



**ADA TOWNSHIP PLANNING COMMISSION MEETING  
THURSDAY, OCTOBER 17, 2024, 5:30 P.M.  
ADA TOWNSHIP OFFICE, ASSEMBLY HALL  
7330 THORNAPPLE RIVER DR SE, ADA, MI**

**AGENDA**

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. APPROVAL OF AGENDA**

**IV. APPROVAL OF MINUTES OF SEPTEMBER 19, 2024, REGULAR MEETING**

**V. PUBLIC HEARING** – none

**VI. UNFINISHED BUSINESS** – none

**VII. NEW BUSINESS**

1. Land Division of a platted lot creating 2 parcels in the VR Zoning District, Citizens Plat of the Village of Ada, Applicant Joel Harner, 7172 Thornapple River Drive SE, Property owner Dan and Sherrill Gardiner, Parcel No. 41-15-33-230-002
2. Site Plan for proposed addition at 6210 E. Fulton Street, Dan Vos Construction/Dale Roseboom, Ada Valley Meats, Parcel No. 41-15-29-445-001

**VIII. COMMISSION MEMBER / STAFF REPORTS**

1. Election of Planning Commission Chair
2. Michigan Planning Association Conference Recap

**IX. PUBLIC COMMENT**

**X. ADJOURNMENT**



**ADA TOWNSHIP PLANNING COMMISSION  
MINUTES OF THE MEETING SEPTEMBER 19, 2024, REGULAR MEETING**

**DRAFT**

A regular meeting of the Ada Township Planning Commission was held on Thursday, September 19, 2024, at 5:30 p.m., at the Ada Township Hall, 7330 Thornapple River Drive, Ada, Michigan.

**I. CALL TO ORDER**

Chair Korth called the meeting to order at 5:30 p.m.

**II. ROLL CALL**

Members Present: Butterfield (5:35 P.M.), Korth, Moyer, VanderVennen, Jacobs

Members Absent: Kluting

Staff Present: Said, Suchy, McIntosh, Murray

Others Present: 14 members of the public

**III. APPROVAL OF AGENDA**

Korth presented a change to the agenda from New Business to Unfinished Business. Moved by Jacobs, supported by Moyer, to approve the agenda as amended. Motion carried.

**IV. APPROVAL OF MINUTES OF AUGUST 15, 2024, REGULAR MEETING**

Moved by Jacobs, supported by VanderVennen, to approve the August 15, 2024, Regular Meeting minutes as presented. Motion carried.

**V. PUBLIC HEARING**

**1. Request for Special Use Permit for an accessory building with a sidewall height that exceeds the allowed requirements in the RP-1 zoning district, David and Patricia Woods, 9065 Vergennes Street SE, Parcel No.41-15-25-300-078**

David Woods, 9065 Vergennes Street, said he is requesting a 16-foot sidewall height of an accessory building to allow for storage of a large, recreational vehicle. Korth noted that there was a previous application that was approved for the accessory building to be in the front yard.

Korth opened the public hearing at 5:34 p.m.

Korth stated that there are multiple letters from neighbors who are aware of the special use request with no objections.

There was no other public comment, and the public hearing was closed at 5:36 p.m.

Commissioners stated there are no concerns with the request.

Moved by VanderVennen, supported by Jacobs, to approve the Special Use request, subject to the following condition:

1. Any exterior lighting to be mounted on the accessory building shall be of a downward-facing and a non-glaring style, with the fixture specification subject to review and approval by Planning Department Staff prior to issuance of a building permit.

Motion carried.

## **VI. UNFINISHED BUSINESS**

### **1. PUD Pre-Application Conference, Proposal for a Senior Citizen Housing/Assisted Care Living Facility in the R-4 (Medium Multiple Family Residential) District, Holland Home, 6447 and 6501 Fulton Street, Parcel No. 41-15-28-315-009 & 007**

Planning Director Said stated that this is the third Pre-Application Conference regarding this proposal and the Planning Commission has discussed multiple times topics including grading, building height, and noted additional information that was provided to the Commissioners.

Dave Tiesenga, Applicant, Holland Home, provided additional information regarding their planned community and Holland Home's work in other areas. Mr. Tiesenga stated that there is a property declaration that limits height and development on the western portion, and he ensures that the land will be utilized for senior living.

Scott Vyn, Integrated Architecture, stated that the improved design is more aligned with the master plan upon review after the work session. He said there is intention to connect the community with the Village area and engage residents with greater Ada.

VanderVennen asked regarding the property declaration. Said stated that the sale of the property was between Dan Vos and Holland Homes with condition of sale property be allocated to senior living. VanderVennen inquired about heights, programming spaces and engaged in discussions with the applicant regarding models, reviewing changes to the plan and sidewalk connectivity.

Jacobs inquired about views from Grand River due to the north edge of the building being shifted. Vyn replied that the models have not been worked to show this, however current vegetation will be retained. Jacobs expressed appreciation of the new design post-critique.

Butterfield asked the applicant regarding timeline of construction. Mr. Tiesenga responded that preselling would be required to finance initial construction, with 70% units sold during that period, and is estimating 24-36 months. Moyer asked questions regarding typical loss for presales; applicant stated a 5% loss.

Moyer asked Staff regarding extensions. Said stated that an extension to a PUD could be granted, and legal counsel can be consulted regarding a longer project timeline. Said stated that Preliminary approval would allow them to begin preselling allowing for flexibility when construction has not started. Moyer inquired about parking spots. Applicant stated that with older residents being less likely to drive or have multiple cars, that is the justification of a 1.5 space ratio. Moyer stated that there is little discussion in the plan regarding storm water. Jeff VanLaar,

Exxel Engineering, stated that there is not room for the traditional open-air pond and are opting to utilize underground storage. Moyer stated concern for the fire lane accessibility.

Korth stated that the applicant has done tremendous work redesigning and taking Commissioner concerns into account. Said made note that there is no action required from the Commission and that this concludes the Pre-Application Conference. Said stated that Staff is available to meet regarding the next steps to proceed accordingly.

Vyn had additional questions regarding the Preliminary Plan requirements/process and said he appreciates continued discussion with the Planning Staff. Commissioners note that MDOT will provide information regarding their traffic review to answer applicant questions regarding traffic. Jacobs asked that legal counsel advice be sought regarding Township not being liable, if traffic study is waived. Korth inquired regarding the future of packet/project due to his transition into a new roll with the Township.

**VII. NEW BUSINESS** - none

**VIII. COMMISSION MEMBER / STAFF REPORTS**

Said noted that he, Moyer and Bajdek will be participating in a Planning Association Conference held in Grand Rapids, which will include a site visit to Ada Township focusing on the Connecting Community Campaign. Said updated that Staff is working on analysis of the zoning ordinances, focusing on trimming repetitive language and has already seen improved efficiency. Moyer stated that tracking is becoming easier as well due to tracked changes in the document.

**IX. PUBLIC COMMENT**

Bob Nienhuis, 6304 Winter Run Drive, HOA President, Country Homes of Ada, spoke in support regarding Holland Homes. He said that members of the HOA were invited into the conversation and stated that property values are coming up and cited that the positive development as the reasoning behind increased value. Especially liked the diversity in density and dedication to the greenspace and sidewalks connecting the area.

Mary VanWylen, 1777 Hillsboro Avenue, said she was excited about the prospect of the project. She stated that the quality and ambiance of the community is incredible and that the integration of senior living into the community is a great addition. She said that the care Holland Homes offers is exceptional, and she is very excited about the upcoming growth.

**X. ADJOURNMENT**

Moved by Jacobs, supported by Butterfield, to adjourn the meeting at 6:51 p.m. Motion carried.

Respectfully submitted,

---

Susan Burton, Ada Township Clerk

rs:em



## MEMORANDUM

Date: 10-09-24

**TO:** Ada Township Planning Commission  
**FROM:** Department of Planning  
**RE:** **October 17, 2024 – Site Plan Review, Land Division – 7172 Thornapple River Dr. SE, Parcel No. 41-15-33-230-002, Let Us, Inc. for Daniel & Sherrill Gardiner**

### **Request Overview**

The applicant proposes to divide the subject .48 acres property (*zoned V-R Village Residential*) into two (2) separate parcels to allow for the construction of two (2) new single-family homes. The existing onsite single-family dwelling is planned to be demolished. The proposed lots will have direct access to Thornapple River Drive.

Both parcels are proposed to be approximately 10,349 sq. ft., which is greater than the maximum permitted lot area of 10,000 sq. ft. (*a fairly new regulation for the V-R Village Residential zoning district*); however, lot area variances were granted by the Zoning Board of Appeals (ZBA) on October 01, 2024.

### **Analysis**

#### **Discussion**

The subject property is an existing single-family residential lot. The proposed properties will be required to connect to existing water and sewer utilities, and will be subject to all applicable Township requirements applicable to new development.

In addition to the zoning lot area requirements noted above, the parcels will be required to meet the other applicable Zoning Ordinance regulations. For the record, the applicant and all future property owners/developers/interested parties are so informed that Staff would not support any future variance requests to placement (*setback*) requirements for these lots, as any unusual physical lot situations would be considered self-created hardships.

There are no Township regulations prohibiting redevelopment of the property, as long as all activities adhere to applicable zoning requirements.

#### **Review Criteria**

Section 78-544 of the Zoning Ordinance identifies the following standards applicable to lot divisions:

- (1) Addressing zoning requirements for number of permitted lots, minimum lot size and minimum lot width.
- (2) Lot shapes, which must be rectangular to the extent possible, although may be irregularly shaped dependent on natural features of the site such as topography and woodlands.
- (3) Maximum length-to-width ratio of 3-to-1.
- (4) All lots shall have legal access to a public street and shall have the capability of being provided with safe vehicular access to a public road, including driveway sight distance sufficient to avoid public hazard.

- (5) All lots shall have land area having natural features suitable for building construction for uses permitted in the zoning district in which the parcel is located, and be capable of being developed in compliance with applicable building setback requirements as specified in the township's zoning ordinance.
- (6) The size, shape and arrangement of lots and building envelopes shall be such that the following objectives, to the maximum extent practical, are accomplished, in the judgment of the planning commission:
  - a. Building envelopes are located such that they are least visible from the adjoining public road and adjoining properties.
  - b. Building envelopes are located such that excavation for buildings and access drives avoids wetlands, steeply sloped areas, and other sensitive natural features, and such that natural vegetated buffers are maintained adjacent to wetlands and streams.
  - c. Building envelopes are located to avoid placement of buildings on prominent hilltops and ridgelines, to maintain scenic views and the natural visual qualities of the township.
- (7) The land division complies with the provision of natural vegetation zones in conformance with section 78-32, riparian area protection standards.
- (8) Each lot to be created by the proposed land division shall fully comply with all other requirements of the Township's Zoning Ordinance.

With the granting of the subject lot area variances for the proposed parcels, the land division of the property meets the above criteria.

**Conclusion & Recommendation**

Staff has no objections to the approval of the requested land division, subject to the proposed lots being indicated on professionally prepared survey drawing with associated legal descriptions, as well as building envelopes, prior to Staff signoff and approval.



RECEIVED

SEP 17 2024

PLANNING & ZONING  
ADA TOWNSHIP

**APPLICATION FOR APPROVAL OF LAND DIVISION**

(Creating 3 or more lots, exclusive of remainder parcel, OR division of a platted lot)

**Applicant Information:**

Name: Joel Hanna / Let us, inc

Address: 7187 Brown St SE

Phone Number: 616-893-2341 Email: Joel@letusserveyou.com

Property Owner Name(s) and Address (if different than above): Dan and Sherrill Gardiner  
7172 Thornapple River Dr Ada, MI 49301

Permanent Parcel No.(s): 41-15-33-230-002 Property Address: 7172 Thornapple River Dr

Parent Parcel Size: \_\_\_\_\_ Zoning District: V.R

This application must contain the following information, as required by PA 591 of 1996, and the Ada Township Zoning Ordinance, unless it is determined, in consultation with the Zoning Administrator, that the information is not applicable to the proposed division:

A survey of the property must contain the following information:	YES	NO	N/A
Date of survey, north arrow and scale	X		
Boundaries, including bearings and dimensions of existing & proposed parcels			
Size of each proposed parcel, both inclusive of & exclusive of public and private road right-of-way	X		
Existing and proposed access and utility easements			X
Zoning of the subject property and abutting properties			
Setback lines and lot width measurements for all proposed lots, or boundaries of allowable building envelopes	X		
Existing topographic contours, at 10-foot intervals or less		X	
Woodland boundaries and other predominant vegetative cover on the subject Property			X
Wetland boundaries, regardless whether subject to State regulation			X
Planned location of future driveways, shared driveways and private roads that will provide access to proposed lots	X		
Other information that may be required for Land Division approval:	YES	NO	N/A
Accurate legal description for each parcel proposed to be created		X	
Proof that all due and payable taxes or installments of special assessments are paid in full (Land Division Tax Payment Certification Form from Kent County Treasurer)	X		

Applicant Signature: [Signature]

Date: 8-21-24

Owner Signature(s): [Signature]

Date: 8/21/24

8/21/24 page 1 of 2

**REVIEW AND APPROVAL PROCEDURE:**

- If the proposed land division creates three (3) or more new parcels, not counting the remainder of the parent parcel, or is a land division of a platted lot, the review for compliance with the provisions of the Zoning Ordinance is carried out by the Planning Commission, rather than by the Zoning Administrator. Please contact the Planning Department regarding the scheduled date of the Planning Commission meeting at which the application will be reviewed.
- A signed copy of the application form and a confirming cover letter will be sent to you following completion of the review process.

