



ADA TOWNSHIP PLANNING COMMISSION MINUTES OF THE MEETING NOVEMBER 21, 2024, REGULAR MEETING

A regular meeting of the Ada Township Planning Commission was held on Thursday, November 21, 2024, at 5:30 p.m., at the Ada Township Hall, 7330 Thornapple River Drive, Ada, Michigan.

I. CALL TO ORDER

Chair VanderVennen called the meeting to order at 5:30 p.m.

II. ROLL CALL

Members Present: Butterfield, Cooper-Surma, Moyer, VanderVennen

Members Absent: 0 1 (Kluting)

Staff Present: Buckley, Said, Suchy, Chief Murray, Treasurer Moran

Others Present: 22 members of the public

III. APPROVAL OF AGENDA

Moved by Moyer, supported by Butterfield, to approve the agenda as presented. Motion carried.

IV. APPROVAL OF MINUTES OF OCTOBER 17, 2024, REGULAR MEETING

Moved by Moyer, supported by Cooper-Surma, to approve the October 17, 2024, Regular Meeting as presented. Motion carried.

V. PUBLIC HEARING

1. PVM District Development Plan amendments, with departures, for proposed Village House and Duplex Lots; R-3 zoning district; 7552, 7554, 7556, 7560, 7562 Watermill Dr. SE, Parcel Nos. 41-15-34-184-013, -014, -015, -016, -017; Oxbow Ada, LLC

Brad Rottschafer, Mosaic Properties, said he is requesting two amendments to the previously approved PVM Plan with departures. He explained that due to sale demands there is not much interest in thinner-style homes. Referring to the drawing showing the current approved plan vs. the proposed amended plan, he said they would convert units 49, 50 and 51 into two lots; eliminating lot 51 and reduce the overall Oxbow unit count from 88 to 87 dwelling units. The proposed request also would change units 52 and 53 from two single-family lots into a duplex unit.

Mr. Rottschafer went over the requested departures. New duplex lots/units: 7' setback from the street instead of minimum required 10', and 5' setback from rear property line instead of minimum

required 10'. He briefly went over the departures for the one reconfigured single-family home lot (lot 49) and noted that all the departures are ones that were approved before.

VanderVennen opened the public hearing at 5:40 p.m. There was no public comment and the public hearing was closed.

Planning Director Said explained a few setback clarifications for duplex lots 52 and 53 and also clarified the chart submitted by applicant incorrectly labeled the lot requirements as Village House, the correct category is Duplex.

Said summarized the staff report and reviewed the zoning ordinance section for departures from PVM District standards. Said stated the proposed amendments to the Oxbow plan and corresponding departures are consistent with the previously-approved plan and the applicable requirements of the zoning ordinance. As such, Staff has no objections to the approval of these requests, subject to the conditions noted in the staff report.

There was brief Planning Commission discussion regarding lots with zero side yard setbacks, maximum lot coverage for duplex vs. village house, and discussion about reviewing the PVM District requirements.

Moved by Moyer, supported by Butterfield, to approve the PVM Plan amendments, subject to the following conditions:

1. The Planning Commission hereby makes the following findings:
 - a. The proposed development plan for Lots 49, 50, 52 and 53, as modified by the conditions of approval listed below, requires the additional departures from the standards of the PVM District, including street and rear setback departures for Lots 52-53, and lot area, width, frontage, lot coverage, and side and rear setbacks for Lot 49, as noted in the Staff Report, which are all hereby approved.
 - b. The approved 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 these four lots (49, 50, 52, and 53) is hereby approved, and shall be completed substantially as shown on the plan set titled "Oxbow October 2024".

Motion carried.

2. Preliminary Planned Unit Development (PUD) for proposed Senior Citizen Housing/Assisted Care Living Facility; R-4 zoning district; 6447 and 6501 E. Fulton Street, Parcel No. 41-15-28-315-009 & -007; Holland Home

Chair VanderVennen made note to the applicants that there are only four members of the Planning Commission in attendance and that they would need unanimous consent from all four Commissioners for an approval to pass.

Scott Vyn, Integrated Architecture, supporting Holland Home on the PUD project, summarized the history of plan reviews, work sessions, and meetings that have taken place on the project since December, 2023. He noted some of the concerns that were discussed on building height, landscape and architectural character, and revisions were made to the project including lower building height and more architectural detailing.

Mr. Vyn referred to renderings of the proposed project going over details of the multiple buildings and the activities within them, the significant topography with changes in slope with various roof forms, underground parking (total 205 parking spaces), resident and pedestrian connections, the enclosed walkway bridge connecting the main building to the activity center, and the improved architectural styles. He said the Holland Home team has provided a preliminary traffic study and has had multiple meetings with MDOT, which resulted in an extension of the Michigan left turn and an acceleration lane for exiting right turns out of the site; these improvements will be done along Fulton.

Mr. Vyn said we are hopeful of receiving a preliminary approval based on long time coordination with the Planning Commission and staff and are anxious and excited to move forward to the next step in the Final PUD.

Upon a request from VanderVennen, Planning Director Said briefly explained the PUD process; Pre-Application Review, Preliminary PUD, and Final PUD.

VanderVennen opened the public hearing at 6:10 p.m.

Robert Neinhuis, 6304 Winter Run Drive, said he is delighted with Ada Township and he is firmly supportive of the Holland Home facility, a quality retirement facility.

Riley Turchetti, 6600 Grand River Drive, said he was interested to see the overall site plan to review the setbacks. The Planning Commission reviewed the overall site plan (drawing C5.1) with resident Turchetti.

There was no other public comment and the public hearing was closed at 6:16 p.m.

