



**ADA TOWNSHIP PLANNING COMMISSION
THURSDAY, JUNE 16, 2022 MEETING, 5:30 P.M.
ADA TOWNSHIP OFFICE, ASSEMBLY ROOM
7330 THORNAPPLE RIVER DR SE, ADA, MI**

AGENDA

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF AGENDA**
- IV. APPROVAL OF MINUTES OF MAY 19, 2022 REGULAR MEETING**
- V. PUBLIC HEARING** – none
- VI. NEW BUSINESS**
 - 1. Site Plan Review, Installation of a 12' x 28' Substation Control Enclosure in the R3-Medium Density Single-Family Residential District, 7050 Rix Street SE, Parcel No. 41-15-33-226-019, Consumers Energy (Thornapple Substation), Joe Lawson
- VII. OTHER BUSINESS**
 - 1. Master Plan Update
 - 2. Text Amendments Update - Adult foster Care Group Homes and Accessory Buildings
- VIII. COMMISSION MEMBER / STAFF REPORTS**
- IX. PUBLIC COMMENT**
- X. ADJOURNMENT**



ADA TOWNSHIP PLANNING COMMISSION MEETING MINUTES OF THE MAY 19, 2022 REGULAR MEETING

Draft

A regular meeting of the Ada Township Planning Commission was held on Thursday, May 19, 2022 at 5:30 p.m., at the Ada Township Hall Assembly Room, 7330 Thornapple River Dr., Ada Michigan.

I. CALL TO ORDER

Chair Korth called the meeting to order at 5:31 p.m.

II. ROLL CALL

Members Present: Burton, Carter, Easter, Heglund, Korth

Members Absent: Butterfield, Jacobs

Member Carter arrived at 5:32 p.m.

Staff Present: Bajdek, Buckley, Said

Others Present: 15

III. APPROVAL OF AGENDA

Korth suggested and Commissioners concurred to move agenda item, election of officers, to after the new business section.

Moved by Easter, supported by Heglund, to approve the agenda with one change, to move the election of officers just below new business. Motion carried.

IV. ELECTION OF OFFICERS – item moved below

V. APPROVAL OF MINUTES OF THE APRIL 21, 2022, REGULAR MEETING

Easter and Korth commented that they appreciate the timeliness of receiving the minutes and Planning Commission packets. Moved by Carter, supported by Burton, to approve the April 21, 2022, minutes as presented. Motion carried.

VI. UNFINISHED BUSINESS

- 1. Proposed Map Amendment to the Zoning Map of Ada Township to Extend the PVM (Planned Village Mixed-Use) Overlay District to 7535 and 7567 Fase Street SE, with 7535 being designated Village Proper 1 Transect Zone, and 7567 being designated as Village Edge Transect Zone, Parcel No. 41-15-34-180-008 and 41-15-34-200-036, Brad Rottschafer, Mosaic Properties**

Planning Director Said gave a recap of the last meeting and said the public hearing was held and concluded and comments from the public were received, as well as additional written comments received by the Planning Department. Said stated there was Commission discussion at the April meeting regarding potential property use, traffic matters, and zoning aspects. The meeting concluded with the Commission asking the applicant to provide their traffic study to the

Township for an independent consultant to review.

Said referred to the traffic study and response comments from the Township's traffic consultant included in the packet. He summarized the traffic study results and said the study concluded that the levels of service of traffic would remain at acceptable levels, with minimal changes, and would not require roadway changes, while recommendations to consider the following options: signage at pedestrian crossing and/or providing a pedestrian island.

Said concluded that staff believes all the criteria for rezoning have been met and recommend approval of the requested Map Amendment.

Brad Rotttschafer, applicant and owner of Mosaic Properties, said that from the very beginning when they started looking at the property and had the neighborhood meetings, one of their priorities was the pedestrian crossing and he has agreed to work with the County (and plans to share financial responsibilities) to make that area as safe as they can.

Chris Zull, Traffic Engineer, presented a screen share and went over details of the independent review; data collection, result processing, levels of service analysis, feedback from the Township Engineer, and crash reviews. He said the recommendations from the study were a center median along Thornapple River Drive and suggesting an ordinance for signage that say "stop for pedestrians in the crosswalk"; he shared conceptual renderings of the median.

There was Board discussion regarding concerns with the blind curve before the pedestrian crossing, location of the medians/islands, the improvements suggested and idea of signage at crosswalk, the Township continuing communication with the Road Commission, and the overall geographic reality of Ada.

Korth referred to a letter received from the Fase Street neighborhood requesting to be involved in the consulting of the project process. Korth said he felt that concern had been addressed with the traffic study and the results and comments from the traffic engineers and Kent County Road Commission.

Moved by Carter, supported by Easter, to recommend, to the Township Board, approval of the requested Map Amendment to extend the PVM Overlay District based on the following findings:

1. The PVM Overlay District will allow development of the site in conformance with 2016 Master Plan Amendment principles identifying a goal to develop a variety of housing styles and preferences.
2. With appropriate control through the PVM Development Approval process, the site can be made compatible with surrounding uses.
3. There are adequate public facilities available to serve the proposed use.
4. The developable portion of the site is suitable for a proposed mixed-residential development.
5. There is a very limited supply of available land designated as PVM.
6. While the property can be reasonably used under the current zoning, the designation of the property as PVM will allow for an enhanced design and layout.

Motion carried.

2. Proposed Text Amendments to the Sections 78-151 through 78-154

regarding Agricultural Preservation (AGP) District requirements, and Article XXII, regarding land divisions of platted lots, as well as advisory review of amendments to Chapter 42 of the Municipal Code regarding land divisions of platted lots

Korth recapped and said that at the April meeting the Commission took the time to hold the public hearing and the public hearing was opened and closed with no public comment received.

Said summarized that this was a two-part request and he explained the details about the Division of Platted Lots and the Text Amendment request for the AGP District.

There was brief Board discussion regarding whether the request would affect or not affect housing affordability, possibly improve density issue, and went over the current lot sizes in the AGP District. The Commission also agreed to remove language regarding boundary line adjustments requiring Planning Commission review.

Moved by Easter, supported by Burton, to recommend, to the Township Board, approval of the requested Text Amendments to Sections 78-151 through 78-154 regarding Agricultural Preservation (AGP) District requirements, and Article XXII, regarding land division of platted lots, as well as advisory review of amendments to Chapter 42 of the Municipal Code regarding land divisions of platted lots, and remove the language requiring boundary line adjustments to obtain Planning Commission approval. Motion carried.