**APPLICATION FEE:**

An application fee in the amount of \$250.00 must accompany this application.

**Note:** Electronic file/pdf is required on all applications (submit via email).

**TO BE COMPLETED BY ADA TOWNSHIP**

Application Received: 9-17-2024 Initial: eb  
mm / dd / yy

App. Fee of \$ 250<sup>00</sup> Received: 9/18/24 Initial: [Signature] Check # 1801 Receipt # 374899  
mm/ dd / yy

Land Division Tax Payment Certification Form from the Kent County Treasurer's office received? Yes:  No:

**CERTIFICATION AS TO COMPLIANCE WITH THE LAND DIVISION ACT (ACT 288 OF 1967, AS AMENDED):**

Approved by Assessor Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**CERTIFICATION AS TO COMPLIANCE WITH THE ADA TOWNSHIP ZONING ORDINANCE:**

Planning Commission review required? Yes:  No:

If yes, date of Planning Commission meeting: \_\_\_\_\_

Zoning Administrator's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Approval is denied by the  Assessor  Zoning Administrator  Planning Commission,  
for the following reasons: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Updated 12/21/2023 (f:/users/planzone/app&forms/app templates





RECEIVED

SEP 17 2024

PLANNING & ZONING  
ADA TOWNSHIP

PO Box 992 Ada, MI 49301 616-893-2341

Bldr Lic #2102165758 Exp 5/2028

Date: September 17, 2024

To: John Said and Brent Bajdek

From: Joel Harner Let us, inc

RE: 7172 Thornapple River Dr

Enclosed are 3 sets of Site plans.

Page, one shows the existing lot and home and next to it the proposed lot split into two equal single family home lots.

Page two shows the proposed new home layout for 7172 and new lot being created. It also details the lot coverage for each lot for the prospective new homes

**Request for the October Planning Commission meeting agenda:**

Split the platted non-conforming lot (Parcel #41-15-33-230-002) into 2 equal conforming lots of 65'6" x 158' each.

**New home Square footages:**

Main house 1st floor = 1,334

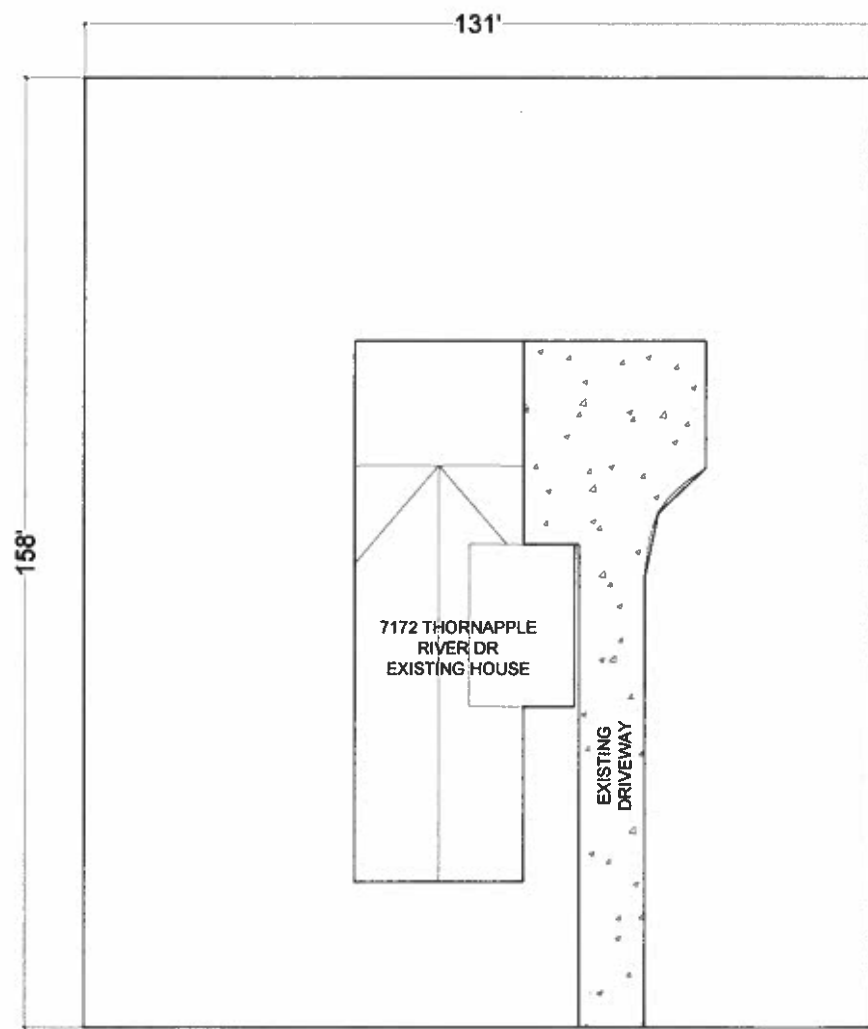
Main house 2nd floor = 705

Garage 1st floor = 945

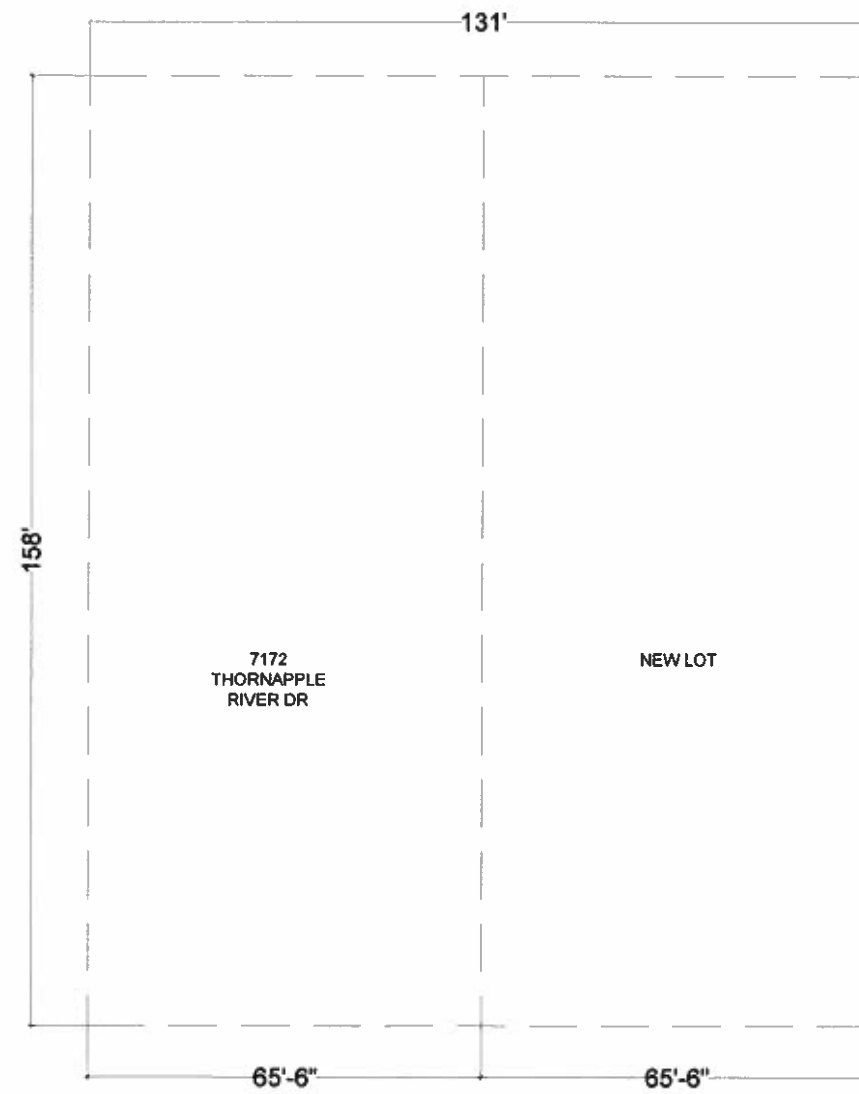
Garage 2nd floor = 665

**The proposed new home on 7172 Thornapple River Dr  
Meets the following for Village house**

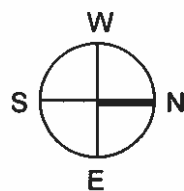
- Lot width 65'6"
- Frontage % (60%min or 39.3 ft / 80% max) proposed new home is 40'
- Max Lot coverage is 50%
  - Proposed new home covers 47.1% (3,068 sq ft or 29.6% is home and garage / 1,817 sq ft or 17.5% is driveway
- Front setback is 20'
- Rear Setback is 40' 6"
- Sides are 18'6 1/2" (left) and 7' (right)
- Stories-1.5 for home and garage



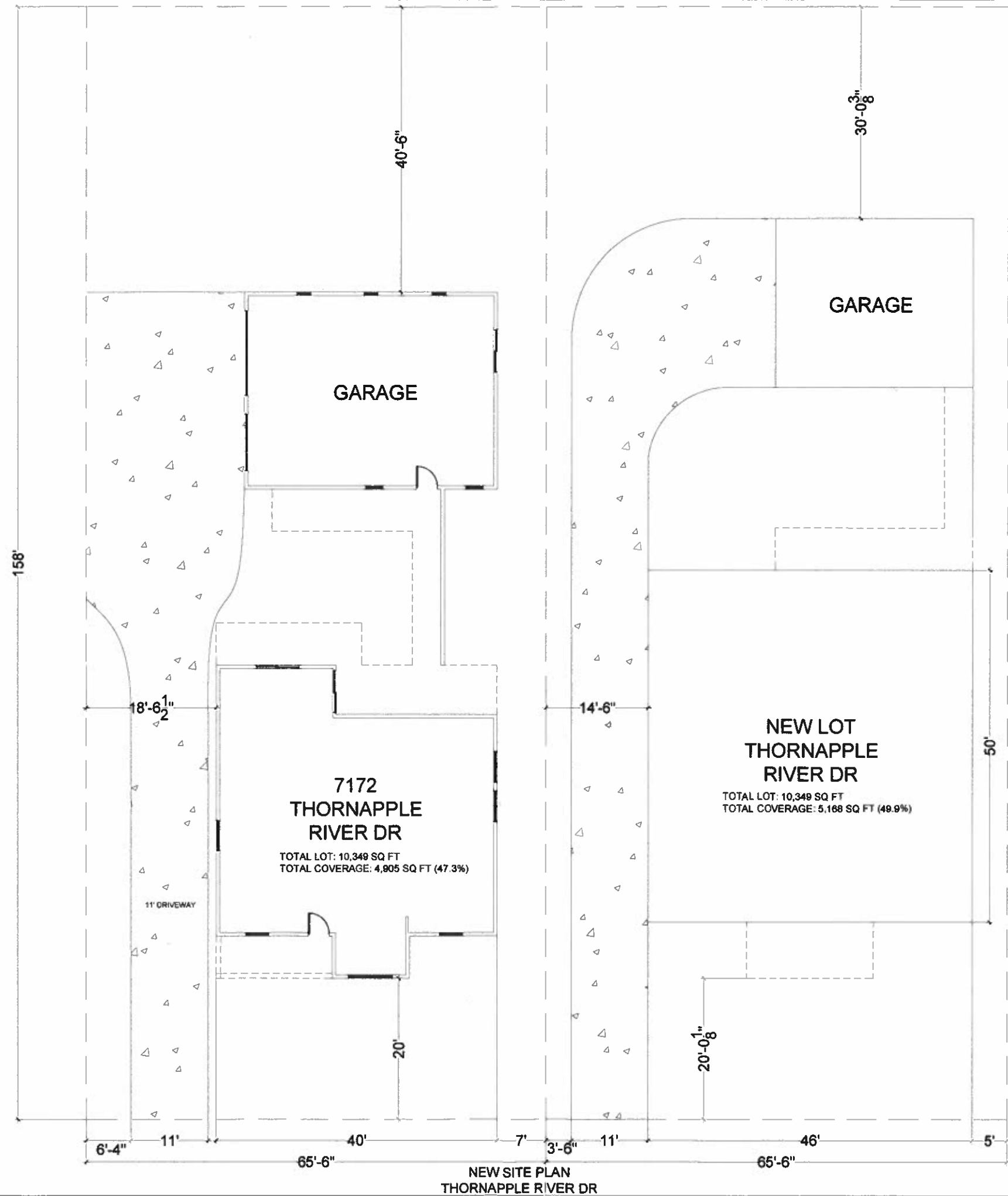
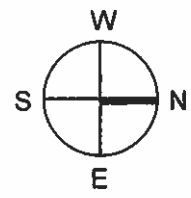
EXISTING SITE PLAN



LOT SPLIT



PROJECT NAME: <b>NEW BUILD</b>		
DRAWING TITLE: <b>EXISTING SITE PLAN</b>		
ADDRESS: <b>7172 THORNAPPLE ADA, MI</b>	DRAWN BY: <b>VENTA NORRIS</b>	
DATE: <b>08/28/24</b>	SCALE: <b>1/32" = 1'-0"</b>	DATE: <b>A1</b>



PROJECT NAME		
NEW BUILD		
DRAWING TITLE:		
NEW SITE PLAN		
ADDRESS	DRAWN BY:	
7172 THORNAPPLE RIVER DR ADA, MI	VENTA NORRIS	
DATE	SCALE	DATE
08/28/24	1/32" = 1'-0"	A2



## MEMORANDUM

Date: 10.09.24

**TO:** Ada Township Planning Commission  
**FROM:** Department of Planning  
**RE:** **October 17, 2024 – Site Plan Approval – Office Addition – 6210 E. Fulton Street (Ada Valley Meats) – Parcel No. 41-15-29-445-001**

### **Request Overview**

Ada Valley Meats is proposing a 1,154 square foot office addition to its facility. This new office addition will be placed at the south (rear) edge of the processing and shipping/receiving addition, which was approved in March 2024. The subject site, located at 6210 E. Fulton Street, is 2.23 acres in area with a long and fairly narrow (*155' in width*) configuration.

