc.).

iii. All buildings shall utilize high-quality exterior building materials that are in keeping with traditional architectural styles. On the first story facing streets, all wall materials must consist of brick, stone, wood, or fiber cement siding.

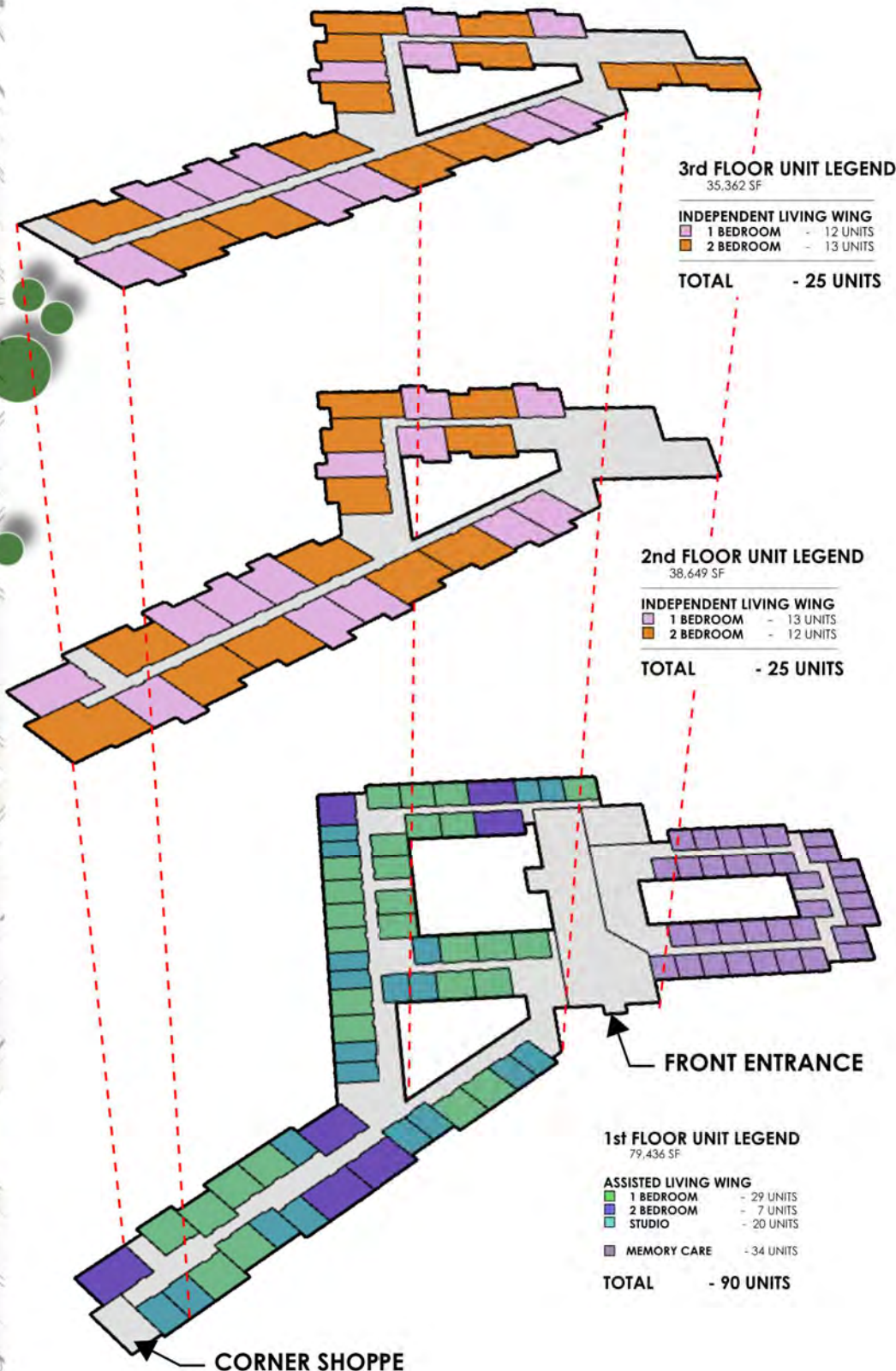
iv. Buildings must have at least one functional entry for every 60 feet of facade along the front lot line and at least 100 feet of facade along side lot lines, or fraction thereof, along sidewalks.

v. The ground floor building facade along the primary facade must be configured as follows: at least 40% clear glass windows are required along the ground floor, facades that are oriented towards sidewalks must have a minimum of 15% glazing.

