



**ADA TOWNSHIP PLANNING COMMISSION  
THURSDAY, JULY 15, 2021 MEETING, 3:00 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 JUNE 17, 2021 MEETING**
- V. PUBLIC HEARING - None**
- VI. UNFINISHED BUSINESS - None**
- VII. NEW BUSINESS**
  - 1. Request for Extension of Final PUD Plan Approval, 92 Multifamily Residential Units on a 9.64-acre site in the (C-1) Village Business Zoning District, 7590 E. Fulton St., Parcel No. 41-15-34-127-003, Wheeler Development Group
  - 2. Request for Amendment to Conditional Rezoning from Industrial (I) District to Low Density Single Family Residential (R-1) District, to Extend the Proposed Duration of Use of Property for a private, non-profit, K-12 school on a 1.7 acre-site, 155 Spaulding Ave SE, Parcel No. 41-15-30-300-018, Dana Roefer, for Journey Academy
- VIII. COMMISSION MEMBER / STAFF REPORTS**
- IX. PUBLIC COMMENT**
- X. ADJOURNMENT**

**ADA TOWNSHIP PLANNING COMMISSION MEETING  
MINUTES OF THE JUNE 17, 2021 REGULAR MEETING**

**Draft**

A regular meeting of the Ada Township Planning Commission was held on Thursday June 17, 2021, at 7:00 p.m., at the Roselle Park Resource Building, 1010 Grand River Dr. NE, Ada MI.

**I. CALL TO ORDER**

Chair, Korth, called the meeting to order at 7:02 p.m.

**II. ROLL CALL**

Present: Carter, Heglund, Jacobs, Korth

Absent: Burton, Butterfield, Easter

Staff Present: Buckley, Ferro

Others Present: 13

**III. APPROVAL OF AGENDA**

Moved by Heglund, supported by Carter, to approve the agenda as presented. Motion carried.

**IV. APPROVAL OF MINUTES OF MEETING OF THE JUNE 1, 2021 SPECIAL MEETING**

Moved by Carter, supported by Jacobs, to approve the minutes as presented. Motion carried.

**V. PUBLIC HEARING**

1. Request for Special Use Permit to allow addition of 2,526 square feet of accessory building floor area, resulting in total accessory building area in excess of the maximum 4,000 square feet permitted by right, 1170 Fox Hollow Ave SE, Ada, MI, Parcel No. 41-15-33-300-056, Brian Barkwell

Applicant, Brian Barkwell, presented his request for a Special Use Permit to add a new accessory building and said the homeowners have extensive maintenance for the acreage of their property. Mr. Barkwell stated the proposed building would allow for the storage functions for vehicles, equipment, and supplies utilized by staff for maintaining grounds of 158 acres.

Mr. Barkwell described the location, structure and aesthetics of the building. He said the building is in a low valley area and would not be visible from neighbor's property or the public road.

Ferro summarized the request as provided in the staff memo. Ferro stated the applicant's property is occupied by a single-family home and accessory buildings on 120 acres. Ferro described the location of the proposed building and said the property borders on both Fox Hollow Ave. in Ada and Hillsboro Ave. in Cascade.

Ferro said with the proposed additional accessory building area, the total accessory building area of 6,991 exceeds the maximum 4,000 sq. ft. and the proposed sidewall height is 15' 2", slightly greater than the 14' permitted. Ferro said neither of the buildings will be visible from adjoining property or the public road at any time of the year.

Ferro stated that staff recommends approval of the special use permit, based on a finding that the standard for approval contained in the zoning regulations is satisfied.

Korth opened the public hearing at 7:10 p.m. There was no public comment and the public hearing was closed.

Korth said considering the size and location of the proposed building and that there was no public comment, he was supportive of the request.

Moved by Jacobs, supported by Carter, to approve the special use permit based on a finding that the standard for approval contained in the zoning regulations is satisfied. Motion carried by 4-0 vote, with 3 absent.

2. Proposed Amendment to Sign Regulations for the C-1 Zoning District, to increase permitted number of “projecting signs.”

Ferro stated due to a recent inquiry from a business owner in regards to the installation of two (2) projecting signs, the proposed amendment was drafted. Ferro said there are three (3) types of signs permitted in the C-1 Village Business zoning district upon application and issuance for a sign permit; wall sign, projecting sign, and freestanding sign. He said currently one (1) projecting sign per business is permitted, however, there are multiple businesses with more than one entry.

Ferro stated it is staff’s opinion that projecting/blade type signs are an effective alternative to larger sized permitted wall signage and contribute to an interesting and vibrant streetscape. Ferro explained the dimensional standards of the current rules.

Korth opened the public hearing at 7:15 p.m. There was no public comment and the public hearing was closed.

Heglund said the proposed draft amendment was worded well and additional projecting signs make sense.

Moved by Carter, supported by Heglund, to recommend approval to the Township Board the draft amendment to sign regulations for the C-1 Zoning District, to increase permitted number of “projecting signs.” Motion carried by 4-0 vote, with 3 absent.

3. Proposed Amendment to Sign Regulations, to add an exemption from regulation and permitting for wall murals that do not contain commercial speech or content.

Ferro stated the township has been contacted by a party that wants to install a mural on the wall at Beyond by Bill and Paul’s building. Ferro said the current sign regulations do not contain any provisions specific to non-commercial works of art such as a mural. Ferro read the drafted proposed amendment to the commissioners. Ferro said that murals add an interest in the township and contribute to a pleasing visual environment.

There was board discussion in regards to concerns about offensive content, whether murals would be prohibited without the drafted amendment, and reviewed examples of other municipalities zoning language.

Korth opened the public hearing at 7:26 p.m.

Dave Hovinga, 4630 Little Harbor Drive SE, spoke on behalf of his wife, Lisa Hovinga, and was supportive of the murals. Mr. Hovinga said he and his wife are familiar with the artist in mind and he feels that a mural will bring people in to the township.

Ken Dixon, 523 Ada Drive, said he was in total support of the mural and that it would add vibrancy and growth to the township.

Bernie Veldkamp, 5580 Hall Street, said it would be uncomfortable if the mural became religious or political.

There was no other public comment and the public hearing was closed at 7:31 p.m.

There was board discussion about mural content and whether to get legal counsel input. Heglund stated the board could consider adding reasonable restrictions to the draft amendment.

Korth asked the commissioners if they would prefer waiting to vote when there were more than four (4) board members present.

Moved by Carter, supported by Heglund, to recommend approval to the Township Board the draft amendment to sign regulations to permit wall murals that do not contain commercial speech or content; subject to the condition that the amendment be reviewed by legal counsel for input. Motion carried by 4-0 vote, with 3 absent.

## **VI. UNFINISHED BUSINESS**

1. PUD Pre-Application Conference, 19,845 sq. ft. 3-Story Office Building in the C1/PUD District, 7500 East Fulton St., Parcel No. 41-15-34-102-012, PDL Ventures, LLC

Jeremy Frost, PDL Ventures, stated that he appreciated the great feedback received at the special Planning Commission meeting on June 1, 2021. Frost said they have reworked the original plans and feels they have proposed an even better project.

Ken Dixon, Dixon Architecture, stated he has previously studied historical buildings in the village and he feels he has revised the proposed building design to achieve a better fit. Dixon said that in consideration of the sensitivity to the Norman building and parking concerns, there were changes made including: reshape the design layout more to the east, lowered the parking lot and worked with the existing grade, improved landscaping, and changed the flow of traffic.

Dixon stated they would like to pursue the proposed project under the PVM district regulations with departures, instead of a Planned Unit Development (PUD). Dixon went over the details of the departures required.

Ferro said he was supportive of the proposed changes to the building character and that it is closer in keeping with PVM district regulations, although he has concerns with the access point and how it relates to the left turn lane. Ferro stated his concern is relying on the proposed access point when there are already operational issues with the existing driveway.

There was discussion between Dixon and the commissioners regarding access possibilities and the other options that involve Chase and Fifth Third Bank. The possibility of a full-direction access to Fulton Street was discussed. Dixon stated he has not looked into a new access and summarized the solution possibilities that he would take into consideration.

There was board discussion about the new architecture design. Jacobs said she liked the changes on the design. Heglund said the change in design gives the appearance of a refurbished warehouse and he liked the looks. Carter said that he was not sure about the modern concept on the two ends of the building. Korth said he would feel more comfortable when the access issues are worked out, but he does appreciate

the looks and the materials of the design.

Korth stated that Ferro and the applicant will need to determine the best way to review the application, as PVM vs. PUD, which one may be a better angle.

Devin Norman, 519 Ada Drive, spoke. He thanked Dixon for the changes in design and the sensitivity in respect to his building but said he still has concerns with the access driveway and that there needs to be a safer way in and out.

## **VII. NEW BUSINESS**

1. Site Plan Review, Renovation of Swimming Pool Facilities, 7333 Knapp St. NE, Parcel No. 41-15-09-226-001, Egypt Valley Country Club

Jacobs pointed out that two members of the planning commission are also members of Egypt Valley Country Club. Korth asked Jacobs and Heglund if they believe they can be fair and impartial. Jacobs and Heglund replied yes.

Mike Perry, Architect at Progressive AE, presented the request for the renovation of the swimming pool facilities. Perry stated there are currently two pools, a locker room and a kitchen and the facilities are tired and need updating. He said the club wants to invite the entire family to the pool area with plenty of shade to offer. Perry discussed the basic components on the site plan and went over the design changes. He said they are not changing the footprint of the locker room building but have proposed to remove the old kitchen and build a new kitchen, add lockers and a large canopy for shade.

Ferro pointed out the 15 ft. grade change between the pool and the tennis courts and said the club plans to fill it in and use a 15 ft. retaining wall. Ferro said the pool area and tennis courts will have very little visual impact from outside the club boundaries. Ferro suggested the addition of some columnar trees between the proposed retaining wall and the existing cart path.

Carter shared a concern with the 15 ft. high wall and how to prevent kids from jumping off of it.

Perry stated they plan to incorporate some planting areas along the wall with landscaping and boulders.

There was board discussion and the consensus was supportive of the changes/improvements.

Moved by Jacobs, supported by Carter, to approve the site plan review of the renovation of swimming pool facilities, subject to the following conditions:

1. Any added exterior lighting fixtures shall be “full-cutoff” fixtures, or be of a low illumination intensity.
2. A landscape plan shall be submitted for review and approval by staff that provides plantings in the area between the accessible ramp and existing cart path that will visually soften and screen the view of the accessible ramp and retaining wall from the north.

Motion carried by 4-0 vote, with 3 absent.

## **VIII. COMMISSION MEMBER / STAFF REPORTS**

Korth stated that some of the commissioners are working together on a formal gathering in honor of Jim Ferro’s retirement. Korth proposed to move the time of the next Planning Commission meeting on

July 15<sup>th</sup> from 7:00 p.m. to 3:00 p.m.

Moved by Jacobs, supported by Carter, to approve the change of time from 7:00 p.m. to 3:00 p.m. for the Planning Commission meeting on July 15, 2021. Motion carried.

Korth mentioned that he had received the Michigan Planning Association packet and is interested to do a custom training/workshop with the Planning Commission Board. He said he will officially present the idea to the board at a later date.

**IX. PUBLIC COMMENT - none**

**VII. ADJOURNMENT**

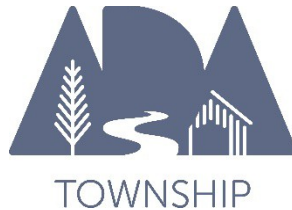
Moved by Carter, supported by Jacobs, to adjourn meeting at 8:45 p.m. Motion carried.

Respectfully submitted,

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Jacqueline Smith, Ada Township Clerk

eb



## MEMORANDUM

Date: 07/08/21

**TO:** Ada Township Planning Commission  
**FROM:** Jim Ferro, Planning Director  
**RE:** Request for Extension of Final PUD Plan Approval, Village East Residential PUD, 92 Multifamily Residential Units on a 9.64-acre site in the (C-1) Village Business Zoning District, 7590 E. Fulton St., Parcel No. 41-15-34-127-003, Wheeler Development Group

### Overview of Request:

The Final PUD Plan for the Village East Residential PUD was approved by the Planning Commission on June 18, 2020. Thus far, no building permit applications have been submitted for initiation of the project. On May 5, 2021, the attached email requesting an extension of the Final PUD Plan approval was received by the Planning Director.

### Evaluation of Request:

The zoning ordinance contains the following provisions regarding the duration of Final PUD Plan approval, expiration of approval and extensions of approval:

*“Sec. 78-453. - Commencement of construction.*

*(a) Construction shall be commenced and shall be proceeding meaningfully toward completion within one year from the date of final PUD approval for all or any phase of a PUD. Construction of each phase of a multiphased PUD shall be commenced within one year of the schedule established for the phase as approved for the PUD.*

*(b) If construction is not commenced within the applicable one-year period, approval of the final development plan shall lapse. However, the planning commission may extend the time for commencement of construction if the applicant requests an extension prior to the expiration of the one-year period, and demonstrates to the satisfaction of the commission that the extension is justified either:*

*(1) Because the delay is due to unforeseen difficulties beyond the reasonable control of the applicant, and there remains a likelihood of proceeding to completion with the PUD; or*

*(2) Upon other good cause shown by the applicant.”*

COVID-19 and the impacts it has had on the economy, supply chains and commodity prices would all seem to constitute “unforeseen difficulties beyond the reasonable control of the applicant.”

An additional factor to consider in evaluating the extension request is whether there have been any changes in the Township’s Master Plan or zoning regulations since the original PUD Plan approval that would render the proposed plan not approvable at this time. There have been no such changes in the Township’s land use plans or regulations.

Recommendation:

Approval of a one-year extension of the Final PUD Plan approval to June 18, 2022 is recommended, subject to the following conditions as contained in the Commission's June 18, 2020 approval motion:

1. The approved PUD Plan shall be carried out in substantial conformance with the following documents submitted by the applicant, except as modified by these conditions of approval: Plan sheets C-101, C- 201, C-301, C-401, L-101 and L-102, all dated 5/21/20 and prepared by Progressive AE, and Plan sheet AE1-01, AE1-02, AE1-03 (undated), AE2-01, AE2-02, AE2-03 and AE2-04, all dated 1/23/20 and prepared by Ghafari.
2. The proposed development shall consist of a maximum of 92 residential dwelling units, with the following unit mix by number of bedrooms: 1-bedroom units: 32, 2-bedroom units: 56, 3-bedroom units: 4.
3. A storm water permit application and accompanying construction plans for the storm water management system shall be submitted, subject to review and approval of a permit by the Planning Department, prior to initiation of site improvements.
4. Construction plans for public water and sewer main extensions shall be subject to issuance of required State permits and approval by the Utilities Director, prior to initiation of site improvements, and prior to issuance of building permits.
5. Floodplain development permits shall be issued by the Michigan EGLE and Ada Township, prior to initiation of site improvements and prior to issuance of building permits.
6. Construction plans for the non-motorized trail through the property shall be subject to approval by the Township, prior to construction. The non-motorized trail through the site shall be completed within one year of issuance of any occupancy permits for dwelling units in the PUD. Upon completion of trail construction, the applicant shall grant to Ada Township an easement for public use of the non-motorized trail through the property, in a recordable form acceptable to the Township.





Jim Ferro  
Planning Director  
Ada Township  
May 2, 2021

Dear Jim, please consider this letter a formal request to extend our PUD approval on the below described parcel for an additional one year period.

