



**ADA TOWNSHIP PLANNING COMMISSION
THURSDAY, JANUARY 16, 2020 MEETING, 7:00 PM
TOWNSHIP OFFICES, 7330 THORNAPPLE RIVER DR.
ADA, MICHIGAN**

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF AGENDA

IV. APPROVAL OF MINUTES FOR THE DECEMBER 19, 2019 WORK SESSION & REGULAR MEETING

V. PUBLIC HEARINGS

1. Request for Special Use Permit to allow the conversion of an existing 2,114 sq. ft. building, which contains a Caretaker Residential Unit, to a Preschool Building for Classroom Space that will increase Canterbury Creek Farm Preschool property occupancy by 36 students, Parcel No. 41-15-28-100-021, 6555 Grand River Dr. NE, Riley Turchetti, on behalf of CCFPS Holdings, LLC

VI. UNFINISHED BUSINESS

1. Request for Rezoning from the Medium Density Single-Family Residential (R-3) District to the Village Residential (V-R) District, Parcel No. 41-15-34-402-008, 7699 Fase Street SE, Chuck Hoyt, on behalf of TPR 7699 Fase Street, LLC

VII. NEW BUSINESS

VIII. COMMISSION MEMBER / STAFF REPORTS

1. Review and Approval of Planning Commission meeting calendar for FY 2020/21

IX. PUBLIC COMMENT

X. ADJOURNMENT

**ADA TOWNSHIP PLANNING COMMISSION
MINUTES OF THE DECEMBER 19, 2019 WORK SESSION**

A work session meeting of the Ada Township Planning Commission was held on Thursday, December 19, 2019, at 4:00 p.m. at the Ada Township Offices, 7330 Thornapple River Dr., Ada, MI.

I. Call to Order / Roll Call

Present: Burton, Easter, Carter, Heglund, Jacobs, Leisman
Absent: Butterfield
Staff Present: Ferro, Bajdek
Public Present: 5 Members

II. Informal Pre-Application Conference, 96 Multifamily Residential Units On 9.64 Acre Site, 7590 East Fulton St., Parcel No. 41-15-34-127-003, Orion Real Estate Solutions

Mr. Tom Tooley of Ghafari Architecture apologized for Mike Lubbers' absence and presented on his behalf. Mr. Tooley stated his team took the feedback from previous meetings and incorporated them into the new plans.

Mr. Tooley stated a manager's office building has been added in front near the detached garages. They have also eliminated 2 units on one end of each of the 4-story buildings to give them a stepped architecture. This change results in a decrease in the total number of units from 96 to 92. Mr. Tooley stated additional windows and detailing have also been added to the elevator areas in the 3-story buildings. Mr. Tooley reviewed the renderings with the Commissioners.

Mike Maier of Wheeler Development Group (formerly Orion Real Estate Solutions) stated he is hoping that input from today's meeting can help finalize thoughts and get them ready for a formal application submittal in January.

Planning Director, Ferro, asked if the ground floor units in the 3-story buildings have doorways out to the courtyard. Mr. Tooley stated yes.

Mr. Maier stated they are offering a pathway along the eastside of the apartments to the Township to connect to the trail system.

Ferro asked if they would be willing to do a property line adjustment so the Township can have ownership of the entire pond which is currently split between them and the Township. Mr. Maier stated that would be possible.

Ferro inquired if building setbacks from Fulton Street were changed from the previous submittal. Mr. Tooley stated they increased the setbacks a little bit since the last iteration.

Jacobs noted that the Ada Township Fire Department does not have the capacity to reach a 4-story building. She would like to see liability insurance and recommended speaking to the Township attorney. Mr. Tooley stated there will be sprinkler systems installed.

Burton stated she does like the brick façade. Carter stated he thinks it fits well with the architecture of downtown Ada.

Carter stated he would like to see something different on the rear of the garages so people aren't looking at a solid wall of brick. Mr. Tooley stated they intend to carry some detailing from the front of the

garages to the back. Mr. Maier stated landscaping will also be a part of the rear of the garages.

Burton inquired about garage spaces. Mr. Tooley stated there will be 42 spaces under the buildings, 40 detached garages and 81 open spaces. There will not be designated guest parking.

Leisman stated he feels the architecture is much improved. He likes the brick and how it matches the rest of the Village. He likes the step architecture of the 4-story buildings and wonders if they could do the same with the 3-story buildings.

Leisman stated his only hesitation is that this does not fit with the Envision Ada Master Plan.

Easter stated Ada Township does not have any residential rental units like this in the Village. This is a classy way of providing rental space and it encourages some diversity in the Village.

Jacobs stated that she really likes the architecture of the buildings but she agrees with Leisman; this plan deviates from the Envision Ada Master Plan.

Ferro stated the Envision Ada plan had a graphic concept layout for this property but it was not intended to be prescriptive. If this project were proposed under the PVM district regulations, the PVM regulations for this property allows all types of housing from apartment buildings to single-family homes.

John Wheeler, Wheeler Development Group, stated that since the last work session meeting, he consulted with Pete Lazdins, Urban Land Planner from Progressive AE. Mr. Lazdins was the author and guiding architect on the Envision Ada Master Plan. Mr. Wheeler stated that Mr. Lazdins felt this project fit in beautifully with the Envision Ada Master Plan.

Leisman suggested the Planning Department retain an external source of expertise to take an independent look at these drawings and get their opinion if this fits with the Envision Ada Master Plan.

Carter suggested adding the barn door motif to the back of the parking garages so they look similar to the Ada Fresh Market building.

Easter stated the rendering looking east makes the 3-story buildings look like institutional like dorms.

Leisman asked Ferro how close would this be if done under the form-based code with some departures. Ferro stated he will need to research that option.

Carter asked if they still think they will be charging rent in the \$1,200 - \$1,600 range. Mr. Maier stated yes.

Burton inquired about the insulation, concerned that neighbors will be hearing each other. Mr. Tooley stated they will be exceeding the required codes. Wheeler stated their design includes specific features to address sound barriers between units.

Leisman stated the narrative that comes with the application will be a part of the Public Hearing. It would be helpful if it explained how this project is consistent with the development in Ada.

III. Public Comment

Noelle DiVozzo, 7115 Bronson St., stated she thinks this design is better than what was submitted previously. She agrees with Easter's comment about the east rendering looking like dorm rooms. Ms. DiVozzo stated she thinks there will be a lot of public pushback about high-density apartments here. There is already traffic issues and she doesn't think Ada needs any higher density than what was already

planned for in the Envision Ada Master Plan. Apartments are never a neighborhood. They tend to be much more transient communities. Ms. DiVozzo stated Ada could still make that higher density with smaller houses. It would be wonderful to get something that is senior citizen-friendly.

IX. Adjournment – Meeting adjourned at 4:53 p.m.

Respectfully submitted,

Jacqueline Smith, Ada Township Clerk

rs: aw

**ADA TOWNSHIP PLANNING COMMISSION
MINUTES OF THE DECEMBER 19, 2019 MEETING**

A meeting of the Ada Township Planning Commission was held on Thursday, December 19, 2019, 7:00 p.m. at the Ada Township Offices, 7330 Thornapple River Dr., Ada, MI.

I. CALL TO ORDER

II. ROLL CALL

Present: Burton, Butterfield (arrived 7:01 p.m.), Carter, Easter, Heglund, Jacobs, Leisman

Absent: None

Staff Present: Ferro, Bajdek, Winczewski

Public Present: Approximately 18 members

III. APPROVAL OF AGENDA

Moved by Jacobs, supported by Carter, to approve the agenda as written. Motion passed unanimously.

Butterfield arrived

IV. APPROVAL OF MINUTES OF NOVEMBER 21, 2019 MEETING

Moved by Easter, supported by Carter, to approve the minutes of the November 21, 2019 meeting as presented. Motion passed unanimously.

V. PUBLIC HEARINGS

1. Request for Rezoning from the Medium Density Single-Family Residential (R-3) District to the Village Residential (V-R) District, Parcel No. 41-15-34-402-008, 7699 Fase Street SE, Chuck Hoyt, on behalf of TPR 7699 Fase Street, LLC

Chuck Hoyt of MENSA Capital presented on behalf of TPR 7699 Fase Street, LLC. Mr. Hoyt stated this 4-acre property was previously owned by the Kent County Road Commission. It is surrounded by residential single-family homes. The property currently has a building on it which was constructed around 1934 and has been used as a storage facility.

Mr. Hoyt stated the property was made available to Ada Township for purchase in 2016. Ada Township declined the offer and MENSA Capital purchased it in 2017. Mr. Hoyt stated MENSA Capital has been allowing public parking on the property during community events.

Mr. Hoyt stated the property was purchased with the intent to develop it into a residential neighborhood, compact in nature and walkable in its design. The applicant would like to build a neighborhood consistent with the Ada Township Master Plan. They are requesting a zoning change from R-3 to V-R because the lots in the R-3 district require a lot width of 90 feet with a 13,500 sq. ft. lot size. That is larger than what is required of Ada Moorings. Many of the existing lots on Fase St. are smaller than that dimension, therefore, they feel it is appropriate to ask for the V-R designation which requires 50 ft. lot widths and 7,000 sq. ft. lots. Mr. Hoyt stated he believes this site was not included in the V-R district because it was not in use as a residential site at the time the zoning designation was made.

Mr. Hoyt stated their goal is to make it into 16 single-family homes with lot widths of 50 ft. That would

allow for affordable, walkable, and highly marketable residential units as encouraged in the Ada Village Market Study.

Mr. Hoyt addressed two objections mentioned in the November 18, 2019 staff memo prepared by Planning Director, Jim Ferro:

1. *A lack of existing storm drainage facilities.*

Mr. Hoyt presented a recent survey which shows a storm drain and catch basin at the corner of the emergency access drive and Fase St.

2. *The proximity of a lower density neighborhood immediately adjacent to the north and east.*

Mr. Hoyt reviewed an aerial photo noting the home closest to the north east corner of the subject property. Mr. Hoyt stated that they have every intent to do some landscape screening. Mr. Hoyt stated the side yard setbacks for homes in Ada Moorings are roughly 18 ft. and they would be significantly farther away from what homes currently are from each other in Ada Moorings.

Planning Director, Ferro, presented and reviewed a zoning map of the subject property and surrounding area. Ferro stated the R-3 zoning district requires a minimum lot size of 13,500 sq. ft. and a minimum lot width of 90 ft. when the property is served by both public water and sewer. R-3 zoning is typically found in the Ada Drive corridor which has public utilities. It is more of a suburban zoning district which includes neighborhoods such as Ada Croft Commons, Ada Towne, and Ada Woods.

Ferro stated that the V-R zoned properties on Fase St. allows for smaller lots. When the V-R district was created years ago, it was created to better match the lot sizes and characteristics of properties in the village at that time. Prior to the V-R designation, all residential neighborhoods in the Village were labeled in the R-3 zoning district. V-R designation allows 7,000 sq. ft. lots with a minimum lot width of 50 feet. Ferro stated he estimates that 16 homes could be built on the applicant's 4-acre property. If the applicant's property stayed in the current R-3 zoning district, no more than 8 homes could be built on the 4-acre property.

Ferro stated one of the criteria used in evaluating a re-zoning request is how it conforms with the Ada Township Master Plan. In the case of the 2007 Ada Township Master Plan, amended in 2016, the subject property is shown as being used as a public/semi-public land use category. That was based on the fact that the Road Commission owned the property and the Township was entertaining the idea of purchasing the property for some other public use. Ferro stated the Future Land Use Map doesn't address the change in ownership from public ownership to private ownership.

Ferro stated there is a vision statement regarding residential land use in the Master Plan which states that "Ada Township will have a variety of housing styles and levels of affordability, to accommodate the needs of varying income, stages in life and housing preferences..." There is also a supporting policy that states the Township should "encourage compact residential development in and near the Ada Village neighborhood..." Ferro stated that he feels these statements support the applicant's zoning change request.

Ferro stated a second criterion used in evaluating a re-zoning request is compatibility with surrounding uses. Ferro stated that although Ada Moorings is in the R-3 zoning district, due to judicial proceedings back in the 1980's, Ada Moorings was permitted to have lots smaller than the minimum R-3 standard of 13,500 sq. ft.

Ferro stated the lot sizes to the east and north of the subject property range from about 7,700 sq. ft. on Fase St. and up to 15,333 sq. ft. in the Ada Moorings development. There are existing lots on Moorings Drive to

the north of the applicant's property that are slightly over 12,000 sq. ft. in size.

Ferro noted that there are powerlines along the east side of the applicant's property which may put some constraints on how much landscape screening can be planted.

Ferro stated a third criterion used in evaluating a re-zoning request is availability of public facilities to serve the proposed use. Ferro stated there is both public water and sewer available to serve the subject property. There are also two means of access to Thornapple River Drive, one is from Fase St. and the other is from Kamp Twins Dr. Ferro stated the development of this property, as the applicant proposes, would potentially add around 160 vehicle trips per day. There are no traffic count studies for Fase St. but there are about 40 existing homes on the street which, using generally accepted traffic generation rates, generate about 320 vehicle trips per day. Ferro stated that even with a possible addition of 20 homes on the applicant's property, there would be daily traffic volumes below the acceptable limit.