Building B1 has been removed

B2 - B6

D. With respect to the lots identified on Exhibit A as ~~B1 - B6~~, the buildings on such lots may be developed for commercial, office or retail uses (but only as allowed above) and the first floor of the buildings constructed on lots B2 and B3 (as shown on Exhibit A) may also include a dwelling and/or a garage serving a dwelling, and



**ASSISTED AND INDEPENDENT LIVING FACILITY**  
**TOTAL - 153,447 SF**

INDEPENDENT LIVING WING	- 50 UNITS
ASSISTED LIVING WING	- 56 UNITS
MEMORY CARE WING	- 34 UNITS

**SITE CONCEPT | GAINES TOWNSHIP, MI**





CORNER  
SHOPPER  
PERSPECTIVE



MAIN  
ENTRANCE  
PERSPECTIVE

# Gaines Charter Township

## Planning Commission Memo

Meeting Date: July 24<sup>th</sup>, 2025

AGENDA ITEM: VI.3.c

FILE NUMBER: 250512RK

PROPOSED REQUEST: Major Preliminary Condominium

PROPERTY ZONING DISTRICT: Village Residential (VR)

ADDRESS: 1264 100<sup>th</sup> Street

PROPERTY SIZE: 45.8 acres

PARCEL NUMBER: 41-22-32-200-005

REPORT BY: Dakota Swan, Assistant Planner

APPLICANT: Randy Koetje, Koetje Builders & Developers



**OVERVIEW**

The applicant requests Preliminary Condominium approval for a residential development by the name of Stoneworks. The proposed project will feature a variety of housing types, including 53 single-family detached condominiums, 32 single-family attached condominiums, and 6 single family parcels with frontage and access on Pease Avenue. The subject parcel is in the Village Residential (VR) zoning district, a new zoning designation informed by the 2023 Master Plan and brought into fruition by the 2025 Zoning Ordinance. VR is intended to accommodate a diverse variety of single-family homes and foster a strong, traditional neighborhood identity.

The subject parcel was recently rezoned from Agricultural/Rural Residential to Village Residential; the Planning Commission held a public hearing and made a positive recommendation to the Township Board on May 22<sup>nd</sup>, and the Township Board held a public hearing and approved the request on July 14<sup>th</sup>.

The Planning Commission's role is to review the Condominium Plan for consistency with Chapter 28 Condominium Review. This request has been reviewed using all applicable standards from Chapter 28.

If approved, the applicant will have one year to submit a final condominium plan. The Township Attorney is in process of reviewing the master deed and bylaws for the condominium. Final details related to utilities, stormwater, and streets will be reviewed by the Fire Marshall, Township Engineer, and Byron-Gaines Utility Authority as required for final approval. During this time the applicant will secure permits and approvals including but not limited to the Kent County Health Department, Kent County Road Commission, Kent County Drain Commission, Michigan Department of Transportation, and Michigan Department of Environment, Great Lakes, and Energy.

Surrounding zoning:

	NORTH: Dutton Center PUD	
WEST: Suburban Residential	SUBJECT PARCEL	EAST: Suburban Residential
	SOUTH: Suburban Residential	

**OVERVIEW**

The request for a Preliminary Major Condominium Plan is subject to the following process:

1. Submittal by applicant (Section 25.20 A-C)
2. Completeness review by Zoning Administrator (25.20 D)
3. If complete, administrative review by Zoning Administrator
4. Review and recommendation by the Planning Commission (Section 25.50)
5. Review and decision by Township Board
6. A final condominium plan shall be submitted within one (1) year of approval unless a one (1) year extension is approved by the Township Board

**STANDARDS OF REVIEW**

This major condominium is subject to review against Chapter 28.30 Major Condominium Approval Process. The Planning Commission and Township Board shall review all details of the application and submittal to ensure the satisfaction of condominium approval standards (Section 28.40 Preliminary review and approval shall not be construed as a final confirmation of zoning compliance.