Part of the NW 1/4 and the NE 1/4 of Section 34, T7N, R10W, Ada Township, Kent County, Michigan, described as: Commencing at the North 1/4 corner of said Section 34; thence S00°51'40"W 814.12 feet along the West line of said NE 1/4 to the Southerly line of Fulton Street (M-21) and the PLACE OF BEGINNING of this description; thence Easterly 273.29 feet along said Southerly line on a 3919.83 foot radius curve to the left, the chord of which bears S84°57'01"E 273.24 feet; thence S86°54'09"E 392.49 feet along said Southerly line; thence S51°52'18"W 272.32 feet; thence N56°48'14"W 12.76 feet; thence N82°57'28"W 127.77 feet; thence S37°46'36"W 241.66 feet; thence S56°23'46"W 146.45 feet; thence N24°32'32"W 45.61 feet; thence S86°31'18"W 204.56 feet; thence S00°42'57"E 162.37 feet; thence S76°10'02"W 76.90 feet; thence N75°32'03"W 269.90 feet; thence N07°18'10"E 274.66 feet; thence S82°41'50"E 18.00 feet; thence N07°18'10"E 160.70 feet; thence Easterly 28.39 feet along a 44.50 foot radius curve to the right, the chord of which bears N79°01'43"E 27.91 feet; thence S82°41'50"E 16.22 feet; thence Easterly and Northerly 138.53 feet along a 92.50 foot radius curve to the left, the chord of which bears N54°24'01"E 125.94 feet; thence N11°29'51"E 87.30 feet to the Southerly line of Fulton Street (the previous 7 calls being along the Easterly line of Marketplace Square Condominium); thence Easterly 281.86 feet along said Southerly line on a 3919.83 foot radius curve to the left, the chord of which bears S80°53'35"E 281.80 feet to the place of beginning. This parcel contains 8.97 acres.

As we discussed we were dealing with some budget issues after the approval and then the COVID Pandemic occurred that completely sidelined us. We are now back at it and have every intention of moving ahead with the project.

We appreciate your consideration of this request.

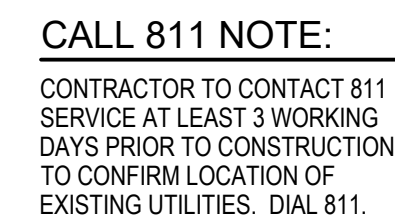
Sincerely,

A handwritten signature in black ink, appearing to read "Michael Maier", with a long horizontal flourish extending to the right.

Michael Maier

Wheeler Development Group





- MONUMENT  
PROPERTY IRON SET  
PROPERTY IRON FOUND  
TRAFFIC SIGNAL POLE  
BOLLARD LIGHT  
LIGHT POLE  
FLOOD LIGHT  
SIGN  
FLAG POLE  
CLEANOUT  
POWER POLE  
TELEPHONE POLE  
ELECTRICAL HAND HOLE  
TEL. ELEC., CATV, GAS, WATER RISER  
TEL. ELEC., GAS, WATER MANHOLE  
TEL. ELEC., CATV, GAS MARKER  
CATCH BASIN  
MANHOLE  
SPRINKLER  
VALVE & BOX  
HYDRANT  
SPOT ELEVATION  
MAJOR CONTOUR - 5 FT. INTERVAL  
MINOR CONTOUR - 1 FT. INTERVAL  
GUARD RAIL  
FENCE LINE  
STORM SEWER  
SANITARY SEWER  
WATERMAIN  
GAS MAIN  
UNDERGROUND TELEPHONE LINE  
UNDERGROUND FIBER OPTIC LINE  
UNDERGROUND ELECTRIC LINE  
DITCH CENTERLINE, TOE OF SLOPE  
  
DECIDUOUS TREE  
  
CONIFEROUS TREE  
  
TREE & BRUSH LINE  
  
BUILDING

## WHEELER DEVELOPMENT GROUP

# Village East Residential

**NOT FOR  
CONSTRUCTION**

If this document is sealed and signed in a digital or electronic format and is received from someone other than the sealing professional identified in the document, you must contact the sealing professional in writing to validate authenticity of the document. The sealing professional disclaims the seal and signature and shall not be liable for any liability associated with it where the authenticity of any digital or electronic seal or signature has not been validated in this manner.

## ISSUANCE

FINAL PUD SUBMITTAL  
5/21/2020

## REVISIONS

NO.	DATE	DESCRIPTION
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FILE NUMBER	88180001
PROJECT MANAGER	PL
PROFESSIONAL	SXT
DRAWN BY	SXT
CHECKED BY	

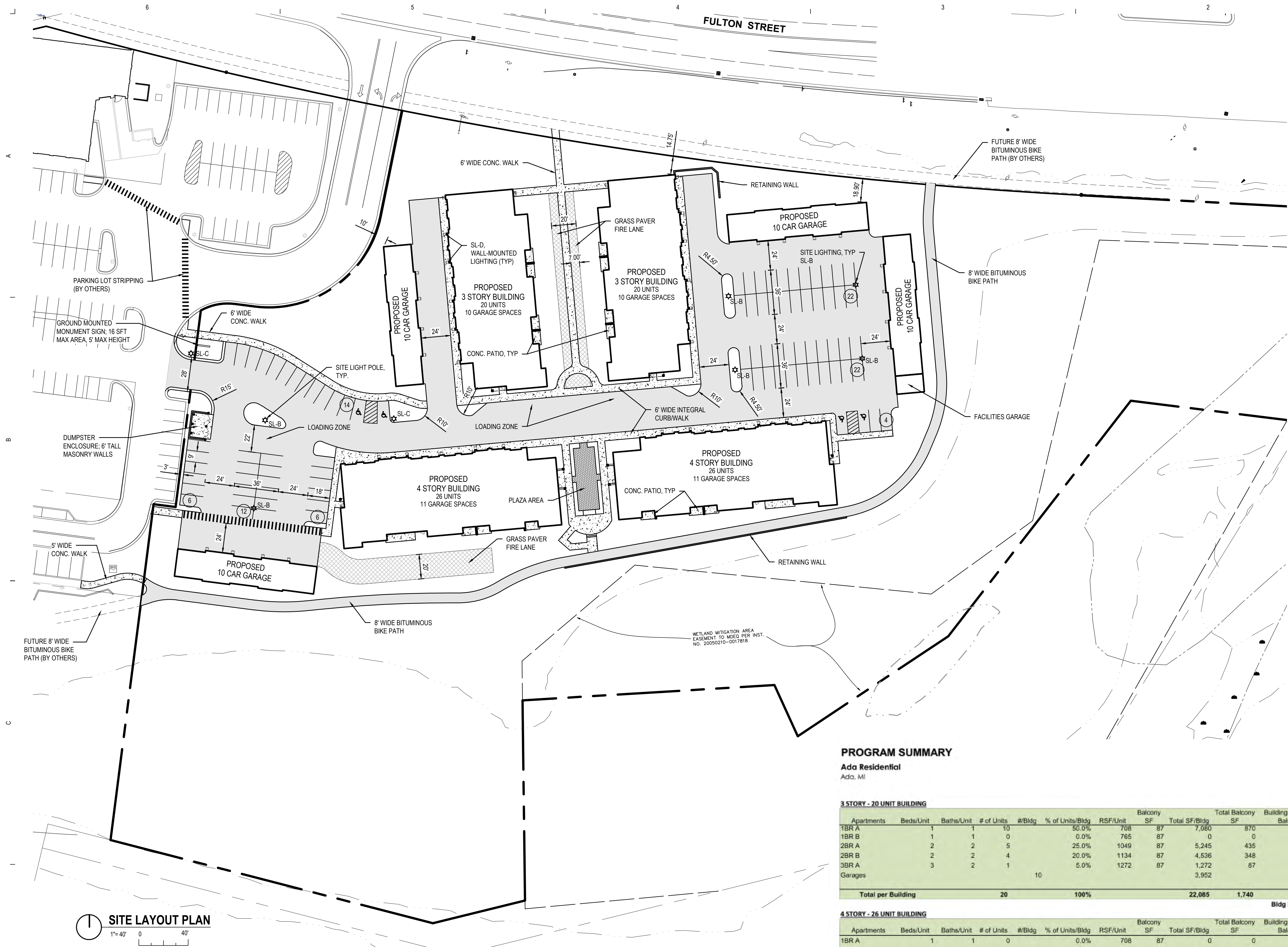
## EXISTING CONDITIONS AND SITE DEMOLITION PLAN

**C101**

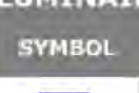


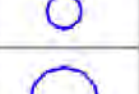

Ada, Michigan

1811 4 Mile Rd NE | Grand Rapids, MI 49525 | 616.361.2664 | [www.progressiveave.com](http://www.progressiveave.com)





**SITE LAYOUT PLAN**  
1"= 40'

LUMINAIRE SCHEDULE									
SYMBOL	LABEL	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP	LUMENS	LLP	WATTS	
	A	LITHONIA	DSX0 LED P3 30K T2M MVOLT HS	POLE MOUNTED AREA LIGHT WITH TYPE II DISTRIBUTION AND HOUSE SIDE SHIELDED	6411	0.95	71		
	B	LITHONIA	DSX0 LED P6 30K TSW MVOLT	POLE MOUNTED AREA LIGHT WITH TYPE V DISTRIBUTION	LED	15285	0.95	134	
	C	LUMECON	1503061315-008, MODEL: LR0F-3-1-NW-A-CL-8-X-X-X-B-X-X-C	DECORATIVE POST TOP VILLAGE DECORATIVE FIXTURE (TYP. OF 2)	LED	4573	0.95	58	
	D	HESS AMERICA	RS200-1LVC-NW-T3-UNV-W-DR2-N	Residenza RS200 TYPE 3, 4000K BUILDING LIGHT - WALL MOUNTED (TYP OF 42)	LED	3571	0.95	36.06	
	E	GOTHAM	EVO 40/10 6AR WD LSS	4000K, 1000LM, CR180, 6IN CLEAR, WIDE DIST, SEMI-SPEC BUILDING LIGHT - IN ENTRY CANOPIES (TYP OF 6)	LED	1073	0.95	11.75	

**PROGRAM SUMMARY**  
**Ada Residential**  
Ada, MI

3 STORY - 20 UNIT BUILDING									
Apartments	Beds/Unit	Baths/Unit	# of Units	#/Bldg	% of Units/Bldg	RSF/Unit	Balcony SF	Total SF/Bldg	Total Balcony SF
1BR A	1	1	10		50.0%	708	87	7,080	870
1BR B	1	1	0		0.0%	765	87	0	0
2BR A	2	2	5		25.0%	1049	87	5,245	435
2BR B	2	2	4		20.0%	1134	87	4,536	348
3BR A	3	2	1		5.0%	1272	87	1,272	87
Garages								3,952	
<b>Total per Building</b>				<b>20</b>	<b>100%</b>			<b>22,085</b>	<b>1,740</b>
									<b>74.40%</b>

4 STORY - 26 UNIT BUILDING									
Apartments	Beds/Unit	Baths/Unit	# of Units	#/Bldg	% of Units/Bldg	RSF/Unit	Balcony SF	Total SF/Bldg	Total Balcony SF
1BR A	1	1	0		0.0%	708	87	0	0
1BR B	1	1	6		23.1%	765	87	4,590	522
2BR A	2	2	14		53.8%	1049	87	14,686	1,218
2BR B	2	2	5		19.2%	1134	87	5,670	435
3BR A	3	2	1		3.8%	1272	87	1,272	87
Garages								4,348	
<b>Total per Building</b>				<b>26</b>	<b>100%</b>			<b>30,566</b>	<b>2,262</b>
									<b>76.16%</b>

Apartments	# of Units	% of Units/Property	RSF/Unit	Balcony SF	Total SF/Property	Building GSF w/o Balcony
1BR A	20	21.7%	708	87	14,160	
1BR B	12	13.0%	765	87	9,180	
2BR A	36	41.3%	1,049	87	39,862	
2BR B	16	19.6%	1,134	87	20,412	
3BR A	4	4.3%	1,272	87	5,088	
Garages (Attached)	42				16,600	
Garages (Detached)	40				10,412	
Total per Property		92	82	100%	115,714	139,638.00
		Apartments	Garages			


**GENERAL SITE LAYOUT NOTES**

- ALL WORKMANSHIP AND MATERIALS SHALL BE ACCORDING TO THE CURRENT MICHIGAN DEPARTMENT OF TRANSPORTATION (M.D.O.T) STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- CONTACT "MISS DIG" TOLL FREE AT 1-800-482-7171 THREE (3) DAYS PRIOR TO THE START OF CONSTRUCTION, EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS.
- NO DIMENSION MAY BE SCALED. REFER UNCLEAR ITEMS TO THE ENGINEER FOR INTERPRETATION.
- DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED AS B-B (BACK TO BACK) OR E-E (EDGE OF METAL TO EDGE OF METAL).
- CONTRACTOR TO PAINT STRIPE ALL PARKING SPACES SHOWN. PAINT COLOR TO BE YELLOW.
- UPON REQUEST, ELECTRONIC INFORMATION WILL BE PROVIDED FOR SITE LAYOUT PURPOSES. CONTRACTOR SHALL REQUEST ALL INFORMATION IN WRITING THROUGH PROGRESSIVE AE. LAYOUT OF ALL NEW CONSTRUCTION SHALL BE DONE BY A LICENSED SURVEYOR.
- ALL CONCRETE JOINTS SHALL BE TOOLED PER SPECIFICATIONS.
- CONTRACTOR MUST RESTORE AND REPAIR ANY EXISTING CONDITIONS DISTURBED BY CONSTRUCTION. THIS IS TO INCLUDE BURIED UTILITIES, LIGHTING, LANDSCAPING, SPRINKLING, ETC.
- ANY AREA DISTURBED BY CONSTRUCTION TO BE RESTORED TO CONDITION EQUAL TO OR BETTER THAN BEFORE CONSTRUCTION BEGAN.
- ALL PAVEMENT, CURB & GUTTER, SIDEWALK AND UTILITIES WITHIN PUBLIC RIGHT OF WAY SHALL MEET VILLAGE OF ADA STANDARDS.
- CONTRACTOR SHALL OBTAIN A STORM WATER PERMIT FROM ADA TOWNSHIP PRIOR TO INITIATION OF SITE IMPROVEMENTS.
- POLE-MOUNTED PARKING AREA LIGHTING SHALL BE LIMITED TO USE OF "FULL-CUTOFF" FIXTURES. ANY BUILDING MOUNTED EXTERIOR LIGHTING SHALL UTILIZE "FULL CUTOFF" FIXTURES, OR BE OF A LOW INTENSITY, NON-GLARING STYLE. SUBJECT TO FIXTURE SPECIFICATION APPROVAL BY THE ADA TOWNSHIP PLANNING DEPARTMENT.


**DEVELOPMENT SUMMARY**

MULTI FAMILY	92 UNITS
PARKING REQUIRED:	
92x2.5	184 SPACES
92x1.75=	161 SPACES
92x1.5=	138 SPACES
PARKING PROVIDED:	
GARAGE (DETACHED)	40 SPACES
GARAGE (ATTACHED)	42 SPACES
STANDARD PARKING	86 SPACES
TOTAL PARKING	168 SPACES
A. TOTAL GROSS SITE AREA = 8.97 AC (390,772 SFT).	
B. AREA OF EXISTING OR PROPOSED RIGHTS-OF-WAY = 0 AC.	

