

**ADA TOWNSHIP SPECIAL PLANNING COMMISSION MEETING
MINUTES OF THE MARCH 2, 2021 MEETING**

A meeting of the Ada Township Special Planning Commission Meeting was held on Tuesday, March 2, 2021, at 3:00 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, Carter, Easter, Heglund, Jacobs, Korth
Absent: Butterfield
Staff Present: Bajdek, Buckley, Ferro, Murray, Suchy
Others Present: 18

III. APPROVAL OF AGENDA

Moved by Easter, supported by Heglund, to approve the agenda as presented. Motion passed by unanimous vote.

IV. APPROVAL OF MINUTES OF MEETING OF THE FEBRUARY 18, 2021 MEETING

Moved by Carter, supported by Burton, to approve the minutes as presented. Motion passed by roll call vote 6-0, with 1 absent.

V. PUBLIC HEARINGS

VI. UNFINISHED BUSINESS

- 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**

Korth stated the Commission members received an email communication with an alternative lot layout plan from Dan Cobb, Ada Moorings North resident and neighbor to the proposed site, and as it was submitted as public comment, he believes it warrants a discussion. Commission members agreed they should discuss the letter received.

Carter suggested the possibility of the developer and the neighbors communicating with each other regarding the possibility of working something out.

Korth stated that it's important to know whether there would be support from the Ada Moorings community for this alternative approach. He asked whether anyone present could speak to that.

Dawn Bebout, 826 Moorings Drive, stated that she is on the Board of the Ada Mooring North Association and there was a board meeting on this but not all the members were in attendance. Ms. Bebout stated Dan presented his idea and it was well received. Bebout stated the Ada Moorings North condo association board felt the alternative concept merited discussion, but they did not have time to consult the members of their association or the other 3 associations in their development. She stated that the Ada Moorings North board recommended that Dan send the proposal to the Planning Commission.

Korth asked Ferro about the power line corridor that the proposed revised lot layout shows would need to be removed or relocated. Ferro stated the research he did was primarily visual and explained the current power line routing. Ferro stated that Mr. Cobb's concept suggests removing the powerline from the emergency access lane property and rerouting it to the south.

Ferro stated Mr. Hoyt, the applicant, communicated with an engineer from Consumers Energy and summarized in an email that placing the power lines underground would not be a feasible alternative.

Carter and Easter expressed interest to hear from Ferro and the applicant on the recent proposal.

Ferro stated it is a fairly incremental change to the plan that would allow 4 new homes that would have frontage and access to Moorings Drive. The Fase Street extension would access 13 homes with access to Fase Street. Ferro stated that the alternative plan has no dimensions or scale, which makes it difficult to assess it thoroughly. Ferro stated he is not familiar with the legal process and procedures that would need to transpire for this concept to be realized.

Mr. Hoyt stated he always intended this to be a Fase Street project. Mr. Hoyt stated this proposed redesign in no way represents anything they are interested in doing. Mr. Hoyt stated the proposed plan would have many legal ramifications including property acquisition and attorneys involved. He stated it would also require a complete redesign of their engineering and entire site plan, re-evaluation of all the stormwater engineering, complete change of road guidelines with Kent County Road Commission and more.

Mr. Hoyt stated he encouraged the Commission to understand they put together a well thought out, engineered and financially feasible project that fits in with the community and asked the Commission members to judge it on the merits that is described in the planning director's report, the Ada master plan, and the Envision Ada plan.

Korth observed that if we were reviewing a plan that fits the current zoning, we wouldn't be having this conversation. However, it was submitted as a PUD, and in that process, the rules are being set by the Commission. Korth stated he is also sensitive to the points made by the applicant, regarding the burden that a total re-design would place on them.

Heglund stated that extending the plan onto Ada Moorings North property would entail a very complicated process.

Carter stated it would be a difficult and lengthy process to implement the concept introduced by Mr. Cobb. Carter pointed out that this proposal originally came to us as a rezoning request to change the zoning to the same zoning that applies on most of Fase St. Several Commissioners at that time concurred that 16 units was probably a good use for that property. He stated he agreed with the recommendations that the Planning Director made at that time regarding possible changes.

Easter stated we need to be fair to both the neighbors and the applicant, and discuss the issues that we raised at the last meeting.

Ferro stated that his study of the alternative plan raises questions in his mind whether the layout would fit on the available property.

Following discussion it was agreed to focus attention to the original plan and the planning director's staff report, and work through the list of items that additional information was required on.

Ferro presented his findings on the items requested by the planning commission at the last meeting.

With regard to trails and pedestrian facilities on Fase St., Ferro stated our engineer is working on cost estimates for several different alternative trail projects. Ferro stated he requested the engineer to develop cost estimates for both 5-foot sidewalk and 8-foot trail options on Fase Street, around the curve on

Thornapple River Drive to the bridge over the river and to Kamp Twins Street. The township has budgeted \$1 million for new trail construction in 2021, and an additional \$1 million for restoration and repair work on the existing trail system.

Korth mentioned the Connect Ada plan project list included in the packet and the number one item on the list with a score of 15 is the Fase Street connector trail. Korth stated the township has addressed the trail situation with the funds and engineering and will help Fase Street to be a safer place for pedestrian movement.

Regarding powerlines, Ferro stated that as discussed earlier, it is not feasible to bury a short section of a longer powerline corridor. are unable to bury powerlines and applicant will continue reviewing relocation.

