



ADA TOWNSHIP PLANNING COMMISSION MINUTES OF THE MEETING JUNE 15, 2023

A regular meeting of the Ada Township Planning Commission was held on Thursday, June 15, 2023, 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, Easter, Jacobs, Korth, Moyer

Members Absent: Butterfield

Staff Present: Buckley, Fitzpatrick, Moran, Said, and Harry Hill, summer intern

Others Present: 13

III. APPROVAL OF AGENDA

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

IV. APPROVAL OF MINUTES OF APRIL 6, 2023, SPECIAL MEETING

Moved by Moyer, supported by Easter, to approve the April 6, 2023, Special Meeting minutes as presented. Motion carried.

V. APPROVAL OF MINUTES OF APRIL 20, 2023, REGULAR MEETING

Moved by Moyer, supported by Easter, to approve the April 20, 2023, Regular Meeting minutes as presented. Motion carried.

VI. PUBLIC HEARING

1. Consider recommendation of approval for the Master Plan and Future Land Use Map in accordance with the Michigan Planning Enabling Act

Planning Director, Said, introduced the Master Plan. He explained that this is a project that has been worked on for over a year. Said stated the Plan effort has been characterized by a significant amount of public input and opportunity for public interaction. In his view, this Plan does a brilliant job of continuing to move this community forward.

Jacobs arrived meeting at 5:38 p.m.

Suzanne Schulz, Master Plan Consultant, Progressive AE, presented a summary of the Master Plan. She went over some of the comments received from the 63-day public review regarding schools, corridor

recommendations, request for more non-motorized trails, housing, and questions about townhouse developments. Suzanne reminded us of how the Plan is organized and said that we really embraced the fact that there are 4 distinct character areas: rural preserve area, corridors, neighborhood, and village, and she elaborated on each area with vision statements, goals, and objectives.

Suzanne concluded that they took the character areas map, the future land use map, and the zoning map and layered all of those together to provide the direction for future development. She said the next step is if the Planning Commission decide to advance the Master Plan to the Township Board, the Township Board would review it at their next meeting on July 10.

Korth opened the public hearing at 5:50 p.m.

Betty Jo Crosby, 411 Grand River Drive NE, referring to the Master Plan project, shared that she had great pleasure seeing the new map with all the presence of green space. She said she thought everyone did a terrific job.

Mark Fitzpatrick, Ada Parks Director, said the Master Plan was an outstanding document. He shared his thoughts on open space vs. recreational space and that the two are not one of the same. He also shared concern about the water run-off from new properties going into our rivers.

There was no other public comment and the public hearing was closed at 6:00 p.m.

There was discussion among the Planning Commission, Planning Staff and Suzanne. Korth extended congratulations and thank you for a job well done on the Master Plan. Moyer commented about the quality of water going into the rivers. There was additional discussion regarding the best management practice for stormwater, zoning ordinance requirements for riparian standards, and the proposal for a new pedestrian bridge and adding/inserting a note about the bridge into the Master Plan. Suzanne confirmed that special notes may still be added/inserted into the Master Plan. Suzanne also discussed the option for Ada Township to look into a Resiliency Plan, as a separate project from the Master Plan.

Moved by Easter, supported by Burton, to recommend to the Township Board, approval of the Ada Township Master Plan, with the following items added:

- Improve connectivity across the Thornapple River by creating a pedestrian bridge connecting Ada Village to Fase Street and Ada Moorings (Goal 3.3c)
- Implement Best Management Practices (BMP) for stormwater management to alleviate flooding and protect sensitive environments within the character area (Goals 1.6, 2.6, 3.5 & 4.6)

Motion carried.