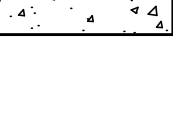
**PAVEMENT LEGEND**




BITUMINOUS PAVEMENT




HEAVY DUTY BITUMINOUS PAVEMENT



CONCRETE SIDEWALK



HEAVY DUTY DRIVE APPROACH CONCRETE



GRASS PAVER FIRE LANE

1 1/2" (165 LB/SYD) MDOT 36A BIT. WEARING COURSE

MDOT TACK COAT @ 0.15 GAL/SY

1 1/2" (165 LB/SYD) MDOT 13A BIT. LEVELING COURSE

6" AGGREGATE BASE, MDOT 21AA MOD

12" SUBBASE, CL II SAND OR APPROVED NATIVE MATERIAL

2" (220 LB/SYD) MDOT 13A BIT. WEARING COURSE

MDOT TACK COAT @ 0.15 GAL/SY

2 1/2" (275 LB/SYD) MDOT 13A BIT. LEVELING COURSE

10" AGGREGATE BASE, MDOT 21AA MOD

12" SUBBASE, CL II SAND OR APPROVED NATIVE MATERIAL

4" CONCRETE

4" MDOT CLASS II GRANULAR BASE

APPROVED COMPACTED SUBBASE

6" CONCRETE, MDOT P1

18" COMPACTED SUBBASE, CLASS II SAND

TOPSOIL INFILL AND GRASS SEED

PRESTO 2" GEOBLOCK 5150 POROUS PAVER

8" ENGINEERED AGG. BASE

APPROVED COMPACTED SUBGRADE

WHEELER DEVELOPMENT GROUP

**Village East Residential**

Ada, Michigan

NOT FOR CONSTRUCTION

ISSUANCE

FINAL PUD SUBMITTAL

5/21/2020

REVISIONS

NO.	DATE	DESCRIPTION
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FILE NUMBER 88180001

PROJECT MANAGER PL

PROFESSIONAL SXT

DRAWN BY SXT

CHECKED BY

811

Know what's Below. Call before you dig.

www.CALL811.com

CALL 811 NOTE:

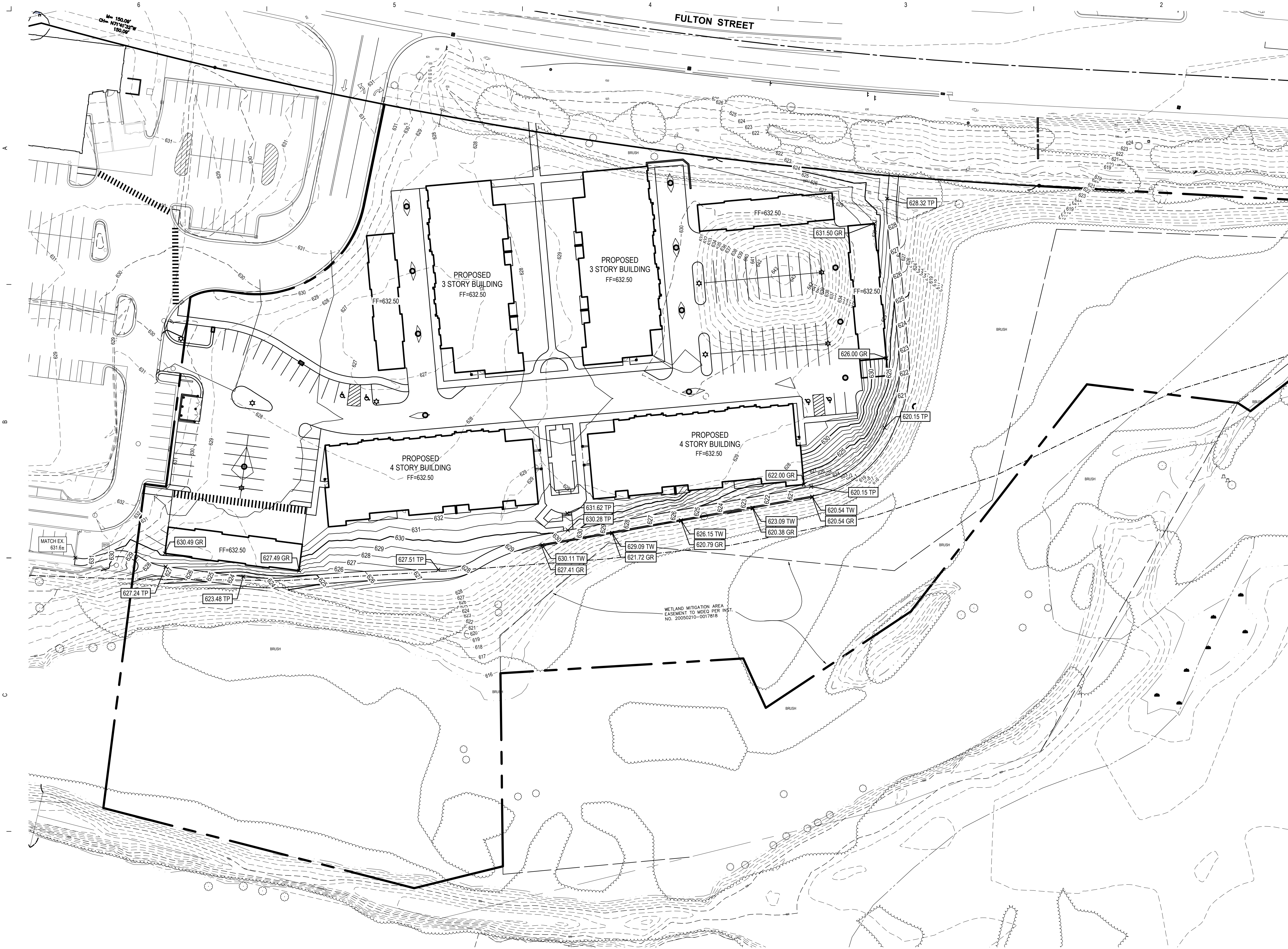
CONTRACTOR TO CONTACT 811 SERVICE AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION, TO CONFIRM LOCATION OF EXISTING UTILITIES. DIAL 811.

SITE LAYOUT PLAN

**C201**



5/22/2020 9:00:07 AM  
P:\06000\03\TP\02\BIM\0 - C301 - SITE GRADING.dwg  
THIS DOCUMENT HAS BEEN PREPARED BY PROGRESSIVE AE AS AN INSTRUMENT OF SERVICE. AND PROGRESSIVE AE  
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**SITE GRADING PLAN**  
1"=40' 0 40'



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**GENERAL NOTES**

- EXISTING 100-YEAR FLOODPLAIN ELEVATION IS 631.50.
- FILL WITHIN 100-YEAR FLOODPLAIN HAS BEEN PERMITTED THROUGH EGLE (MDEQ). PERMIT NUMBER WRP003881, ISSUED ON AUGUST 18, 2016.
- CONSTRUCTION PLANS FOR PUBLIC WATER AND SEWER MAIN EXTENSIONS SHALL BE SUBJECT TO ISSUANCE OF REQUIRED STATE PERMITS AND APPROVAL BY THE ADA TOWNSHIP UTILITY DIRECTOR, PRIOR TO INITIATION OF SITE IMPROVEMENTS, AND PRIOR TO ISSUANCE OF BUILDING PERMITS.

**NOT FOR  
CONSTRUCTION**

**WHEELER DEVELOPMENT GROUP**  
**Village East Residential**

**progressive**

Ada, Michigan

**ISSUANCE**

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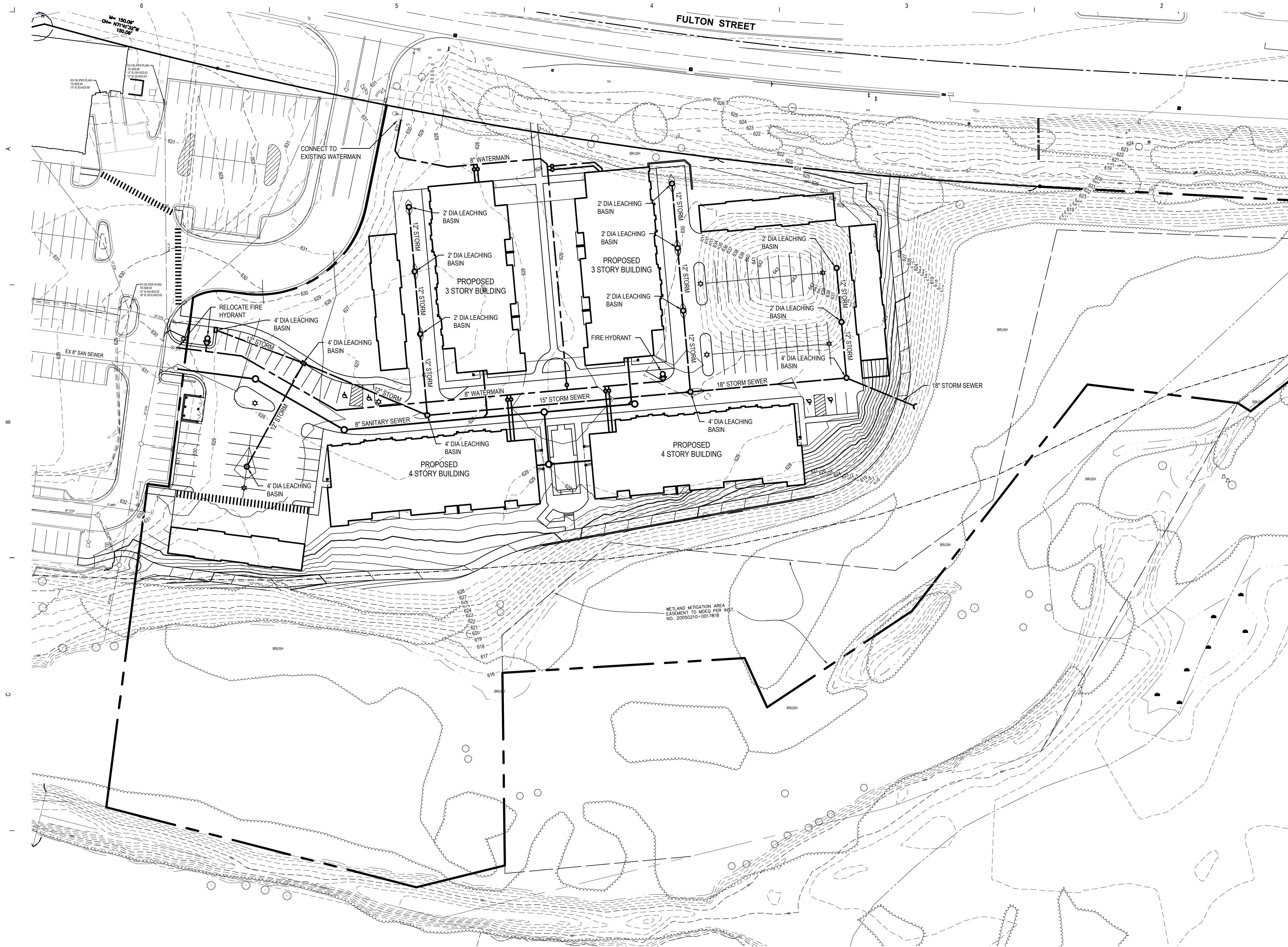
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CHECKED BY

**SITE GRADING  
PLAN  
C301**

1811.4 Mile Rd NE, Grand Rapids, MI 49525 616.361.2634 www.progressiveae.com





**SITE UTILITY PLAN**  
1"= 40'



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**WATERMAIN NOTES**

- INSTALL WATERMAIN WITH MINIMUM 5.5' OF COVER TO TOP OF PIPE.
- PROVIDE A MINIMUM 18" OF VERTICAL SEPARATION AND 10' OF HORIZONTAL SEPARATION BETWEEN WATERMAIN AND ALL SANITARY AND STORM SEWERS.
- PROVIDE APPROVED MECHANICAL RESTRAINED JOINTS AT ALL WATERMAIN BENDS FOR A MINIMUM DISTANCE FROM THE FITTING AS SHOWN IN THE PIPE RESTRAINT TABLE.
- WATERMAIN MATERIAL AND INSTALLATION SHALL IN ACCORDANCE WITH CITY OF GRAND RAPIDS 1993 STANDARD SPECIFICATION FOR CONSTRUCTION, AS REVISED APRIL 2011.
- WATERMAIN PIPE SHALL BE DUCTILE IRON PIPE CLASS 53 IN ACCORDANCE WITH AWWA C151.
- COORDINATE WATER TAPS WITH ADA TOWNSHIP
- WATER MAIN TO BE DISINFECTED AND SAMPLED IN ACCORDANCE AWWA C651.

**SANITARY SEWER NOTES**

- SANITARY SEWER TO COMPLY WITH ADA TOWNSHIP SANITARY SEWER SPECIFICATIONS.
- CLEANOUTS TO BE PROVIDED WITHIN 5 FEET OF THE BUILDING EXTERIOR WALL ON ALL LATERALS EXITING THE BUILDING.
- SANITARY SEWER LATERALS WITHIN SITE SHALL BE (ASTM D-3034) SDR 35.
- ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.

**STORM SEWER NOTES**

- WATER QUALITY VOLUME PROVIDED IN LEACHING BASINS AND INFILTRATION TRENCHES AROUND THE STORM SEWER. DETENTION VOLUME IS NOT REQUIRED.
- STORM SEWER PIPE 12" DIA. OR LARGER SHALL BE ASTM C-76 CL IV REINFORCED CONCRETE PIPE OR ASTM F2306, HIGH DENSITY POLYETHYLENE PIPE. STORM SEWER PIPE SMALLER THAN 12" SHALL BE SDR 35 PVC.
- STORM SEWER PIPE TO BE PERFORATED AND PLACED IN A PEA STONE INFILTRATION TRENCH.
- YARD DRAINS (YD) TO BE 12" SQUARE DRAINTech CATCH BASIN BY NDS WITH SQUARE POLYPROPYLENE GRATE OR APPROVED EQUAL.
- CATCH BASINS (CB) TO BE 4' DIA. UNLESS NOTED OTHERWISE.
- CONNECT ALL ROOF DRAINS TO PROVIDED STORM SEWER UNLESS OTHERWISE NOTED.
- UNDERDRAIN TO BE INSTALLED AT ALL CATCH BASINS.
- ALL FLARED END SECTIONS TO BE CONCRETE UNLESS NOTED OTHERWISE.

WHEELER DEVELOPMENT GROUP

Village East Residential

Ada, Michigan

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**ISSUANCE**

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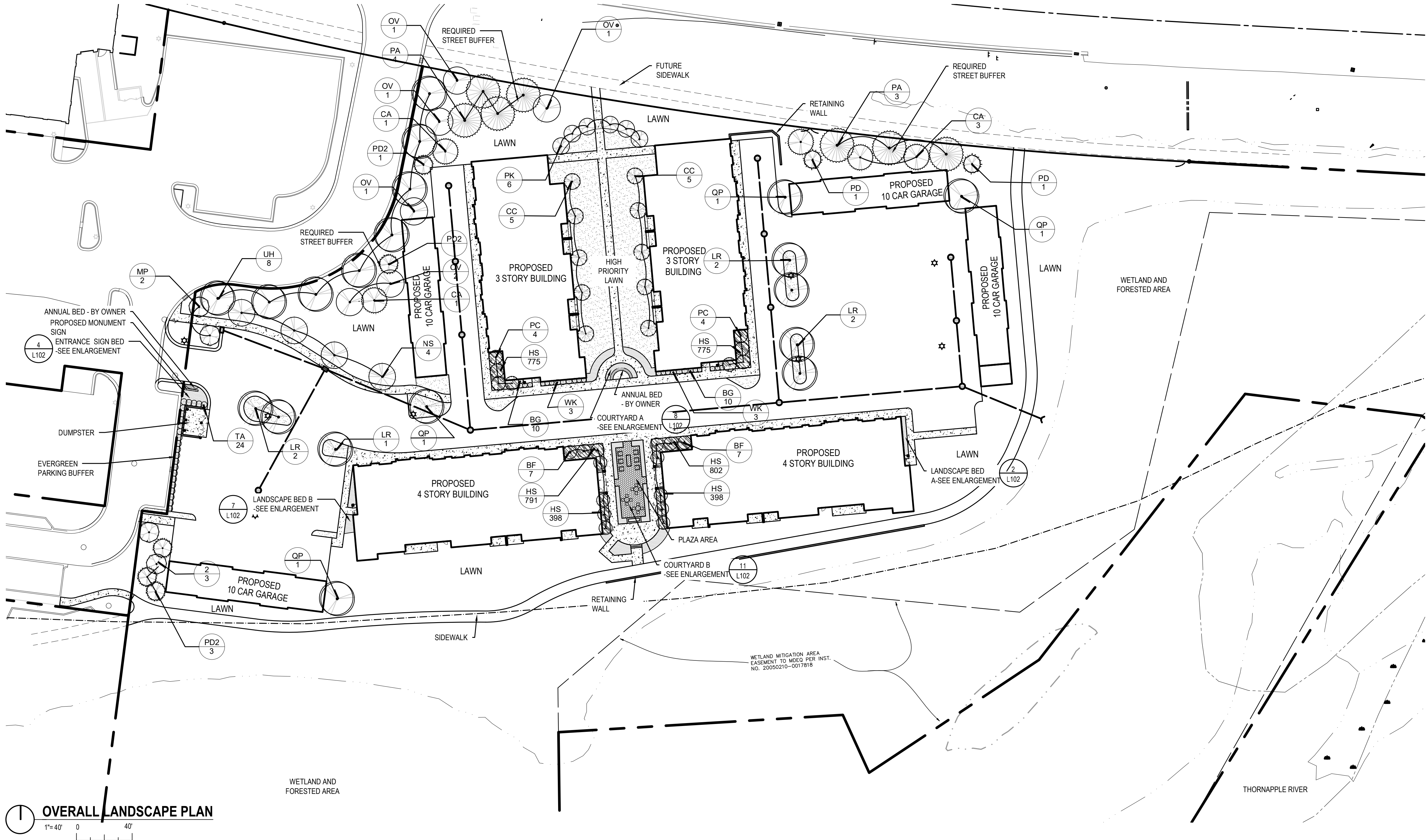
SITE UTILITY  
PLAN

