



**ADA TOWNSHIP PLANNING COMMISSION MEETING
THURSDAY, DECEMBER 19, 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 NOVEMBER 21, 2024, REGULAR MEETING

V. PUBLIC HEARING

1. Request for Special Use Permit to allow construction of a front yard Accessory Building not matching the appearance of the principal structure, and for Site Plan Review for an accessory building in the front yard, in the RP-1 (Rural Preservation 1) District, Charmaine Murphy, 8831 Bailey Drive NE, Parcel No. 41-15-24-300-039

VI. UNFINISHED BUSINESS

VII. NEW BUSINESS

1. Request for Extension of PVM Development Plan approval for 7247, 7257, and 7267 Bronson Street (townhomes and accessory dwelling units); Joel Harner/Let Us Development; Parcel Nos. 41-15-34-103-011, 41-15-34-103-012, and 41-15-34-103-013

VIII. COMMISSION MEMBER / STAFF REPORTS

IX. PUBLIC COMMENT

X. ADJOURNMENT



**ADA TOWNSHIP PLANNING COMMISSION
MINUTES OF THE MEETING NOVEMBER 21, 2024, REGULAR MEETING**

DRAFT

A regular meeting of the Ada Township Planning Commission was held on Thursday, November 21, 2024, at 5:30 p.m., at the Ada Township Hall, 7330 Thornapple River Drive, Ada, Michigan.

I. CALL TO ORDER

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

II. ROLL CALL

Members Present: Butterfield, Cooper-Surma, Moyer, VanderVennen

Members Absent: 0

Staff Present: Buckley, Said, Suchy, Chief Murray, Treasurer Moran

Others Present: 22 members of the public

III. APPROVAL OF AGENDA

Moved by Moyer, supported by Butterfield, to approve the agenda as presented. Motion carried.

IV. APPROVAL OF MINUTES OF OCTOBER 17, 2024, REGULAR MEETING

Moved by Moyer, supported by Cooper-Surma, to approve the October 17, 2024, Regular Meeting as presented. Motion carried.

V. PUBLIC HEARING

1. PVM District Development Plan amendments, with departures, for proposed Village House and Duplex Lots; R-3 zoning district; 7552, 7554, 7556, 7560, 7562 Watermill Dr. SE, Parcel Nos. 41-15-34-184-013, -014, -015, -016, -017; Oxbow Ada, LLC

Brad Rottschafer, Mosaic Properties, said he is requesting two amendments to the previously approved PVM Plan with departures. He explained that due to sale demands there is not much interest in thinner-style homes. Referring to the drawing showing the current approved plan vs. the proposed amended plan, he said they would convert units 49, 50 and 51 into two lots; eliminating lot 51 and reduce the overall Oxbow unit count from 88 to 87 dwelling units. The proposed request also would change units 52 and 53 from two single-family lots into a duplex unit.

Mr. Rottschafer went over the requested departures. New duplex lots/units: 7' setback from the street instead of minimum required 10', and 5' setback from rear property line instead of minimum

required 10'. He briefly went over the departures for the one reconfigured single-family home lot (lot 49) and noted that all the departures are ones that were approved before.

VanderVennen opened the public hearing at 5:40 p.m. There was no public comment and the public hearing was closed.

Planning Director Said explained a few setback clarifications for duplex lots 52 and 53 and also clarified the chart submitted by applicant incorrectly labeled the lot requirements as Village House, the correct category is Duplex.

Said summarized the staff report and reviewed the zoning ordinance section for departures from PVM District standards. Said stated the proposed amendments to the Oxbow plan and corresponding departures are consistent with the previously-approved plan and the applicable requirements of the zoning ordinance. As such, Staff has no objections to the approval of these requests, subject to the conditions noted in the staff report.

There was brief Planning Commission discussion regarding lots with zero side yard setbacks, maximum lot coverage for duplex vs. village house, and discussion about reviewing the PVM District requirements.

Moved by Moyer, supported by Butterfield, to approve the PVM Plan amendments, subject to the following conditions:

1. The Planning Commission hereby makes the following findings:
 - a. The proposed development plan for Lots 49, 50, 52 and 53, as modified by the conditions of approval listed below, requires the additional departures from the standards of the PVM District, including street and rear setback departures for Lots 52-53, and lot area, width, frontage, lot coverage, and side and rear setbacks for Lot 49, as noted in the Staff Report, which are all hereby approved.
 - b. The approved departures result in a plan that complies with the spirit and intent of the PVM District to a greater degree than would be possible without approval of the departures.
 - c. The project is consistent with the purpose and intent of the PVM District.
 - d. The project will not have a detrimental impact on adjacent property or the surrounding neighborhood.
 - e. The project is necessary and appropriate to accommodate a superior design of the proposed development.
2. The proposed development plan for these four lots (49, 50, 52, and 53) is hereby approved, and shall be completed substantially as shown on the plan set titled "Oxbow October 2024".

Motion carried.

2. Preliminary Planned Unit Development (PUD) for proposed Senior Citizen Housing/Assisted Care Living Facility; R-4 zoning district; 6447 and 6501 E. Fulton Street, Parcel No. 41-15-28-315-009 & -007; Holland Home

Chair VanderVennen made note to the applicants that there are only four members of the Planning Commission in attendance and that they would need unanimous consent from all four Commissioners for an approval to pass.

Scott Vyn, Integrated Architecture, supporting Holland Home on the PUD project, summarized the history of plan reviews, work sessions, and meetings that have taken place on the project since December, 2023. He noted some of the concerns that were discussed on building height, landscape and architectural character, and revisions were made to the project including lower building height and more architectural detailing.

Mr. Vyn referred to renderings of the proposed project going over details of the multiple buildings and the activities within them, the significant topography with changes in slope with various roof forms, underground parking (total 205 parking spaces), resident and pedestrian connections, the enclosed walkway bridge connecting the main building to the activity center, and the improved architectural styles. He said the Holland Home team has provided a preliminary traffic study and has had multiple meetings with MDOT, which resulted in an extension of the Michigan left turn and an acceleration lane for exiting right turns out of the site; these improvements will be done along Fulton.

Mr. Vyn said we are hopeful of receiving a preliminary approval based on long time coordination with the Planning Commission and staff and are anxious and excited to move forward to the next step in the Final PUD.

Upon a request from VanderVennen, Planning Director Said briefly explained the PUD process; Pre-Application Review, Preliminary PUD, and Final PUD.

VanderVennen opened the public hearing at 6:10 p.m.

Robert Neinhuis, 6304 Winter Run Drive, said he is delighted with Ada Township and he is firmly supportive of the Holland Home facility, a quality retirement facility.

Riley Turchetti, 6600 Grand River Drive, said he was interested to see the overall site plan to review the setbacks. The Planning Commission reviewed the overall site plan (drawing C5.1) with resident Turchetti.

There was no other public comment and the public hearing was closed at 6:16 p.m.

Said summarized the staff report and said the proposed project consists of 15 one- and two-family (detached and semi-detached) single-family units in the western part of the site, a main "community residence" building with 88 multi-family dwelling units and 15 assisted living rooms, and 37 multi-family units in the two "enclave" buildings in the eastern portion of the site. Said verified with the applicant and Ada Fire Chief that the overpass clearance and underground parking can accommodate emergency access.

Said noted the PUD is like a zoning tool that communities can use to better control developments to try to achieve certain sets of goals or standards but at the same point it may allow for deviations. The applicant notes requests for deviations from side yard setback and building height

requirements. The side yard setbacks, while a distance of 20 feet is required and 18 feet is proposed (in the townhome units area), setback requirements do not apply in this instance as there are no lot lines between units. However, the height deviation remains applicable; a 40-foot maximum building height is allowed in the R-4 District, whereas the proposed height of the community residence building is 61 feet. The applicant's submittal includes several perspectives indicating the limited impact of the requested height deviation due to grade changes and resulting development layout.

Said stated that from Staff's perspective the Holland Home team has gone to great lengths to provide the types of building variety, architectural details, colors, and gabling roofs, that was emphasized by the Planning Commission in the Pre-Application review.

Said noted that the project has a very good system of pedestrian circulation on-site, however, we are asking they provide a walkway along the Fulton Street frontage for continuity.

Township Manager Suchy shared history of the continued efforts to enhance the Township Trail Connectivity Plan and went over some maintenance and safety concerns in maintaining the trails. Suchy said the Fulton Street connection will help create other connections with adjoining neighborhoods, continuing into the downtown area and continue to enhance the vibrancy of downtown Ada.

Said concluded with information regarding the projects utilities, sanitary sewer system, landscaping, lighting, and PUD Standards and Commentary. Said noted that while there are some remaining matters to address, including the nonmotorized path and sewer maintenance, these can be addressed at the time of final PUD review, as such, Staff recommends approval of the Preliminary PUD, subject to the conditions listed in the staff report.

VanderVennen moved to Board discussion.

Butterfield questioned the location and buffering of the Fulton Street connection trail. Said noted that would be determined prior to Final PUD application. Butterfield also questioned the east/west turnaround and where that was located in relation to other businesses.

Jeff VanLaar, Exxel Engineering, explained the turnaround traffic on Fulton and said he does not believe any access to the businesses will be significantly altered.

Cooper-Surma asked about the number of employees vs. parking availability. Dave Tiesenga, Holland Home, addressed the question and confirmed 80 employees, only 40 spaces taken at one time.

Moyer had a series of questions (that may be for the Final PUD stage) regarding: currently two parcels – would need to be combined, pickleball court noise for nearby residents, ADA regulations, utilities/lift stage responsibilities, stormwater management plan, electrical substation location, snow storage location, and how much rooftop mechanical penthouse/storage (to minimize the perception of height).

VanderVennen touched on the concern of snow removal locations, questioned location of the Fulton Street connection, also shared concern with the size of rooftop equipment, and discussed other landscape recommendations (tree clearing).

Moved by Moyer, supported by Cooper-Surma, to recommend approval of the Preliminary PUD Plan, to the Township Board, subject to the following conditions:

1. The approved PUD Plan shall be carried out in substantial conformance with the "Civil Plan Set" dated November 7, 2024 and prepared by Exxel Engineering, and the "Architectural Graphics (23 pages)" dated October 24, 2024 and prepared by Integrated Architecture.
2. The proposed development shall consist of the following: 88 dwelling units, 15 assisted-living rooms, and associated community and common facilities in the Community Residence Building; 19 units in the Enclave North Building; 18 units in the Enclave South Building; 3 single-family detached dwellings and 12 two-family semi-detached (duplex) dwellings; an Activity Building, and associated underground and surface parking and related improvements.
3. Prior to the issuance of any permit, the applicant shall have combined the parcels into a single lot, including recordation of the lot combination.
4. Final Planned Unit Development plans shall include a paved, 10' wide non-motorized pathway to be constructed by the applicant along the site's entire frontage, within either an easement for maintenance and public access or within the right-of-way, subject to Township approval.
5. 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.
6. Final Planned Unit Development plans shall include sewer maintenance measures to be approved by the Township's Utilities Consultant, which may include sanitary sewer screening and/or installation of a grinder pump or similar.
7. The Construction plans for public water and sewer main extensions shall be subject to issuance of required State permits and approval by the Township, prior to initiation of site improvements, and prior to issuance of building permits.
8. Final PUD plans shall include all submittals as specified in the Zoning Ordinance, including but not limited to:
 - Proposed site elevations, at contours of two feet.
 - Proposed landscaping including species, sizes, and quantities of all plant materials to be installed, and irrigation system coverage.
 - All significant existing plant materials (specifically trees) to be retained and removed on the site.
 - Layout and dimensions of all proposed driveways.
 - All existing and proposed utility lines, including gas and electric.
 - Location, height, and design of all proposed fencing or walls.
 - Location, height and style of all proposed exterior lighting.
 - Elevation drawings including façade materials.
 - Stormwater drainage plan.