VII. UNFINISHED BUSINESS

- 1. Amended PVM District Development Plan, with departures, for 7 total dwelling units (5 multi-bedroom dwelling units and 2 single-bedroom dwelling units), Let Us Development, LLC, 7247, 7257, and 7267 Bronson Street SE, Parcel Nos. 41-15-34-103-011, 41-15-34-103-012, and 41-15-34-103-013**

Chip Clark, Dixon Architecture, representing Joel Harner and Let Us Development, presented the amended proposal for townhouse-style units providing a total of 7 dwelling units (5 multi-bedroom

dwelling units and 2 single-bedroom dwelling units, ADU's). He said the intention here is to provide a variety of housing within the village. He explained that the amended proposal allowed him to produce conceptual, 3D renderings, and referred to renderings A4.2 and A4.3, which helps tell the story about what this development would be like within the village.

Mr. Clark said that upon review of current ordinance standards, we ask for a departure to develop the project as an "Apartment House" lot type, and he provided specific details on the other departures regarding lot area, lot width, and rear yard setbacks. He concluded with details on the architectural character of the building, lighting, landscaping, utility equipment, parking, and property maintenance options.

There was Commissioner discussion about the advantages of a townhouse style vs. a single-family home, meeting the parking requirements, landscape buffer softens/greenspace, and a property management agreement.

Moved by Moyer, supported by Jacobs, to approve the amended PVM, subject to the following findings and conditions (as identified in the staff report):

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:

Townhomes and ADU apartments; 7257 and 7267 Bronson

- o Lot type departure (for apartment house) within Transect Zone VP2 (Village Proper 2), per Sec. 78-474.
- o 20,305 SF lot size (max. allowed is 18,000 SF).
- o 130-foot lot width (max. allowed is 128 feet).
- o 5-foot rear yard setback (min. required is 15 feet).

Single-family home; 7247 Bronson

- o 9,890 SF lot size (max. allowed is 8,400 SF; existing lot, which is being reduced to accommodate the townhome/apartment project on 7257 and 7267, has 15,287 SF).
- o 48% building lot frontage (min. required is 60%; existing lot (being reduced for new development) has 32%).
- o 31-foot front yard setback (existing; max. allowed is 25 feet).
- o 5-foot rear yard setback (existing; max allowed is 10 feet).

- b. The above departures result 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 departures.
- c. The proposed development with departures is consistent with the purpose and intent of the PVM District.
- d. The proposed development with departures, in comparison to conformance with PVM District standards, will not have a detrimental impact on adjacent property or the surrounding neighborhood.

- e. The proposed development with departures is necessary and appropriate to accommodate a superior design of the proposed development.
2. The proposed development plan for a new 'apartment house' development, consisting of five townhome units and two ADU apartment units, and for a single-family lot, all as shown on submitted plans, is hereby approved, subject to the following conditions:
- a. The applicant shall provide the following, and shall obtain Township Staff approval, prior to the issuance of any building permit:
 - o A lighting plan indicating full horizontal cutoff fixtures of a low-intensity non-glare style. There shall be no pole-mounted fixtures on this site.
 - o A revised landscape plan showing the following:
 - Taller columnar/upright evergreen trees along the portions of the rear and side yards adjacent to existing residential properties. These will help visually soften the new taller structures from adjacent views, above the proposed 6' fence.
 - Enhanced landscape treatments in the front yard area, to increase the visual appeal of this area from the sidewalk and street.
 - Plantings around proposed exterior HVAC units.
 - o Elevations for the proposed fencing around the trash/recycling enclosure area, including height, type, and color.
 - o Any proposed exterior HVAC units.
 - o A stormwater drainage plan to be approved by the Township Engineer, including storm sewer inlets.
 - 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 "Bronson Street Townhomes," as follows (showing latest revision dates):
 - 1) C-201 Existing Site Conditions Plan, dated 04/20/2023.
 - 2) C-205 Site Layout Plan, dated 04/20/2023.
 - 3) C-300 Preliminary Grading & Soil Erosion and Sedimentation Control (S.E.S.C.) Plan, dated 04/20/2023.
 - 4) C-400 Preliminary Utility Plan, dated 04/20/2023.
 - 5) L-100 Landscape Plan, dated 04/20/2023.
 - 6) A1.1 Site Plan/First Floor, dated 04/18/2023.
 - 7) A2.1 Floor Plans, dated 03/23/2023.
 - 8) A2.2 Floor Plans, dated 04/18/2023.
 - 9) A4.1 Townhome A & B Exterior Elevations, dated 04/18/2023.
 - 10) A4.2 Townhome B & C Exterior Elevations, dated 04/18/2023.
 - 11) A4.2 Conceptual Renders (Exterior Elevations), dated 05/30/2023.
 - 12) A4.3 Street Elevation, dated 04.18.2023.
 - 13) A4.3 Conceptual Renders (Street Elevations), dated 05/30/2023.