C401



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	REMARKS
BF	14	Betula platyphylla 'Fargo' TM / Dakota Pinnacle Asian White Birch	B & B	1 1/2"		
CC	10	Carpinus betulus 'Columnaris' / Columnar European Hornbeam	B & B	1 1/2"		MATCHED.
LR	7	Liquidambar styraciflua 'Rotundiloba' TM / Round-Lobed Sweet Gum	B & B	2-1/2"		
MP	4	Malus x 'Prairifire' / Prairifire Crabapple	B & B	1 1/2"		6" BRANCH HT. MIN.
NS	4	Nyssa sylvatica / Sour Gum	B & B	2-1/2"		7-8" BRANCH HT. MIN.
OV	6	Ostrya virginiana / American Hophornbeam	B & B			
PK	6	Prunus serrulata 'Kwanzan' / Kwanzan Japanese Flowering Cherry	B & B	2-1/2"		6-7" BRANCH HT. MIN. MATCHED.
PC	8	Pyrus calleryana 'Capital' / Capital Callery Pear	B & B			
QP	4	Quercus palustris / Pin Oak	B & B	2-1/2"		
UH	8	Ulmus x 'Patriot' / Patriot Elm	B & B	2-1/2"		7-8" MIN. BRANCH HT. MATCHED.
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	REMARKS
CA	5	Chamaecyparis thyoides / Atlantic White Cedar	B & B		6' - 8' ht	
PA	7	Picea abies / Norway Spruce	B & B		6' - 8' ht	
PD2	5	Picea glauca 'Densata' / Black Hills Spruce	B & B		6' - 8' ht	
PD	2	Pseudotsuga menziesii / Douglas Fir	B & B		6' - 8' ht	
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	ET	HT	REMARKS
BG	52	Buxus x 'Green Mountain' / Green Mountain Boxwood	#5 CONT			
IR	16	Ilex verticillata 'FARROWBPOP' TM / Berry Poppins Winterberry	#3 CONT			
IF	8	Ilex verticillata 'FarrowMRP' TM / Mr. Poppins Winterberry	#3 CONT			
IY	6	Ilex x 'Rutzan' TM / Red Beauty Holly	#3 CONT			
IS	37	Itea virginica 'Sprich' TM / Little Henry Virginia Sweetspire	#1 CONT			
RK	34	Rosa x 'Radsunny' TM / Sunny Knock Out Yellow Rose	#3 CONT			
TA	23	Thuja occidentalis 'Art Boe' TM / North Pole Arborvitae	#5 CONT		4-5'	
WK	20	Weigela florida 'Bokrasopae' TM / Sonic Bloom Pearl Weigela	#3 CONT			
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	CONT	ET	HT	REMARKS
MP2	6	Miscanthus sinensis 'Purpurescens' / Flame Grass	#3 CONT			
PH	30	Pennisetum alopecuroides 'Hameln' / Hameln Fountain Grass	#1 CONT			
PERENNIALS	QTY	BOTANICAL / COMMON NAME	CONT	ET	HT	REMARKS
CM	26	Coreopsis x 'Moonbeam' / Moonbeam Coreopsis	#1 CONT			
HB	13	Hemerocallis x 'Little Business' / Little Business Daylily	#1 CONT			
HG	13	Hemerocallis x 'Little Grapette' / Little Grapette Daylily	#1 CONT			
HN	13	Hemerocallis x 'Now and Zen' / Now and Zen Daylily	#1 CONT			
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	ET	HT	REMARKS
HS	3,939	Hedera helix 'Hedgehog' / Hedgehog English Ivy	38 CELL			



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GENERAL LANDSCAPE NOTES

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- CONTRACTOR SHALL COMPLY WITH WITH THE ADA TOWNSHIP, MICHIGAN CODE OF ORDINANCES INCLUDING BUT NOT LIMITED TO PROCEDURES, INSPECTIONS, AND MAINTENANCE.
- PLANT LOCATIONS TO BE STAKED IN THE FIELD FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT AND OWNER. CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING ALL EXISTING UNDERGROUND UTILITIES. CONTACT THE APPROPRIATE UTILITY COMPANY FOR FIELD STAKING ALL LINES.
- ALL AREAS DISTURBED BY CONSTRUCTION TO BE TOPSOILED AND SEEDED UNLESS SHOWN OTHERWISE IN PLANS. SEE SPECIFICATIONS.
- CONTRACTOR TO CONTACT MISS DIG AT PHONE NUMBER 811 AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION TO CONFIRM LOCATION OF EXISTING UTILITIES.
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- LANDSCAPE BEDS TO RECEIVE 2" OF HARDWOOD MULCH. TREE SAUCERS TO RECEIVE 3" OF HARDWOOD MULCH.
- ALL LANDSCAPE BEDS TO HAVE ALUMINUM EDGING. (SEE SPECIFICATIONS)
- TREES AND SHRUBS SHALL BE PLANTED APPROXIMATELY 2" ABOVE GRADE (SEE SPECIFICATIONS AND DETAILS).
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LANDSCAPE LEGEND

- DECIDUOUS SHADE TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- MIXED SHRUBS, PERENNIALS, & ORNAMENTAL GRASSES
- LANDSCAPE BEDS WITH MIXED SHRUBS & PERENNIALS
- ANNUAL BED - BY OWNER
- GROUND COVER
- HIGH PRIORITY LAWN AREA

NOTE:  
1. LOW PRIORITY LAWN SEED MIX: 5-7lbs. PER 1,000FT<sup>2</sup>  
34% CREEPING RED FESCUE  
33% KENTUCKY BLUE GRASS  
33% TURF TYPE PERENNIAL RYE  
  
\* LAWN SEEDING BASED ON RHINO LANDSCAPE &  
SEED SUPPLY 3-3-3 SUN/SHADE MIX

ZONING NOTES

- ZONE - PUD
- SCREENING REQUIREMENTS: FOR EVERY 100' OF STREET FRONTAGE:  
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- INTERIOR PARKING LANDSCAPING: FOR EVERY 10 PARKING SPACES:  
-150FT<sup>2</sup> LANDSCAPE PARKING ISLAND  
-1 DECIDUOUS SHADE TREE
- SOIL TYPE: 63 - URBAN LAND - Cohoctah COMPLEX, & 7 - Cohoctah LOAM SANDY LOAM SOIL, POORLY DRAINED, FREQUENT FLOODING, 0-12" TO WATER TABLE

WHEELER DEVELOPMENT GROUP

Village East Residential

Ada, Michigan

NOT FOR CONSTRUCTION

ISSUANCE

FINAL PUD SUBMITTAL  
5/21/2020

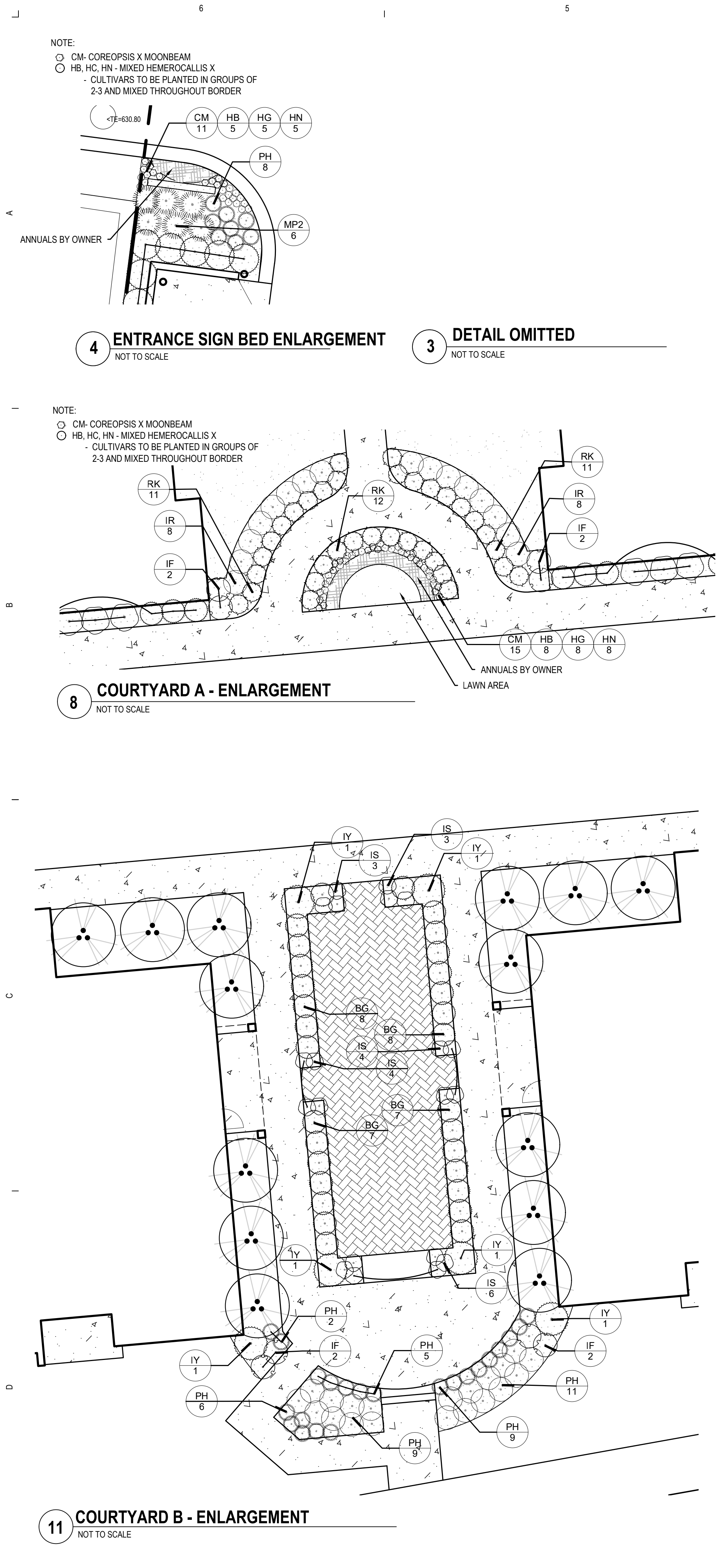
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FILE NUMBER 88180001  
PROJECT MANAGER PL  
PROFESSIONAL PL  
DRAWN BY SRV  
CHECKED BY

OVERALL  
LANDSCAPE PLAN  
L101





# 11 COURTYARD B - ENLARGEMENT

NOT TO SCALE

# 8 COURTYARD A - ENLARGEMENT

NOT TO SCALE

# 7 LANDSCAPE BED B - ENLARGEMENT

NOT TO SCALE

# 2 LANDSCAPE BED A - ENLARGEMENT

NOT TO SCALE

# 4 ENTRANCE SIGN BED ENLARGEMENT

NOT TO SCALE

# 3 DETAIL OMITTED

NOT TO SCALE

# 1 PLANT SPACING DETAIL

NOT TO SCALE

# 5 SHRUB PLANTING DETAIL

NOT TO SCALE

# 9 EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE

# 10 DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

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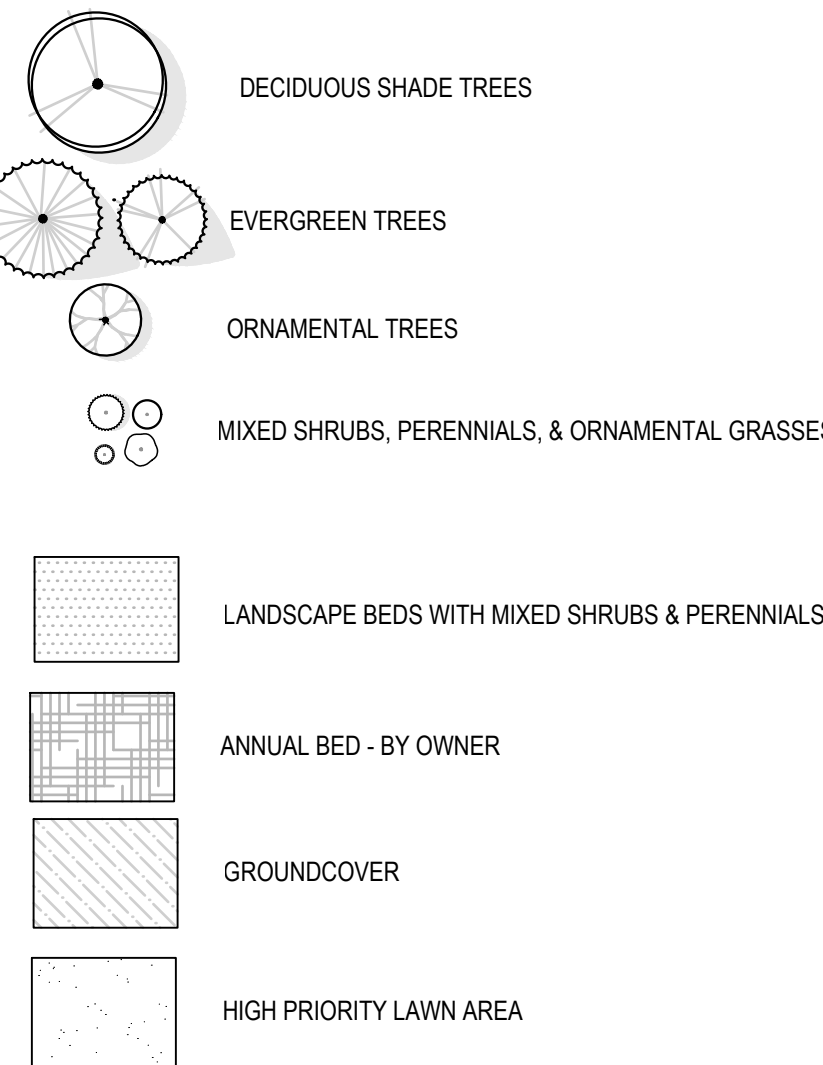


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## LANDSCAPE LEGEND



NOTE:  
1. LOW PRIORITY LAWN SEED MIX: 5-7lbs. PER 1,000FT<sup>2</sup>

34% CREEPING RED FESCUE  
33% KENTUCKY BLUE GRASS  
33% TURF TYPE PERENNIAL RYE

\* LAWN SEEDING BASED ON RHINO LANDSCAPE & SEED SUPPLY 3-3-3 SUN/SHADE MIX

## ZONING NOTES

ZONE - PUD

SCREENING REQUIREMENTS: FOR EVERY 100' OF STREET FRONTAGE:  
-3 DECIDUOUS SHADE TREES  
-3 LARGE EVERGREEN TREES  
-2 UNDERSTORY DECIDUOUS TREES  
-6 ORNAMENTAL SHRUBS

INTERIOR PARKING LANDSCAPING: FOR EVERY 10 PARKING SPACES:  
-150FT<sup>2</sup> LANDSCAPE PARKING ISLAND  
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SOIL TYPE: 63- URBAN LAND - Cohoctah COMPLEX & 7- Cohoctah LOAM SANDY LOAM SOIL, POORLY DRAINED, FREQUENT FLOODING, 0-12" TO WATER TABLE

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Ada, Michigan

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## REVISIONS

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CHECKED BY

LANDSCAPE ENLARGEMENTS  
L102





Wheeler Development Group  
32 Market Ave SW, Suite 500  
Grand Rapids, MI  
www.wheelerdevgroup.com