Ferro stated a fourth criterion used in evaluating a re-zoning request is site suitability for the proposed use. The site is nearly flat and has very little significant vegetation. The site is well out of the 100-year floodplain and has no wetlands or other water/riparian features.

Ferro stated a fifth criterion used in evaluating a re-zoning request is the current supply of land already zoned for the proposed use in the area. The analysis of potential development in the VR district that was completed by the Planning Department in September, 2019 demonstrated that the acreage of land in the existing VR district boundary has potential for redevelopment that could result in a 47% increase in the number of home sites in the district (from 97 to 143 home sites), through division of existing parcels. However, there are currently very few existing vacant lots in the VR district that are available for development in the short term.

Ferro stated the final criterion used in evaluating a re-zoning request is whether the property can be reasonably used under its current zoning. Development of the subject property under the current R-3 zoning district would permit reasonable use of the property. Rezoning is not necessary in order to allow reasonable use of the site.

Ferro concluded his review by stating that VR zoning of the subject property is compatible with the character of the area provided that it is developed in a way that is sensitive to what surrounds it. In regards to storm drainage, the applicant addressed it in his recent survey and it appears it is available.

Ferro noted that the applicant could also apply for an R-3 PUD zoning which would allow development with density that is higher than the R-3 district. In doing so, the Township would have more discretion on the design and layout of the development that they wouldn't have if it was simply zoned V-R. Ferro stated the layout in comparison to surrounding homes is likely more important than density in this case.

Chair Leisman opened the public hearing at 7:35 p.m.

Miles Fase of 7680 Fase St. stated he thinks the re-zoning is a terrible thing to happen. Fase St. already has traffic problems. Fase St. does not need more vehicles or more buildings. Mr. Fase stated he does not care about a Master Plan. He is concerned he would be charged for more water and sewage built for the additional homes. He thinks the whole thing is ridiculous and terrible.

Mark LaCroix of 7551 Fase St. stated he has concerns about the density in regards to the road. Fase St. has become a parking lot. With more and more Township events, residents are parking on both sides of the street. You can barely fit 2 cars on the road when there are cars parked on both sides. Another concern is that Fase St. is a pedestrian thoroughfare. Mr. LaCroix stated there is already many children, bicycles, wagons, etc. in the street and it has become dangerous. He feels adding more traffic on Fase St. would be irresponsible. Mr. LaCroix stated the intersection of Fase St. and Thornapple River Dr. is extremely dangerous. He thinks that until the safety issues are addressed, there should not be more density on the end of Fase St.

Broderick Bebout of 826 Moorings Dr. stated he agrees with Mr. LaCroix's comments and asked several questions:

1. Do any of the Trustees get a financial benefit for the completion of this project?
2. Is there a site plan so the residents can see the layout for the 16 potential houses?
3. Will there be any change to the emergency access road between Ada Moorings and Fase St.?
4. Will there be any common element built into this project?
5. Will the power lines be relocated?

Tom Manus, owner of two rental homes on Fase St., stated he agrees with the public comments tonight. The pedestrian flow does create a problem. Mr. Manus inquired what the minimum square footage of the homes would be on these lots and expressed concerns over the possibility of very small homes being built thus causing property values to decline. Mr. Manus stated the traffic is the main issue and he is totally against this.

Arjia Wilcox of 842 Dogwood Meadows Dr. stated she once sold in Ada Moorings and she represents MENSA Capital in the Riverpoint development. Ms. Wilcox stated she is speaking as a homeowner in Ada Moorings and prefers to look at homes vs. an eyesore. She has lived in Ada Moorings for 16 years and has walked past the storage facility for 16 years. She feels very strongly that the Township needs to make an improvement in the community. This development will add to our local businesses and community enjoyment. Ms. Wilcox stated she doesn't feel an additional 16 homes will add much traffic and that neighborhoods and the Township can control traffic flow. She feels her home will increase in value by having an improvement to an eyesore. Ms. Wilcox stated it is easy to look at free land and want it to stay that way, but she does not feel that way. She wants her home value to increase and her community to be whole.

Jeremiah Gruchow who lives on Cascade Road stated he has a small development going on in Ada right now in a R-3 zoned district. Mr. Gruchow stated his homes are at a higher price point because of how many homes they can put in an R-3 development. Mr. Gruchow stated he gets calls 5-6 times per week from people wanting to know if they can provide homes at a smaller price point but he can not in the R-3 district because of how much money goes into development. Mr. Gruchow stated he feels the applicant's request would fit the need for the community and allow an opportunity for people to find a home that is a little more affordable.

Delvin Ratzsch of 7653 Fase St. stated he has a running battle with the Kent County Road Commission in regards to the intersection of Fase St. and Thornapple River Dr. Mr. Ratzsch stated that according to some studies, this intersection is one of the most dangerous types of pedestrian crossing situations. If the proposal is to add up to an additional 20 houses, this intersection is going to be more dangerous. He encouraged the Township to apply more pressure on the Kent County Road Commission to improve the safety on this

intersection if this development does get approved.

Noelle DiVozzo of 7115 Bronson St. stated the pedestrian and traffic issues do need to be addressed on Fase St. before any development takes place. If development does take place, she would like to see affordable housing.

Betsy Ratzsch of 7653 Fase St. stated that she is worried about traffic and noted that there would also be an increase in garbage trucks, school busses, turn-around traffic, etc. Ms. Ratzsch stated that she loves the idea of some small homes, preferring no more than 1,800 sq. ft. She would also like to see more affordable homes. The Master Plan has a vision to offer homes in a variety of price points and she does not feel that is true right now.

Dawn Bebout of 826 Moorings Dr. stated the subject property is an eyesore as it sits now. Nice homes would be an improvement but 16 homes seem too much. Fase St. has too many cars and the pedestrian crossing is dangerous.

Public Hearing closed at 7:57 p.m.

Chair Leisman offered the applicant to speak on the concerns raised from the residents. Mr. Hoyt declined.

Ferro stated the emergency access gate is for Ada Moorings only.

Ferro stated in regards to site layouts, nothing has been presented to the Township. He also does not know if there will be a common area, but there is not a requirement to have one. He has no knowledge of the minimum square footage of homes that the developer would propose. Ferro stated the Commissioners can request to see plans if that would help conceptualize, but the Planning Commission can not approve or deny based on layout in the VR district.

Ferro stated he is not aware of any plans to relocate the power lines. Mr. Hoyt stated there are no plans to move the power lines.

Jacobs stated the neighbor with the shortest setback will likely be concerned about the vegetation screening.

Jacobs stated that any costs related to infrastructure / utility connections would be the developer's responsibility.

Jacobs stated there have been numerous conversations, meetings, and studies between the Township and the Kent Count Road Commission on the safety of the pedestrian crossing area at Fase St. and Thornapple River Dr. It is a county road and the KCRC has essentially said they can not do anything to help. Jacobs encouraged audience members to talk to the people who make decisions at the KCRC.

Ferro stated the Township is currently in the process of updating the community trail and walkability plan. A lot of public input has been collected and this southeastern area is rated as one of the highest ranked needs for a potential project to improve better access into the Village.

Leisman stated he agrees with the Planner's recommendation to deny unless the applicant wants to table the

application and show the Planning Commission some plans so they can conceptualize the changes. Carter stated that if it is tabled, he will likely deny because even if the plans are acceptable by the Planning Commission and the area is rezoned to V-R, the applicant is not bound by those plans in the V-R district.

Leisman stated a Site Plan Review is required for any developments over a certain number. Carter asked how many lots the applicant's property could be split into as it is currently zoned. Ferro stated 8 lots.

Leisman stated the Planning Commissioners' options are: to recommend approval to the Township Board, recommend denial, or table the request to allow the applicant to bring more information or allow them to resubmit their re-zoning request as a PUD.

Carter stated he favors the PUD option as it allows the Planning Commission to look at landscaping, screening, roads, sidewalks, etc.

Leisman asked Mr. Hoyt what he would like to do. Mr. Hoyt stated he would like to table the request and informed the Commissioner's that it was not presented as a PUD because it can be a cumbersome process. He felt it was unnecessary. He doesn't feel the site will allow 20 units as a V-R zoning would allow, and feels they are capped out at 16 units.

Mr. Hoyt stated that if they re-submit their application and request a PUD, they would be allowed up to 24 units and they would likely apply for that many. Easter noted that Mr. Hoyt just stated he felt the property was capped out at 16 units.

Mr. Hoyt commented that Riverpoint of Ada, single family homes, has lots that are 50 ft. wide. He recommended looking at those lots to get a feel for the size.

Burton asked about pricing. Mr. Hoyt stated the homes will be market driven.

Leisman stated if a PUD application is presented, there will be a new Public Hearing.

It was moved by Jacobs, supported by Carter, to table the request for 1 month. Motion passed unanimously.

VI. UNFINISHED BUSINESS – None

VII. NEW BUSINESS - None

VIII. COMMISSION MEMBER/STAFF REPORTS - None

IX. PUBLIC COMMENT – None

X. ADJOURNMENT – Meeting adjourned at 8:25 p.m.

Respectfully submitted,



MEMORANDUM

Date: 01/10/20

TO: Ada Township Planning Commission
FROM: Brent M. Bajdek, Planner/Zoning Administrator
RE: January 16, 2020 Agenda Item – 6555 Grand River Dr. NE
(*Public Hearings – Item #1*)

Request for Special Use Permit to allow the conversion of an existing 2,114 sq. ft. building, which contains a Caretaker Residential Unit, to a Preschool Building for Classroom Space that will increase Canterbury Creek Farm Preschool property occupancy by 36 students, Parcel No. 41-15-28-100-021, 6555 Grand River Dr. NE, Riley Turchetti, on behalf of CCFPS Holdings, LLC

Overview of Request:

The conversion of an existing 2,114 sq. ft., 2-story building, from its current caretaker residential unit use to a preschool building for classroom space is proposed. The existing 1,489 sq. ft. “Caretakers Cottage,” used to house caretakers that provide care to the farm animals on the property, received site plan approval from the Planning Commission in July of 2014 as a permitted accessory use to the principal use of the site as a day care center in the I Industrial zoning district. *It should be noted that garage storage space on both sides of the 2-story living quarters also exists within the building.*

It has been expressed by the applicant that due to enrollment demand for Canterbury Creek Farm Preschool far exceeding the capacity of the existing preschool classroom building, the conversion of the subject building into classroom space is desired. The applicant is proposing the student occupancy of the property being increased from 48 to 84; an increase of 36 students. Per the applicant, classroom space will be limited to the ground level of the building and will encompass both the existing ‘living space’ and garage storage space; the upper level will be strictly utilized for storage, as well as a staff area. *Please note that building construction floorplans have not been submitted for the interior renovations at this time and that only interior renovations are planned; no change to the building’s footprint is proposed.*

The Planning Commission initially granted Special Use Permit approval for the existing Canterbury Creek Farm Preschool operation on January 19, 2012, subject to seven (7) conditions of approval, which included the following condition:

“The maximum permitted licensed capacity of the facility shall be limited to 48 students.”

With the current student occupancy of the property being at 48, a ‘new’ Special Use Permit approval from the Planning Commission is necessary for the proposed increase in the number of students (36) and associated minor site improvements.

Per the applicant, the ‘new’ school building will operate very similar to and during the same hours as the existing school; however, program start and stop times of the two (2) school buildings will be staggered to avoid onsite traffic congestion, as well as to minimize the traffic impact on the surrounding area.

Applicable Zoning Standards:

Preschools fall within the Zoning Ordinance definition of “day care centers,” and are licensed by the State of Michigan as day care centers. The I Industrial zoning district permits day care centers with approval of a special use permit by the Planning Commission.

Existing Site Conditions:

The preschool property currently contains three (3) buildings:

- a 2,116 sq. ft. barn;
- a 3,758 sq. ft. classroom bldg.; and
- a 2,114 sq. ft. 2-story “caretakers’ cottage”/storage bldg.

The regulated floodplain of the Grand River extends to elevation 629.3 on the property; all site improvements are located outside of the 100-year floodplain.

Inventory mapping of likely wetland areas indicates that a wetland area lies 100-150 feet to the north of the floodplain boundary.

A small drainage corridor extends under Grand River Dr. and onto the property. The site slopes away from Grand River Drive, with 15 feet to 20 feet of grade change across the site.

Conformance with I Industrial District Zoning Standards:

No change in the subject building’s footprint is intended; all dimensional standards will continue to be satisfied with the proposed building use conversion project.

Traffic Impact Considerations:

As stated above, per the applicant, the ‘new’ school building will operate very similar to and during the same hours as the existing school; however, program start and stop times of the two (2) buildings will be staggered to avoid onsite traffic congestion, as well as to minimize the traffic impact on the surrounding area.

