

**ADA TOWNSHIP PLANNING COMMISSION  
MINUTES OF THE JULY 19, 2018 MEETING**

A meeting of the Ada Township Planning Commission was held on Thursday, July 19, 2018, 7:00 p.m. at the Ada Township Offices, 7330 Thornapple River Dr., Ada, MI.

**I. CALL TO ORDER**

**II. ROLL CALL**

Present: Butterfield, Burton, Lunn, Easter, Carter  
Absent: Jacobs, Leisman  
Staff Present: Ferro, Bajdek, Smith  
Public Present: 6 Members

**III. APPROVAL OF AGENDA**

Moved by Easter, supported by Burton, to approve agenda as presented. Motion passed unanimously.

**IV. APPROVAL OF MINUTES OF JUNE 21, 2018 MEETING**

Moved by Easter, supported by Burton, to approve the minutes of June 21, 2018, meeting as presented. Motion passed unanimously.

**V. PUBLIC HEARINGS**

**1. Proposed Amendment to Article XX-A – Planned Village Mixed-Use Overlay (PVM) District – Development plan application requirements and review and approval procedure, to add provisions pertaining to duration of development plan approval, expiration of plan approval and extensions of plan approval, Ada Township Planning Commission**

Planning Director Ferro explained that when the township amended the zoning rules in 2011 to create the PVM district, there was an oversight in not including provisions regarding how long a PVM district development plan is valid. This proposed amendment is to correct that deficiency. The only complication is that there are several projects that have already been approved but no implementation action taken. The language in the proposed amendment includes a provision that projects already approved remain valid for a defined period after the adoption of the proposed amendment.

Butterfield opened the public hearing for comment.

Ken Dixon, Dixon Architecture, stated that with respect to the building on Unit 5 in Marketplace Square condominium, the construction drawings are about 95% complete. He stated construction is on hold pending obtaining a confirmed major tenant. Dixon stated he would not want to see their progress stifled or handcuffed by limitations on the approval.

Easter asked Ferro if the proposed amendment would interfere with obtaining extensions of approval or slow the process down. Ferro stated these are common provisions that he doesn't believe would handcuff anyone.

Burton asked if extensions would be subject to Planning Commission approval. Ferro stated yes.

Burton asked what the purpose of these provisions is, and whether this would allow for the Commission to take into account changed circumstances that justify re-consideration of plans. Ferro stated that if zoning standards were revised in the future, there could be circumstances an extension might not be approved, or that changes in a plan would be requested.

Easter asked if these types of provisions in zoning rules are typical. Ferro stated very much so.

Lunn stated that the intent is that plan approvals aren't hanging out there forever if they aren't implemented.

Joel Harner, owner of the property at 7177 Bronson St., stated he echoed Dixon's comments, and stated he hasn't begun his project because he has an existing tenant who won't be moving out until mid-August. He stated he is trying to arrange his construction schedule so that all 3 homes can be built at the same time, starting either this fall or next spring.

Butterfield closed the public hearing.

Moved by Easter, supported by Burton to recommend approval of the proposed amendment to Article XX-A as drafted. Motion carried unanimously.

## **VI. UNFINISHED BUSINESS**

None

## **VII. NEW BUSINESS**

### **1. Revised PVM District Development Plan, Construction of a 13,105 sq. ft. three-story building, Unit A1, River Street Commons Site Condominium, 460 Ada Drive SE, Parcel No. 41-15-34-129-001, Dixon Architecture on behalf of ACME Marine**

Ken Dixon presented the revised plan for this previously-approved building at the corner of Ada Dr. and Settlers St. The site is now under different ownership, and some changes have been made to the plans, including a partial 3<sup>rd</sup> story. Dixon summarized the proposed changes and presented both original and revised renderings of the building.

Bajdek stated the most notable change was adding the partial 3<sup>rd</sup> floor. The other changes are minor. Some additional parking is required, based on the added square footage. The spaces provided is one parking space over the requirement. Staff recommends approval subject to the approval of departures and conditions noted in the staff memo, which Bajdek reviewed.

Carter asked if the fireplace would be wood-burning. Dixon stated it will initially be natural gas, but will have a full firebox to accommodate burning wood if desired. Carter asked if the Township regulates wood stoves. Ferro stated Ada Township does not regulate wood stoves, and he noted there is at least one commercial building in the Village that has a wood stove, and we have a wood-fired pizza oven in the Village.

Burton stated she likes the internal stairway treatment at the 3<sup>rd</sup> level, and she prefers the internal stairway to the previous external stairway.