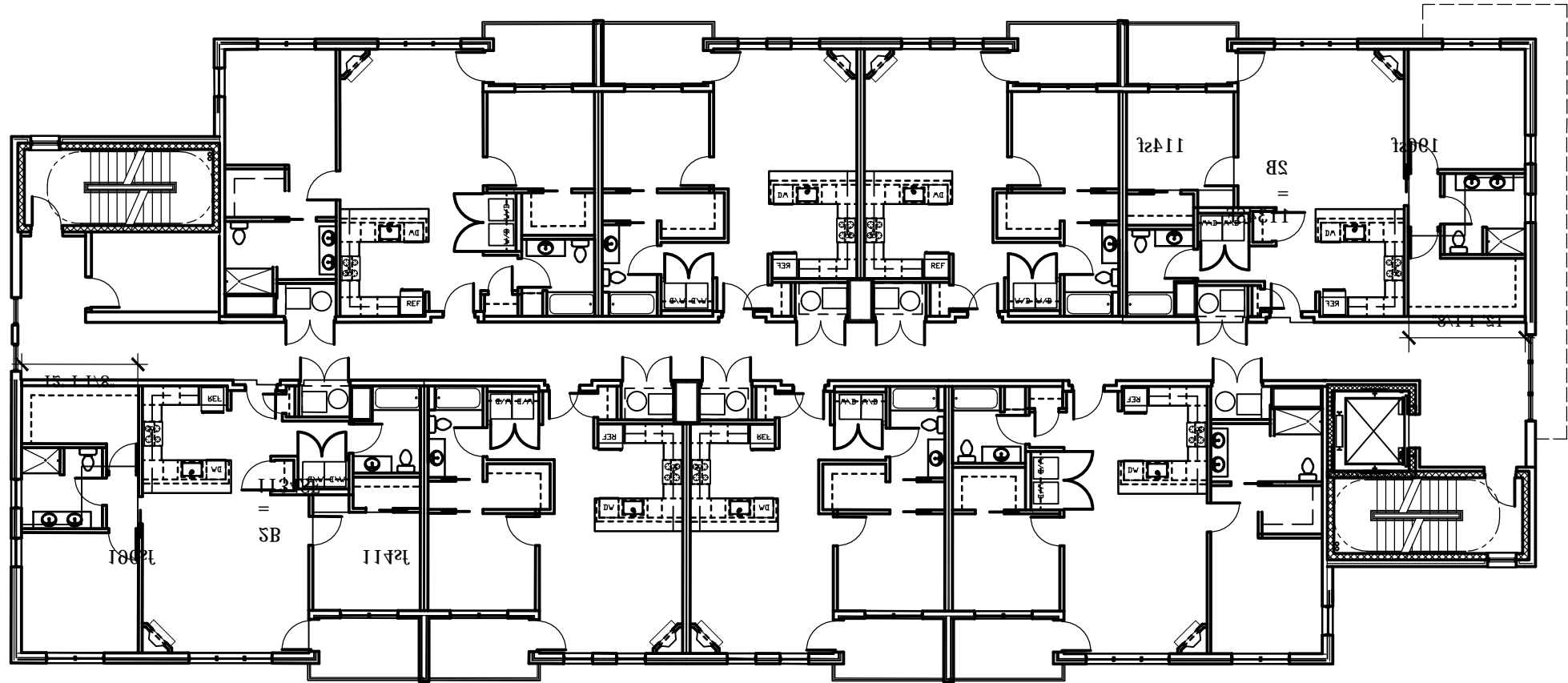
VILLAGE EAST  
RESIDENTIAL  
ADA, MI

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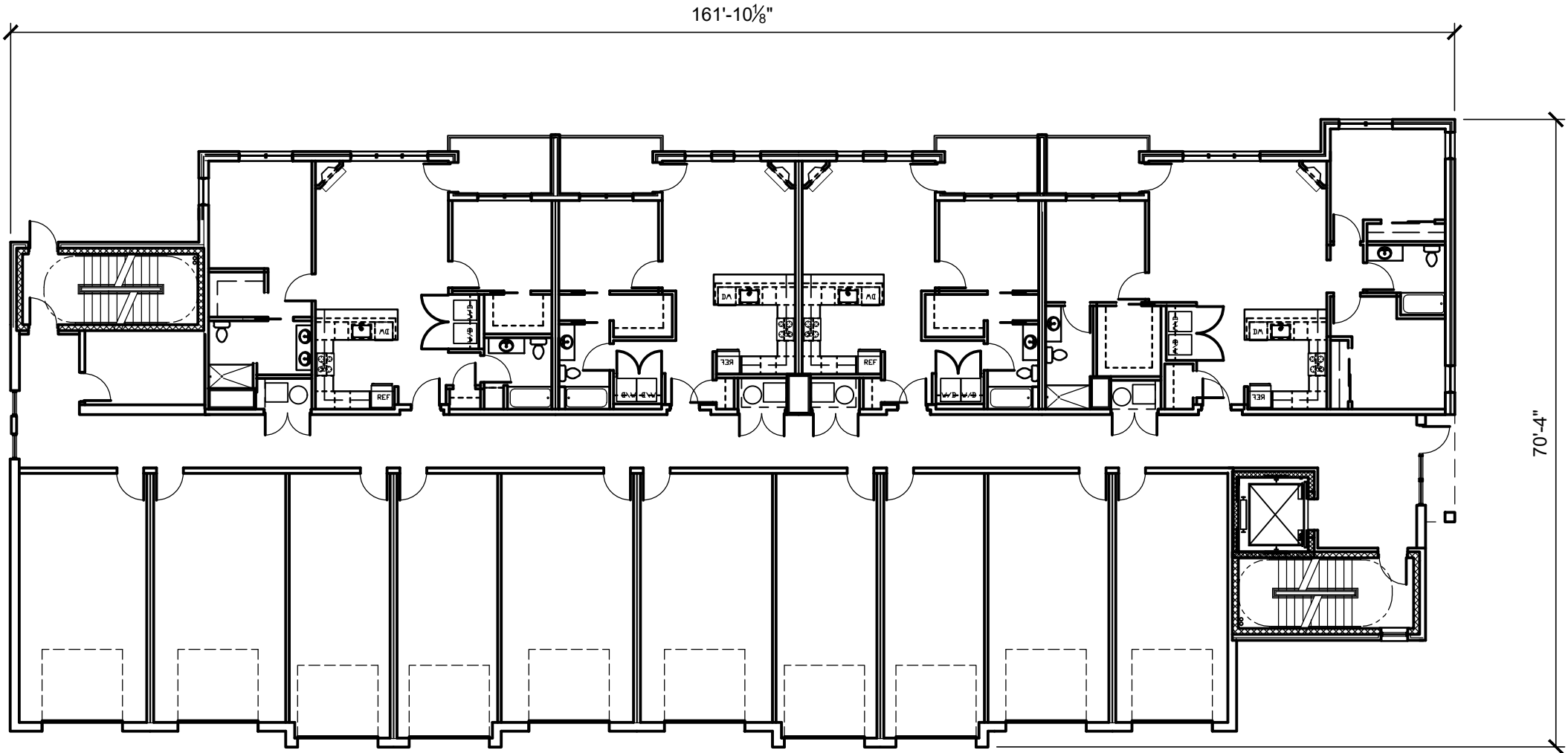
89 MONROE CENTER  
SUITE 400  
GRAND RAPIDS, MI 49503 USA  
TEL +1.616.771.0909  
www.ghafari.com

REGISTRATION SEAL

NOT FOR  
CONSTRUCTION



TYPICAL  
UPPER LEVEL PLAN  
SCALE: 1/16"=1'-0"  
NORTH



GROUND LEVEL PLAN  
SCALE: 1/16"=1'-0"  
NORTH

REV	DATE	DOC REL ## - DESCRIPTION
	01/23/20	DOC REL 01 - SITE PLAN APP.

PROJECT #	1969066
PROJECT MANAGER	A. ECKERT
DESIGNED BY	
DRAWN BY	
QUALCHECK	
SHEET TITLE	

THREE STORY BUILDING  
FLOOR PLANS

AE1-01  
SHEET NUMBER

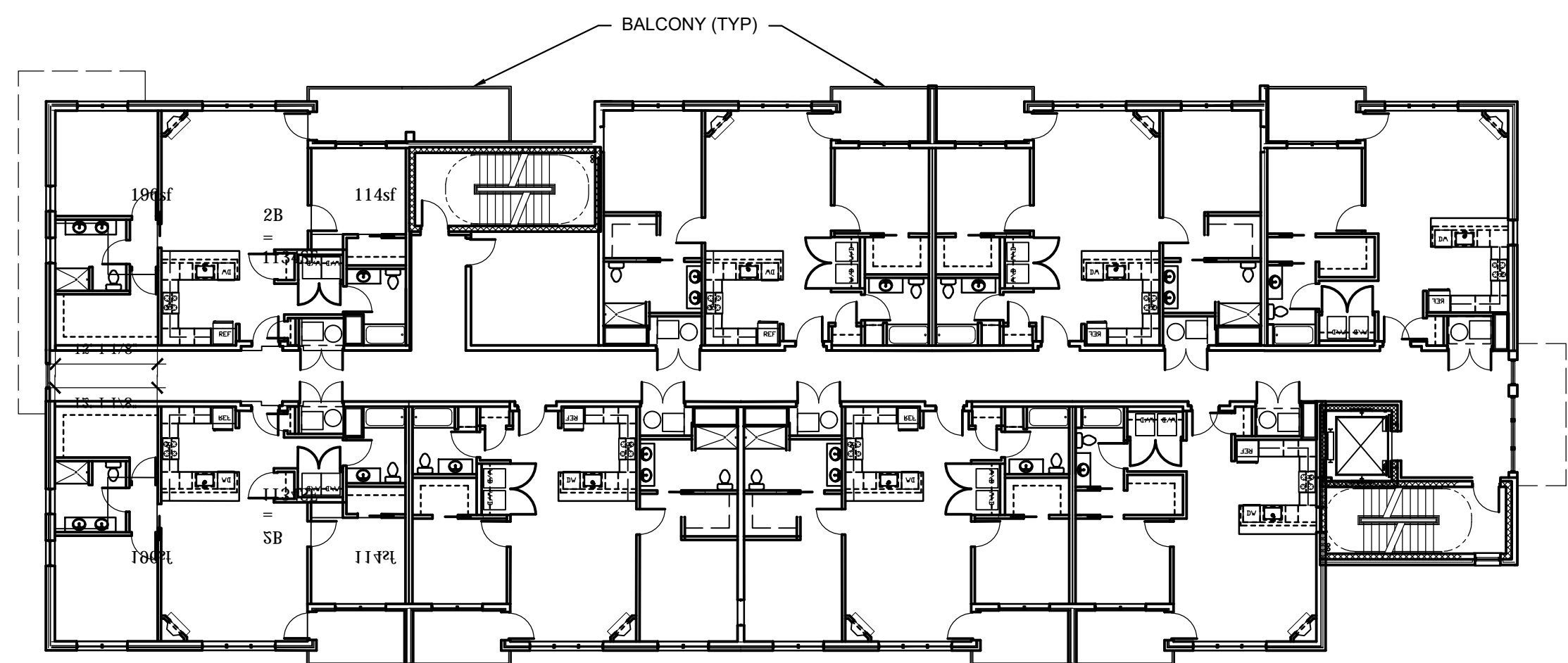


Wheeler Development Group  
2 Market Ave SW, Suite 500  
Grand Rapids, MI  
[www.wheelerdevgroup.com](http://www.wheelerdevgroup.com)

**VILLAGE EAST  
RESIDENTIAL  
ADA, MI**

# GHAFARI

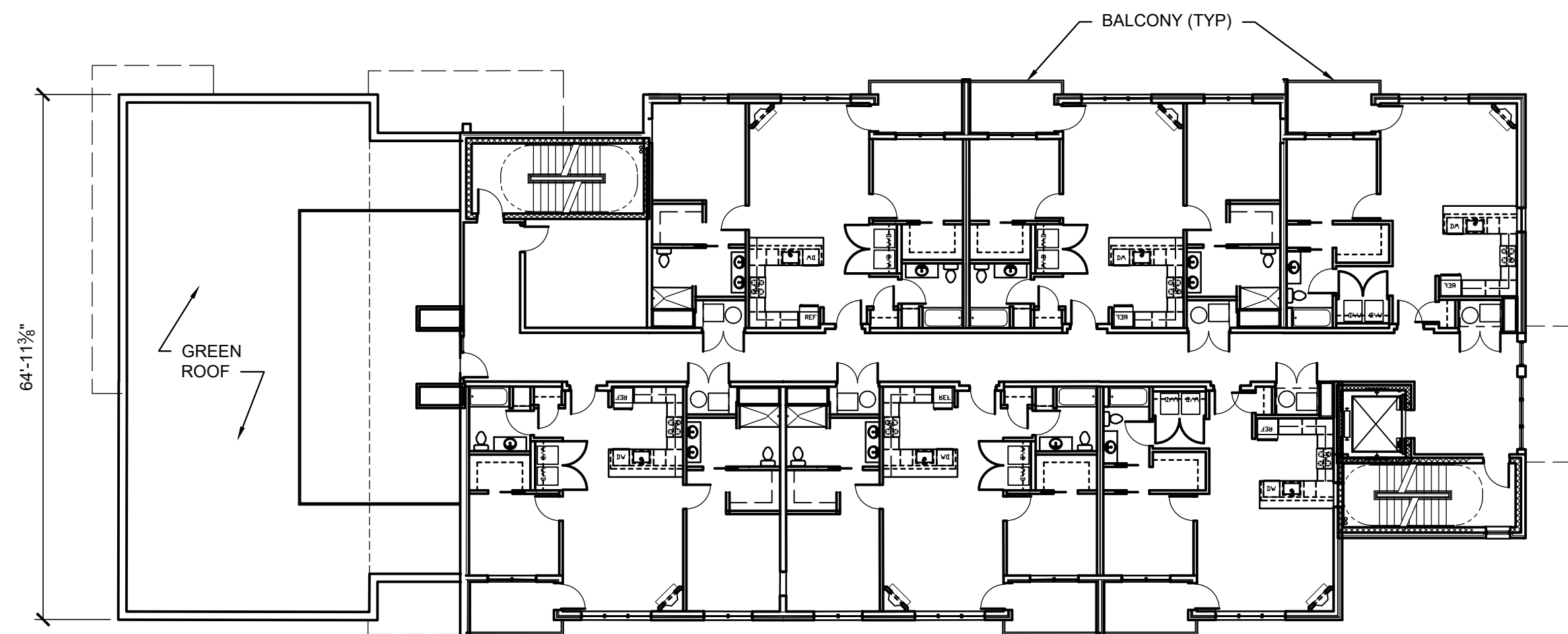
89 MONROE CENTER  
SUITE 400  
GRAND RAPIDS, MI 49503 USA  
TEL +1.616.771.0909  
[www.ghafari.com](http://www.ghafari.com)



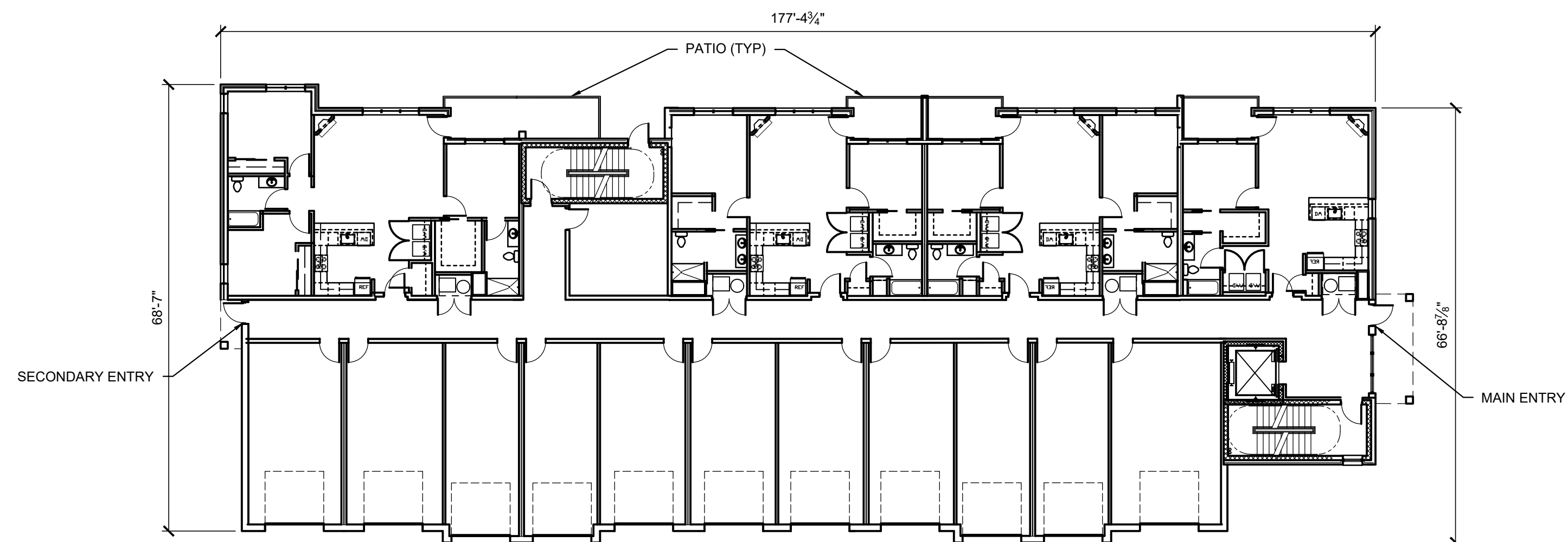
**SECOND AND  
THIRD LEVEL PLAN**

SCALE: 1/16"=1'-0"