The current preschool sessions are as follows:

3 days per week - M W F - 8:30am-11:30am and 12:30pm - 3:30pm

2 days per week - Tu Th - 8:30am-11:30am and 12:30pm - 3:30pm

Young 5's - 4 days per week - M - Th - 8:45am - 11:45am and 12:45pm - 3:45pm

Due to the planned staggering of the start and stop times of the two (2) preschool classroom buildings, it appears that the additional traffic generated should have minimal impact on the surrounding area.

Design and Character of Building:

Buildings on the site were designed with a rural/agricultural style to compliment the rural character of the surrounding area; no exterior modifications to the building are planned as part of the subject project.

Landscaping:

No additional landscaping is planned as part of the project nor deemed necessary.

Driveway Access and Parking:

A one-way access drive through the site exists. The entry drive is located at the top of the rise on Grand River Drive, which provides adequate sight distance in both directions. The exit drive is located at the east end of the property, also providing adequate sight distance. Drop-off and bypass lanes are provided in front of the existing classroom building. Seven (7) existing head-in parking spaces for employee use

are located in close proximity to the existing classroom building. Please note that the paved surface area of the site is currently limited to the portion of the drive primarily south/southwest of the classroom building and the existing parking spaces.

The proposed project includes the widening and paving of the existing drive eastward from where the pavement currently ceases to its exit at Grand River Drive to allow for the extension of drop-off and bypass lanes. Five (5) additional paved head-in parking spaces are planned south of the 'new' classroom building. A total of 12 parking spaces is sufficient for everyday needs of the site.

Utilities:

The property is currently serviced by public water. There is one (1) water service to the site; it is from the existing watermain along Grand River Drive.

Documentation from the Kent County Health Department regarding the on-site waste disposal system has been received for the proposed project stating:

“The expansion is conditionally approved. The existing system appears to be handling current wastewater loading. This Department will continue to monitor the septic system condition as part of the Michigan Department of Licensing and Regulatory Affairs Child Care Center License. If the system fails to meet demand, a new system will be required meeting current size requirements.” (Please see attached for further details.)

Storm Water Management:

The subject property is located in the “Zone C” performance zone contained within the Township storm water ordinance. This is the least restrictive zone with respect to storm water detention requirements. This zone requires the use of water quality protection measures such as sediment basins and undisturbed buffer strips adjacent to streams to protect water quality. It permits direct conveyance of storm water runoff within the capacity of the downstream system, without providing storm water detention facilities.

A 'new' storm water permit is not deemed necessary for the subject project.

Compliance with Special Use Approval Standards:

Standards for approval of this use set forth in the zoning rules include the following:

- a. Adequate fencing exists for the safety of the children in care.
- b. Identifying signs on the property comply with regulations of article XXVI of this chapter.
- c. Off-street parking for all employees of the facility and off-street pickup and drop off areas shall be provided.
- d. All state requirements governing the licensing of the facility are met.

The general standards for a special use permit approval contained in the zoning rules state that in order to be approved, the Planning Commission must determine that a special use satisfies all of the following standards:

- (1) The special use shall be designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property and the surrounding area.
- (2) The special use shall not change the essential character of the surrounding area.

(3) The special use shall not be hazardous to adjacent property, or involve uses, activities, materials or equipment which will be detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, fumes or glare.

(4) The special use shall not place demands on public services and facilities in excess of capacity.

At the time of the initial special use permit approval for Canterbury Creek Farm Preschool, two (2) key factors in evaluating compliance of the proposed use with the above standards were its relatively small size, and the rural/agrarian character of the buildings, which are still relevant with the current request.

The size and student capacity have an important bearing on compatibility with the rural character of the area, as well as impact on traffic volumes on the public roads in the area. As a result, it is appropriate for a limit on maximum capacity to continue to be imposed as a condition of approval. The site plan indicates the proposed 'new' classroom facility is designed for a maximum student capacity of 36. It is recommended that a limit of 84 students (*36 for the new classroom building and 48 for the existing classroom building*) be included as a condition of approval.

Recommendation:

Approval of the special use permit is recommended, based on a determination that the standards referenced above are met, and subject to the following condition:

1. The maximum permitted licensed capacity of the facility shall be limited to 84 students.
2. The two (2) preschool classroom buildings shall have start and stop times staggered by 30 minutes to avoid onsite traffic congestion, as well as to minimize the traffic impact on the surrounding area.



APPLICATION FOR APPROVAL OF SPECIAL USE

An application for a special use must be heard before the Ada Township Planning Commission. **Regular meetings of the Planning Commission are held on the third Thursday of each month at 7:00 p.m. at Ada Township Hall.** After receipt of the application and payment of the fee, your request will be placed on the next Planning Commission meeting agenda for the purpose of scheduling a public hearing. The hearing will be scheduled for the next month's Planning Commission meeting for consideration, with all legal notifications being met.

A non-refundable filing fee made payable to Ada Township must accompany this application:

For a residential accessory building or Type 2 home occupation permit: \$200.00
For all other special use applications: \$300.00

Please note that a \$1,000 escrow deposit may be required, at the discretion of Township officials and staff.

Applicant Information:

Name: Riley Turchetti

Address: 6555 Grand River Dr NE Ada MI 49301

Phone Number: 616-821-4055 Email: rturchetti11@gmail.com

Property Owner Name and Address (if different than above): Rick Turchetti / LLCFS Holdings LLC
6500 Tammarron Ct SE Grand Rapids MI 49546

Property Information:

Property Address: 6555 Grand River Dr NE Ada MI 49301

Parcel Number: 41-15-28-100-021

Zone District Classification: Industrial

Proposed Use and/or Changes to the Property: convert existing residence on the property to a preschool building and increase property occupancy by 36 students.

In support of this application, the following items are required:

- (a) A complete to-scale site plan that complies with Sec. 78-492 (2)(b) and Sec. 78-524 of the Zoning Ordinance.
- (b) A written statement addressing the extent to which the proposed use complies with the standards set forth in Sec. 78-493 of the Zoning Ordinance.

I (we), the undersigned, do hereby make application to the Ada Township Planning Commission for a Special Land Use and also hereby grant permission to Ada Township and its officials and staff to enter upon the subject property for purposes of review and evaluation of this request.

Applicant's Signature(s): [Signature] Date: 12/17/19

Signature of Property Owner(s): [Signature] Date: 12/17/19
(if different than above)

TO BE COMPLETED BY ADA TOWNSHIP

Application Received: _____	Initial: _____			
mm / dd / yy				
App. Fee of \$ <u>300.00</u>	Received: <u>12/17/2019</u>	Initial: <u>KM</u>	Check # <u>1409</u>	Receipt # <u>281866</u>
mm / dd / yy				
Escrow Deposit of \$ <u>1,000</u>	Received: <u>12/17/2019</u>	Initial: <u>KM</u>	Check # <u>1409</u>	
mm / dd / yy				

Updated 04/22/19

PAID
DEC 17 2019
ADA TOWNSHIP
TREASURER

SPECIAL LAND USE PERMIT ASSOCIATED WITH CANTERBURY CREEK FARM PRESCHOOL

6555 GRAND RIVER DR NE ADA MI 49301

Overview: The proposed project consists of converting the existing residential structure on the property to a preschool building. The existing Canterbury Creek property occupancy is 48 students. The intent of the proposed project is to increase the occupancy by 36 students for the new preschool building, which is approximately 2,114 sq. ft.

1. 6555 Grand River Dr has served Canterbury Creek Farm Preschool well for the 7 years since moving to the new location. In recent years, enrollment demand has far exceeded the capacity of the existing preschool building. Coupled with the local shortage of childcare options and specifically for pre-K education, it is felt this proposed expansion fulfills a community need. The new school will operate very similar to and during the same hours as the existing school, however program start and stop times of the two buildings will be staggered to avoid traffic congestion.
2. Traffic / Site Planning: To further avoid property traffic issues, the bypass lane that is currently in place in front of the existing preschool, will be extended past the new school building. This will allow traffic flow through the property, even during drop off/ pick up times. Parking spaces will be added directly in front of the new school to accommodate the staff members and visitors.
3. Construction: The building conversion will consist of mainly interior renovation to the residence to accommodate appropriate preschool function and compliance of preschool regulations. It is not anticipated that the footprint of the building will need to be altered from current state. Detailed interior layout planning will begin upon approval from the Ada Township Planning Commission. Kent County Health Department has approved current septic system, and there will be no changes needed handle proposed change in use/increased occupancy on the property.
4. Compliance with the standards set forth in Sec. 78-493 of the Zoning Ordinance;
 - 4.1.1. The special use shall be designed, constructed, operated and maintained in a manner harmonious with the character of the adjacent property and the surrounding area. It is felt that the Canterbury Creek property has and will continue to provide a nice transition from the Amway facilities to the residential neighbors in the area. The physical changes to the property will not be noticeable from the road.
 - 4.1.2. The special use shall not change the essential character of the surrounding area. Minimal visual changes to the property will take place besides slight widening and paving of the driveway / parking area in front of the proposed school.
 - 4.1.3. The special use shall not be hazardous to the adjacent property, or involve uses, activities, materials or equipment which will be detrimental to the health, safety or

welfare of the persons or property through the excessive production of traffic, noise, smoke, fumes or glare. The major change will be an increased occupancy of the property with an increase in the vehicle traffic during drop off/pick up. To remove traffic concerns on the property and to Grand River Dr, the new preschool building start and stop time will be staggered from the existing school.

4.1.4. The special use shall not place demands on the public services and facilities in excess of capacity. This request will not place additional demands public services and facilities.

5. Compliance with the standards set forth in Sec. 78-382 of the Zoning Ordinance pertaining to Day Care Centers;

5.1.1. Adequate fencing exists for the safety of the children in care.

Fencing is currently in place and is sufficient for child care settings as confirmed by licensing consultant. In almost all cases on the property, there is a double layer of fencing for child containment, as well as restricting visitor access to the facilities.

5.1.2. Identifying signs on the property comply with regulations of article XXVI of this chapter.

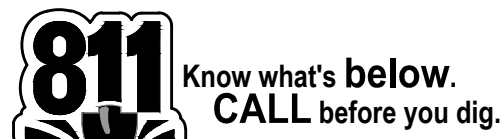
Will ensure appropriate wayfinding signage is in place for Canterbury Creek families, emergency responders, and visitors to the property. Way finding has not been an issue with the current property arrangement.

5.1.3. Off-street parking for all employees of the facility and off-street pickup and drop off areas shall be provided.

An additional parking lot for staff and visitors will be located directly in front of the new school building. The driveway/drop off area in front of the proposed school will be similar to the existing school and include a bypass lane to allow traffic flow on the property.

5.1.4. All state requirements governing the licensing of the facility are met.

Will ensure compliance with all state licensing requirements. Canterbury Creek has reviewed intentions of this proposed expansion with state licensing consultant and there were no issues foreseen. Continued communication with licensing and all regulatory agencies will ensure a fully compliant building and program.



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 "PLAN" 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.

SURVEY NOTES

The topographic survey information shown on this plan is a combination of topographic information of the entire site, which was obtained in 2011 when the original Canterbury Creek Day Care was proposed; and new topographic survey information that was obtained in December, 2019 for the existing driveway, existing buildings, and the areas immediately surrounding the buildings/drive.

LEGEND

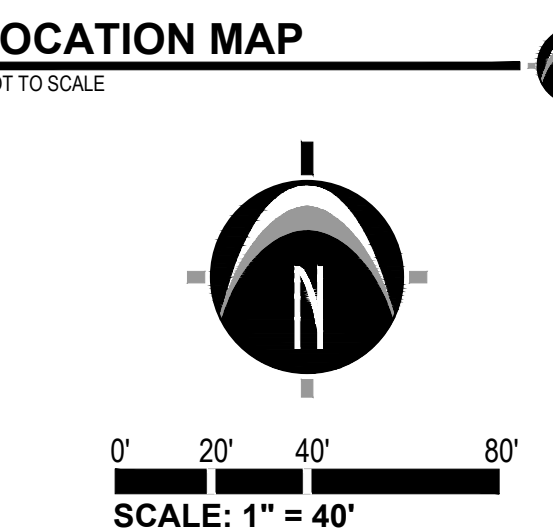
- EXISTING BITUMINOUS
- EXISTING CONCRETE
- PROPOSED BITUMINOUS
- PROPOSED CONCRETE
- PROPOSED BUILDING

BENCHMARKS

- BENCHMARK #1: ELEV. = 654.02
SET RAILROAD SPIKE IN NORTH SIDE OF 30' OAK AT SOUTHWEST CORNER OF SITE, 25' NORTH OF CENTERLINE OF GRAND RIVER DRIVE AND 250' WEST OF HOUSE #6500.
- BENCHMARK #2: ELEV. = 648.96
FLANGE BOLT UNDER "E" TO HYDRANT 40' EAST OF HOUSE #6500, 20' NORTH OF CENTERLINE OF GRAND RIVER DRIVE, 1' ABOVE GROUND LEVEL.