The new office addition will meet applicable setbacks, and the on-site parking supply will meet the required amount. Two of the four delivery docks at the site will be removed to accommodate the office addition; the two remaining delivery docks comply with applicable Zoning Ordinance requirements for a building of this size.

The proposed office addition will contain a vestibule, restrooms, one individual office and an open office workspace, and a conference room. It will be accessible from the interior shipping/receiving space, and from the rear parking/delivery area via an accessible ramp. The addition will contain a single floor, and its exterior will match the addition approved in March 2024.

For reference, the project approved in March 2024 also included 16 new parking spaces and a truck maneuvering area to the south of the building addition, as well as four (4) additional off-street parking spaces along the eastern boundary line of the property.

### **Analysis**

#### Utilities and Stormwater Management

Public water and sewer currently serve the existing building. The project approved in March 2024 includes an underground stormwater storage system that will discharge to the drainage course on the south side of the subject site, adjacent to the existing railroad tracks. (The previous condition of approval requiring a stormwater permit to be approved by the Township remains in effect.)

#### Parking

Access to the site is from E. Fulton Street. Off-street parking is currently located north of the existing building, as well as along the eastern boundary of the property. With the newest proposed building expansion, a total of 42 off-street parking spaces are required, whereas 59 such spaces are proposed. The parking exception approved by the Planning Commission in March 2024 remains in effect for the new proposal; the larger number of required spaces now required (42 vs. 38 previously) equates to a lower percentage by which the proposed parking spaces exceeds minimum standards (40.5% now vs. 50% with March 2024 approval).

#### Landscaping

The previous landscape narrative – and condition of approval regarding a landscape plan and the installation of a new shade tree and landscaped area – remain in effect apart from the current proposal. It has been implied that all existing planted and established landscaping material will be retained onsite. While some tree clearing at the rear of the site is expected with the new additions, a substantial natural tree stand will be retained onsite satisfying the buffer zone requirements for the subject property.

### Site Lighting

No exterior site or building-mounted lighting has been shown on the plans. However, a note on the plans indicates that proposed exterior lighting will be shielded and that lighting will comply with applicable requirements.

### Standards

Sec. 78-525 identifies the following standards applicable to site plan review by the Planning Commission:

- (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.*
- (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.*
- (3) Sewer, water and storm drainage.*
- (4) Screening and buffering with reference to type, dimensions and character.*
- (5) Signs, if any, and their proposed lighting relative to glare, traffic safety, economic effect, and compatibility and harmony with adjoining properties.*
- (6) Required yards.*
- (7) General compatibility with adjacent properties.*
- (8) The general purposes and spirit of this chapter and the comprehensive plan of the township.*

### **Recommendation**

Based on the applicable site plan review standards, Staff has no objections to approval of the site plan, subject to the following condition of approval:

1. Any pole and/or building mounted exterior lighting fixtures shall qualify as "full-cutoff" control of light emission, subject to approval of the Planning Department. Fixture specifications shall be submitted for approval for all lighting fixtures, prior to issuance of a building permit and/or construction of any site improvements.



TOWNSHIP

SITE PLAN REVIEW APPLICATION

RECEIVED

SEP 19 2024

PLANNING & ZONING  
ADA TOWNSHIP

Applicant: Dan Vos Construction Company

Telephone No: 616-676-9169

Contact Name: Joe Geelhoed

Email: joeg@danvoscc.com

Mailing Address: 6160 E. Fulton, Ada, MI 49301

Property Owner: Ada Valley Meats  
(If different than applicant)

Telephone No: 616-676-0767

Mailing Address: 6210 E. Fulton Street, Ada, MI 49301

Permanent Parcel No.(s) of subject property:  
41 15 29 445 001

Zoning District:  
I - Industrial District

Address of subject property: 6210 E. Fulton Street, Ada, MI 49301

Name of Project: Ada Valley Meats

Type of Project:

- PVM District Development Plan
- Retail, Office, Industrial or other Non-Residential Development
- Open Space Preservation Development, Preliminary Plan
- Parking Area, 10 or fewer spaces (\*Administrative/Staff review)
- Accessory Building in Front Yard
- Site Condominium (fee \$25 per unit +site plan fee)
- Open Space Preservation Devel. Final Plan
- Parking area, 11 or more spaces (\*Planning Commission Review)
- Other

Summary project description:

This application must be accompanied by the following:

- (1) All items called for by Article XXII of the Zoning Regulations or, for PVM District plan, all items required by Article XX-A.

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: [Signature]

Date: 9/18/24

Signature of Owner, if different than applicant: [Signature]  
or attach letter of consent, signed by owner.

Date: 9-19-24

\*\*APPLICATION FEE: Planning Commission Review \$500.00 - Administrative/Staff Review \$250.00

TO BE COMPLETED BY ADA TOWNSHIP PLANNING DEPARTMENT

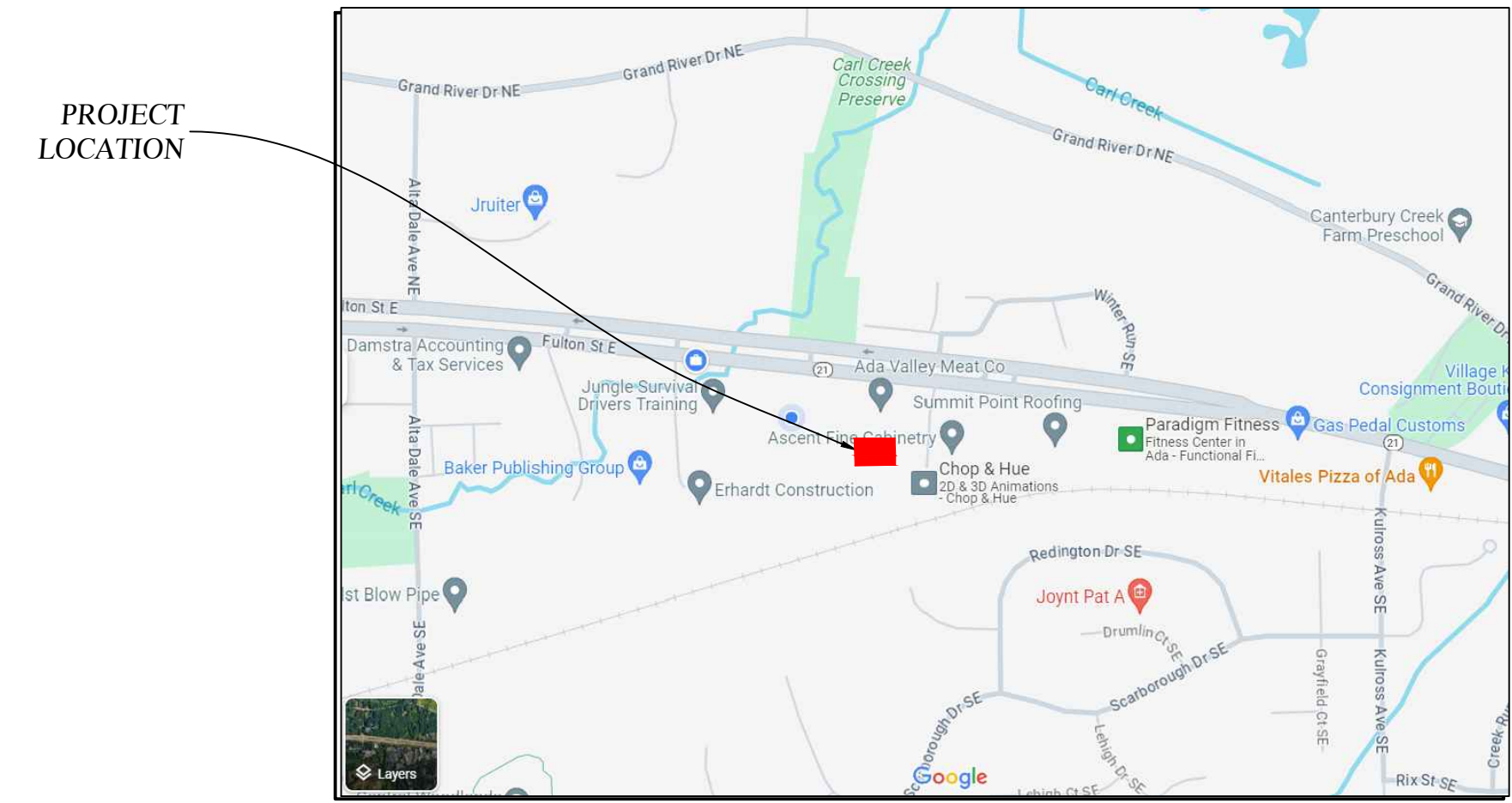
Application received: 9-19-24 by: eb  
mm/dd/yy

Application fee of \$ 500.00 received 9/20/24 by [Signature] Check # 128909 Receipt # 375104  
mm/dd/yy

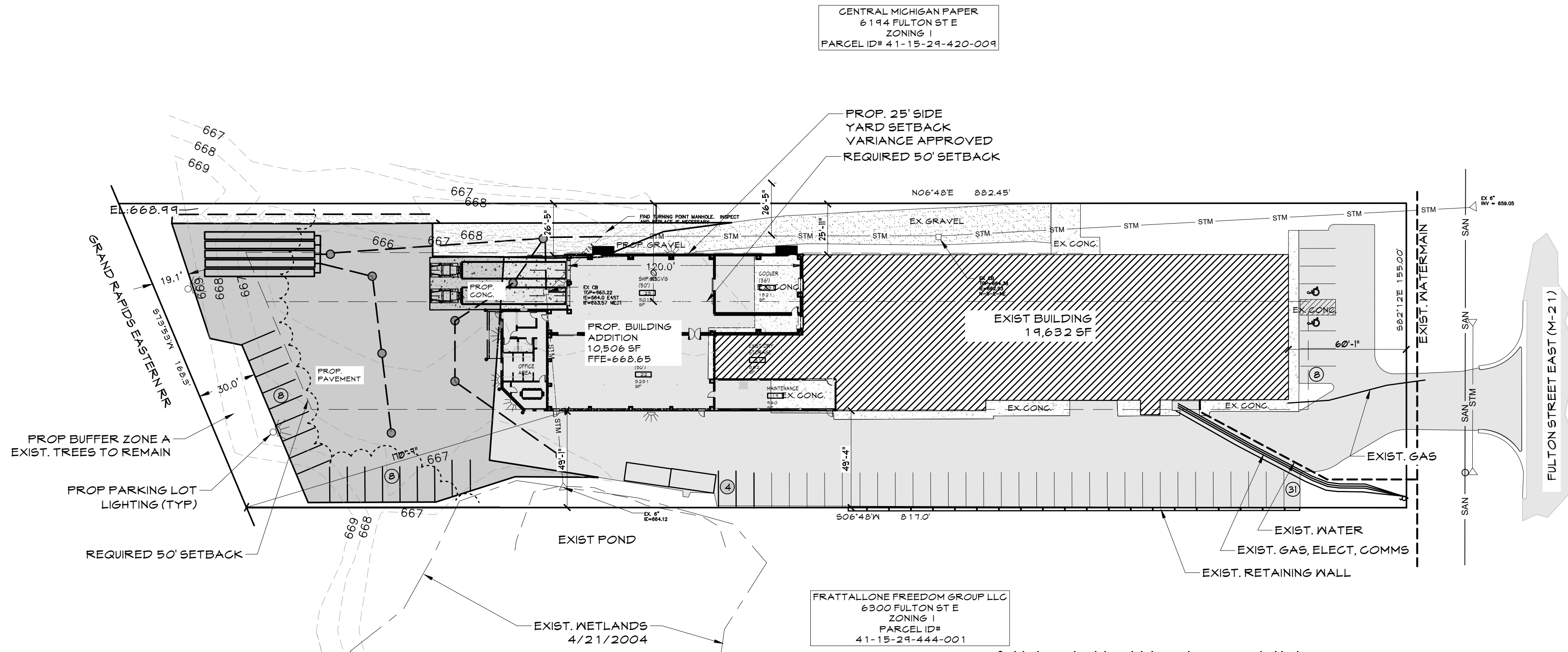
Escrow deposit of \$ \_\_\_\_\_ received \_\_\_\_\_ by \_\_\_\_\_ Check # \_\_\_\_\_ Receipt # \_\_\_\_\_  
mm/dd/yy

