



ADA TOWNSHIP PLANNING COMMISSION MEETING MINUTES OF THE SEPTEMBER 15, 2022 REGULAR MEETING

A regular meeting of the Ada Township Planning Commission was held on Thursday, September 15, 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, Easter, Heglund, Korth, Moyer

Members Absent: Butterfield, Jacobs

Staff Present: Bajdek, Buckley, Fitzpatrick, Said, Suchy

Others Present: 18

Chair Korth welcomed Mr. James Moyer to the Planning Commission.

III. APPROVAL OF AGENDA

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

IV. APPROVAL OF MINUTES OF THE AUGUST 18, 2022, REGULAR MEETING

Moved by Heglund, supported by Moyer, to approve the August 18, 2022, minutes as presented. Motion carried.

V. PUBLIC HEARING

1. Preliminary PUD Plan, proposal for 13 single family residential home sites on 60 acres in the RP-1 Zoning District, 3201 Egypt Valley Ave. NE, Parcel No. 41-15-05-400-002, Paul C. Heule, Manager, Hidden Lakes at Ada, LLC, (property owner Egypt Valley 3201 LLC)

Ed Pynnonen, 7114 Gladys SE, Grand Rapids MI 49546, representing property owner, Paul Heule, presented his request for a 13-lot community with approximately 40% open space. He said each lot would be serviced by individual septic tanks and wells and with a community drainfield.

Korth opened the public hearing at 5:34 p.m.

Jim Crosby, 2975 Egypt Valley Avenue NE, said he thinks the lots should be limited to a 5-acre minimum and due to wetlands, limited to buildable acres.

Nevin Zolenski, 6151 3 Mile Road NE, said that he felt the number of units proposed was excessive and he thought 6 units was enough. He shared concerns about the amount of wetlands area and possible drainfield/storm water/septic issues.

Todd VanDoorne, 3233 Egypt Valley Avenue NE, said that he felt the 5-acre minimum should be withheld and he shared concern about the wetlands.

Jennifer Marsh, 6169 3 Mile Road NE, said that looking at the proposal she was disappointed to see lots that were less than 5-acres especially since it was an Ada Township requirement that in the RP-1 district there was a 5-acre minimum lot size. She also shared concerns about the wetlands and that it should be limited to buildable acreage.

There was no other public comment and the public hearing was closed at 5:49 p.m.

Director of Planning, Said, stated that the Planning staff and Township Engineer met with the applicant at a Plan Review Meeting and no major concerns were identified at that time. Said explained that this was a Preliminary PUD process and at the time of the Final PUD, they would need to come back and ensure approval from the Kent County Health Department for the well and septic and address other aspects; riparian protection and drainage/storm water requirement.

Mr. Pynnonen went over the details on the development plan drawing and explained: the location of the drainfield and the drainage process, locations of the designated open space area, showed how the smaller lot sizes allowed flexibility to carve out lots outside of the wetland areas, the septic systems would be maintained by a waste water treatment operator, and plan to put in a test well and have inspected by the Kent County Health Department.

Bajdek explained/clarified the zoning requirements of a PUD development (40% or greater is open space) within the RP-1 district. Bajdek stated that if a parcel was developed under a PUD (Planned Unit Development), the zoning ordinance allows for a density of up to 1 home per 3 acres vs. the 5-acre minimum requirement if not developed under a PUD.

There was extended discussion among the Commissioners, Planning Staff and the applicant regarding details on homeowner's association protection vs. home owner responsibility, the process of how an agreement between the association and the Township would work, the wetland areas and what was buildable/riparian protection, the density of lot size for a PUD vs. not PUD, and the overall drainfield/septic system process/routing.

Jon Male, Exxel Engineering, said he was representing the developer and briefly explained the wetland areas and the 25' riparian protection on the development plans.

Mr. Pynnonen concluded that the proposed preliminary plan met the requirements of the PUD, and that he would consider any conditions the Planning Commission required, to move forward with an approval.

There was additional Commissioner discussion about the zoning language and clarification of the gross density of the lot size and Mr. Pynnonen agreed to reduce the number of lots proposed from 13 to 12 lots by combining lots 12 and 13 into 1 single lot.