LOCATION MAP

NOT TO SCALE



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:

Canterbury Creek Farm School
Attention: Riley Turchetti
6555 Grand River Dr NE
Ada, MI 49301

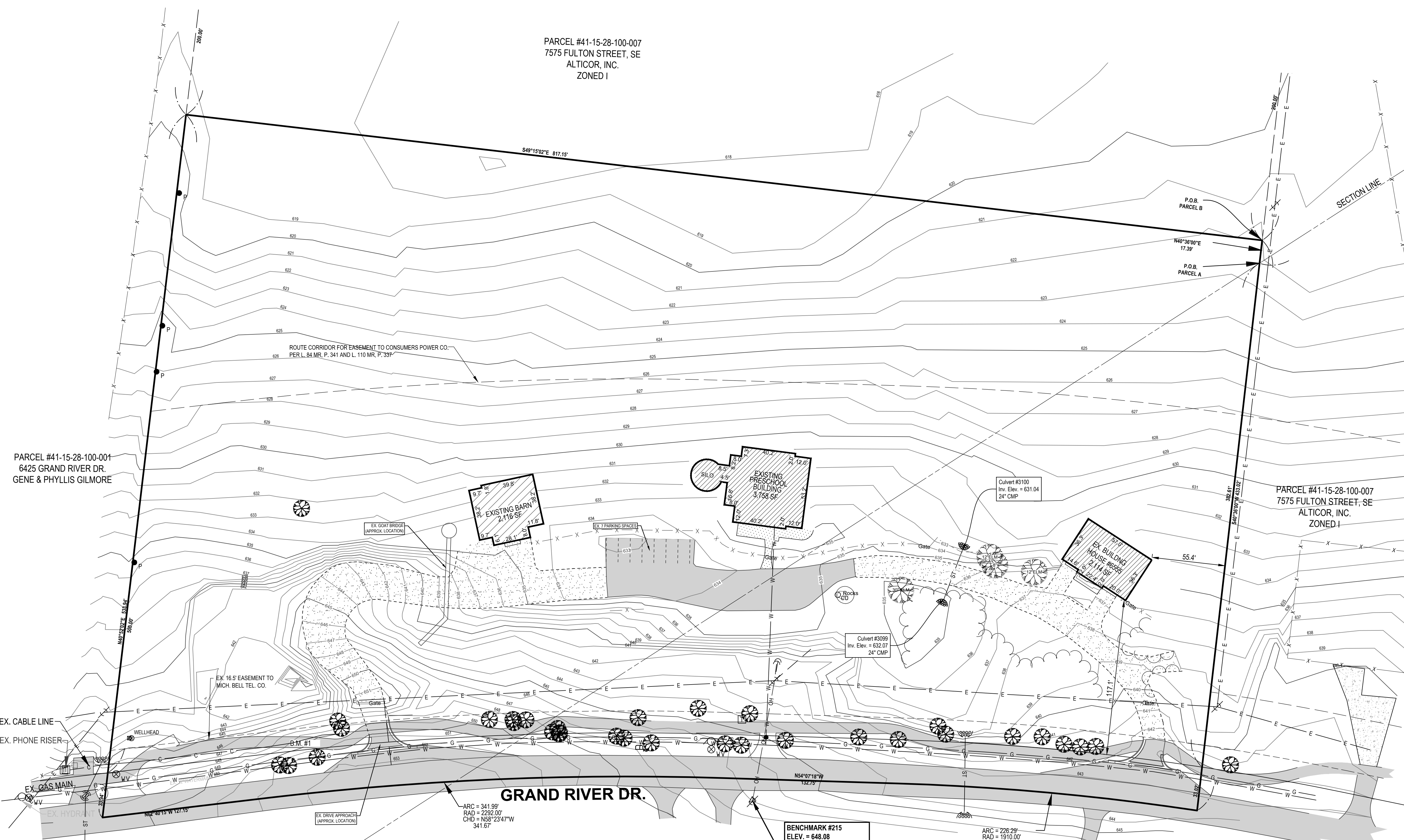
Telephone - (616)676-0248

REVISIONS:

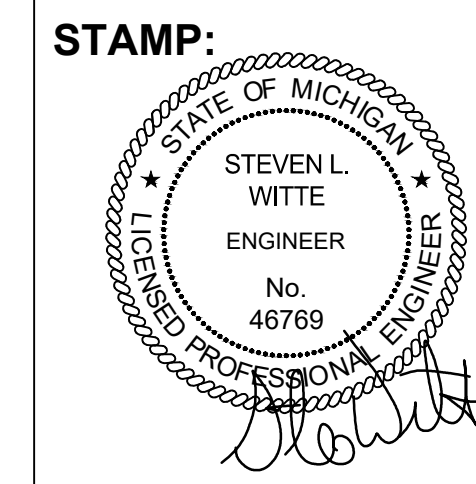
Title: Site Plan V Date: 12/09/19
Drawn: SW Checked: SW S Date: 12/09/19

GENERAL NOTES

- 1) ZONING OF SUBJECT PARCEL = I = INDUSTRIAL
- 1.1 ZONING REQUIREMENTS:
MINIMUM LOT AREA = 40,000 SF
MINIMUM LOT WIDTH = 200 FT
MAXIMUM BUILDING HEIGHT = 65 FT
MAXIMUM LOT COVERAGE = NOT APPLICABLE
MINIMUM ALLOWED BUILDING SETBACKS:
FRONT YARD = 50 FT
SIDE YARD = 50 FT
REAR YARD = 50 FT
- 2) SUMMARY OF LAND USE:
A) ACREAGE OF PROPERTY = APPROXIMATELY 8.10 AC (352,749 SF) (EXCL. R.O.W.)
B) AREA OF EXISTING BUILDINGS = APPROXIMATELY 7,988 SF
C) LOT COVERAGE (BUILDING) = 2.3% (BASED ON CANTERBURY CREEK PROPERTY AREA)
D) EXISTING BUILDING HEIGHTS = APPROXIMATELY 20 FT
E) THE BARN BUILDINGS ARE USED AS A PRE-SCHOOL/DAY CARE.
THE EXISTING HOUSE ON THE PROPERTY IS PROPOSED TO BE CONVERTED TO AN EXPANSION OF THE PRE-SCHOOL/DAY CARE USE.
F) THE EXISTING MAXIMUM LICENSED NUMBER OF CHILDREN = 36
THE NEW MAXIMUM LICENSED NUMBER OF CHILDREN = APPROXIMATELY XX
G) NUMBER OF EMPLOYEES = APPROXIMATELY 3 EXISTING
H) ZONING OF SURROUNDING PROPERTIES = I TO THE NORTH
C-2 PUD AND C-1 PUD TO WEST AND EAST
R-3 TO SOUTH
- 3) PARKING REQUIREMENTS:
A) MINIMUM 50' PARKING SPACE DIMENSION = 9' X 18' (26 FT TWO-WAY AISLES)
MINIMUM PARALLEL PARKING SPACE DIMENSION 9' X 23' (12 FT ONE-WAY AISLE)
B) TYPICAL PARKING SPACE PROVIDED = 9' X 18' (12 FT ONE-WAY AISLE)
C) TYPICAL BARRIER FREE SPACE = 8' X 18' (WITH 8 FT AISLE FOR VAN ACCESSIBLE)
D) NUMBER OF SPACES REQUIRED = 1 PER 4 CLIENTS PLUS 1 PER EMPLOYEE
E) NUMBER OF SPACES PROVIDED = 7 (WITH ROOM FOR MORE IF NEEDED)
(5 SPACES WERE ORIGINALLY APPROVED FOR THE PROJECT)
F) MINIMUM ALLOWED PARKING SETBACK = 10 FT FROM ALL PROPERTY LINES AND 20 FT FROM R.O.W. (OPPOSITE RESIDENTIAL)
- 4) A PORTION OF THE PROPERTY IS WITHIN THE 100 YEAR FLOOD PLAN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS. THE 100 YEAR FLOOD PLAN IS APPROXIMATELY 629.3.
- 5) 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.
- 6) NO NEW SIGNS ARE PROPOSED AT THIS TIME.
ANYALL FUTURE SIGNS SHALL BE CONSTRUCTED TO THE STANDARDS SET FORTH BY ARTICLE XXVII OF THE ADA TOWNSHIP ZONING ORDINANCE.
FREE-STANDING SIGN:
MAXIMUM SIZE = 48 SF
MAXIMUM HEIGHT = 5 FT
MINIMUM SETBACK = 5 FT FROM ALL PROPERTY LINES
WALL-MOUNTED SIGN:
1 SF PER 50 SF OF BUILDING AREA OR 40 SF, WHICHEVER IS LESS
- 7) UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETTED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
CONTRACTOR TO FIELD VERIFY ALL INVERTS.
- 8) CONTRACTOR TO FIELD VERIFY ALL INVERTS.
- 9) NO NEW LIGHTING IS PROPOSED AT THIS TIME.
ANYALL FUTURE LIGHTING SHALL BE SHIELDED FROM ALL ADJACENT PROPERTIES.
- 10) NO NEW LANDSCAPING IS PROPOSED AT THIS TIME.
THE EXISTING SITE HAS SUFFICIENT LANDSCAPING ALREADY IN PLACE.
- 11) THE PERMANENT PARCEL NUMBER OF THE PROPERTY IS 41-15-28-100-021.
THE ADDRESS OF THE PROPERTY IS 6555 GRAND RIVER DRIVE, NE.
- 12) THE SITE SOIL IS RICHTER SANDY LOAM AND GRANBY LOAMY SAND, BASED ON THE KENT COUNTY SOIL SURVEY MAPS. BASED ON SOIL BORINGS CONDUCTED AT THE SITE, THE SITE SOIL IS PRIMARILY SAND.
- 13) THE BUILDINGS WILL BE USED AS A PRE-SCHOOL.
- 14) ANY BUILDING/SITE IMPROVEMENTS RELATED TO THE CONVERSION OF THE EXISTING HOUSE INTO A PRE-SCHOOL WILL BEIN BASED ON DEMAND FOR THE USE.
THE PROJECT WORK WILL BE COMPLETED IN ONE PHASE.
- 15) THE STORM WATER GENERATED FROM THE SITE WILL BE ALLOWED TO SHEET FLOW TO THE GRAND RIVER, AS IT IS CURRENTLY DOING.
- 16) AN AVAILTOR IS TO THE EAST OF THE SITE.
VACANT LAND IS TO THE WEST OF THE SITE.
RESIDENTIAL USES ARE TO THE SOUTH OF THE SITE.
AND THE GRAND RIVER IS TO THE NORTH OF THE SITE.
- 17) THE BUILDINGS WILL CONTINUE TO BE SERVICED BY PUBLIC WATER AND PRIVATE ON-SITE SEPTIC SYSTEM.
THE SYSTEM SHALL BE REVIEWED AND APPROVED BY THE KENT COUNTY HEALTH DEPARTMENT PRIOR TO CONVERSION OF THE HOUSE TO A DAY CARE USE AND THE SYSTEM SHALL BE MODIFIED IF NEEDED.



Canterbury Creek Farm Preschool
Site Layout Plan
6555 Grand River Drive NE
PART OF THE NW 1/4 & SW 1/4 OF SECTION 28, T7N, R10W,
ADA TOWNSHIP, KENT COUNTY, MICHIGAN



LEGAL DESCRIPTION

Parcel Number: 41-15-28-100-021
Property Address: 6555 GRAND RIVER DR NE
Legal Description: PART OF NW 1/4 & SW 1/4 COM 592.80 FT N 88D 42M 40S W ALONG E&W 1/4 LINE FROM CEN OF SEC TH S 40D 36M 06S W 41S 63 FT TO CL OF GRAND RIVER DR 166 FT WIDE; TH NWLY ALONG SD CL 236.29 FT ON A 1910.0 FT RAD CURVE TO LT /LONG CHORD BEARS N 50D 43M 39S W 226.17 FT; TH N 54D 07M 18S W ALONG SD CL 132.75 FT TH NWLY ALONG SD CL 341.99 FT ON A 2292.0 FT RAD CURVE TO LT /LONG CHORD BEARS N 58D 23M 47S W 341.67 FT; TH N 62D 40M 15SW ALONG SD CL 127.15 FT TH N 40D 32M 02S E 533.94 FT TH S 49D 15M 02S E 817.15 FT TH S 40D 36M 06S W 17.39 FT TO BEG * SEC 28 T7N R10W 8.73 A. SPLIT/COMBINED ON 01/26/2012 FROM 41-15-28-100-010, 41-15-28-100-009, 41-15-28-100-008, 41-15-28-100-007, 41-15-28-100-012, 41-15-28-100-013

