

**ADA TOWNSHIP PLANNING COMMISSION
MINUTES OF THE AUGUST 15, 2019 MEETING**

A meeting of the Ada Township Planning Commission was held on Thursday, 2019, 7:00 p.m. at the Ada Township Offices, 7330 Thornapple River Dr., Ada, MI.

I. CALL TO ORDER

II. ROLL CALL

Present: Burton, Carter, Easter, Heglund, Jacobs, Leisman
Absent: Butterfield
Staff Present: Ferro, Bajdek, Winczewski
Public Present: 9 Members

III. APPROVAL OF AGENDA

Moved by Jacobs, supported by Carter, to approve the agenda as written. Motion passed unanimously.

IV. APPROVAL OF MINUTES OF JULY 18, 2019 MEETING

Moved by Burton, supported by Carter, to approve the minutes of the July 18, 2019 meeting as presented. Motion passed unanimously.

V. PUBLIC HEARINGS - None

VI. UNFINISHED BUSINESS

- 1. Request for a Special Use Permit to allow a 5,291 sq. ft. Accessory Building, which is 1,291 sq. ft. larger than permitted by right for the subject 6.91-acre property, 3200 Pettis Ave. NE, Parcel No. 41-15-05-100-041, Ben Thomet for Christopher & Heather Hoexum**

Leisman stated this item of business was tabled last month in order to allow the Commissioners to do a site visit. No comments/correspondence has been received for this request since the last meeting. The Commission discussed the proposal and consensus was that the accessory building fits in with the heavily wooded area and would not be obtrusive to neighbors.

Moved by Jacobs, supported by Burton, to approve the Special Use Permit for a 5,291 sq. ft. accessory building subject to the following conditions:

1. Any exterior lighting on the building be of a non-glaring style, subject to approval by the Planning Department.
2. The building shall not be used as a dwelling unit.

Motion passed unanimously.

VII. NEW BUSINESS

- 1. PVM District Development Plan, Construction of an 8,647 sq. ft., two-story, retail and office building, Building A2, River Street Commons, 551 Settlers Drive SE, Parcel No. 41-15-34-129-002, Ken Dixon of Dixon Architecture on behalf of River Street Commons A2, LLC**

Ken Dixon of Dixon Architecture summarized this request. Mr. Dixon stated this building is the 13th building to be constructed of the 15 total buildings in the River Street Commons / Marketplace Square area. This is a 2-story, rectangular building with retail on the lower level at 4,445 sq. ft. and office space

on the upper level at 4,203 sq. ft. There is a retailer ready to occupy the lower level and so they would like to break ground as soon as the end of next month.

Mr. Dixon stated this building meets all the PVM district requirements, noting however, that the architecture is a little “stripped down” from the architecture of the other buildings. This is intentional and provides “ebb and flow”. Brick pattern, flags, and door arches will give it character. There will be glass garage doors on the lower level which can be opened to allow the retailer to display their product. There will be one elevator and two sets of stairs. There will also be snow-melt all around the building. They will meet the parking space requirement.

Bajdek stated the proposed site layout and building design conform with all the PVM district standards. Approval of the development plan is recommended subject to two conditions as outlined in the staff memo.

Ferro asked if there is a cornice on the roof. Mr. Dixon stated there is a parapet of precast concrete. Ferro stated that an overhang requirement is satisfied with a cornice projecting between 6-12 inches. Mr. Dixon stated the cornice, as planned, will project 3-4 inches, but he is willing to work with the Planning department to make that larger.

It was moved by Easter, supported by Carter, to approve the PVM District Development Plan for an 8,647 sq. ft. commercial building subject to the following conditions:

1. The building and site improvements shall be completed substantially as shown on the plan set titled “River Street Commons – A2 Building,” (civil drawings) dated July 19, 2019 and “River Street Commons – A2 Building” (architectural drawings) dated July 18, 2019, except as modified in accordance with these conditions of approval.
2. Any exterior building mounted light fixtures shall qualify as “full-cutoff” control of light emission or of a low light intensity non-glaring style, subject to approval of the Planning Department. Fixture specifications shall be submitted for approval, prior to building permit issuance.
3. A cornice shall be added subject to the approval of the Planning department.

Motion passed unanimously.

- 2. Final PUD, Construction of an 17,523 sq. ft., single-story, office building on the previously approved building pad, and minor signage modifications, Cascade Landing Building A, 5136 Cascade Rd. SE, Parcel No. 41-15-31-376-017, Ryan Wassink of Colliers International, on behalf of 5150 Cascade Road, LLC**

Leisman stated that the Planning Commission approved the Preliminary PUD Plan in 1999 and this is a final plan with a few variations.

Ferro gave a brief history of the PUD, stating that this particular site in the plan has been sitting vacant for quite a few years. This building is part of an overall 65,000 sq. ft., 3-building, PUD known as “Cascade Landings”. The first 2 buildings were built shortly after the PUD was approved in 1999.

Ferro stated the original PUD identified this building as a 31,000 sq. ft., 2-story building. The current Final PUD Plan proposes substitution of a single-story building with 17,523 sq. ft. floor area. Stephen Fry of Ghafari Concept Design presented this item. They would like to start construction

immediately as they have found a tenant who would like to take occupancy in the spring. Mr. Fry stated they only need a single-story building, and the parking space requirements are already met on the site. The design of the building will be very similar to the other 2 buildings. Mr. Fry reviewed the recommended conditions of approval and stated he does not have any issues with them.

Ferro stated the zoning regulations state that to approve a Final PUD plan, it must be consistent in all significant respects with the Preliminary plan. This building conforms with the original setbacks that were approved from the perimeter property lines. Ferro stated that he will work with them on a revised landscaping plan.

Ferro stated he and the Township engineer completed a site inspection and noticed that the pond elevation was within a foot of the spillway elevation. Corrective measures will need to be taken as noted in the conditions of approval.

Ferro stated the applicant is requesting modification of the original approved sign plan to permit a single wall sign of 32 sq. ft. on the front (east) building wall, and a single sign of 50 sq. ft. on the side (north) building wall. Ferro summarized the sign rules that were in effect at the time, amendments since, and stated that he sees no justification of the need for a wall sign larger than the 40 sq. ft. permitted in the current sign regulations.

Carter asked if there is adequate parking. Ferro stated there is.

It was moved by Heglund, supported by Jacobs, to approve the Final PUD, subject to the following conditions:

1. The Final PUD Plan shall permit the construction of a single-story building of 17,523 gross square feet and associated site improvements as shown on the plan set submitted August 12, 2019 titled Cascade Landing, Building A, Final PUD, prepared by Ghafari/Concept Design and Fleis & VendenBrink, except as modified by these conditions of approval.
2. Corrective measures to restore the storm water detention pond to its proper function should be made and documented, subject to approval by the Township, prior to issuance of a building permit.
3. Abandonment of the existing water service and installation of a new service shall be subject to issuance of a permit by the Township Utilities Dept.
4. A revised landscape plan shall be submitted prior to issuance of a building permit, subject to approval of the Planning Director.
5. Any building mounted exterior light fixtures shall be "cutoff" fixtures, or decorative fixtures with low intensity light source.
6. Wall signage for the building shall either conform with the PUD amendment approved in February, 2000, or comply with the standards contained in the sign regulations that permit a 40 square foot wall sign.

VIII. COMMISSION MEMBER/STAFF REPORTS

Ferro reminded the Commissioners of an upcoming Planning conference next month.

IX. PUBLIC COMMENT – None

X. ADJOURNMENT – Meeting adjourned at 7:43 p.m.

Respectfully submitted,

Jacqueline Smith, Ada Township Clerk