



ADA TOWNSHIP PLANNING COMMISSION MEETING MINUTES OF THE NOVEMBER 17, 2022 REGULAR MEETING

A regular meeting of the Ada Township Planning Commission was held on Thursday, November 17, 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, Jacobs, Korth, Moyer

Members Absent: Butterfield

Staff Present: Bajdek, Buckley, Said

Others Present: 9

III. APPROVAL OF AGENDA

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

IV. APPROVAL OF MINUTES OF THE OCTOBER 20, 2022, REGULAR MEETING

Heglund arrived meeting at 5:31 p.m.

Moved by Easter, supported by Burton, to approve the October 20, 2022, minutes as presented. Motion carried.

V. PUBLIC HEARING

- 1. Request for Special Use Permit to allow construction of a front yard Accessory Building not matching the appearance of the principal structure and exceeding maximum allowed sidewall height, and for Site Plan Review for an Accessory Building in the front yard, in the RP-1 zoning district, 6679 3 Mile Road NE, Parcel No. 41-15-04-300-025, Ben Hammer**

Ben Hammer, applicant, 6679 3 Mile Road, presented his request for a pole barn in the front yard. He stated that the proposed building meets all the setback requirements, however, the house has vinyl siding and he was not fond of the look or the quality of material used on the house.

Mr. Hammer described the appearance of the proposed accessory building and went over details of the higher quality materials to be used; steel for the siding and roof, and he said he had received written support from his neighbors for the aesthetics and location of the pole barn.

Mr. Hammer addressed the one condition noted in the staff report about exterior lighting and said he would be using minimal lighting that would shine directly down.

Korth opened the public hearing at 5:36 p.m.

Andy Steenstra, 6781 3 Mile Road, said he lived directly across from the Hammers and he was in support of the pole barn. He said that it meets the aesthetics of their cul-de-sac and he likes what he sees.

Emily Balk, 6721 3 Mile Road, said she lives next door to Ben and Lisa and she was very much in favor of the proposed pole barn.

There was no other public comment and the public hearing was closed at 5:39 p.m.

There was brief Commissioner discussion regarding the overall height of the building, and the Commissioners concurred they were pleased with the renderings proposed.

Korth spoke to the applicant and said that the process for the front yard building helped motivate the clarification of our own Township ordinances and he thanked Mr. Hammer for his time and energy during the long process.

Moved by Easter, supported by Jacobs, to approve the special use application and the site plan review, subject to the following condition:

1. Any exterior lighting to be mounted on the accessory building shall be of 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. Land Division Creating 2 Parcels from 1 Parcel in the VR/PVM District, Citizens Plat of the Village of Ada, 590 River Street, Parcel No. 41-15-34-153-001, Jeremy Frost, River Street Ventures, LLC

Jeremy Frost, River Street Ventures, LLC, presented his request and said that he feels that since the October Planning Commission meeting, River Street Ventures has addressed the questions and concerns that were shared; they adjusted renderings and made clarifications, reviewed distances relative to the bridge, reviewed visuals of the boundaries, reviewed topography, revisited the lay-out and setbacks and structure, and that they plan on using the standard setbacks within the ordinance of the Township. Mr. Frost welcomed any questions and comments from the Commissioners.

There was discussion between the applicant, Planning Commission, and Planning Staff, regarding the lot lay-out and its property lines vs. Township owned property to the covered bridge, the ingress/egress area of the lot and location of where the old garage was (Mr. Frost said that no structure would be re-built there), the proposed locations of the new home builds, whether there were any tree removals necessary and concerns of the integrity of existing trees, and the landscaping/planting buffer/vegetation along the river front.

Moved by Moyer, supported by Heglund, to approve the land division request. Motion carried.

VII. NEW BUSINESS

1. PVM District Development Plan for proposed 10,332 sq. ft. three-story building, apartment house with 6 dwellings, 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)

Ufuk Turan, of 1411 Robinson, LLC, presented his request and said based on the suggestions received at the last Planning Commission meeting and the demand for higher density, he and Ken Dixon changed the original design to meet the need for a residential property.

Mr. Turan said that he and Ken met with the Planning Department Staff for a preliminary review of the proposed apartment house and the Planning Staff suggested a few additional changes that have been implemented on the renderings.