Moved by Burton, supported by Moyer, to recommend approval to the Township Board, of the Preliminary PUD Plan for 12 single family residential home sites at 3201 Egypt Valley Avenue, subject to the following conditions:

1. The approved PUD Plan shall be carried out in substantial conformance with the "Hidden Lakes at Ada Preliminary Development Plan" dated 8/17/22 and prepared by Exxel Engineering, and with the change of combining lots 12 and 13 into a single lot.
2. The proposed development shall consist of a maximum of 12 single-family dwelling units.
3. A storm water permit application and accompanying construction plans for the storm water management system shall be submitted, subject to review and approval of a permit by the Planning Department, prior to initiation of site improvements.
4. There shall be no street lighting on the property.
5. The Construction plans for public water and sewer main extensions shall be subject to issuance of required State permits and approval by the Utilities Director, prior to initiation of site improvements, and prior to issuance of building permits.
6. A wetland permit shall be obtained from the State of Michigan prior to issuance of any building permit.
7. Final PUD plans shall include all submittals as specified in the Zoning Ordinance, including but not limited to:
 - Proposed site elevations, at contours of two feet.
 - Proposed landscaping including species, sizes, and quantities of all plant materials to be installed, and irrigation system coverage.
 - All significant existing plant materials (specifically trees) to be retained and removed on the site. Any trees over 18" caliper and 5' height that would be removed be identified.
 - Layout and dimensions of all proposed driveways.
 - All existing and proposed utility lines, including gas and electric.
 - Location, height, and design of all proposed fencing or walls.
 - Location, height and style of all proposed exterior lighting.
 - Elevation drawings including façade materials.
 - Stormwater drainage plan.
8. At the time of final PUD review, the applicant shall identify all homeowner association responsibilities, including, but not limited to, the following:
 - Road maintenance.
 - Septic system.
 - Open space/common area maintenance.
 - Stormwater management.
9. The applicant shall finalize an agreement with the Township for dismissal of the previous 1972 court order prior to the issuance of any permits for the site.
10. Identify building envelopes not to exceed 4,000 sq. ft. each lot.

Motion carried by roll call vote 5-0.

VI. UNFINISHED BUSINESS - none

VII. NEW BUSINESS

1. PVM District Development Plan, proposal for 88-unit mixed residential development with live-work units, 7535 and 7567 Fase Street SE, Parcel Nos. 41-15-34-180-008 and 41-15-34-200-036, Oxbow Project, Brad Rottschafer, Mosaic Properties (property owner Fryover William & Lillian Rev Trust)

Suzanne Schulz, Progressive AE, presented the request to review the site plan for the Oxbow project and said she felt the plans for the buildings were reflective of the Ada values and the character was what we were looking for in the PVM zoned district.

Ms. Schulz gave an overview of the land and how it was zoned, shared details on the density and how the buildings blended with the surrounding neighborhood, and went over parking specifics informing that there were 208 parking spaces in the plans.

Brad Rottschafer, Mosaic Properties, said that "Oxbow" was a natural occurring shape that happens in two locations of the river and that was how they came up with the project name. He said the project vision was to create and support the pedestrian friendly activities on the other side of the river and also to have some public/private partnership with the Township.

Referring to the renderings, Mr. Rottschafer went over the changes from the initial plans and details of the proposed plans and shared that the massive oak tree was the center of their conversation when they were in the design charrette. He pointed out areas; the connectivity plan, pocket parks/outdoor rooms, garden plots, and the overall landscaping vision. He went over details of architectural aspects and floor plans of the townhomes, apartment house/loft, village homes, live-work units/row houses, and he described some of the interior and exterior materials to be used on the different house styles.

Said noted that he overlooked a use departure that needed to be added to the staff report regarding the commercial space in the live-work units – departure would be added to the recommended motion.

There was Commissioner discussion regarding the location of the swimming pool, project timelines, type of homeowner's associations, the Fase Street resident's concerns for increased traffic/pedestrian safety, and the possible connectivity from the new development across the river/pedestrian bridge.

