



**ADA TOWNSHIP PLANNING COMMISSION
MINUTES OF THE MEETING JUNE 20, 2024, REGULAR MEETING**

A regular meeting of the Ada Township Planning Commission was held on Thursday, June 20, 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: Burton, Jacobs, Kluting, Korth, Moyer, VanderVennen
Members Absent: Butterfield
Staff Present: Bajdek, Buckley, Said, Assessor Boerman
Others Present: 12 members of the public

III. APPROVAL OF AGENDA

Korth recommended switching the agenda items for new business, VII 1 & 2, to allow for more application review time. Moved by Jacobs, supported by Moyer, to approve the agenda as adjusted. Motion carried.

IV. APPROVAL OF MINUTES OF MAY 16, 2024, REGULAR MEETING

Moved by VanderVennen, supported by Jacobs, to approve the May 16, 2024, Regular Meeting minutes as presented. Motion carried.

V. PUBLIC HEARING

1. Request for Special Use Permit to allow construction of a front yard Accessory Building not matching the appearance of the principal structure in the RR (Rural Residential) District, Kelly DeBaar, 685 Honey Creek Avenue NE, Parcel No. 41-15-22-400-016

Kelly DeBaar, Applicant, 685 Honey Creek Avenue, said there are not many spaces on her property for placement of the proposed detached garage, due to wetlands, utility easements, septic field, and that is why she is requesting approval to build it in the front yard.

Planner/Zoning Administrator Bajdek summarized the staff report and said that the applicant is proposing to construct an accessory building in the front yard that is 700 sq. ft. (20' X 35') and the appearance does not match the principal structure.

Bajdek explained that the proposed accessory building will be located 50 feet from the front lot line and 50 feet from the south property line, meeting the minimum required setbacks. There are several existing trees between the building and the front lot line that would provide a visual buffer between the front lot line and the new structure.

Bajdek said the applicant indicates that the 'single sloped/wedged' (non-gabled) accessory building will have dark gray aluminum siding and aluminum glass doors. The existing gabled home is beige in color with façade materials consisting of vinyl and cedar impressions siding, wood, aluminum, floor to ceiling glass, and aluminum glass doors; the applicant has indicated that the home is planned to be painted the same color (dark gray) as the proposed accessory building.

Ms. DeBaar confirmed that she has contracted a painting service to paint the home the first of July.

Bajdek said that based on the proposed accessory building and applicable standards for both Special Use and Site Plan Review, Staff has no objections to the approval of these requests for the subject property, subject to a recommended condition in the staff report regarding exterior lighting requirement.

Korth opened the public hearing at 5:37 p.m. There was no public comment and the public hearing was closed.

There was Commissioner discussion regarding the overall height of the building, landscaping, and whether there was an option to move the location of the garage or driveway.

Moved by Jacobs, supported by Burton, to approve the Special Use and Site Plan Review, subject to the following condition:

1. Any exterior lighting to be mounted on the accessory building shall be of a non-glaring style, with the fixture specification subject to review and approval by Planning Department Staff prior to issuance of a building permit.

Motion carried.

VI. UNFINISHED BUSINESS - none

VII. NEW BUSINESS

- 1. Amendments to an approved PVM District Development Plan (site lighting), Oxbow Ada, LLC, Oxbow Lane, Riverlet Drive, Watermill Drive, and Watermill Circle (multiple parcels)**

Brad Rottschafer, Applicant, Mosaic Properties, said that when they received the initial PVM approval, there was a condition of approval with specific language prohibiting street lighting. He is requesting the Commission approve an amendment to the approved PVM to allow him to install pole-mounted lighting fixtures; 9 streetlights throughout the development, which is a minimum lighting plan. He said they are high quality lights that provide lighting for pedestrians to safely walk at night (photo-cell lights – dusk to dawn). He went over details about the lighting plans and referred to the photometrics plan for review.

Following brief Commissioner discussion, it was moved by VanderVennen, supported by Kluting, to approve the lighting request in relation to all the recommended findings from staff in the report, including all requested departures, utilizing the standards and conditions noted below:

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 amendment to remove the prohibition of pole-mounted lighting, thereby allowing lighting consisting of 12-foot-tall pole-mounted fixtures, as detailed in the applicant's submitted titled "Oxbow Architectural Addendum" dated May 23, 2024, which is hereby approved.
 - b. The approved amendment 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 amendment.
 - c. The project is consistent with the purpose and intent of the PVM District.
 - d. The project will not have a detrimental impact on adjacent property or the surrounding neighborhood.
 - e. The project is necessary and appropriate to accommodate a superior design of the proposed development.
2. The proposed development plan for a new 88-unit mixed residential development with live-work units is hereby approved, subject to the following conditions:
 - a. Prior to the issuance of any building permit, the applicant shall provide funds, in an amount to be approved by the Township, for completion of the walkway to the edge of the development area.
 - b. 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.
 - c. There shall be no food service, storage, sales, or distribution within the development, specifically including the commercial spaces designated on the plan.
 - d. A stormwater permit application shall be submitted, and a permit issued by the Township in compliance with the stormwater ordinance, prior to the release of any permits.
 - e. A floodplain development permit application shall be submitted, and a permit issued by the Michigan EGLE and Ada Township, prior to the initiation of any site improvements and prior to the release of any permits.