Motion carried.

VIII. NEW BUSINESS

1. Site Plan Review, adding and expanding exterior balconies to a previously Approved PVM Development Plan, Ufuk Turan, 7369 Thornapple River Drive SE, Parcel No. 41-15-34-126-021

Ufuk Turan, applicant for property at 7369 Thornapple River Drive, requested some minor revisions to the approved design of the building (original design approved at 11/17/2022 Planning Commission meeting).

Mr. Turan referred to the plans/renderings and explained where the three additional balconies were at on the third floor. He said the balconies stack directly on top of the second-floor balconies to provide cover to the second-floor outer space. He also requested the northern balconies on the second and third floor be allowed to expand and wrap around to the front, which would allow residents to capture a view of the river. Mr. Turan noted that he appreciated the recommendation from the Planning Commission regarding the exterior railings, and that he agreed and made changes to the railings.

Moved by Easter, supported by Jacobs, to approve the proposed revisions (with the findings and conditions from the previous approval remain in effect), with the following amendment:

- Except as approved and modified in accordance with the previously approved project conditions of approval, the building and site improvements shall be completed substantially as shown on the plan set titled "New Multifamily Development; 7369 Thornapple River Dr. SE" as follows:
 - 1) Level 1 Floor Plan Sheet A101 (not dated).
 - 2) Exterior Elevations Sheet A501 (not dated).

Motion carried.

2. Request for Extension of PVM Development Plan approval for 7500 East Fulton Street (19,025 Sq. Ft. 2- and 3-Story Office Building), Parcel No. 41-15-34-102-012

Chip Clark, Dixon Architecture, representing the property owners and occupant (HTC), said they were formally requesting an extension for the plan approved in December, 2021, to eliminate the risk of an expired Planning Commission approval. Mr. Clark shared the history on the project and the details pertaining to a delay. He said they pulled back and did not execute the initially granted permit, instead they took the tenant permit drawing set and the shell permit drawing set, packaged them together and retooled the whole thing. Mr. Clark made note of a few minor changes to the original plans; footprint decreased by 2½ feet, noted changes on easements, locations of utilities, and soil erosion timelines.

Said noted that there has been a building permit application submitted to the Planning Department, which is only missing one remaining item, and that the extension would give them a little breathing room.

Moved by Jacobs, supported by Easter, to approve extension of the PVM Development Plan for one year, to June 16, 2024, with the same conditions from the original approval remaining in place. These are as follows (excerpted from the minutes of the December 16, 2021, meeting):