Motion carried.

VI. UNFINISHED BUSINESS - none

VII. NEW BUSINESS - none

VIII. COMMISSION MEMBER / STAFF REPORTS

Said noted that the next Planning Commission meeting is scheduled for December 19, 2024. Our current Commission is two members short and Supervisor Korth is expected to appoint two new members (one is to be an elected official) soon.

Said explained there has been a resident complaint about excessive lighting on a property. He asked the Commission if they wanted to add any lighting requirements to the zoning ordinance (outside of a project/development brought before the Planning Commission review). There was brief Commissioner discussion and Commissioners concurred not to pursue any further action on the matter, as believed that one complaint about one property does not rise to that level.

VanderVennen inquired about a recently installed tent/covered parking area at the Amway facility on Spaulding Road. Said was not aware of the tent and will be looking into it.

IX. PUBLIC COMMENT

X. ADJOURNMENT

Moved by Moyer, supported by Butterfield, to adjourn the meeting at 7:19 p.m. Motion carried.

Respectfully submitted,

Jo DeMarco, Ada Township Clerk

rs:eb



MEMORANDUM

Date: 12.11.24

TO: Ada Township Planning Commission
FROM: Department of Planning
RE: **8831 Bailey Drive NE – Special Use and Site Plan for Accessory Building in the Front Yard, not matching Principal Building Appearance**

Request Overview and Background

The applicant seeks approval for an accessory building with an exterior appearance that does not match the principal structure (existing home), in the front yard of the subject property. The subject property is in the RP-1 (Rural Preservation 1) Zoning District, contains about 15.53 acres, and is located on the north side of Bailey, west of McCabe and Bailey Meadows.

As the accessory building is located in the front yard and does not match the appearance of the principal structure, approval of a site plan and special use is required. The main home is a ranch-style home with beige/yellow brick siding, while the accessory building – with two structures to be connected – consists of wood siding with two different colors (see below).

The accessory building is essentially comprised of two existing accessory structures to be connected by a breezeway, which for zoning purposes equates to the entirety of this arrangement being considered a single building. The unified structure will meet all applicable area and height requirements. The older of the two structures, with red wood siding to the south, contains about 1,000 square feet, while the newer one, with gray wood siding to the north, contains about 800 square feet. The connecting breezeway area will be about 250 square feet. Both of the accessory structures are of a Dutch Colonial design.

The structures are located over 350 feet from the front lot line (adjacent to Bailey Drive), at least 50 feet from the west side property line, and more than 150 feet from the east side lot line. The site is heavily wooded, which helps minimize views of this area from adjacent properties and Bailey Drive.

Analysis

The newer (northern) accessory building was constructed without Township approval for zoning, and without building permit approval. The southern accessory building is pre-existing, and is assumed to be legal nonconforming by Staff. In order to comply with Zoning Ordinance requirements allowing only one accessory structure in the front yard, the applicant proposes the breezeway to unify the structures.

Pursuant to 78-20(a) of the Zoning Ordinance, the Planning Commission may authorize special uses for accessory buildings in the front yard that do not match the existing home, in the RP-1 District on lots of at least three acres in size, if the Commission determines that the size, height, placement, design, and appearance of the accessory building will be compatible with the character of the surrounding area. Sec. 78-20 also requires site plan approval for any accessory building located in the front yard. (Some Planning Commissioners may recall that the Zoning Ordinance was amended in 2022 to add the front yard special use and site plan stipulations.)

Sec. 78-493 of the Zoning Ordinance identifies the following Special Use Standards as the basis of

determination in review of such requests:

- 1) *The special use shall be designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property and the surrounding area.*
- 2) *The special use shall not change the essential character of the surrounding area.*
- 3) *The special use shall not be hazardous to adjacent property, or involve uses, activities, materials or equipment which will be detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, fumes or glare.*
- 4) *The special use shall not place demands on public services and facilities in excess of capacity.*

Additionally, Sec. 78-525 of the Zoning Ordinance identifies the following Standards that apply to Site Plan Review:

- (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 proposed accessory building and applicable standards for both Special Use and Site Plan Review, Staff has no objections to the approval of these requests for the subject property, subject to the following condition:

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



RECEIVED
NOV 21 2024
PLANNING & ZONING
ADA TOWNSHIP

APPLICATION FOR SPECIAL USE

An application for a special use must be heard before the Ada Township Planning Commission. **Regular meetings of the Planning Commission are held on the third Thursday of each month at 5:30 p.m. at Ada Township Hall.** After receipt of the application and payment of the fee, your request will be placed on the next Planning Commission meeting agenda for the purpose of scheduling a public hearing. The hearing will be scheduled for the next month's Planning Commission meeting for consideration, with all legal notifications being met.

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

For a residential accessory building or Type II home occupation permit: \$250.00

For all others, including commercial/industrial uses and non-residential uses in residential districts: \$300.00

For subdivision plat, except PUD: \$250.00

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

Applicant Information:

Name: CHARMAINE MURPHY

Address: 8831 BAILEY DRIVE NE

Phone Number: 616-437-7204 Email: ATYLARRYWILSON@GMAIL.COM

Property Owner Name and Address (if different than above): _____

Property Information:

Property Address: 8831 BAILEY DRIVE NE, ADA, MI

Parcel Number: 41- 15 - 24 - 300 - 039

Zone District Classification: RESIDENTIAL

Proposed Use and/or Changes to the Property: ADD A GARAGE TO THE PROPERTY TO STORE VEHICLES

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

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

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

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

Applicant's Signature(s): Charmaine Murphy Date: 11-20-24
Signature of Property Owner(s): _____ Date: _____
(If different than above)

TO BE COMPLETED BY ADA TOWNSHIP

Application Received:	<u>11-21-24</u>	Initial:	<u>eb</u>	<u>Murphy Family LLC</u>
	mm / dd / yy			
App. Fee of \$	<u>250⁰⁰</u>	Received:	<u>11/21/24</u>	Initial: <u>(Signature)</u>
		mm / dd / yy		Check # <u>4520</u> Receipt # <u>377112</u>
Escrow Deposit of \$	_____	Received:	_____	Initial: _____
		mm / dd / yy		Check # _____

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

Lawrence Wilson & Associates, PC
Attorneys at Law



6440 Fulton East, Suite 202
Ada, Michigan 49301
Phone (616) 676-3852
Fax (616) 676-3853

November 20, 2024

Director of Planning
Ada Township
7330 Thornapple River Drive
Ada, MI 49301

RECEIVED

NOV 21 2024

PLANNING & ZONING
ADA TOWNSHIP

Re: 8831 Bailey Drive/ Murphy

Dear Mr. Said:

Please place the attached Special Use Application on the Planning commission's meeting scheduled for December 19, 2024.

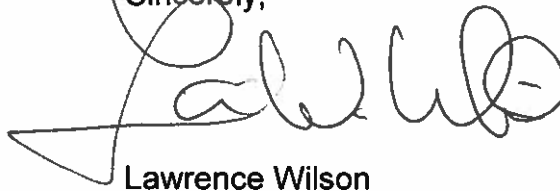
As requested, I have attached the following documents:

- 1) Two additional sets of construction plans;
- 2) Application for Special Use;
- 3) A check in the amount of \$250;
- 4) Application for Building Permit;
- 5) Soil Erosion waiver from Kent County Road Commission; and
- 6) Request for Review with Kent County Health Department.

Page 2

The proposed barn and walkway does match the existing home. The original barn was constructed over 50 years ago. The second barn is identical to the original barn except for a different color. The barns are more than 500 yards from the house property. Both the barns and the house cannot be seen from Bailey Drive. The proposed breeze way will connect the two barns and will be done in a fashion identical to the barns' decor and material. Thank you for your assistance in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lawrence Wilson', written in a cursive style. The signature is positioned above the printed name 'Lawrence Wilson'.

Lawrence Wilson

Encl

APPLICATION FOR BUILDING PERMIT

ADA TOWNSHIP
 c/o CASCADE CHARTER TOWNSHIP
 5920 Tahoe Dr SE
 GRAND RAPIDS, MI 49546-7123
 PHONE (616)949-3765

Address of Property: 8831 BAILEY DRIVE NE	
Permanent Parcel No. 41 - 15-24-300-039	Project Valuation
Owner CHARMAINE MURPHY	Phone 616-437-7204

APPLICANT:

Contractor <input type="checkbox"/>	CHARMAINE MURPHY	License # / Expiration
Homeowner <input checked="" type="checkbox"/>		NA
Address (include city and zip code) 8831 BAILEY DRIVE NE, ADA, MI		Cell Phone (616) 437-7204
Phone ()	Fax ()	Email ATTYLARRYWILSON@GMAIL.COM
Federal ID # (or reasons for exemption) NA	Workers Comp # NA	MESC # NA

WORK DESCRIPTION:

Scope of Work CONSTRUCT A GARAGE FOR VEHICLE STORAGE CONSTRUCT A GARAGE FOR VEHICLE STORAGE		
Use Group	Construction Type	Site plan <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Square Footage – Building	Garage	Other
Complies with Barrier Free Laws? <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A		
Is Parcel within 500 feet of lake or stream? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		

SUB-CONTRACTORS:

ELECTRICAL	PHONE
MECHANICAL	PHONE
PLUMBING	PHONE
FIRE PROTECTION	PHONE

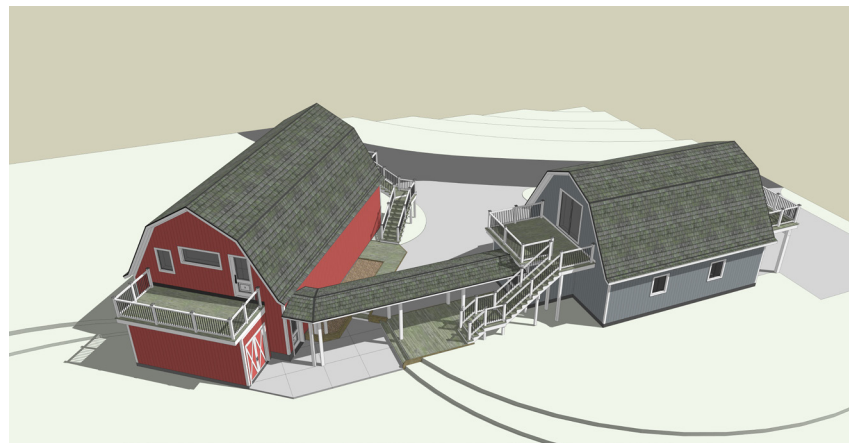
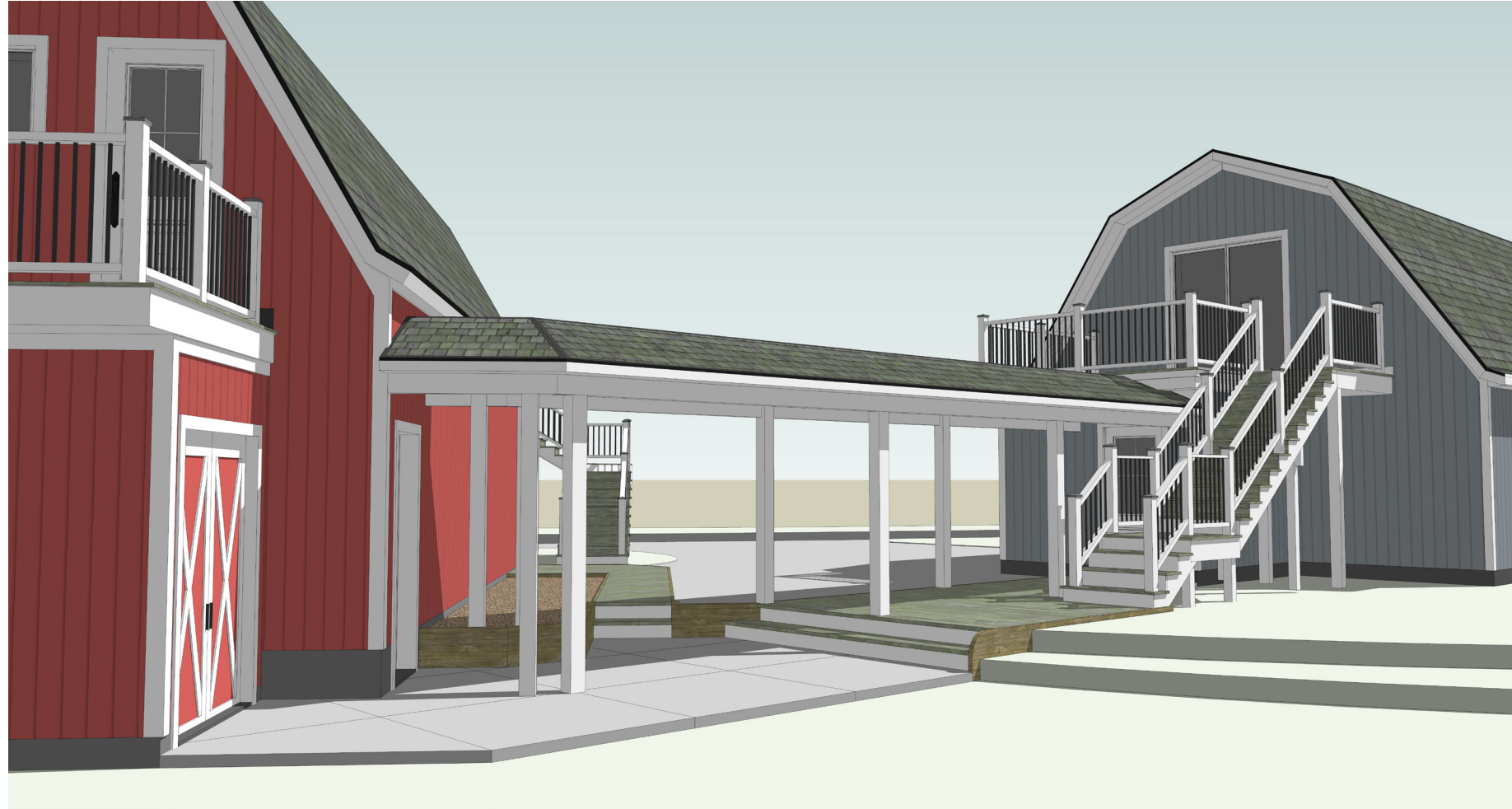
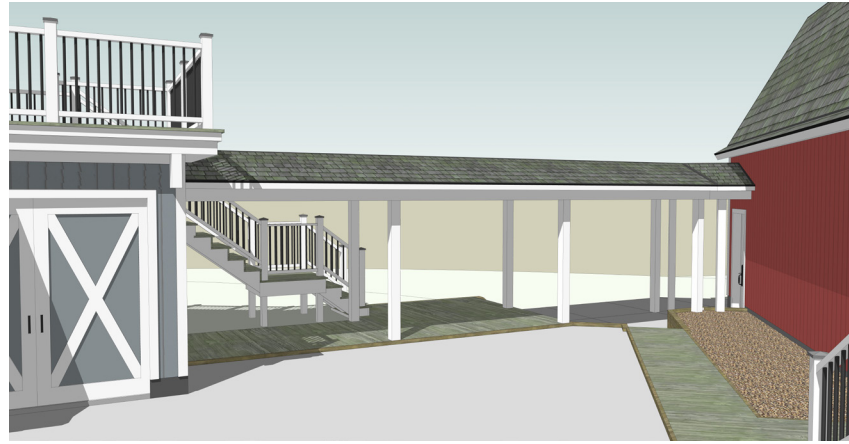
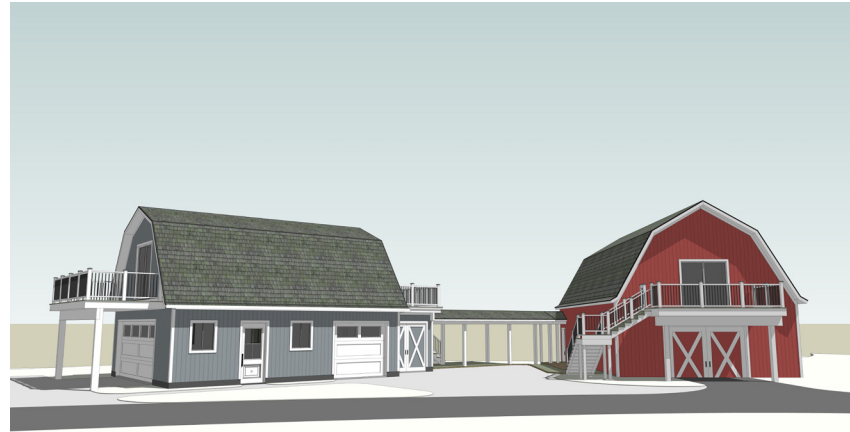
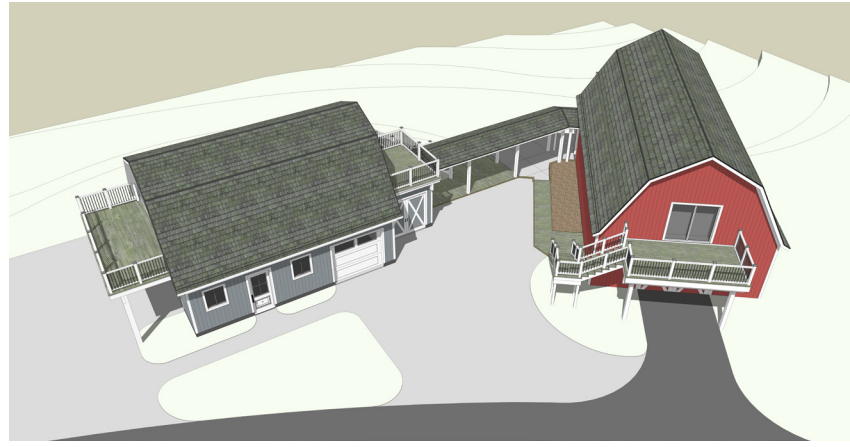
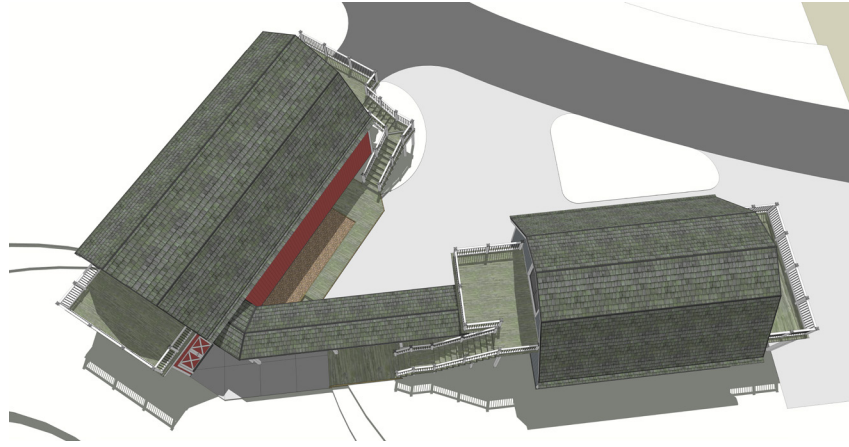
Section 23a of the state Construction Code Act of 1972, Act No. 230 or public Acts of 1982, being section 125, 1523a or the Michigan Compiled Laws, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who perform work on a residential building or a residential structure. Violators of section 23a are subject to civil fines.

I AGREE TO COMPLY WITH THE TERMS AND REQUIREMENTS OF ALL CODES AND ORDINANCES IN EFFECT IN THE TOWNSHIP PERTAINING TO ALL PHASES OF CONSTRUCTION AND DEVELOPMENT OF THIS PROJECT. IT IS ALSO UNDERSTOOD THAT A CERTIFICATE OF OCCUPANCY MUST BE OBTAINED PRIOR TO USE OR OPERATION.