Said summarized the staff report and said the proposed project consists of 15 one- and two-family (detached and semi-detached) single-family units in the western part of the site, a main "community residence" building with 88 multi-family dwelling units and 15 assisted living rooms, and 37 multi-family units in the two "enclave" buildings in the eastern portion of the site. Said verified with the applicant and Ada Fire Chief that the overpass clearance and underground parking can accommodate emergency access.

Said noted the PUD is like a zoning tool that communities can use to better control developments to try to achieve certain sets of goals or standards but at the same point it may allow for deviations. The applicant notes requests for deviations from side yard setback and building height

requirements. The side yard setbacks, while a distance of 20 feet is required and 18 feet is proposed (in the townhome units area), setback requirements do not apply in this instance as there are no lot lines between units. However, the height deviation remains applicable; a 40-foot maximum building height is allowed in the R-4 District, whereas the proposed height of the community residence building is 61 feet. The applicant's submittal includes several perspectives indicating the limited impact of the requested height deviation due to grade changes and resulting development layout.

Said stated that from Staff's perspective the Holland Home team has gone to great lengths to provide the types of building variety, architectural details, colors, and gabling roofs, that was emphasized by the Planning Commission in the Pre-Application review.

Said noted that the project has a very good system of pedestrian circulation on-site, however, we are asking they provide a walkway along the Fulton Street frontage for continuity.

Township Manager Suchy shared history of the continued efforts to enhance the Township Trail Connectivity Plan and went over some maintenance and safety concerns in maintaining the trails. Suchy said the Fulton Street connection will help create other connections with adjoining neighborhoods, continuing into the downtown area and continue to enhance the vibrancy of downtown Ada.

Said concluded with information regarding the projects utilities, sanitary sewer system, landscaping, lighting, and PUD Standards and Commentary. Said noted that while there are some remaining matters to address, including the nonmotorized path and sewer maintenance, these can be addressed at the time of final PUD review, as such, Staff recommends approval of the Preliminary PUD, subject to the conditions listed in the staff report.

VanderVennen moved to Board discussion.

Butterfield questioned the location and buffering of the Fulton Street connection trail. Said noted that would be determined prior to Final PUD application. Butterfield also questioned the east/west turnaround and where that was located in relation to other businesses.

Jeff VanLaar, Exxel Engineering, explained the turnaround traffic on Fulton and said he does not believe any access to the businesses will be significantly altered.

Cooper-Surma asked about the number of employees vs. parking availability. Dave Tiesenga, Holland Home, addressed the question and confirmed 80 employees, only 40 spaces taken at one time.

Moyer had a series of questions (that may be for the Final PUD stage) regarding: currently two parcels – would need to be combined, pickleball court noise for nearby residents, ADA regulations, utilities/lift stage responsibilities, stormwater management plan, electrical substation location, snow storage location, and how much rooftop mechanical penthouse/storage (to minimize the perception of height).

VanderVennen touched on the concern of snow removal locations, questioned location of the Fulton Street connection, also shared concern with the size of rooftop equipment, and discussed other landscape recommendations (tree clearing).

Moved by Moyer, supported by Cooper-Surma, to recommend approval of the Preliminary PUD Plan, to the Township Board, subject to the following conditions:

1. The approved PUD Plan shall be carried out in substantial conformance with the "Civil Plan Set" dated November 7, 2024 and prepared by Exxel Engineering, and the "Architectural Graphics (23 pages)" dated October 24, 2024 and prepared by Integrated Architecture.
2. The proposed development shall consist of the following: 88 dwelling units, 15 assisted-living rooms, and associated community and common facilities in the Community Residence Building; 19 units in the Enclave North Building; 18 units in the Enclave South Building; 3 single-family detached dwellings and 12 two-family semi-detached (duplex) dwellings; an Activity Building, and associated underground and surface parking and related improvements.
3. Prior to the issuance of any permit, the applicant shall have combined the parcels into a single lot, including recordation of the lot combination.
4. Final Planned Unit Development plans shall include a paved, 10' wide non-motorized pathway to be constructed by the applicant along the site's entire frontage, within either an easement for maintenance and public access or within the right-of-way, subject to Township approval.
5. 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.
6. Final Planned Unit Development plans shall include sewer maintenance measures to be approved by the Township's Utilities Consultant, which may include sanitary sewer screening and/or installation of a grinder pump or similar.
7. The Construction plans for public water and sewer main extensions shall be subject to issuance of required State permits and approval by the Township, prior to initiation of site improvements, and prior to issuance of building permits.
8. 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.
 - 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.

Motion carried.

VI. UNFINISHED BUSINESS - none

VII. NEW BUSINESS - none

VIII. COMMISSION MEMBER / STAFF REPORTS

Said noted that the next Planning Commission meeting is scheduled for December 19, 2024. Our current Commission is two members short and Supervisor Korth is expected to appoint two new members (one is to be an elected official) soon.

Said explained there has been a resident complaint about excessive lighting on a property. He asked the Commission if they wanted to add any lighting requirements to the zoning ordinance (outside of a project/development brought before the Planning Commission review). There was brief Commissioner discussion and Commissioners concurred not to pursue any further action on the matter, as believed that one complaint about one property does not rise to that level.

VanderVennen inquired about a recently installed tent/covered parking area at the Amway facility on Spaulding Road. Said was not aware of the tent and will be looking into it.

IX. PUBLIC COMMENT

X. ADJOURNMENT

Moved by Moyer, supported by Butterfield, to adjourn the meeting at 7:19 p.m. Motion carried.

Respectfully submitted,

Jo DeMarco, Ada Township Clerk

rs:eb