

**ADA TOWNSHIP PLANNING COMMISSION
MINUTES OF THE MARCH 4, 2015 WORK SESSION MEETING**

A work session meeting of the Ada Township Planning Commission was held on Wednesday, March 4, 2015 at 4:30 p.m. at the Ada Township Offices, 7330 Thornapple River Dr., Ada, MI.

I. CALL TO ORDER

Meeting was called to order by Chairperson Korth at 4:30 p.m.

II. ROLL CALL

Present: Chairperson Korth, Commissioners Lunn, Leisman, Lowry, Easter, Butterfield, Jacobs
Staff Present: Planning Director Ferro

III. REVIEW AND DISCUSSION OF PLANNED VILLAGE MIXED USE (PVM) ZONING DISTRICT REGULATIONS

Ferro presented an overview of the current form-based zoning regulations that were enacted by the Township following the 2006 Village Design Charrette, and a comparison between the adopted regulations and the regulations that were recommended by Jeff Speck, the land use consultant on the Envision Ada consultant team.

Ferro stated that the Regulating Plan map and accompanying text recommended by Speck is generally much more prescriptive with respect to building setbacks, building height and location of parking and driveway accesses than the current regulations, and that the Speck regulations are tied very closely to the street and building layout shown on the Envision Ada plan graphic.

Ferro stated that the most significant differences between the current regulations and those recommended by Speck include the following:

1. the current regulations allow 1-story buildings in nearly all locations in the Village, while the Speck-recommended regulations prescribe a minimum of 2 or 3 stories in nearly all locations, with 1-story buildings permitted in only a couple of specific areas.
2. The current regulations have minimum/maximum building frontage requirements (the % of the street frontage on a lot that must be occupied by a building within the allowed building setback) that vary by Lot Type, ranging from 60%/80% for Village Shop lots, to 90%/100% for Village Blockfront Lots. The Speck-recommended regulations have a less stringent minimum frontage requirement of 60% in all locations.
3. The current regulations allow a slightly lower minimum story height on the ground floor of 11 feet, compared to 12 feet minimum, with 18 feet recommended, in the Speck-recommended regulations.

Korth pointed out that the Commission will soon be reviewing a plan for a new 1-story building located on the west end of Headley St., across the street from his office. Korth stated he would probably need to recuse himself from the Commission when the plan is considered, since he is an adjacent property owner. Korth stated he felt strongly that any new buildings in the Village should be 2-story, and that allowing 1-story buildings would result in the same suburban strip center character that we are trying to get rid of in the Village.

Leisman stated that since the current zoning rules allow 1-story buildings, the Commission should consider initiating an amendment process as soon as possible to change the building height standards in the form-based zoning rules, and postpone the March meeting schedule to a date that would allow for holding a public hearing on a zoning ordinance amendment with the required 15-day hearing notice.

Ferro stated the earliest such a meeting could occur would be about March 26.

Following discussion, it was moved by Leisman, seconded by Easter, that the March meeting of the Planning Commission be re-scheduled from March 19 to Thursday, March 26, at 7:00 p.m.

Motion passed by 7-0 vote.

It was moved by Leisman, seconded by Easter, to schedule a public hearing at the March 26 meeting on the following amendments to Table XX-A.2 – Dimension Standards for Lot Types, in Article XX-A, Planned Village Mixed Use Overlay (PVM) District, of the Ada Township Zoning Ordinance:

1. to revise the standard for minimum/maximum building height in stories in the Village Core and Village Center transect zones of the PVM District, for Village Blockfront, Village Shop, Apartment House and Duplex Lot Types from 1 story minimum/3 stories maximum to 2 stories minimum/3 stories maximum.
2. to revise the standard for minimum/maximum building height in stories in the Village Proper (VP) and Edge transect zones of the PVM District, for Village Blockfront, Village Shop and Apartment House Lot Types from 1 story minimum/3 stories maximum to “Not Permitted” (NP).
3. to revise the standard for minimum/maximum street yard (building setback) in the Village Core and Village Center transect zones from “Not Permitted” (NP) to minimum 10 ft./maximum 25 ft.
4. to revise the standard for minimum/maximum street yard (building setback) in the Village Proper (VP) and Edge transect zones from minimum 10 ft./maximum 25 ft. to Not Permitted (NP).
5. to otherwise amend the dimensional standards to correct inconsistencies between Table XX-A.2 and Table XX-A.1 – Lot Types Permitted by Village Transect Zone

Motion passed by 7-0 vote.

It was moved by Leisman, seconded by Easter, to direct the Planner to prepare and present to the Commission at the March 26 meeting an outline of the procedures and schedule for amending the adopted Township Master Plan to incorporate the Envision Ada Plan.

Motion passed by 7-0 vote.

PUBLIC COMMENT:

There was no public comment.

ADJOURNMENT

The meeting was adjourned at 6:15 p.m.

Respectfully Submitted,

Susan Burton, Township Clerk

SB/jf