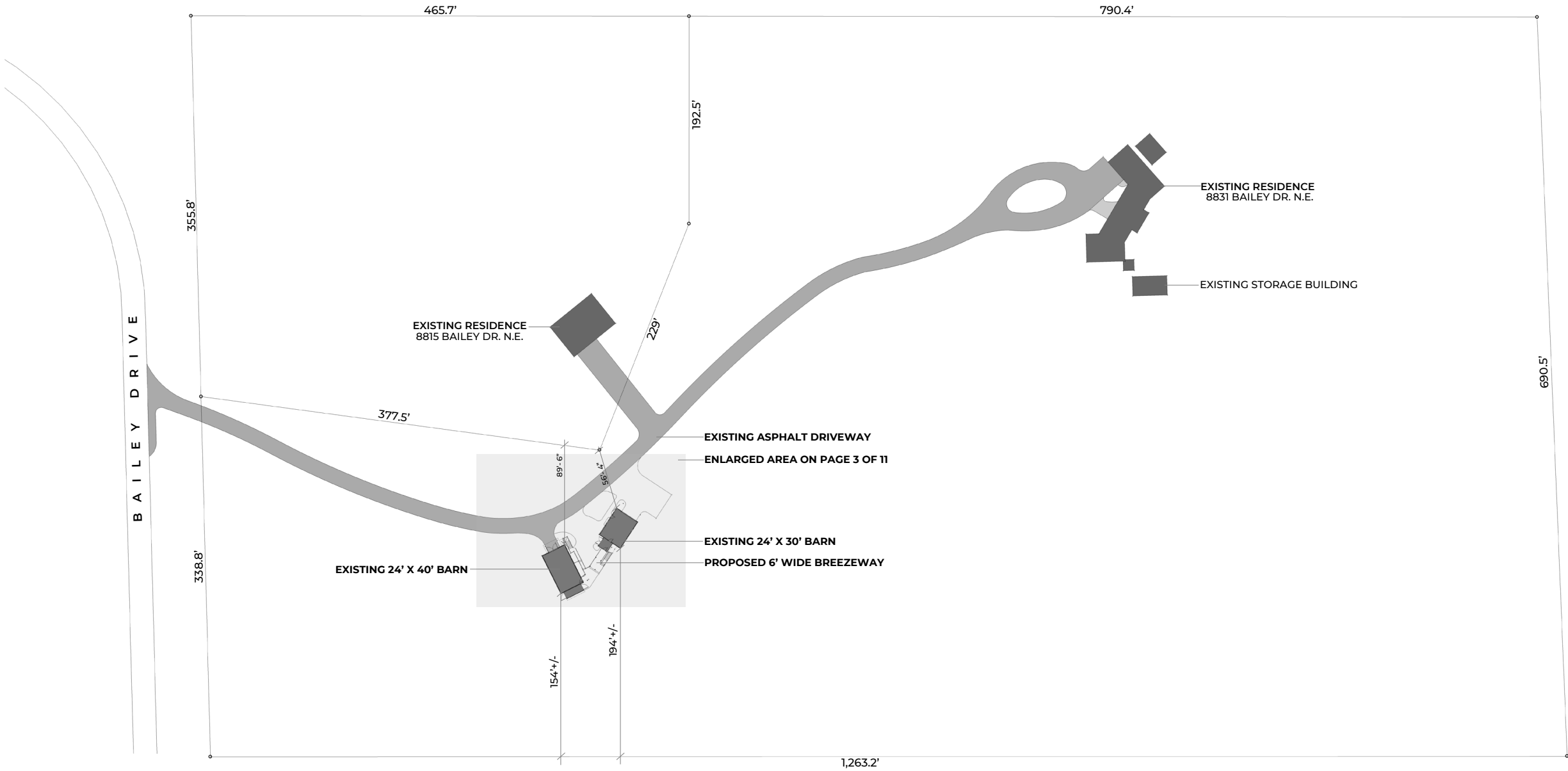
Owner Signature: <i>Charmaine Murphy</i>	Date 11-20-24
Contractor Signature:	Date

BELOW FOR OFFICE USE ONLY

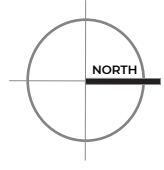
BUILDING PERMIT VALUATION	PERMIT FEE
PLAN REVIEW APPROVAL	PLAN REVIEW FEE
DATE	WATER / SEWER
	REGISTRATION
RECEIPT # / DATE	TOTAL
BUILDING PERMIT #	

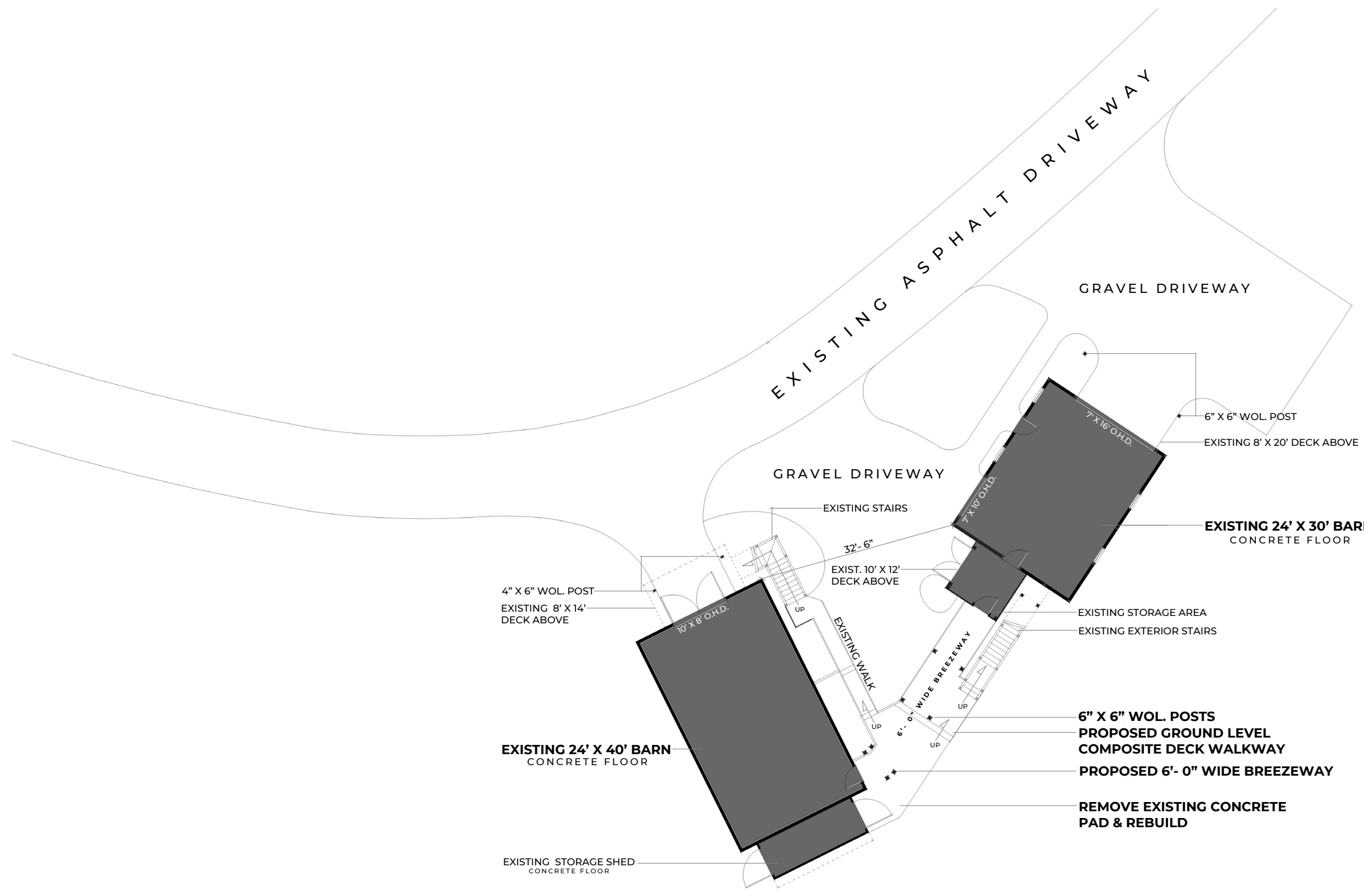


MURPHY ACRES BARN BREEZEWAY ADDITION



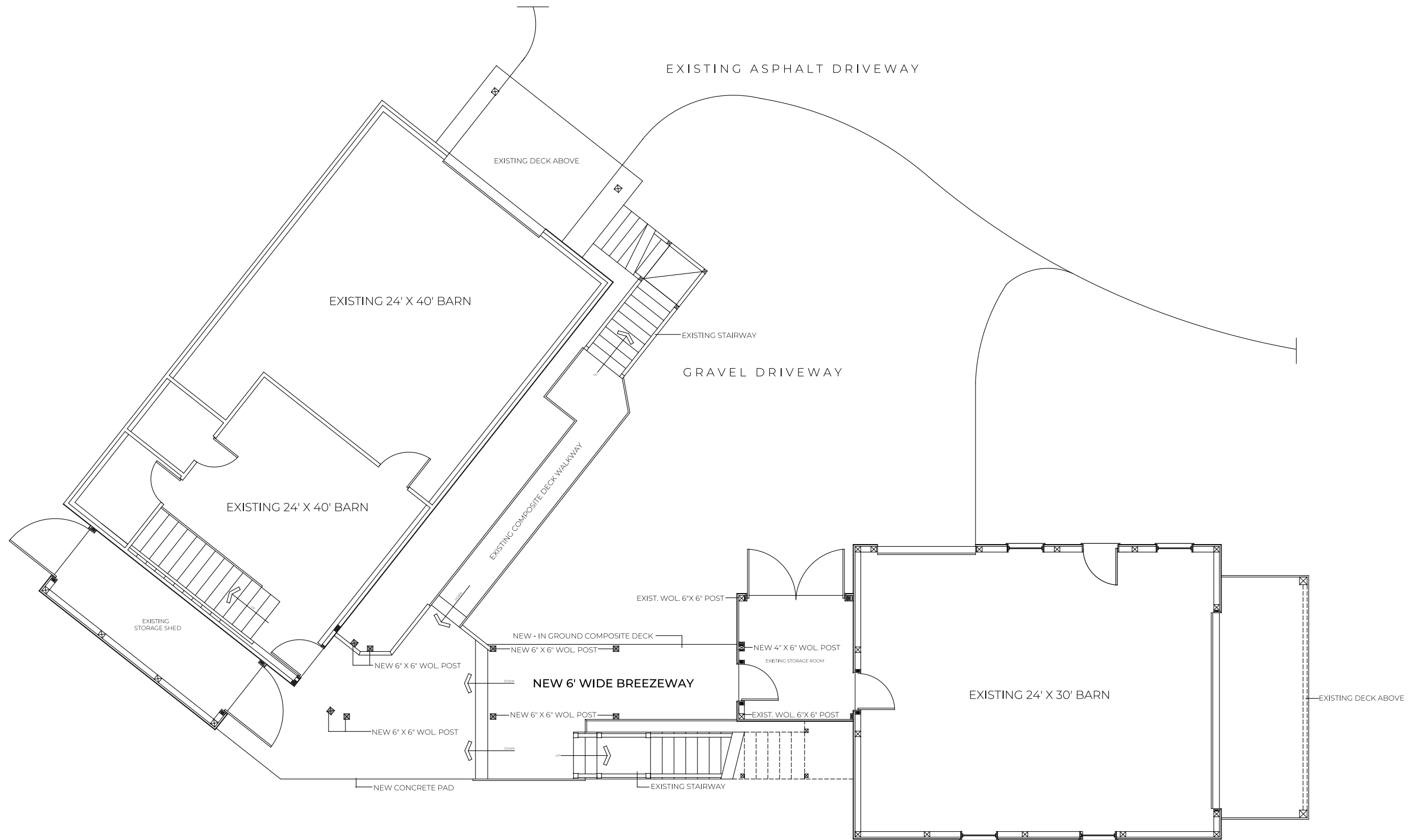
SITE PLAN
 SCALE: 0" 10' 20' 40' 80'