3. Request for approval of revised Planning Commission Bylaws

The Commissioners reviewed the redline revisions of the Bylaws and discussed the addition of minor changes/clarifications; terms of officers and the election of officers, justification of a quorum and the number of board members required, and clarifications on conflict of interest.

Moved by Heglund, supported by Easter, to approve the revised Planning Commission Bylaws. Motion carried.

VII. NEW BUSINESS

1. Election of Officers

Korth advised that Butterfield contacted him and said she would like to continue as Vice Chair. Korth stated that he was happy to continue to be Chair. Easter agreed to continue as Secretary. Korth asked if any other Commissioners had interest. Carter moved to nominate the slate, supported by Heglund: Tom Korth - Chair, Angela Butterfield - Vice Chair, and Sara Easter - Secretary. Motion carried.

VIII. OTHER BUSINESS – none

IX. COMMISSION MEMBER / STAFF REPORTS

1. Planning Commission Annual Report

Said went over the details of the report; site plan reviews, PUD and PVM reviews, special use requests, text amendments, rezonings, and other actions.

Moved by Carter, supported by Burton, to approve the Planning Commission Annual Report for Fiscal Year 2021-2022. Motion carried.

X. PUBLIC COMMENT

Del Ratzsch, 7653 Fase Street, said he had a plea for the future to not lose sight or get distracted from what Ada is about and worth hanging onto and keeping and preserving. He stressed of traffic concerns and said that elevated traffic can change the character of the neighborhood.

Deb Emery, 7534 Fase Street, said she had a hard time believing the traffic study. She said she made 9 trips out of Fase Street and waited a lot longer than 11 seconds. She said that 80 units was way too much traffic.

Betsy Ratzsch, 7653 Fase Street, shared her concern with all the activity on Fase Street and said she thinks Fase Street residents have experienced more explosion of building than anywhere else in town and she felt sad about it. She said she hopes they (Fase Street) can be incorporated in the process of things so they can see how things are going.

Commissioner Easter, addressing Ms. Ratzsch's concern, stated we all feel very strongly about the Fase Street neighborhood and she feels that the fidelity of the traffic study was so that they can make sure the people and neighborhoods that are precious to us are protected.

Planning Director Said requested to touch base on 2 additional items before adjournment.

- 1.) Accessory Building Standards in Front Yards- to meet and discuss possible changes. The Commissioners concurred that Korth and Burton would meet with Said and Bajdek to work on that.
- 2.) Adult Foster Care Group Homes-Text Amendment was approved by the Planning Commission, however, the Township Board had some concerns and questions about it and tabled their decision and informally turned it back to the Planning Commission for review.

The Commissioners discussed why the Township Board questioned reasons for approval and thought it might be for the request only covering the RP-1 District and the possibility to include other Districts also. The Commission determined that Said would informally address the Township Board for their reasons/concerns and bring back to the Planning Commission for further discussion.

XI. ADJOURNMENT

Moved by Easter, supported by Carter, to adjourn the meeting at 7:18 p.m. Motion carried.

Respectfully submitted,

Jacqueline Smith, Ada Township Clerk

rs:eb



MEMORANDUM

Date: 06-08-22

TO: Ada Township Planning Commission
FROM: Department of Planning
RE: 7050 Rix Street SE – Site Plan Review – Proposed Utility Substation Building
(Agenda Item VI.1.)

Request Overview

The applicant proposes to construct/install a +/- 340 SF building (12' x 28') at the existing Consumers Energy utility substation at the above-referenced location. The structure, which will be about 12 feet tall, and will house additional internal equipment and upgrades that the existing small building cannot accommodate. New fencing with gates will also be installed to replace the existing utility substation fencing. The proposed structure will be installed in a vacant portion of the site adjacent to the existing substation equipment enclosure. The remainder of the substation property will remain as-is.

Analysis

The proposed building will be placed along the site's frontage along Rix Street, and will require a zoning variance for the front-yard setback. The applicant has already submitted the required application for Zoning Board of Appeals (ZBA) consideration of the variance request; this matter has been tentatively scheduled for the July 5 ZBA meeting.

Sec. 78-525 of the Zoning Ordinance indicates that "the planning commission shall review the site plan and either approve, deny, or approve with conditions the final site plan based on the purposes, objectives, and requirements of this chapter and specifically the following". These are listed as follows, with Staff commentary:

- (1) Ingress and egress to property and proposed structures thereon with particular reference to motor vehicle and pedestrian safety and convenience, traffic flow and control and access in cases of fire or emergency.

The structure will not rely on pedestrian access and will be accessible as part of the larger substation site.

- (2) Off-street parking and loading areas with particular attention to noise, glare and odor effects of each use in the plan on adjoining properties and properties in the proposed development.

The structure will not rely on parking and loading, as it is intended to house equipment without on-site staffing. It is also not expected to generate noises, glare, or odors.

- (3) Sewer, water and storm drainage.

The structure will not require utilities and should have minimal impact on storm drainage.

- (4) Screening and buffering with reference to type, dimensions and character.

The building's placement and the existing vegetation along the south edge of the site will result

in minimal visibility from residential properties adjacent to the substation.

- (5) Signs, if any, and their proposed lighting relative to glare, traffic safety, economic effect, and compatibility and harmony with adjoining properties.

No signs are proposed for this structure/site.

- (6) Required yards

The applicant is seeking a zoning variance for the proposed front yard setback. Otherwise, the structure complies with applicable placement requirements.

- (7) General compatibility with adjacent properties.

The substation can be seen as incompatible with nearby residential uses, although the site dimensions and shape (and new building's placement) result in minimal impact on those adjacent properties.

- (8) The general purposes and spirit of this chapter and the comprehensive plan of the Township.

The site is planned for low-density residential; substations are permitted uses within residential zoning districts per Sec. 78-9 of the Zoning Ordinance.

Conclusion & Recommendation

Staff recommends approval of the Site Plan Review request, given the adherence to the applicable standards, subject to the following conditions:

1. Dusk-to-dawn exterior lighting shall be limited to low level lighting from light sources no higher than 10 feet above grade, and shall consist of full cutoff fixtures.



