



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

A regular meeting of the Ada Township Planning Commission was held on Thursday, December 19, 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: Cooper-Surma, Ellixson-Andrews, Kluting, Moyer, VanderVennen

Members Absent: 1 (Butterfield)

Staff Present: Bajdek, Buckley, Said

Others Present: 2 members of the public

VanderVennen introduced and welcomed the new Commissioner, Justin Ellixson-Andrews.

### **III. APPROVAL OF AGENDA**

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

### **IV. APPROVAL OF MINUTES OF NOVEMBER 21, 2024, REGULAR MEETING**

Kluting made note that the number of members absent said 0, and he was not at the meeting on November 21. A correction to the November 21, 2024 minutes will be reflected to show members absent 1 (Kluting).

Moved by Moyer, supported by Kluting, to approve the November 21, 2024, Regular Meeting minutes, as amended. 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 for Site Plan Review for an accessory building in the front yard, in the RP-1 (Rural Preservation 1) District, Charmaine Murphy, 8831 Bailey Drive NE, Parcel No. 41-15-24-300-039**

Lawrence Wilson, Attorney representing Charmaine Murphy, explained that there are currently two barns on the property, one red barn and a blue barn. The red barn was built by Mr. Murphy about 50 years ago, and Ms. Murphy hired a builder to construct the blue one about three years ago, only to later determine that a building permit was not applied for with the Township.

Mr. Wilson referred to the renderings showing the location of the barns vs. the home. He noted that the house exterior does not match the barn's exterior, however, there is no way you can see the house from the barns due to all the trees. He said he is requesting approval of the Special Use Permit to allow for the front yard, not matching, accessory barns to remain. He also noted that a breezeway will connect the two barns to become one unit (zoning ordinance requirement allows only one accessory structure in the front yard).

Planning Director Said explained the two accessory buildings were brought to the Planning Staff's attention and he reached out to Ms. Murphy/Mr. Wilson and worked through ideas of how to bring the buildings into conformance with the requirements. Said agreed that the breezeway connection allows for the two buildings to be a single structure, and noted the lot size is about 15 acres and is heavily wooded, minimizing views of the area from adjacent properties.

Said confirmed the steps to meet conformance: Site Plan approval for the structure in the front yard and the Special Use being required because the appearance does not match the home. Said stated based on the proposed accessory building and applicable standards for both Special Use and Site Plan Review, Staff has no objections to the approval of these requests, subject to the condition noted in the Staff Report.

There was brief Commissioner discussion regarding the shared driveway, a possible timeline for meeting compliance, and the language in the zoning ordinance for defining a front yard.

VanderVennen opened the public hearing at 5:45 p.m. There was no public comment and the public hearing was closed.

Moved by Kluting, supported by Moyer, to approve the request for Special Use Permit and Site Plan Review for an accessory building in the front yard, subject to the following condition:

1. Any exterior lighting to be mounted on the accessory building shall be full-cutoff or non-glaring intensity, 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 - none**

## **VII. NEW BUSINESS**

- 1. Request for Extension of PVM Development Plan approval for 7247, 7257, and 7267 Bronson Street (townhomes and accessory dwelling units); Joel Harner/Let Us Development; Parcel Nos. 41-15-34-103-011, 41-15-34-103-012, and 41-15-34-103-013**

Joel Harner, 7191 Bronson Street, said he is requesting an extension of the project. He explained that due to increased interest rates in 2024, it was difficult to finance, and the project was tabled. He has been working with his bank and believes he can lock in better rates during the first quarter of 2025. He proposed to begin permit applications in the spring and to break ground by July 2025.

Said stated an extension request is allowed per the zoning ordinance and the applicant submitted

the extension request well in advance of the December 15, 2024 expiration date. Said noted that extension review is limited to extension request timing only and that the existing approved PVM Plan is not subject to review. He explained the extension process, in that if the request is approved, a building permit would need to be obtained by the new expiration date. There are two, one-year extension requests allowed for a PVM Development Plan Review.

Said stated Staff has no objections to the approval of a one-year extension, to December 15, 2025, with the same conditions from the original approval remaining in place.

VanderVennen moved to Planning Commission comments.

Moyer asked if the property is transferred, would timelines still be in place. Planner/Zoning Administrator Bajdek confirmed timelines stay in place.

Kluting questioned the language in part of the zoning ordinance, referring to section 78-480 (e). There was overall discussion amongst Planning Commissioners and Staff regarding the language and how it is interpreted.

Moved by Moyer, supported by Kluting, to approve the one-year extension of the PVM Development Plan, to December 15, 2025, with the same conditions from the original approval as noted in the Staff Report.

Motion carried.

### **VIII. COMMISSION MEMBER / STAFF REPORTS**

Said noted there are no new applications for the January 16, 2025 meeting, however, there are items up for review by the Planning Commission and the meeting agenda may include: proposed revisions to the bylaws, next fiscal year meeting schedule, and a update on the zoning ordinance rewrite progress.

Moyer requested an update on the status of the tent installed at the Amway Spaulding location. Said updated that a notification was emailed to Amway request they apply for a permit to allow for the tent to remain there. Said will follow-up again mid-January.

### **IX. PUBLIC COMMENT**

### **X. ADJOURNMENT**

Moved by Moyer, supported by Cooper-Surma, to adjourn the meeting at 6:06 p.m. Motion carried.

Respectfully submitted,

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Jo DeMarco, Ada Township Clerk

rs:eb