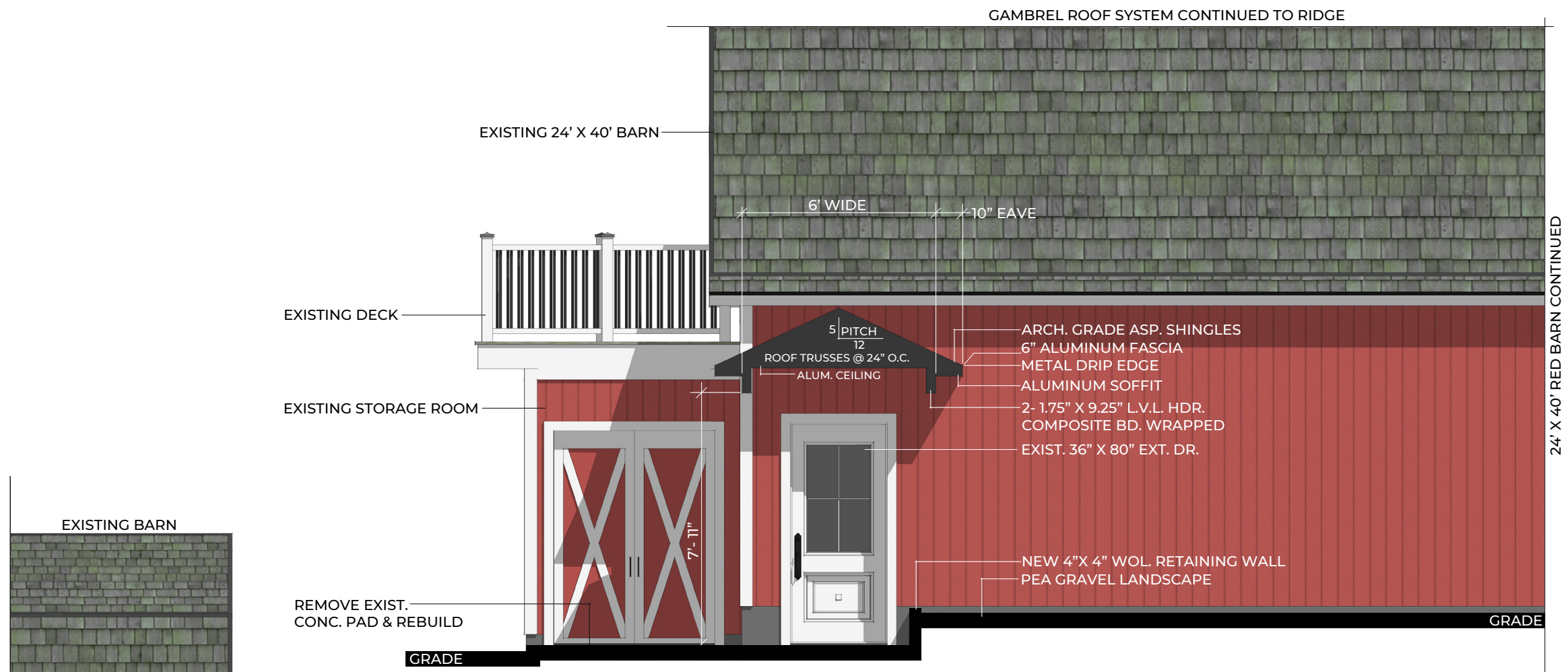


ENLARGED SITE PLAN
SCALE: 1" = 20'



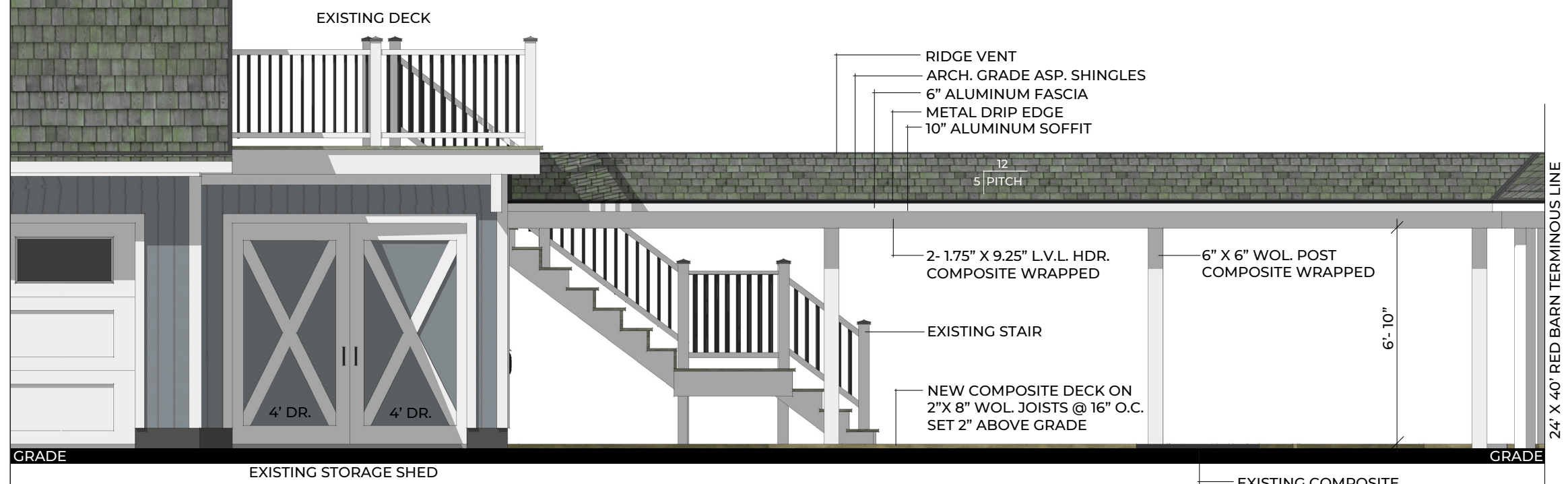


FLOOR PLAN OVERVIEW
 SCALE : 1/8" = 1'- 0"



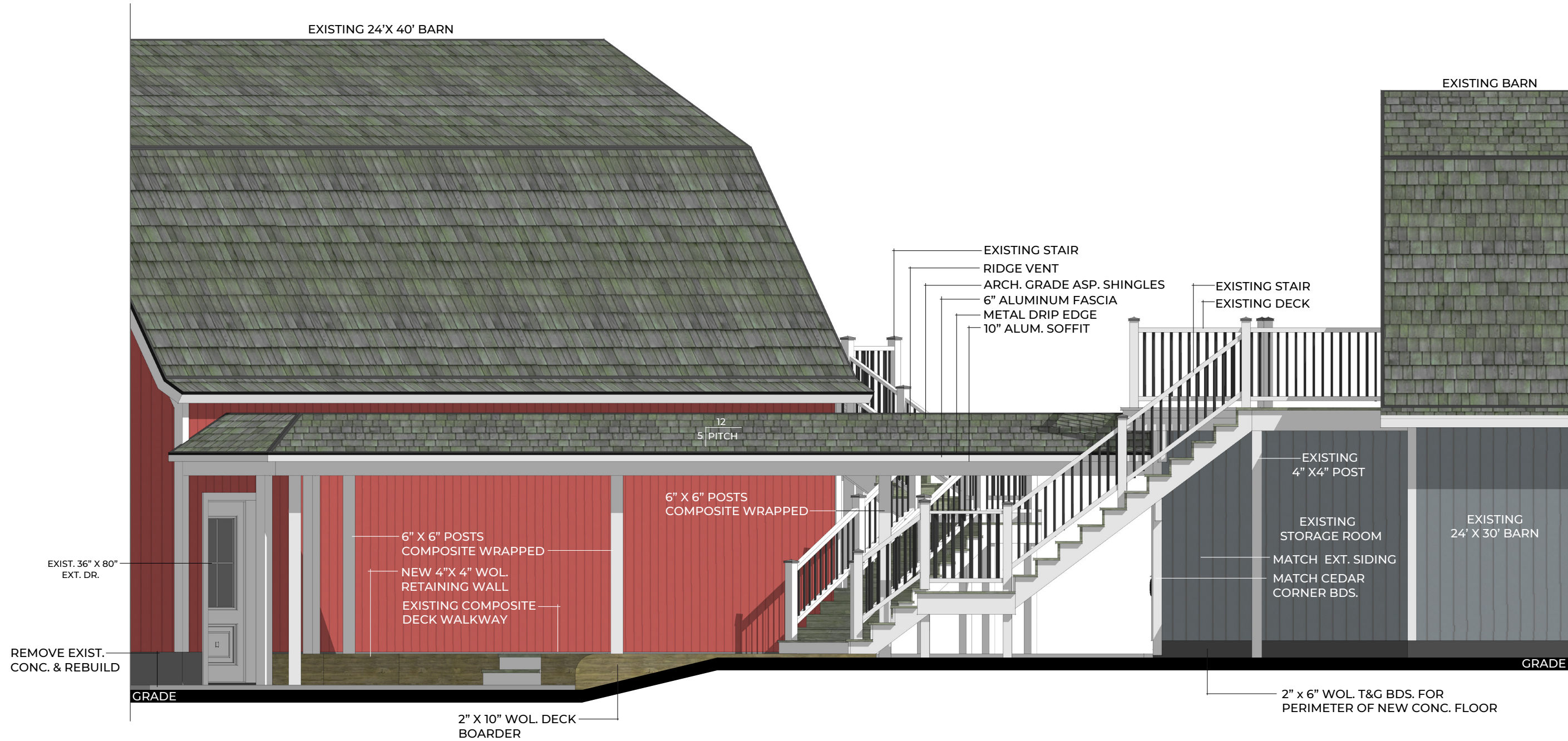
LEFT SIDE ELEVATION

SCALE: 1/4" = 1'- 0"



FRONT ELEVATION

SCALE: 1/4" = 1'- 0"