 NORTH



**FOURTH LEVEL PLAN**  
SCALE: 1/16"=1'-0"



 **GROUND LEVEL PLAN**  
SCALE: 1/16"=1'-0"

REGISTRATION SEAL

NOT FOR  
CONSTRUCTION

[illegible]

PROJECT #	1969066
PROJECT MANAGER	A. ECKERT
DESIGNED BY	
DRAWN BY	
QUALCHECK	
SHEET TITLE	

## FOUR STORY BUILDING FLOOR PLANS

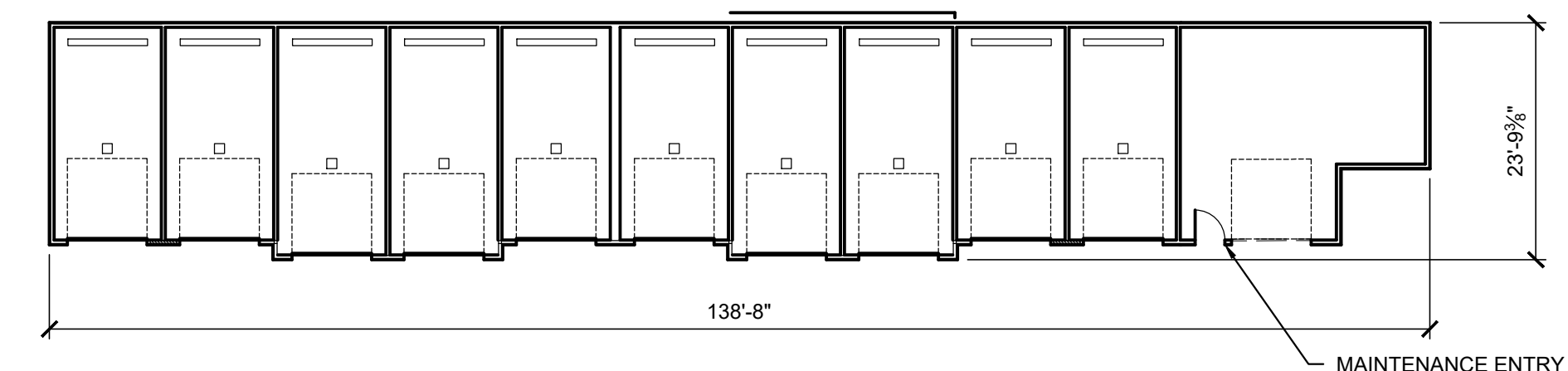
**AE1-02**  
SHEET NUMBER

Wheeler Development Group  
2 Market Ave SW, Suite 500  
Grand Rapids, MI  
[www.wheelerdevgroup.com](http://www.wheelerdevgroup.com)

**VILLAGE EAST  
RESIDENTIAL  
ADA, MI**

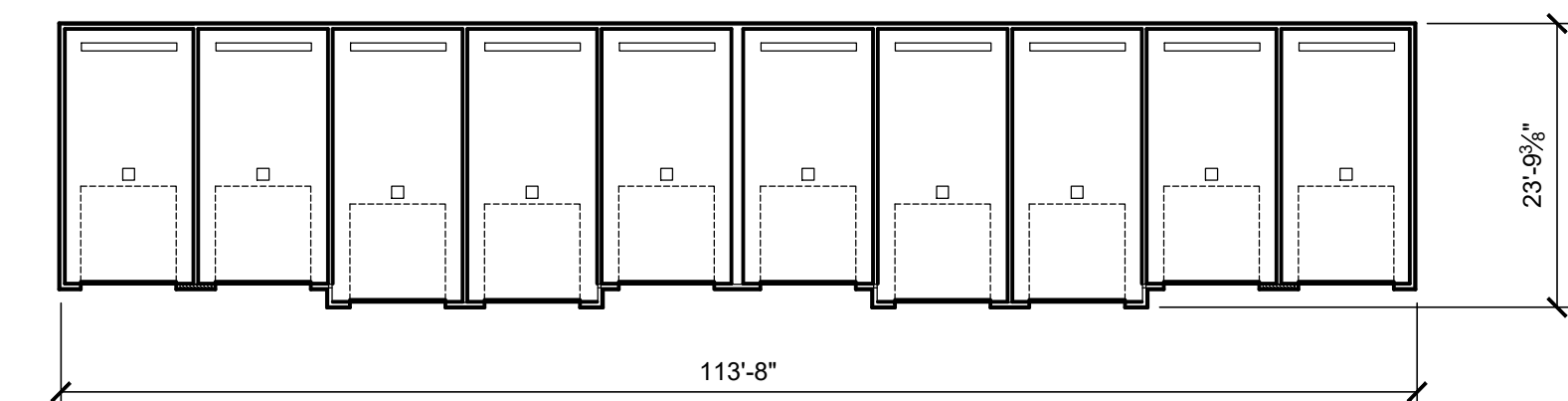
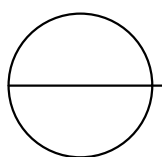
# GHAFARI

89 MONROE CENTER  
SUITE 400  
GRAND RAPIDS, MI 49503 USA  
TEL +1.616.771.0909  
[www.ghafari.com](http://www.ghafari.com)



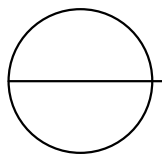
## **GARAGE BUILDING W/ MAINTENANCE OFFICE PLAN**

SCALE: 1/16"=1'-0"



## GARAGE BUILDING PLAN

SCALE: 1/16"=1'-0'



REGISTRATION SEAL

NOT FOR  
CONSTRUCTION

[illegible]

PROJECT #	196906
PROJECT MANAGER	A. ECKER
DESIGNED BY	
DRAWN BY	
QUALCHECK	
SHEET TITLE	

## GARAGE BUILDING FLOOR PLAN

**AE1-03**  
SHEET NUMBER



**VILLAGE EAST  
RESIDENTIAL**  
ADA, MI

# GHAFARI

89 MONROE CENTER  
SUITE 400  
GRAND RAPIDS, MI 49503 USA  
TEL +1.616.771.0909  
[www.ghafari.com](http://www.ghafari.com)



REGISTRATION SEAL

[illegible]

PROJECT #	1969066
PROJECT MANAGER	A. ECKERT
DESIGNED BY	
DRAWN BY	
QUALCHECK	
SHEET TITLE	

## THREE STORY BUILDING EXTERIOR ELEVATIONS

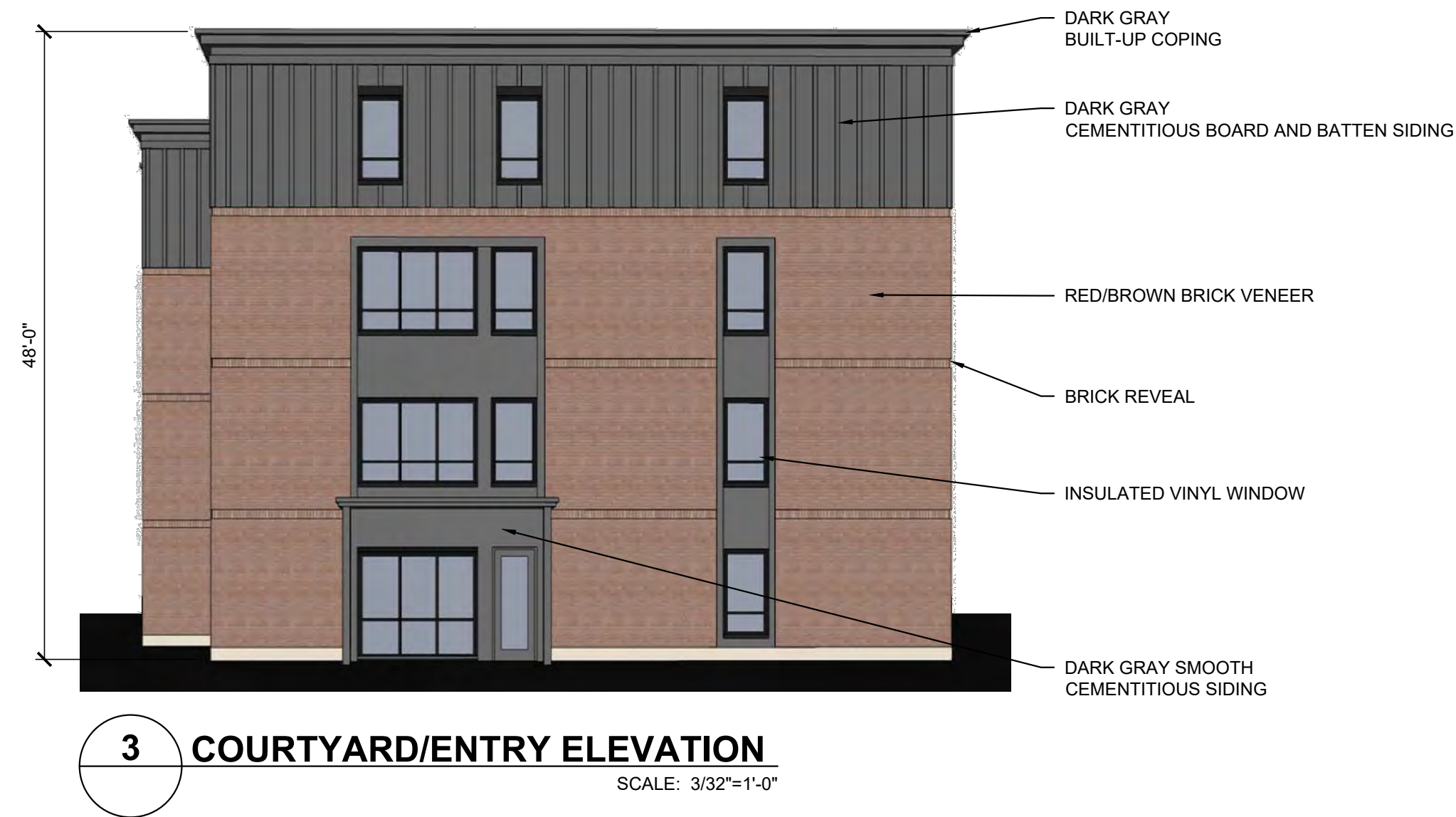
**AE2-01**  
SHEET NUMBER



[illegible]

PROJECT #	196906
PROJECT MANAGER	A. ECKER
DESIGNED BY	
DRAWN BY	
QUALCHECK	
SHEET TITLE	

## FOUR STORY BUILDING EXTERIOR PERSPECTIVES





**AE2-03**  
SHEET NUMBER





Wheeler Development Group  
32 Market Ave SW, Suite 500  
Grand Rapids, MI  
[www.wheelerdevgroup.com](http://www.wheelerdevgroup.com)

**VILLAGE EAST  
RESIDENTIAL  
ADA, MI**

# GHAFARI

89 MONROE CENTER  
SUITE 400  
GRAND RAPIDS, MI 49503 USA  
TEL +1.616.771.0909  
[www.ghafari.com](http://www.ghafari.com)

REGISTRATION SEARCH

NOT FOR  
CONSTRUCTION

[illegible]

PROJECT #	1969066
PROJECT MANAGER	A. ECKERT
DESIGNED BY	
DRAWN BY	
QUALCHECK	
SHEET TITLE	

## PERSPECTIVE VIEWS

**AE2-04**  
SHEET NUMBER





## MEMORANDUM

Date: 07/02/21

**TO:** Ada Township Planning Commission  
**FROM:** Jim Ferro, Planning Director  
**RE:** Request for Amendment to Conditional Rezoning from Industrial (I) District to Low Density Single Family Residential (R-1) District, to Extend the Proposed Duration of Use of Property for a private, non-profit, K-12 school on a 1.7 acre-site, 155 Spaulding Ave SE, Parcel No. 41-15-30-300-018, Dana Roefer, for Journey Academy

### Overview of Request:

On July 9, 2018, after a recommendation from the Planning Commission, the Township Board approved a “conditional rezoning” of a 1.7 acre portion of property at 155 Spaulding Ave. from the Industrial (I) district to the Low Density Single Family Residential (R-1) district. The “conditional rezoning” allows the property to be used for a private, nonprofit school for a limited period of time, and for that use only, to the exclusion of other uses that are ordinarily permitted in the R-1 district. The approved rezoning conditions call for the private school use to be terminated by August 13, 2021, and for the property to automatically revert back to the original Industrial zoning after that date.

Journey Academy is seeking approval of an amendment to the original rezoning ordinance that would enable the private, nonprofit school use to continue for an additional 3 years.

### Summary of Conditional Rezoning Process:

Under traditional zoning provisions, conditions may not be placed on a rezoning of property. Once rezoned, property may be used for any of the permitted uses listed for the zoning district applicable to the property. In addition, traditional zoning regulations do not permit placing a time limit on a zoning approval.

In 2006, the Michigan Zoning Enabling Act was amended to authorize local governments to place conditions on a rezoning that are voluntarily offered by the applicant. The most-commonly types of conditions offered by applicants under the conditional rezoning process are offers to restrict allowable uses to a sub-set of the uses permitted in the zoning district, or to offer dimensional standards that are more stringent than those contained in the zoning district standards. The conditions offered by an applicant may make a rezoning that would otherwise not be appropriate without the offered conditions acceptable.

Attached is the rezoning ordinance that was approved in 2018, along with the site plan for the school that has been in operation since 2018.

### Recommendation:

A public hearing with advance notice published in the newspaper is required in order to consider an amendment to the original rezoning ordinance. Scheduling of the public hearing for the August 19 meeting is recommended.

Rec'd 6/29/21  
JS



**JOURNEY ACADEMY**

June 29, 2021

Dear Ada Township Planning Commission,

Thank you for your support over the last few years as we have continued the mission of Journey Academy we are now in our sixth year of operations.

As always Journey Academy is a non-traditional micro school and a place for students to take ownership of their education on a day to day basis. Thankfully our student population has remained steady since 2016 and for the 2021-22 school year we plan on serving 33 learners..

With this application we are requesting that the conditional zoning of 155 Spalding be extended for an additional three years as we continue our search for our next location which can handle our anticipated addition of an Intermediate Studio.

Once we've secured a new location Journey Academy commits to removing the school related improvements on the property unless otherwise desired by the property owners.

