



**ADA TOWNSHIP PLANNING COMMISSION
THURSDAY, APRIL 18, 2019 MEETING, 7:00 PM
TOWNSHIP OFFICES, 7330 THORNAPPLE RIVER DR.
ADA, MICHIGAN**

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF AGENDA

IV. APPROVAL OF MINUTES OF MARCH 21, 2019 MEETING

V. PUBLIC HEARINGS

1. Request for Special Use Permit to allow a Medical Nail Salon in the PO Professional Office Zoning District, 4915 Cascade Rd. SE, Parcel No. 41-15-31-303-038, Courtney Thenn D.P.M, Forest Hills Podiatry, P.C. (property owned by Michael J. Trompen)

VI. UNFINISHED BUSINESS

VII. NEW BUSINESS

1. Revised Site Plan, 6650 Fulton St. SE, Parcel No. 41-15-28-335-004, Angela Polizzi on behalf of Vitale's of Ada (property owned by GAFD Properties, LLC)

VIII. COMMISSION MEMBER / STAFF REPORTS

1. Cascade Charter Township – Notice of Master Plan
2. Annual Report to Township Board

IX. PUBLIC COMMENT

X. ADJOURNMENT

**ADA TOWNSHIP PLANNING COMMISSION
MINUTES OF THE MARCH 21, 2019 MEETING**

A meeting of the Ada Township Planning Commission was held on Thursday, March 21, 2019, 7:00 p.m. at the Ada Township Offices, 7330 Thornapple River Dr., Ada, MI.

I. CALL TO ORDER

II. ROLL CALL

Present: Burton, Butterfield, Carter, Easter, Jacobs, Leisman

Absent: Easter, Lunn

Staff Present: Ferro, Bajdek

Public Present: 1 Member (applicant)

III. APPROVAL OF AGENDA

Moved by Jacobs, supported by Carter, to approve the agenda as written. Motion passed unanimously.

IV. APPROVAL OF MINUTES OF FEBRUARY 21, 2019 MEETING

Moved by Jacobs, supported by Carter, to approve the minutes of the February 21, 2019 meeting as presented. Motion passed unanimously.

V. PUBLIC HEARINGS - None

VI. UNFINISHED BUSINESS – None

VII. NEW BUSINESS

1. Site Plan Review, Construction of a new, 2-story, corporate office building, parking lots and fencing, 6160 E. Fulton, 41-15-29-420-008, Joseph Geelhoed, P.E., for Dan Vos Construction Company

Mr. Geelhoed explained that the previously approved site plan has been abandoned in favor of tonight's proposed project. It was decided that this project will be more cost-effective in the long run and the company will be able to maintain occupancy while the new building is being constructed.

Mr. Geelhoed reviewed the 'Phase 1' site plans as provided in the Commissioner's meeting packets. He stated the existing building will remain while parking, fencing, sidewalks, and a temporary detention pond are added. A new office building will also be constructed. Once the new office building is complete, the existing building will be demolished.

Mr. Geelhoed stated that to complete the project, 'Phase 2' will be completing parking north and south of the building, finalizing the detention pond, and completing landscaping.

Mr. Geelhoed stated he has been working with Steve Groenenboom, the Township consulting engineer, to make sure the storm water runoff is handled to Township standards.

Chairperson Leisman opened the floor for public comments at approximately 7:05 p.m. There were no comments. Public comment was closed.

Planner/Zoning Administrator, Bajdek, gave a brief overview of the applicant's request. Bajdek stated

the project is planned to be undertaken in 2 phases to allow for the occupation of the existing office building until the new corporate office building is completed; the commencement of 'Phase 2' will occur once the new building has been completed. In addition to the construction of the new corporate office building during 'Phase 1' of the project, other temporary and permanent site improvements will be constructed to maintain adequate site flow and access.

Bajdek stated the Dan Vos Construction property is zoned Industrial and currently contains 3 buildings and a contractor yard. A tool crib and workshop building, as well as a warehouse and carpenter shop building are located south of the office building; the contractor yard occupies the majority of the southern portion of the site. Bajdek noted that future building additions are shown on the plans for both west and southeast of the proposed office building.

Bajdek stated standards of the (I) Industrial zoning district have been satisfied.

Bajdek stated access to the site is from E. Fulton Street via a shared drive with the property to the east, Central Michigan Paper Company. The drive is proposed to be extended southward on the property for access to the existing contractor yard and new parking areas located south of the new office building.

Bajdek stated that once 'Phase 2' of the project has been completed, a total of 84 off-street parking spaces will be provided; during 'Phase 1' of the project, a total of 65 off-street parking spaces will be present onsite. Currently, 55 off-street parking spaces exist onsite. A total of 78 off-street parking spaces are required.

Bajdek stated a complete landscape plan, which includes the satisfaction of the greenbelt requirements and proper identification of all landscaping material planned to remain onsite is necessary. Staff is recommending that the complete landscape plan be reviewed and approved administratively, prior to the issuance of a building permit and/or construction of any site improvements.

Bajdek stated that once 'Phase 2' is completed, all of the buildings on site will be serviced with sanitary sewer which includes the existing tool crib/workshop and the warehouse/carpenter shop. There are also some temporary detention plans for stormwater at this time. Stormwater runoff from the site will discharge to a stream/creek that meanders along the northwestern portion of the property. Stormwater runoff will be controlled via four leaching basins, as well as a storm water detention pond, which will be built near the northwest corner of the property.

Bajdek stated the Township's consulting engineer recommended that the site plan not be approved until it was revised to show an acceptable method for stormwater storage and pre-treatment during the first phase of the construction project.

In response to Mr. Groenenboom's comments, the applicant provided revised drawings on 3/18/19, showing a small pre-treatment detention pond for 'Phase 1' on the west side of the existing office parking area. Bajdek stated the Planning department received an email from Mr. Groenenboom today stating that it appears his concerns with stormwater control have been addressed as the applicant has added a temporary detention pond sized to adequately detain runoff from the construction site during 'Phase 1' of construction. In addition, the final detention pond size has increased. Mr. Groenenboom's email also stated that if the Planning Commission approves the plan tonight, it should be contingent on confirmation that the temporary detention basin has been properly sized. Bajdek stated that condition for approval is contained in his staff memo.

Bajdek stated a photometric plan has been provided, which indicates the erection of 9 pole-mounted exterior lighting fixtures for the northern parking area and access drive. Fixture specifications have been provided; the pole-mounted lighting fixtures qualify as "full-cutoff" control of light emission. The pole-

mounted lighting fixtures have also been identified on the site plan. Wall-mounted lighting fixtures are not specified on the plans.

Bajdek stated the Planning department recommends approval of the proposed site plan subject to the 4 conditions as outlined in his memo dated March 18, 2019.

Commissioner Butterfield stated she has always thought the larger spruce trees along Fulton have been very attractive and asked if they would be retained. Mr. Geelhoed stated they will keep what they can and whatever trees are removed will be replaced with trees as large as they can practically plant. Bajdek noted that on the landscape plan, none of those evergreen trees are being proposed to remain onsite.

The Commissioners discussed the proposed future expansions and decided those are not being approved at today's meeting.

It was moved by Carter, supported by Burton, to approve the proposed site plan as submitted, subject to the following conditions:

1. Approval of an acceptable method for stormwater storage and pre-treatment during 'Phase 1' of the project by the Township's consulting engineer, including the submittal of a storm water permit application and a permit issued by the Township, in compliance with the storm water ordinance, prior to issuance of a building permit and/or construction of any site improvements.
2. A complete landscape plan, which includes the satisfaction of the greenbelt requirements, shall be submitted, subject to review and approval of the Planning Department, prior to issuance of a building permit and/or construction of any site improvements.
3. Any pole and/or building mounted exterior lighting fixtures shall qualify as "full-cutoff" control of light emission, subject to approval of the Planning Department. Fixture specifications shall be submitted for approval for all lighting fixtures, including building wall-mounted, prior to building permit issuance.
4. Public utility permits related to water service and sanitary sewer shall be issued by the Township, prior to any work and/or installation.
5. The two future building expansion areas as shown on the plan are not approved as part of this site plan approval.

Motion carried unanimously.

VIII. COMMISSION MEMBER/STAFF REPORTS

Ferro stated 2 applicants have withdrawn their requests:

1. Deb Sears at Enchanted Gardener for a site plan application, and,
2. Reed Dietrich of Honey Creek Avenue, for a Home Occupation, Special Use permit.

Planning Commissioner and Township Board Liaison, Jacobs, stated that she brought up the depletion of the Public Safety Fund and the growth of the Fund balance at the last Board meeting. Jacobs stated the Board is addressing those issues and she will stay on top of it.

Jacobs asked if there was a resolution for Vitale's parking lot not being in compliance with their site plan. Ferro stated the ZBA came to a resolution but the revised site plan still needs to come back to the Planning Commission which he anticipates will be at the April meeting.

Ferro stated a committee comprised of Board members and Planning Commissioners is scheduled to meet on April 10, 2019 at 4 p.m. to address short term rental regulations. The committee includes Supervisor Haga, Treasurer Moran, Jacobs and Leisman. The committee's work needs to be completed.

Ferro stated a Historic Preservation Committee comprising of Supervisor Haga and Trustees Jacobs and Hurwitz is scheduled for March 27, 2019 at 4 p.m.

Ferro stated a committee was formed a year ago to work on possibly amending the allowed uses in the Industrial district. Those committee members are Leisman, Jacobs, and Hurwitz.

Ferro stated Jacob Heglund was appointed by the Township Board to fill the vacant spot within the Planning Commission. Heglund needs to take the oath with the Clerk's office and should be in attendance for the April 18th Planning Commission meeting.

Ferro stated there will be at least 3 new items on next month's agenda:

1. The proposed community building/library site plan review
2. Vitale's
3. Special Use Request for a medical nail salon in the PO, Professional Office zoning district

IX. PUBLIC COMMENT – None

X. ADJOURNMENT – Meeting adjourned at 7:40 p.m.

Respectfully submitted,

Jacqueline Smith, Ada Township Clerk



MEMORANDUM

Date: 04-10-19

TO: Ada Township Planning Commission
FROM: Brent M. Bajdek, Planner/Zoning Administrator
RE: April 18, 2019 Agenda Item – 4915 Cascade Rd. SE (*Public Hearings – Item #1*)

Request for Special Use Permit to allow a Medical Nail Salon in the PO Professional Office Zoning District, 4915 Cascade Rd. SE, Parcel No. 41-15-31-303-038, Courtney Thenn D.P.M, Forest Hills Podiatry, P.C. (property owned by Michael J. Trompen)

Overview of Request:

A ‘medical nail salon’ is planned to occupy a space/room (*approximately 177 sq. ft.*) within the existing 1,784 sq. ft. Forest Hills Podiatry, P.C. building located at 49415 Cascade Road SE. The ‘medical nail salon’ operation will consist of one (1) certified technician with standard nail technician training, as well as medical related experience.

The applicant has stated that the ‘medical nail salon’ is planned to be a separate business from Forest Hills Podiatry; however, patients/clients will utilize the entrance and waiting area of the podiatry office. Due to the ‘medical nail salon’ being proposed as a separate business operation from the Forest Hills Podiatry medical practice (*a use permitted by right in the PO Professional Office zoning district*), Staff has determined that a special use permit is necessary under the personal care services use category of the PO Professional Office zoning district.