- f. 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 "Oxbow," as follows:
- i. Site Layout Plan Sheet C-205, dated 07/20/23.
 - ii. Site Layout Comparison Plan Sheet C-207, dated 07/20/23.
 - iii. Site Grading Plan Sheet C-300 dated 07/20/23.
 - iv. Storm Sewer Plan Sheet C-400 dated 07/20/23.
 - v. Sanitary Sewer & Watermain Plan Sheet C-401 dated 07/20/23.
 - vi. Utility Easement Plan C-402 dated 07/20/23.
 - vii. Details & Specifications C-500 dated 07/20/23.
 - viii. Landscape Plan Sheet L-201 dated 07/20/23.
 - ix. Oxbow Architectural Addendum dated 08/17/23.

Motion carried.

2. PUD Pre-Application Conference, Proposal for a Senior Citizen Housing/Assisted Care Living Facility in the R-4 (Medium Multiple Family Residential) District, Holland Home, 6447 and 6501 Fulton Street, Parcel No. 41-15-28-315-009 & 007

Dave Tiesenga, Holland Home Chief Strategy Officer, introduced the Holland Home team in attendance, as well as representatives from Integrated Architecture and Exxel Engineering. He shared some of the history of Holland Home, providing services in the Grand Rapids area for 132 years. He said Holland Home's vision is to create more of a boutique campus (something less institutional looking than most senior living spaces), focusing on wellness, activity and social engagement.

Mr. Tiesenga explained details on what the senior living community will consist of: independent living, assisted living, large communal building with fitness facility, gathering spaces, restaurant, pub, recreational activities, parking structure, and plenty of green space with 3 green roofs. He said the facility offers Ada residents/seniors the opportunity to stay/live in the village area.

Scott Vyn, Integrated Architecture, went over the conceptual level plans and said they are creating a contemporary activated community and that the architectural style is planned to have a complimentary association to the village. He went over the details on the location of the project site and the different areas, the entry (in/out) from Fulton (they have had many conversations/planning with MDOT), and parking locations. He went over specifics on the the varying groups of unit sizes and the varying elevations, and said they are proposing a total of 153 units, single family and duplex units, multi-family units, and assisted living units.

Planning Director Said stated that Planning Staff has had conversations with Holland Home on this project and two options were noted on how to proceed. One option is a Special Use Permit with a zoning variance for building height. The second option is to pursue a Planned Unit Development (PUD) with an exception to building height.

Said summarized the staff report and explained that Holland Home proposes to pursue approval of a Planned Unit Development (PUD) for a 153-unit senior living community consisting of independent living and assisted living units, along with associated amenities. Said noted the

zoning requirements required for the PUD Pre-Application Conference.

Said went over a site analysis reviewing the different elevations, possible wetlands area, wooded areas, surrounding/adjacent zoning areas, the challenges for site access from Fulton Street, and overall density in the R-4 district. He made note that we do not yet have building dimensions, square footage or area information, and the plans do not indicate any building setbacks.

Said stated that staff have concerns about the scale and size of the proposed buildings, especially the overall massing and height. The applicant indicates an overall building height of 65 feet, whereas the maximum allowed height in the R-4 District is 40 feet, which is something the Planning Commission may consider reviewing. He also noted that the proposed 153 total units on the +/- 17-acre site equates to a density of about 9.1 units per acre, which is less than the maximum allowed 12 units per acre allowed by PUD requirements in the R-4 district.

Said referred to the PUD language in the staff report and noted that there is no action to be taken by the Planning Commission for the Pre-Application Conference, it is merely an opportunity for the Commissioners to air their comments, questions, opinions about the project.

There was extended discussion among Commissioners, Planning Staff and Applicants, regarding PUD requirements vs. Special Use requirements and some of their similarities. Korth shared concern on the proposed building height and its effect on the Fulton Street corridor and the overall community, as well as the adjacent properties in the RR zoning district, but he appreciated the walkability within the community. Jacobs had questions about services provided by Holland Home, which were addressed by Mr. Tiesenga. VanderVennen asked about connectivity to the cemetery and other areas. Mr. Tiesenga said he would work on making that connection happen. Burton said the project looks nice, but she understands it is complex. Kluting said it would be helpful to get some viewing of what the project would look like from Grand River Avenue. Moyer shared concerns about stormwater retention, construction noise in respect to the cemetery, and the roof height. Mr. Vyn addressed the concern about roof height and explained some other possibilities to lower overall height.

Jeff Van Laar, Civil Engineer, Exxel Engineering, went over details on the stormwater drainage plan and the Township stormwater requirements.

There was additional Commissioner discussion regarding possibly forming a sub-committee to work together/collaborate via a sub-committee to discuss the project further vs. a Special Planning Commission Meeting to continue discussions as an unfinished agenda item. The Planning Commission ultimately decided to pursue a special meeting for the entire Commission. Said stated that he will communicate (via email) some dates and times available and will notify Commissioners and Applicants of the date/time for their next meeting.

VIII. COMMISSION MEMBER / STAFF REPORTS

Said provided updates:

The Township Board sent a letter to the Forest Hills Schools requesting that the Planning Commission be given a courtesy review of the middle and high school proposed campus alterations project, however, the Forest Hills Schools declined the request.

Said also noted that the cellular tower that was under consideration for the Forest Hills Eastern campus will not be going forward as Verizon has decided to not move ahead with that.

IX. PUBLIC COMMENT - none

X. ADJOURNMENT

Moved by Jacobs, supported by Kluting, to adjourn the meeting at 7:25 p.m. Motion carried.

Respectfully submitted,

Jacqueline Smith, Ada Township Clerk

rs:eb