TOWNSHIP

SITE PLAN REVIEW APPLICATION

RECEIVED

MAY 16 2022

PLANNING & ZONING
ADA TOWNSHIP

Applicant: Consumers Energy Telephone No: 517-788-8912

Contact Name: Joe Lawson Email: Joseph.LawsonIII@cmsenergy.com

Mailing Address:
1945 W. Parnall Jackson, MI 49201

Property Owner: Telephone No:
(If different than applicant)

Same

Mailing Address:

Permanent Parcel No.(s) of subject property: Zoning District: R-3
41 1 5 - 3 3 - 2 2 6 - 0 1 9, 41 _____
 41 _____, 41 _____

Address of subject property:
7050 Rix Street SE

Name of Project:
Thornapple Substation

Type of Project:

<input checked="" type="checkbox"/> Retail, Office, Industrial or other Non-Residential Development	<input type="checkbox"/> Site Condominium
<input type="checkbox"/> Open Space Preservation Development, Preliminary Plan	<input type="checkbox"/> Open Space Preservation Devel. Final Plan
<input type="checkbox"/> Parking area, 10 or fewer spaces (Staff Review)	<input type="checkbox"/> Parking area, 11 or more spaces (Planning Commission Review)

Summary project description: Installation of a 12' x 28' substation control enclosure

This application must be accompanied by the following:

- (1) All items called for by Article XXII of the Zoning Regulations.
- (2) If the Applicant is not the record property owner, attach written documentation of the owner's consent to this application.

The undersigned hereby grants permission to Ada Township and its officials and staff to enter upon the subject property for purposes of review and evaluation of this request.

Signature of Applicant:

Date: 5.9.2022

TO BE COMPLETED BY ADA TOWNSHIP

Application received: 5-19-22 by: eb
mm/dd/yy

Application fee of \$ 40000 received 5/19/22 by Check # 28961 Receipt # 330531
mm/dd/yy Consumers Energy

Escrow deposit of \$ _____ received _____ by _____ Check # _____ Receipt # _____
mm/dd/yy

May 18, 2022

Ada Township
Attn: Mr. John Said, AICP
7330 Thornapple River Drive
Ada, MI 49301

Re: Thornapple Substation
Facility Improvements

Mr. Said,

Please find enclosed the application and plans requesting the review and consideration of the Township to permit the construction of a new 12' x 28' substation control enclosure along with the replacement of existing fence associated with the existing electrical substation located at 7092 Rix Street SE.

The construction of the new substation control enclosure is necessary due to the fact that the current control enclosure no longer meets the minimum specifications of the National Electric Safety Code (NESC) in terms of allowable working space within the facility. The new facility is being appropriately sized not only to house the existing equipment, that will also be replaced, but will also be large enough to house additional equipment and upgrades that will further allow the overall facility to operated at peak efficiency.

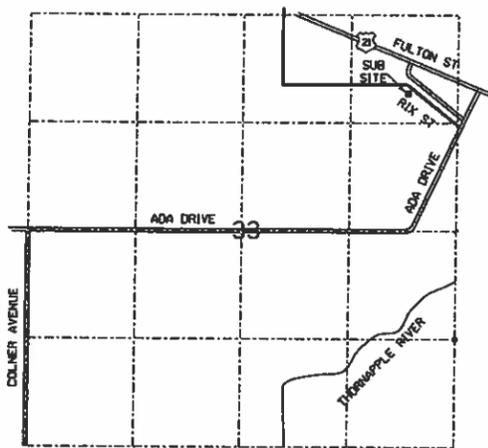
In addition to the new control enclosure and internal equipment, the request also includes the replacement of the existing chain-link fence. The new fence will include additional upgrades by way of installing 2 – 14' drive gates along with 2 – 4' walking gates. The new fence will allow for additional access and safety for crews while working within the facility.

Consumers Energy Company continues to be committed to public safety and reliable service to our customers and as energy demand continues to increase, improvements such as the one being requested is paramount to keeping this commitment to our customers. Your cooperation will help us further fulfill this commitment. Thank you for your assistance in this matter. If you have any questions, please feel free to contact me at 517-788-8912 or via email at Joseph.LawsonIII@cmsenergy.com.

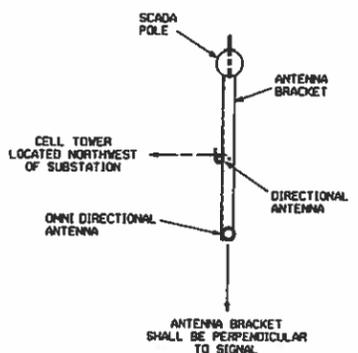
Best Regards,



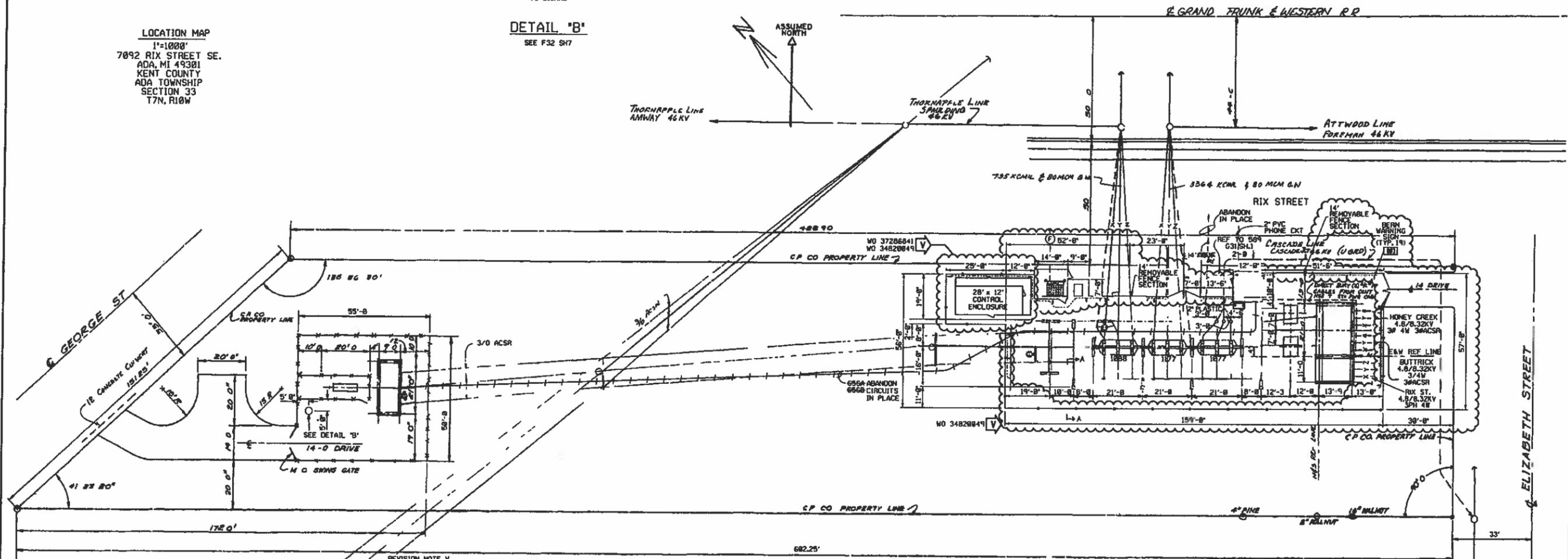
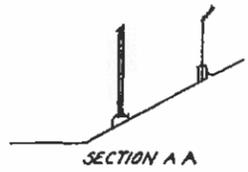
Joe Lawson
Acquisition Support - Real Estate
Zoning and Permits