Updated 10/17/2023 (f:/users/planzone/app&forms/app templates/site plan review app)





LOCATION MAP  
NOT TO SCALE



CENTRAL MICHIGAN PAPER  
6194 FULTON ST E  
ZONING I  
PARCEL ID# 41-15-29-420-009

FRATTALLONE FREEDOM GROUP LLC  
6300 FULTON ST E  
ZONING I  
PARCEL ID# 41-15-29-444-001

**GENERAL NOTES:**

- PARCEL INFORMATION**  
CURRENT ZONING: I - INDUSTRIAL  
SITE ADDRESS: 6210 FULTON ST. EAST  
PARCEL NUMBER: 41-15-29-445-001
- BUILDING**

	REQUIRED	PROVIDED
MIN. LAND AREA:	40,000 SF	41,476 SF
MIN. LOT WIDTH:	200 FT	155 FT
MAX. BUILDING HEIGHT:	45 FT	30 FT
MAX. BUILDING SIZE:	N/A	N/A
MAX. LOT COVERAGE:	N/A	N/A
- SETBACKS**

	MIN REQUIRED	PROVIDED
FRONT (NORTH)	50 FT	60 FT
SIDE (EAST/WEST)	50 FT	49 FT EAST/25' WEST
REAR (SOUTH)	50 FT	160 FT
- REGULATORY APPROVALS**  
THE PROJECT WILL REQUIRE THE FOLLOWING APPROVALS, AT A MINIMUM (OTHER PERMITS/APPROVAL MAY ALSO BE REQUIRED)
  - ADA TWP SITE PLAN
  - ADA TWP VARIANCE - APPROVED SIDE YARD VARIANCE
  - ADA TWP FIRE DEPARTMENT
  - ADA TWP STORMWATER
  - SOIL EROSION & SEDIMENTATION CONTROL (KDCD)
- PARKING**

AREA	TYPE	SPACE SIZE	TOTAL SPACES
OFFICE AREA (ONE PARKING SPACE / 300SF)	- EXISTING OFFICE	= 3,234 SF	= 15 SPACES
	- PROPOSED NEW SOUTH OFFICE	= 1,154 SF	
	- TOTAL PROPOSED OFFICE AREA	= 4,393 SF/300	
INDUSTRIAL AREA (ONE PARKING SPACE / 1,000 SF)	- EXISTING INDUSTRIAL	= 17,575 SF	= 21 SPACES
	- APPROVED NEW INDUSTRIAL	= 4,352 SF	
	- TOTAL PROPOSED INDUSTRIAL AREA	= 26,927 SF/1,000	
<b>TOTAL REQUIRED PARKING SPACES</b>			<b>= 42 SPACES</b>
<b>EXISTING PARKING SPACES</b>		= 39 SPACES	
<b>PROPOSED NEW PARKING SPACES</b>		= 20 SPACES	
<b>TOTAL PROPOSED PARKING SPACES</b>		= 59 SPACES	
- STORM WATER MANAGEMENT**  
STORM WATER WILL BE COLLECTED IN A SERIES OF CATCH BASINS AND PIPES AND ROUTED TO NEW UNDERGROUND DETENTION. THE UNDERGROUND DETENTION WILL DISCHARGE BOTH TO THE NORTHWEST INTO AN EXISTING STORM SEWER DRAINING TO M-21 AND LEACH TO GROUNDWATER. PERCENT IMPERVIOUS (BUILDING/PAVT) = 81.5%
- WATER/SEWER SERVICE**  
SITE IS SERVED WITH WATER AND SEWER CONNECTED TO EXISTING PUBLIC UTILITIES ALONG M-21.
- WETLANDS**  
THERE ARE KNOWN REGULATED WETLANDS (POND) ON THE PROPERTY TO THE EAST.
- FLOODPLAINS**  
THERE ARE NO KNOWN REGULATORY FLOODPLAINS ON THE SUBJECT PROPERTY.
- SITE LIGHTING**  
PROPOSED LIGHTING WILL BE WITH SHIELDED LIGHT FIXTURES SHOWN ON THE PHOTOMETRIC PLAN. LIGHTING WILL BE CONSISTENT WITH OTHER USES AND WILL COMPLY WITH ORDINANCE REQUIREMENTS.
- LOADING/UNLOADING OPERATIONS**  
LOADING AREAS ARE AT TRUCK DOCKS ON THE SOUTH WALL AND AN EXISTING OVERHEAD DOOR LOCATED ON THE EAST SIDE OF THE BUILDING.

**PROPOSED LEGEND**

- PROP. STORM CB
- PROP. STORM SEWER
- PROP. FLOWLINE
- PROP. HMA PAVEMENT
- PROP. BUILDING EXPANSION
- EXISTING BUILDING
- PROPOSED RIPRAP
- PROP. CONG PAVEMENT
- EX. CONG PAVEMENT
- PROPERTY LINE
- PROP. FENCE
- PARKING COUNT

**OVERALL SITE LAYOUT**  
SCALE: 1" = 40'

**LEGAL DESCRIPTION**

That part of the Southeast 1/4 of Section 29, Twpn 7 North, Range 10 West, Ada Township, commencing 1517.2 feet South 83 degrees 12 minutes East along the centerline of existing Highway M-21, from the North and South 1/4 line of said section; thence South 83 degrees 12 minutes East 155.0 feet on said centerline; thence South 06 degrees 48 minutes West 817 feet to the North line of the Grand Trunk Railroad right of way; thence South 73 degrees 53 minutes West 168.3 feet along said right of way line to the intersection of a line bearing South 06 degrees 48 minutes West from the point of beginning; thence North 06 degrees 48 minutes East 882.45 feet to place of beginning except the Northerly 225 feet for highway purposes.



Know what's below.  
Call before you dig.



*Joseph Geelhoed*

PROPERTY OWNER:  
ADA VALLEY MEATS  
6210 FULTON ST. EAST  
ADA, MI 49301  
DALE ROSEBOOM  
616-676-0767  
DALE@ADAVALLEY.COM

APPLICANT & PREPARER:  
JOSEPH L. GEELHOED, P.E.  
DAN VOS CONSTRUCTION CO.  
6160 E. FULTON, PO BOX 189  
ADA, MI 49301  
616-262-5387  
JOEG@DANVOSCC.COM

NEW BUILDING ADDITION FOR:  
**ADA VALLEY MEATS**  
6210 FULTON STREET EAST, ADA, MI 49301

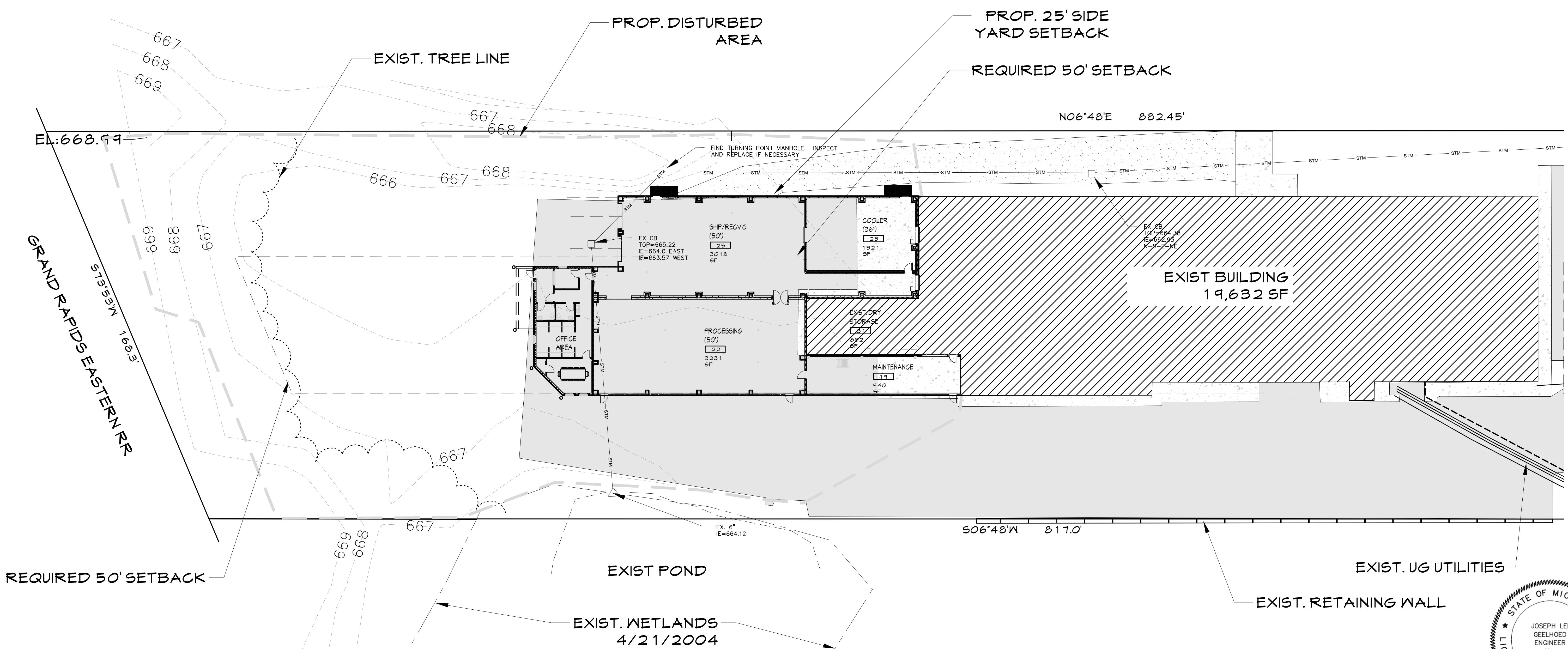
ISSUED FOR:

DRAWN: JLG

PROJECT #: 20-006602

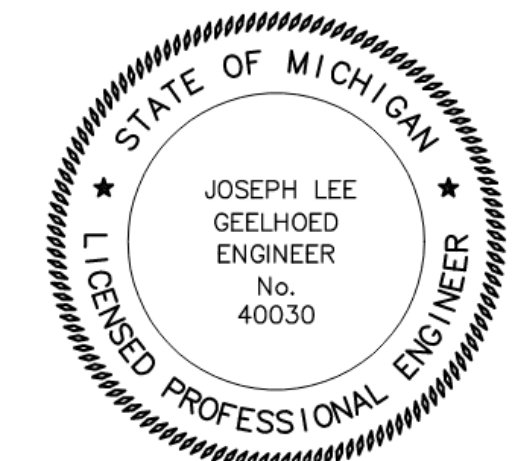
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**EXISTING TOPO & SITE DEMO**  
SCALE: 1" = 20'

- DEMO LEGEND:**
- REMOVE EX. HMA
  - EXISTING BUILDING
  - TREE REMOVAL
  - SOIL BORING LOCATION
  - CLEARING LIMITS
  - REMOVAL ITEM