**Section 28.40 Condominium Approval Standards**

**A. DESIGN**

The Preliminary Condominium plan is consistent with the requirements of the Gaines Charter Township Subdivision Regulations. The development will be served by extensions of municipal water and sanitary sewer lines. Provisions for the installation of buried power, telephone, gas distribution, and cable TV lines are also to be included. The applicant shall be required to comply with all utility and stormwater requirements of the Township Engineer.

**B. ZONING COMPLIANCE AND COMPATIBILITY**

Detached Single-Family Site Condominiums

REQUIREMENT	COMPLIANCE	COMMENT
VR REQUIREMENTS – CH 6		
Minimum Lot Area Table (6.20.C)	Yes	6,500 SF minimum,
Minimum Lot Width (6.20.C)	Yes	50 feet minimum
Max. Building Height (6.20.C)	Yes	35 foot maximum or 2.5 stories
Front Setback-25’ (6.20.C)	Yes	
Side Setback-8’ (6.20.C)	Yes	
Rear Setback-25’ (6.20.C)	Yes	
Building Width-20’	Yes	

Attached Single Family Site Condominiums

REQUIREMENT	COMPLIANCE	COMMENT
VR REQUIREMENTS – CH 6		
Minimum Lot Area (6.20.D)	Yes	3,630 SF per dwelling unit; 32 dwelling units, 2.7 acres required, 4.72 acres provided
Minimum Lot Width (6.20.D)	Yes	
Max. Building Height (6.20.D)	Yes	35 foot maximum or 2.5 stories
Maximum Number of Units – 8 units maximum (6.20.D)	Yes	4 units per building proposed
Front Setback-35’ (6.20.D)	Yes	
Side Setback-20’ (6.20.D)	Yes	
Rear Setback-50’ (6.20.D)	Yes	
Building Separation-20’	Yes	

**C. MOBILITY, TRAFFIC, AND ACCESS**

All road layouts are subject to approval by the Township Board, Township Engineer and Fire Marshall. Staff finds that proposed road layout is conducive to good mobility and pedestrian access. Sidewalks will be provided and a pedestrian path is proposed in the southern portion of the development between the attached condominiums and four of the single-family lots.

**D. STORMWATER AND WATER QUALITY**

The existing pit in the southern portion of the parcel is intended to be used as a stormwater retention basin. All stormwater plans are subject to review by the Township Engineer and Kent County Drain Commission.

**E. OUTSIDE AGENCIES**

Applicants shall secure all applicable outside agency approvals, including but not limited to the Kent County Health Department, Kent County Road Commission, Kent County Drain Commission, Fire Department, and State of Michigan regulatory agencies.

**STAFF RECOMMENDATION**

Based on our review, Staff recommends that a positive resolution regarding the preliminary site condominium plan be approved. The only recommended condition is as follows:

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



FILE NO. 250512RK

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



## Application for Zoning Approval

Project Address	1264 100th Street SE	
Owner Name	Margaret L Heintz Trust	
Owner Address	1264 100th Street SE, Byron Center, MI 49315	
Parcel Number(s):	41-22- 32-200-005	41-22-
Description of Proposed Project/Use	Mixed Use Residential, <del>53</del> site condominium units, 32 condominium units, 6 land division parcels.	

Applicant/Contact	Koetje Builders & Developers, Attn: Randy Koetje
Phone/Email	Office (616) 457-3450 / Cell (616) 299-3627 randy@koetjebuilders.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

<input type="checkbox"/> One/Two-Family Construction	<input type="checkbox"/> Rezoning/PUD Rezoning	<input type="checkbox"/> Land Division
<input type="checkbox"/> Special Use Permit Request	<input type="checkbox"/> PUD Amendment	<input type="checkbox"/> Text Amendment
<input type="checkbox"/> Zoning Board of Appeals Request	<input type="checkbox"/> Site Plan Review	
<input checked="" type="checkbox"/> Subdivision/Site Condo Review	Other _____	

DENIED _____	APPROVED _____	APPROVED, WITH CONDITIONS _____	WITHDRAWN _____
ZONING ADMINISTRATOR SIGNATURE _____		DATE _____	



Vriesman  
& Korhorn

July 15, 2025  
1514

*Via Email: dan.wells@gainestownship.org*

Dan Wells, Community Development Director  
Gaines Charter Township  
8555 Kalamazoo Ave SE  
Caledonia, MI 49316

Re: Stoneworks Condominium – Preliminary Plan Review  
1264 100<sup>th</sup> Street, Section 32, Gaines Charter Township