It should be noted that a ‘medical nail salon’ is generally described as a specialized salon that offers pedicures and other nail related services in a medical setting and overseen by certified physicians.

Review and Approval Process:

Personal care services, which include nail salons, are permitted in the PO Professional Office zoning district, with approval of a special use permit by the Planning Commission, which must comply with the general special use permit standards of the Zoning Ordinance, as listed below.

Please note that there are no special use permit standards specific to nail salons.

Special Use Permit Standards (*general standards*)

- 1) The special use shall be designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property and the surrounding area.
- 2) The special use shall not change the essential character of the surrounding area.
- 3) The special use shall not be hazardous to adjacent property, or involve uses, activities, materials or equipment which will be detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, fumes or glare.
- 4) The special use shall not place demands on public services and facilities in excess of capacity.

There are no characteristics of the proposed use that would conflict with these standards.

Parking Adequacy:

Based on the type of nail salon facility (*a ‘medical nail salon’*), as described by the applicant, that is planned to occupy a space/room (*approximately 177 sq. ft.*) within the existing 1,784 sq. ft. Forest Hills Podiatry, P.C. building, it appears that an adequate parking supply exists onsite.

Recommendation:

Approval of the special use permit is recommended.



APPLICATION FOR APPROVAL OF SPECIAL USE

An application for a special use must be heard before the Ada Township Planning Commission. **Regular meetings of the Planning Commission are held on the third Thursday of each month at 7:00 p.m. at Ada Township Hall.** After receipt of the application and payment of the fee, your request will be placed on the next Planning Commission meeting agenda for the purpose of scheduling a public hearing. The hearing will be scheduled for the next month's Planning Commission meeting for consideration, with all legal notifications being met.

Recommendations from the Planning Commission are considered by the Ada Township Board of Trustees at the first available Ada Township Board of Trustees meeting following the regular Planning Commission meeting.

A non-refundable filing fee made payable to Ada Township must accompany this application:

For a residential accessory building or Type 2 home occupation permit: **\$200.00**

For all other special use applications: **\$300.00**

Please note that a \$1,000 escrow deposit may be required, at the discretion of Township officials and staff.

NOT
REQUIRED

Applicant Information:

Name: Courtney Thenn D.P.M.

Address: 4915 Cascade Rd

Phone Number: 616 942 5061 Email: Courtney.thenn@gmail.com

Property Owner Name and Address (if different than above): Michael S Trompin

4915 Cascade Rd SE, GR, MI 49546 + 3104 Birdseye Circle Gulf Breeze, FL 32563

Property Information:

Property Address: 4915 Cascade Rd SE - Forest Hills Podiatry, P.C.

Parcel Number: 41-15-31-303-038

Zone District Classification: PO Professional Office

Proposed Use and/or Changes to the Property: would like to add a medical nail salon

in the office - a place for patients to get pedicured while knowing sanitary measures are taken and has the luxury of a trained physician nearby if any issues arise

In support of this application, the following items are required:

- (a) ^{Floorplan} A complete to-scale site plan that complies with Sec. 78-492 (2)(b) and Sec. 78-524 of the Zoning Ordinance.
- (b) A written statement addressing the extent to which the proposed use complies with the standards set forth in Sec. 78-493 of the Zoning Ordinance.

I (we), the undersigned, do hereby make application to the Ada Township Planning Commission for a Special Land Use and also hereby grant permission to Ada Township and its officials and staff to enter upon the subject property for purposes of review and evaluation of this request.

Applicant's Signature(s): [Signature] Date: 3/20/19
Signature of Property Owner(s): [Signature] Date: 4/3/19
(If different than above) [Signature] 4/3/19

TO BE COMPLETED BY ADA TOWNSHIP

Application Received: 03/21/19 Initial: BB
mm / dd / yy
App. Fee of \$ 300.00 Received: 3/21/2019 Initial: km Check # 15784 Receipt # 270689
mm / dd / yy
Escrow Deposit of \$ _____ Received: _____ Initial: _____ Check # _____
mm / dd / yy

Updated 11/08/18

Medical Nail salon

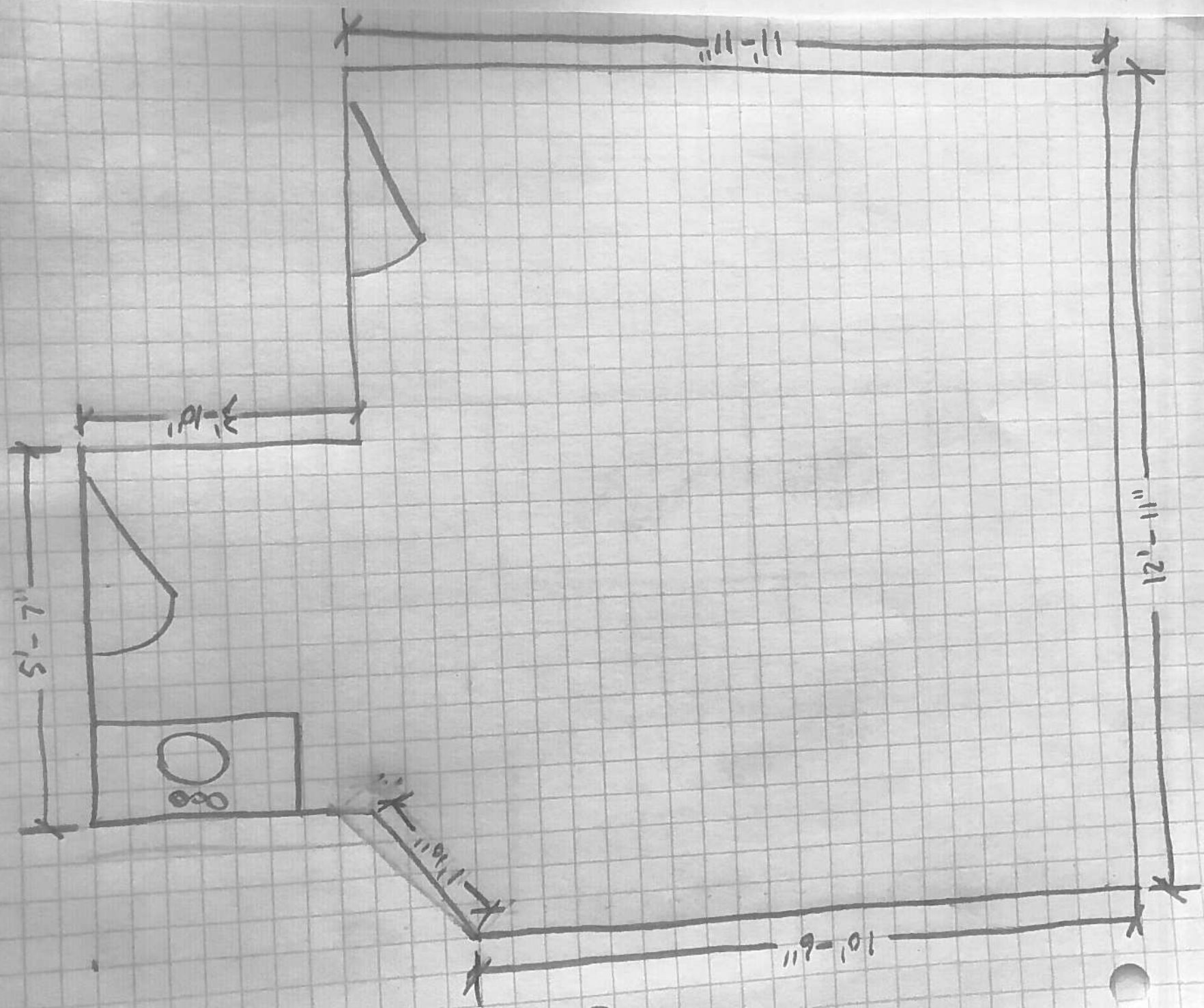
The medical nail salon is a space that allows people to come and get pedicures, and nail care in a sterile environment by a certified tech. The tech will have both standard nail tech training as well as the medical experience and skills to be able to give patients the most optimal care. I will have one tech which is also desirable for recurrent patients to have a continuity of care.

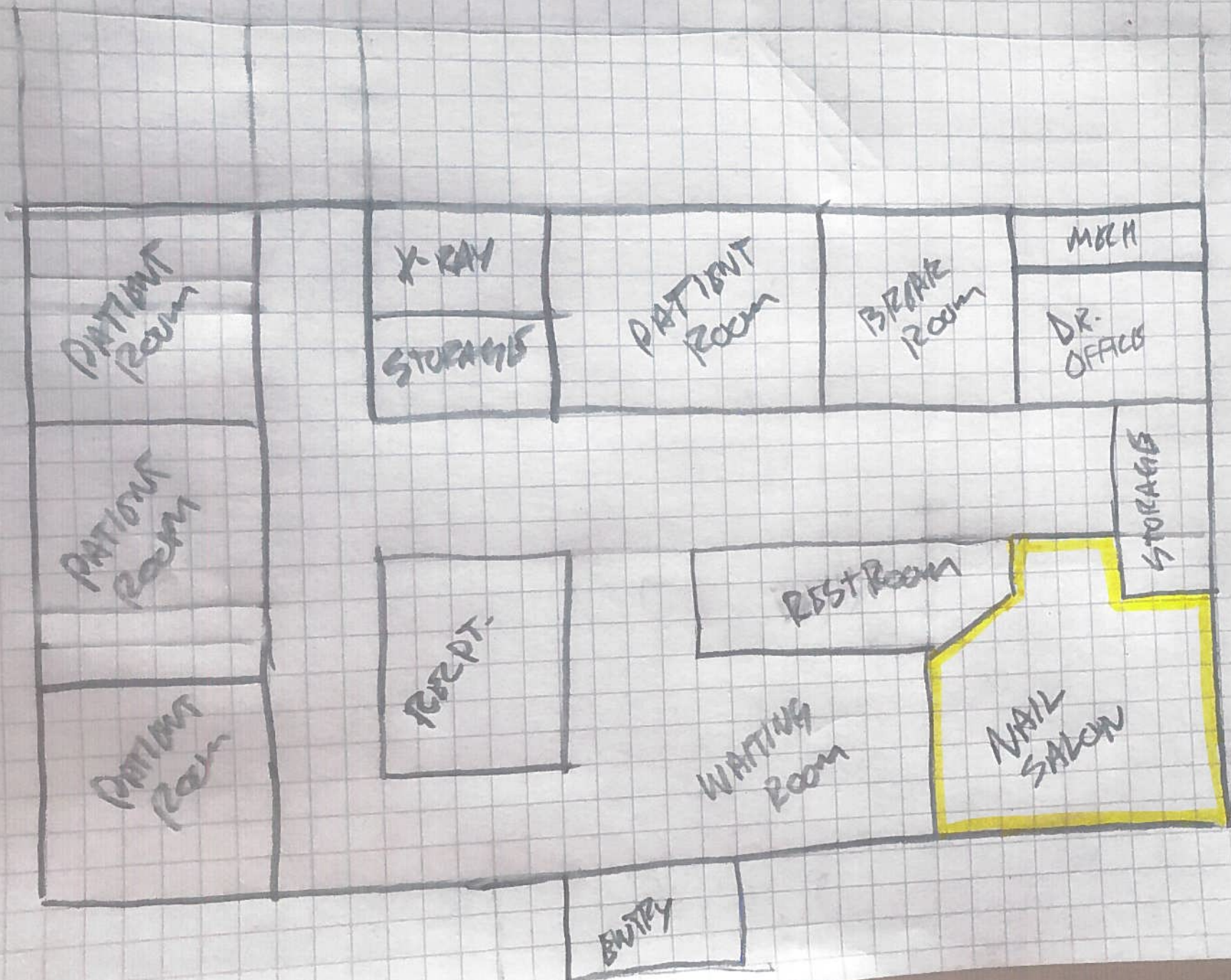
My goal with the nail salon is to offer care in a medical setting and be able to treat all patients, those with thick, difficult to trim nails, or simply to care for patients who have a difficult time bending over and trimming their own nails. For nail care to be covered by insurance, the patient needs to have a disease of the toenail or have a comorbidity that puts them at a higher risk of infection. Insurance also puts a restriction on how often patients can be treated for routine nail care, which in many cases is a reasonable length of time, but unfortunately, not everyone's toenails grow at the same speed. Unfortunately, those strict, yet necessary guidelines exclude a population of people that would benefit from such services. The nail salon will be a private room that will allow 1 patient to get care done at a time. This allows for patient's to be completely comfortable in a judgement free zone. Another perk will be that if the nail tech discovers an area of concern, the patient will have the option to be examined by a doctor the same day. The technician will be trained to check all areas of the foot and do a thorough examination as well as provide information on the best way to care for their feet. All instruments will be autoclaved between uses and if patient desire polish, it will be single use bottles for purchase to avoid cross contamination.