Township Manager, Suchy, provided an update and said that if the proposed development were approved and the Township would secure the parcel on the north side of the development, then the Township would map out a plan from a trail perspective as well as any potential bridges. Suchy also shared that the Township has continued conversation with the Kent County Road Commission about the pedestrian crossing at Fase Street and Thornapple River Drive and should have an outcome within the next 3 to 6 months.

Moved by Moyer, supported by Easter, to approve the PVM District Development Plan for 88-unit mixed residential development at 7535 and 7567 Fase Street, subject to the following conditions:

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:
 - o Apartment House height of four stories in lieu of the maximum height of three stories. (The first floor will consist of parking.)
 - o Village Home 1 (Units 36, 44 – 46, and 48 – 50): lot widths of 32 feet in lieu of the required 45-foot minimum.
 - o Small commercial on the main floor of the Live-Work units 1-4 and 5.
 - 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 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. 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. There shall be no pole-mounted fixtures on this site.
 - b. There shall be no food service, storage, sales, or distribution within the development, specifically including the commercial spaces designated on the plan.
 - c. 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.
 - d. 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.
 - e. 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:

- 1) Site Layout Plan Sheet C-205, dated 08/31/22.
- 2) Site Grading Plan Sheet C-300 dated 08/31/22.
- 3) Storm Sewer Plan Sheet C-400 dated 08/31/22.
- 4) Sanitary Sewer & Watermain Plan Sheet C-401 dated 08/31/22.
- 5) Utility Easement Plan C-402 dated 08/31/22.
- 6) Details & Specifications C-500 dated 08/31/22.
- 7) Landscape Plan Sheet L-201 dated 08/31/22.
- 8) Community Booklet dated 08/18/22.

Motion carried.

2. PVM District Development Plan, proposal for 6,347 sq. ft. two-story office building, 7369 Thornapple River Dr. SE, Parcel No. 41-15-34-126-021, Ken Dixon, Dixon Architecture on behalf of Ufuk Turan (property owner 1411 Robinson LLC)

Ken Dixon, Dixon Architecture, representing Mr. Turan, presented his request for an office building on a triangular shaped parcel and described the location. He said the property was in the PVM District and zoned Village Proper 2, which was for residential use on the site.

Mr. Dixon described his interpretation of the current entrance into the Village and shared the history of how the other buildings were developed as a 'gateway entrance' to the Village. He said that taking all those same concepts was how he developed the proposed plan.

Mr. Dixon requested a use departure and said he would like to take the property from a Village Proper 2 and look at it more from the Village Blockfront standards, like all the other properties that line the Village. He went through details on the design of the proposed building and noted the sufficient parking behind the building.

Mr. Dixon addressed the concerns noted in the staff report and shared an example of residential use of the lot with the same concept from Riverpoint/townhome and explained that it would not work because of the lot shape and setback/elevation challenges, nor did he recommend putting a single-family home on the property due to restrictions; setbacks, traffic, fencing (which would block out surroundings for privacy).

There was discussion among Commissioners and the applicant regarding residential use vs. commercial use, there were shared concerns of a commercial building where residential was so greatly needed, and discussed other options of creative architecture for the unique and difficult site/property.

Mr. Turan spoke to the Commissioners and said he would be happy to explore more ideas for residential buildings with Mr. Dixon and come back to the Planning Commission but he was concerned about insufficient parking and would possibly need to request a departure.

Mr. Turan then withdrew his application from further consideration.

VIII. COMMISSION MEMBER / STAFF REPORTS

Said gave an update on the Master Plan process and stated that consultants, Progressive AE, were presenting an update to the Planning Commission at the October 20th meeting.

Said shared that he was working on a project funded by Safe Routes to School, connecting Argo Avenue to Meadowbrook School from Cascade and there was a public meeting scheduled for September 21st at 6:30 p.m. at Meadowbrook School.

Said noted that he received books on Township Guide to Planning & Zoning and Planning & Zoning Decision Making and offered them to the Commissioners.

IX. PUBLIC COMMENT - none

X. ADJOURNMENT

Moved by Easter, supported by Heglund, to adjourn the meeting at 8:28 p.m. Motion carried.

Respectfully submitted,

Jacqueline Smith, Ada Township Clerk

rs:eb