Dear Dan:

We have reviewed the Stoneworks Condominium project located at 1264 100<sup>th</sup> Street and the preliminary plan that we received on July 7, 2025. We provide the following comments for the consideration of the Applicant and the Planning Commission:

1. The proposed public streets and connections to 100<sup>th</sup> Street and Pease Avenue will require the review and approval of the Kent County Road Commission (KCRC). The Applicant shall provide a copy of all KCRC review comments and approvals to the Township and the Township Engineer.
2. The proposed public utility work within 100<sup>th</sup> Street and Pease Avenue will require the review and approval of the KCRC. The Applicant shall provide a copy of all KCRC review comments and approvals to the Township and the Township Engineer.
3. The Applicant is required to obtain a soil erosion and sedimentation control permit from the KCRC prior to the start of any site work.
4. The Applicant's Engineer shall submit drainage plans and a complete, detailed calculations package for review. The stormwater facilities shall be designed to comply with all requirements of the Kent County Drain Commission's Site Development Rules.
5. The Applicant's Engineer shall provide a storm sewer connection for each of the proposed units/buildings.
6. The Applicant's Engineer shall submit a Township stormwater permit application for review and approval by our office. A blank copy of this permit can be provided by our office upon request.

Dan Wells, Community Development Director

July 15, 2025

Page 2

7. The Applicant will be required to comply with all requirements of the Gaines Charter Township sidewalk ordinance, including installing sidewalk along the project's frontage on 100<sup>th</sup> Street and Pease Avenue.
8. Offsite public watermain and public sanitary sewer extensions will be required in 100<sup>th</sup> Street to bring utilities into the development from approximately 775-feet to the west. The exact sizes and locations of the public water supply and sanitary sewer facilities to be constructed will be determined as part of the detailed construction plan review process. Proposed construction plans will need to be submitted by the Applicant's Engineer to the Byron-Gaines Utility Authority (BGUA) and an electronic copy of the plans sent to the Township Engineer for review and approval. We note that fire flow calculations on the proposed watermain indicates that an 8-inch watermain is not adequate to provide fire flow to the development and the watermain design will need to take this into consideration.
9. We recommend that the Applicant contact the Township's Water & Sewer Administrator to determine what water and sewer connection fees are due for this property.
10. The Applicant's Engineer shall show and label all existing public and private utilities on the plan.

Thank you for your consideration in this matter. If you have any questions or concerns, please do not hesitate to contact our office.

Sincerely,

VK Civil



Jeffrey M. Gritter, P.E.

JMG/nfb

- c. Bob Terpstra, Supervisor  
Rod Weersing, Township Manager  
Connie Giarmo, Planning Commission Chair  
Dakota Swan, Assistant Planner  
Tracy Lawrence, Water & Sewer Administrator  
John Stuyfzand, Building Inspector  
Ken Van Hall, Fire Chief  
Pat Quick, Fire Marshall  
Barry Korhorn, Byron-Gaines Utility Authority  
Erik Easterly, P.E., Kent County Road Commission  
Darren Vink, P.E., Kent County Road Commission  
Randy Koetje, Koetje Builders  
Todd Stuive, P.E., Exxel Engineering, Inc.



# Gaines Charter Township Fire Department Inspection Report

## Plan Review-Site Plan Inspection Result

**Inspection Status**

Completed

**Inspected by**

Pat Quick

**Completed at**

07/08/2025

Business Name	Address	Suite	City	Zip
Stoneworks Condominiums	1264 100th St SE	--	Byron Center	49315

### Introduction:

**ITEM: REVIEW REQUIREMENTS** We have reviewed your plans for the above facility. The following items are noted for compliance with code requirements. Code references to the International Fire Code 2015, as amended, are noted IFC; references to the Michigan/International Building Code are noted MBC; references to National Fire Protection Association codes and standards are noted NFPA. Please review the appropriate code for further details. All construction and processes must meet applicable code provisions.