Sincerely,

Nathan Vandenbroek  
Member - Journey Academy Board of Directors



**ADA TOWNSHIP ORDINANCE NO. O- 070918-1**  
**AN ORDINANCE TO AMEND THE ADA TOWNSHIP ZONING ORDINANCE**  
**(Chapter 78 of the Ada Township Code of Ordinances, as Amended)**

Whereas Journey Academy has submitted a petition requesting that the official Zoning Map of Ada Township be conditionally amended to change the zoning district of the property described below from the I "Industrial" District to the R-1 "Low Density Single Family Residential" District; and

Whereas, the applicant has also submitted, by letter dated May 24, 2018, an offer of conditions under which the subject property will be developed and used, and

Whereas, the Ada Township Planning Commission held a public hearing on June 21, 2018 on the petition for conditional rezoning, and a public hearing on a request for approval of a special use permit for a private, non-profit school on the subject property, and

Whereas, following the public hearing, the Ada Township Planning Commission recommended that the subject property be rezoned to the R-1 district, subject to the conditions offered by the applicant, and approved a special use permit for a private, non-profit school on the subject property, conditioned upon approval of the rezoning by the Township Board ; now therefore

**THE TOWNSHIP OF ADA ORDAINS:**

**Section 1. Conditional Rezoning of Property from the I Zoning District to the R-1 Zoning District**

The following described property is hereby rezoned from the I "Industrial" District to the R-1 "Low Density Single Family Residential" District, upon certain conditions offered by the zoning applicant and stated in Section 2 of this ordinance, pursuant to the authority granted to the Township under Sec. 405 of Public Act 110 of 2006, as amended. The Zoning Map of Ada Township, Kent County, Michigan shall be amended to show that said property is within the "R-1" District:

COMMENCING AT THE SOUTHEAST CORNER OF PARCEL 41-15-30-300-018, TOWNSHIP OF ADA, KENT COUNTY, STATE OF MICHIGAN; THENCE N77°04'27"W 162.19 FEET TO THE POINT OF BEGINNING; THENCE N77°04'27"W 315.03 FEET; THENCE N00°23'29"W 265.00 FEET; THENCE N89°52'24"E 219.83 FEET; THENCE S00°07'28"E 207.00 FEET; THENCE N88°23'06"E 84.91 FEET; THENCE S01°36'54"E 131.40 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS 1.70 ACRES, MORE OR LESS

**Section 2. Statement of Conditions Upon Which the Subject Property is Rezoned.**

In accordance with a voluntary written offer made by the applicant, Journey Academy, dated May 24, 2018, it is a condition of the rezoning of the above-described lands that the land shall be used and developed only as stated in the applicant's voluntary written offer, as follows:

- (a) To develop and use the above-described lands for a private, non-profit, Kindergarten through Grade 12 school, in accordance with engineering plans and architectural plans submitted to the Township on June 14, 2018.
- (b) To terminate the use of the above-described lands as described above and to remove all buildings and other above-ground improvements from the above-described lands no later than August 13, 2021.
- (c) To restrict the permitted uses of the above-described lands solely to a private, non-profit school, as described in the applicant's written offer of conditions dated May 24, 2018. Other permitted uses under the terms of the R-1 District shall not be available or permitted, in whole or in part, on the above-described lands.

**Section 3. Upon adoption of this ordinance, the applicant shall promptly record with the County Register**

of Deeds, at the applicant's expense, a binding declaration of restrictive covenant, or other instrument acceptable to the Township, which provides public notice of the above-stated conditions on the use of the land and imposes a restrictive covenant that will run with the land, limiting its use in accordance with the restrictions stated in Section 2 hereof. The declaration or other instrument shall be subject to approval by the Township attorney prior to recording. After the recording of the restrictive covenant, the applicant shall promptly furnish a recorded copy thereof to the Township office.

Section 4. The above- stated permitted land uses, subject to conditions having been voluntarily offered by the applicant and accepted by the Township, shall run with the land and shall be binding upon and inure to the benefit of the successors and assigns of the applicant. No subsequent owner of the lands or any part thereof shall conduct any other uses on or for the land.

Section 5. The above-stated conditions upon the use and development of the land shall be satisfied within one (1) year of the effective date of this ordinance, and if satisfied shall thereafter be permitted to continue through August 13, 2021, at which time the zoning district designation of the subject property on the Township zoning map shall revert back to the Industrial (I) district. If the conditions are not satisfied within the one (1) year period, the land shall revert to its former zoning classification. The one (1) year time period may be extended upon application of the land owner and approval of the Township Board.

Section 6. Severability.

The various parts, sections and clauses of this ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the ordinance shall not be affected thereby.

Section 7. Effective Date.

This Ordinance shall become effective immediately upon the expiration of seven (7) days after publication in a newspaper of general circulation in the Township.

Moved by Member Proos, supported by Member Jacobs.

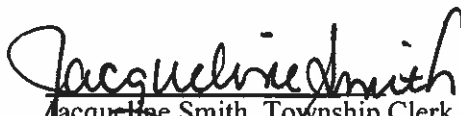
Yes: 7


No: 0

Absent: 0

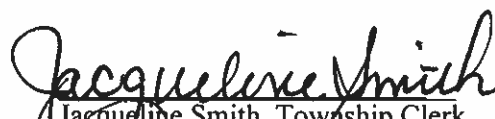
Ordinance No. O-070918-1 Adopted

Date: July 9, 2018

  
Jacqueline Smith, Township Clerk

  
George Haga, Township Supervisor

I hereby certify that this ordinance was adopted by the Ada Township Board in regular session held on Monday, July 9, 2018, and that it was published in the Cadence on July 15, 2018.

  
Jacqueline Smith, Township Clerk

R D M

D S M

## INDEX OF SHEETS

C1 - COVER SHEET

C2 - TOPOGRAPHIC SURVEY

C3 - SITE PLAN

C4 - GRADING PLAN

C5 - UTILITY PLAN

## LEGEND

- MONUMENT
- FOUND IRON STAKE
- SET IRON STAKE
- SIGN
- POST
- SOIL BORING
- WELL
- GUY ANCHOR
- UTILITY POLE
- LIGHT POLE
- ELECTRIC METER
- ELECTRIC MANHOLE
- U.G. UTILITY MARKER
- MAILBOX
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- GAS METER
- TELEPHONE RISER
- CATCH BASIN
- ROUND CATCH BASIN
- UTILITY MANHOLE
- STORM MANHOLE
- SANITARY MANHOLE
- TELEPHONE MANHOLE
- SHRUB
- DECIDUOUS TREE
- CONIFEROUS TREE
- WATER UTILITY LINE
- TELEPHONE UTILITY LINE
- ELECTRIC UTILITY LINE
- GAS UTILITY LINE
- STORM UTILITY LINE
- SANITARY UTILITY LINE
- FIBER OPTIC UTILITY LINE
- OVERHEAD UTILITY LINE
- CABLE

## LEGAL DESCRIPTION

LAND SITUATED IN THE TOWNSHIP OF ADA, COUNTY OF KENT, STATE OF MICHIGAN;

PART OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 30, TOWN 7 NORTH, RANGE 10 WEST, DESCRIBED AS: COMMENCING 331.60 FEET SOUTH 0 DEGREES 23 MINUTES 29 SECONDS EAST ALONG THE NORTH AND SOUTH 1/4 LINE FROM THE CENTER OF SAID SECTION; THENCE NORTH 58 DEGREES 09 MINUTES 37 SECONDS WEST TO THE SOUTHERLY LINE OF STATE TRUNK LINE M-21 RELOCATED; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID HIGHWAY TO A POINT 405.29 FEET EASTERLY ALONG SAID HIGHWAY LINE FROM THE EAST LINE OF THE WEST 660 FEET OF THE SOUTHWEST FRACTIONAL 1/4; THENCE SOUTH PARALLEL WITH THE WEST SECTION LINE 651.23 FEET TO THE NORTHERLY LINE OF GRAND TRUNK AND WESTERN RAILROAD RIGHT-OF-WAY 100 FEET WIDE; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID RAILROAD RIGHT-OF-WAY TO NORTH AND SOUTH 1/4 LINE; THENCE NORTH TO BEGINNING, EXCEPT THE EAST 249 FEET OF THE SOUTH 175 FEET OF NORTH 850 FEET OF SOUTHWEST FRACTIONAL 1/4, SECTION 30, TOWN 7 NORTH, RANGE 10 WEST.

## NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND MUST NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- LEGAL DESCRIPTION & BOUNDARY PROVIDED BY PROPERTY OWNER.

## PROPERTY OWNER

AMWAY CAPITOL CORPORATION  
7575 FULTON STREET  
ADA, MICHIGAN 49355

## APPLICANT INFORMATION

JOURNEY ACADEMY  
6206 ADA DRIVE SE  
ADA, MI 49301

## PROPERTY ADDRESS

161 SPAULDING AVENUE SE  
ADA, MI 49301

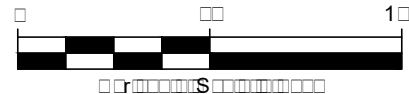
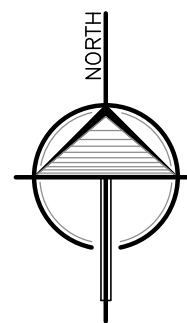
FULTON STREET (RELOCATED M-21)  
(PUBLIC R.O.W.)

ZONED: I-1

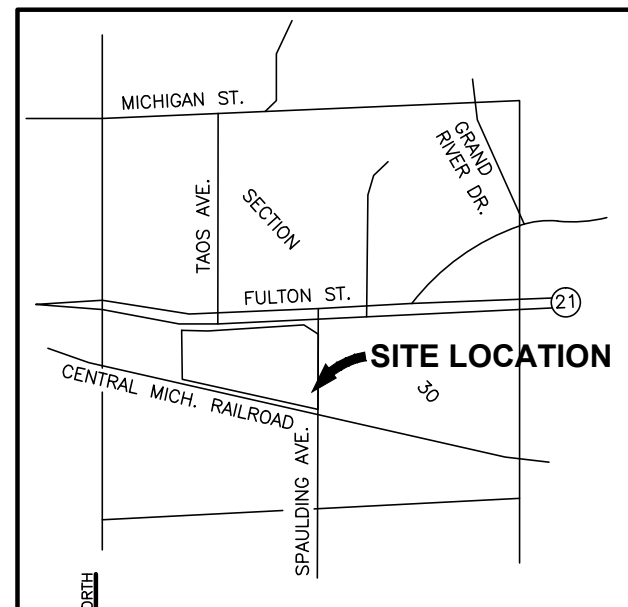
41-15-30-300-018  
33.826 ACRES

CENTRAL MICHIGAN RAILROAD

C/L SPAULDING AVE.  
(66' PUBLIC R.O.W.)



3 WORKING DAYS  
BEFORE YOU DIG  
CALL MISS DIG  
1-800-482-7171



VICINITY MAP

NOT TO SCALE

ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

3800 W. River Dr. Ste. A  
Comstock Park MI 49321  
ph. 616.301.7888  
fax. 616.794.0737  
www.LREm.com

LRE  
ENGINEERS & SURVEYORS

REVISIONS:		NO.	ISSUED FOR	DATE
	1.		SPECIAL USE PERMIT	5/25/2018
	2.		INTERDEPARTMENTAL REVIEW	6/4/2018
	3.		SITE PLAN SUBMITTAL	6/14/2018

TAILORED BUILDING SYSTEMS  
550 KIRTLAND ST. SW, GRAND RAPIDS, MI 49507  
JOURNEY ACADEMY  
ADA TOWNSHIP, MICHIGAN

PROJECT NUMBER:	DATE
18460	5/2018
SURVEYED BY:	DATE
DESIGNED BY: GRM	5/2018
DRAFTED BY:	DATE
QA/QC: KJV	5/2018

SHEET NAME  
R S

SHEET NUMBER

1













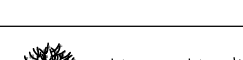


- 
- (ELEV) ——— PROPOSED CONTOURS  
 (ELEV) - - - - - EXISTING CONTOURS  
 ⊕    ≡    DRAINAGE STRUCTURES  
 - - - - - SILT FENCE  
 TOP OF CURB ELEVATION  
 GUTTER/SPOT ELEVATION  
 ———> DIRECTION OF DRAINAGE FLOW

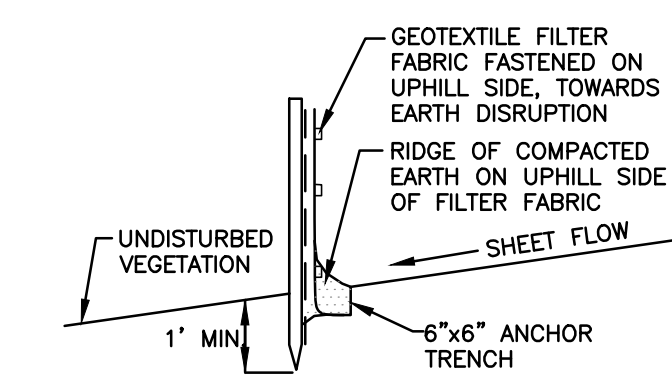
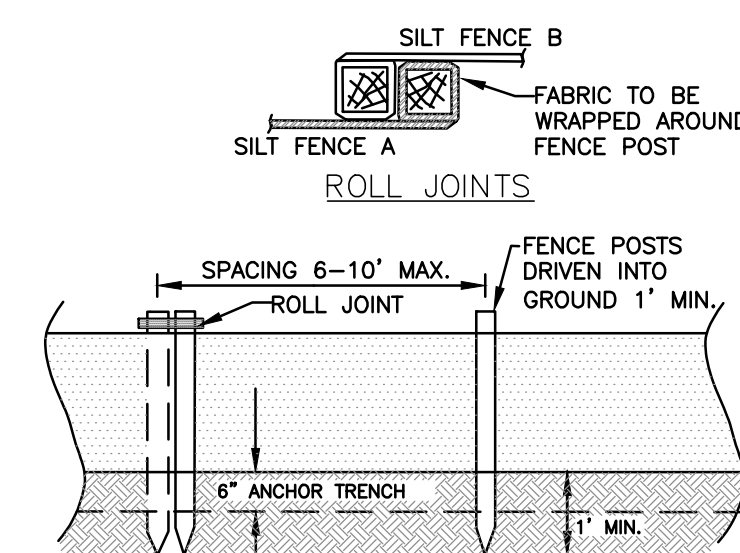
1. CONTRACTOR TO FIELD VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND MUST NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
2. THE PROPOSED IMPERVIOUS SURFACE AREA IS RELATIVELY SMALL (13,850 S.F.) AND THE SANDY SOILS HAVE A HIGH INFILTRATION RATE. THE AVERAGE INFILTRATION RATE OF THE SANDY SOILS BASED ON THE USDA SOIL SURVEY IS 10.45 IN/HR. AS A RESULT, WE EXPECT THE ADDITIONAL STORMWATER RUNOFF GENERATED FROM THE IMPROVEMENT TO INFILTRATE INTO THE SOILS ON-SITE WITHOUT AN OFFSITE DISCHARGE UP TO AND INCLUDING THE 10-YEAR RAINFALL EVENT.