Ken Dixon, Dixon Architecture, referred to the renderings shown on the screen and went over details with explanation of items identified in the staff report: fencing for the recycling/trash enclosure area; renderings were adjusted to show the landscaping concept and locations of HVAC unit screening, and he removed the drafting error that showed an additional flight of stairs.

Mr. Dixon said they were requesting four departures and explained reasons for the requests: lot width, lot frontage, side yard setback, and to allow for live-work space. He shared details on the the proposed units; stacked apartments, affordable/"below market rate" rental units, and the materials and design concepts for each of the units.

Korth stated that he felt they (Turan and Dixon) have created a beautiful product.

There was discussion between the applicants, Planning Commission and Planning Staff regarding; screening of the HVAC units, possibility of handicap access, location of the Burr Oak trees and concern to preserve them, storage space under the stairs, the Commissioners were supportive of the live-work space, and they concurred that the overall proposal was well planned.

Easter shared that she wanted to apologize personally to Ken for a comment made previously and said that it was not a fair comment and that she was very sorry. Dixon thanked Easter for the apology.

Moved by Easter, supported by Burton, to approve the proposed development plan for a new 3-story "apartment house" (rental) residential building at 7369 Thornapple River Drive, 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 Lot width of 147.86 feet, in lieu of the allowed maximum of 128 feet.
 - o Lot frontage of 69%, in lieu of the minimum required 70%.

- o Side yard setback of 1.2 feet, in lieu of the minimum required 5 feet.
 - o Use departure to allow for live-work space on the first floor of the three rowhouse units.
 - 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 proposed development with departures is consistent with the purpose and intent of the PVM District.
 - d. The proposed development with departures, in comparison to conformance with PVM District standards, will not have a detrimental impact on adjacent property or the surrounding neighborhood.
 - e. The proposed development with departures is necessary and appropriate to accommodate a superior design of the proposed development.
- 2. The proposed development plan for a new 10,332 sq. ft. 3-story "apartment house" (rental) residential building is hereby approved, subject to the following conditions:
 - a. The applicant shall provide the following, and shall obtain Township Staff approval, prior to the issuance of any building permit:
 - o A lighting plan indicating full horizontal cutoff fixtures of a low-intensity non-glare style. There shall be no pole-mounted fixtures on this site.
 - o A revised landscape plan indicating that the existing Burr Oak trees shall be preserved.
 - o The applicant shall provide a plan showing privacy screening around the HVAC units similar to the screening to be used for the garbage/recycling receptacles.
 - b. There shall be no food service, storage, retail sales, or distribution within the live-work units, nor shall any business operation within the live-work units be owned/operated/leased by any party other than the tenant of the corresponding dwelling unit.
 - c. 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 "7369 Thornapple River Drive SE", as follows (showing latest revision dates):
 - 1) Existing Conditions and Demolition Plan Sheet C-201, dated 10/19/22.
 - 2) Site Layout Plan Sheet C-205, dated 11/4/22.
 - 3) Grading & S.E.S.C. Plan Sheet C-300, dated 10/19/22.
 - 4) Utility Plan Sheet C-400, dated 10/19/22.
 - 5) Landscape Plan Sheet L-201, dated 11/4/22.
 - 6) Floor Plan Sheet A2.1, dated 11/4/22.
 - 7) Exterior Elevation Sheet A4.1, dated 11/4/22.

8) Building Renderings Sheet 5.1, dated 10/20/22.

Motion carried.

VIII. COMMISSION MEMBER / STAFF REPORTS

Planning Director Said noted that the terms were up for Susan Burton and Catherine Jacobs on December 31, 2022, and that would require re-appointments. Burton said she would advise her decision at a later date.

Easter attended an on-line Michigan Association of Planning conference and shared that she was very impressed with the video she watched. She complimented the conference sessions and said that they brought in professional people with interesting perspectives and she really appreciated the opportunity to attend. She encouraged the other Commissioners to participate.

The Board discussed the possibility of other virtual conferences/meetings for the entire Planning Commission members to participate in particular topics.

Said gave an update on the Master Plan process. The Commissioners concurred that Progressive was doing an excellent job.

IX. PUBLIC COMMENT

X. ADJOURNMENT

Moved by Easter, supported by Jacobs, to adjourn the meeting at 7:00 p.m. Motion carried.

Respectfully submitted,

Jacqueline Smith, Ada Township Clerk

rs:eb