



PLAINFIELD CHARTER TOWNSHIP

COMMUNITY DEVELOPMENT DEPARTMENT

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MEMO

TO: Mr. Cameron Van Wyngarden, Township Superintendent

FROM: Peter Elam, Senior Planner

DATE: June 3, 2026

RE: Boulder View West #2
Final Preliminary Plat

Mr. Mike Berg of Grand Rapids Gravel Co. is requesting Final Preliminary Plat approval for Boulder View West Plat. The development includes 24 single-family home sites on 16 acres near the northwest corner of Cannonsburg Road and Brewer Avenue. A copy of the development plan is attached.

Final Preliminary Plat approval is the fourth of five steps in the plat review process, during which the township accepts approvals from outside agencies, including the Kent County Road Commission (KCRC) and Kent County Drain Commission (KCDC). If the Township Board approves this step, the developer may begin site work such as grading and installing roads and utilities. In the fifth and final step, the applicant returns to the Township Board for Final Plat approval after all improvements are completed and approved, before building permits can be issued.

Because the project was already reviewed for zoning compliance and examined by the Township Engineer during Tentative Preliminary Plat review (step 2 of 5), it is being placed on the consent agenda.

Report Summary

Agency Approvals

The applicant submitted the required documentation showing conditional plat approvals from the KCRC and KCDC for stormwater management and street improvements.

Boulder Creek PUD

Staff reviewed the Boulder Creek PUD development standards and found the proposed plat consistent with the approved plan, including allowable variations to the interior lot layout. In addition to the site condominium and condominium phases, the overall Boulder Creek PUD allows 225 single-family platted lots. Of those, 78 lots have already been approved in Boulder View Phase 1, Boulder View Phase 2, and Boulder View West Phase 1.

Utilities

The site will be served by public water and sewer, which the Township Engineer has found acceptable.

Temporary Turn Around

Temporary cul-de-sacs and 10-foot maintenance strips for the KCRC will be provided until this phase connects to future phases or developments.

Streetlights

Streetlights for public streets must be established through a special assessment district. Staff and the applicant will begin preparing those arrangements for this phase over the next few months.

Setbacks

The proposed setbacks meet the Boulder Creek PUD requirements.

Sidewalks

Sidewalks will be installed in accordance with the approved PUD sidewalk plan.

Fire Department

The Fire Department has identified no concerns with the proposed project.

Planning Commission Recommendation

The Planning Commission reviewed the approval of the other government agencies and recommended that the Township Board grant Final Preliminary Plat approval for the Boulder View West Plat #2.

Attachments