LOCATION MAP
 1"=1000'
 7092 RIX STREET SE.
 ADA, MI 49301
 KENT COUNTY
 ADA TOWNSHIP
 SECTION 33
 T7N, R10W



DETAIL "B"
 SEE F32 SH7



REVISION NOTE V
 NO 37286841 (EC1)
 REMOVED NORTHWEST FENCE SECTION.
 ADDED 28' X 12' CONTROL ENCLOSURE,
 TRENCH, AND SURROUNDING FENCE.
 NO 34828849 (EC1)
 REPLACED ENTIRE FENCE. REPLACED SAND PERIMETER BERM WITH
 OIL BLOCKER BERM WITH MARKERS. REPLACED REMOVABLE FENCE
 SECTION NEAR BREAKERS. REPLACED 120' GATES AND 120' GATES.
 ADDED REMOVABLE FENCE SECTION FOR ACCESS TO TRANSFORMERS.

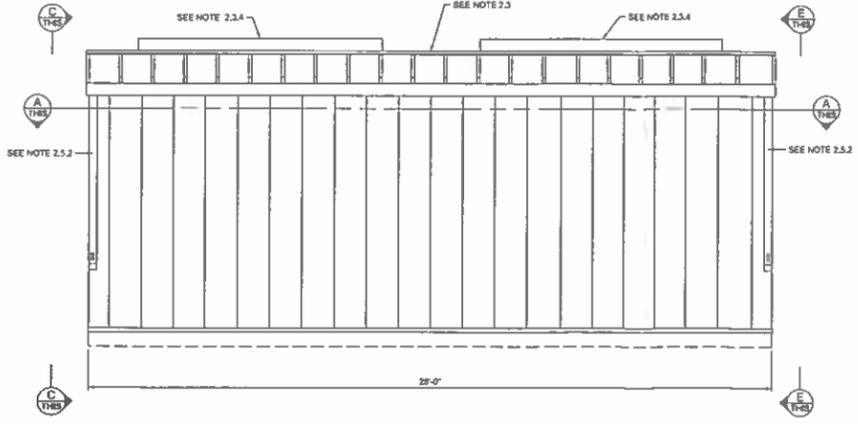
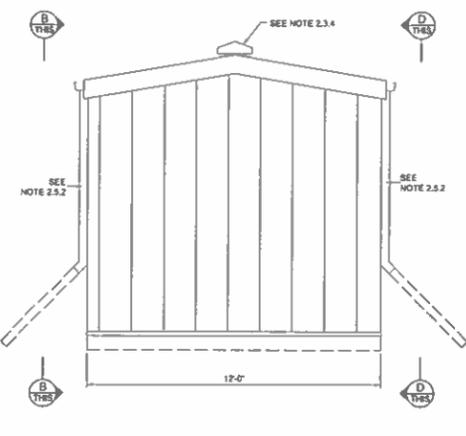
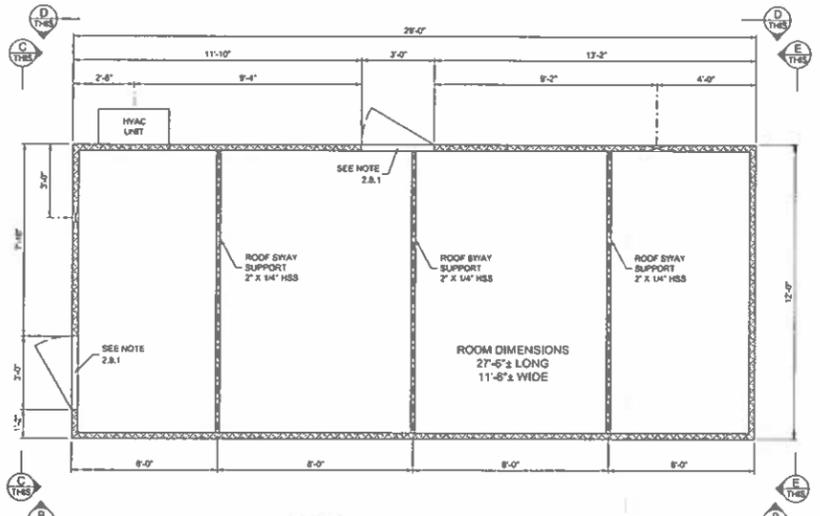
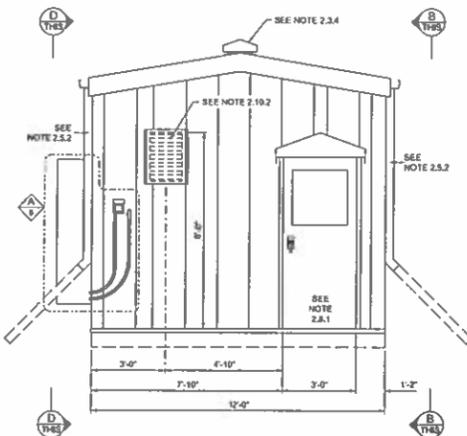
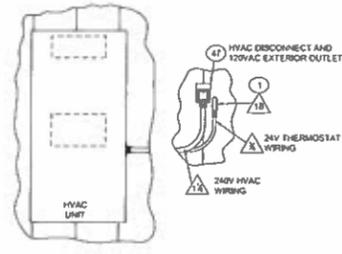
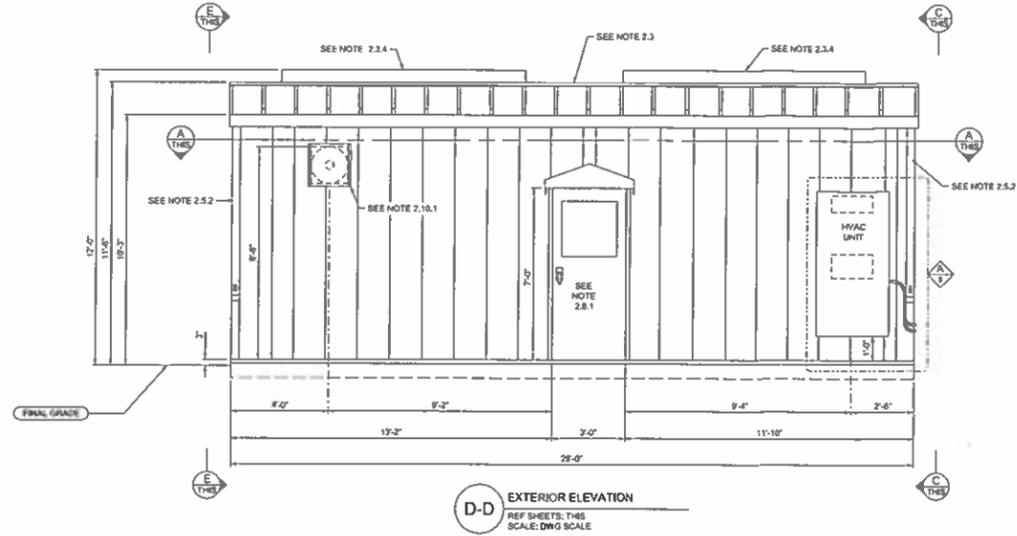
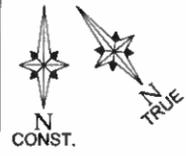
REV	DATE	DESCRIPTION	BY	APP	REV	DATE	DESCRIPTION	BY	APP
V	09/01/21	SEE REVISION NOTE V.	DNB	HEE	R	05/27/84	INSTALL SAND BERM ON NORTH & PART OF EAST & WEST FENCE AREA. APPROX. 180'	AAP	NFB
U	18/15/18	ADDED OUTDOOR TELEPHONE ENCLOSURE & ROUTER EQUIPMENT CABINET.	AED	JDG	O	03/05/93	ADDED PHONE CIRCUIT FOR RECORD.	CLH	JGB
T	05/14/18	INSTALL SCADA CELLULAR POLE	RMB	AAP	P	02/26/96	EXTENDED DISTRB BAY 10' SOUTH FOR THIRD DISTRB (KIT, RIX RD.)	NRA	RTV
S	06/15/07	SURVEY DWG. S-F15625 SH.1 & 2	SDL	BSN	H	01/11/94	SCANNED AND REDRAWN. ADDED CKT 656A & B BETWEEN CCH AND CAP BK FOR RECORD-GND 7117 (NEW)	RCB	MSM