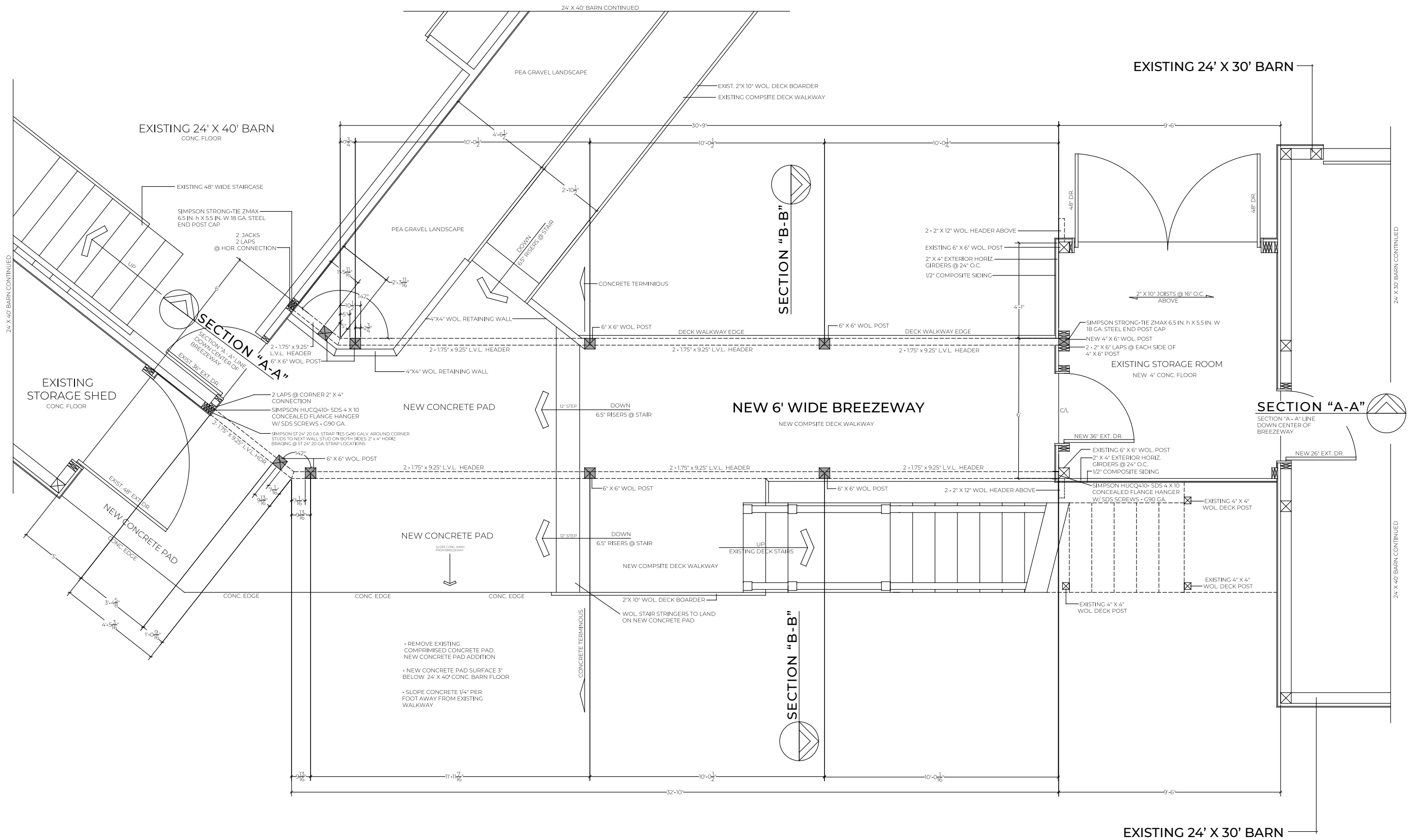


REAR ELEVATION

SCALE: 1/4" = 1'-0"

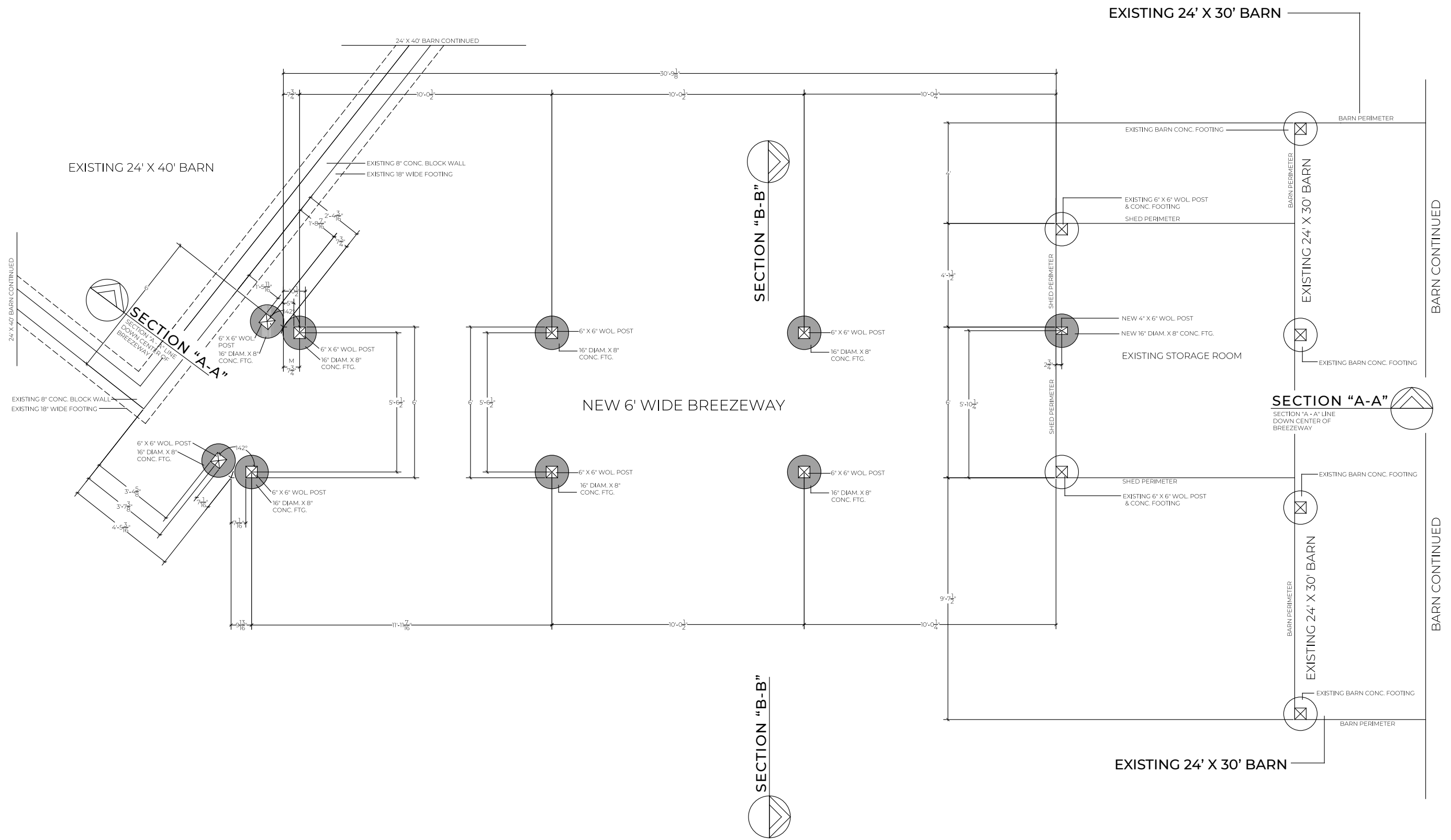


RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'- 0"



MAIN FLOOR PLAN

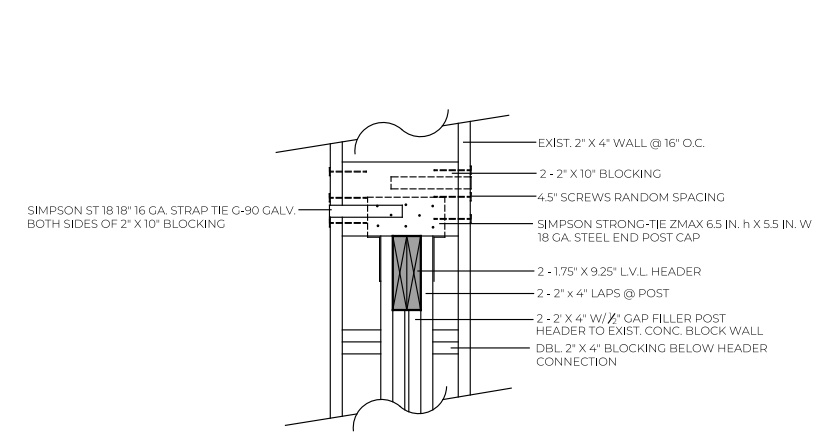
SCALE : 1/4" = 1'- 0"



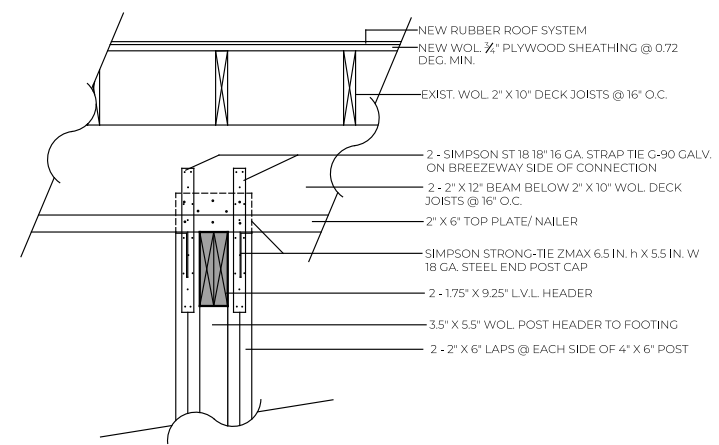
FOUNDATION PLAN

SCALE : 1/4" = 1'-0"

