



**ADA TOWNSHIP PLANNING COMMISSION
MINUTES OF THE MEETING JANUARY 18, 2024, REGULAR MEETING**

A regular meeting of the Ada Township Planning Commission was held on Thursday, January 18, 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, Jacobs, Kluting, Korth, Moyer
Members Absent: Burton (Commissioner Easter resigned)
Staff Present: Bajdek, Buckley, Said
Others Present: 16

III. APPROVAL OF AGENDA

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

IV. APPROVAL OF MINUTES OF DECEMBER 21, 2023, REGULAR MEETING

Moved by Moyer, supported by Kluting, to approve the December 21, 2023, Regular Meeting minutes as presented. Motion carried.

V. PUBLIC HEARING - none

VI. UNFINISHED BUSINESS – none

VII. NEW BUSINESS

Korth made note of the number of people in the audience and said that considering the amount of public in attendance, he asked the Commissioners to consider allowing time for public comment. Though this is not an official public hearing, the Commissioners agreed to permit time for public comment.

**1. Land Division creating 4 parcels from 1 parcel in the RR Zoning District,
White House Ventures LLC, 7540 Conservation Street NE, Parcel No. 41-15-
22-300-006**

Brian Papke, on behalf of White House Ventures LLC, presented his request to divide the 12.33-acre parcel on Conservation Street into 4, creating 3 new parcels. He explained the property is in the RR Zoning District which has a 2-acre and 200 feet minimum area and width setback, and

his proposal is to quarter it (meeting the criteria requirements) and creating a new access easement designated to service the new lots. He said he has worked with Kent County Road Commission on the new driveway and the Kent County Health Department regarding septic placement.

Planning Director Said summarized the staff report and went over the drawing reflecting the 4 parcels. He explained that 3 of the lots (A, B, and parent) will have access to Conservation Street via a new private road, that will require an easement agreement by the Township before any permits are issued on the site. The new Parcel C will have access to Conservation via an existing driveway. Said stated that the proposed lots meet the RR Zoning requirements for area and width and the private road easement also meets requirements with a 30-foot width.

Said explained details on the property containing a pond and a creek winding through it and noted that any new development on the property will need to maintain applicable riparian setback requirements. He noted that the existing detached garage will need to be removed and other requirements be obtained, such as Kent County Health Department approvals for well/septic and Stormwater drainage permit for any new home exceeding 3,000 sq. ft.

Said stated that in addition to the zoning lot area and width requirements noted, 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.

Said notified, as indicated in the staff report, the applicant has provided an updated plan with some revisions to the lot layouts; however, since this information was submitted after the deadline, it is not part of the current review or report. Said mentioned that he has the revised drawings available and would display on the screens if the Planning Commission chooses.

Said concluded that the proposed land division meets the criteria applicable to lot divisions as specified in Zoning Ordinance section 78-544 and Staff has no objections to the approval of the requested land division, subject to the following:

- 1) Prior to administrative approval of the Land Division, the applicant will need to obtain a demolition permit for the removal of the existing detached garage.

Korth said he was interested in reviewing the updated plans with the revisions to the lot layouts. Said displayed slides of the drawings, side by side, of the 2 plans so the Planning Commission could review and perceive the differences. Mr. Papke went over the drawings and explained the adjustments made and the reasons for them.

Korth opened the public hearing at 5:51 p.m.

Doug Ellinger, 1700 Cramton, shared concern of the proposed location for the septic field on the property within a ton of wetlands and a creek running through it. He also said that he would prefer the public to have an opportunity to be aware of this proposal.

Tom O'Connor, 7580 Conservation, said he lives northeast of Papke's property. He shared concerns about servicing utilities to his home; natural gas, septic system, well/water, and whether the utilities could support 3 more homes. He also shared concern for the increased traffic and

use on Conservation Street.

Mark McAleenan, 7587 Conservation, shared concern with the substantial wetlands area and asked about the EGLE (Environmental, Great Lakes and Energy) requirements and whether an assessment would be conducted.

Michelle O'Connor, 7580 Conservation, said she was concerned with the environmental impact: disturbing the trees and wildlife, well and septic and water sources, especially with adding 3 more homes.

Greg Bego, 534 Dogwood, said he was not in favor of the land division and shared concern that it would diminish the value of the other existing homes.

There was no other public comment and the public hearing was closed at 6:05 p.m.

There was discussion among the Commissioners, Planning Staff, and the applicant regarding: possible wetland areas on the parcels; Kent County Health Department review for well and septic (at the time of permit review); zoning requirements in the RR district; concerns with the activity of traffic on "natural beauty road"/Conservation Street and what the maintenance requirements are from Kent County Road Commission (Said will follow-up with the Road Commission); the location and regulations for the new private road; and regulations for accessory buildings on the new lots/parcels.

Following extended discussion, it was moved by Jacobs, supported by Butterfield, to approve the requested land division, subject to the following conditions:

1. Prior to administrative approval of the Land Division, the applicant will need to obtain a demolition permit for the removal of the existing detached garage.
2. Approval from Kent County Health Department for new well and septic services shall be obtained for each new home to be constructed.
3. Parcels B and C shall not have garages facing Conservation Street and impervious surfaces shall be limited to the best extent possible.
4. The revised layout is subject to final administrative review by Staff to ensure compliance with applicable requirements.
5. All lots will be subject to landscaping approval by Staff.

Motion carried.

VIII. COMMISSION MEMBER / STAFF REPORTS

Said noted that 4 students from Michigan State University (Planning Program) were visiting Ada this afternoon and they were in attendance at the meeting. He introduced them to the Planning Commission. Said also informed that Commissioner Sara Easter resigned from the Planning Commission due to her relocation outside of the Ada community.

1. Planning Commission Schedule for upcoming fiscal year

Commissioners reviewed the proposed meeting dates included in the packet. Moved by Moyer, supported by Kluting, to approve the proposed 2024/2025 meeting dates for the Planning Commission. Motion carried.

IX. PUBLIC COMMENT

Doug Ellinger, restated that he checked the EGLE web page on his cell phone and it showed the parcel is in the wetlands and he questioned what the rules are for developing on wetlands. Said stated that wetlands are the State's jurisdiction.

Michelle O'Connor, restated her concern with the heavy traffic/truck loads on the dirt road and she encouraged an updated survey on road maintenance from Kent County Road Commission.

X. ADJOURNMENT

Moved by Jacobs, supported by Butterfield, to adjourn the meeting at 6:56 p.m. Motion carried.

Respectfully submitted,

Jacqueline Smith, Ada Township Clerk

rs:eb