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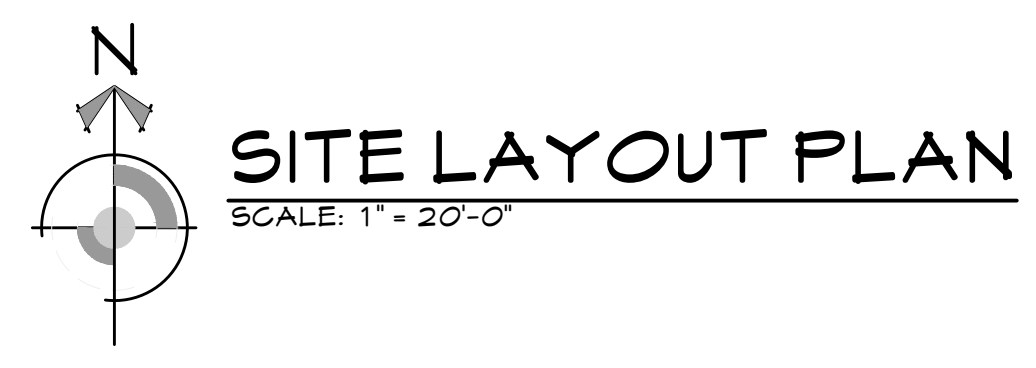
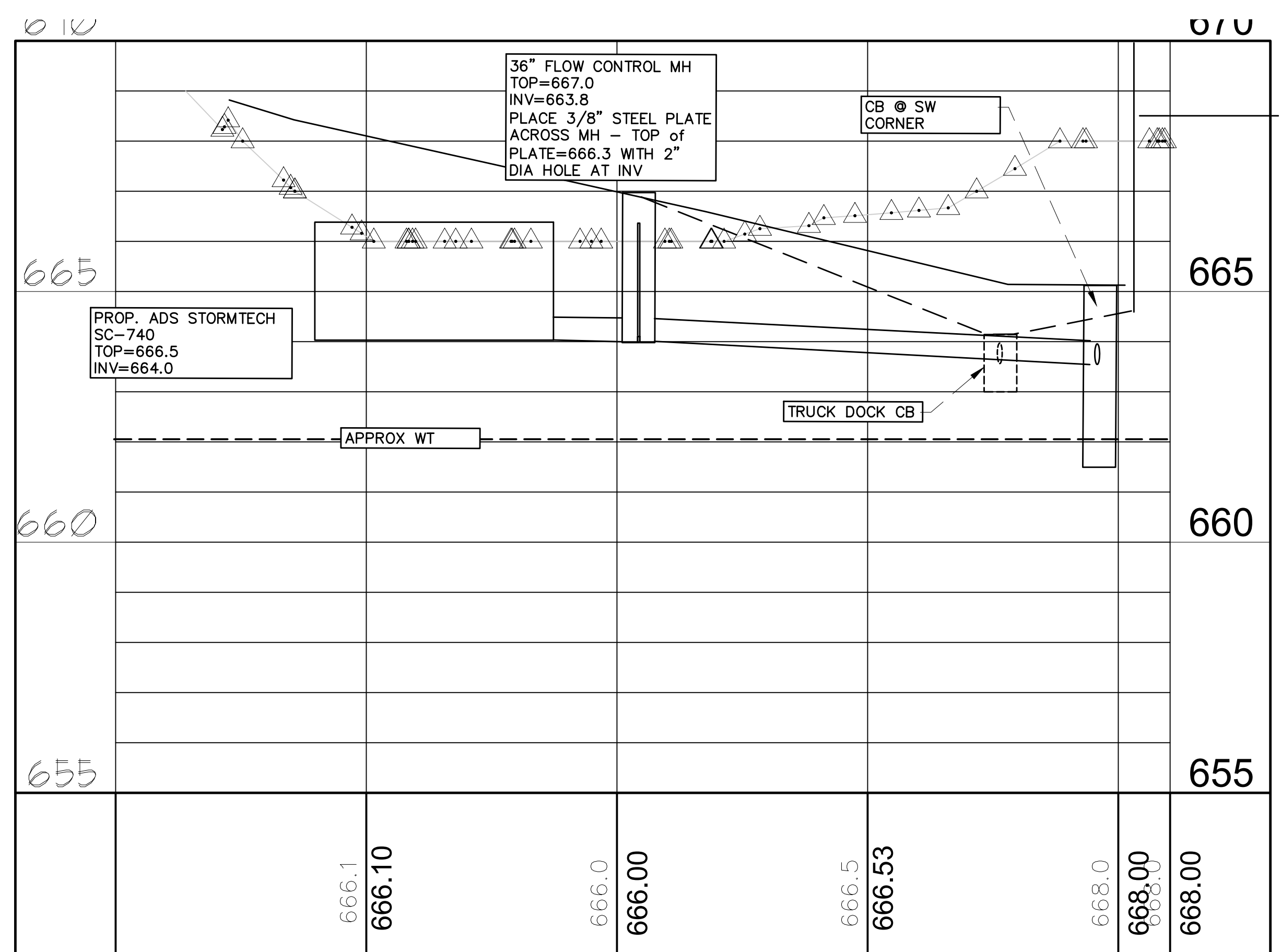
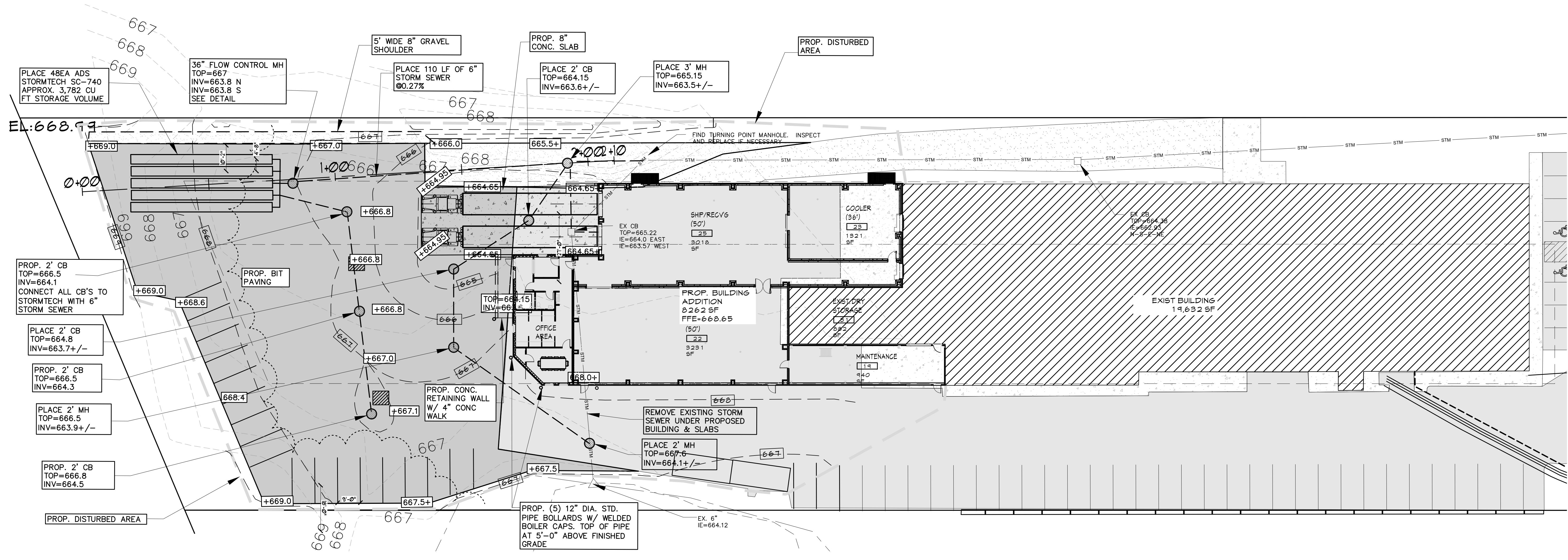
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DRAWN: JLG

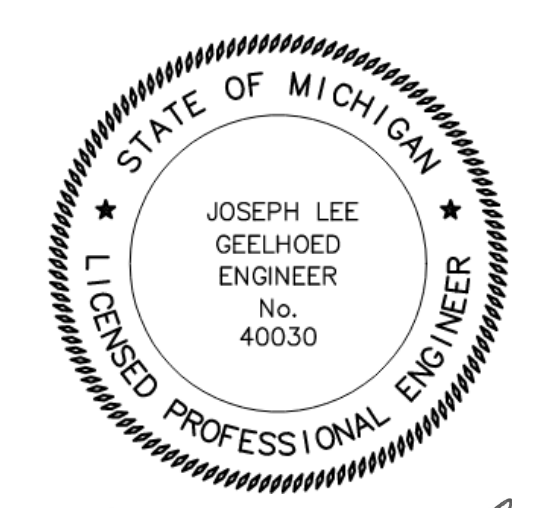
PROJECT #: 20-006602

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- PROPOSED LEGEND**
- PROP. STORM CB
  - PROP. STORM CB
  - PROP. STORM SEWER
  - PROP. FLOWLINE
  - PROP. HMA PAVEMENT
  - PROP. BUILDING EXPANSION
  - EXISTING BUILDING
  - PROPOSED RIPRAP
  - PROP. CONC PAVEMENT
  - EX. CONC PAVEMENT
  - PROPERTY LINE
  - PROP. FENCE