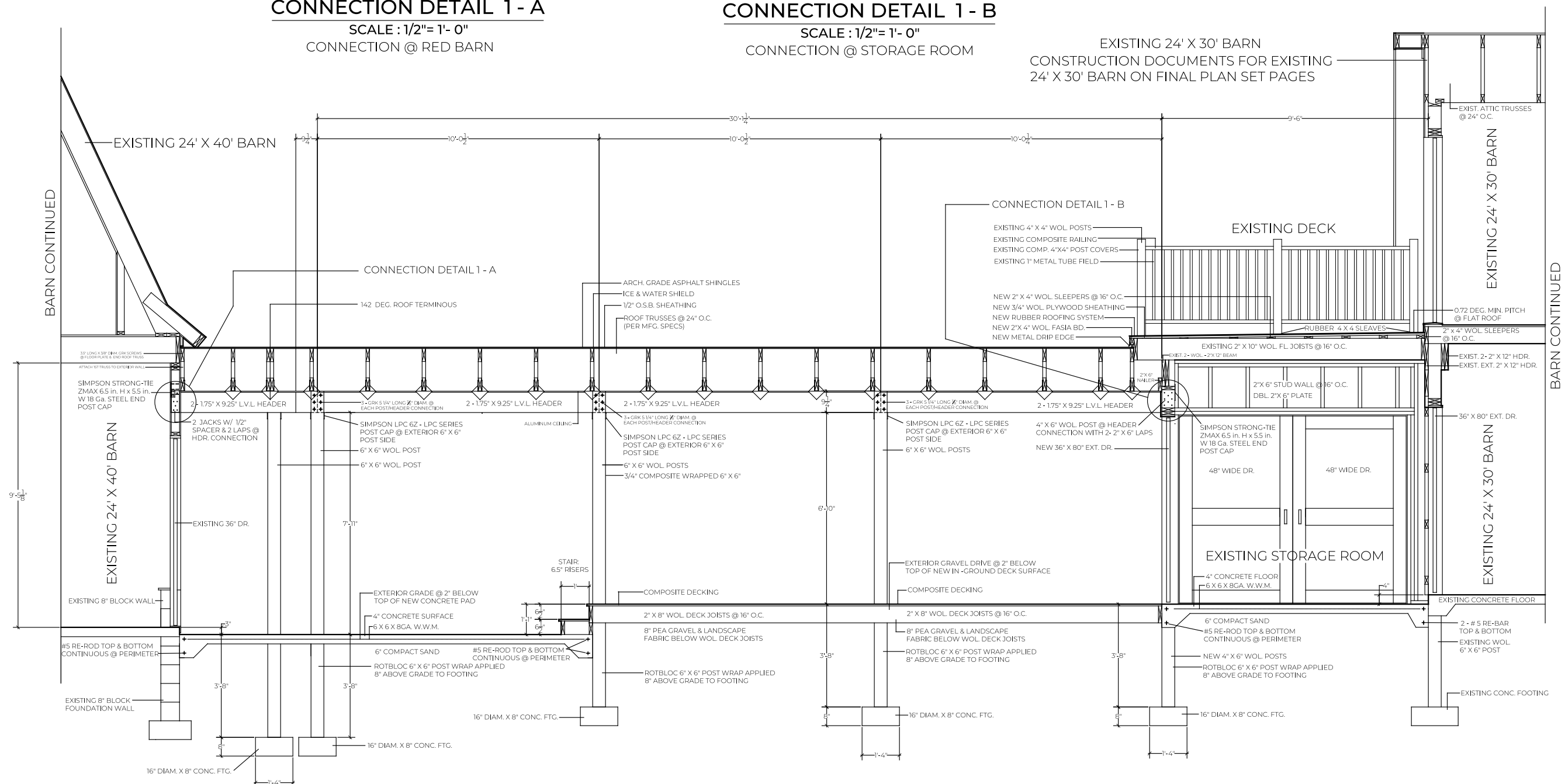
<div style="display: flex; justify-content: space-between;"> 9 11 </div>	<p>SITE DESCRIPTION:</p> <p>Prum: 41-15-24-300-039 OWNER NAME: MURPHY, CHAR ADDRESS: 8831 BAILEY DR. N.E. ADA, MICHIGAN 49301 ACREAGE: 16.13</p>
<p>MURPHY BARN BREEZEWAY 8831 BAILEY DR. N.E. ADA, MICHIGAN</p>	
<p>ADDITION DRAWING DATE: 9.26.2024</p>	
<div style="display: flex; justify-content: space-between;"> 9 11 </div>	



CONNECTION DETAIL 1 - A
SCALE : 1/2" = 1'- 0"
CONNECTION @ RED BARN



CONNECTION DETAIL 1 - B
SCALE : 1/2" = 1'- 0"
CONNECTION @ STORAGE ROOM

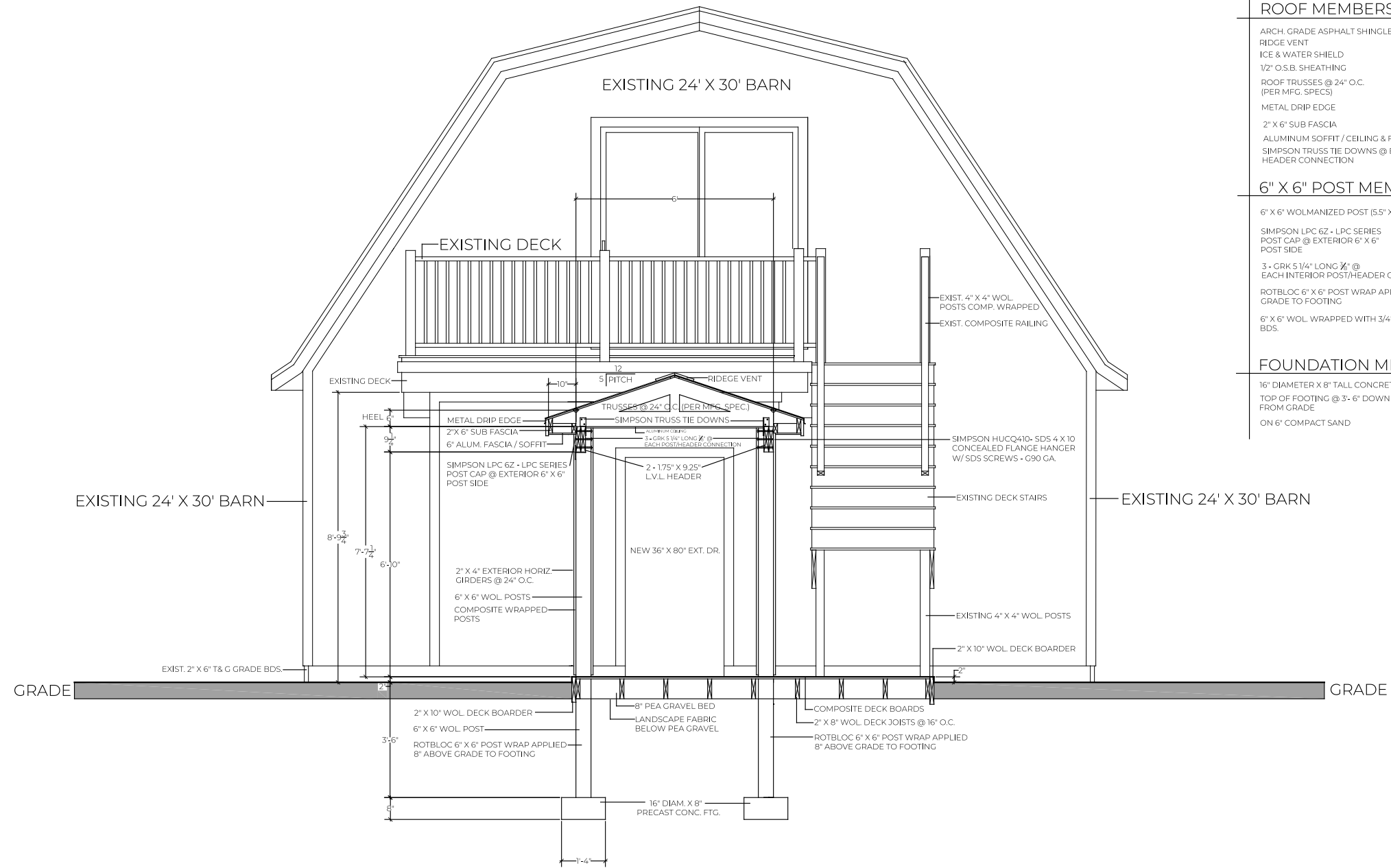


CROSS SECTION "A - A"
SCALE : 1/4" = 1'- 0"

EXISTING 24' X 30' BARN
CONSTRUCTION DOCUMENTS FOR EXISTING
24' X 30' BARN ON FINAL PLAN SET PAGES

BARN CONTINUED

BARN CONTINUED



CROSS SECTION "B - B"

SCALE : 1/4" = 1'- 0"

ROOF MEMBERS: 5/12 PITCH

- ARCH. GRADE ASPHALT SHINGLES
- RIDGE VENT
- ICE & WATER SHIELD
- 1/2" O.S.B. SHEATHING
- ROOF TRUSSES @ 24" O.C. (PER MFG. SPECS)
- METAL DRIP EDGE
- 2" X 6" SUB FASCIA
- ALUMINUM SOFFIT / CEILING & FASCIA
- SIMPSON TRUSS TIE DOWNS @ EACH TRUSS/HEADER CONNECTION

6" X 6" POST MEMBERS:

- 6" X 6" WOLMANIZED POST (5.5" X 5.5" ACTUAL)
- SIMPSON LPC 6Z - LPC SERIES POST CAP @ EXTERIOR 6" X 6" POST SIDE
- 3 - GRK 5 1/4" LONG 3/8" @ EACH INTERIOR POST/HEADER CONNECTION
- ROTBLOC 6" X 6" POST WRAP APPLIED 8" ABOVE GRADE TO FOOTING
- 6" X 6" WOL. WRAPPED WITH 3/4" COMPOSITE BDS.

FOUNDATION MEMBERS:

- 16" DIAMETER X 8" TALL CONCRETE FOOTINGS
- TOP OF FOOTING @ 3'- 6" DOWN FROM GRADE
- ON 6" COMPACT SAND



MEMORANDUM

Date: 12.11.24

TO: Ada Township Planning Commission
FROM: Department of Planning
RE: **December 19, 2024 – Request for Extension of PVM District Development Plan Approval – 7247, 7257, 7267 Bronson Street (7 dwelling units; J. Harner/Let Us Design-Build) Parcel Nos. 41-15-34-103-011, 41-15-34-103-012, and 41-15-34-103-013**

Request Overview

The applicant seeks approval of a one year extension to the Planned Village Mixed-Use (PVM) District Development Plan approved for the project at the above-referenced addresses on Bronson Street, consisting of five attached single-family (townhome) dwelling units and 2 accessory dwelling units (ADUs) on the +/- 0.46-acre site in Transect Zone Village Proper 2 within the PVM Overlay District (VR Village Residential underlying zoning district).

The Planning Commission approved the original PVM District Development Plan for this project on June 15, 2023. Absent approval of an extension request, this Plan's approval expiration date is December 15, 2024; as the applicant submitted the request letter well in advance of the expiration date (Nov. 13, 2024), the determination of extension can be made at the December 19 meeting (per language in the Zoning Ordinance).

Review of this matter is limited to the extension request timing only; the existing approved PVM Plan is not subject to further review. Plan documents from the original approval are included as a reference for the Commission's information.

Analysis

It is the applicant's responsibility to adhere to the approval schedule as specified in the Zoning Ordinance, or to explain the reason for the extension; in the extension request letter, the applicant notes interest rates as being the primary issue impacting the project timing. It also notes the expectation to start on this project again in Spring, 2025. Per Zoning Ordinance requirements, if an extension is approved, the applicant will need to obtain a building permit by December 15, 2025, or request and receive approval for an additional one-year extension before that date.

Section 78-480 (g) specifies requirements for duration and expiration of approval, and a process allowing for extensions, as follows:

(g) Duration of approval; extension of approval; expiration of approval.

(1) A PVM district development plan approval granted on or after the effective date of the amendment ordinance enacting this subsection 78-480(g) shall be valid for a period of 18 months from the date of approval by the planning commission or zoning administrator, whichever granted the original approval. Plans granted approval prior to the effective date of the amendment ordinance enacting this subsection 78-480(g) shall be valid for a period of 18 months following said effective date.

(2) If a building permit has been issued within 18 months from the date of plan approval, the plan approval shall remain valid so long as the building permit remains valid. If no building permit has been issued within 18 months from the date of plan approval, the development plan approval shall be deemed expired and no longer valid.

(3) Upon submittal of a written request prior to the date of expiration of the development plan approval, a one-year extension of the approval period may be granted by the planning commission or zoning administrator, whichever granted the original approval. If approved, the extension period shall begin from the date of the original development plan approval.

(4) A maximum of two one-year extensions of development plan approval may be granted.

(5) In considering whether to approve a request for an extension of development plan approval, the standards contained in subsection 78-480(e) shall govern.