PROPERTY PLAN

THORNAPPLE		SUBSTATION	
SCALE 1" = 20'-0"	DRAWING NO. 589-F4	SHEET 1	REV. V
JOB GWO 7117			

RS* 66954 & 66888



BARD HVAC UNIT	
DESCRIPTION	QTY
W24A2-A10VW-XXXJ	1
230V/208-140	
10kW HEAT STRIP	

CONSTRUCTION NOTES:

- REFER TO MANUFACTURER INSTRUCTIONS FOR ERECTING ENCLOSURE.
- REFER TO ELECTRICAL PLAN DRAWING FOR DOOR LOCKING INSTRUCTIONS.
- SEE 34 SH-3 FOR MATERIAL LIST.

SHIPPING NOTE:

- ALL MATERIAL SHALL BE PACKAGED SUCH THAT DAMAGE IS MINIMIZED DURING LOADING, SHIPPING, AND UNLOADING OPERATIONS. DUE CONSIDERATION SHOULD BE GIVEN TO THE ADEQUACY OF THE PACKING MATERIAL AND TECHNIQUE WHEN EXPOSED TO NATURAL ELEMENTS OVER AN EXTENDED PERIOD OF TIME.

ENCLOSURE SPECIFICATIONS

1.0 DESIGN REQUIREMENTS

- THE ENCLOSURE IS TO BE DESIGNED TO MEET MINIMUM REQUIREMENTS, AS SPECIFIED WITHIN THE FOLLOWING CODES, STANDARDS AND OR THIS DRAWING. IF THERE ARE DISCREPANCIES WITH THE LISTED DOCUMENTS AND REQUIREMENTS, THE MOST STRINGENT CODE/REQUIREMENT TAKES PRECEDENCE. THE FOLLOWING CODES AND STANDARDS ARE TO BE FOLLOWED DURING THE DESIGN OF THE SUBSTATION CONTROL ENCLOSURE.
 - AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" (ASCE 7) CURRENT EDITION.
 - AMERICAN BUILDING CODE CURRENT EDITION.
 - AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) MANUAL CURRENT EDITION.
 - AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) "SPECIFICATION FOR STRUCTURAL STEEL BUILDING" (AISC 360) CURRENT EDITION. AMERICAN IRON AND STEEL INSTITUTE (AISI) "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS" CURRENT EDITION.
- DESIGN LOADS THE MINIMUM DESIGN LOADS ARE TO BE UTILIZED FOR DESIGNING THE STRUCTURE OF THE ENCLOSURE.
 - WIND LOAD: IN ACCORDANCE TO MINIMUMS SPECIFIED BY ASCE 7 FOR THE AREA.
 - SNOW LOAD: IN ACCORDANCE TO THE REQUIREMENTS FOR THE AREA PER ASCE 7.
 - ROOF LIVE LOAD: 40 PSF.
 - WALL DEAD LOAD: 10 PSF, PLUS WALL MOUNTED EQUIPMENT (SEE ATTACHED DRAWINGS).
 - ROOF DEAD LOAD: 10 PSF.
 - CEILING LOAD: 10 PSF, PLUS ANY ATTACHED EQUIPMENT (SEE ATTACHED DRAWINGS).
 - SEISMIC LOAD: NOT APPLICABLE.
 - FLOOR DEAD LOAD: NOT APPLICABLE.
 - FLOOR LIVE LOAD: NOT APPLICABLE.

