

**ADA TOWNSHIP PLANNING COMMISSION  
MINUTES OF THE FEBRUARY 18, 2021 MEETING**

A regular meeting of the Ada Township Planning Commission was held on Thursday, February 18, 2021, at 7:00 p.m., via video/audio-conferencing, in conformance with Public Act 228 of 2020 concerning temporary authorization of remote participation in public meetings.

**I. CALL TO ORDER**

**II. ROLL CALL**

Present: Burton, Butterfield, Carter, Easter, Heglund, Korth

Absent: Jacobs

Staff Present: Bajdek, Buckley, Ferro, Fitzpatrick, Murray, Suchy

Others Present: 31

**III. APPROVAL OF AGENDA**

Ferro presented a proposed revised agenda, adding to New Business a proposed amendment to the zoning regulations concerning uses permitted in a PUD in the VR district, and maximum permitted density in a PUD in the VR district.

Moved by Easter, supported by Burton, to approve the amended agenda as presented.

Motion passed by roll call vote 6-0, with 1 absent.

**IV. APPROVAL OF MINUTES OF MEETING OF THE JANUARY 21, 2021 MEETING**

Moved by Carter, supported by Butterfield, to approve the minutes as presented.

Motion passed by roll call vote 6-0, with 1 absent.

**V. PUBLIC HEARINGS**

**1. Preliminary PUD Plan for 16 Single-Family Home Sites on 4 Acre Site; Request for Rezoning from R-3 Zoning District to R-3/PUD Zoning District, 7699 Fase Street SE, Parcel No. 41-15-34-402-008, Chuck Hoyt, on behalf of TPR 7699 Fase Street LLC**

Applicant, Chuck Hoyt, stated he is seeking a PUD approval for the property on Fase Street because he believes the current zoning is not compatible with the rest of the character on Fase Street. Specifically, the R3 zoning requires a 90 ft. lot width and 13,000 sq. ft. of lot area which would support construction of homes of a scale and design out of step with the rest of Fase Street. Mr. Hoyt stated there is existing residential demand and noted the limited opportunities for residential developments in the Ada village area.

Mr. Hoyt stated the project on Fase Street represents an opportunity for the planning commission to fulfill its obligation to support the Master Plan by encouraging a development of moderate density near the village. Hoyt stated their more moderate approach is to develop homes that have a scale and design that is both compatible with the existing Fase Street character but also marketable to potential buyers. Mr. Hoyt stated they changed the original request from 24 units to 16 units.

Mr. Hoyt addressed items in the planning director's report, including traffic, visual & space relationship of Lot 9 to the home on the adjacent property, conformance with the PVM zoning district, and went over details of the proposed project. Mr. Hoyt asked the planning commission

to approve this request without condition.

Ferro presented his summary as provided in the staff memo. Ferro stated the Master Plan Amendments that were adopted in 2016 contain future vision statements for the township and state “Ada Township will have a variety of housing styles and levels of affordability, to accommodate the needs of varying income, stages in life and housing preferences ...” A supporting policy states the township should “encourage compact residential development in and near the Ada Village neighborhood...”

Ferro stated the property is a prime site for redevelopment and is one of the few available of this size. It is logical and appropriate to view the property as an extension of the “Village Proper” land use designation given in the Master Plan. The proposed lot sizes are consistent with both the Village Residential and the optional PVM zoning standard for single family homes in the village.

Ferro stated the only suggested change he recommended to the plan was on the proposed Lot/Unit 9 at the northeast corner of the site, where he believes the allowable building envelope should be reduced in size to make the front setback in line with the rest of the lots on lots to the west.

Korth asked Ferro for input on potential plans for proper pedestrian space along Fase Street.

Ferro stated in 2019-2020 the township engaged in a trail planning process to involve the public in identifying future trail and pedestrian mobility improvements in the Township overall and in the village area. A large number of potential trail projects for the future were identified and rated by importance and the number one rated project was better pedestrian connectivity from the Ada Moorings area into the village.

Ferro stated the Trail Committee and Township Board have expressed the desire to complete at least one significant trail project in the 2021 construction season, and the Township’s engineering consultant is currently preparing concept designs and cost estimates for several projects for consideration.

Chair Korth opened the public hearing at 7:33 p.m.

Korth briefly went over some of the shared concerns from the letters received by Fase Street residents, including vehicular traffic, comments on the unit sizes and lot frontages, the two developments at either end of the street, the duration of the project, and their request to reduce the number of units.

Del Ratzsch, 7635 Fase Street, expressed concerns with pedestrian safety, traffic flow, and the number of units proposed and referred to the letter submitted that suggests some compromises. Ratzsch stated there seems to be a conflict on different sets of wishes. The owner has the right to build 8, wishes to double that to 16 and residents on Fase Street would prefer to compromise with fewer number of 12 lots. Ratzsch said the letter from the residents also proposed a compromise on lot size.

