

**ADA TOWNSHIP PLANNING COMMISSION  
MINUTES OF THE AUGUST 16, 2018 MEETING**

A meeting of the Ada Township Planning Commission was held on Thursday, August 16, 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, Carter, Easter, Jacobs, Leisman

Absent: Lunn

Staff Present: Ferro, Bajdek, Winczewski

Public Present: 7 members

**III. APPROVAL OF AGENDA**

Moved by Jacobs, supported by Carter, to approve the agenda as written. Motion passed unanimously.

**IV. APPROVAL OF MINUTES OF JULY 19, 2018 MEETING**

Moved by Carter, supported by Burton, to approve the minutes of the July 19, 2018 meeting as presented. Motion passed unanimously.

**V. PUBLIC HEARINGS**

- 1. Proposed amendment to Chapter 78 of the Ada Township Municipal Code, the Ada Township Zoning Regulations, amends Section 78-382, Use Regulations of the Industrial (I) zoning district, by adding “indoor vehicle sales” to the list of uses permitted by right, and establishing standards for approval of this use.**

Planning Director, Ferro, summarized the proposed amendment. Ferro stated that Ada Township has been approached by the owner of MISAR Motors, a licensed vehicle dealer, regarding relocating his business from the city of Kentwood to a less than 2,500 sq. ft. space in “The Caves PUD” commercial storage development on Fulton St. Currently, the Ada Township zoning ordinance does not allow vehicle sales in a PUD in the Industrial district.

Ferro stated that this proposed amendment, if approved, would allow indoor vehicle sales as a permitted use in the Industrial district subject to certain standards which are:

1. A prohibition on outdoor display of vehicle inventory
2. A prohibition on on-site repair and maintenance of vehicles, except cosmetic detailing.
3. A limit of 5,000 square feet on the floor area used for vehicle display and storage.

Ferro stated that even though this is a type of specialty retail use, allowing it would not conflict with the policies contained in the Township Master Plan. Ferro reviewed said policies and also noted they were attached in the staff report.

Ferro stated that, in the past, Ada Township has approved a few small vehicle dealerships to use spaces that are similar to spaces for rent in The Caves, and that those dealerships have been in the Ada Landings commercial development on the east side of the river on Fulton street, located in the C-2 Commercial district. The Caves is very similar to that development and allowing this type of use is just as compatible with the Industrial district as it is with the C-2 district. Ferro stated it also provides another viable use in

the Industrial district on properties that are not necessarily suited for true industrial uses like manufacturing which is prohibited in The Caves development.

Ferro stated that the Township has started, but not completed, an overall evaluation of appropriate uses in the Industrial district. Ferro stated that even though it is not completed, this specific type of use, subject to the standards that are proposed in the amendment, is one which he believes would be suited for inclusion on a list of allowable uses in the Industrial district and it would be compatible with the Township Master Plan's goals and policies.

Ferro noted that the owner of MISAR Motors was present in the audience and available to answer questions. Ferro stated that MISAR Motors is currently in the Industrial district in the city of Kentwood where their zoning rules allow indoor vehicle sales with a special use permit.

Moved by Jacobs, supported by Easter, to open the public hearing. Motion passed unanimously. There were no public comments. Public hearing was closed.

Jacobs asked if vehicle sales are typically a retail use. Ferro stated they are usually a special use and not included in the general definition of retail. Jacobs inquired about parking. Ferro stated indoor vehicle sales would be a very low traffic generating business.

Carter asked if this specific PUD can be amended instead of amending the whole Industrial zoning district. Ferro stated no because the PUD rules do not allow introducing a use that is not already permitted in the Industrial district. Right now, the zoning rules only permit vehicle sales in the C-2, Commercial district.

Leisman asked why this is proposed as a permitted use instead of a special land use. Ferro stated that if the use conforms with the standards contained in the proposed amendment, he believes it would be compatible on any property in the Industrial district. Ferro stated this use would have less impacts than other uses that are permitted in the PUD.

Jacobs moved, Burton supported, to recommend the proposed amendment to the Township Board to allow "Indoor Vehicle Sales" as a permitted use in the (I) Industrial District. Motion passed unanimously.