2.0 ENCLOSURE

2.1 MATERIAL

- ALL MATERIAL FOR THE ENCLOSURE TO MEET AT A MINIMUM ASTM A36 FOR HOT ROLLED STEEL AND ASTM A553 FOR GALVANNEED STEEL.

2.2 EXTERIOR WALLS

- THE EXTERIOR WALLS SHALL BE AT THE MINIMUM FORMED FROM PIECES OF (22) GAUGE SHEET STEEL.
- SHEET STEEL TO BE COATED ON BOTH SIDES WITH EITHER A GALVALUME OR GALVANNEED SUBSTRATE AND BE PAINTED LAUREL GREEN OR AN APPROVED EQUIVALENT ON THE EXTERIOR.

2.3 ROOF

- THE ROOF SHALL BE AT THE MINIMUM FORMED FROM PIECES OF (24) GAUGE SHEET STEEL.
- SHEET STEEL TO BE COATED ON BOTH SIDES WITH EITHER A GALVALUME OR GALVANNEED SUBSTRATE.
- ROOF PITCH TO BE 2" FOR EVERY 12".
- TYO 4" TYPICAL X 12" LONG ADJUSTABLE RIDGE VENTILATORS FIXED IN THE OPEN POSITION ARE REQUIRED ALONG THE ROOF RIDGE.

2.4 INSULATION

- INSULATION SHALL BE INSTALLED TO MEET MINIMUM REQUIREMENTS SPECIFIED BY THE INDIANAPOLIS BUILDING CODE.

2.5 EXTERIOR TRIM

- EXTERIOR TRIM TO BE WHITE.
- GUTTERS, DOWNSPOUTS, BOTTOM BOOTS, AND RUNOFF EXTENSIONS REQUIRED FOR BOTH LEAVE SIDES OF THE ENCLOSURE.

2.6 INTERIOR FINISH

- THE INTERIOR FINISH FOR ALL WALLS AND CEILING TO BE AT A MINIMUM A (22) GAUGE LAMER PANEL WITH A WHITE FINISH.

2.7 INTERIOR DIMENSIONS

- THE ENCLOSURE FINISHED INTERIOR DIMENSIONS SHALL BE NO MORE THAN 10TH WIDTH AND LENGTH FROM THE EXTERIOR DIMENSIONS SHOWN ON THE ATTACHED DRAWINGS. THESE DRAWINGS WERE BASED ON A WALL THICKNESS OF APPROXIMATELY 3". MANUFACTURER TO ADJUST INTERIOR DIMENSIONS AS NEEDED BASED ON THE DIFFERENCE IN MANUFACTURER'S WALL THICKNESS. MINIMUM FLOOR TO CEILING DIMENSION SHALL BE NOMINAL 9'-4" ALONG THE WALLS AND 9'-10" TO THE ROOF TRUSS SUPPORTS.

2.8 DOORS AND HARDWARE

- EXTERIOR DOORS
 - THE DOOR SHALL BE 3'-0" WIDE, 7'-0" TALL, 1 1/2" THICK, (20) GAUGE (MINIMUM) EXTERIOR METAL COMMERCIAL STANDARD CLEAR GLAZE, UNLESS OTHERWISE SPECIFIED ON THE PURCHASE ORDER.
 - THE DOOR SHALL SWING OUTWARD ONLY, AND BE CAPABLE OF MOUNTING EITHER RIGHT OR LEFT HAND HINGING. THE SWING AND MOUNTING SHALL BE AS SHOWN ON ATTACHED DRAWINGS.
 - THE DOOR SHALL BE FURNISHED WITH WEATHER STRIPPING, THRESHOLD, RM TYPE CROSSBAR PANIC DEVICE PER ANSI A156.3 TYPE 1, GRADE 1, FUNCTION 05 AND HYDRAULIC SURFACE APPLIED DOOR CLOSER WITH ADJUSTABLE SPRING FORCE AND HYDRAULIC BACK CHECK FOR DOORS TO MEET ACCESSIBILITY REQUIREMENTS. THE PANIC DEVICE SHOULD BE LEFT UNLOCKED.
 - DOORS AND TRIM TO BE PAINTED BRONZETAN OR APPROVED EQUIVALENT.
- INTERIOR DOORS (IF REQUIRED)
 - INTERIOR DOORS SHALL BE INSTALLED AT THE LOCATIONS SHOWN ON THIS DRAWING.
 - DOORS SHALL BE 2'-4" WIDE, 7'-0" TALL, 1 1/2" THICK, (20) GAUGE (MINIMUM) COMMERCIAL, OUT SWING, WITH FIXED LOCKERS IN THE BOTTOM PANEL, HINGED AS SHOWN ON THIS DRAWING.
 - DOORS TO BE FURNISHED WITH THRESHOLD AND RM TYPE CROSSBAR PANIC DEVICE PER ANSI A156.3 TYPE 1, GRADE 1, FUNCTION 05 AND HYDRAULIC SURFACE APPLIED DOOR CLOSER WITH ADJUSTABLE SPRING FORCE AND HYDRAULIC BACK CHECK FOR DOORS TO MEET ACCESSIBILITY REQUIREMENTS. THE PANIC DEVICE SHOULD BE LEFT UNLOCKED.

2.9 BASE FRAME

- MANUFACTURER TO SUPPLY AN ENCLOSURE BASE FRAME FOR ANCHORING TO A CONCRETE PERIMETER FOOTING. FOUNDATION DIMENSIONS SHALL BE EQUAL TO THE OUTSIDE DIMENSIONS OF ENCLOSURE UNLESS OTHER SPECIFIED IN PURCHASE ORDER.
- MANUFACTURER TO SUPPLY DETAILS DOCUMENTING THE QUANTITY, SIZE, EMBEDMENT REQUIREMENTS, AND RECOMMENDED ANCHOR FOR FASTENING ENCLOSURE TO CONCRETE FOUNDATION.
- MANUFACTURER TO PROVIDE INFORMATION ON REQUIRED ADHESIVES OR SEALANTS FOR SEALING ENCLOSURE TO FOUNDATION.

