

**ADA TOWNSHIP PLANNING COMMISSION
MINUTES OF THE JANUARY 15, 2009 MEETING**

A meeting of the Ada Township Planning Commission was held on Thursday, January 15, 2009, at the Ada Township Offices, 7330 Thornapple River Dr., Ada, Michigan.

I. CALL TO ORDER

Meeting was called to order by Vice Chairperson Gutierrez at 7:30 p.m.

II. ROLL CALL

Hoeks called the roll. Present: Commissioners Butterfield, Easter, Gutierrez, Hoeks, Lowry, and Sytsma. Also present: Planning Director Ferro. Absent: Chairperson Korth.

III. APPROVAL OF AGENDA

Motion by Sytsma, second by Lowry, to approve the agenda as presented. Motion passed unanimously.

IV. APPROVAL OF MINUTES OF THE DECEMBER 18, 2008 MEETING

Motion by Hoeks, second by Sytsma, to approve the December 18, 2008 meeting minutes as presented. Motion passed unanimously.

V. PUBLIC HEARINGS – None scheduled.

VI. UNFINISHED BUSINESS - None.

VII. NEW BUSINESS

1. Revised Preliminary PUD Plan, Cascade Trail, Phase 2, 30,800 Square Foot Medical Office Building and a 6-Unit Adult Foster Care Home, 5018 and 5038 Cascade Rd. (Parcel Nos. 41-15-31-376-001 and 002), Cascade 5038 LLC.

Ferro passed out the minutes from the November 2008 meeting at which the Commission recommended approval of this plan. The applicant decided to come back before the Commission with some proposed revisions before going before the Township Board. The revisions concern architectural details and height of the proposed office building, and minor changes in the layout of the group home at the rear of the property – mainly consisting of the parking and driveway layout.

Motion by Hoeks, second by Sytsma to reconsider the motion adopted at the November 2008 meeting. Motion passed unanimously.

Dan Henrickson of True North and founder of Olivia's Gift, presented the revised plan. Brian Sikma, applicant, was also present. Henrickson discussed the scale of the office building – a two story structure with a 5/12 roof pitch. Brick will be used on the first floor exterior, with another material to be used on the second floor. He talked about other aspects of the exterior. Butterfield asked if there has been any progress regarding elevations from the residential area. Henrickson stated they have not done a perspective from the ground looking up yet. Gutierrez stated the buildings are all different in the area, which makes it difficult to establish a desired direction for this building. He stated it is important that sight lines and visual impact from all directions be submitted, because of the height of the building.

Henrickson stated that the perceived height of the building is reduced by using a pitched roof. He noted that they do not want all buildings to look exactly the same, but to have a compatible look and feel, by using features similar to surrounding buildings, such as the same brick, same roof shingle, compatible building scale and other measures.

Ferro stated the Commission should identify to the applicant what other information they need to evaluate the proposed height, elevations and building character. Ferro spoke about this building in comparison to surrounding buildings. He noted that the west elevation is important because it faces the single-family residential neighborhood to the west. Ferro noted that since what is requested involves a revision to the conditions from the motion adopted at the November meeting, this revision needs a public hearing. Butterfield mentioned that Korth wanted a sidewalk connection from the street to the front door.

Hendrickson next talked about Olivia's Gift, noting they would like to move forward on this as soon as possible. He went over the changes noting the main change is that they straightened up the parking. Sytsma questioned the necessity of all of the parking. Sikma stated they only time the parking will be maxed out is on holidays and when an event is going on. Ferro clarified that there are 17 parking spaces which would be one space per 441 square feet, which is much less than it would be for an office building of the same size. Ferro stated there are no storm sewers planned for the parking area – there are some potential rain gardens shown on the grading plan. Ferro asked if there might be an alternative location for the dumpster pads – for instance, placed out near the main drive, to be located further from the residential neighborhood. Hendrickson stated he does not see a problem with that. Hoeks stated the neighbors would also appreciate having it moved. Easter stated she is proud to have this in their community.

The consensus of the Commission was to schedule the revised preliminary PUD plan for public hearing at the February 19, 2009 Planning Commission meeting.

2. Approve FY 2009-10 Meeting Schedule

Ferro stated that all meetings will be held on the third Thursday of each month. Motion by Lowry, second by Sytsma, to approve the fiscal year 2009-2010 meeting schedule. Motion passed unanimously.

VIII. REPORTS FROM COMMISSION MEMBERS/STAFF

1. Draft Planning Commission Priorities List.

Gutierrez stated they will not vote on this tonight because of Korth's absence. All Commissioners stated they have reviewed the list. There was some discussion on a few of the list items. Ferro commented on each item, mainly for the benefit of Commissioner Easter. This will be revisited at the February Commission meeting.

IX. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

None.

X. ADJOURNMENT

Motion by Sytsma, second by Lowry, to adjourn the meeting at 8:33 p.m. Motion passed unanimously.

Respectfully submitted,

Susan Burton
Ada Township Clerk
rs:lm