Tim Pratt, 7690 Fase Street, stated his property is immediately adjacent to the proposed

southwest unit and he would very much support reducing the number of houses to 12 which would allow for the lots to be expanded and give more buffer between his property and the proposed new development.

Ben Rottschafer, 794 Dogwood Meadows, stated he lives back in the Ada Moorings Association and really appreciates the dynamics between Fase Street and Ada Moorings properties. He stated the proposed number of 16 units takes away from the unique style of properties and agrees with the compromise of 12 units.

Craig Smottlach, 7690 Thornapple Club Drive, lives next to the proposed Lot #9. He stated the distance between his house and the proposed house was too close together and he was in support of the 12 houses instead of the proposal of 16.

Chair Korth referred to the letter from Ada Moorings North Association, which addresses 3 items: the bus stop, Consumers Energy power lines, connection to existing water main, and those items should be considered during board discussion.

Betsy Ratzsch, 7653 Fase Street, stated that many people are looking for newer homes that are free standing and smaller and this is a good opportunity to add to some variety in Ada by making smaller homes.

Mark LaCroix, 7551 Fase Street, expressed concerns over pedestrian safety and stated on a typical summer day it is not unusual to see 30+ human beings in the street and more if there is a ballgame. He referred to Fase Street as a funnel for the flow of pedestrians and said they already have a serious public safety issue now and this is only going to add to it.

Dan Cobb, 7650 Thornapple Club Drive, shared concerns for the pedestrian safety on Fase Street. Mr. Cobb stated he would like to see a 3-way stop at Fase Street and Kamp Twins. He inquired on the natural gas lines and utilities between proposed lots and Ada Moorings, and asked if the water main could support additional homes.

Dawn Bebout, 826 Moorings Drive, expressed concerns over safety and aesthetics, and would also prefer to see 12 homes as opposed to 16.

There was no other public comment and the public hearing was closed at 8:05 p.m.

Korth asked Ferro about utilities; electrical, gas main and water, and what has been reviewed so far and where in the approval process it stands.

Ferro stated the township's consulting engineer has reviewed the proposed utility layout plan and does not see any issues with it. Ferro stated one item that is pointed out in the Ada Moorings letter is that the proposed water main plan provides a looped water main through the development by connecting to the existing water main system in Ada Moorings, which would require the developer to obtain an easement from Ada Moorings North to connect an existing water main.

Ferro stated he believes the water main through the proposed development could be looped by extending the main out to Fase St. instead of extending across Ada Moorings North property.

The board discussed items in the Association's letter as well as visual impact, density & size of the proposed homes. Mr. Hoyt followed up with more details on character of the homes; square footage options, and having daylight basements.

Carter asked about the average square footage of the living area and if the basements allow for additional bedrooms. Hoyt stated the main floor is about 1,600 square feet and the idea is to have the ability to have egress windows in the basement.

Korth inquired on the project time-line. Hoyt replied they would like to begin site work this spring, construction on homes for late summer/early fall and their projection would be 24-36 months.

Carter stated that he was fine with the density and that it is a good use of the land, but is still concerned with pedestrian traffic.

Kristen Nauss, 7575 Fase Street, asked for clarification on the math for a building envelope. Korth referred to the screen share and explained the drawing and what a building envelope was.

Easter stated that she feels this proposed plan fits the space very well and understands it is uncomfortable for the change, but this is a good solution. Easter added the pedestrian traffic is a huge concern.

Burton agreed with Easter and is also concerned with traffic too.

Ferro asked Hoyt why the sidewalk shown on the proposed plan during the PUD pre-application conference has been deleted from the Preliminary PUD plan.

Mr. Hoyt said there was a sidewalk on the original plan but the rest of Fase Street does not have a sidewalk and neither does Ada Moorings and they decided to pull the sidewalk off the plan.

Korth summarized the concerns from the board and community and due to the late time of evening, asked the board if they want to consider postponing the final decision.

Easter agreed a postponement was a good idea.

Moved by Burton, supported by Easter, to postpone action on the Preliminary PUD Plan until the next meeting, with direction for additional information to be provided on the following items:

- Information regarding trail project phasing.
- Investigating possibilities for relocating or burying power lines around the north and east perimeter of the site.
- More information on alternatives for water main routing.
- Whether the existing fencing will be retained, eliminated or replaced.
- The Township to look into the possibility of 3-way stop at Kamp Twins and Fase Street.
- The applicant to provide additional information on the ground floor square footage of homes and whether they would commit to a maximum ground floor square footage.
- Potential buffer landscaping around the perimeter of the project site.

Motion passed by roll call vote 6-0, with 1 absent.