## **VI. UNFINISHED BUSINESS – None**

## **VII. NEW BUSINESS**

- 1. Site Plan Review, office addition and modified parking area, approximately 1,743 sq. ft., two-story building addition to the north side of the existing building, 6210 E. Fulton St., Parcel No. 41-15-29-445-001, WDDG, LLC (Ada Valley Gourmet Foods)**

Steve Witte of Nederveld, representing Ada Valley Gourmet Foods, gave a brief summary of the applicant's request. There is an existing 12,746 square foot building on the property. They are proposing to construct a 1,743 square foot, two-story addition on the north side of the existing building. The new space will be used primarily for office space, break room, meeting rooms and a locker room. There will also be renovations to the existing parking lot on the north side of the building which would reduce the number of parking spaces to 8.

Witte stated that Ada Valley Gourmet Foods recently went to the Zoning Board of Appeals for approval

of a side yard variance to allow the existing west wall to be extended north towards Fulton Street. That request was approved so there should not be any issues with setbacks. The proposed parking area will line up where the existing pavement is now. A retaining wall on the east property line will be added which will allow perpendicular parking spaces bringing the total number of parking spaces to 40. In addition, their sign and landscaping are also proposed to be updated.

Bajdek reviewed proposed changes as outlined in his staff memo to the board. Bajdek noted that an exception approval is required from the Planning Commission due to the proposed total number of parking spaces provided exceeding the minimum standards by greater than 25 percent.

Bajdek stated approval of the site plan is recommended, subject to four conditions which he reviewed.

Easter stated the proposed changes look like a total upgrade to the existing site.

Leisman asked if there would be any landscaping to the east. Witte stated there have been discussions with the neighboring property about doing some sort of landscaping but nothing has been decided. There will only be 10 feet of space beyond the retaining wall (3:1 slope) that will be disturbed.

Easter inquired what type of business Ada Valley Gourmet Foods is. Dale Roseboom, third partnership owner, stated it is a further food processor. They take beef primals (cuts of beef), cut them into steaks for U.S. foods and those foods are delivered to restaurants throughout Michigan. They also cook primals to be used throughout the U.S., mainly to be used in hospitals and restaurants, through a distributor called DOT Foods.

Carter moved, Easter supported, to approve the Site Plan, subject to the following four conditions:

1. A storm water permit application shall be submitted and a permit issued by the Township, in compliance with the storm water ordinance, prior to issuance of a building permit and/or construction of any site improvements.
2. 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.
3. An exception approval from the Planning Commission to allow the proposed total number of parking spaces provided to exceed the minimum standards by greater than 25 percent.
4. The submission of a recorded agreement between the applicant and the property owner to the east for the retaining wall/disturbance on the neighboring property to the east, prior to issuance of a building permit and/or construction of any site improvements.

Motion passed unanimously.

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

Bajdek reviewed a proposal for modification to the Cottages of Ada condominium development from the developer, Joel Peterson of J. Peterson Homes. He explained that the homeowner of Unit 1 would like to purchase Unit 4, fronting Bradfield Street, to construct a pool house/small dwelling and an outdoor pool, which differs from the initially intended dwelling for the subject unit. Bajdek reminded the Planning

Commission that the 4-unit condominium development was approved through a PVM District Development Plan. Feedback from the Planning Commission was requested on whether the subject proposal should come before the Planning Commission or if they are comfortable in having Staff handle it administratively. After discussion by the Planning Commission, it was decided the proposed modification could be handled administratively.

Ferro reminded the Commission of the upcoming Planning Conference in Grand Rapids September 20<sup>th</sup> through the 22<sup>nd</sup>. Early registration deadline is August 28<sup>th</sup>.

**IX. PUBLIC COMMENT**

None.

**X. ADJOURNMENT**

Motion by Jacobs, supported by Carter, to adjourn meeting. Motion passed unanimously. Meeting adjourned at 7:41p.m.

Respectfully submitted,

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Jacqueline Smith

Ada Township Clerk