This will be a separate business from Forest Hills Podiatry and a cash business, no insurances will be changed. The patients will use the same door as the main office and utilize the common waiting room and will be called back for their appointment. We will offer a number of options for care to include simply trimming nails, to a deluxe foot spa package. Prices for such services will range from \$30-\$55 depending what package chosen. For each appointment type, the patient will be examined.

With my medical nail salon, I hope to offer an option to give care to all patients that need it in a clean, sterile, comfortable environment that addresses all concerns of the lower leg.

After thorough review of Section 78-493, my proposed addition to the medical facility is in compliance with all four standards. The addition of a medical pedicure service is in harmony with and does not affect the character of the podiatry practice at which it will be located within. The addition of the nail salon does not produce anything hazardous nor place any demands on public services.

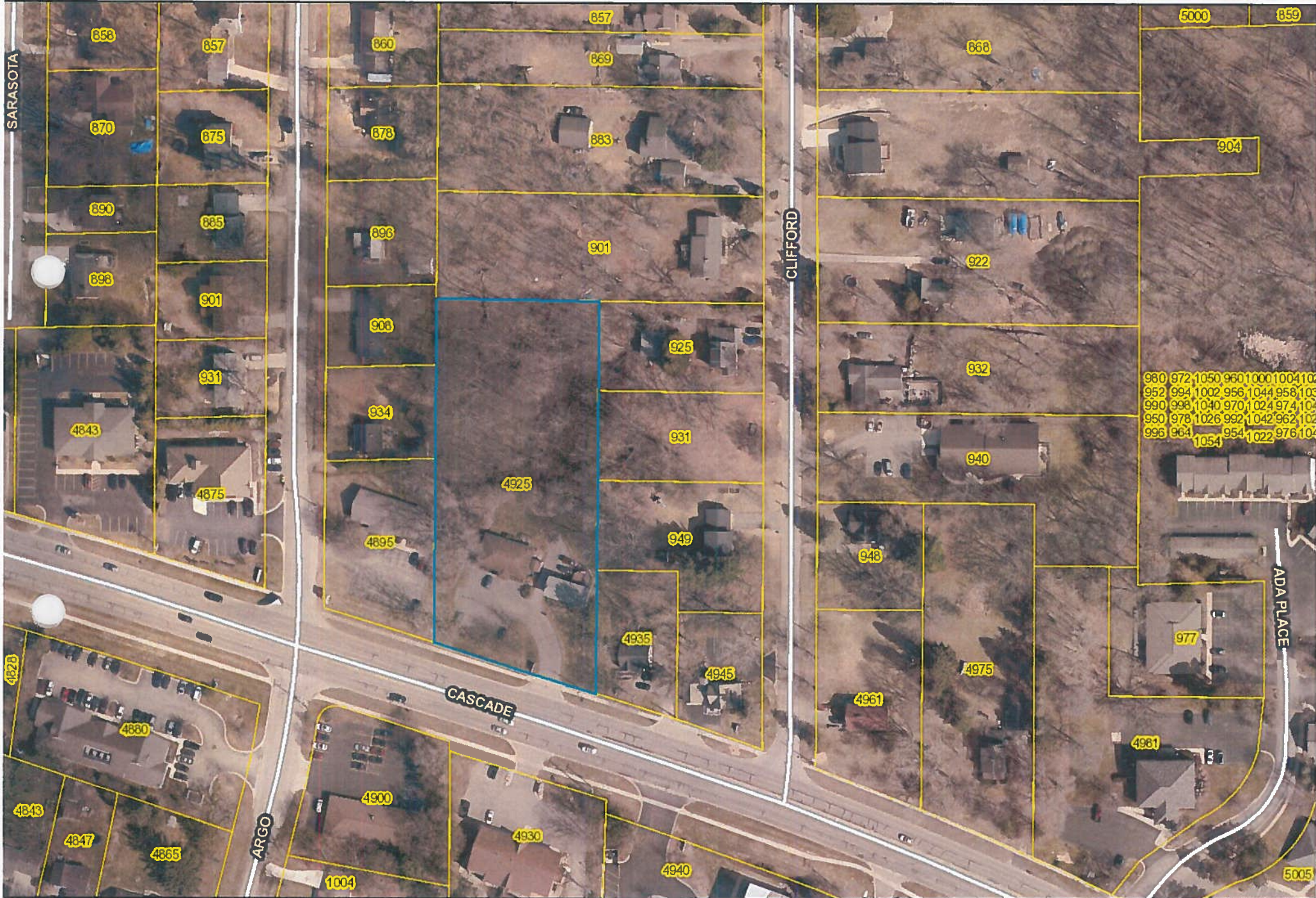






Viewer Map

March 25, 2019



Kent County, MI makes no warranty, expressed or implied, regarding the accuracy, completeness or usefulness of information presented. Users of this information



April 5, 2019

Dear Township Clerk,

I am replying to the notice I received yesterday about the application to have a nail salon located at 4915 Cascade Road, inside the building owned by Dr. Trompen.

I live at 908 Argo and my rear property line is shared by Dr. Trompen. I have lived here for nineteen years. I have been a patient of Dr. Trompen as well.

My opinion on this matter is that it would be okay to have a nail salon located inside the medical podiatry building but that there should be no exterior signage reading "Nail Salon." I do not think that would not be all appropriate along this stretch of Cascade Road that is now limited to medical/dental and business offices.

Thank you for the notification and the opportunity for input. I think special use permits can be a slippery slope.

Sincerely,


Janet M. Sparks



MEMORANDUM

Date: 4/17/19

TO: Ada Township Planning Commission
FROM: Jim Ferro, Planning Director
RE: Revised Site Plan, 6650 Fulton St. SE, Parcel No. 41-15-28-335-004, Angela Polizzi on behalf of Vitale's of Ada (property owned by GAFD Properties, LLC)

Background Information:

The Planning Commission approved a site plan in June, 2016 for re-development of the former O'Briens Market site for Vitale's Restaurant. The scope of the project included removal of a portion of the existing building, construction of a new addition to the building, construction of additional parking and installation of landscaping on the property. The Zoning Board of Appeals had previously approved variances from the "buffer zone" and "greenbelt" standards of the zoning ordinance, to permit parking area pavement to extend into portions of the required pavement setback areas along the front and rear lot lines.

Near the end of building construction in late summer, 2017, the applicant paved a first phase of the parking area with a configuration substantially different than shown on the plans that were approved by the Planning Commission and Zoning Board of Appeals, with encroachment into the required pavement setback areas greater than shown on the approved plans, and lacking several landscaped parking lot islands shown on the approved plan.

The applicant was notified by letter dated September 14, 2017 that the site improvements that were completed were in violation of the zoning regulations and should be corrected. In early 2018, the applicant installed additional pavement after obtaining verbal guidance from the Planning and Zoning Department regarding areas that could be paved without adding further to the nonconformance of the improvements. Although the expanded paved area complies with the previously-approved buffer area width variance, the greenbelt width along the right-of-way does not comply.

Over the last 20 months, Township staff and the applicant have had a series of meetings and discussion with the intent of arriving at a mutually-agreeable course of action to resolve the lack of compliance between the approved plan and the improvements that were made to the site. The Planning Dept. advised the applicant not to proceed with landscaping improvements to the site until the compliance issues are resolved. The applicant is now proposing modifications of the pavement configuration and a revised landscaping plan as shown on the attached plan titled "Vitale's of Ada, As-Built Site Plan w/ Improvements."

In December, 2018, the Zoning Board of Appeals approved revised variances from the buffer zone and greenbelt standards, based on a revised plan submitted by Vitale's. The revised site plan is now brought before the Planning Commission for consideration.

Comments on Proposed Revised Site Plan:

The proposed site plan differs from the originally-approved site plan in a number of respects, as follows:

1. A portion of the added parking area encroaches into required green space between the parking area and the south property line. A revised zoning variance to permit this encroachment has already been approved by the Zoning Board of Appeals. The revised variance allows a buffer

zone width of 5.5 feet between the south edge of existing pavement and the property line, instead of the previously-approved variance that permitted a 10-foot buffer width.

2. Much of the pavement encroaches into the required 20-foot greenbelt adjacent to the Fulton St. right-of-way to a greater extent than was shown on the original approved site plan. A zoning variance authorizing this encroachment has been approved by the Zoning Board, subject to removal of some existing pavement to create landscaped areas, and subject to installation of landscaping as shown on the revised plan. The approved variance authorizes:
 - A 14-foot greenbelt width for a length of 200 feet along the right-of-way, east of the Fulton St. driveway.
 - An 18-foot greenbelt width for a length of 90 feet along the right-of-way at the eastern end of the parking area.
3. 3 landscaped parking lot islands near corners of the building shown on the original site plan were not installed. 4 additional landscaped islands in the parking area east of the building were not installed. To meet the square footage requirements for internal parking lot landscaping required in the zoning rules, removal of several areas of asphalt along the front edge of the parking area east of the building is proposed, as shown on the revised plans.
4. Building perimeter landscaped beds and plantings shown on the original plan, along the west north and east sides of the building, were not installed. Containerized evergreen shrubs have been placed in several areas around the building perimeter instead.
5. A long row of flowering viburnum shrubs was originally proposed at the foot of the long retaining wall along the south property boundary. Since a portion of this area has been paved, installation of the shrubs is not possible. The applicant has been advised that in areas where installation of the shrubs is possible, the soil is too wet and not suited for the shrubs. The revised plan deletes all of these shrubs.

As an alternative to the original approved site plan, the applicant is proposing to make some compensatory modifications to the existing improvements, and modify the planting plan as shown on the attached revised site plan. These proposed changes include the following:

1. Removal of 2 areas of pavement totaling 1,067 square feet along the front edge of the parking area to create additional landscaped islands, with canopy trees planted in these areas.
2. The revised plan includes a revised planting plan for plantings in the slightly reduced greenbelt area located east of the driveway entry along the Fulton St. frontage. Proposed plantings include 3 "Capital Pear" trees, several flowering crab trees, flowering dogwood trees and blue spruce trees. The quantity of plant materials provided is comparable to the original plan.