2.10 VENTILATION

- EXHAUST FAN
 - ONE EXHAUST FAN RATED AT APPROXIMATELY 1000 CFM @ 0.5 INCH STATIC PRESSURE WITH 120VAC, 60 CYCLE, SINGLE PHASE MOTOR GREENHECK SEE 18-40-D OR APPROVED EQUIVALENT AND AUTOMATIC MOTOR OPERATED WEATHERPROOF LOUVERS. FAN TO BE LOCATED IN WALL APPROXIMATELY 9'-0" ABOVE ENCLOSURE "FLOOR".
- LOUVERS
 - ONE 16" X 24" LOUVER SHALL BE INSTALLED AT LOCATION INDICATED. LOUVER TO COME WITH ACTUATOR SIMILAR TO BELIMO TRUSS-BRA. ACTUATOR TO BE SUPPLIED WITH 120-24VAC 40VA TRANSFORMER FOR INSTALLATION AT 120VAC.

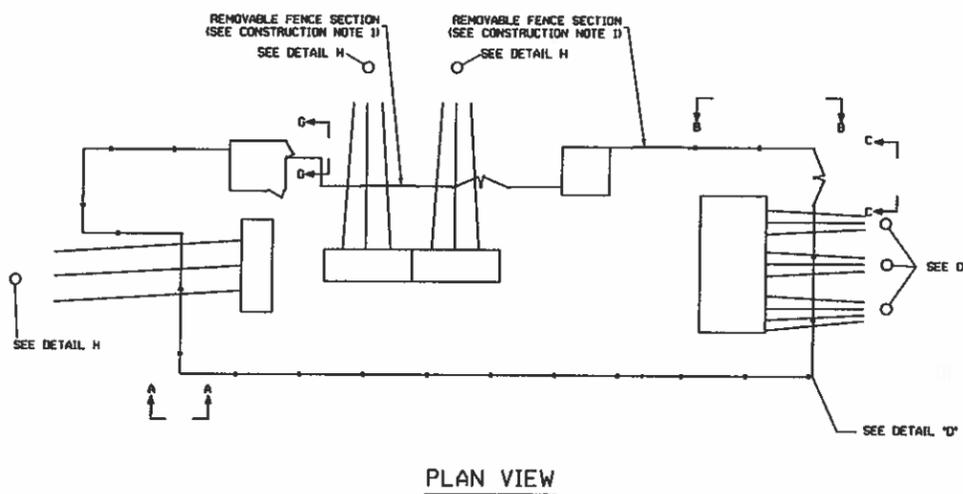
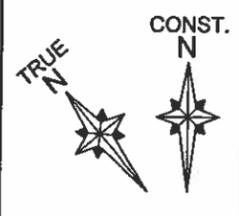
DRAWING NO.	REFERENCE DRAWINGS	REV	DATE	DESCRIPTION	BY	APP	REV	DATE	DESCRIPTION	BY	APP



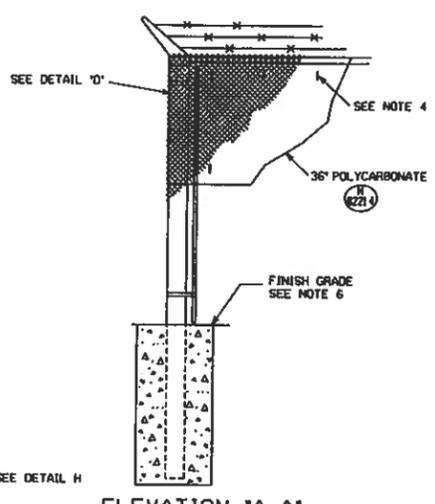
EQSP	DESCRIPTION	SAP
188854	UNIT CONTROL ENCLOSURE, E228H10	10140778

12 FT X 28 FT LEFT EXPANSION	
PLANNING & ZONING ENCLOSURE SKETCH	
NOT FOR CONSTRUCTION	
THORNAPPLE	STATION
SCALE: 3/8" = 1'-0"	1
JOB NO: 37286841	SK20220517

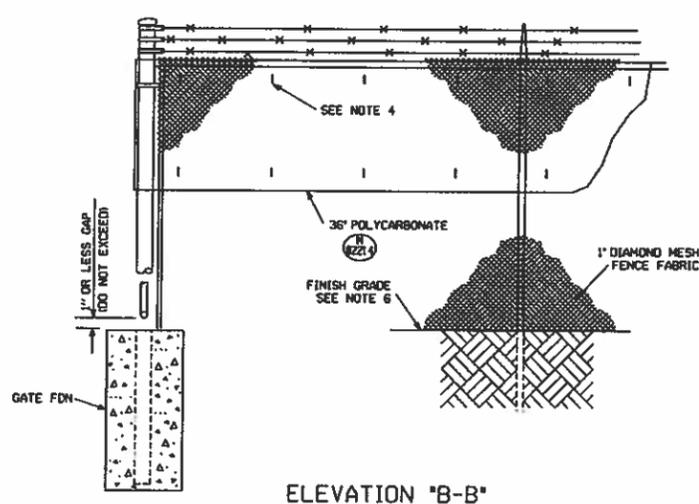




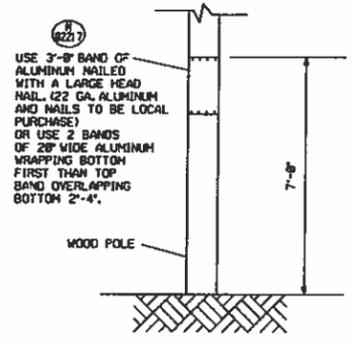
PLAN VIEW



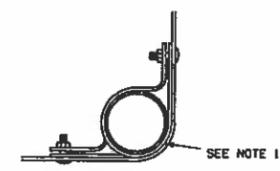
ELEVATION "A-A"



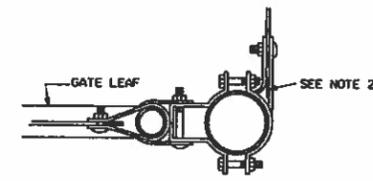
ELEVATION "B-B"



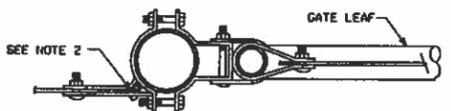
DETAIL "H"



