



## **ADA TOWNSHIP PLANNING COMMISSION MEETING MINUTES OF THE APRIL 21, 2022 REGULAR MEETING**

A regular meeting of the Ada Township Planning Commission was held on Thursday, April 21, 2022 at 5:30 p.m., at the Ada Township Hall Assembly Room, 7330 Thornapple River Dr., Ada Michigan.

### **I. CALL TO ORDER**

Chair Korth called the meeting to order at 5:30 p.m.

### **II. ROLL CALL**

Members Present: Burton, Butterfield, Heglund, Jacobs, Korth

Member Easter arrived at 5:31 p.m.

Member Carter arrived at 5:41 p.m.

Staff Present: Said, Bajdek, Smith, Suchy, Moran

Others Present: 34

### **III. APPROVAL OF AGENDA**

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

### **IV. ELECTION OF OFFICERS**

Moved by Jacobs, supported by Burton, to table this item until the May 19 meeting. Motion carried.

### **V. APPROVAL OF MINUTES OF THE MARCH 17, 2022, REGULAR MEETING**

Moved by Heglund, supported by Easter, to approve the March 17, 2022, minutes as presented. Motion carried.

### **VI. PUBLIC HEARING**

- 1. Proposed Map Amendment to the Zoning Map of Ada Township to Extend the PVM (Planned Village Mixed-use) Overlay District to 7535 and 7567 Fase Street SE, with 7535 being designated Village Proper 1 Transect Zone, and 7567 being designated as Village Edge Transect Zone, Parcel No. 41-15-34-180-008 and 41-15-34-200-036, Brad Rottschafer, Mosaic Properties**

Brad Rottschafer, applicant and owner of Mosaic Properties, stated he was excited to be part of a revolution in Ada. He gave a brief history of his background. He said he looked forward to the opportunity to support the Village and its wonderful character, increase the amount of public land to facilitate trail connections along the Thornapple and Grand Rivers, help facilitate a safer

pedestrian crossing at Thornapple River and Fase Street, and provide a variety of housing styles that meet the preferences of Ada residents. He stated they held two public community engagement meetings at Roselle Park, and had made some changes as a result.

Suzanne Schulz, Progressive AE, stated their request for zoning change was to incorporate 7535 and 7567 Fase Street into the Planned Village Mixed-Use Overlay District and explained the transect zones, the mix of housing types, the connectivity with the trail system, greenspace, the density development pattern, and described the different zoning districts and options (R3/PUD/PVM).

Ms. Schulz concluded the site was beautiful property but hard to develop and the PVM provides the flexibility to be able to develop it in a sensitive manner that compliments the Village area.

Korth opened the public hearing at 5:54 p.m.

Betsy Ratzsch, 7653 Fase Street, shared her history in the township. She said she wanted to see improvements in Ada, but explained issues of traffic flow, congestion, safety concerns, stress, walking availability, and floodplain concerns.

Jay Rosloniec, 7546 Fase Street, stated he was not necessarily opposed to development, but felt this did not meet requirements of the master plan. He expressed safety issues crossing Thornapple River Drive and stated the area was not really walkable.

Mark Bruinius, 7146 Driftwood Drive, 19-year resident, expressed traffic concerns but said the property owner should be able to use/develop his property the way everyone else has.

Del Ratzsch, 7653 Fase, stated allowing quadruple the number of residences would increase traffic by too much and create significant difficulty. He said he would like to see the decision be postponed until there was data available from a traffic study.

Craig Emery, 7534 Fase, expressed how bad the Thornapple River/Fase intersection is. He shared a picture taken of the congestion at Kamp Twins and Thornapple River Drive.

Broderick BeBout, 826 Moorings, stated he moved here seven years ago because of how neat the area was. He said he wants to support the growth but hope we can retain how cool the area is.

Patty Wolterstorff, 1022 Buttrick, said she moved here from Forest Hills area because she loves Ada. She shared that there is also a new development at Buttrick and Grand River, the horse farm, and the traffic is lined up at her driveway and causes issues.

Mark LaCroix, 7551 Fast Street, 16-year resident, said he is not anti-development, but recommends not approving this rezoning until a traffic study is done.

Planning Director John Said stated for the record he received a letter representing 18 properties on Fase Street recommending postponement of a decision until a traffic study was completed and that all stakeholders had an opportunity to conduct thorough review and provide feedback to the Planning Commission.

There was no other public comment and the public hearing was closed at 6:16 p.m.

Said summarized the staff memo and stated that this was similar to a rezoning request in that it involves zoning designation for a property, even though it is for an overlay district, not an actual zoning district. As an additional zoning designation in the Ada Township Zoning Ordinance, the PVM Overlay District provides for unique land use and physical developments that are specific to the area in and around the Township's Village area. This includes particular allowances for lot sizes, building forms, land uses, placement requirements, and other development aspects, all subject to approval and very detailed review by the Planning Commission.