Ferro stated the applicant has submitted a revised water main plan that reroutes the water main through the development, without extending on to Ada Moorings North property.

Ferro stated that the applicant has verbally informed they intend to keep the existing fence along the railroad right of way. Hoyt explained their intention is to maintain the existing fencing through most of the site and make repairs as necessary. There was brief discussion about the relationship of fencing and the landscaping requirements.

Ferro stated he spoke to an engineer at Kent County Road Commission and referred to the Manual on Uniform Traffic Control Devices that is used to help make decisions on traffic control signs. Ferro stated the engineer pointed out that there is language in the code that says specifically “a yield or stop sign shall not be used for speed control” and that stop signs are not effective in managing vehicle speed. Ferro went over examples in the manual and said he was told it was very unlikely the road commission would install a 3-way stop sign at the Kamp Twins intersection.

Ferro stated the applicant had not provided additional information regarding ground floor square footage. Mr. Hoyt provided a few examples of floor plans specific for the Fase Street project and explained details with one example at roughly 1,600 sq. ft. and another example at 2,000 sq. ft. on the main floor. Mr. Hoyt stated the length of the building should not have an impact on the character, scale or the massing of the homes and does not see what the intention is to limit that. Korth stated that the provided details of the floor plans are acceptable and the Commission members concurred.

Korth stated that landscape screening had been discussed and the requirements are to be included as part of the final stage of the PUD plan so details at this time would not be necessary.

Ferro stated that the Preliminary PUD review and approval process requires review and approval by both the planning commission and the township board. If the township board approves the preliminary plan, there is a final plan submittal to the planning commission that will have more detail as required by the submittal requirements in the zoning rules and addressing any specific items contained in the preliminary conditions of approval.

Ferro described the conditions of approval contained in his recommended motion.

Ferro stated there are standards in the zoning rules that must be met in order for a Preliminary PUD Plan to be approved and those standards are recited in the staff memo on pages 2 & 3 with comments for each one and the planning commission should reference those when considering a motion.

Ferro stated approval of the Preliminary PUD Plan is recommended, based upon a finding that the standards for Preliminary PUD Plan approval are satisfied, subject to the conditions as stated in his memo.

Ferro stated the Commission should consider whether additional conditions of approval relating to any of the following items should be added:

1. Inclusion of information in the Final PUD Plan submittal of site perimeter fencing details.
2. A limit on the square footage of finished floor area on the main floor of residences.
3. A limit on number of homes, if any, permitted to have 3-stall garages.

Korth asked Mr. Hoyt if homeowners would be allowed to have sheds on the properties and would they have to be built to certain standards.

Mr. Hoyt stated condo documents usually express accessory buildings as, 'no accessory building will be built without permission from the association'. He said they do not have anything specific in mind about prohibiting accessory buildings.

Korth suggested that an approval motion should address how accessory buildings would be addressed.

Following Commission discussion, it was suggested that the lots adjoining Ada Moorings North be subject to the accessory building standards for lots in the R-3 district, and that the lots adjoining the railroad be subject to accessory building standard for lots in the VR district.

The consensus of the Commission was also that 3-stall garages should be permitted only on lots 8 and 16.

It was moved by Carter, supported by Easter, to recommend approval of the rezoning from the R3 district to the R3/PUD district and approval of the Preliminary PUD Plan based on a determination that the standards referenced for approval contained in the zoning regulations are met and subject to the following conditions:

1. The approved PUD Plan shall be carried out in substantial conformance with the following documents submitted by the applicant, except as modified by these conditions of approval: Plan sheets C-101, 102, and 103, as revised 2/26/21, prepared by Nederveld, Inc.
2. A storm water permit application and accompanying construction plans for the storm water management system shall be submitted, subject to review and approval of a permit by the Planning Department, prior to initiation of site improvements.
3. Construction plans for public water and sewer main extensions shall be subject to issuance of required State permits and approval by the Utilities Director, prior to initiation of site improvements, and prior to issuance of building permits.
4. The condominium master deed, condominium subdivision plan and condominium bylaws shall be submitted to the Planning Director for review and determination that they are consistent with the approved plan and these conditions, prior to their being recorded with the Kent County Register of Deeds.
5. The Preliminary PUD Plan shall be modified to expand the open space area at the east end of the site, revise the boundary of Unit 9 to reduce its square footage and minimum front setback line to be aligned east-to-west with the front setback lines on Units 10-16.
6. In addition to compliance with zoning ordinance submittal requirements, the Final PUD Plan submittal shall address the following:
 - a. The environmental suitability of the site for an open basin stormwater detention system shall be documented, and subject to approval by the Township, prior to approval of a Final PUD Plan.

- b. Landscape plans for the open space areas at the east and west ends of the site and plans for vegetative screening along the north and east property shall be provided.
7. Construction of accessory buildings on lots 1-8 shall be subject to the zoning ordinance standards applicable to the VR district, and construction of accessory buildings on lots 9-16 shall be subject to the standards applicable to the R3 zoning district.
8. Homes with 3-garage stalls shall be permitted on lots 8 and 16 only.

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

VII. NEW BUSINESS - none

VIII. COMMISSION MEMBER / STAFF REPORTS

Easter expressed her appreciation to all of the neighbors that came to the public meeting.

IX. PUBLIC COMMENT - none

X. ADJOURNMENT

Moved by Carter, supported by Burton, to adjourn meeting at 4:32 p.m. Motion passed unanimously.

Respectfully submitted,

Jacqueline Smith, Ada Township Clerk

rs:eb