PER USDA WEB SOIL SURVEY  
COHOCTAH LOAM (SANDY LOAM)

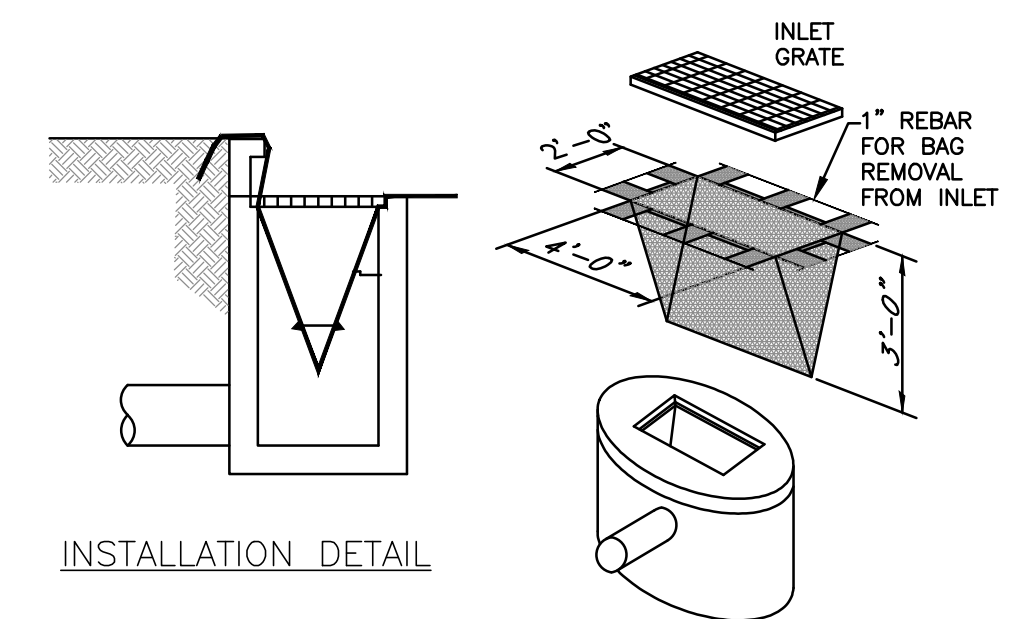
1. INSTALL SILT FENCE AS SHOWN. MAINTAIN SILT FENCE BY REMOVING SEDIMENT WHEN IT HAS REACHED 1/3 TO 1/2 OF THE HEIGHT OF THE FENCE.
2. CLEAR & GRUB SITE AS NECESSARY AND REMOVE ALL RESULTING MATERIALS FROM THE SITE.
3. REMOVE & STOCKPILE TOPSOIL. INSTALL SILT FENCE AT THE TOE OF THE SLOPE ON THE DOWNSTREAM SIDE AND ADD TEMPORARY SEED MIX TO ESTABLISH VEGETATION.
4. NO SOIL WILL BE ALLOWED TO ACCUMULATE OFF SITE. ANY SOIL TRACKED OFF SITE WILL BE IMMEDIATELY REMOVED.
5. PERMANENT CONTROL MEASURES MUST BE COMPLETED 15 CALENDAR DAYS AFTER THE FINAL EARTH CHANGE IS COMPLETED FOR EACH AREA DISTURBED. THIS INCLUDES BLANKETS, SEEDING, MULCHING & HYDROMULCHING.
6. FOR ALL AREAS TO BE SEEDED, THE MULCH MUST BE APPLIED IMMEDIATELY AFTER SEED APPLICATION.
7. CONTRACTOR SHALL CLEAN AND MAINTAIN THE STORM SEWER INLETS AND PIPES DURING THE COURSE OF CONSTRUCTION AND SHALL CLEAN THE SYSTEM OF ALL DEBRIS UPON COMPLETION AND STABILIZATION OF THE PROJECT.
8. REMOVE TEMPORARY CONTROLS SUCH AS SILT FENCE, INLET PROTECTION AND NETTING ONCE VEGETATION IS ESTABLISHED AND THE SITE HAS BEEN STABILIZED.

KEY	BEST MANAGEMENT PRACTICES	SYMBOL	WHERE USED
<b>SEDIMENT CONTROLS</b>			
S51	SILT FENCE		<div style="border: 1px solid black; padding: 2px;">             Silt fences are used to control sediment from construction sites. They are placed across the path of runoff to filter out sediment before it enters water bodies or sensitive areas.           </div>
S58	INLET PROTECTION FABRIC DROP		<div style="border: 1px solid black; padding: 2px;">             Inlet protection fabric drops are used to reduce the velocity of runoff entering stormwater management systems, preventing erosion and sediment transport.           </div>
<b>EROSION CONTROLS</b>			
E8	PERMANENT SEEDING		<div style="border: 1px solid black; padding: 2px;">             Permanent seeding involves applying seed to eroded areas to establish vegetation quickly, stabilizing the soil and preventing further erosion.           </div>

INSTALL TEMPORARY SESC MEASURES	JULY 2018
INSTALL UTILITIES	JULY 2018
CONSTRUCT BUILDING	JULY 2018
PAVE PARKING LOT	AUGUST 2018
FINAL RESTORATION & REMOVAL OF TEMP SESC MEASURES	AUGUST 2018



**S51** **SILT FENCE DETAIL**  
NOT TO SCALE



## INSTALLATION DETAIL

NOTE: 1. INSTALL PER MANUFACTURERS INSTRUCTIONS.

**S58 INLET PROTECTION - FABRIC DROP**  
NOT TO SCALE



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1.	SPECIAL USE PERMIT	5/25/2018
2.	INTERDEPARTMENTAL REVIEW	6/4/2018
3.	SITE PLAN SUBMITTAL	6/14/2018

**JOURNEY ACADEMY**  
ADA TOWNSHIP, MICHIGAN  
5500 KIRTLAND ST. SW, GRAND RAPIDS, MI 49507

SURVEYED BY:	
DESIGNED BY: CRM	5/2018
DRAFTED BY: NDJ	5/2018
QAQC: KJW	5/2018

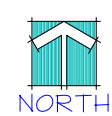
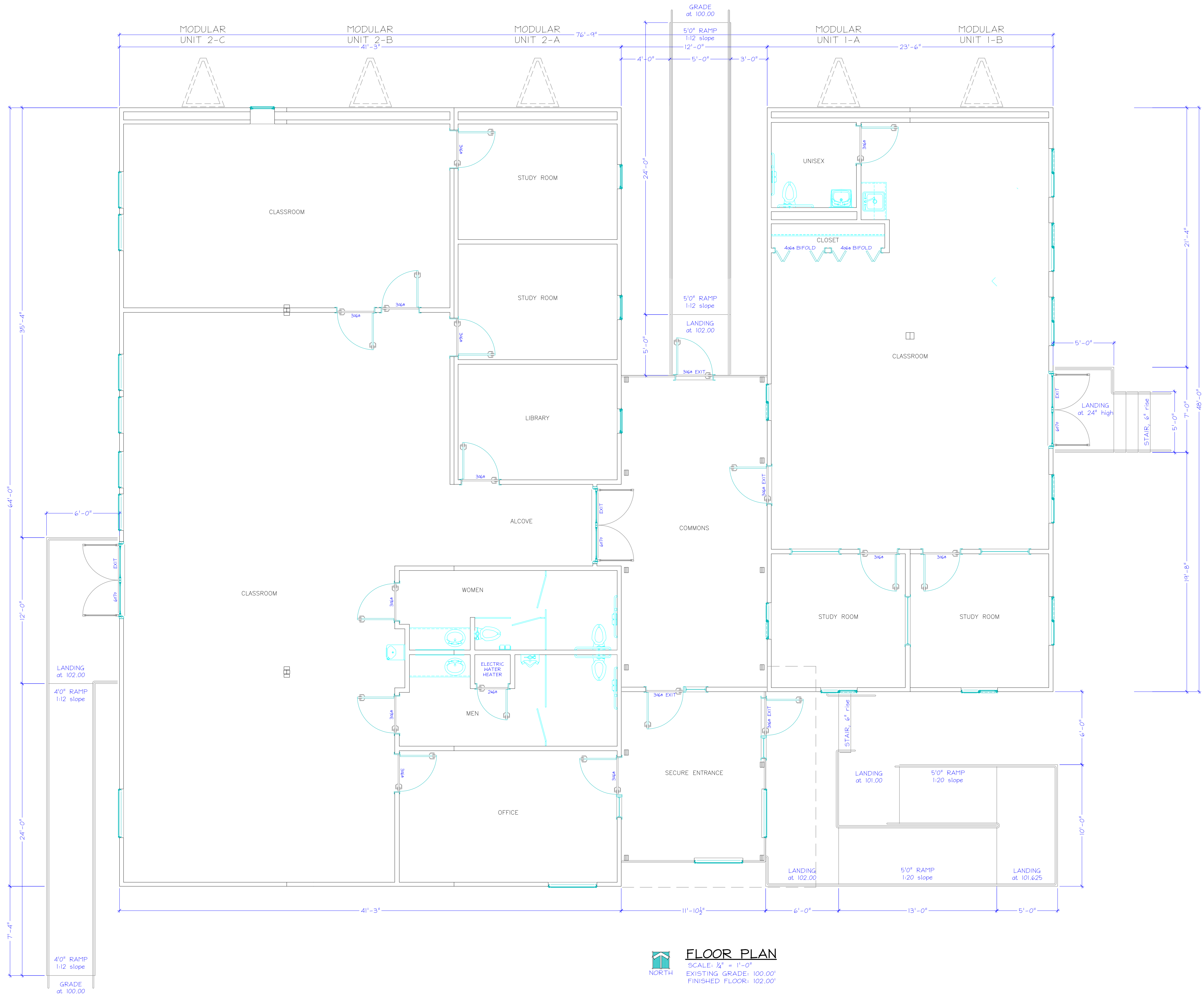
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HEET NUMBER









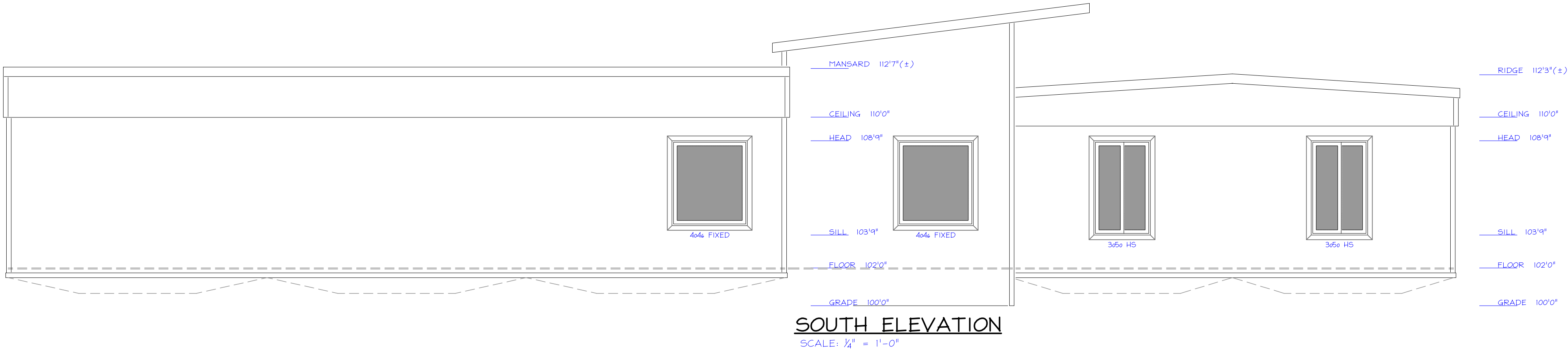
**FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 EXISTING GRADE: 100.00'  
 FINISHED FLOOR: 102.00'

DATE	REVISIONS FOR:	BY
5.23.18	BUILDING PROPOSAL	TLB
6.11.18	ADD ROOM NAMES	TLB

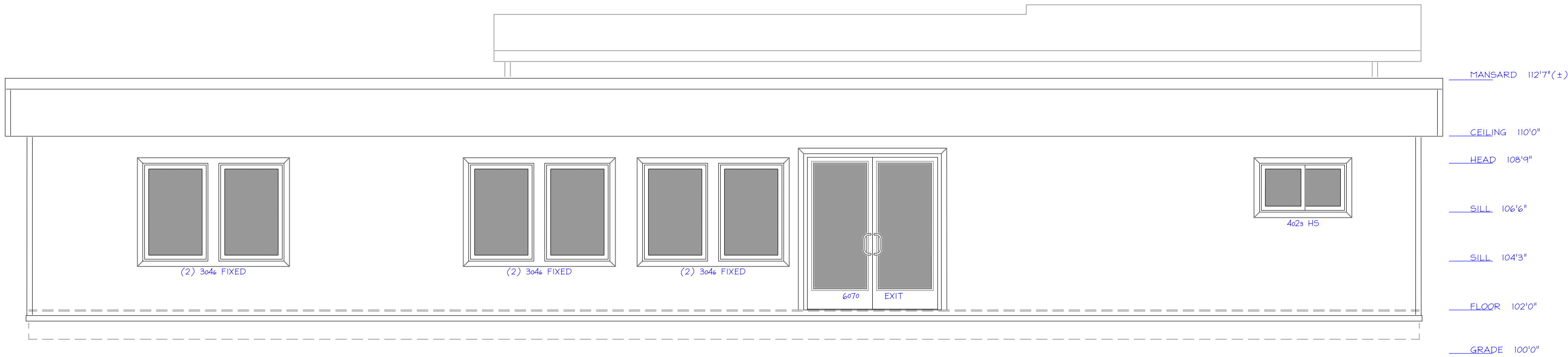
PROJECT NAME:	DATE:
Journey Academy 161 Spaulding Avenue Ada Township Kent County, Michigan	
OWNER'S APPROVAL:	

DRAWN BY:	T. BELTMAN
JOB NUMBER:	0018-703
CAD REFERENCE:	JourneyAcademy.dwg
PLOTTED:	6.11.18

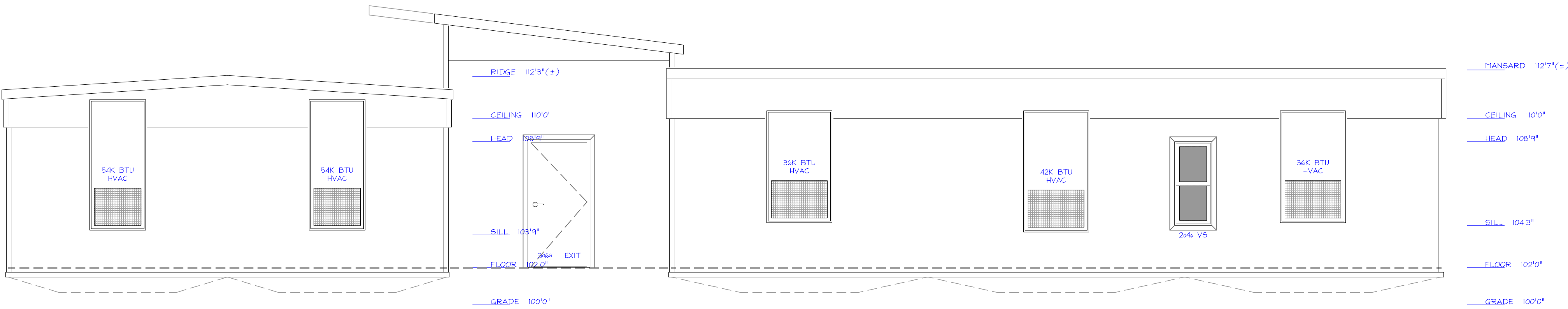




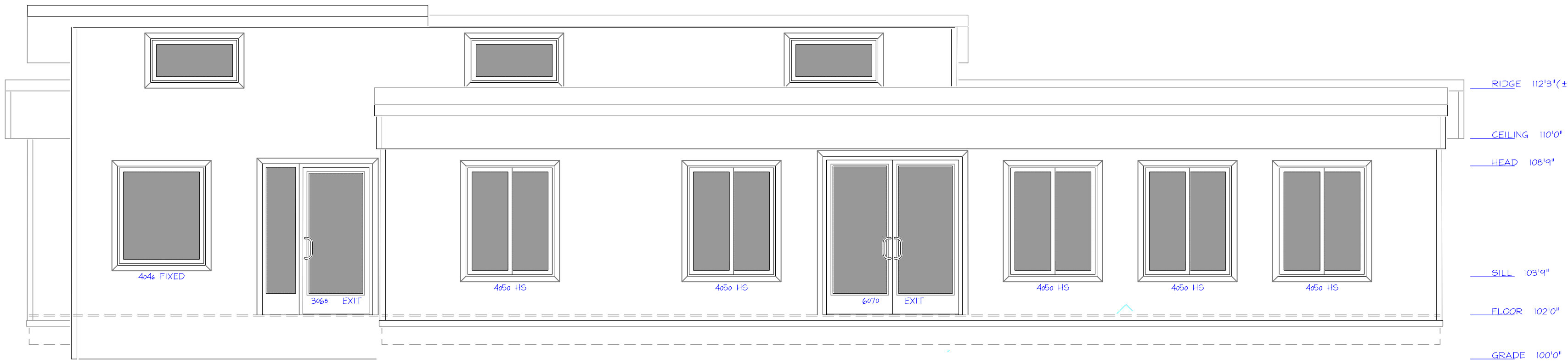
**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

DATE	REQUISITIONED FOR:	BY
5.23.18	BUILDING PROPOSAL	TLB

PROJECT NAME:	Building Layout	DATE:
Journey Academy 161 Spaulding Avenue Ada Township Kent County, Michigan		
OWNER'S APPROVAL:		DATE:

DRAWN BY:	T. BELTMAN
JOB NUMBER:	0018-7xx
CAD REFERENCE:	JourneyAcademy.dwg
PLOTTED:	5.23.18

SHEET #

**A2.0**