

**ADA TOWNSHIP PLANNING COMMISSION
MINUTES OF THE DECEMBER 20, 2018 MEETING**

A meeting of the Ada Township Planning Commission was held on Thursday, December 20, 2018, 7:00 p.m. at the Ada Township Offices, 7330 Thornapple River Dr., Ada, MI.

I. CALL TO ORDER

II. ROLL CALL

Present: Burton, Butterfield, Carter, Easter, Jacobs, Leisman, Lunn

Absent: None

Staff Present: Ferro, Bajdek, Winczewski

Public Present: 6 Members

III. APPROVAL OF AGENDA

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

IV. APPROVAL OF MINUTES OF JULY 19, 2018 MEETING

Moved by Lunn, supported by Burton, to approve the minutes of the September 20, 2018 meeting as presented. Motion passed unanimously.

V. PUBLIC HEARINGS

1. Request for Special Use Permit for a Personal Fitness Training Center in the Professional Office (PO) District, 5211 Cascade Rd., 41-15-31-451-016, Mark McDowell of Mark Eric McDowell Designs, on behalf of Mitch Shooks, owner of Grip Center

Mark McDowell was present on behalf of Mitch Shooks, owner of Grip Center. Mr. McDowell stated the Special Use Permit is being requested for a Personal Fitness Training Center in the Professional Office District. There will be 3 personal trainers, 2 massage therapists, and 1 front desk receptionist.

Bajdek gave a brief summary of the request as outlined in his staff memo including history of the building. Bajdek stated this facility will primarily be used for 1:1 personal training and occasionally 1:2 personal training. There is an adequate parking supply onsite and there are no characteristics of the proposed use that would conflict with the Special Use Permit Standards (general standards). Bajdek stated approval of the special use permit is recommended.

Easter asked the applicant if there would be remodeling. Mr. McDowell stated they are remodeling an existing kitchen space, adding a shower room, installing new flooring and painting.

Leisman and Butterfield inquired about the potential for this fitness center to become larger with higher traffic, group fitness classes, loud music, etc. Mr. McDowell stated this is a personal training center and meant for one-on-one instruction and not group fitness. This will be more of a destination fitness center as it is located down a hallway on the lower level. It is not a gym with high exposure.

Easter inquired when the facility will open. Mr. McDowell stated they're aiming for the end of January, 2019.

Leisman opened the public hearing at 7:08 p.m. There were no comments. The public hearing was closed.

Moved by Lunn, supported by Carter, to approve the Special Use Permit for a Personal Fitness Training Center in the Professional Office (PO) District, located at 5211 Cascade Road, based on the finding that the standards for approval contained in the zoning ordinance are met.

Motion passed unanimously.

VI. UNFINISHED BUSINESS – None

VII. NEW BUSINESS

1. Request for Revision to PVM District Development Plan Conditions of Approval for Riverpoint of Ada, to Include Approval of a Departure from the Maximum Lot Coverage Standard of 50% on all Detached Single-Family Home Sites, Schoolhouse Dr. & Greenslate Dr., Thornapple Pines Development.

Chuck Hoyt of Thornapple Pines Development gave a brief summary of his request. Mr. Hoyt stated they found they were very close to the 50% maximum lot coverage at the time they submitted the original application. They ended up finding that several lots were exceeding 50% so they obtained a departure on the affected lots. They are now seeking to revise the plan conditions to allow maximum lot coverage for the entire site plan at 65%.

Ferro gave a brief summary of the request as outlined in his staff memo. Ferro stated the original approval included a departure from the maximum lot coverage standard for several of the smallest lots in the development. Ferro stated the applicant is now requesting to expand that departure to all 22 of the house lots up to a maximum of 65% lot coverage.

Ferro reminded the board that the criteria for granting departures in the PVM district are outlined in his staff memo.

Ferro stated that if 65% lot coverage were allowed, that would be an additional 818 square feet to 1,180 square feet per lot. It is his recommendation to allow 60% lot coverage, giving each lot an additional 545 to 787 square feet of building footprint or pavement. Ferro stated 60% lot coverage would be sufficient to address the needs of the applicant.

Mr. Hoyt stated 60% is not unreasonable.

After further board discussion, it was moved by Lunn, supported by Jacobs, to approve the request and revise the condition to 1.a. of the original development plan approval to read as follows:

“a. Departure for all 22 Village House lots from the 50% maximum lot coverage standard up to a maximum lot coverage of 60%.”