Said went over details of the rezoning evaluation criteria; conformance with the Master Plan, undevelopable floodway area, availability of public facilities, site suitability, tree retention plan, current zoning, and traffic concerns.

Said concluded that Staff was supportive of the recommendation and understand the concerns that have been identified.

Heglund said he definitely feels the need for more housing in the Village and does not want to lose this opportunity with Mosaic, but he felt he needs more information on the traffic concerns. Jacobs asked what kind of timeframe to get the traffic study and who prepares it.

Township Manager Julius Suchy said the Township has met with the Kent County Road Commission and pushed back on the narrative that we do not have control to put up signs that say "must stop for pedestrians." However, with consult from legal counsel and additional communication, the Kent County Road Commission are receptive to Ada having control to be able to put up signs, which will take time for implementation.

Chris Zull, Traffic Engineer, said the traffic study for the proposed site was currently underway and he shared some of the preliminary information available.

There was Board discussion regarding the trail connectivity and concerns of the pedestrian crossing at Thornapple River & Fase Street, how to go about getting good data from a traffic study, the possibility to allow zoning R3 vs. PVM for the site, and whether to postpone a decision.

Moved by Jacobs, supported by Easter, to postpone the decision on the proposed map amendment subject to receipt of a traffic study currently being prepared by the applicant, the Township get an independent third party to review the traffic study, and obtain an update from the Kent County Road Commission about the pedestrian crossing, with the goal to have all available for review at the May 19 meeting. Motion carried.

## **2. Proposed Text Amendment to Allow Adult Foster Care Group Homes as Special Uses in the RP-1 (Rural Preservation 1) Zoning District, Green Meadow AFC**

Korth informed that he was the owner of the property that the Adult Foster Care facility would occupy, but since this was a proposed text amendment for special use and not a project application, he did not feel necessary to recuse himself. Jacobs asked Korth if he could be fair and impartial. Korth answered that he is absolutely certain that he can be fair and impartial.

Ken Dixon, Dixon Architecture, stated he was representing Green Meadow AFC and was accompanied by Dorothy Greenlee.

Mr. Dixon presented his request and said by 2030 it was estimated that 1 in 5 people living in America will be 65 years old or older and at that time the demand for long-term care facilities in the U.S. will out-number the current supply. As a result, Ada Township needs to consider housing types to properly address the need for the aging community and a residential option to assist with the aging population are those of adult foster care homes. He explained the details of what an adult foster care home provides; a single-family home/shelter, shared living spaces, food and 24-hour care.

Mr. Dixon proposed a text amendment to the RP-1 District to allow for an adult foster care group home for no more than 12 residents and said with an appropriate limitation of size, the proposed AFC group would fit well into the character of the surrounding area.

Said summarized the staff memo and referred to the chart showing what districts allow adult foster care family home or group homes. He went over the items in the memo for the Planning Commission to consider.

Zoning Administrator Brent Bajdek pointed out that the reason these group homes were not permitted in the lower density area was because of the lack of infrastructure; no water, no sewer, no access to emergency vehicles.

Korth opened the public hearing at 7:25 p.m. There was no public comment and the public hearing was closed.

There was Board discussion regarding the concern of well, septic, and emergency vehicle access to consider as conditions of approval. Heglund asked who controlled the number of bedrooms vs. number of residents in the group home.

Dorothy Greenlee, 2984 Windcrest Way NE, Grand Rapids, and representing Green Meadow AFC, shared that the State has licensing guidelines where each person has to have so many square feet in the bedroom space and in the rest of the house per person. She explained their plan was to take the existing home and adjust it for 10 people with 10 beds; two double bedrooms and the rest would be single bedrooms.

Moved by Carter, supported by Jacobs, to recommend, to the Township Board, approval of the text amendment to Sec. 78-157 to allow adult foster care group homes as special uses in the RP-1 residential zoning district. Motion carried.

**3. Proposed Text Amendment to the Sections 78-154 regarding Agricultural Preservation (AGP) District requirements, and Article XXII, regarding land divisions of platted lots, as well as advisory review of amendments to Chapter 42 of the Municipal Code regarding land divisions of platted lots**

Said explained there are two parts to this request; one is to establish minimum lot size requirements in the AGP District of 10 acres with a minimum lot width of 300 ft., the second is the division splitting or boundary line adjustment of platted lots subject to site plan review and approval by the Planning Commission.

Korth opened the public hearing at 7:39 p.m. There was no public comment and the public hearing was closed.

Moved by Easter, supported by Heglund, to postpone action on the text amendment request until the May 19 meeting. Motion carried.