**RESULT:** Plan Review

### REMARK:

New proposed development consisting of:

- 53 SINGLE FAMILY DETACHED SITE CONDOMINIUM UNITS (58.2%)
- 32 SINGLE FAMILY ATTACHED CONDOMINIUM UNITS (35.2%)
- 6 SINGLE FAMILY PARCELS (6.6%)

### General Construction and Demolition:

**ITEM: REQUIRED ACCESS** Approved vehicle access for fire fighting shall be provided to all construction or demolition sites prior to and during the time of construction. Access road(s) (20 feet wide, designed and maintained to support a vehicle weighing 20 tons on a single axle with dual wheels and standard road tires) shall be constructed as required. This road may be gravel, but vehicle access must be maintained and unobstructed at all times. (IFC 501.4, 503.1.1, 503.2.3, 503.4, 3310.1)

**RESULT:** Plan Review

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**ITEM:** HYDRANTS REQUIRED Construction involving combustible building materials shall not occur until operable fire hydrants are in place within 500 road feet of the furthest point of any building being constructed. (IFC 3312.1)

**RESULT:** Plan Review

---

**ITEM:** TEMPORARY ADDRESS NUMBERS DURING CONSTRUCTION Install supplementary Arabic address numerals on a post or mailbox on the same side of the public road as, and directly in front of, the building in such a manner as to be readily visible to occupants of fire department vehicles on the public road. (IFC 505.1.2.4, 505.1.3)

**RESULT:** Plan Review

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

**RESULT:** Plan Review

---

**CODE:** IFC - 503.4.1 - Traffic calming devices. - Traffic calming devices shall be prohibited unless approved by the fire code official.

---

**Plans Approved or Denied:**

**ITEM:** PLAN APPROVAL Any changes must be reviewed and approved by the Gaines Township Fire Department. All construction and processes must meet applicable codes and standards.

**RESULT:** Approved

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## Inspection Signatures

**Inspector Signature**



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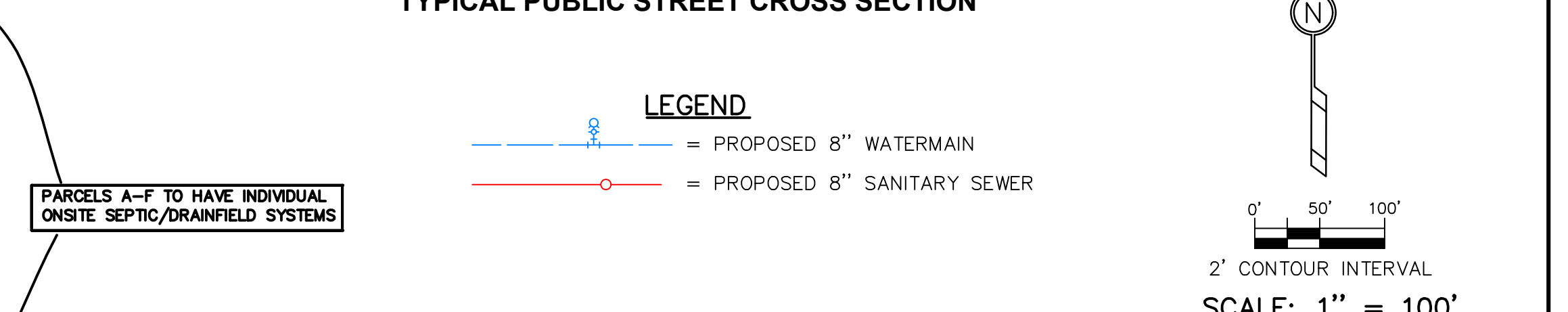
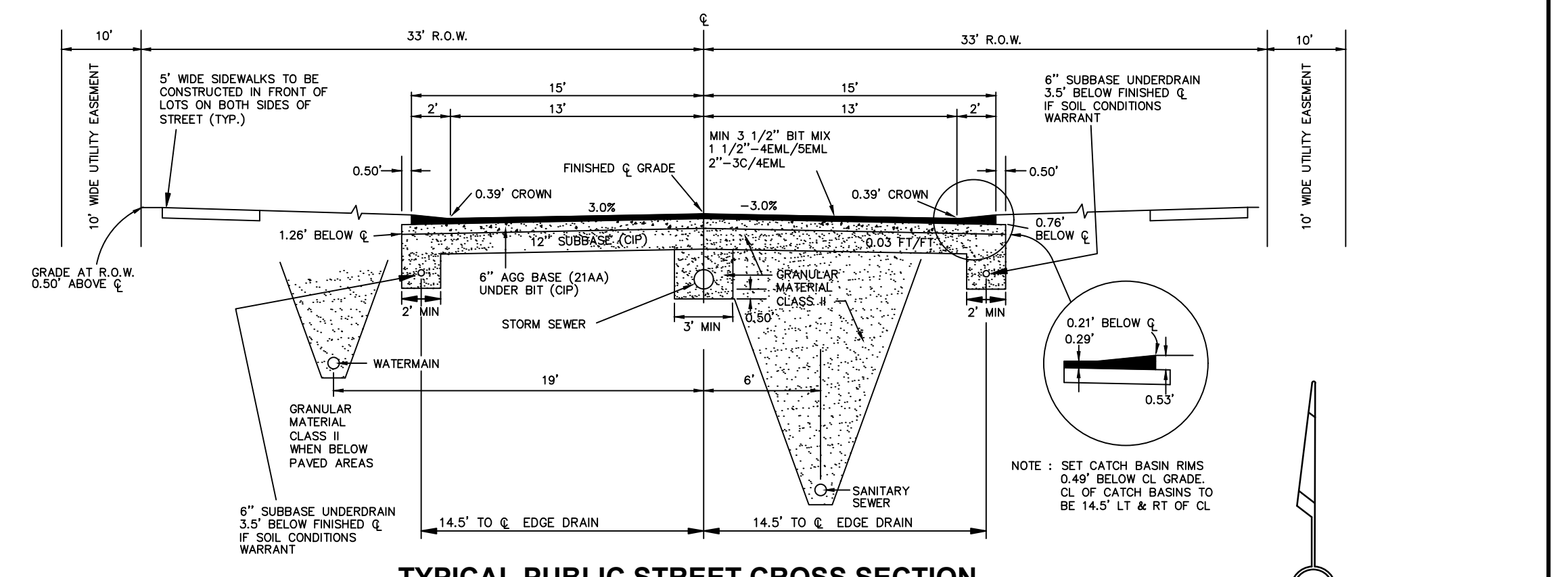
Pat Quick  
Fire Marshal  
Deputy Chief