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**GENERAL NOTES**

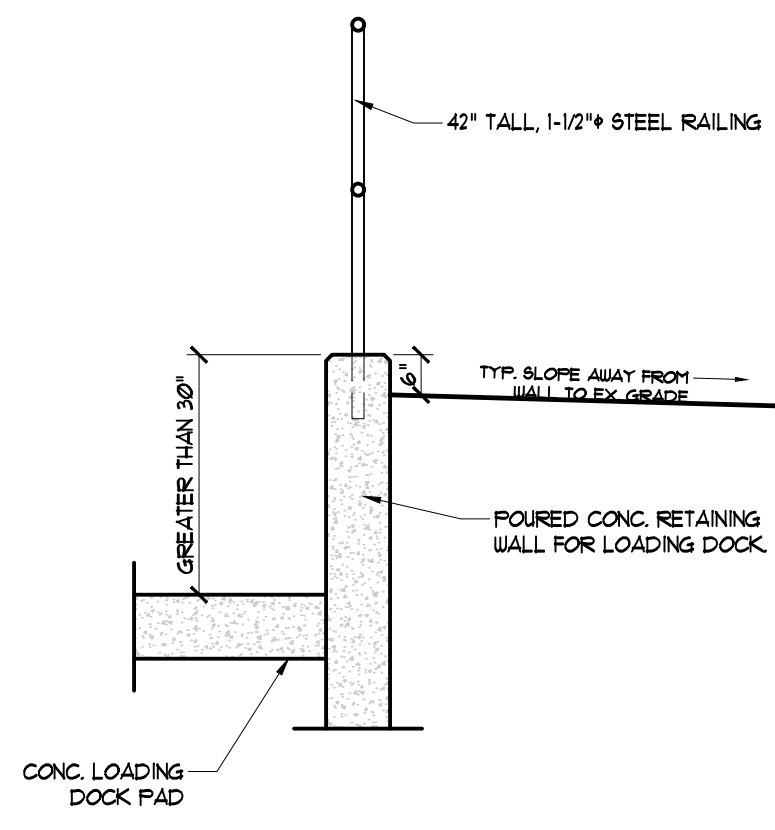
1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).
2. THE OWNER WILL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FOR THE PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE FAMILIAR WITH THE APPLICABLE PROVISIONS OF EACH PERMIT AS THEY APPLY TO THE WORK PRIOR TO BIDDING AND ABIDE BY THOSE PROVISIONS DURING CONSTRUCTION. COPIES OF ALL OBTAINED PERMITS ARE AVAILABLE FOR REVIEW FROM THE OWNER.
3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY RIGHTS OF WAY AND EASEMENTS. THE CONTRACTOR SHALL VERIFY THAT THE NECESSARY EASEMENTS HAVE BEEN SECURED BY THE OWNER. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE FAMILIAR WITH THE APPLICABLE PROVISIONS OF EACH EASEMENT AS THEY APPLY TO THE WORK PRIOR TO BIDDING AND ABIDE BY THOSE PROVISIONS DURING CONSTRUCTION. COPIES OF ANY SUCH RIGHTS-OF-WAY AND EASEMENTS ARE AVAILABLE FOR REVIEW FROM THE OWNER.
4. THE CONTRACTOR SHALL ABIDE BY ANY AND ALL STATE AND FEDERAL RULES AS THEY PERTAIN TO THE PLACEMENT OF FILL WITHIN AND ADJACENT TO WETLAND AREAS.
5. THE CONTRACTOR SHALL INSTALL AND MAINTAIN TRAFFIC CONTROL DEVICES AS NECESSARY AND IN A MANNER CONSISTENT WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND MDOT STANDARD PLANS AND RULES.
6. BELOW GRADE UTILITY INFORMATION IS BASED ON RECORD DRAWINGS, LOCATION OF PUBLIC UTILITIES SHOWN IS ONLY APPROXIMATE AND MAY NOT BE COMPLETE. PRIVATE UNDERGROUND UTILITIES SUCH AS, BUT NOT LIMITED TO, SEWER LINES, WATER LINES AND BURIED ELECTRICAL SERVICE ENTRANCES ARE NOT SHOWN.
7. THE CONTRACTOR SHALL ASCERTAIN THE LOCATION AND SIZE OF EXISTING UTILITIES IN THE FIELD WITH THE RESPECTIVE UTILITY COMPANY REPRESENTATIVE PRIOR TO COMMENCING WORK. CONTRACTOR SHALL CALL 811 AT LEAST 3 FULL WORKING DAYS BEFORE DIGGING. ADDITIONAL TEST PITS, BEYOND THOSE SHOWN MAY BE REQUIRED. UTILITY CONTACTS ARE AS FOLLOWS: ELECTRIC - CONSUMERS ENERGY, SEWER & WATER - ADA TOWNSHIP, GAS - DTE ENERGY.
8. ADJUSTMENTS OF ALL UTILITY STRUCTURES WILL BE PERFORMED BY THE APPROPRIATE UTILITY OR ITS AUTHORIZED REPRESENTATIVE. CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL UTILITY RELOCATION AND INSTALLATION WITH THE APPROPRIATE UTILITY.
9. ALL EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION ARE TO REMAIN IN SERVICE UNLESS OTHERWISE NOTED. AT NO ADDITIONAL COST TO THE OWNER, THE CONTRACTOR SHALL REPAIR OR COORDINATE WITH THE RESPECTIVE UTILITY ON DAMAGE TO EXISTING UTILITIES.
10. IN THOSE INSTANCES WHERE POWER OR TELEPHONE POLE SUPPORT IS REQUIRED, THE CONTRACTOR SHALL PROVIDE A MINIMUM 48 HOUR NOTIFICATION TO POWER COMPANY. NO ADDITIONAL PAYMENT WILL BE PROVIDED FOR TEMPORARY BRACING OF UTILITIES.
11. EXISTING SIGNS IMPACTED BY THIS PROJECT SHALL BE RESET AT NO ADDITIONAL COST TO THE OWNER. PLACEMENT SHALL CONFORM TO THE REQUIREMENTS OF MDOT.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION OF EROSION. ALL DISTURBED EARTH IS TO BE STABILIZED IN THE SHORTEST PRACTICAL TIME AND TEMPORARY EROSION CONTROL DEVICES SHALL BE EMPLOYED UNTIL SUCH TIME AS ADEQUATE SOIL STABILIZATION HAS BEEN ACHIEVED. TEMPORARY STORAGE OF EXCAVATED MATERIAL IS TO BE IN A MANNER THAT WILL MINIMIZE EROSION. MATERIALS AND METHODS USED FOR TEMPORARY EROSION CONTROL SHALL BE AS SPECIFIED ON THE CONSTRUCTION PLANS. BEST MANAGEMENT PRACTICES SHALL BE USED TO ADDRESS ANY OBSERVED EROSION OR SEDIMENTATION PROBLEMS.
13. CONTRACTOR SHALL MINIMIZE CLEARING OPERATIONS. ALL TREES, GRUBBING AND STUMP MATERIALS ARE THE PROPERTY OF THE CONTRACTOR AND WILL BE DISPOSED OF AT A SITE PROVIDED BY CONTRACTOR IN COMPLIANCE WITH ALL STATE AND LOCAL LAWS.
14. ALL DISTURBED AREAS ARE TO BE RESTORED WITH MINIMUM 4" TOPSOIL, FERTILIZER, SEED AND STRAIN MULCH. CONTRACTOR SHALL OBTAIN ENGINEER'S APPROVAL OF ANY OFF-SITE TOPSOIL SOURCE. ANY FERTILIZER OR LIME APPLICATION IS NOT TO BE DONE WITHOUT OWNER APPROVAL.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL DEMOLITION MATERIAL, UNSUITABLE MATERIAL, EXCESS MATERIAL, AND COLLECTED SEDIMENT IN ACCORDANCE WITH ALL STATE LAWS AND LOCAL LAWS.
16. CONTRACTOR SHALL CONTROL DUST ON THE CONSTRUCTION SITE TO AN ACCEPTABLE LIMIT, AS DETERMINED BY THE ENGINEER.
17. CONTRACTOR SHALL NOT TRACK OR SPILL EARTH, DEBRIS OR OTHER CONSTRUCTION MATERIAL ON PUBLIC OR PRIVATE STREETS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE ASSOCIATED CLEAN UP.
18. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL DEBRIS AND EXCESS EXCAVATED MATERIAL FROM WITHIN THE CONSTRUCTION LIMIT OF WORK, TO A SUITABLE SITE PROVIDED BY THE CONTRACTOR, IN COMPLIANCE WITH ALL STATE AND LOCAL REGULATIONS.
19. CONTRACTOR SHALL REMOVE AND REPLACE OR REPAIR ALL OTHER ITEMS DAMAGED BY HIS CONSTRUCTION ACTIVITIES TO AT LEAST THEIR ORIGINAL CONDITION, TO THE SATISFACTION OF THE OWNER AND ENGINEER.
20. SUITABLE EXCAVATED MATERIALS MAY BE INCORPORATED INTO THE PROJECT. THE OWNER HAS THE RIGHT OF FIRST REFUSAL OF ALL EXCESS SUITABLE MATERIAL FROM THE PROJECT. THIS PROVISION SHALL IN NO WAY RELIEVE THE CONTRACTOR OF HIS OBLIGATIONS TO REMOVE AND DISPOSE OF ANY MATERIAL DETERMINED BY THE ENGINEER TO BE UNSUITABLE FOR BACKFILLING OR EXCESS SUITABLE MATERIAL UNWANTED BY THE OWNER.
21. REFER TO DETAILS FOR PIPE AND STRUCTURE BEDDING AND BACKFILL REQUIREMENTS.
22. ALL STRUCTURES AND PIPELINES LOCATED ADJACENT TO ANY TRENCH EXCAVATION SHALL BE PROTECTED AND FIRMLY SUPPORTED BY THE CONTRACTOR UNTIL THE TRENCH IS BACKFILLED. DAMAGE TO ANY SUCH STRUCTURES CAUSED BY OR RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

**EROSION AND SEDIMENTATION CONTROL NOTES**

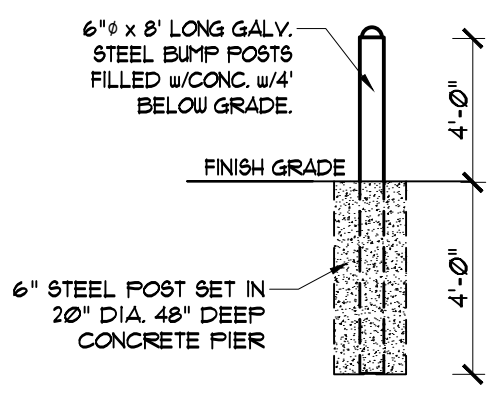
THE PLANS HAVE BEEN DEVELOPED AS A STRATEGY TO CONTROL SOIL EROSION AND SEDIMENTATION DURING AND AFTER CONSTRUCTION.

THE PROPOSED LOCATIONS OF SILTATION AND EROSION CONTROL STRUCTURES AND MEASURES ARE SHOWN ON THE PLANS.

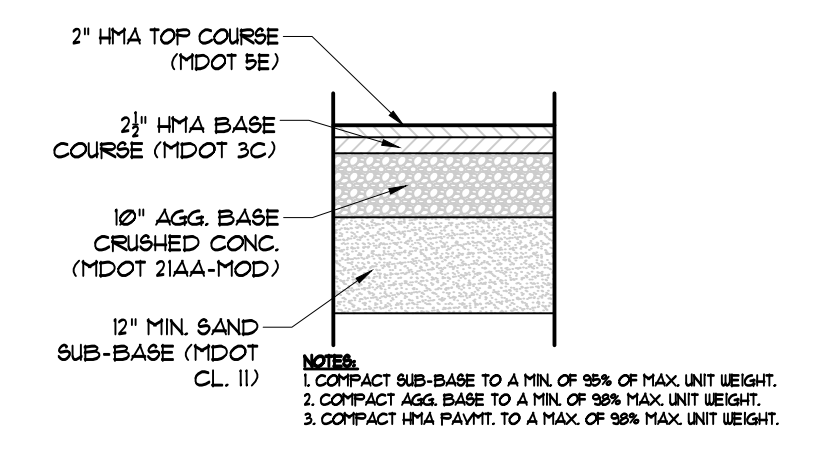
1. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE IN ACCORDANCE WITH THE MICHIGAN EGLE NPS BMP MANUAL.
2. THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE MAINTAINED IN AN UNTREATED OR UNVEGETATED CONDITION FOR THE MINIMUM TIME REQUIRED. IN GENERAL, AREAS TO BE VEGETATED SHALL BE TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL AND PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING.
3. SEDIMENT BARRIERS (SILT, FENCE, STONE, CHECK DAMS, SEDIMENT TUBES, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF UP GRADIENT DRAINAGE AREAS.
4. INSTALL SILT FENCE AT TOE OF SLOPES TO FILTER SILT FROM RUNOFF. SEE SILT FENCE DETAIL FOR PROPER INSTALLATION. SILT FENCE WILL REMAIN IN PLACE PER NOTE #5.
5. ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT. A INSPECTION LOG SHALL BE MAINTAINED WITH REPORTS. SEEG MEASURES SHALL BE REPAIRED AND/OR REPLACED WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UP-SLOPE ARE PERMANENTLY STABILIZED.
6. NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN THREE HORIZONTAL TO ONE VERTICAL (3 TO 1) UNLESS STABILIZED WITH MULCH BLANKET OR OTHER STRUCTURAL MEANS.
7. IF FINAL SEEDING AND SODDING IS NOT EXPECTED PRIOR TO THE ANTICIPATED DATE OF THE FIRST KILLING FROST, USE TEMPORARY ANNUAL RYEGRASS SEEDING AND MULCHING ON ROUGH GRADED SUBSOIL TO PROTECT THE SITE AND DELAY PERMANENT TOPSOILING, FINE GRADING, AND SEEDING OR SODDING UNTIL SPRING.
8. WHEN FEASIBLE, TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINISH GRADED SHALL BE COMPLETED 30 DAYS PRIOR TO THE FIRST KILLING FROST.
9. DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS. POST SEEDING SEDIMENT, IF ANY, WILL BE DISPOSED OF IN AN ACCEPTABLE MANNER.
10. REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND REVEGETATED. ALL UPLAND DISTURBED AREAS ARE TO BE RESTORED WITH A MINIMUM 3" TOPSOIL AND HYDROSEED. ALL WETLAND AREAS SHALL BE RESTORED WITH NATIVE TOPSOIL, SALVAGED FROM THE WETLAND AND SEEDED WITH AN APPROPRIATE WETLAND PLANT SEED MIXTURE.
11. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED.