## **VII. NEW BUSINESS**

### **1. Review of PVM District Development Plan for a 3-Story Building on Lot A6, River Street Commons Condominiums, 7399 River Street SE, Parcel No. 41-15-34-129-006, Ken Dixon on behalf of River Street Commons A6, LLC/Dan Clemo**

Ken Dixon, Dixon Architecture, stated it was really exciting to be presenting the last building of the Block A and B development and referred to the picture projected on the screen to show Building A6 at the corner of River Street and Thornapple River Drive. The building is 3-story, 19,202 sq. ft., with retail on the lower level and office space on the second and third floors.

Mr. Dixon explained the details of the building and its store front and said it meets requirements for lot area, width dimension, coverage percentage, building setbacks, site frontage; however, he was requesting one departure. The required 75% of the ground story primary façade must consist of transparent storefront windows; the Thornapple River side is proposed with 69.2% transparency where the River Street side is proposed with 72.2% transparency.

Bajdek added note of one more condition of approval for a revised landscape plan because the tree species are not identified on the plans submitted. Dixon agreed that they were not and said he would work on that.

Moved by Jacobs, supported by Heglund, to approve the Building A6 subject to the recommendations from the Planning Department with the additional recommendation to have a revised landscaping plan and the departures as follows:

1. The Planning Commission hereby makes the following findings:
  - a. The proposed development plan, as modified by the conditions of approval listed below, requires the following "departures" from the standards of the PVM District, which are hereby approved:
    - 1) Sec. 78-476 (g): Minimum transparent window coverage along Headley Street/Thornapple River Drive (75% req.; 69.2% proposed) and River Street (75% req.; 72.2% proposed).
  - b. The above departure results in a plan that complies with the spirit and intent of the PVM District to a greater degree than would be possible without approval of the departure.
  - c. The proposed alternative is consistent with the purpose and intent of the PVM District.
  - d. The proposed alternative, in comparison to conformance with PVM District standards, will not have a detrimental impact on adjacent property or the surrounding neighborhood.
  - e. The proposed alternative is necessary and appropriate to accommodate a superior design

of the proposed development.

2. The proposed development plan for a new 19,202 sq. ft. 3-story building is hereby approved, subject to the following conditions:
  - a. The applicant shall provide lighting plans consistent with applicable requirements and shall obtain Township Staff approval prior to the issuance of any building permit. Any exterior building-mounted light fixtures shall be full-cutoff to control light emission, or of a low-intensity non-glare light style, subject to approval by Township Staff prior to issuance of a building permit.
  - b. Except as modified in accordance with these conditions of approval, the building and site improvements shall be completed substantially as shown on the plan set titled "#7423 River Street SE; River Street Commons – A3 Building", as follows:
    - 1) Engineer/Utility Plans Sheets 1-4, dated 03/08/22.
    - 2) Floor Plan Sheets A2.1, A2.2, and A2.3, dated 03/24/22.
    - 3) Exterior Elevation Sheets A4.1 and A4.2, dated 03/24/22.
    - 4) Landscape Plan Sheet L1.1, dated 03/24/22.
3. Submittal of a revised landscaping plan consistent with applicable requirements and shall obtain Township Staff approval prior to the issuance of any building permit.

Motion carried.

**2. Review of PVM District Development Plan for a Pergola and Outdoor Seating Area for a Restaurant at B-5 and B-6, Ada Marketplace Condominiums, 7471 and 7505 River Street SE, Parcels 41-15-34-128-005 and 41-15-34-128-006, Ken Dixon on behalf of Ada Marketplace B-5 LLC and Ada Marketplace B-6 LLC**

Ken Dixon, Dixon Architecture, representing the Ada Marketplace Square B5/B6 and Mario Cascante, operator of Luna. Mr. Dixon referred to the renderings of the proposed pergola structure and said the outdoor seating area of 50 seats, 1,000 sq. ft., are being added to enjoy the outdoor dining experience and he described the proposed changes.

Mario Cascante, 225 Holmdene NE, Grand Rapids, said he was working furiously toward opening Luna and have had some unexpected delays, but it should be just weeks away now.

Bajdek said this proposal is a new development plan, as a supplemental/additional development plan to the previously approved development plans for both units B5 and B6 of Ada Marketplace Square.

Moved by Jacobs, supported by Heglund, to approve the development plan for a pergola and outdoor seating. Motion carried.

**3. Request for approval of revised Planning Commission Bylaws**

The Commissioners concurred that agenda items VII 3, and IX, 1. and 2., be postponed until the May 19 meeting.

**VIII. OTHER BUSINESS**

**IX. COMMISSION MEMBER / STAFF REPORTS**

- 1. Planning Commission Annual Report**
- 2. Ada Drive/Journey Academy follow-up**

**X. PUBLIC COMMENT – none**

**XI. ADJOURNMENT**

Moved by Heglund, supported by Easter, to adjourn the meeting at 7:58 p.m. Motion carried.

Respectfully submitted,

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Jacqueline Smith, Ada Township Clerk

rs:JS/eb