Motion passed unanimously.

2. Review of PVM District Development Plan, Construction of a 37,297 Sq. Ft, Three-Story Building to be used for Retail, Hotel, Banquet and Meeting Center Uses, Units A4 & A5, River Street Commons Condominium, 7415 & 7407 River Street SE, 41-15-34-129-004 & 41-15-34-129-005, Dixon Architecture on behalf of River Street Commons A4 & A5, LLC

Ken Dixon of Dixon Architecture gave a brief summary of his request. Dixon stated the proposed building will primarily serve as a hotel with retail on a portion of the first floor. The second floor will have 24 hotel suites. The third floor will have a ballroom, meeting rooms, kitchen, small lounge, and a balcony looking out to the river.

Dixon stated the building will be brick and Hardie board siding yet keeping with the 1860's to 1940's architecture. There will be a 20-foot wide, one-way, pass-through in the middle of the building for guests who are checking-in with their luggage. There will not be a designated parking area for hotel guests.

Don DeGroot, Exxel Engineering, gave a brief summary of utilities including sanitary, water, and fire services. Mr. DeGroot stated a portion of the sidewalk will be removed and replaced in order to install snow melt and lower the grade to make the doorways ADA compliant.

Leisman inquired about the possibility of the parking lot being dark since it will be completely surrounded by buildings. Dixon stated there are multiple lights in each row of parking. The lights will be downward facing and 20 feet high.

Burton asked if there will be elevators. Dixon stated there will be 2 elevators.

Easter asked if food will be served. Dixon stated there will be "light" food served on the ground level.

Butterfield asked if there is a plan for snow removal. Dixon stated yes, there is a plan for the entire block and it includes the drop-off area.

Burton inquired about the noise within the hotel rooms. Dixon stated they have an acoustical engineer who will be addressing noise.

Carter asked who the owner is for each condominium unit. Dixon stated it is the same owner for A4 and A5. After Carter expressed some concern with having one building on two lots, Leisman stated that language could be added to the approval that these two buildings must remain in common ownership unless waived by the Planning Commission.

Bajdek provided a brief summary of the applicant's request. He stated the building is proposed as a "Village Blockfront Lot" under the PVM district provisions. Village Blockfront Lot dimensional standards have been met. Conformance with all other standards contained in the PVM district appear to be met.

Bajdek stated that off-street parking will be located in the "common element" of the condominium and shared by all of the condominium units in the development. Bajdek provided parking details as outlined in his staff memo, stating that in addition to the River Street parking spaces, on-street parking is available on Settlers Street, Ada Drive and Headley Street, as well as future parking in the planned library/community center and The Community Church lot.

Bajdek summarized the proposed landscaping plan as outlined in the board packet.

Butterfield asked how long a guest could stay at the hotel. Dixon stated he wasn't sure.

Leisman asked staff if they have any concerns about parking.

Ferro stated the banquet and meeting rooms will likely be used at separate times. Valet parking may be considered if needed. There are parking spaces within the Village that are currently unused such as in the Community Church lot. Ferro stated he does not have any concerns regarding parking.

Leisman asked for public comments. There were none.

Carter moved, Burton supported, to approve the proposed development plan for a 37,297 sq. ft. commercial building, subject to the following five (5) conditions:

1. The building and site improvements shall be completed substantially as shown on the plan set titled "River Street Commons – A4/A5 Building," (civil drawings) dated December 13, 2018 and "River Street Commons – Units A4 & A5" (architectural drawings) dated December 13, 2018, except as modified in accordance with these conditions of approval.
2. 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.
3. Floodplain development permits shall be issued by the Michigan DEQ and Ada Township, prior to issuance of a building permit.
4. The two units (A4 & A5) must remain in common ownership unless waived by the Planning Commission.
5. The vehicular passage alley shall not be closed or reduced without Planning Commission site plan approval.

Motion passed unanimously.

VIII. COMMISSION MEMBER/STAFF REPORTS

1. Approval of Meeting Schedule for Fiscal Year 2019-20

Moved by Lunn, supported by Jacobs, to approve the FY 2019-20 Meeting Schedule as presented.
Motion passed unanimously.

Ferro explained that the Revised PVM District Development Plans for units B5/B6 building will be on January's agenda.

IX. PUBLIC COMMENT – None

X. ADJOURNMENT – Meeting adjourned at 7:55 p.m.

Respectfully submitted,

Jacqueline Smith, Ada Township Clerk