The revised site plan does not address plantings that were shown on the original site plan on the northwest perimeter of the site, adjacent to Kulross Ave. and the Fulton St. frontage located west of the driveway. These plantings should be included in the required landscaping, as there are no site features that interfere with installation of these plantings, which include several flowering crabapple trees, a flowering dogwood, some ornamental grasses and a row of yew shrubs.

Minor revisions are suggested to the landscape plantings shown on the original plan for these areas, including the following:

1. deletion of a dogwood tree shown on the west side of the driveway entry. The existing sign is located at this location, as well as an existing shrub.
2. Substitution of a lower-growing shrub, "Green Velvet Boxwood," for the 25 evergreen yews, which are too tall for the proposed location.
3. Reduce the quantity of evergreen yews from 5 to 3 along the Kulross Ave frontage.

Conclusions and Recommendation:

Despite the installation of the expanded parking located east of the building not being carried out according to the approved plan, the appearance of the site in this area is not highly objectionable, since the parking area is elevated above the level of Fulton St. This shields the actual pavement from view from Fulton St. The proposed landscaping will enhance the site appearance, and soften the view of parked cars in the lot. The use of evergreen shrubs in containers around the building perimeter provides some compensation for the lack of the foundation plantings shown on the original plan.

The revised plan does not address proposed landscaping of areas west of the Fulton St. driveway, except for showing the planting of two "Capital Pear" canopy trees. The applicant previously removed much of the previous landscaping that was located north and west of the parking lot in the northwest corner of the site, as shown on the attached photos. The plantings that were proposed in the original plan along the Kulross Ave. frontage and the Fulton St. frontage west of the driveway should be installed as originally proposed, subject to the minor revisions as recommended above.

One additional site improvement shown on the original plan that has not been completed is installation of front gates on the wooden dumpster pad enclosure. Without the front gates, the use of side shielding only is of little visual benefit.

Approval of the revised site plan is recommended, subject to the following conditions:

1. Pavement modifications and landscape plantings located east of the Fulton St. driveway shall be completed in accordance with the revised site plan titled "As-Built Site Plan w Improvements" dated 8/13/18.
2. Landscape improvements along the Kulross Ave. frontage and the Fulton St. frontage west of the driveway shall be completed as shown on the original approved plan dated 06/03/16 prepared by Joyce Weise, subject to minor revisions as recommended in the Planning Director's 4/17/19 communication to the Planning Commission.
3. The solid fence enclosure around the refuse container pad shall include installation of gates across the front of the pad, as shown on the original approved site plan.

Ada Township Zoning Board of Appeals
7330 Thornapple River Drive SE
PO Box 370
Ada, MI 49301

November 6, 2018

RE: Variance Requests

Dear Members of the Zoning Board of Appeals,

As you're well aware, we recently relocated our restaurant business to the west edge of the Village at 6650 E. Fulton Street. This move was primarily due to the community's desired growth of our restaurant and the need for adequate parking (which was not possible in the Village redevelopment).

During the course of construction, our excavator found two opportunities to expand our parking footprint to capture several additional parking stalls and provide a better vehicular flow through the site. We pushed our parking boundary between 2.0' and 6.0' along the northern boundary and 4.5' along the southern boundary (adjacent to the new retaining wall). We did not realize that by expanding the parking lot these small amounts, that we were imposing upon the two following setbacks:

1) 20' wide greenbelt buffer along north property boundary:

If you were to visit our site, you would see a 50-foot wide by 400-foot long area of well manicured lawn in front of the new parking lot. We mow, fertilize and irrigate this vast lawn area. We are also planning to install 21 trees of various species (ornamental, canopy and evergreen) and 12 shrubs along the northern edge of the parking lot. We take pride in the appearance of this vegetated area as it beautifies our property.

Despite these positive site improvements, our parking lot extends between 6-feet and 2-feet into a 20' wide greenbelt buffer. Our narrowest greenbelt width is 14'-0". However, we still maintain an average width of 50' of landscape/lawn between the new parking and the pavement of E. Fulton Street. The intent of the 20' wide greenbelt buffer is definitely met due to our extended maintenance of the yard in front of our parking lot.

2) 10' wide parking setback along south property boundary:

Along the south property line, a new decorative block wall was constructed for almost the entire length of the new parking lot. The wall reaches over 7-feet in height at the center. Behind the wall is a 100' wide railroad right-of-way with a fully vegetated and undisturbed forest on each side. The wall was constructed 5.5' from the property line leaving a 4.5' gap between the edge of the parking and the wall.

During the course of paving the parking lot, we had the asphalt extended to cover the 4.5' gap. The site is made up of a dense clay that will not likely support landscape in this narrow strip, especially with limited sun in the summer and snow piles and salts in the winter. Instead of dead landscape and muddy, washed out areas, we felt the extended asphalt would keep our property looking well maintained as well as provide proper drainage.

It's important to note that due to the 7' height of the wall, most of the headlights from vehicles are blocked. The only area where the wall is lower than the cars is along the far east end of the property (furthest parking stalls from the building). We are planning to plant five 7' tall evergreens in this area to help screen the lot from the house which is approximately 180' away.

1. Whether unique physical circumstances exist which cause a “practical difficulty” (“hardship” when related to a use variance) in complying with the Zoning Ordinance standards.

The physical shape and size of the property causes a “hardship.” Without a variance, the property cannot reasonably provide parking for our restaurant use that is permitted in the C-2 General Business zoning district.

2. Whether granting the variance would alter the essential character of the area.

The granting of the variance would not alter the essential character of the area. There are numerous properties nearby that have extended their parking into the greenbelt buffer along E. Fulton Street. In fact, the parking lots of the two west adjacent properties (Standard Lumber and AutoTech Service) are located only 25' from the edge of E. Fulton Street. Our new parking lot is 50' from the edge of E. Fulton Street.

Furthermore, the new West Village Development, which was constructed within the last two years, has parking stalls that are only 5' from the property line. Again, our parking area allows a minimum 14' wide landscape at the closest point to the property line. We are only asking to be allowed the same opportunities that numerous other properties in the area have been granted.

3. Whether the circumstances leading to the variance are self-created.

Circumstances leading to the variance are not self-created.

4. Whether amending the Zoning Ordinance standards is a more appropriate remedy to the situation.

An amendment of the Zoning Ordinance is not deemed as an appropriate remedy to the situation. The conditions leading to this variance request are not so common or recurring, which would indicate that amending the zoning regulations would be a more appropriate solution.

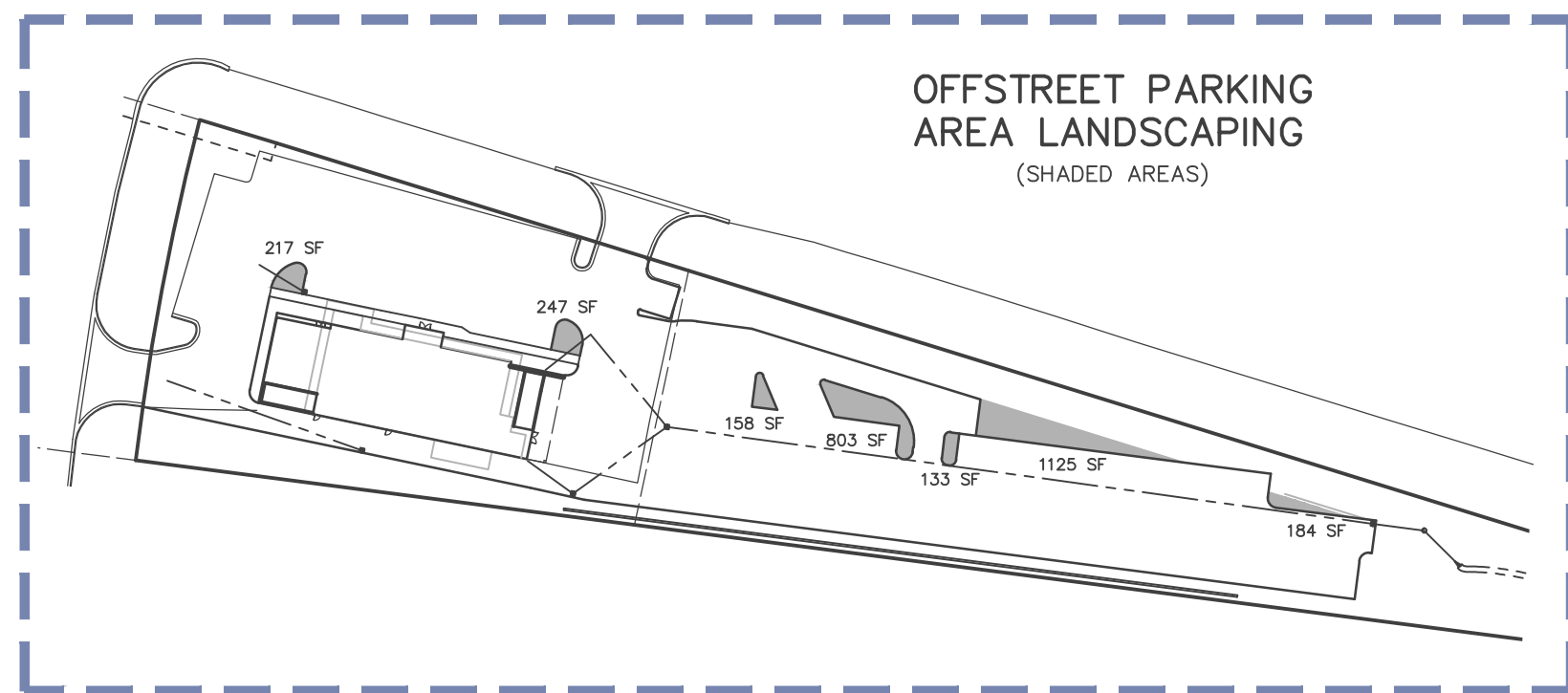
Summary

The existing building and parking is consistent with numerous other established businesses along the E. Fulton corridor. Due to the physical shape and size of the property, fitting adequate parking to serve our restaurant within the setbacks is not possible.

The expanded parking footprint will not alter or adversely affect the essential character of the surrounding area, and will allow this long-standing business to serve the community as it has for the past 25 years.