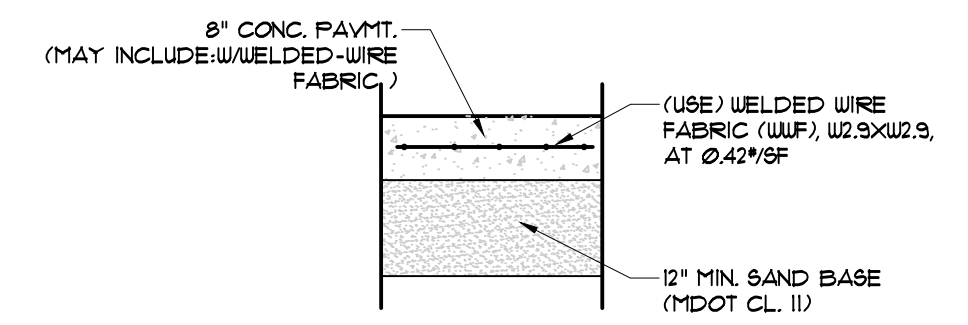
**STEEL RAIL DETAIL**



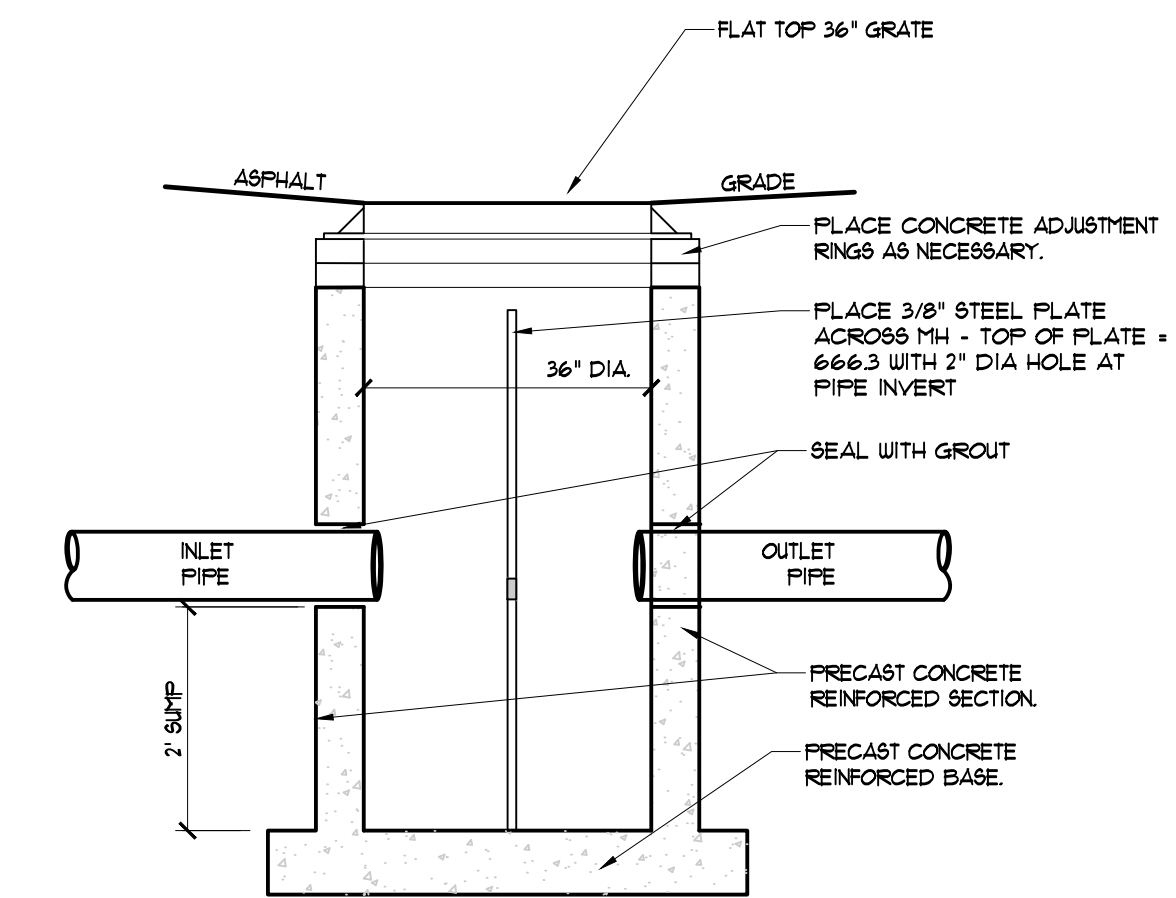
**BUMPER POST DETAIL**



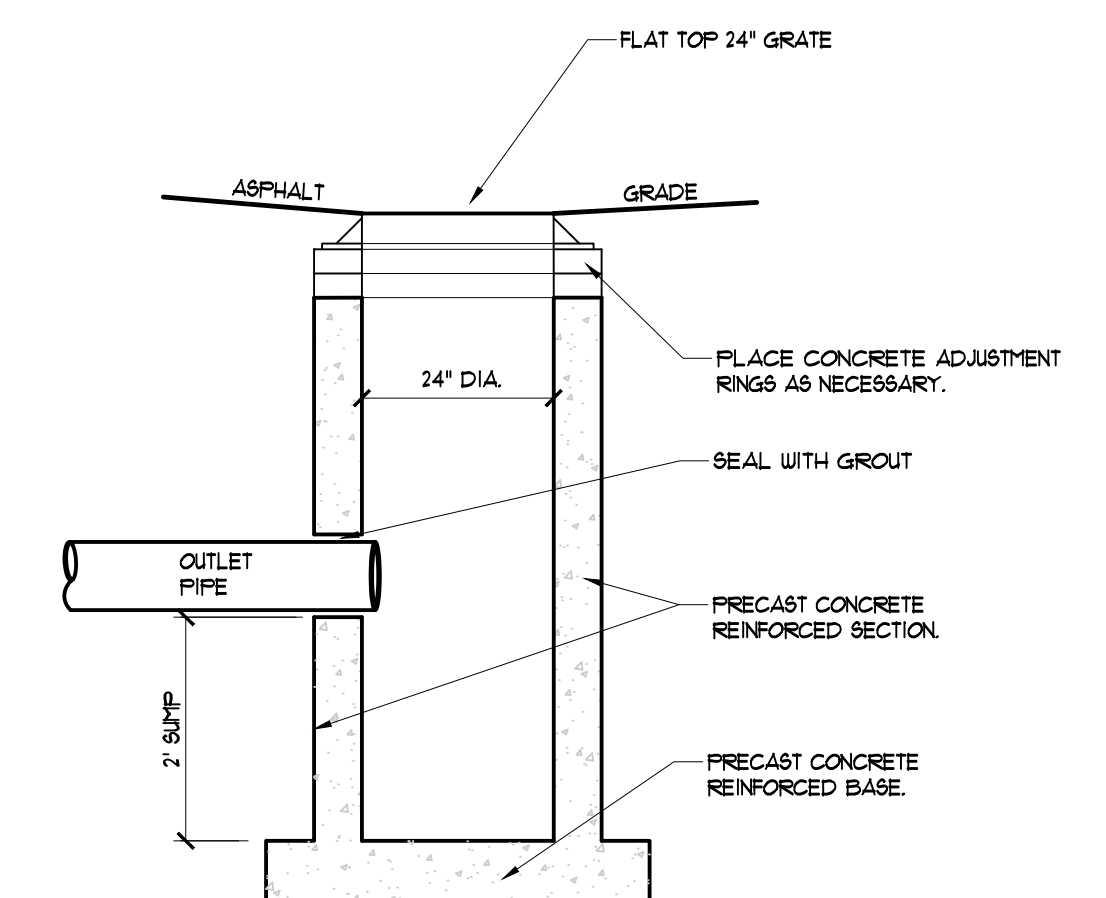
**HEAVY DUTY PAVING SECTION DETAIL**



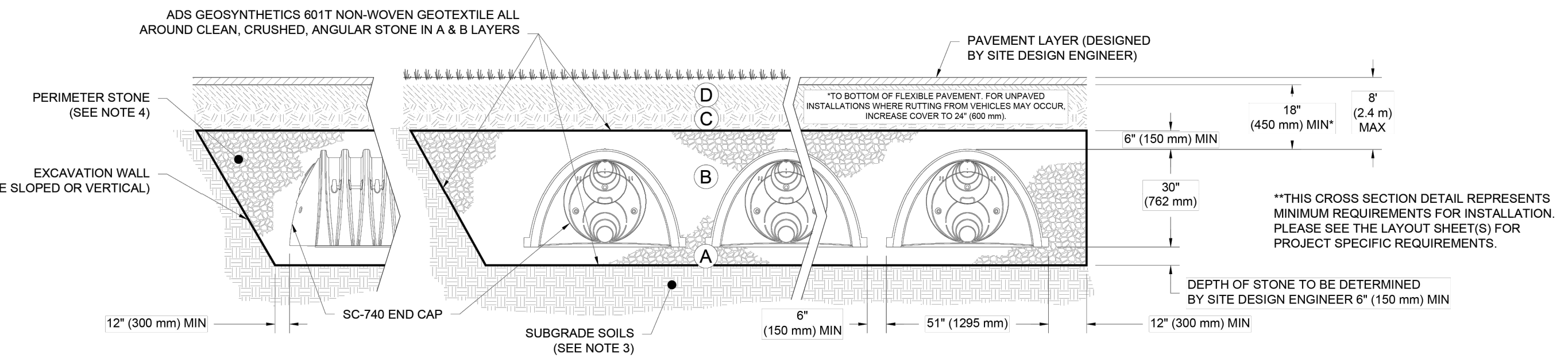
**8" CONCRETE INDUSTRIAL DRIVE SECTION DETAIL**



**3' FLOW CONTROL CATCH BASIN**



**2' YARD DRAIN/C.B.**



**ADS STORMTECH SC-140**

SEE ADS STORMTECH SC-140 DETAILS AND STANDARD PLANS FOR INSTALLATION INSTRUCTIONS



*Joseph Geelhoed*

PROPERTY OWNER:  
 ADA VALLEY MEATS  
 6210 FULTON ST. EAST  
 ADA, MI 49301  
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**NOTES & DETAIL SHEET**

ISSUED FOR:

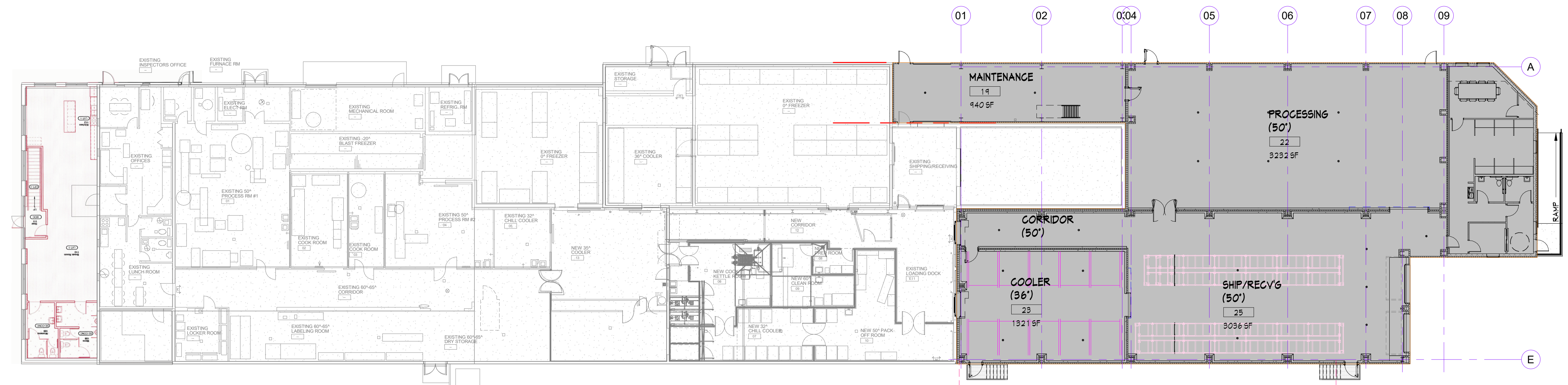
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PROJECT #: 20-006602

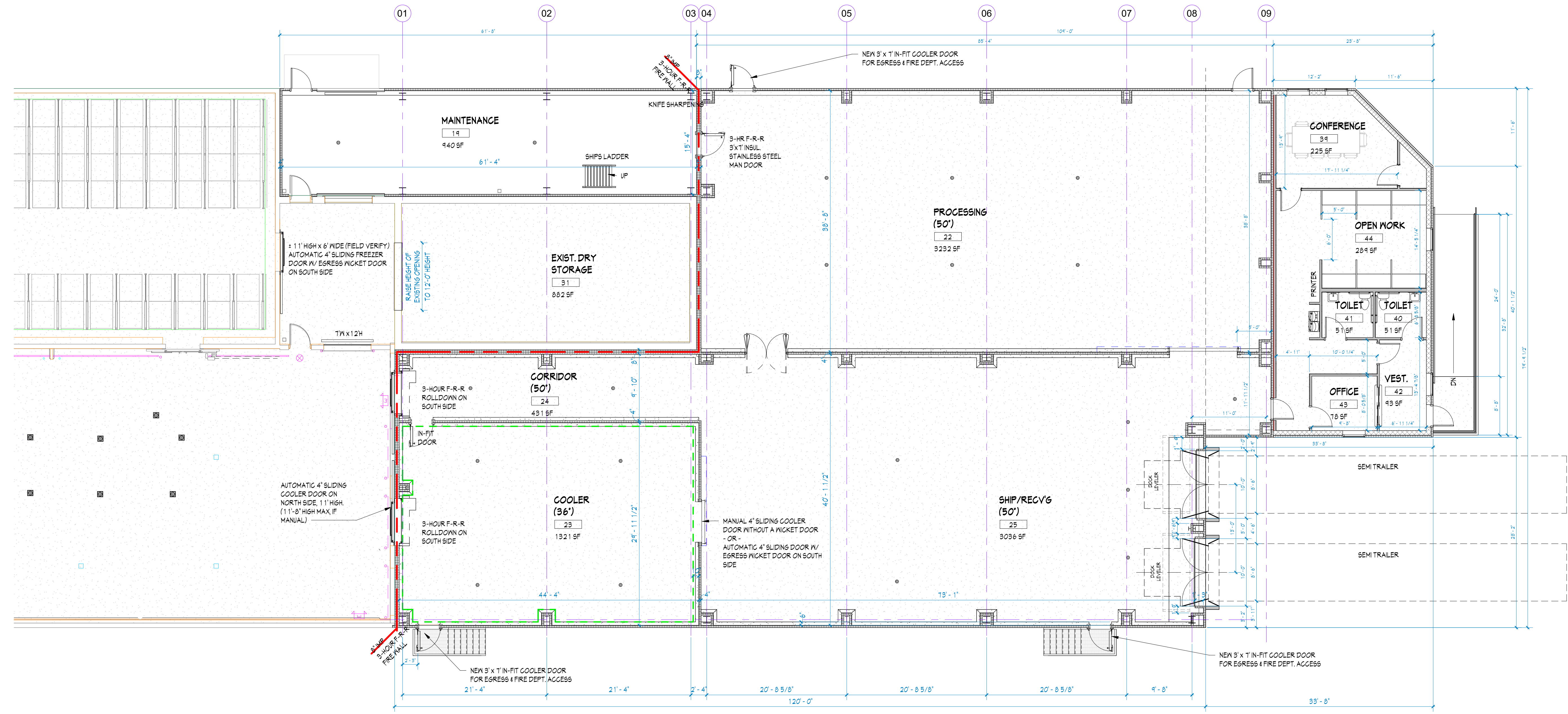
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**1 OVERALL MAIN FLOOR PLAN**  
PA1.1 1/16" = 1'-0"