--

pat.quick@gainestownship.org



SITE INFORMATION	
<p><b>SITE CONDOMINIUM DESCRIPTION:</b>            COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 32; THENCE S89°19'14"E 396.00 FEET ALONG THE NORTH LINE OF SAID NE 1/4 TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE S89°19'14"E 235.84 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF THE EAST 691 FEET OF THE WEST 1/2 OF SAID NE 1/4; THENCE S00°45'31"W 750.00 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF THE NORTH 750 FEET OF THE WEST 1/2 OF SAID NE 1/4; THENCE S89°19'14"E 691.00 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF THE WEST 1/2 OF SAID NE 1/4; THENCE S00°45'31"W 1242.05 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF THE SOUTH 20 ACRES OF THE WEST 1/2 OF SAID NE 1/4; THENCE N89°23'06"W 1321.92 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF SAID NE 1/4; THENCE N00°43'56"E 1770.54 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF THE NORTH 223 FEET OF SAID NE 1/4; THENCE S89°19'14"E 396.00 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF THE WEST 396 FEET OF SAID NE 1/4; THENCE N00°43'56"E 223.00 FEET ALONG SAID EAST LINE TO THE PLACE OF BEGINNING.</p>	
<p><b>PROPERTY ADDRESS:</b> 1264 100TH STREET SE  <b>PERMANENT PARCEL NUMBER:</b> 41-22-32-200-005  <b>PARCEL SIZE:</b> 45.79 ACRES</p>	
<p><b>MAPPING</b>            *MAPPING AND CONTOURS BASED ON AVAILABLE KENT COUNTY GIS INFORMATION</p>	
<p><b>ZONING</b>            *EXISTING ZONING: A/R - AGRICULTURAL / RURAL RESIDENTIAL            *PROPOSED ZONING: VR - VILLAGE RESIDENTIAL</p>	
<p><b>PROPOSED USE</b>            *53 SINGLE FAMILY DETACHED SITE CONDOMINIUM UNITS (58.2%)            *32 SINGLE FAMILY ATTACHED CONDOMINIUM UNITS (35.2%)            *6 SINGLE FAMILY PARCELS (6.6%)</p>	
<p><b>VL ZONE REGULATIONS</b>            SINGLE FAMILY DETACHED:            *MINIMUM LOT AREA: 6,500 SQFT            *MINIMUM LOT WIDTH: 50'            *MINIMUM BUILDING SETBACKS            FRONT YARD: 25'            SIDE YARD: 5'            SIDE STREET: 10' (15' DEVELOPER IMPOSED)            REAR YARD: 25'</p>	<p>SINGLE FAMILY ATTACHED:            *MINIMUM LOT AREA: 3,630 SQFT/DWELLING (3,630 X 32 = 116,160 SQFT)            = 2.7 ACRES REQUIRED            4.72 AC PROVIDED            *MINIMUM BUILDING SETBACKS            FRONT YARD: 10' MIN. 20' MAX.            SIDE YARD: 8'            SIDE STREET: 10' MIN. 20' MAX.            REAR YARD: 25'</p>
<p><b>OPEN SPACE</b>            REQUIRED:            1,100 SQ. FT. PER DWELLING UNIT            1,100 X 91 UNITS = 100,100 SQ. FT. = 2.30 AC.            PROVIDED:            13.4 AC. TOTAL            2.6 AC USEABLE PARK AREA</p>	
<p><b>PROPOSED IMPROVEMENTS</b></p> <ol style="list-style-type: none"> <li>MUNICIPAL WATER AND SANITARY SEWER WILL BE PROVIDED TO EACH SITE CONDOMINIUM AND CONDOMINIUM UNIT.</li> <li>PARCELS A-F TO BE SERVICED BY MUNICIPAL WATER AND INDIVIDUAL SEPTIC / DRAIN FIELD SYSTEMS</li> <li>PUBLIC STREETS WILL CONFORM TO THE KCRS STREET STANDARDS.</li> <li>DRAINAGE DESIGN WILL CONFORM TO THE GAINES TOWNSHIP STORMWATER ORDINANCE.</li> <li>THE FRONT 10' OF EACH UNIT IS RESERVED FOR INSTALLATION OF BURIED POWER, TELEPHONE, GAS DISTRIBUTION LINES AND COMMUNICATION LINES TO SERVICE EACH UNIT.</li> <li>CONSTRUCTION WILL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES.</li> <li>SIDEWALKS AND STREET LIGHTS WILL BE PROVIDED PER TOWNSHIP REQUIREMENTS. SIDEWALKS ARE TO BE BUILT WHEN HOMES ARE CONSTRUCTED ON EACH INDIVIDUAL UNIT.</li> <li>STREET LIGHTS OF A DESIGN AND LOCATION APPROVED BY THE TOWNSHIP AND CONSUMERS ENERGY WILL BE INSTALLED. A SPECIAL ASSESSMENT DISTRICT SHALL BE REQUESTED BY DEVELOPER TO THE TOWNSHIP BOARD.</li> <li>NO REGULATED FLOODPLAIN EXISTS BASED ON LATEST FEMA FLOODPLAIN MAPPING.</li> </ol>	



**PRELIMINARY SITE CONDOMINIUM PLAN STONEWORKS**

FOR: KOETJE BUILDERS & DEVELOPERS  
 ATTN: RANDY KOETJE  
 547 BALDWIN ST  
 JENISON MI 49428

PART OF THE NE 1/4, SECTION 32, T5N, R11W, GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

PHOTO: KENT COUNTY GIS DATED 2023  
 CONTOURS: KENT COUNTY GIS DATED 2014

STATE OF MICHIGAN  
 BRENT MICHAEL FEYEN  
 License No. 400105904  
 LICENSED PROFESSIONAL SURVEYOR

STATE OF MICHIGAN  
 TODD R STUIVE  
 License No. 6201038273  
 LICENSED PROFESSIONAL ENGINEER

DATE	REVISION	BY	FILE NO.	DATE	SHEET
			251019	04/24/2025	1 of 1

DRAWN BY: CLK  
 APPROVED BY: TRS

PROJ. ENG.: TRS  
 PROJ. SURV.: TRS

exxel engineering, inc.  
 planners • engineers • surveyors  
 5252 Clyde Park, S.W. • Grand Rapids, MI 49509  
 Phone: (616) 531-3660 www.exxelengineering.com

P:\Projects\2025\051019\Drawings\251019-F.dwg, 01-SDP, 4/25/2025, 1:33:33 PM, mdownard