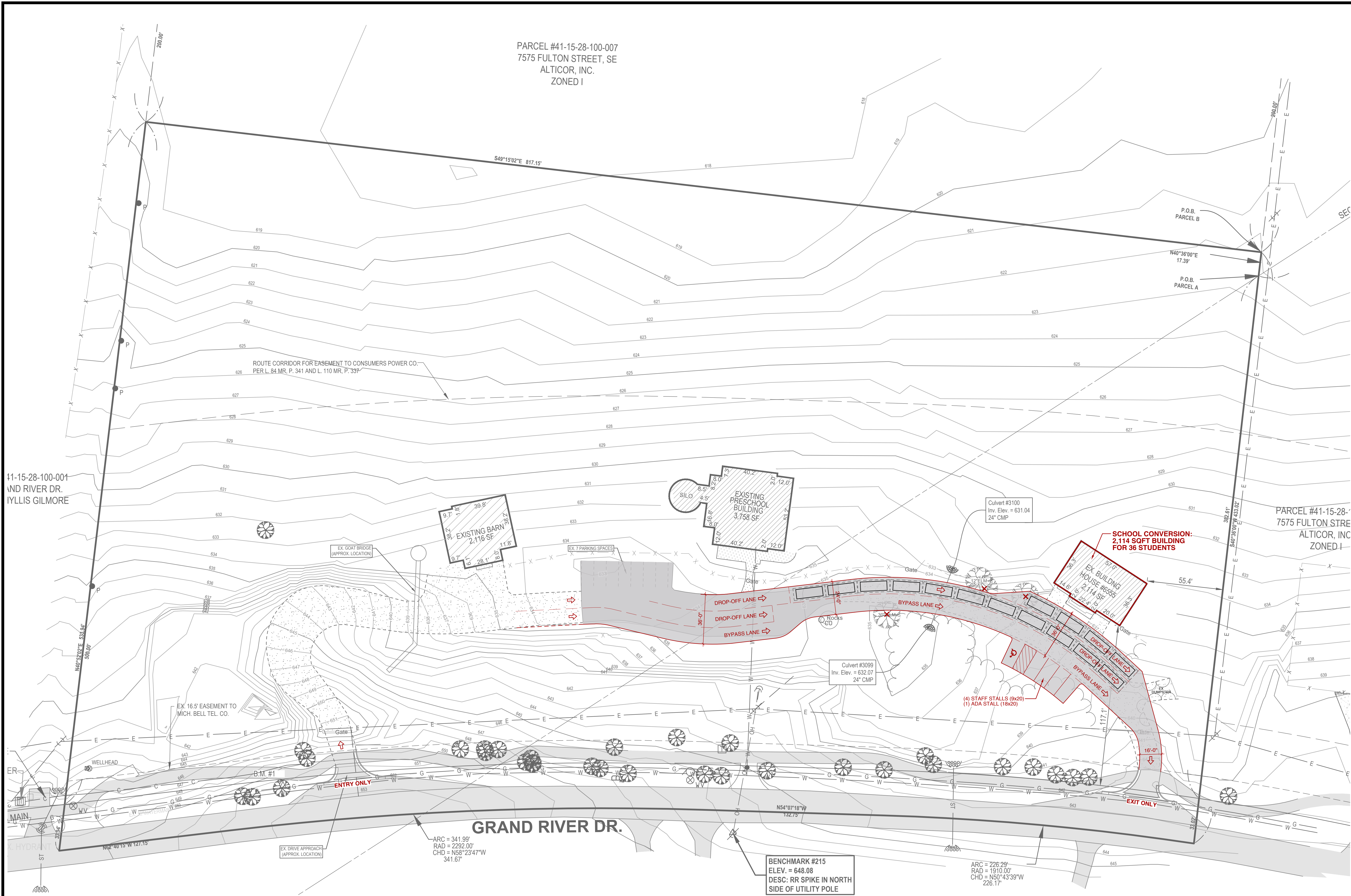
PROJECT NO:

19401255

SHEET NO:

C-205

SHEET: 1 OF 1



PARCEL #41-15-28-100-007
7575 FULTON STREET, SE
ALTICOR, INC.
ZONED I

11-15-28-100-001
AND RIVER DR.
LYLLIS GILMORE

PARCEL #41-15-28-100-007
7575 FULTON STREET, SE
ALTICOR, INC.
ZONED I

GRAND RIVER DR.

1. Site Plan
SCALE: 1" = 30'-0"

BENCHMARK #215
ELEV. = 648.08
DESC: RR SPIKE IN NORTH
SIDE OF UTILITY POLE

ARC = 226.29°
RAD = 1910.00'
CHD = N50°43'39"W
226.17'

dixon
ARCHITECTURE
523 Ada Drive SE, Suite 200
PO Box 404
Ada, MI 49301
p. (616) 682-4570
www.dixonarch.com

Canterbury Creek Farm School
6555 Grand River Drive NE
Ada, MI 49301
p. (616) 676-0248
www.adafarmschool.com

Canterbury Creek School Conversion
6555 Grand River Drive NE
Ada, Michigan
Site Plan

Made in Michigan

Revisions:

Review:	12/17/19

Project No: 211060B
Issue Date: 12/17/19
Reviewer: KCD
Drawn By: KCD

A1.1



Kent County Health Department
Environmental Health Division

700 Fuller Ave NE
Grand Rapids, MI 49503
Phone: (616) 632-6900 Fax: (616) 632-6892
Email: kcohmaint@kentcountymi.gov
Website: www.accesskent.com

REQUEST FOR ENVIRONMENTAL HEALTH ADDITION/CHANGE OF USE REVIEW

This form is to be used for Environmental Health review of proposed construction/change of use projects. A completed application, accurate site/plot plan, and Property Tax ID Number are required for this review to occur. If a site visit is required, the property owner is responsible to locate and uncover two diagonal corners of the drainfield if there is a permit on file, or all four corners of the drainfield if there is no permit on file.

Address of Property: 10555 Grand River Dr NE City: Ada Zip: 49301

Permanent Parcel #: 41-15-28-100-021 Township: Ada

Occupied Unoccupied Last Date of Occupancy:

Please check all that apply:

- Pole barn, deck, garage - involves no plumbing
Pole barn, deck, garage - involves adding/changing plumbing
Addition of living space with no increase in # of bedrooms
Addition of living space with increase in # of bedrooms
Home demolition/rebuild/reconstruction (over 50% of home being rebuilt)
Commercial Addition
Commercial proposed change of use
Other: Convert existing residence to commercial preschool use

Sewage Disposal:

- Municipal
On-Site (Septic)

Water Supply:

- Municipal
Well serving less than 25 people
Well serving more than 25 people (Type II)
* Must provide fixture list

Table with 3 columns: Residential Project, Before, After. Rows: # of Bedrooms (3 to 0), # of Bathrooms (2 to 0), Living Area (Sq. Ft.) (1500 to 0).

Table with 3 columns: Commercial Project, Before, After. Rows: # of Persons per Day (53 to 93), # of Seats for Church/Restaurant, Building Space (Sq. Ft.) (4000 to 6000).

Applicant: Riley Turchetti
Address: 10555 Grand River Dr NE
City: Ada State: MI Zip: 49301
Phone: 616-821-4055
Email: rturchetti11@gmail.com

Pick One:
Email Results to Email Address provided
Call my phone # to pick up results
Other:

By Signing below, I hereby certify that the information provided is complete and accurate. I further acknowledge that I am the property owner or am acting as an authorized representative on behalf of the property owner. Applicant or Owner is responsible for contacting MISS DIG prior to service. Failure to show up for an appointment may result in a \$75 charge. Application fees are non-refundable upon initiation of any field activities. A \$50 processing fee applies to all applications cancelled prior to field work.

Applicant's Signature: [Signature] Date: 1/03/20

FOR OFFICE USE ONLY [] Approved [X] Approved with Conditions - See Comments Below [] Disapproved

Comments: See attached service report.

Completed by: [Signature] Date: 1/3/2020

- Type II Transient - \$250
Type II Non-Transient - \$300
Permit Required (Additional fee(s) - See Permit Application)

Receipt #: PG #42955
43273
\$120

Date: 10/29 & 11/19

KENT COUNTY HEALTH DEPARTMENT

ENVIRONMENTAL HEALTH

700 Fuller Avenue N.E.

Grand Rapids, Michigan 49503-1918

Phone: 616-632-6900

Fax: 616-632-6892

Email: KCEHmail@kentcountymi.gov

Website: www.accesskent.com



Adam London, RS MPA
Administrative Health Officer

PAGE: 1 OF 1 DATE: 1/3/20

BY: JASON BUCK

SERVICE REPORT

PERSON OR ESTABLISHMENT: Canterbury Creek Farm Preschool

ADDRESS: 6555 Grand River Dr NE

REGARDING:

Change of Use / Plan Review

Previously review conducted on November 7, 2019 was approved to convert existing detached dwelling into classroom space for additional 31 occupants. On January 3, 2019, this Department received an updated occupant expansion request for up to 40 additional occupants.

Current septic system is designed for 750 gallons per day (gpd). Current water use averages 700 gpd based on water meter readings. Using flow estimates in the Michigan Criteria for Subsurface Sewage Disposal at 15 gpd per occupant = $93 \times 15 = 1395$. Flow estimates using water meter reading is $93 \times 13 = 1228$ gpd. Either estimate shows the future expansion may exceed the design capacity of the existing septic system.

The expansion is conditionally approved. The existing system appears to be handling current wastewater loading. This Department will continue to monitor the septic system condition as part of the Michigan Department of Licensing and Regulatory Affairs Child Care Center License. If the system fails to meet demand, a new system will be required meeting current size requirements.

J. Buck
1-3-2020

From: [Brent Bajdek](#)
To: [Adina Winczewski](#)
Subject: FW: Canterbury occupancy
Date: Monday, January 13, 2020 8:22:02 AM
Attachments: [Document1.docx](#)
[ATT00001.htm](#)

From: Matt Fortner <matt.fortner@yahoo.com>
Sent: Sunday, January 12, 2020 11:31 AM
To: Jim Ferro <jferro@adatownshipmi.com>; Brent Bajdek <bbajdek@adatownshipmi.com>
Cc: Riley Terchetti <Rturchetti11@gmail.com>
Subject: Canterbury occupancy

Good afternoon Jim & Brent,
I'm sending you a letter of support for the request to increase occupancy at the Canterbury Preschool. Riley and Nicole have been great neighbors here on Grand River.
Regards,
Matt Fortner and Jill Dykema
[6600 Grand River Dr.](#) NE
Ada, MI 49301

Sent from my iPhone
616.566.0100

1/11/2020

Matt Fortner & Jill Dykema
6600 Grand River Dr. NE
Ada, MI 49301

Ada Township Planning Commission,

This letter is a show of support for Canterbury Creek Preschool and their request to increase enrollment occupancy at their location on Grand River Dr NE. Pick up and drop off times have been well coordinated and traffic and congestion have never proved to be a problem. Our family has enjoyed having the school nearby and we have every confidence in the ability of the owners to manage this with increased enrollment.

Regards,

Matt Fortner & Jill Dykema

Matt.fortner@yahoo.com 616.566.0100

jilldykema@yahoo.com 616.633.6187



MEMORANDUM

Date: 01/14/20

TO: Ada Township Planning Commission
FROM: Jim Ferro, Planning Director
RE: Request for Rezoning from R-3 District to VR District for Property at 7699 Fase St. SE, Parcel No. 41-15-34-402-008, TRP 7699 Fase St LLC

Overview of Request:

The property proposed for rezoning is the former Kent County Road Commission garage site at the end of Fase St. The property is 4 acres in size, with dimensions of 400 feet x 435 feet. It is adjoined on the north and east by homes in Ada Moorings and Ada Moorings North, on the south by the railroad and several large single-family home sites across the rail line, and by homes at the end of Fase St. on the west. Current zoning of the subject site and surrounding properties is shown on the attached map.

Analysis of Rezoning Request:

Criteria that should be considered in evaluating any rezoning request, and comments on each criterion, are as follows:

1. Conformance with the Master Plan.

Chapter VI, A Vision for Ada Township, in the Ada Township Master Plan, 2016 Amendment, contains the following statements expressing the desired future for the Township and supporting policy statements that are relevant to this request:

Regarding residential land use, the vision statement states that “Ada Township will have a variety of housing styles and levels of affordability, to accommodate the needs of varying income, stages in life and housing preferences ...” A supporting policy states the Township should “encourage compact residential development in and near the Ada Village neighborhood...”

The Ada Township Master Plan, 2007 and the adopted 2016 Amendments to the Plan make no specific mention of the subject property, other than the possibility of the Township acquiring the property from the Kent County Road Commission for use as a community center. After Ada Township decided not to pursue acquisition of the property in 2016, the property was acquired by the applicant in 2017.

The Future Land Use Map contained in the Township Master Plan identifies the intended use of the property at “Public/Semipublic,” consistent with the Road Commission’s use of the property at the time of Plan adoption.

Land to the west of the site on both sides of Fase Street is placed in the “Village Proper” land use category. This designation was in line with the then recently-completed 2006 Ada Village Design Charrette, which produced a proposed “Regulating Plan” that included this designation for the Fase St. corridor, calling for single family homes on compact lots. Subsequent development and adoption of the Planned Village Mixed Use (PVM) zoning district in 2011 excluded the Fase St. corridor from the PVM district boundary.

