



**ADA TOWNSHIP PLANNING COMMISSION  
MINUTES OF THE MEETING SEPTEMBER 19, 2024, REGULAR MEETING**

A regular meeting of the Ada Township Planning Commission was held on Thursday, September 19, 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: Butterfield (5:35 P.M.), Korth, Moyer, VanderVennen, Jacobs

Members Absent: Kluting

Staff Present: Said, Suchy, McIntosh, Murray

Others Present: 14 members of the public

**III. APPROVAL OF AGENDA**

Korth presented a change to the agenda from New Business to Unfinished Business. Moved by Jacobs, supported by Moyer, to approve the agenda as amended. Motion carried.

**IV. APPROVAL OF MINUTES OF AUGUST 15, 2024, REGULAR MEETING**

Moved by Jacobs, supported by VanderVennen, to approve the August 15, 2024, Regular Meeting minutes as presented. Motion carried.

**V. PUBLIC HEARING**

**1. Request for Special Use Permit for an accessory building with a sidewall height that exceeds the allowed requirements in the RP-1 zoning district, David and Patricia Woods, 9065 Vergennes Street SE, Parcel No.41-15-25-300-078**

David Woods, 9065 Vergennes Street, said he is requesting a 16-foot sidewall height of an accessory building to allow for storage of a large, recreational vehicle. Korth noted that there was a previous application that was approved for the accessory building to be in the front yard.

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

Korth stated that there are multiple letters from neighbors who are aware of the special use request with no objections.

There was no other public comment, and the public hearing was closed at 5:36 p.m.

Commissioners stated there are no concerns with the request.

Moved by VanderVennen, supported by Jacobs, to approve the Special Use request, subject to the following condition:

1. Any exterior lighting to be mounted on the accessory building shall be of a downward-facing and 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**

### **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 stated that this is the third Pre-Application Conference regarding this proposal and the Planning Commission has discussed multiple times topics including grading, building height, and noted additional information that was provided to the Commissioners.

Dave Tiesenga, Applicant, Holland Home, provided additional information regarding their planned community and Holland Home's work in other areas. Mr. Tiesenga stated that there is a property declaration that limits height and development on the western portion, and he ensures that the land will be utilized for senior living.

Scott Vyn, Integrated Architecture, stated that the improved design is more aligned with the master plan upon review after the work session. He said there is intention to connect the community with the Village area and engage residents with greater Ada.

VanderVennen asked regarding the property declaration. Said stated that the sale of the property was between Dan Vos and Holland Homes with condition of sale property be allocated to senior living. VanderVennen inquired about heights, programming spaces and engaged in discussions with the applicant regarding models, reviewing changes to the plan and sidewalk connectivity.

Jacobs inquired about views from Grand River due to the north edge of the building being shifted. Vyn replied that the models have not been worked to show this, however current vegetation will be retained. Jacobs expressed appreciation of the new design post-critique.

Butterfield asked the applicant regarding timeline of construction. Mr. Tiesenga responded that preselling would be required to finance initial construction, with 70% units sold during that period, and is estimating 24-36 months. Moyer asked questions regarding typical loss for presales; applicant stated a 5% loss.

Moyer asked Staff regarding extensions. Said stated that an extension to a PUD could be granted, and legal counsel can be consulted regarding a longer project timeline. Said stated that Preliminary approval would allow them to begin preselling allowing for flexibility when construction has not started. Moyer inquired about parking spots. Applicant stated that with older residents being less likely to drive or have multiple cars, that is the justification of a 1.5 space ratio. Moyer stated that there is little discussion in the plan regarding storm water. Jeff VanLaar,

Exxel Engineering, stated that there is not room for the traditional open-air pond and are opting to utilize underground storage. Moyer stated concern for the fire lane accessibility.

Korth stated that the applicant has done tremendous work redesigning and taking Commissioner concerns into account. Said made note that there is no action required from the Commission and that this concludes the Pre-Application Conference. Said stated that Staff is available to meet regarding the next steps to proceed accordingly.

Vyn had additional questions regarding the Preliminary Plan requirements/process and said he appreciates continued discussion with the Planning Staff. Commissioners note that MDOT will provide information regarding their traffic review to answer applicant questions regarding traffic. Jacobs asked that legal counsel advice be sought regarding Township not being liable, if traffic study is waived. Korth inquired regarding the future of packet/project due to his transition into a new roll with the Township.

**VII. NEW BUSINESS** - none

**VIII. COMMISSION MEMBER / STAFF REPORTS**

Said noted that he, Moyer and Bajdek will be participating in a Planning Association Conference held in Grand Rapids, which will include a site visit to Ada Township focusing on the Connecting Community Campaign. Said updated that Staff is working on analysis of the zoning ordinances, focusing on trimming repetitive language and has already seen improved efficiency. Moyer stated that tracking is becoming easier as well due to tracked changes in the document.

**IX. PUBLIC COMMENT**

Bob Nienhuis, 6304 Winter Run Drive, HOA President, Country Homes of Ada, spoke in support regarding Holland Homes. He said that members of the HOA were invited into the conversation and stated that property values are coming up and cited that the positive development as the reasoning behind increased value. Especially liked the diversity in density and dedication to the greenspace and sidewalks connecting the area.

Mary VanWylen, 1777 Hillsboro Avenue, said she was excited about the prospect of the project. She stated that the quality and ambiance of the community is incredible and that the integration of senior living into the community is a great addition. She said that the care Holland Homes offers is exceptional, and she is very excited about the upcoming growth.

**X. ADJOURNMENT**

Moved by Jacobs, supported by Butterfield, to adjourn the meeting at 6:51 p.m. Motion carried.

Respectfully submitted,

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Susan Burton, Ada Township Clerk

rs:em