



**ADA TOWNSHIP PLANNING COMMISSION
MINUTES OF THE MEETING JULY 2, 2024, SPECIAL MEETING**

A Special Meeting of the Ada Township Planning Commission was held on Tuesday, July 2, 2024, at 4:00 p.m., at the Ada Township Hall, Rix Room, Ada, Michigan.

I. CALL TO ORDER

Chair Korth called the meeting to order at 4:00 p.m.

II. ROLL CALL

Members Present: Jacobs, Korth, Moyer, VanderVennen

Members Absent: Butterfield, Kluting

Staff Present: Bajdek, Buckley, Said, Assessor Bowerman, Township Manager Suchy

Others Present: 1 member of the public

III. APPROVAL OF AGENDA

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

IV. PUBLIC HEARING - none

V. UNFINISHED BUSINESS

1. 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

Planning Director Said recapped that at the June 20th meeting Holland Home introduced the project and there was a fair amount of conversation regarding scale, size, and other topics on the site plan. The Planning Commission recommended an additional meeting to extend review and conversation and ultimately achieve some direction in pursuit of the project.

Scott Vyn, Integrated Architecture, noted the team members working on the project in attendance. He said they have created some diagrams to go over to help clarify things from a conceptual level as well as walk through the 3D model to see views of the site from any perspective.

Mr. Vyn said the biggest reason for the PUD and not following the underlying zoning is because of the height restrictions on the west side, the ravines and water on the east and north side, and we were looking for a certain density that we felt was stronger and more appetizing to build it vertical rather than horizontal. He mentioned the good grades on all edges of the property that help create a buffer for existing trees to remain but also limits their buildable footprint, and he

touched base on the underground parking.

Dave Tiesenga, Holland Home, spoke about financing and entrance fees related to density (lower number of rooms, lower the income), described the housing and buildings (at least 135-145 units, single-family & duplex, multi-family, enclaves, and the number of bedrooms option).

Korth requested the applicant explain the decision to not use our traditional zoning but chose to go the PUD route and to go through the PUD standards and explain why this project fits.

Mr. Vyn referred to the PUD standards in the ordinance section 78-446 (c. 1-6), and referring to the site plans, addressed the PUD regulations:

- 1) The strategy is to preserve the vegetation of the taller trees on the north and east side because the grades are hard to build on.
- 2) The alternate is to go with the 3 stories and spread out and have a more solid mass as opposed to views through the architecture.
- 3) The majority of the parking is below grade and that allows for open areas/patios. In terms of efficiency, they started with a parking program and tried to carry that structure up into housing in a logical way that condenses the footprint of the architecture. As for aesthetics, they are completely open to opinions.
- 4) Mr. Vyn said the amount of open space would need to be calculated, as he does not know what percentage of the site open space is. He will get clarification.
- 5) He broke down these items:
 - a. Character: is hard to describe at a conceptual level, but he explained some of the structures and materials.
 - b. Landscaped corridor: they did not survey any trees outside their property line and referred to civil drawings that show some trees to remain and some taken down.
 - c. Traffic carrying capacity: as they have discussed, they met with MDOT several times and reviewed options to choose from. MDOT did not require a traffic study.
 - d. Environmentally sensitive: as discussed, the wetlands are on their radar to be looked at, and stormwater is an important issue they are looking into (have received some preliminary calculations).
- 6) Mr. Vyn said that he was not sure how to answer this one. Chair Korth said that he thinks it is trying to say that we are having to digest something of significant scale and amenities that were never anticipated for this location.

Korth shared concerns with the size, scale, and height of the building and said that he welcomes the concept but felt the scale was too much. He also shared some of his design ideas/challenges to consider.

The Commissioners, Planning Staff, and Applicants, continued to review the presentation (3D images – with Scott Vyn & Dave Huizenga narrating during navigation) seeing angles/overviews of the site from the north side and the south side of Fulton, showing east bound and west bound angles, homes on Grand River Drive, the cemetery area, grade changes, and rooftops of the site from many angles.

There was general discussion and many shared concerns about the overall height of the facility. Commissioner Jacobs and Korth mentioned that it might be helpful to see the 3D images in the wintertime to observe the views without leaves on the trees. Korth said he would like to try to

find a way to remove a floor to bring the height down; by building another enclave building. VanderVennen said he agrees with Korth to try and shed a story.

There was continued discussion strategizing ideas; add more buildings, bigger buildings (not in height/quantity), lose space between the enclave and residential buildings, use up outdoor space/yard for more indoor space solutions (tighter layout means opportunity for additional units), adding additional enclave building, and the capabilities of making some of these changes and maintain keeping within the PUD standards.

Korth requested a review of the stormwater plan. Jeff VanLaar, Exxel Engineering, said we are decentralizing the stormwater system, and it will be managed from the upper level of the site. He went over the locations the systems would be placed for the best filtration, and he explained details about the natural drainage.

Korth turned to the Commissioners for direct feedback on the project.

Jacobs said that reviewing visually today she thought the size was shocking. She is not opposed to the size but does not think the Ada residents will care for it. She said we do need a senior living facility in Ada, but she is concerned with the scale.

VanderVennen said his initial reaction was a little overwhelming. He is not a fan of the view from Fulton. He would like to see a way to hide the facility; like a better buffer/birm. He loves the idea but perhaps a better townhouse type approach.

Moyer said it is very large and dark. He is concerned about the next 5-7 years if the landscape/buffer is not enough/too small. He also has a large concern with managing the traffic to and from Fulton; Kulross intersection.

Korth said he would like to see a ring walking path around the facility. As the others have noted, he feels the landscape buffer is a great concern because this facility will be seen as the first image as you approach Ada.

There was additional discussion regarding the entrance and exit onto Fulton.

Planning Director Said summarized the next steps/options to pursue the project:

If the Planning Commission wants to review further at the July 18 meeting, Holland Home would need to have new plans to the Planning Staff by Monday, July 8. Said noted the deadline for the August 15 and September 19 meetings if Holland Home chooses to submit their next step, such as continuing with the Pre-Application Conference, or a Preliminary PUD Application.

Scott Vyn said these have been good discussions and they are getting good direction from the Planning Commission. Dave Tiesenga said that he appreciates that we had a special meeting today and that he looks forward to the next steps.

VI. NEW BUSINESS - none

VII. COMMISSION MEMBER / STAFF REPORTS - none

VIII. PUBLIC COMMENT

Bernie Veldkamp, 5580 Hall Street, commented about the concerns with landscape buffer on the proposed project and he referred to the Amway facility and said that Amway is well hidden and that there are ways to create a screen/buffer without having to wait 10 years for trees to mature.

IX. ADJOURNMENT

Moved by Jacobs, supported by Moyer, to adjourn the meeting at 6:08 p.m. Motion carried.

Respectfully submitted,

Susan Burton, Ada Township Clerk

rs:eb