Land to the north, east and south of the subject site is designated “Low Density Residential” on the Future Land Use Map. The Plan describes this land use category as predominantly single-family residences, with development density up to 2 units per acre in the R-2 and R-3 zoning districts.

In summary, the Future Land Use Map does not provide clear guidance regarding re-use of the subject property for residential use. The Master Plan goals and policies do support “compact residential development in and near the Ada Village neighborhood.”

2. Compatibility with surrounding uses.

Single family homes in the immediate vicinity of the subject property have lot sizes in a broad range between 7,700 square feet and 15,333 square feet, which is apparent on the attached aerial photo/parcel map. Lots at the smaller end of this range are located near the end of Fase St., west of the applicant’s property, while the larger end of the lot size range is represented by lots in the Ada Moorings and Ada Moorings North developments to the north and east of the applicant’s property.

While the Ada Moorings development is zoned in the R-3 district, which has a minimum lot area requirement of 13,500 square feet, the development was subject to judicial proceedings which permitted lots smaller than the minimum R-3 standard of 13,500 square feet. There are existing lots on Moorings Drive to the north of the applicant’s property that are slightly over 12,000 square feet in size.

The Village Residential (VR) zoning district is a single-family residential district that permits lots having a minimum width of 50 feet and minimum lot area of 7,000 square feet.

The applicant has shared with the Township the most recent concept plan developed for the subject property. It shows a layout of 16 single-family lots, with 14 lots with sizes ranging from 7,501 sf to 7,717 sf, plus 2 larger lots at the far east end of the property. Most of the lots have a width of slightly over 54 feet. The lots are accessed by an oval-shaped loop street through the property.

Under the current R-3 zoning district, the property could be developed for approximately 10-11 home sites, under the conventional R-3 standards. A higher density, up to 6 units per acre, could be proposed under the PUD zoning regulations.

The subject property is separated somewhat from adjacent development to the north by evergreen trees in the Ada Moorings development along Moorings Drive, and by a neighborhood playground between Moorings Drive and the property boundary.

To the east of the subject property, there is an adjoining single-family home on a triangular-shaped lot, with the home located about 40 feet from the shared lot line. Homes located further to the east are progressively a greater distance from the subject property. There are no nearby homes to the south across the railroad tracks for several hundred feet.

3. Availability of public facilities to serve the proposed use.

Public Utilities: The site is serviceable by both public water and public sewer service. A storm sewer is also located in Fase St. that can serve the property. A county drain that extends along the south edge of property on the south side of Fase St. does not extend much further east than Kamp Twins Drive. Re-development of the property, under either the current R-3 zoning or under the VR district standards, will likely require on-site storm water detention facilities to store and slowly release runoff generated by impervious area created by development.

Fase St. is a local street that has two means of access from Thornapple River Dr. It intersects Thornapple River Dr. north of the railroad viaduct, and has access to Thornapple River Dr via Kamp Twins Dr at a location

midway between the west and east ends of the street.

There are currently 41 existing home sites on Fase Street (39 existing homes and 2 vacant lots), including two homes that have driveway access to Kamp Twins Dr.

Development of 16-21 homes on the subject property if it was rezoned to the VR district would represent a 39% to 51% increase in the number of dwelling units having access from Fase St., and would likely result in a corresponding increase in traffic volumes on Fase St. For the 24 homes located east of the Kamp Twins intersection with Fase St., there would be a near doubling of the number of homes accessing from this portion of the street.

Unfortunately, there are no traffic counts for Fase St. available from the Kent County Road Commission that would allow these percentage increases to be put in perspective. However, using a rule of thumb of 8 vehicle trips per day generated per dwelling unit, the development of 20 new housing units on the street in addition to 40 existing homes would result in an increase in traffic volume from about 320 vehicles per day to about 480 vehicles per day, distributed over both of the access routes to Thornapple River Dr.

It is generally regarded that an acceptable limit for traffic volumes on local residential streets is 1,000 vehicles per day. The total volume of traffic that would result from potential development of the subject site under the VR district standard would remain well under 1,000 vehicles per day.

An additional public facility-related factor to consider with the proposed rezoning request is provision for turn-around of vehicles at the end of Fase St. Historically, Road Commission snow plows, school buses and other vehicular traffic used an existing “T”-turn-around area located on the subject property. Depending on how the subject property is developed, the ability of vehicles to turn around at the end of Fase Street could be lost.

The concept plan submitted by the applicant shows a street width of 25 feet, which is greater than the minimum required by the Township’s private road standards, but less than the 30 feet required for a public street. Unless the street is designed as a public street to be accepted by and maintained by the Road Commission, there is no provision for turn-around of vehicles at the end of Fase Street provided by the concept plan

4. Site suitability for the proposed use.

The site is nearly flat and has very little significant vegetation. The site is well out of the 100-year floodplain and has no wetlands or other water/riparian features. The site features are well suited for development under the VR district standards.

5. The current supply of land already zoned for the proposed use in the area.

The analysis of potential development in the VR district that was completed by the Planning Department in September, 2019 demonstrated that the acreage of land in the existing VR district boundary has potential for redevelopment that could result in a 47% increase in the number of home sites in the district (from 97 to 143 home sites), through division of existing parcels. However, there are currently very few existing vacant lots in the VR district that are available for development in the short term.

6. Whether the property can be reasonably used under its current zoning.

Development of the subject property under the current R-3 zoning district would permit reasonable use of the property. Rezoning is not necessary in order to allow reasonable use of the site.

Conclusions and Recommendation:

The subject property, used for many years as a maintenance garage by the Kent County Road Commission, is now a potential redevelopment site in a transition area between two existing neighborhoods with modestly different development densities. The proposed rezoning of the property to the Village Residential (VR) district would match the zoning along the existing street that the property obtains access from, and would facilitate re-development to create single-family lots of a size similar to many of the existing lots on the street, as a use permitted by right.

Under the existing R-3 zoning, single-family home sites created as a “use-by-right” would be 13,500 square feet in size or larger. A higher density could be proposed under the Township’s Planned Unit Development regulations, which is a discretionary approval process.

Rezoning to the VR district would be consistent with the Master Plan policy encouraging “compact residential development in and near the Ada Village neighborhood.” However, the proximity of a lower density neighborhood immediately adjacent to the north and east of the subject property and the need for a means for vehicles to turn around at the end of Fase St. make a discretionary approval process such as a PUD rezoning a more appropriate procedure for reviewing proposed redevelopment of the property. This would provide the Township with a greater discretion in ensuring appropriate buffers and design treatment along the shared boundary with Ada Moorings, and in ensuring that development design on the site provides a means for vehicles reaching the end of Fase St. to property turn around.

Under either VR zoning or under the current R-3 zoning with a PUD zoning application, the same character and density of development could be proposed by the applicant.

On the basis of the above analysis, denial of the requested rezoning to the VR district is recommended.

Recommended Motion:

To recommend denial of the request for rezoning from the R-3 district to the V-R District, based on the following findings:

1. The subject property can be developed and reasonably used as currently zoned, or with a PUD zoning district overlay.
2. Because the subject property is in a transitional area between neighborhoods of differing character, development design considerations exist that are not addressed in the conventional VR district standards and that are best addressed through either a PUD zoning district overlay or a conditional rezoning of the subject property.
3. The conventional VR district standards do not provide the Township with the means to ensure that the development design provides appropriate means for vehicles to turn around at the end of Fase St. Due to the fact that Fase St. is a dead-end street with no existing provisions for vehicular turn-around at the end of the street, either a PUD zoning district overlay or a conditional rezoning of the subject property are the appropriate procedure for review and approval of proposed redevelopment of the property.



APPLICATION FOR REZONING OR OTHER AMENDMENT OF THE ZONING ORDINANCE (EXCLUDING PUD)

An application to request the rezoning of property or a zoning and text amendment must be heard before the Ada Township Planning Commission. **Regular meetings of the Planning Commission are held on the third Thursday of each month at 7:00 p.m. at Ada Township Hall.** After receipt of the application and payment of the fee, your request will be placed on the next Planning Commission meeting agenda for the purpose of scheduling a public hearing. The hearing will be scheduled for the next month's Planning Commission meeting for consideration, with all legal notifications being met.

Recommendations from the Planning Commission are considered by the Ada Township Board of Trustees at the first available Ada Township Board of Trustees meeting following the regular Planning Commission meeting.

A non-refundable filing fee of \$300.00 made payable to Ada Township must accompany your application as well as a small-scale map of the property and an accurate legal description of the property. Please note that a \$1,000.00 escrow deposit may be required, at the discretion of Township officials and staff.

Applicant Information:

Name: Chuck Hoyt
Address: 660 Ada Dr
Phone Number: 616 710-3245 Email: choyt@mensacop.com
Property Owner Name and Address (if different than above): TPR 7699
Fase Street LLC

Property Information for a Rezoning Request:

Property Address: 7699 Fase St
Parcel Number: 41-15-34-402-008
Current Zone District Classification: R-3
Proposed Zone District Classification: V-R

For a Zoning Ordinance Text Amendment Request:

The following general amendment is requested to be made to the Zoning Ordinance:

For All Requests:



Attach a written statement that addresses the conformity of the request with the Township Master Plan.

I (we), the undersigned, do hereby make application and petition the Township to amend the Ada Township Zoning Ordinance and associated zoning map, if applicable, and also hereby grant permission to Ada Township and its officials and staff to enter upon the subject property for purposes of review and evaluation of this request.

Applicant's Signature(s):  Date: 10/11/19

Property Owner's Signature(s): _____ Date: _____
(If different than above)

TO BE COMPLETED BY ADA TOWNSHIP

Application Received:	<u>10/10/19</u> mm / dd / yy	Initial:	<u></u>						
Application Fee of \$	<u>300.00</u>	Received:	<u>10/10/19</u> mm / dd / yy	Initial:	<u></u>	Check #	<u>101824</u>	Receipt #	<u>281310</u>
Escrow Deposit of \$	_____	Received:	_____	Initial:	_____	Check #	_____	Receipt #	_____

Updated 11/08/18



Chuck Hoyt
Thornapple Pines Development, LLC
660 Ada Dr Suite 301
Ada MI 49506

Ada Planning Commission
7330 Thornapple River Dr
Ada MI 49301

November 11, 2019

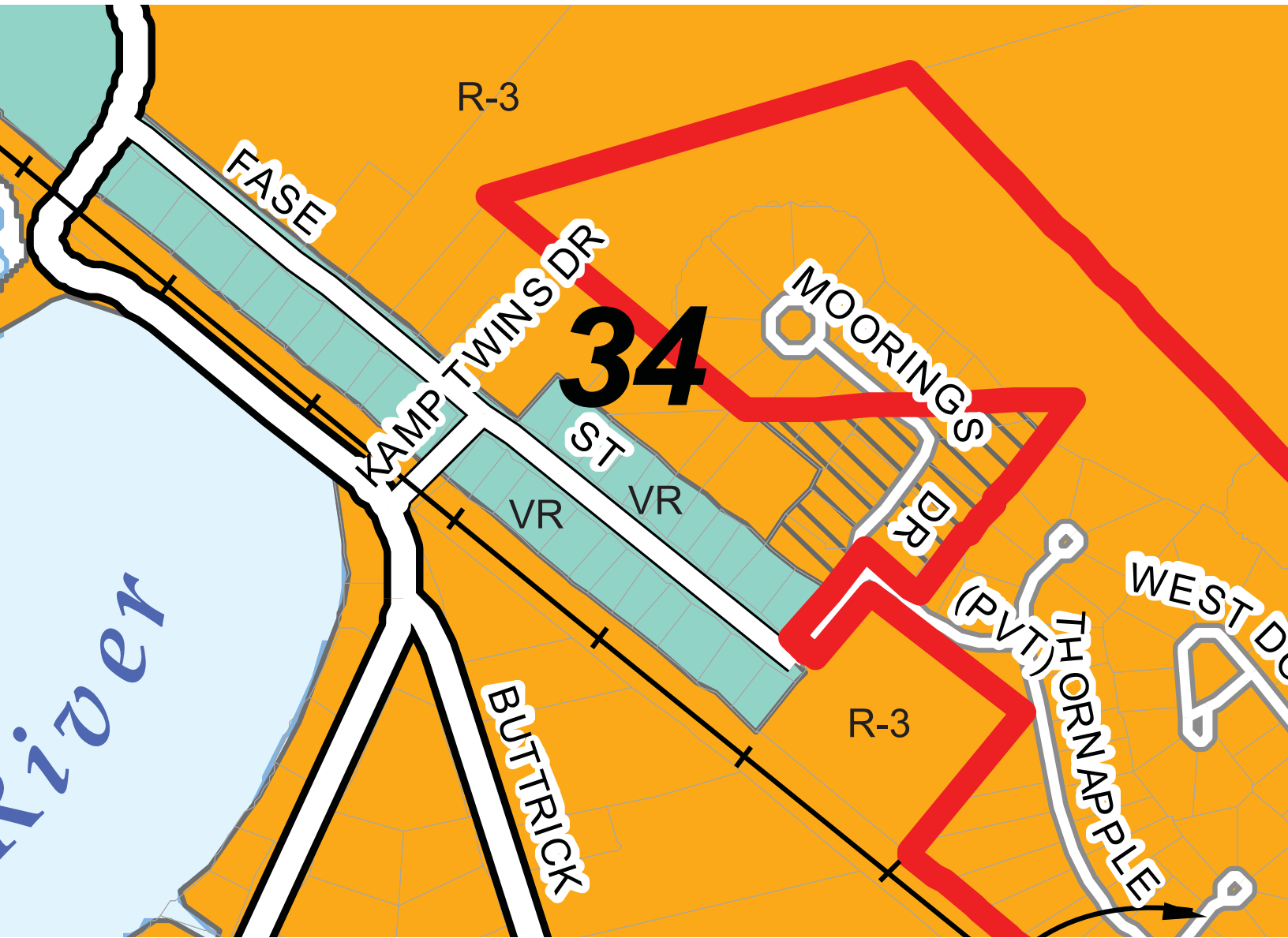
To Planning Department

Below you will see a narrative for the re-zoning application for 7699 Fase St. I look forward to attending the Planning Commission meeting on Thursday November 21.