**VI. UNFINISHED BUSINESS - none**

**VII. NEW BUSINESS**

**1. Preliminary PUD Plan, 4 2-Family Dwellings on .6 Acre Site in Village Residential (VR) Zoning District, 7518 and 7524 Fase Street, Parcel No. 41-15-34-179-002 & 003, Ufuk Turan**

Ferro stated the property is 198 feet wide, and under the existing Village Residential zoning the width is 2 feet short of having sufficient width for 4-50 ft. lots; 3-50 foot wide single family lots would be permitted without a variance.

Applicant, Ufuk Turan, presented his request for a Preliminary PUD. Turan stated at last month's meeting on December 17, he proposed a 14, 585 sq. ft. 14-unit, two story apartment building block with 30 surface parking stalls. He said after hearing the concerns from the meeting they decided to change the design and scale it down. Turan stated he is proposing 4 separate townhomes matching the scale and the appearance of the other homes on Fase Street. He is now proposing two-story townhomes with a main level of 1,200 sq. ft. and the second level about 1,400 to 1,600 sq. ft.

Turan said most site regulations/setback requirements have been met except that their proposed lot width is 49.5 ft., 6" shy of the minimum lot width of 50 ft. and their proposed lot area is 6,543 sq. ft., just shy of the required 7,000 sq. ft..

Korth suggested postponing further discussion regarding the proposal until the March 18 meeting, at which time the public hearing would be scheduled.

In further discussion, the Commission concurred with the Chair's proposal to schedule a special meeting for Tuesday, March 2, at 3:00 p.m. to consider the Preliminary PUD Plan for the 7699 Fase St. property.

**2. Request for Extension of Special Use Permit Approval for the conversion of an existing 2,114 sq. ft. building, which contains a Caretaker Residential Unit, to a Preschool Building for Classroom Space, Parcel No. 41-15-28-100-021, 6555 Grand River Dr. NE, Riley Turchetti, on behalf of CCFPS Holdings, LLC**

Bajdek summarized the request as provided in the staff memo. Bajdek stated a Special Use Permit was approved by the Planning Commission at the January, 2020, meeting to permit the conversion of an existing 2,114 sq. ft. two story building from its current caretaker residential unit use to a preschool building for classroom space. The student occupancy of the property was approved to be increased from 48 to 84; an increase of 36 students.

Bajdek stated the Zoning Ordinance states that Special Use Permit approval expires after one year if the use is not commenced. The Planning Commission is authorized to extend the approval for up to one year with no requirement for a new application or public hearing. The applicant has requested an extension of the approval, due to the COVID-19 pandemic.

No conditions have changed in the area which would merit a re-examination of the Special Use Permit approval.

Bajdek concluded, approval of a one-year extension is recommended, to extend the approval to January 16, 2022, subject to the original conditions of approval, as follows:

1. The maximum permitted licensed capacity of the facility shall be limited to 84 students.
2. The two preschool classroom building shall have start and stop times staggered to avoid onsite and offsite traffic congestion, as well as to minimize the traffic impact on the surrounding area.

Moved by Hedlund, supported by Carter, to approve the extension as presented.

Motion carried by roll call vote 6-0, with 1 absent.

#### **4. Consideration of Proposed Capital Improvements Plan, 2021-2026**

Korth stated that he and Easter are on a CIP committee which has a statutory requirement by the state each year to report on various capital projects in the township while considering revenue projections from various sources. Korth stated that it's quite a comprehensive exercise to show where our tax dollars could be spent in the next several years.

Korth expressed concerns over the parks department's busy schedule, fund balance, and operating expenses.

Ferro stated a part time staff position will be added in the coming budget year and also noted that the operating expenses were somewhat depressed in the past year because of COVID.

Easter stated that she thought the report was very well prepared. She feels there is not a need to budget more dollars to buy more land and create more parks in the village.

Burton and Korth discussed the need to plan for a new Township Hall.

Suchy stated the township board discussed the township offices at the recent Budget Work Session. Their goal this year is to research and finalize details around building new vs. renovating, and determine how those project(s) will be funded.

Moved by Heglund, supported by Carter, to approve the Capital Improvements Plan, 2021-2016, subject to modification of the text to identify the need to address needs for additional Township administrative office space in the next update of the CIP.

Motion passed by roll call vote 6-0, with 1 absent.

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

Bajdek stated he wished to bring up with regard to the Turan project the associated text amendment to the PUD regulations, and the possibility of setting a public hearing on the proposed amendment for the March meeting.

Korth apologized for overlooking this item. The consensus of the Commission was to schedule the hearing for the March 18, 2021, at 7:00 p.m.

Ferro stated there is funding proposed in the budget to start a Master Plan preparation process this year and he anticipates we will be going through a consultant selection process.

**IX. PUBLIC COMMENT** - none

**X. ADJOURNMENT**

Moved by Carter, supported by Easter, to adjourn meeting at 9:47 p.m. Motion passed unanimously.

Respectfully submitted,

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Jacqueline Smith, Ada Township Clerk

rs:eb