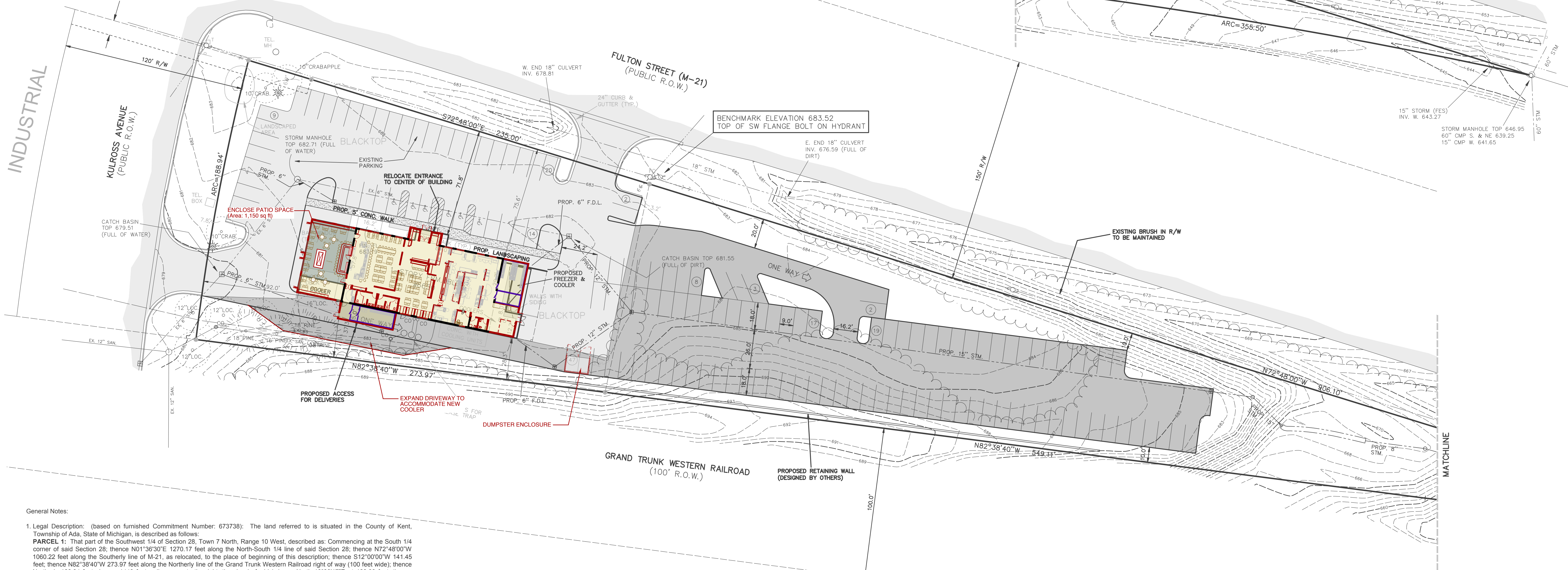
Sincerely,

Joe and Angela Polizzi, Owners
Vitale's of Ada



10' WIDE EASE TO CONS. POWER
CO. PER LIBER 2213, PG. 1392

INDUSTRIAL

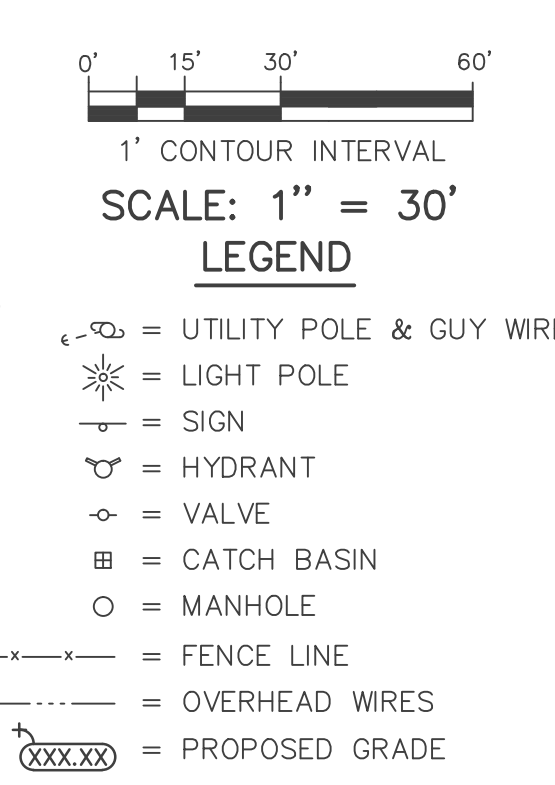
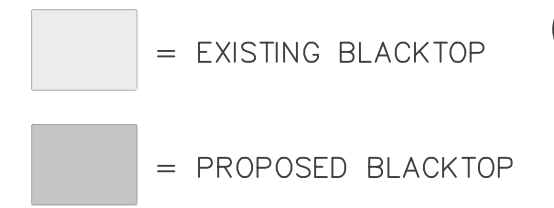
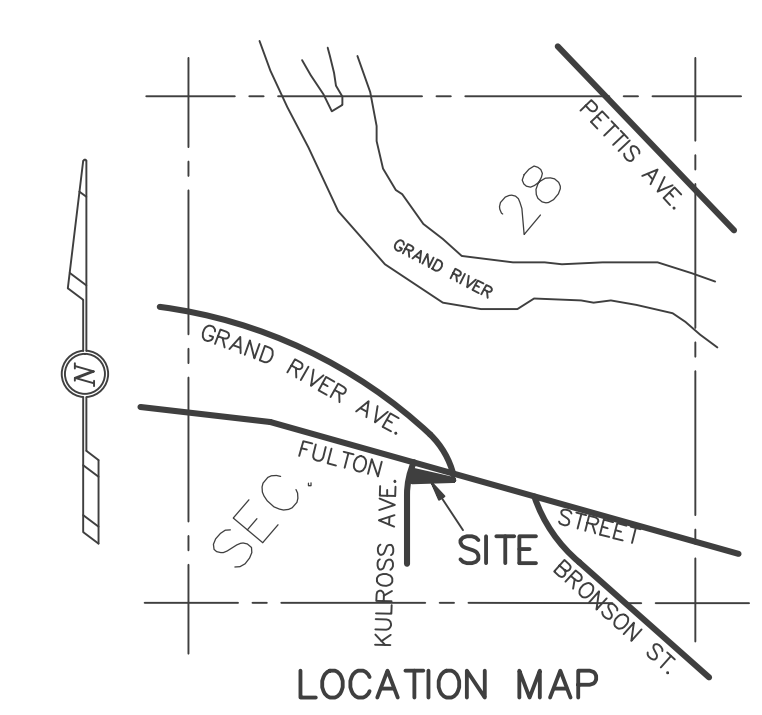


General Notes:

- Legal Description: (based on furnished Commitment Number: 673738): The land referred to is situated in the County of Kent, Township of Ada, State of Michigan, is described as follows:
PARCEL 1: That part of the Southwest 1/4 of Section 28, Town 7 North, Range 10 West, described as: Commencing at the South 1/4 corner of said Section 28; thence N01°36'30"E 1270.17 feet along the North-South 1/4 line of said Section 28; thence N72°48'00"W 1060.22 feet along the Southerly line of M-21, as relocated, to the place of beginning of this description; thence S12°00'00"W 141.45 feet; thence N82°38'40"W 273.97 feet along the Northerly line of the Grand Trunk Western Railroad right of way (100 feet wide); thence Northerly 188.94 feet along a 1440 foot radius curve to the right; the chord of which bears North 10°39'17" East 188.80 feet; thence Easterly 43.63 feet along the Southerly right of way line of M-21 on a 6818.50 foot radius curve to the right, the chord of which bears S72°59'00"E 43.63 feet; thence S72°48'00"E 235.00 feet along said Southerly line to the place of beginning.
 Tax Item No. 41-15-28-335-002
PARCEL 2: That part of the Southwest 1/4 of Section 28, Town 7 North, Range 10 West, Ada Township, Kent County, Michigan, described as: Commencing at the South 1/4 corner of said Section 28; thence N01°36'30"E 1270.17 feet along the North-South 1/4 line of said Section 28; thence N72°48'00"W 154.12 feet to a point on the Northerly line of the Grand Trunk Western Railroad R.O.W. (100 feet wide) and the place of beginning of this description; thence Westerly 355.5 feet along said Northerly line on a curve to the left, the long chord of which bears N80°24'00"W 355.36 feet; thence N82°38'40"W 549.11 feet along said Northerly line; thence N12°00'00"E 141.45 feet to a point on the Southerly line of M-21 as relocated; thence S72°48'00"E 906.10 feet along said Southerly line to the place of beginning.
 Tax Item No. 41-15-28-335-003
- Site Address: 6650 and 6658 Fulton Street SE Parcel Numbers: 41-15-28-335-002 and -003
- Mapping: Boundary and topographical survey completed by Exxel Engineering, Inc.
- Existing Zoning: C-2 General Business
- Land Use Summary:

	Requirements	Proposed
- Minimum lot area	15,000 s.f.	2.40 Acres (104,544 sq. ft.)
- Minimum lot width	100 ft.	100 ft. +- at building
- Front yard	40 ft.	70 ft.
- Side yard	0 ft. (adj. to C or I zone)	90 ft. min.
	25 ft. (adj. to other than C or I zone)	N/A
	40 ft. (street side of corner lot)	92.0 ft.
- Rear yard	25 ft. (adj. to RP-1, RP-2 or R dist.)	28 ft.
	10 ft. (adj. to all other districts)	N/A
- Max. building height	35 ft.	one story - less than 35 ft.
- Max. building footprint	8,000 sq. ft.	6,813 sq. ft. (6.5%)
- Paving area		59,972 sq. ft. (57.4%)
- Total area		63.9% of the total 2.40 Acres site

- Parking Calculation:
 - Proposed Use: Restaurant
 - Required parking: 1 Space per 100 sq. ft. of floor area
 - Floor Area: 5,160 sq. ft.
 - Outside Dining: 1,500 sq. ft.
 - Total Area: 6,660 sq. ft.
 - Parking Required: 6,500 / 100 = 65 Spaces
 - Parking Provided: 118 Spaces (including 6 BF spaces)
- Landscaping Requirements:
 - Buffer Zones:
 - Required: 30 ft. adjacent to R zones
 - 10 ft. adjacent to C or I zone
 - Proposed: 10 ft. min. - Variance Required
 - Offstreet parking area landscape requirements:
 - Required: 150 sq. ft. per 8 spaces. 148/8 x 150 = 2775 sq. ft.
 - Proposed: 2867 sq. ft.
 - Greenbelt requirements:
 - Required: 20 ft. (along road R/W)
 - Proposed: 10-20 ft. 10 ft. min. (for new parking lot construction) - Variance Required
 - Landscaping:
 - Detailed landscaping plantings to be addressed after initial planning reviews.