Applicant requests a zone change from R-3 to V-R for the property located at 7699 Fase St. The goal of this zone change is to create a residential neighborhood which is consistent with the Ada Township Master Plan, specifically creating walkable neighborhoods and taking advantage of compact development design. The subject site is located in close proximity to the Village of Ada and will be walkable to all its amenities. Due to this location and walkable nature, a higher density development requiring narrower lot lines is desired. This site is serviced by public water and sewer infrastructure, further justifying "a new residential zoning classification which allows single-family residential lots smaller and narrower than current standards allow" as noted in IV. Residential Land Use Supporting Policies (2) within the Ada Master Plan. A rezoning of this location will allow for a residential development which is of "size, scale, form, and placement that conforms with the planning and designing principles expressed in the Ada Village Design Charrette Final Report" as noted in the V. Ada Village Area Supporting Policies (4) within the Ada Master Plan. The entirety of Fase St, excluding the subject site, is zoned V-R. Approval of the request would create a uniform zone designation for the entire street.

Chuck Hoyt

Chuck Hoyt
Thornapple Pines Development







**Friends of Fase Street
Statement of Concerns
January 2020**

“A Snug Little Place” – that is the title of the Ada Historic Society’s history of the village, taken from Franklin Everett’s 1878 description of Ada. That phrase still characterizes a very small number of Ada neighborhoods, but characterizes none more accurately than the two blocks of Fase Street.

We – the Friends of Fase Street – are dedicated to preserving that character to the extent possible through both current and future changes within the village. We have a number of long-standing concerns, as well as some more recent ones linked to the planned development of the former Kent County Road Commission property at the east end of Fase Street. Some of the more recent concerns tie into the older concerns, and one is new and specific to the planned development. The concerns can be separated into two broad categories. Each of the categories will be briefly introduced, then will be discussed in much more detail.

I. Brief summary of concerns:

1. The special character of Fase Street

Fase Street is defined by modestly sized, unpretentious homes – homes largely without external frills, with relatively small footprints and square footage. The street represents part of Ada’s living history, with a number of descendants of the street’s original founders still resident, other residents with long-term family connections, others who have spent their entire lives living on Fase Street, all still instrumental in making it what it is. This modest, unpretentious, historical but still vital character if once lost cannot be remanufactured. We are deeply concerned that that character be respected by those responsible for the character of the planned new development, and to the extent that new builds can do so, that the new development fit integrally into the character of Fase Street.

2. Pedestrian (and cyclist) safety

A. The intersection of Fase Street and Thornapple River Drive:

This intersection has long been recognized by both residents and the Township as an extremely dangerous pedestrian crossing. To this point, the Kent County Road Commission has declined to take any meaningful remedial action. Although this intersection is a concern of long standing to present residents of both Fase Street and Ada Moorings, the new development will significantly increase the number of pedestrians walking to the village and thus significantly more pedestrians will be at risk crossing the intersection.

B. Pedestrians on Fase Street itself:

There has been some concern for the safety of the many pedestrians on Fase Street itself. Fase Street residents disagree over exactly how such risks should be addressed – for instance concerning the desirability of sidewalks on Fase Street. But however such risks are best addressed, the addition of new residential units at the end of Fase Street will significantly increase the number of pedestrians on the street and, consequently, the number of pedestrians at risk.

C. Vehicle traffic volume/speed on Fase Street:

The most significant risk factor for pedestrians both on Fase Street and at the intersection is, of course, vehicular traffic. In some cases (e.g., during events at Leonard Park) traffic volume experiences a significant spike with a corresponding spike in pedestrian risk. But even normal traffic constitutes some degree of risk. The planned new residences will significantly increase vehicle volume on Fase Street. Thus the new development will result in both an increase in pedestrian risk, and an increase in the number of pedestrians facing such risk.

Since Fase Street is part of an officially marked bicycle route, the above concerns apply to cyclists as well.

II. Expanded discussion:

We now turn to a more detailed description and discussion of the above concerns.

1. The special character of Fase Street

a. Fase Street: a special snug little place

“Snug” and “little” both describe Fase Street very well. The street itself is only two blocks long. Behind many of the houses on the north side of Fase, there is only woods, river, and deer. Behind most of the houses on the other side of Fase, there is just a high railroad berm and out of sight behind that only a river and Thornapple River Drive. Fase Street is thus very nearly its own little enclave. Most of the houses on the street are quite modest, the average house footprint being only 1122 square feet. Nearly 45 percent of the homes on the street have a footprint of under 1000, and nearly 85 percent have footprints under 1500. (In addition, only about half of the Fase Street residences have second floors, and some of those are only partial. Thus, even the average square footage of Fase Street homes is probably less than 1500. All these figures exclude garages, outbuildings, and the like.) Some of the houses have stood on Fase Street for a century, give or take. People know many of their neighbors up and down the street, and many of those driving on the street know the pedestrians they pass, and vice versa. That sort of neighborhood is special – and increasingly rare.

The special character of Fase Street is perhaps attested most strongly by the (sometimes fierce) loyalty of its residents. Families have often stayed on Fase Street for decades. Indeed, several members of the family which gave their name to Fase Street still live here, and others of that family who live elsewhere are still actively tied to the street via property ownership – refusing to break their own link to the street despite not living here. Beyond that there are residents who rent houses on the street and who have lived here literally for decades. These sorts of commitments – by owners, resident owners, renters - to the neighborhood both testify to and help define the character of Fase Street.

It is with these values and commitments as context, that we Friends of Fase Street have a very deep interest – and concern – in the future development of the former Kent County Road Commission property at the east end of Fase Street. Some of our present concerns are of long standing but are heightened by the present development plans. Others are new - specific to the development of the property in question.

b. Development

The Township has done a wonderful job of ensuring that developers of the new commercial construction in the village try to capture and reflect the character – both historical and contemporary – of the village. Friends of Fase strongly supports that same aim and effort in the new development.

As tasteful and attractive as they might be in their own right and in their current context, even homes such as those in Ada Moorings would be significantly out of character on Fase Street. We want to ensure that the character of Fase Street is preserved and respected in both size

and style of the planned new residences. That would involve homes with modest footprints, modest facades, modest heights, and similar considerations.

In recent years there has been a flood of inventive ideas concerning development layouts, residential architecture, and the like intended to constitute or organically tie into modest, walkable neighborhoods. There are resources appropriate to doing that within the new development, so long as there is the mutually cooperative will to do so.

2. Pedestrian safety

Fase Street is a quiet street. It also tends to be a pedestrian friendly street, and on many days one sees skateboarding kids, families ambling toward ice cream or other shops, people out walking for exercise and fresh air, cyclists following the officially marked bike path down Fase Street, joggers, parents pushing strollers, people walking the family dog, parents walking kids to the school bus stop, kids walking home from the bus, and even people walking to work. The presence of all those people is just one of the many components giving Fase Street the feel of a genuine neighborhood – a place for people, kids, families.

But many of those activities carry with them some risks – risks of long standing, but risks which will be unavoidably exacerbated by new residences at the end of Fase Street.

A. Pedestrian safety: The Fase Street/Thornapple River Drive intersection.

A problem which for many years has required attention – and has not received it – involves the intersection of Fase Street and Thornapple River Drive. Pedestrians and cyclists from Fase Street, Ada Moorings, and the marked bike trail who are attempting to cross from Fase Street to the covered bridge and on to the village face a sometimes dangerous and daunting task. Given the specific configuration of the intersection, the limited vision approach from both directions, the speed of the cars on Thornapple, the lack of any meaningful traffic controls, and the ignorance of Michigan pedestrian law of some drivers, the intersection is frequently difficult to get across and sometimes downright dangerous.

The intersection is controlled by the Kent County Road Commission. Both Ada Township and various private citizens of the Township have tried to get the Commission to take at least some minimum remedial safety action, but the Commission has so far declined to take any meaningful steps at all.

The new development at the end of Fase Street will lead to a rise in the number of pedestrians attempting to cross the intersection and running (sometimes literally) that risk, and that in turn raises even higher the chances of something truly unfortunate happening. The intersection seriously needed attention before. It now will require such attention even more urgently, to protect both existing Fase Street residents, and the new Fase Street residents.

There are apparently plans to eliminate the bypass lane at the intersection, and if so that will remove one hazardous feature of the intersection. However, even if that is done, significant risks would still remain. There is also some talk of the Township constructing an alternative pedestrian pathway from Fase Street along Thornapple River Drive and over the concrete bridge into the newly constructed part of the village. That would offer a much safer way into the village, and the Friends of Fase Street strongly support that idea. However, people attempting to cross Thornapple River Drive to the covered bridge, the ball field and the old part of the village would still have the Thornapple gauntlet to run. Thus, Kent County Road Commission remedial action should still be vigorously sought, both by residents (old and new) and by the Township itself.

B. Pedestrian safety: Pedestrians on Fase Street itself.

Fase Street is a popular route for pedestrians, both from the street itself and from Ada Moorings. There are thus often pedestrians and cyclists on the street – a street that is of necessity shared with the usual assortment of residential and service vehicles (cars, trucks, busses, commercial vehicles, delivery vehicles, mail trucks, etc.). Being only two blocks long with one end offering no outlet, most drivers are actually residents – not ‘speed-through’ jockeys – who know many of the pedestrians they pass, who know to expect pedestrians, who at other times are themselves pedestrians on the street, and who nearly always exercise appropriate driving care. But unfortunately, there are sometimes careless drivers, and sometimes careless pedestrians, and thus some degree of risk.

It is virtually inarguable that planned addition of anywhere from 8 to 20 residences at the east end of Fase Street will significantly impact the number of pedestrians (and cyclists) on Fase Street. Regardless, whether or not pedestrian traffic on the street was an issue needing the Township’s attention in the past, it is likely to rise to that level as the Fase Street population – and the number of pedestrians - experiences a spike from the new development. And that heightened risk level will be shared by the residents of the new development who choose to walk to our walkable village.

C. Pedestrian safety: Vehicle Traffic volume/speed on Fase Street

Another previously existing concern involves vehicular traffic on Fase Street. There are two aspects of that concern, both of which may be heightened by the new development – traffic volume and traffic speed.

(i). Fase Street traffic volume

Vehicular traffic volume will, of course, jump significantly depending on exactly how many new residences are built – again, apparently anywhere from 8 to 20. At the accepted rate of 8 trips (or 4 round trips) per day per household, that development could add up to 160 vehicle trips through Fase Street per day. Evenly spread from 6AM to 10PM, that is one additional car driving on the street *every six minutes* all day long. That is *on top* of current traffic levels. There will be not only additional noise and exhaust on the street, but that additional traffic will generate increased pedestrian risk – again, risk to existing Fase Street and Ada Moorings residents, and also to the new Fase Street residents.

(ii). Vehicle traffic speed on Fase Street

The driving speeds of residents of Fase Street proper are generally very well controlled. That is frequently not the case for other drivers. Those who try to use Kamp Twins-Fase as a cut-through from Thornapple are typically in a frustrated hurry. Those who drive to the end of Fase Street only to discover that there is no outlet are also usually driving frustrated. And when the the gate to Ada Moorings is open, very frequently some of that traffic from there involving drivers not resident to Fase Street does not proceed as carefully as pedestrian safety requires. Exactly how drivers from the new development will proceed might thus depend on whether they saw themselves as integral members of the Fase Street neighborhood, or whether they saw themselves as members of a special somewhat more upscale enclave for whom Fase Street is simply a drive-through. Exactly how that falls out might be affected in part by whether the new development is *intentionally and consciously* shaped to be in keeping with the character of the Fase Street neighborhood.

Problems both with the intersection and on Fase Street itself are particularly acute during ball games, tournaments, bridge lighting, Township functions, and other such events in Leonard Park - with heavy pedestrian traffic and cars parked along both sides of the street.

