

**ADA TOWNSHIP PLANNING COMMISSION
MINUTES OF THE OCTOBER 17, 2019 WORK SESSION**

A meeting of the Ada Township Planning Commission was held on Thursday, October 17, 2019, at 6:00 p.m. at the Ada Township Offices, 7330 Thornapple River Dr., Ada, MI.

I. Call to Order / Roll Call

Chairperson called the meeting to order at 6:08 p.m.

Present: Burton, Butterfield, Carter, Jacobs (arrived at 6:23 p.m.), Leisman

Absent: Easter, Heglund

Staff Present: Ferro, Bajdek, Winczewski

Public Present: 13 Members

II. Informal Pre-Application Conference, 96 Multifamily Residential Units On 9.64 Acre Site, 7590 East Fulton St., Parcel No. 41-15-34-127-003, Orion Real Estate Solutions

Mike Lubbers, Director of Design at Ghafari, presented architectural images of the proposed residential buildings to the Commission. Four buildings, totaling 96 units, are being proposed; two of them will be 3-stories and two of them will be 4-stories. The 3-story buildings will have a row-home aesthetic feel and the 4-story buildings will have an urban character. Mr. Lubbers stated they took the feedback from the last meeting and have reduced the number of parking spaces to 164. They are now proposing 39 detached parking spaces (carport spaces), 42 attached parking spaces (ground level of the residential units), and the remaining 83 will be surface parking (open parking lot).

Chairperson Leisman asked for Planner Ferro's feedback. Ferro stated he likes the variety of materials proposed on the outside of the buildings to give them a townhome appearance as well as the roofline variations. Ferro stated he thinks it's important that the ends of the buildings which face Fulton do not look like stairwells.

Butterfield asked how the stairwells will be illuminated at night, concerned that it will be obvious that they are stairwells. Mr. Lubbers stated the stairwells will look like a modern farmhouse, very similar to Nonna's café. Butterfield stated she likes the look of the apartments and feels that they look more like townhomes than apartments. She likes the parking on the ground level beneath the units. She also likes the use of wood on the balconies.

Leisman expressed concern for the number of stories being proposed. Mike Maier, Orion Real Estate Solutions, stated that consideration should be made on the location of this project. These apartments will be an endcap to the Village. Market studies have come back indicating a need for more density and this is one of the last sites to be able to do so.

Burton asked about the sizes of the apartments. Mr. Maier stated there will be four, 3-bedroom units on the ground floor and the remainder will be 1 and 2-bedroom units.

Leisman stated he likes the proposed parking underneath the units. Having the parking somewhat hidden is one justification for the higher buildings.

Carter stated that the carports facing the retailers should not look like carports. Mr. Meier agreed.

Leisman asked if there's a way to break up the 4-story buildings so it looks a little more like townhouses. Ferro suggested generating renderings from a driver's perspective on Fulton or use flying balloons so we can see what the height will be. Ferro stated we should keep in mind that the 4-story buildings are almost

300 feet from Fulton and the 3-story buildings will be in front of them.

Carter stated he has no issues with the 4-story buildings but feels the stairwell ends of the buildings need improvement.

Jacobs stated she's not crazy about the white but she does like the changes made to surface parking and carports. She prefers the architecture of the 4-story buildings vs. the 3-story buildings. Carter and Leisman agreed.

III. Public Comment

Noelle DiVozzo of 7115 Bronson St., stated she thinks these apartments look like a little bit of Kentwood is being sent down in Ada. She feels they do not have a Village feel to them; they look stark. She would like to see 2-stories and more detailing. Ms. DiVozzo stated the master plan calls for houses and she feels having houses there would be a huge improvement.

IX. Adjournment – Meeting adjourned at 7:00 p.m.

Respectfully submitted,

Jacqueline Smith, Ada Township Clerk