



ADA TOWNSHIP PLANNING COMMISSION MEETING MINUTES OF THE AUGUST 18, 2022 REGULAR MEETING

A regular meeting of the Ada Township Planning Commission was held on Thursday, August 18, 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, Easter, Heglund, Jacobs, Korth

Member Easter arrived at 5:36 p.m.

Staff Present: Buckley, Said

Others Present: 4

III. APPROVAL OF AGENDA

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

IV. APPROVAL OF MINUTES OF THE JULY 21, 2022, REGULAR MEETING

Moved by Burton, supported by Heglund, to approve the July 21, 2022, minutes as presented. Motion carried.

V. PUBLIC HEARING - none

VI. UNFINISHED BUSINESS

1. Proposed Text Amendment to Section 78-20 of the Zoning Ordinance Regarding Accessory Buildings

Planning Director Said explained that the request for proposed text amendment arose in part due to a recent request regarding a proposed accessory building in a front yard, along with inquiries for commercial accessory buildings.

Said summarized that at the July 21 Planning Commission meeting, the commission was agreeable to the following recommended text alterations:

- * Site plan approval by the Planning Commission for proposed front yard accessory buildings (allowed only in AGP, RP-1, RP-2, and RR districts).
- * Special use approval by the Planning Commission for all proposed front yard accessory buildings not matching the design of the dwelling unit (as determined by the Zoning Administrator).

- * New language to identify accessory building requirements in non-residential zoning districts.

At the July 21 meeting, the commission asked the planning department to provide further information about possibly altering accessory building side wall height also. In response, Said researched the special use requests and provided history on wall height special use approvals over the last several years and noted that from staff's perspective the number and frequency did not rise to the level of mandating a Zoning Ordinance change.

There was discussion amongst commissioners regarding; the difference between a variance request vs. special use approval, and the difference between an addition vs. an accessory building. The commissioners agreed that they liked the procedure to go before the Planning Commission for site plan approval and/or special use approval, and that the proposed changes/updates provided more creativity and was an improvement to the current process.

Moved by Easter, supported by Jacobs, to recommend to the Township Board, approval of the proposed revisions to the Zoning Ordinance (Sec. 78-20) on accessory buildings and uses as presented. Motion carried.

2. Site Plan Review, Installation of a 12' x 28' Substation Control Enclosure in the R3-Medium Density Single-Family Residential District, 7050 Rix Street SE, Parcel No. 41-15-33-226-019, Consumers Energy (Thornapple Substation), Joe Lawson

Said gave an update on the status of the site plan review and informed that the applicant advised that the substation request was still on hold within the Consumers Energy management team.

VII. NEW BUSINESS - none

VIII. COMMISSION MEMBER / STAFF REPORTS

Said introduced Mr. James Moyer to the commission and shared that James is a candidate for appointment to the Planning Commission, which would take place at the next Township Board meeting on September 12. The commissioners welcomed Mr. Moyer.

Said gave an update on the Master Plan process and the next steps. Said noted that public input has been magnificent. Easter shared that she also participated and that she was excited about all the new ideas. Easter said she was impressed with the intelligent and creative marketing by Progressive AE. Commissioners concurred that they liked to see the Ada enhancements and felt good about the process.

IX. PUBLIC COMMENT

Andy Steenstra, 6781 3 Mile Road, said he was in attendance for the ZBA meeting about the accessory building in the front yard of the property at 6679 3 Mile Road, and the neighbors of the applicant were all in support of the proposed building with upgraded materials. Mr. Steenstra shared concern about the text revisions for accessory buildings/front yard use, in that the decisions to approve or deny rely on the Planning Commission and its members and he would like to see examples of exceptions be put in writing.

Said noted that a number of Mr. Steenstra's comments were factually incorrect, including how a front yard is defined.

There was brief commission discussion to understand the definition of what/where/how 'front yard' is established and related zoning clarifications.

X. ADJOURNMENT

Moved by Easter, supported by Burton, to adjourn the meeting at 6:15 p.m. Motion carried.

Respectfully submitted,

Jacqueline Smith, Ada Township Clerk

rs:eb