REVISION 2/13/17

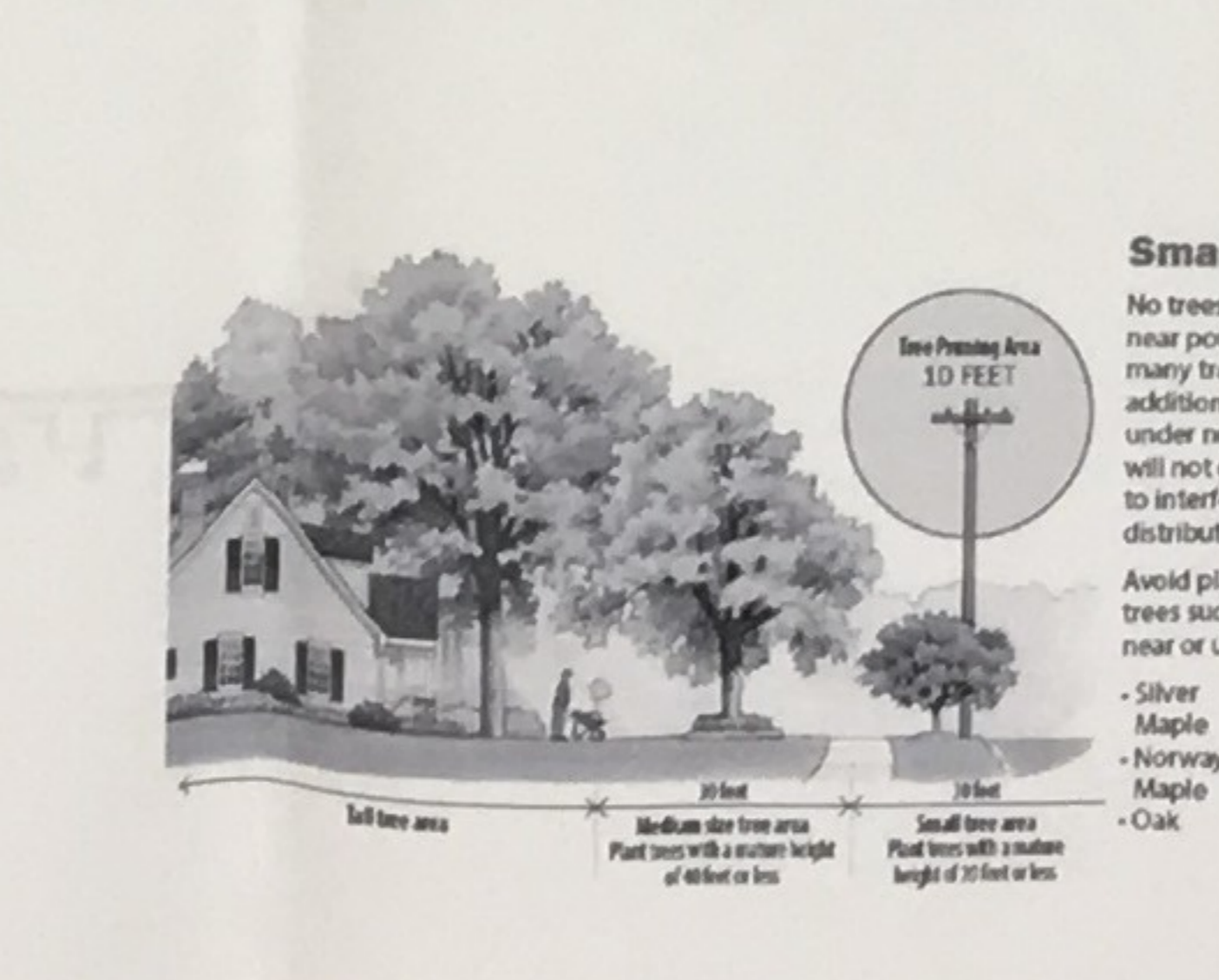
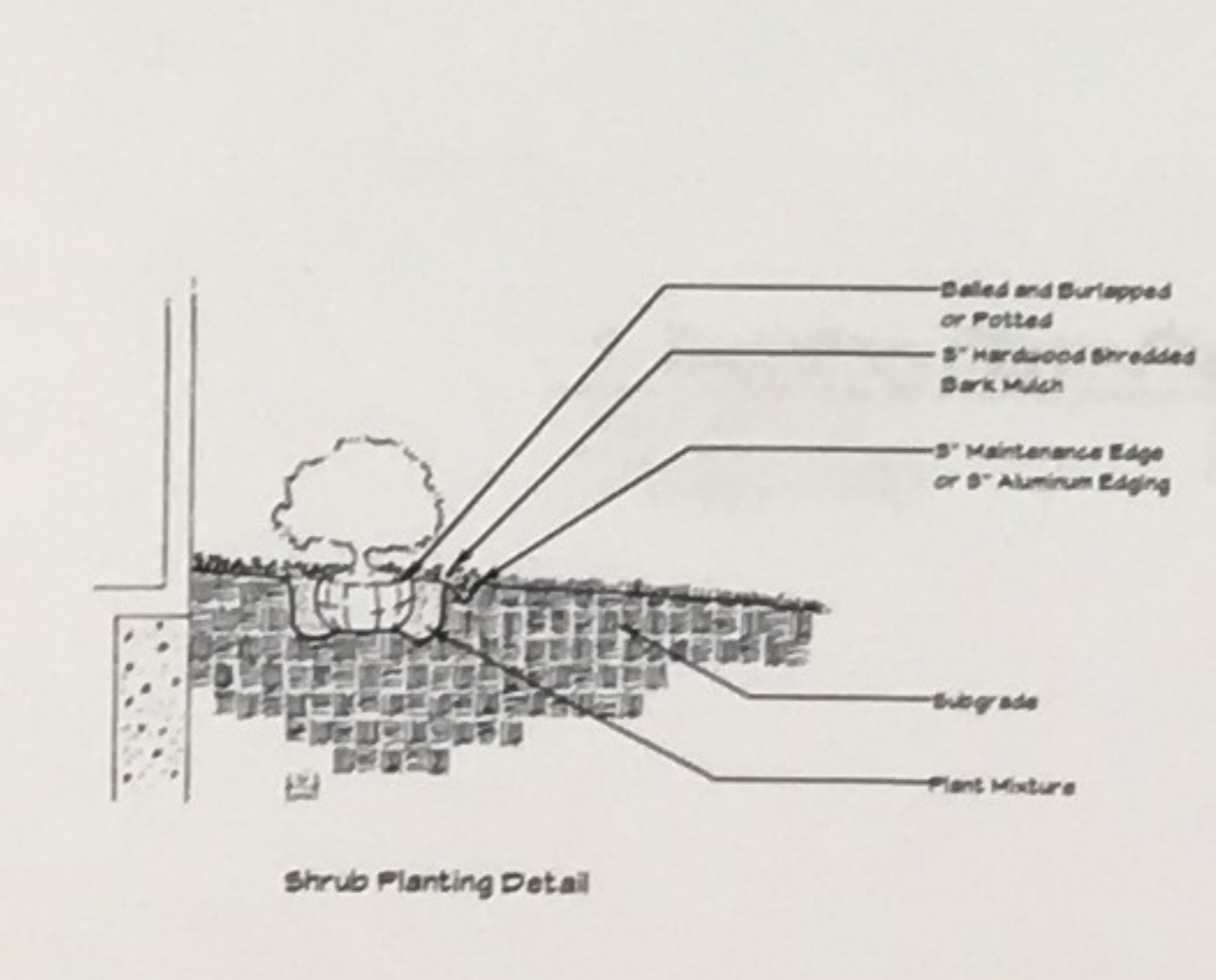
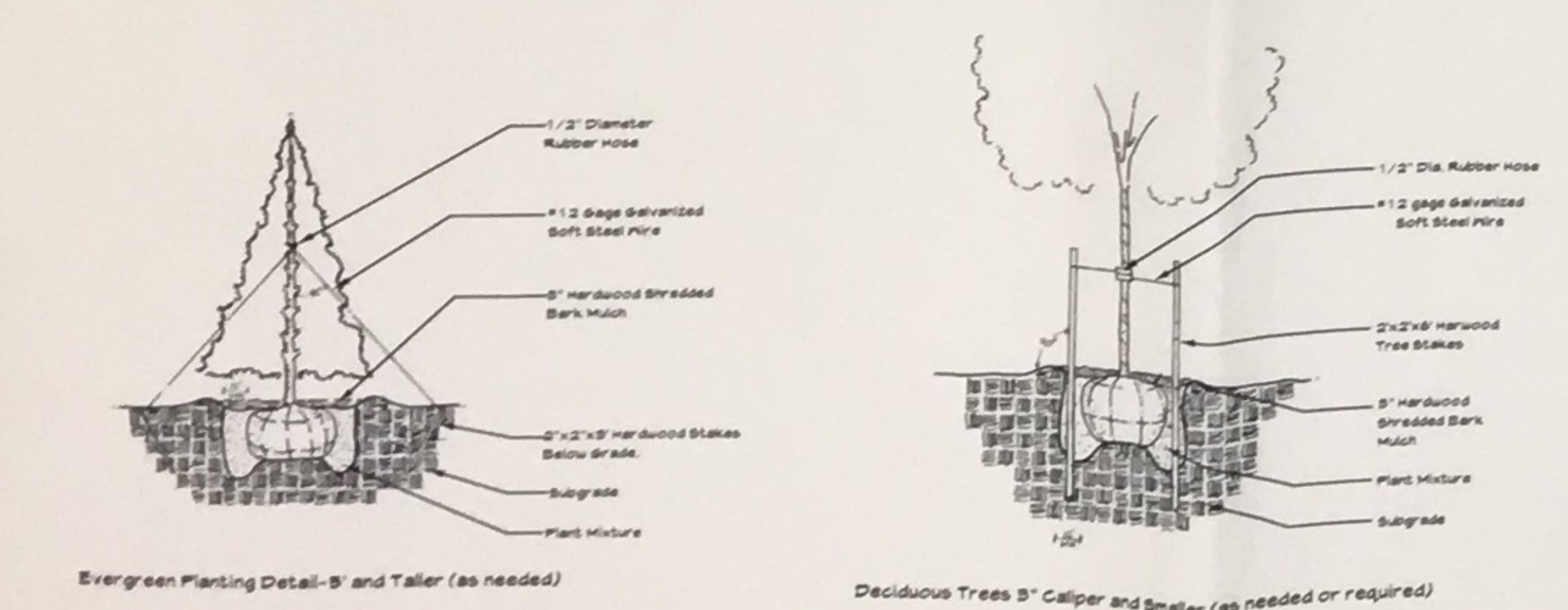
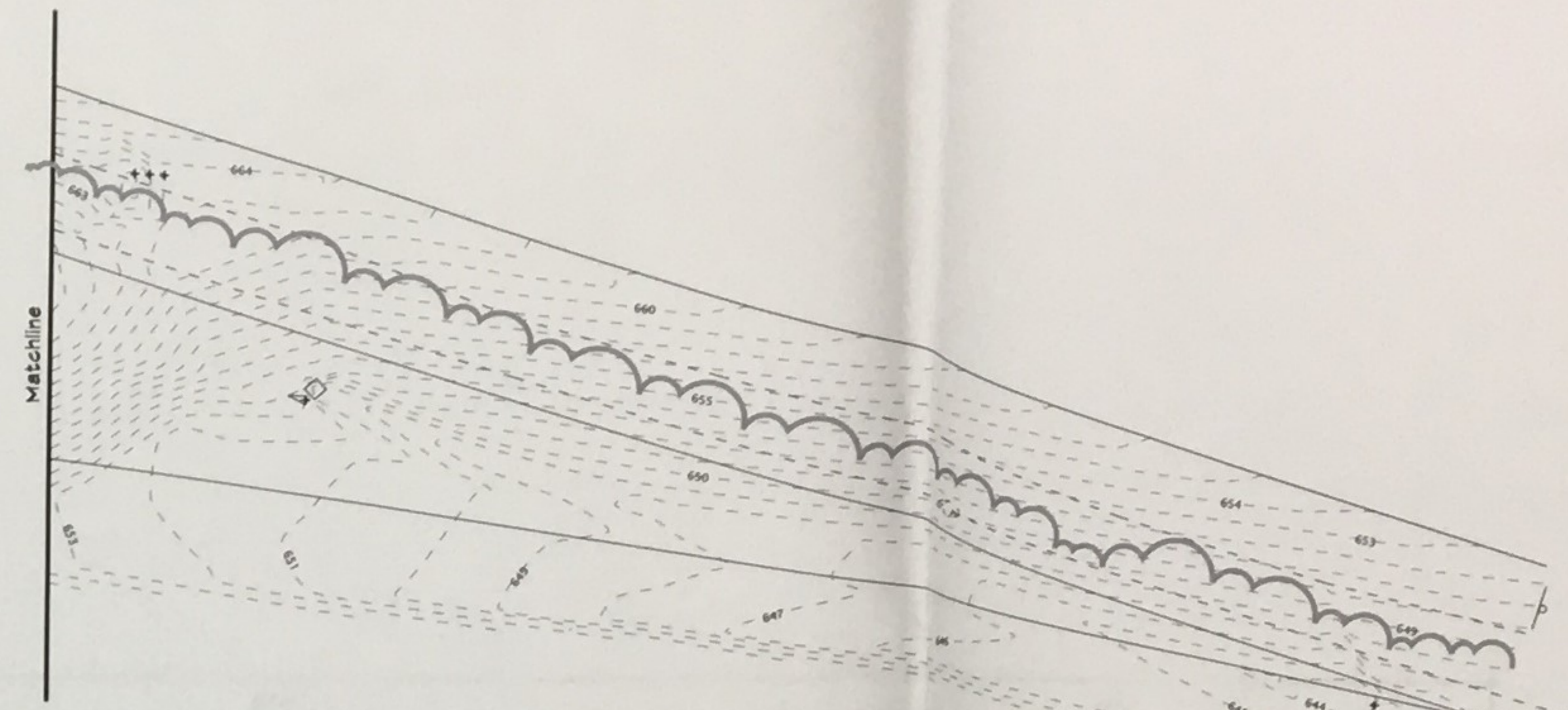
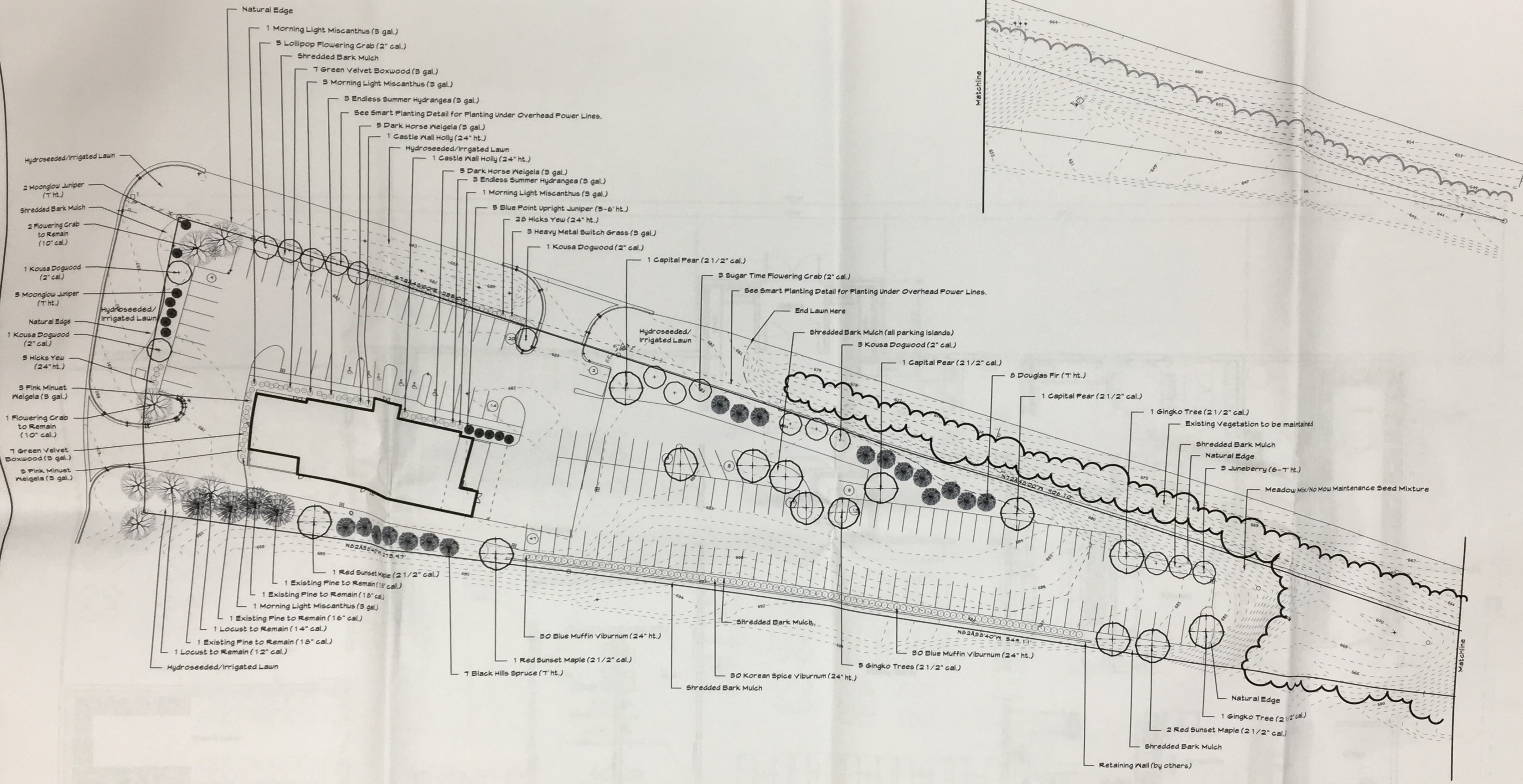
SITE PLAN
FOR: VITALE'S RESTAURANT & PUB
ATTN: ANGELA POLIZZI
400 ADA DRIVE
ADA, MI 49301

