

**ADA TOWNSHIP PLANNING COMMISSION
MINUTES OF THE MARCH 15, 2007 MEETING**

A regular meeting of the Ada Township Planning Commission was held on Thursday, March 15, 2007, at the Ada Township Offices, 7330 Thornapple River Dr., Ada, Michigan.

I. CALL TO ORDER

Meeting was called to order by Korth at 7:30 p.m.

II. ROLL CALL

Present: Chairperson Korth, Commissioners Burton, Butterfield, Gutierrez, Hoeks, and Lowry. Absent: Commissioner Sytsma. Also Present: Planning Director Ferro.

III. APPROVAL OF AGENDA

Motion by Hoeks, second by Burton, to approve the agenda, subject to addition of Master Plan update discussion, under Unfinished Business. Motion passed by 5-0 vote.

IV. APPROVAL OF MINUTES

Motion by Hoeks, second by Lowry, to approve the February 15, 2007 Meeting Minutes as presented. Motion passed by 5-0 vote.

Butterfield arrived at the meeting at this time.

V. PUBLIC HEARINGS

1. Request for Special Use Permit for a Vehicle Sales Business in the C-2 Zoning District, 8162 East Fulton St., Suite 2B and 2C, Parcel No. 41-15-35-162-005 and 006, Robert Napieralski

Robert Napieralski presented his request for special use permit for a used vehicle dealership business. He stated that the vehicles he buys and sells will be stored inside the facility.

Ferro stated that in order for the applicant to obtain a vehicle dealer's license from the State, he has to have zoning approval. Vehicle dealerships are a permitted use in the C-2 district with a special use permit. The applicant is proposing to use two of the commercial condo units that are in the Ada Landing's commercial warehouse development on the east side of the river. A site plan and floor plan was submitted.

A public hearing was opened. The following comments were made:

Jay Carl stated he was the developer of the Ada Landings Commercial Center. He stated that since the development is a condominium, there is an overlay of condo regulations that would be conditions in addition to any conditions the Commission places on the special use permit. The condo rules include restrictions on outdoor storage.

The hearing was then closed.

Ferro next went over the four standards which need to be satisfied for approval of the special use permit (which are set out in his March 15, 2007 Staff Memo). Ferro noted the parking area is not visible from Fulton Street, so that even if a few vehicles were stored in the parking lot, they would not be visible from surrounding properties. He stated he recommends approval with the condition that there shall be no vehicles stored or displayed outdoors on the property in the area located north of Building 1.

Hoeks stated he visited the site and said this is a storage facility to be proud of. The appearance and upkeep is a very good example in the Township. The only question Hoeks had was regarding signage, noting he would only want one sign. Ferro stated the sign rules do not permit more than one free standing sign for the commercial center.

Burton stated she sees no reason to disapprove and this is a great use for the facility in this location.

Lowry questioned whether the storage is just for vehicles for sale, or will there be restoration work also. The applicant stated the use is just for the sale of vehicles.

Gutierrez asked the applicant if there would be any vehicle repairs that would generate noise. Napieralski stated that no service or repair of vehicles would take place on the property.

Korth noted the location is on well and septic and questioned whether there would be potential for runoff into the septic field or into the parking lot. The applicant stated there would not be excess runoff.

Motion by Hoeks, second by Lowry, to approve a special use permit for a vehicle sales business in the C-2 Zoning District, at 8162 East Fulton St., Suite 2B and 2C (Parcel No. 41-15-35-162-005 and 006), subject to the following conditions:

1. There shall be no vehicles stored or displayed outdoors on the property in the area located north of Building 1.
2. There shall be no service or repair of vehicles performed on site of any material nature.

Motion passed unanimously.

VI. OLD BUSINESS – CONTINUED DISCUSSION ON MASTER PLAN UPDATE

The Commission discussed the following items:

- Extension of the moratorium.
- Breaking written parts into deadlines to complete portions of the update.
- Addressing the final charrette at the next month's meeting with the goal of the Planning Commission being able to recommend the same to the Board.
- A goal of having a public comment meeting in May.
- Land use and preservation by State Game Area.
- Issues along Fulton Street, Ada Drive and the west end of Village area.
- Change regarding Goodwillie School.
- Zoning and site-specific issues.
- Properties along Fulton Street, west of Amway and the Village, on the north side to the Township line, distinguishing between improved and unimproved lots, etc.
- Having topographical information available for next work session meeting.
- Goal to have the vision statement a minimum of 2 or 3 days prior to the meeting.

The Commission set a date of March 28, 2007, at 3:30 p.m., for a work session on the Master Plan. Ferro indicated he would have drafts of the Community Description and Natural Features portions of the Plan, as well as the revised Vision Statement.

VII. NEW BUSINESS

None.

VIII. REPORTS FROM COMMISSION MEMBERS/STAFF

None.

IX. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

None.

X. ADJOURNMENT

The meeting adjourned at 8:35 p.m.

Respectfully submitted,

Deborah Ensing Millhuff, CMC
Ada Township Clerk
rs:lm