**2 ENLARGED - SOUTH ADDITION - PROCESS PLAN REVIEW**  
PA1.1 1/8" = 1'-0"

**PRELIMINARY**  
NOT FOR CONSTRUCTION

ADDITION FOR:  
**ADA VALLEY MEAT CO.**  
62110 Fulton St E, Ada, MI 49301

ISSUED FOR:  
04/18/2024

DRAWN: JR / M56

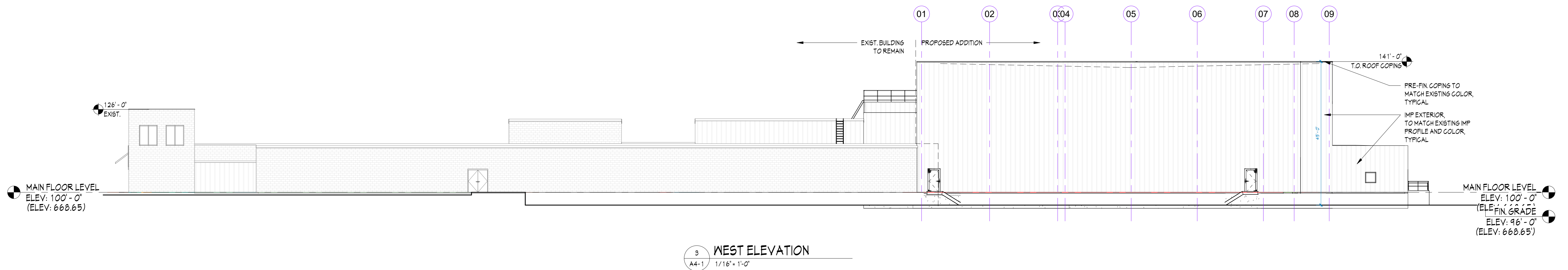
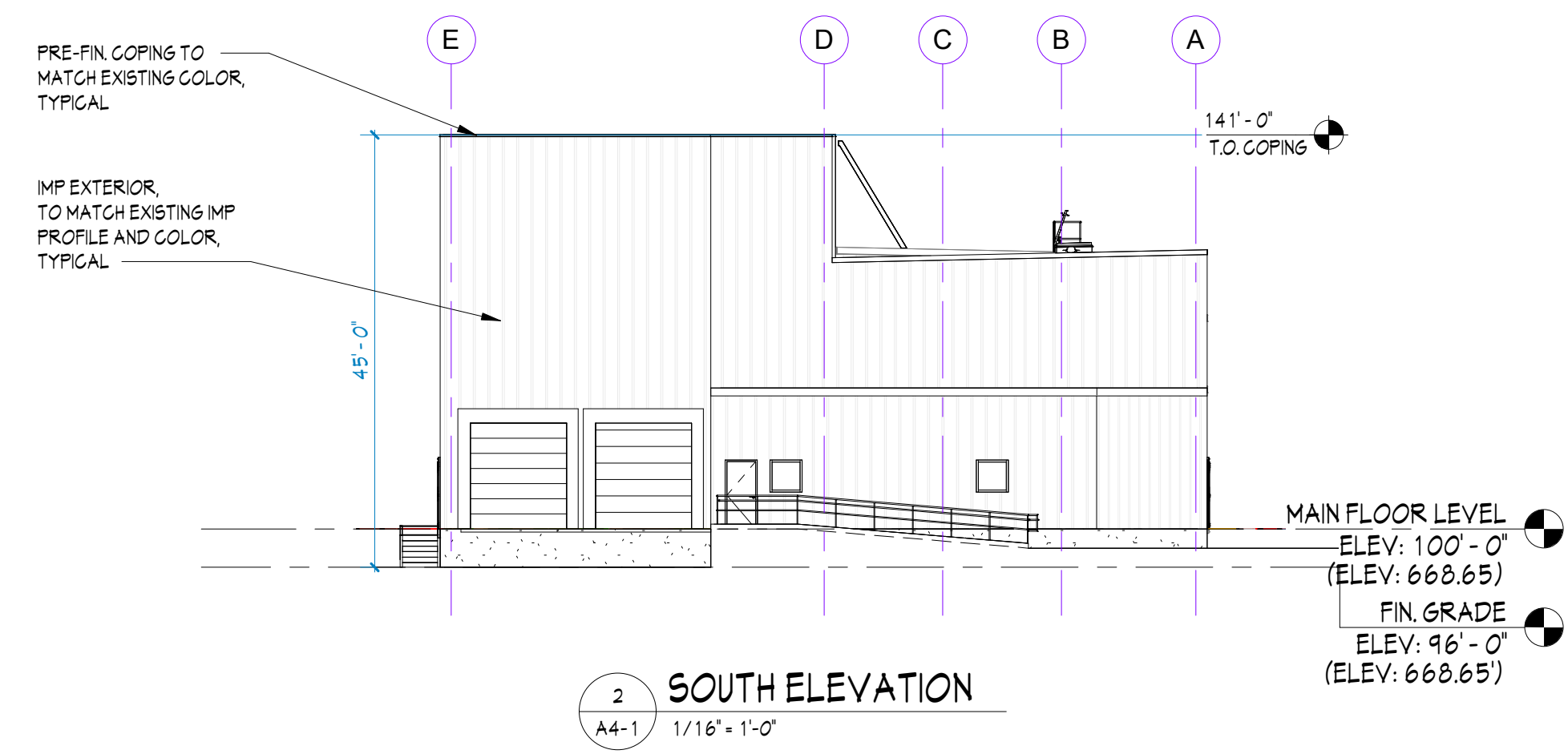
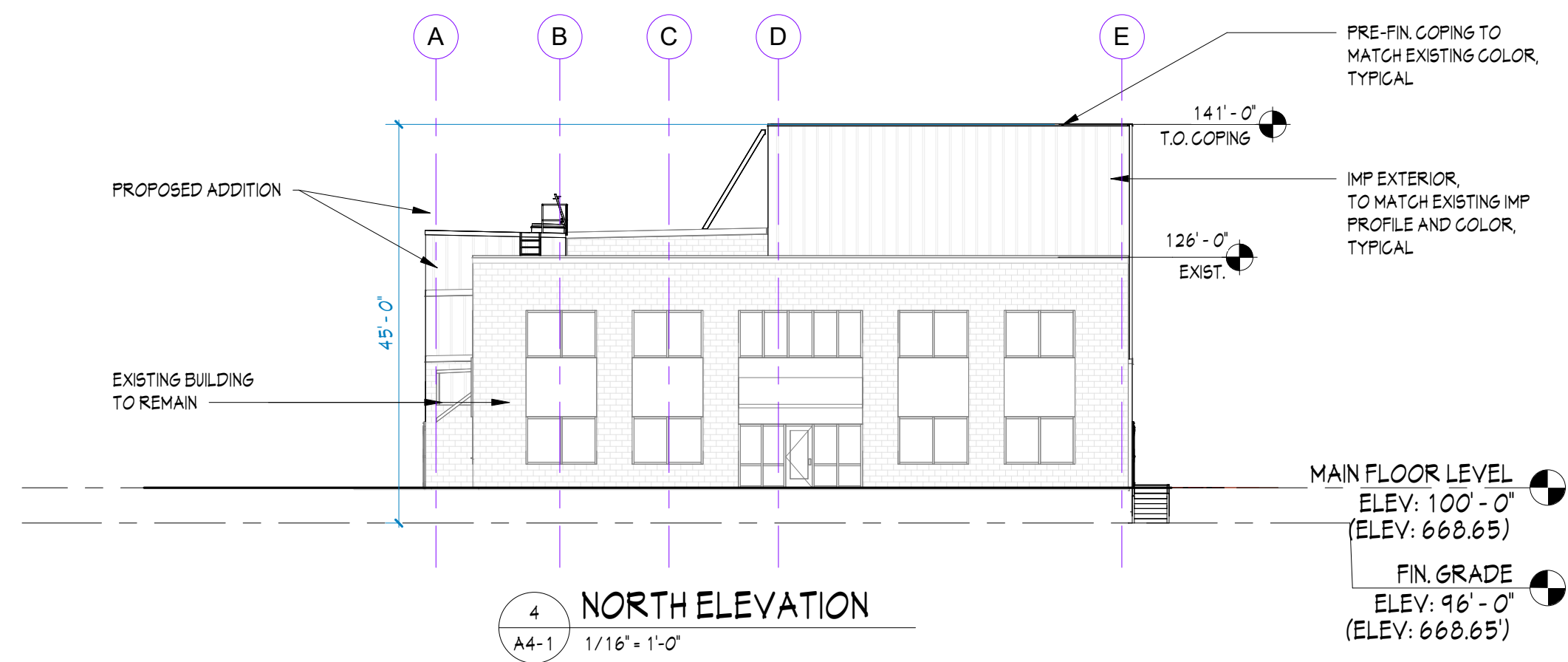
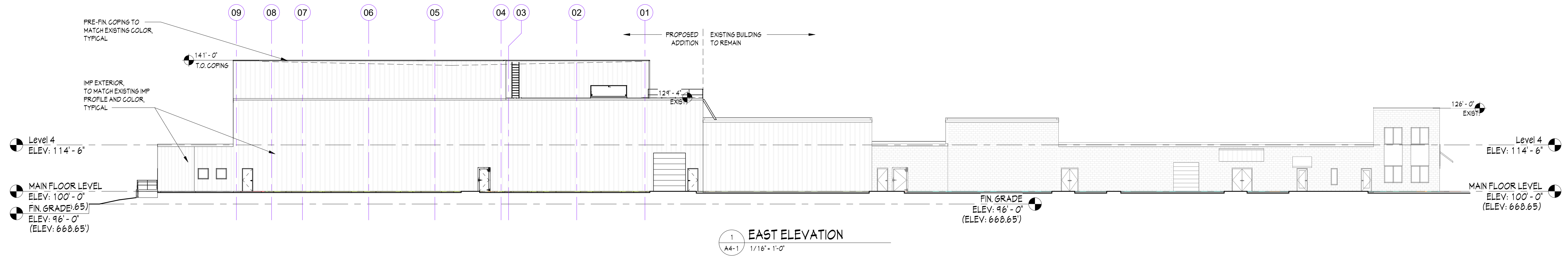
PROJECT #: 30-008602

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DRAWING NO:

**PA1.1**





ADDITION FOR:  
**ADA VALLEY MEAT CO.**  
62110 Fulton St E, Ada, MI 49301

ISSUED FOR:  
09/18/2024:  
REVISIONS FOR RE-SUBMISSION  
FOR SITE PLAN APPROVAL

DRAWN: JR / MSB

PROJECT #: 30-008802

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DRAWING NO:

**PRELIMINARY**  
NOT FOR CONSTRUCTION

**A4-1**

James Moyer Summary of his participation in the training session, 9/25-27/2024

## **MSU Citizen Planning Training Program**

12 participants, 6 male, 3 female, 3 presenters/trainers at training start

500+ page handout

- Group exercises
- Individual recommended readings
- Single person exercises
- Power point type presentations
- 6 chapters to the handout

Presentation centered on Spartyville

The training objective is to be citizens who are qualified to participate in local planning.

Initial discussion centered on “why”; after the 1776 revolution, there was no government structure. Prior to the revolution, there was the king, prime minister, house of lords, house of representatives, appointed governors, etc. which had transferred from England. After the revolution, the United State adopted the President, senate, and representatives at the national level and State Governor and other elected officials at the State and local level.

At the local level, a system was still needed for land matters. The county, township system was adopted in most states. Michigan included planning commissions as part of its system

### Section I, Legal Framework

- Michigan Zoning Enabling Act discussed
- Michigan Planning Enabling Act discussed
- Discussion of limitations which were imposed by Federal and State
- Due process discussed
- 1. Public notice
- 2. Public hearings
- 3. Standards adherence
- 4. Record maintenance
- 5. Unbiased decisions
- 6. Procedure and appeals
- 7. Standards and review

### Section II, Planning the Community Future

- Role of the Planning Commission
- Master Plan Role, Purpose, Process, Adoption
- Role of the Master Plan in managing funds from federal, state, community and private sources
- Elements of the Master Plan
- Notice, participation review

- Recommendation for adoption

### Section III, Implementation of the Master Plan

- Zoning role
- Planning Commission role
- Enforcement
- Review process
- Legal principles
- Taking
- Equal protection (redlining sidebar discussion)
- Zoning tied to the land, not the owner
- Nonconformities
- Variances
- Records and their importance
- Site Plan Process/Importance
  1. Standards
  2. Conditions of approval
  3. Coordination with approved plans
  4. Special land use
  5. Review process
  6. Enforcement process

### Section IV, Making Zoning Decisions

- Ordinances
- Adoption and Amendments
- Appeals and Responsibilities
- Role of the Planning Commission
- Property Development, land division processes

### Section V, Using Innovative Planning and Zoning

- Case for innovation
- Quality Places
- Innovative Planning
- Innovative Zoning

### Section VI, Fulfilling Your Role

- Role of Participants
- Effective Meetings
- Conflict Management
- Ethical Behavior
- Engaging the Public