IN: PART OF THE SW 1/4, SECTION 28, T7N, R10W,
ADA TOWNSHIP, KENT COUNTY, MICHIGAN

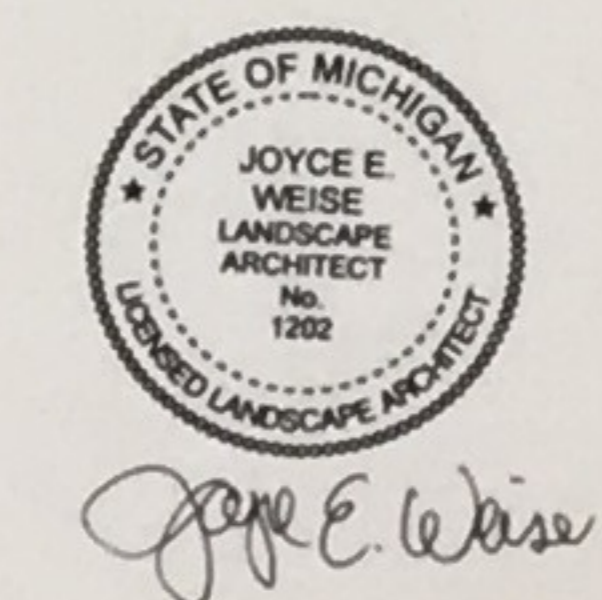
DRAWN BY: JR		PROJ. ENG.: DDG		exxel engineering, inc. planners • engineers • surveyors 5252 Clyde Park, S.W. • Grand Rapids, MI 49509 Phone: (616) 531-3660 Fax: (616) 531-2121 www.exxelengineering.com
APPROVED BY: DDG		PROJ. SURV.: KJV		
FILE NO.: 931689E		DATE: 5/16/16		

SHEET 1 of 3

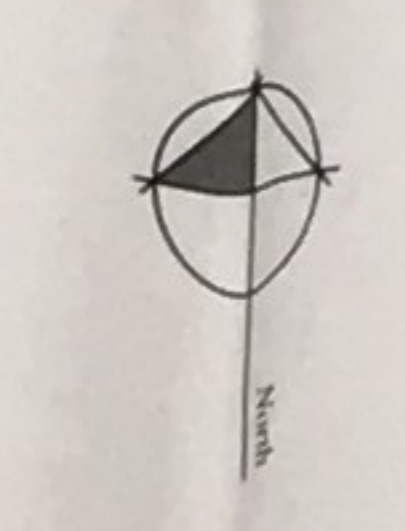
X:\Projects\1593\931689\Drawings\dwg\931689.dwg SITE 5/17/2016 9:01:51 AM



Smart planting
 No trees should be planted near power lines. However, many trees are attractive additions to your yard and, under normal conditions, will not grow tall enough to interfere with our distribution lines.
 Avoid planting tall-growing trees such as the following near or under power lines:
 - Silver Maple
 - Norway Maple
 - Oak
 - White Spruce
 - Colorado Blue Spruce
 - Most pines
 - Willows



Joyce E. Weise



- Notes:**
- All plantings shall be mulched with 3\"/>

PROPOSED LANDSCAPE PLAN FOR:

DRAWING NUMBER:
051516

DRAWN BY:
Joyce E. Weise P.L.A., A.S.L.A.

DRAWING DATE:
06/03/16

ISSUED FOR:
06/03/16 Approval

SCALE
1/8" = 1.0'

SHEET NUMBER
L-1

Off-Street Parking Island Landscape

- Each landscape island requires:
 (1) Canopy Tree w/ 2-1/2" caliper CAPITAL PEAR
 (5) CANOPY TREES
 (5) EVERGREEN TREES CONCOLOR FIR