In light of both the traffic volume and traffic speed concerns, some (but not all) Fase Street residents favor the installation of sidewalks – at least from Kamp Twins to the Fase/Thornapple intersection - seeing that as a step in the right pedestrian safety direction.

III. Final comments

Again, just as Ada itself is a special place, Fase Street is special as well – in its own modestly-scaled character, style, and absence of pretension, and in the commitments covering many many decades, of families who can trace their lineage back to the street's founders. That commitment has been taken up as well by other families and residents who have come here in part specifically for that special character of Fase Street which has been so carefully maintained. We want to see that special character kept as an important constitutive part of Ada's larger special charm and character, and hope to see it neither violated nor eroded by what is constructed at the end of our street.

We do not oppose the development, and indeed are ready to welcome new neighbors. But we do want to insist that what goes in there be in keeping with what Ada now has in Fase Street – which will never be recoverable if care for it is not taken. We also think it imperative that in a wider but connected context the increased pedestrian safety concerns be folded into the overall picture as well.

Doing that – developing the property in harmony with the Township, pedestrian safety, and with the existing Fase Street history and character - may take some genuine creativity and ingenuity

of the developer. But we Friends of Fase Street want to see the Township, the developers - and current and future residents of Fase Street - rise to the challenge.

Steve Harper 7518, 7524, 7535, 7571, 7581, 7652 FASE ST 1/11/2020

Friends of Fase Street
2020

Mark Harper 1/9/20
7551 Fase St

KRISTEN NANSS + MATT DONALD
7575 FASE ST SE 1-9-2020

Renneth Geldema 1-9/2020
7619 FASE ST SE

Zeljko and Zdravka Plavcic
7612 Fase St. SE
1-9-2020

Judy Jungburt
7647 Fase St 1/9/2020

Lisa Gibbs
7625 Fase St
1/9/2020

Cheryl Collins
7613 Fase St SE 1/9/2020

Betsy Ratzsch 7653 Fase St
Add. 1/9/2020

CRAIG EMERY
7534 FASE ST SE 1/9/2020

Jan Hillenrands 1/9/20
7674 Fase St

Deb Emery
7534 Fase St. SE 1-9-2020

Matt Hillenrands 1/9/20
7674 Fase St

Chris DeWeerd
7655 Fase St. 1/9/2020

Del Ratzsch 1/9/20
7653 Fase St

BILL & KATHY COX
7620 FASE ST. 1-9-2020

Tom Manur - 2 Homes on Fase street
7640 Fase
7687 Fase 1/9/2020

GARY WANDAS 1/9/20
7564 FASE ST.

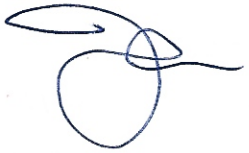
MIKE HALE 1-9-20
7635 FASE

Amy Hoyt 1/10/2020
7606 Fase St SE
Ada, MI 49301

Joseph Pflug 1-9-20
7588 Fase St

Bruce Fox
7567 FASE ST SE
ADA MI 49301

John Adriansse
7641 Fase Street SE



Valerie Adriansse
7641 Fase st SE



Margaret ^{and Joe} Lepard
7660 Fase

Margaret Lepard
MILES FASE & PAT
7680 FASE ST
Miles Fase

To: Ada Township Planning Commission

From: Marty Hilbrands, 7674 Fase St

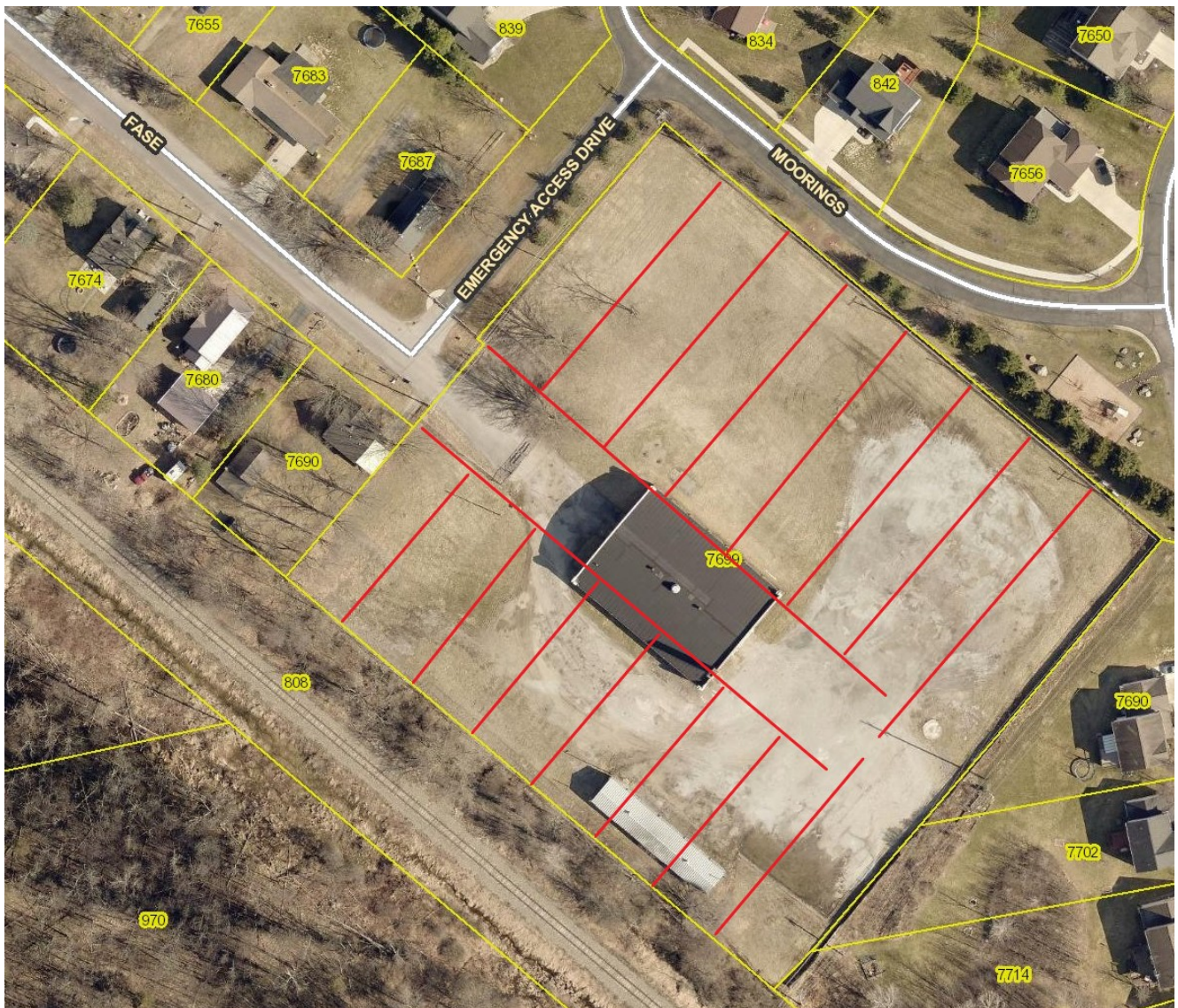
Date: January 10, 2020

RE: Comments Related to Request for Rezoning from R-3 to VR for 7699 Fase St

As you know, the residence of Fase St have concerns about this re-zoning request that would allow for additional residences to be built at the end of Fase St. Here are my specific concerns and comments:

1. I understand that the R-3 zoning will allow 8-10 lots on this site; and the VR zoning would allow up to 20 lots. I fully agree with the recommendation from Jim Ferro presented at the December meeting that this request be denied. The site can be reasonable utilized as is, within R-3 zoning.

Most lots on Fase St are about 80-90 ft wide; a few lots are 50-60 ft wide; and a few lots are over 100ft wide. Allowing (16-20) 50 ft wide lots on this site would be a significant departure from the current look and character of the street. Look at following image for perspective of the developer suggested (16) 50 ft wide lots compared to the current lots on Fase St. A development with 50ft wide lots will look like row houses. There might be other places for that in the village, but it shouldn't be on Fase St.



2. At the December meeting there were some concerns about storm water runoff, and it was concluded that a storm sewer was available at the entrance of this site. I am quite certain that the current storm sewer runs directly to the Thornapple River. River flooding is a significant concern to all Ada residents. Aren't we stewards of the river and the watershed? Shouldn't new developments aim to reduce runoff into the river, not add to it? Having more houses, more roofs, more driveways, will add to water runoff. Having larger lots allows for more green space for water absorption instead of water running into sewers. This is another reason to keep the lots larger, like current R-3 zoning.
3. Fase St is a mature neighborhood with mature trees. Having small 50ft lots does not allow for adequate landscaping to maintain the tree lined nature of the neighborhood.
4. There has been much discussion about the safety of pedestrian traffic on the street. Adding more residences will only add to the concern. It would be irresponsible of Ada Township to continue to add more traffic to an issue that has not been solved, nor has a plan of being solved. I understand that the road design and care is out of the control of the Township, but there are things that can be done. Adding a pedestrian path from Fase St, to the north east, that follows outside the curve of Thornapple River Dr. to the bridge, would be a relatively simple project that would allow walkers safe access to the new village without having to cross a busy road. A new walking bridge over the river to Legacy Park would be really nice, but at least getting walkers to the concrete shoulder walk on the existing bridge would be a huge benefit.
5. The east end of Fase St. is a pretty busy bus stop. Buses need space to turn around, and that is currently done on the gravel entrance and turn around of 7699 Fase. Any new development of this site must allow for safe maneuvering of school busses (and delivery trucks). That might suggest a round cul-de-sac instead of a dead end street.

Jim Ferro

From: Jim Ferro
Sent: Friday, January 10, 2020 8:08 AM
To: 'John Adrianse'
Subject: RE: Road Commission Building

Thanks, John.

Your input will be shared with the Planning Commission.

Jim Ferro



James E. Ferro, Planning Director
7330 Thornapple River Dr., PO Box 370
Ada, MI 49301
P: 616-676-9191, Ext. 31
C: 616 862-0582

From: John Adrianse <john.adrianse@farmersinsurance.com>
Sent: Tuesday, January 7, 2020 11:24 AM
To: Jim Ferro <jferro@adatownshipmi.com>
Subject: FW: Road Commission Building

Good morning Jim,

While reading the Ada Township Planning Commission meeting minutes I noticed that the developer that purchased the Kent County Road Commission building is requesting to change the way the land is zoned to allow for the construction of more homes than what is currently contemplated.

I think that 20 homes in that small 4 acre lot would be somewhat crowded and might not be the best use of the space. I think that 10-15 would be a reasonable accommodation for the builder.

I've heard that there hasn't been any communication from the developer regarding the size and style of homes they'd like to build in that space... I'd like to suggest that they be required to build something that keeps in the character of the rest of the homes on the street. Something that is 1200-1800 sf and not the full width of the lot would be great.

I was unable to attend the prior meetings on this topic (and actually didn't know they were going on) so I'd like to provide my thoughts before any final decisions are made by the board.

Thanks,

John Adrianse API, AIS, AINS
Personal Lines Underwriting Specialist
Monday (WAH) - 7 a.m. to 4:30 p.m.
Tuesday, Wednesday and Thursday - 7 a.m. to 4:30 p.m.

Friday (WAH) - 7 a.m. to 11 a.m.

From: Jim Ferro [<mailto:jferro@adatownshipmi.com>]
Sent: Monday, September 23, 2019 3:07 PM
To: John Adrianse <john.adrianse@farmersinsurance.com>
Subject: [EXTERNAL] RE: Road Commission Building

John: It's owned by Nan VanAndel's company, that developed the Riverpoint development by the old school on the Ada Drive hill.

They have told me their thinking is a single-family development.

They also told me they have been storing furniture for their sales model units there.

Jim Ferro



James E. Ferro, Planning Director
7330 Thornapple River Dr., PO Box 370
Ada, MI 49301
P: 616-676-9191, Ext. 31
C: 616 862-0582

From: John Adrianse <john.adrianse@farmersinsurance.com>
Sent: Monday, September 23, 2019 2:55 PM
To: Jim Ferro <jferro@adatownshipmi.com>
Subject: Road Commission Building

Good afternoon James,

I've lived on Fase Street for years and know that the Kent County Road Commission building at the end of the street was sold a few years back to an investor. I've seen a number of trucks in and around the building the last few months but can't tell what they have been doing. Do you have any information about what might be planned for that space?

Thanks,

John Adrianse API, AIS, AINS
Personal Lines Underwriting Specialist

Proposed Meeting Dates

Planning Commission

Held on the 3rd Thursday of each month at 7:00 p.m. at Ada Township Hall

FY 2020 – 2021

Meeting Dates - 2020

Agenda Deadline (4 weeks prior to meeting)

April 16

March 19

May 21

April 23

June 18

May 21

July 16

June 18

August 20

July 23

September 17

August 20

October 15

September 17

November 19

October 22

December 17

November 19

2021

January 21

December 23

February 18

January 21

March 18

February 18