Section 78-480 (e) specifies that the approved plan is consistent with the Ada Village design, the PVM District, and all zoning regulations. The Planning Commission confirmed these matters with original approval of this request in June, 2023.

Recommendation

Staff has no objections to the approval of a one-year extension, to December 15, 2025, with the same conditions from the original approval remaining in place. These are as follows (excerpted from the minutes of the June 15, 2023 meeting):

1. *The Planning Commission hereby makes the following findings:*

a. *The proposed development plan, as modified by the conditions of approval listed below, requires the following "departures" from the standards of the PVM District, which are hereby approved:*

Townhomes and ADU apartments; 7257 and 7267 Bronson

- *Lot type departure (for apartment house) within Transect Zone VP2 (Village Proper 2), per Sec. 78-474.*
- *20,305 SF lot size (max. allowed is 18,000 SF).*
- *130-foot lot width (max. allowed is 128 feet).*
- *5-foot rear yard setback (min. required is 15 feet).*

Single-family home; 7247 Bronson

- *9,890 SF lot size (max. allowed is 8,400 SF; existing lot, which is being reduced to accommodate the townhome/apartment project on 7257 and 7267, has 15,287 SF).*
- *48% building lot frontage (min. required is 60%; existing lot (being reduced for new development) has 32%).*
- *31-foot front yard setback (existing; max. allowed is 25 feet).*
- *5-foot rear yard setback (existing; max allowed is 10 feet).*

b. *The above departures result in a plan that complies with the spirit and intent of the PVM District to a greater degree than would be possible without approval of the departures.*

- c. *The proposed development with departures is consistent with the purpose and intent of the PVM District.*
 - d. *The proposed development with departures, in comparison to conformance with PVM District standards, will not have a detrimental impact on adjacent property or the surrounding neighborhood.*
 - e. *The proposed development with departures is necessary and appropriate to accommodate a superior design of the proposed development.*
2. *The proposed development plan for a new 'apartment house' development, consisting of five townhome units and two ADU apartment units, and for a single-family lot, all as shown on submitted plans, is hereby approved, subject to the following conditions:*
- a. *The applicant shall provide the following, and shall obtain Township Staff approval, prior to the issuance of any building permit:*
 - o *A lighting plan indicating full horizontal cutoff fixtures of a low-intensity non-glare style. There shall be no pole-mounted fixtures on this site.*
 - o *A revised landscape plan showing the following:*
 - *Taller columnar/upright evergreen trees along the portions of the rear and side yards adjacent to existing residential properties. These will help visually soften the new taller structures from adjacent views, above the proposed 6' fence.*
 - *Enhanced landscape treatments in the front yard area, to increase the visual appeal of this area from the sidewalk and street.*
 - *Plantings around proposed exterior HVAC units.*
 - o *Elevations for the proposed fencing around the trash/recycling enclosure area, including height, type, and color.*
 - o *Any proposed exterior HVAC units.*
 - o *A stormwater drainage plan to be approved by the Township Engineer, including storm sewer inlets.*
 - b. *Except as modified in accordance with these conditions of approval, the building and site improvements shall be completed substantially as shown on the plan set titled "Bronson Street Townhomes," as follows (showing latest revision dates):*
 - 1) *C-201 Existing Site Conditions Plan, dated 04/20/2023.*
 - 2) *C-205 Site Layout Plan, dated 04/20/2023.*
 - 3) *C-300 Preliminary Grading & Soil Erosion and Sedimentation Control (S.E.S.C.) Plan, dated 04/20/2023.*
 - 4) *C-400 Preliminary Utility Plan, dated 04/20/2023.*
 - 5) *L-100 Landscape Plan, dated 04/20/2023.*
 - 6) *A1.1 Site Plan/First Floor, dated 04/18/2023.*
 - 7) *A2.1 Floor Plans, dated 03/23/2023.*
 - 8) *A2.2 Floor Plans, dated 04/18/2023.*
 - 9) *A4.1 Townhome A & B Exterior Elevations, dated 04/18/2023.*
 - 10) *A4.2 Townhome B & C Exterior Elevations, dated 04/18/2023.*
 - 11) *A4.2 Conceptual Renders (Exterior Elevations), dated 05/30/2023.*

12) A4.3 Street Elevation, dated 04.18.2023.

13) A4.3 Conceptual Renders (Street Elevations), dated 05/30/2023.



RECEIVED

NOV 13 2024

PLANNING & ZONING
ADA TOWNSHIP

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

Bldr Lic #2102165758 Exp 5/2026

Date: November 13, 2024

To: John Said and Brent Bajdek

From: Joel Harner

Subject: Bronson St Townhomes project extension

I would like to request an extension for the Townhome project that was approved at 7247,7257 and 7267 Bronson St.

The Escalation of interest rates during 2024 made it hard to pull the trigger on this project so I am looking to begin permit application in Spring of 2025 and break ground July 2025. I have been working with my bank on financing and believe the 1st Qtr. of 2025 will allow for better rates to lock in for this project.

Let me know if I need to fill out any paperwork for this extension request.



GENERAL NOTE: REFERENCE SHEET L-100 LANDSCAPE PLAN FOR ALL ZONING-REQUIRED FENCING AND PLANTING SPECIFICATIONS AND ANY EXISTING PLANTINGS; DEPICTIONS ON THIS SHEET INCLUDE THE DEVELOPER'S GENERAL INTENT FOR ADDITIONAL NON-REQUIRED PLANTING TO FURTHER BEAUTIFY THE PROJECT AT THEIR DISCRETION.

Parking Calculations
 Dwelling Units: 7
 Parking Required: 14 stalls @ 2/unit
 Parking Provided: 14 stalls

1. Site Plan
 SCALE: 1" = 10'-0"

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 p. (616) 682-4570
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 PO Box 992
 Ada, MI 49301
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 www.letusserveyou.com

Bronson Street Townhomes
 7247, 7257 & 7267 Bronson Street
 Ada, Michigan
Site Plan / First Floor

Made in Michigan

Revisions:

Project No: 222032
 Issue Date: 04/18/23
 Reviewer: KCD
 Drawn By: DBC

A1.1



SIDING: DOWNING STONE - SW 2821
TRIM: SAGE GREEN LIGHT - SW 2851

SIDING: SNOWBOUND - SW 7004
TRIM: SNOWBOUND - SW 7004

SIDING: ANDIRON - SW 6174
TRIM: RESORT TAN - SW 7550

SIDING: NEEDLEPOINT NAVY - SW 0032
TRIM: CLASSIC LIGHT BUFF - SW 0050

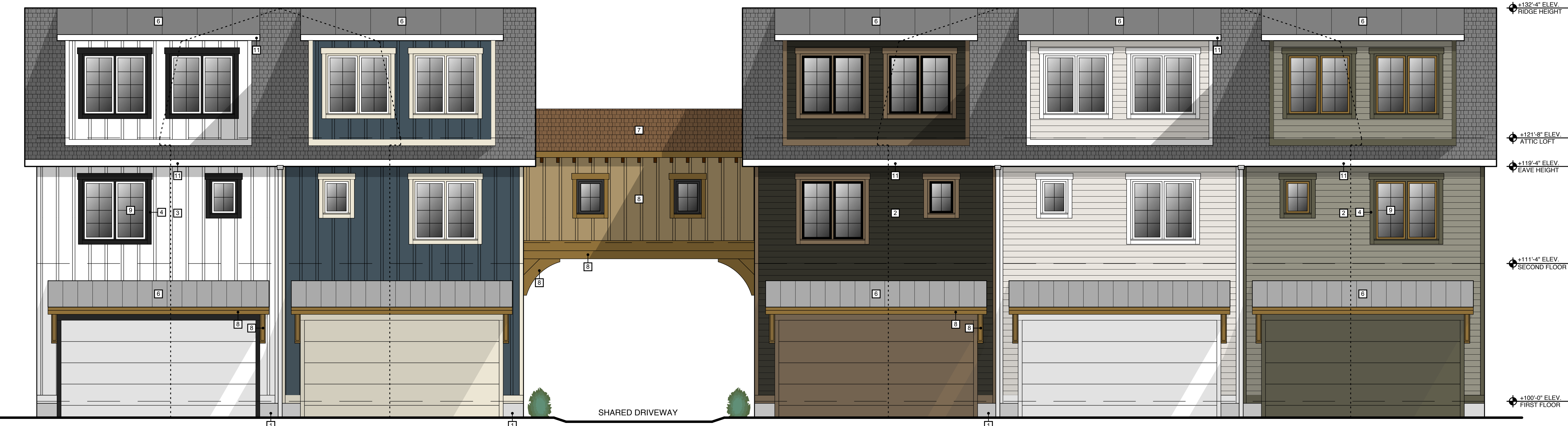
SIDING: COLONIAL REVIVAL STONE - SW 2827
TRIM: CLASSICAL WHITE - SW 2829

2. Townhome B - Front Elevation
SCALE: 1/4" = 1'-0"

1. Townhome A - Front Elevation
SCALE: 1/4" = 1'-0"

Exterior Materials Legend (ALL SELECTIONS TO BE CONSIDERED "BASIS OF DESIGN")

LABEL	MATERIAL	MANUFACTURER	STYLE	COLOR
1	EXPOSED CONCRETE FOUNDATION	-	-	NATURAL
2	LAP SIDING	LP OR EQ.	TBD	TBD - PAINTED
3	BOARD AND BATTEN	LP OR EQ.	TBD	TBD - PAINTED
4	TRIM	LP OR EQ.	TBD	TBD - PAINTED
5	TRIM AND COLUMNS	TBD	TBD	WHITE
6	STANDING SEAM METAL ROOFING	TBD	N/A	TBD
7	ASPHALT SHINGLED ROOFING	TBD	N/A	TBD
8	CEDAR, ROUGH SAWN	-	-	CLEAR SEALED
9	CASEMENT WINDOW	TBD	TBD	TBD
10	EXTERIOR DOOR	TBD	TBD	TBD
11	PREFINISHED EAVE FASCIA	TBD	TBD	TBD
12	LIGHT FIXTURE #1	TBD	TBD	TBD
13	LIGHT FIXTURE #2	TBD	TBD	TBD
14	CEDAR SHAKE SIDING	-	-	CLEAR, SEALED



3. Townhome A - Rear Elevation
SCALE: 1/4" = 1'-0"

4. Townhome B - Rear Elevation
SCALE: 1/4" = 1'-0"

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Bronson Street Townhomes
7247, 7257 & 7267 Bronson Street
Ada, Michigan
Townhome A & B Exterior Elevations

Made in Michigan

Revisions:

Project No: 222032
Issue Date: 04/18/23
Reviewer: KCD
Drawn By: DBC

A4.1

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1. Aerial Rendering looking North, showing contextual village density



2. Bronson Street Rendering

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Bronson Street Townhomes
7247, 7257 & 7267 Bronson Street
Ada, Michigan
Conceptual Renders

Made in Michigan

Revisions:
SPR v4: 05/30/23

Project No: 222032
Issue Date: 05/30/23
Reviewer: KCD
Drawn By: DBC

A4.2