Moved by Burton, supported by Easter, to approve the Revised PVM District Development Plan, subject to the following findings and conditions:

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:

- 1) Sec. 78-476(a) – Minimum frontage percentage.
  - 2) Sec. 78-476(g) – Windows on primary facades.
- 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 the case without authorization of the departures.
  - c. The proposed alternative is consistent with the purpose and intent of the PVM District.
  - d. The proposed alternative, in comparison to conformance with the PVM district standards, will not have a detrimental impact on adjacent property or the surrounding neighborhood.
  - e. The proposed alternative is necessary and appropriate to accommodate a superior design of the proposed development.
2. The proposed development plan for a 13,105 sq. ft. commercial building is hereby approved, subject to the following conditions:
    - a. The building and site improvements shall be completed substantially as shown on the plan set titled “River Street Commons A1 Building,” (civil drawings) with a most recent revision date of July 13, 2018 and “River Street Commons A1 Building” (architectural drawings) with a most recent revision date of July 13, 2018, except as modified in accordance with these conditions of approval.
    - b. Any exterior building mounted light fixtures shall qualify as “full-cutoff” control of light emission or of a low light intensity non-glaring style, subject to approval of the Planning Department. Fixture specifications shall be submitted for approval, prior to building permit issuance.
    - c. Floodplain development permits shall be issued by the Michigan DEQ and Ada Township, prior to issuance of a building permit.

Motion carried unanimously.

**2. PVM District Development Plan, Construction of a 14,417 sq. ft. two-story, Mixed-Use Bldg., Unit B6 Marketplace square, 7505 River Street SE, Parcel No. 41-15-34-128-006, Dixon Architecture on behalf of Marketplace Square B-6, LLC**

Ken Dixon explained this two-story, 14,417 sq. ft. mixed-use building is to be used for restaurant, retail and office uses. He noted there is a restaurant operator very interested in the property, but that he could not disclose who it is. Dixon stated they are requesting a departure from the minimum frontage percentage standard, which is proposed at 87.1% compared to the minimum standard of 90%. Dixon noted that the transparency standard is met if the building alcove which will have covered outdoor seating is counted toward the transparency calculation.

There was discussion about the siding and the dumpster enclosure.

Bajdek explained there is a landscaping proposed along the north and west sides of the building. There is only one departure requested, relating to minimum frontage percentage. There is sufficient parking. Approval is recommended with the departure from the minimum frontage percentage approved.

It was moved by Lunn, supported by Easter, to approve the PVM District Development Plan for the construction of a 14,417 sq. ft. two-story, mixed-use building, subject to the following findings and conditions:

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:
    - 1) Sec. 78-476(a) - Minimum frontage percentage.
  - 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 the case without authorization of the departures.
  - c. The proposed alternative is consistent with the purpose and intent of the PVM District.
  - d. The proposed alternative, in comparison to conformance with the PVM district standards, will not have a detrimental impact on adjacent property or the surrounding neighborhood.
  - e. The proposed alternative is necessary and appropriate to accommodate a superior design of the proposed development.
2. The proposed development plan for a 14,417 sq. ft. building is hereby approved, subject to the following conditions:
  - a. The building and site improvements shall be completed substantially as shown on the plan set titled “MarketPlace Square – B6 Building,” (civil drawings) dated June 20, 2018 with a revision date of July 11, 2018 and “Marketplace Square – Building B6,” (architectural drawings) dated June 21, 2018 with a revision date of July 13, 2018, except as modified in accordance with these conditions of approval.
  - b. Exterior building mounted light fixtures shall qualify as “full-cutoff” control of light emission or of a low light intensity non-glaring style, subject to approval of the Planning Department. Fixture specifications shall be submitted for approval, prior to building permit issuance.
  - c. Floodplain development permits shall be issued by the Michigan DEQ and Ada Township, prior to issuance of a building permit.
  - d. The landscape plan shall be modified showing additional landscape plantings within the parking lot island bump-out area of the site, subject to review and approval of the Planning Department, prior to issuance of any building permits.

Motion carried unanimously.

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

### **1. Draft Zoning Ordinance Amendment, to permit indoor vehicle sales in the I Industrial zoning district**

Ferro explained this is another proposed zoning ordinance amendment to allow a new use in the industrial district. Spencer Hinton from MISAR Motors explained his business sells high-end cars and is requesting to be able to do business in an indoor location in “The Caves.”

There was a consensus to set a public hearing for August 16.

**2. Communication from Grattan Township, Master Plan update process**

It was noted that communication was received from Grattan Township notifying the Township that Grattan Township has a proposed Master Plan update posted for review and comment.

**IX. PUBLIC COMMENT**

Planning Director Ferro announced the township public open house regarding the library/community center building on Monday, July 23, 6 to 8 p.m. at Roselle Park.

**X. ADJOURNMENT**

Moved by Easter, supported by Lunn, to adjourn meeting. Motion passed unanimously. Meeting adjourned at 8:03 p.m.

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Jacqueline Smith  
Ada Township Clerk