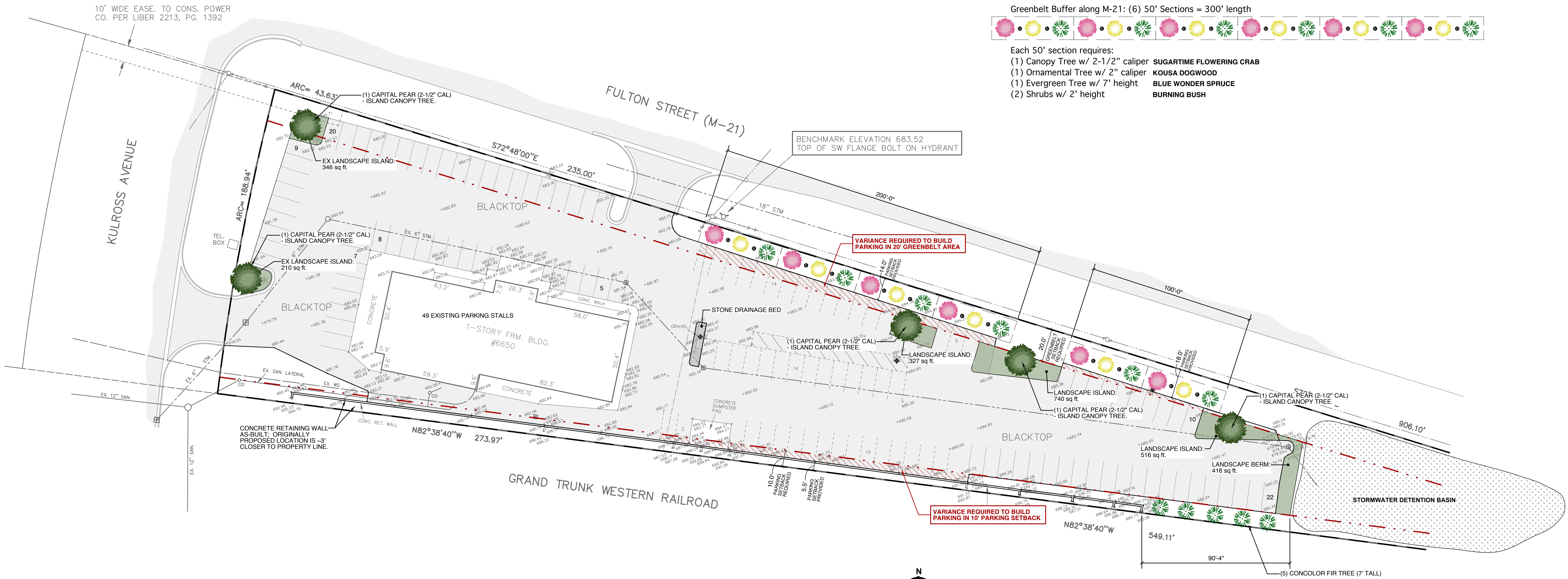
Greenbelt Buffer Landscape along M-21

- (6) CANOPY TREES
 (6) ORNAMENTAL TREES
 (6) EVERGREEN TREES
 (12) SHRUBS

Greenbelt Buffer along M-21: (6) 50' Sections = 300' length

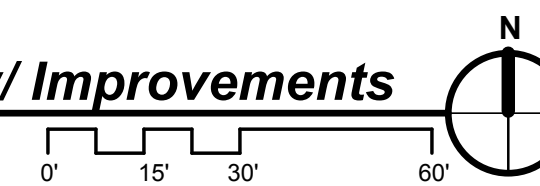


- Each 50' section requires:
 (1) Canopy Tree w/ 2-1/2" caliper SUGARTIME FLOWERING CRAB
 (1) Ornamental Tree w/ 2" caliper KOUSA DOGWOOD
 (1) Evergreen Tree w/ 7' height BLUE WONDER SPRUCE
 (2) Shrubs w/ 2' height BURNING BUSH



1. As-Built Site Plan w/ Improvements

SCALE: 1" = 30'-0"



Required Variances

- A GREENBELT BUFFER OF 20'-0" WIDTH SHALL BE PROVIDED WHERE ADJACENT TO THE FULTON STREET RIGHT-OF-WAY.
 A 14'-0" GREENBELT WIDTH IS PROVIDED FOR APPROXIMATELY 170' LENGTH. ADDITIONALLY, AN 18'-0" GREENBELT WIDTH IS PROVIDED FOR APPROXIMATELY 90' LENGTH. THIS MODIFICATION IS REQUESTED TO BETTER MAXIMIZE THE PARKING ON THE SITE. IT IS IMPORTANT TO NOTE THAT THE M-21 ROADWAY IS OVER 50' AWAY FROM THE CLOSEST PARKING STALL.
- A 10'-0" WIDE PARKING SETBACK IS REQUIRED WHERE ADJACENT TO A RESIDENTIAL ZONE.
 THE PARKING ALONG THE SOUTHERN PROPERTY BOUNDARY EXTENDS 4'-6" INTO THE PARKING SETBACK. THIS IS REQUESTED TO MAXIMIZE THE PARKING ON THE SITE. IT'S IMPORTANT TO NOTE THAT THERE IS A TALL RETAINING WALL ADJACENT TO THE PARKING STALLS. PROVIDING ADDITIONAL SETBACK HAS NO EFFECT ON THE ADJACENT RESIDENTIAL ZONE AS THE LIGHTS FROM THE VEHICLES ARE BLOCKED BY THE RETAINING WALL. FURTHERMORE, A 100' WIDE RAILROAD RIGHT-OF-WAY WITH SIGNIFICANT EXISTING VEGETATION ON EACH SIDE SEPARATES THIS PROPERTY FROM THE RESIDENTIAL NEIGHBORHOOD. THE OWNER IS PROPOSING TO PLANT (5) EVERGREEN TREES ALONG THE EAST END OF THE RETAINING WALL TO HELP BUFFER THE PARKING LOT TO THE NEIGHBORS.

7. Landscaping Requirements:

- Buffer Zones:
 Required: 30 ft. adjacent to R zones
 10 ft. adjacent to C or I zone
 Proposed: 5.5 ft. min. - Variance Required
- Offstreet parking area landscape requirements:
 Required: 150 sq. ft. per 8 spaces. Existing: 47/8 x 150 = 881 sq ft
 Proposed: 2,555 sq ft
 New: 82/8 x 150 = 1,538 sq ft
 Total Req'd: 2,419 sq ft
- Greenbelt requirements:
 Required: 20 ft. (along road R/W)
 Proposed: 10-20 ft; 10 ft. min. (for new parking lot construction) - Variance Required



Revisions:
 UPDATE #2 11/11/18

Project No: 214059
 Issue Date: 8/13/18
 Reviewer: KCD
 Drawn By: TRW

Untitled Map

Write a description for your map.

Legend

-  Ada Township
-  O'Brien's Market & Deli



Google Earth


© 2018 Google
© 2019 Google

7.89 ft

Untitled Map

Write a description for your map.

Legend

-  Ada Township
-  O'Brien's Market & Deli



Google Earth

© 2018 Google

© 2019 Google

6.69 ft





CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

March 28, 2019

Ada Township Planning Commission
7330 Thornapple River Drive
Ada, MI 49301

RE: Notice of Master Plan Distribution

On March 27, 2019, the Cascade Charter Township Board approved the distribution of the draft Master Plan Update to neighboring communities, as required by Section 41 (3) of the Michigan Planning Enabling Act, as amended.

The Plan can be found on the following website: draft.cascadetwpvision.com

Your community may, but is not required to, provide comments regarding the updated Cascade Charter Township Master Plan Update within 63 days. Comments regarding the Plan can be sent to the following address:

Cascade Charter Township Planning Commission
2865 Thornhills Avenue SE,
Grand Rapids, MI 49546-7192

Thank you for your interest.

Sincerely,

Cascade Charter Township
Steve Peterson, AICP
Community Development Director

Assessing
949-6176

Building
949-3765

Buildings & Grounds
682-4836

Clerk
949-1508

Fire
949-1320

Manager
949-1500

Planning
949-0224

Treasurer
949-6944



**PLANNING COMMISSION
ANNUAL REPORT TO TOWNSHIP BOARD
Fiscal Year Ending March 31, 2019**

Commission Members: Susan Burton, Angela Butterfield (Vice Chair), Daniel Carter, Sara Easter (Secretary), Catherine Jacobs (Township Board Representative), Ross Leisman (Chairperson), Michael Lunn (Resigned on 1/15/19).

Staff Reporting: Jim Ferro, Planning Director, Brent Bajdek, Planning & Zoning Administrator.

Meetings: 10 meetings held on the third Thursday of the month. No meetings were held in October and November.

Public Hearings:

9

Site Plans Approved (4):

- Office addition (main level - 2,342 sq. ft., lower level – 2582 sq. ft.), office renovation and site improvements, 6160 East Fulton St., Dan Vos Construction Co. (*Applicant canceled this project*)
- Site Plan Review, office addition and modified parking area, approximately 1,743 sq. ft., 6210 E. Fulton St., WDDG, LLC (Ada Valley Gourmet Foods).
- Site Plan Review, Revisions to Marketplace Square Condominium, to add additional land for 43 parking spaces and re-located driveway access to M-21, 7590 East Fulton St., Geld, LLC.
- Site Plan Review, Construction of a new corporate office building, parking lots and site improvements, 6160 East Fulton, Dan Vos Construction Company.

Site Plans Withdrawn (1):

- Enchanted Gardener, 9430 Vergennes St. SE, originally submitted August, 2017. Officially withdrew application on 3/7/19.

PVM District Development Plans (9):

- Revised PVM District Development Plan, Construction of a 13,105 sq. ft. three-story building, Unit A1, River Street Commons Site Condominium, 460 Ada Drive SE, ACME Marine.
- PVM District Development Plan, Construction of a 14,417 sq. ft. two-story, Mixed-Use Bldg., Unit B6 Marketplace square, 7505 River Street SE, Marketplace Square B-6, LLC.

- PVM District Development Plan, Construction of a 5,120 sq. ft., two-story, two-tenant building, for veterinary care and professional offices, Unit 7, Ada West Commercial Condominium, 7163 Headley St. SE, All 4 Sallie, LLC.
- PVM District Development Plan, Construction of a 6,412 sq. ft., two-story building to be used for retail, service and office uses, Bldg. A8/Unit 8, River Street Commons Condominium, 472 Ada Dr. SE, 460 Ada Drive, LLC.
- PVM District Development Plan, Revised conditions of Approval for Riverpoint of Ada, to Include Approval of a Departure from the Maximum Lot Coverage Standard of 50% on all Detached Single-Family Home Sites, Schoolhouse Dr. & Greenslate Dr., Thornapple Pines Development.
- PVM District Development Plan, Construction of a 37,297 Sq. Ft, Three-Story Building to be used for Retail, Hotel, Banquet and Meeting Center Uses, Units A4 & A5, River Street Commons Condominium, 7415 & 7407 River Street SE, River Street Commons A4 & A5, LLC.
- PVM District Development Plan, Construction of a 4,102 sq. ft., two-story dental building to be located within the Ada West Commercial Condominium, Unit 6, 7167 Headley Street SE, Ada Hills Family Dentistry.
- Revised PVM District Development Plan, Construction of a 13,075 sq. ft., two-story building to be used for restaurant, retail and office uses, Marketplace Square, Unit B5, 7471 River Street SE, Ada Marketplace B-5, LLC.
- Revised PVM District Development Plan, Construction of a 12,230 sq. ft., two-story building to be used for restaurant, retail and residential uses, Marketplace Square, Unit B6, 7505 River Street SE, Ada Marketplace B-6, LLC.

Zoning Ordinance Amendments (4):

- Added provisions and established standards to permit short-term rental of detached single-family homes in all residential zoning districts, with approval of a special use permit by the Planning Commission. **(Approved by Planning Commission, Denied by Township Board)**
- **O-070918-1:** Amended Chapter 78, Conditional rezoning from Industrial (I) District to Low Density Single Family Residential (R-1) District for a private, non-profit K-12 school on a 1.7 acre site, for a minimum of 2 years and maximum of 3 years, located at 155 Spaulding Ave. SE.
- **O-102218-1:** Amended Section 78-480 of Article XX-A – Planned Village Mixed-Use Overlay (PVM) District – Development plan application requirements and review and approval procedure, by adding provisions pertaining to the duration of development plan approval, expiration of plan approval and extensions of plan approval.
- **O-082718-2:** Amended Section 78-382, Use Regulations of the Industrial (I) zoning district, by adding “indoor vehicle sales” to the list of uses permitted by right, and establishing standards for approval of this use.

Special Use Permits Approved (3):

- “Type 2” Home Occupation in R-3 Zoning district at 7567 Fast St. SE, permitting a woodworking operation as a home occupation.
- Approval of a veterinary care office in the C-1 PVM Overlay District at 7163 Headley St. SE.
- Approval of a personal fitness training center in the PO Zoning district at 5211 Cascade Rd.

Special Use Permits Withdrawn (1):

- “Type 2” Home Occupation in the RR Zoning district at 201 Honey Creek Ave. NE, permitting personal training as a home occupation.

Capital Improvements Plan Approved for 2019-2024

Ongoing Discussion Topics (1):

Options for preserving historic buildings in the Village.