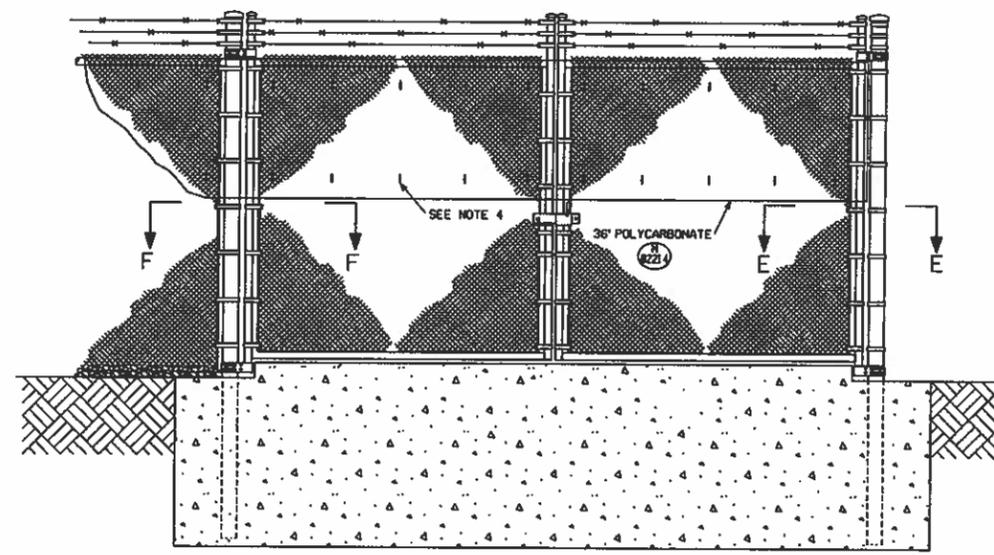
DETAIL "D"
TYPICAL



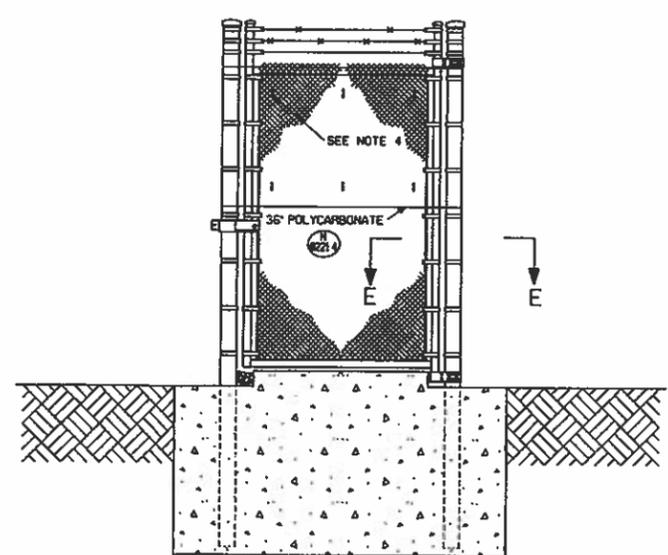
SECTION "E-E"
(GATE POST AT CORNER)



SECTION "F-F"
(GATE POST IN LINE)



ELEVATION "C-C"



ELEVATION "G-G"

GENERAL NOTES

1. FENCE FABRIC TO BE INSTALLED CONTINUOUSLY AROUND ALL CORNER POSTS.
2. USE 1" POLYCARBONATE STRIP TO PLUG THE GAPS AT THE GATE POSTS AND ANY LOCATION GREATER THAN 1" BETWEEN POSTS AND STRETCHER BARS.
3. BURY THE GATE HINGES ON BOTH LEAFS AS REQUIRED IN FIELD TO USE AS A HEIGHT ADJUSTMENT TO MAINTAIN A MAX. 1" GAP FROM GATE FRAME TO FOUNDATION.
4. ALL POLYCARBONATE TO FENCE FABRIC TIES ARE TO BE MADE WITH #6 SINGLE STRAND ALUMINUM WIRE AND SHALL BE INSTALLED VERTICALLY. 0482292 FURNISHED BY CONTRACTOR.
5. CUT AND TRIM ALL SHRUBS LOCATED WITHIN 18" OF FENCE TO A HEIGHT 1'-8" BELOW BOTTOM OF POLYCARBONATE.
6. BOTTOM OF FENCE FABRIC TO BE PLACED AT ROUGH GRADE ELEVATION AND BURIED WITH A MINIMUM OF 3" OF YARD STONE, OR AS SPECIFIED ON GRADING DRAWING.
7. SEE 'SUBSTATION STANDARDS' SECTION 28 FOR FENCE SPECIFICATIONS.
8. INSTALL TOP EDGE OF POLYCARBONATE PANELS EVEN WITH TOP OF FENCE FABRIC.

CONSTRUCTION NOTES:

1. BURY BASE OF REMOVABLE FENCE SECTION IN STONE.

DRAWING NO.	REFERENCE DRAWINGS	REV	DATE	DESCRIPTION	BY	APP	REV	DATE	DESCRIPTION	BY	APP
0589-F16 SH.53	POLYCARBONATE LAYOUT AND DETAILS ANIMAL BARRIERS										



1" FABRIC		SUBSTATION	
FENCE AND ANIMAL BARRIER		THORNAPPLE	
MISCELLANEOUS DETAILS		SCALE NONE	
JOB NO 34820049	0589-F16	52	REV.

RS*-66888



MEMORANDUM

Date: 06.08.22

TO: Planning Commission
FROM: John D. Said AICP, Director of Planning
RE: Previous Text Amendment Request – Adult Foster Care Group Homes

At the May meeting, the previous text amendment concerning adult foster care group homes was briefly discussed and reviewed by the Planning Commission. The Commission concluded the discussion by asking Staff to provide further details regarding Township Board concerns on this text amendment.

Upon further inquiry, Staff learned that the primary reasons identified by the Board consisted of the following:

- The matter should be reviewed on a more comprehensive basis, to determine whether this use should be considered in other zoning districts either in lieu of, or in addition to, the RP-1 District.
- Concerns that such relatively higher occupancy uses may not be compatible with the relative lower density of the RP-1 Residential District.
- Similarly, the lack of utilities in these areas, and whether well and septic systems would be unnecessarily burdened with these higher occupancy uses.
- Finally, there is a concern that such areas lack sidewalks/trails, amenities and similar benefits that may provide benefit to such facilities.

At this time, the text amendment to allow adult foster care group homes has been tabled by the Township Board pending further discussion at the Planning Commission level. Staff has not yet reached out to the applicant on this, as we first want to discuss this at the June 16 meeting and obtain Commission direction.