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 (a): Maximum lot area (25,000 SF max. allowed; 38,651 SF proposed).*
 - 2) *Sec. 78-476 (a): Maximum lot width (250 feet allowed; 303 feet proposed).*
 - 3) *Sec. 78-476 (c): Minimum building frontage (90% required; 0% proposed).*
 - 4) *Sec. 78-476 (a): Maximum front yard setback: 10 feet allowed; 10.6 feet proposed (along Fulton).*
 - b. *The above departures result 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 departures.*
 - 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 19,025 sq. ft. 2- and 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, subject to approval by Township Staff prior to issuance of a building permit.*
 - b. *Prior to the issuance of a building permit, the applicant shall obtain Staff approval for revised landscape plans that are consistent with applicable requirements, and that indicate a tree protection area, with tree protection fencing, to be maintained around the existing trees during the entire construction process.*
 - c. *The applicant shall install sidewalks to the property line and provide corresponding easements, subject to staff approval, if and when installation of future walkways along Fulton Street and/or on adjacent properties to address the Block C Plan.*
 - d. *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 "PDL 7500 Building", as follows:*
 - 1) *Existing Conditions and Demolition Plan Sheet C-201 (most recent revision dated 12/06/21).*

- 2) *Site Layout Plan Sheet C-205 (most recent revision dated 12/06/21).*
 - 3) *Grading & S.E.S.C. Plan Sheet C-300 (most recent revision dated 12/06/21).*
 - 4) *Utility Plan Sheet C-400 (most recent revision dated 12/06/21).*
 - 5) *Landscape Plan Sheet L-201 (most recent revision dated 12/06/21).*
 - 6) *Floor Plans Sheets A2.1, A2.2, and A2.3, and Exterior Elevations Sheet A4.1, all with most recent revision date of 12/8/21.*
- e. *The applicant agrees to install 4 additional parking stalls west of the building and relocate the dumpster enclosure, to a location that shall be subject to Township staff and Township engineer approval.*
- f. *The applicant agrees to share the cost of funding for the reconfiguration of a driveway access to Fulton Street as permitted by MDOT.*
- g. *The applicant, at their option, can designate 12 stalls along the front edge/south edge of the building for on-site parking only, and also at their option can increase the parking count from 32 to as many as 40, in the parking bay west of the building.*

Motion carried.

IX. COMMISSION MEMBER / STAFF REPORTS

Said provided updates on construction projects: 3 projects on Fase Street, the hotel, repaving on Grand River, Buttrick, and Fulton, and road closures due to mural-painting projects. Said introduced Harry Hill, the Parks & Planning summer intern.

Easter shared concern about the noise from the Conservation League/Gun Club and said that she would like to see that ordinance reviewed and updated. Said explained that the Township is aware of the KCCL (Kent County Conservation League) concerns and are communicating with the township attorneys regarding the unusual aspects of the zoning regulations as they pertain to the KCCL. Said indicated that the ordinances were currently being reviewed by the attorneys and he did not have a timeframe for review completion, but he will continue to engage in the matter. Said noted that the township is also trying to contact members of the KCCL to discuss further.

X. PUBLIC COMMENT

Betty Jo Crosby, 411 Grand River Drive NE, said the gun club has been around at least 70 years and she agrees that things have changed there.

Bernie Veldkamp, 5580 Hall Street, was excited to share that they had almost 1,000 people in attendance at the Music on the Lawn on June 14th. He noted the schedule for Wednesday nights from 7-9 p.m. He also mentioned that parking in the village is not really a problem and that the Township should continue to promote parking awareness.

Margaret Idema, 7213 Bronson Street, said that she heard that the Mosaic development were all going to be rental units. Said explained that rental vs. owner occupied is not something the township controls. Said noted that the developer has stated that all units (multi-family, attached single-family, the duplex, and detached single-family) were all going to be owner occupied/owner driven. Idema also shared concern about traffic on Thornapple River Drive.

Ufuk Turan, 7369 Thornapple River Drive, was interested in the PVM approval/extension process discussed earlier this meeting for 7500 Fulton. He said that it is important to keep in mind that these projects/processes take a lot of time. He said he is in favor of the Planning Commission reviewing the ordinance to possibly extend a PVM approval time beyond the current 18 months.

XI. ADJOURNMENT

Moved by Easter, supported by Moyer, to adjourn the meeting at 7:39 p.m. Motion carried.

Respectfully submitted,

Jacqueline Smith, Ada Township Clerk

rs:eb