

**ADA TOWNSHIP PLANNING COMMISSION
MINUTES OF THE MARCH 16, 2006 MEETING**

A regular meeting of the Ada Township Planning Commission was held on Thursday, March 16, 2006, 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, Lowry and Sytsma. Absent: Commissioner Hoeks. Also Present: Planning Director Ferro.

III. APPROVAL OF MINUTES

Motion by Burton, second by Sytsma, to approve the February 16, 2006 regular meeting minutes as presented. Motion passed unanimously.

IV. APPROVAL OF AGENDA

Motion by Burton, second by Gutierrez, to approve the agenda as presented. Motion passed unanimously.

V. PUBLIC HEARINGS

1. Request for Special Use Permit, Detached Accessory Building of 2,880 Square Feet Ground Floor Area, and Total Accessory Building Square Footage of 3,175 Square Feet, 1687 McCabe Ave., Parcel No. 41-15-13-100-014, John Hadley

John Hadley presented the request for special use permit. He noted the square feet should be 3,173. He stated he is trying to clean up the area to have storage in one spot. Ferro pointed out that the zoning rules state the Planning Commission can authorize excess square footage with special use permit approval if the use is harmonious with the surrounding area.

The public hearing was opened. There were no comments. The hearing was then closed.

Gutierrez asked if the building could be turned so the front is on McCabe. Hadley stated he wants to follow the L-shape of the property and how he has it now involves less tree removal, etc. Hadley stated he spoke to his neighbors about his plans before submitting his application. Korth asked if the intent is to extend the gravel drive up to this building and if there is any lighting planned. Hadley stated yes on the gravel drive, and at this time he has no intent on putting outdoor lighting on the building. Korth noted that this land is still dividable and there is concern that if this is split the building would be large.

Motion by Burton, second by Lowry, to grant the Special Use Permit for detached accessory building of 2,880 square feet ground floor area, and total accessory building square footage of 3,175 square feet, at 1687 McCabe Ave. (Parcel No. 41-15-13-100-014), with the condition that the applicant remove Buildings 1 through 5 before a final inspection is granted on the new accessory building. Motion passed unanimously.

VI. UNFINISHED BUSINESS:

1. Request for Special Use Permit for Type II Home Occupation – Outdoor Recreational Vehicle Storage Facility on 3 Acres in AG District, 8381 and 8495 Two Mile Road, NE, Parcel Nos. 41-15-11-300-010 and 013, Matt Inman and Mary Inman

Matt Inman presented the request for special use permit. Ferro noted a public hearing was held on this request last month. The initial proposal outlined a three acre area to be used for outdoor storage of the RVs. The applicant then proposed an alternate location moving the storage area further to the north to a lower pasture area which is less visible from the road than the original location. Ferro noted three letters were received from surrounding residents in support of the application. The applicant also submitted a written statement dated March 14, 2006, setting forth additional details on the operation. Korth read the statement. Between the last meeting and now, the Commissioners went to the site to look at the alternative location. Lowry and Burton stated they prefer the back portion of the property. Gutierrez noted the site is extremely wet. He asked how you can get a vehicle out from the back portion due to the wetness. Inman stated he would have to extend the driveway back for this purpose. Gutierrez also asked about fencing height. Inman noted the fence is not to conceal the RV's; it would just be a chain link fence. There was some discussion on tree screening location. Ferro summarized the home occupation rules. Ferro stated he believes the initial location was highly out of view and has no negative impact on the surrounding area. Korth stated his opinion is that the rear, lower setting is the better location environmentally.

It was moved by Burton, and seconded by Gutierrez, to approve the request for Special Use Permit for Type II Home Occupation for outdoor recreational vehicle storage facility on 3 acres in the AG District, at 8381 and 8495 Two Mile Road, NE (Parcel Nos. 41-15-11-300-010 and 013), with the actual storage area location to be left to the discretion of the applicant and the Township Planner, subject to the following conditions:

1. The RV storage business shall be owned and operated by the occupant of the residence at 8381 2 Mile Rd. or 8495 2 Mile Rd., and shall be located on the same parcel of land as the residence at 8381 2 Mile Rd. or 8495 2 Mile Rd.
2. Evergreen tree screening, consisting of a staggered row of 30 evergreen trees having a minimum height of four (4) feet at installation, shall be installed adjacent to the public road right-of-way, prior to placement of any stored vehicles on the property. The landscape plan/planting locations shall also be approved by the Planning Department prior to installation.
3. There shall be no exterior lighting used or installed to illuminate the outdoor storage area.
4. Signage for the business shall comply with the provisions of the sign regulations (currently rules permit 1 wall-mounted sign no larger than 1 square foot).
5. The mobile home shall be removed from the property no later than December 31, 2006, and prior to any recreational vehicles being stored on the property.
6. The 3 acres of land used for the outdoor RV storage shall remain part of a parcel of land no less than 80 acres in size that is used for agricultural use or is otherwise maintained in an undeveloped condition.
7. The special use permit shall be reviewed by the Planning Commission for conformance with the above conditions along with the conditions of approval for granting a Type II Home Occupation special use permit, on the next regular Planning Commission meeting date after two years from the date of the initial approval has expired and every three years thereafter.
8. The shallow seasonal drainage swale area shall be fenced off (determined by the storage location).

9. There shall be no stored RVs or other articles offered for sale on the property.

Motion passed unanimously.

2. Proposed Zoning Ordinance Amendment – Dog Day Care and Boarding in Industrial District

Scott Gregory was present on behalf of this agenda item. He noted they have hired Acoustics by Design as an acoustic consultant. They have made two site visits to the location. They have done some measuring of the elevations and the consultant has determined a 10-12 foot tall acoustic block wall would absorb the level of noise to reduce the noise level of about 85%. Ferro distributed copies of the draft ordinance. He said the key is whether or not to include a separation distance from residential property in the ordinance or to look at this on a case-by-case basis. He stated that given the small size of the industrial district, he would recommend the approach of not including a minimum separation distance in the ordinance standards. This would permit any location within the industrial district to be considered on its merits and evaluated against the other special use standards. Gregory noted he spoke to residents abutting the property regarding barking. Gregory next spoke about another product that is installed on the side of the building which also helps absorb the sound. Korth stated since this is a zoning request, the Commission should take a month to research and understand this acoustical concrete block product and noise level reduction associated with it. Derek Hunderman, realtor, spoke regarding the focus before the Commission, which is the proposed zoning ordinance amendment. Korth stated they are trying to come up with the specific language for the ordinance for the noise/barking issues.

Motion by Lowry, second by Sytsma, to postpone action on the proposed Zoning Ordinance Amendment for Dog Day Care and Boarding in the Industrial District until the 3/28/06 special meeting, so the Commission can obtain further information regarding noise reduction measurements. Motion passed unanimously.

VII. NEW BUSINESS:

1. Site Plan Review, Brianna Woods Site Condominium, 12 Lots on 24.73 Acres, Parcel Nos. 41-15-22-276-001 and 009, 7907 Conservation St., Chris Ortwein

Applicant Chris Ortwein presented the proposed site plan. Engineer Kevin Roosien and Attorney Todd Hendricks were also present on behalf of the applicant. Ortwein stated the proposal is for 2 single-family site condominium units. He stated his goal is to make this as least obtrusive as possible, with a preservation area around the property. There is a 50 foot buffer for the preservation area. The Kent County Health Department has been at the site and taken borings. The sites are all approved for septic systems. Ortwein noted he wants to keep this as wooded as possible. The Kent County Road Commission has also approved the site. Ortwein spoke about a gazebo area. Gutierrez asked how deep the borings were. Ortwein responded the wells range from 90 to 240 feet in this area. Korth made the following suggestions: (1) try to minimize lighting that is subdivision lighting, as far as street lights; and (2) try to add landscape island in the cul-de-sac. Ortwein stated one of his developments to look at with a preservation area is Hamilton Woods in Plainfield Township. He said it is a beautiful development. Butterfield asked what type of architectural styles he is encouraging. Ortwein stated this would be more low-key with high quality smaller homes, possibly many ranches.

Motion by Burton, second by Lowry, to approve the site plan for Brianna Woods Site Condominium, 12 lots on 24.73 acres (Parcel Nos. 41-15-22-276-001 and 009), at 7907 Conservation St., subject to the following conditions:

1. The condominium master deed and bylaws shall be submitted to the Township for review for

conformance with the zoning regulations and storm water ordinance, prior to recording.

2. A private road permit application shall be submitted, and a private road permit issued, prior to initiation of any site work.
3. A storm water permit application shall be submitted, and a storm water permit issued, prior to initiation of any site work.
4. A 25-foot no disturb zone, additional landscaping in the cul-de-sac and a gazebo shall be added in the site condominium development.

Motion passed unanimously.

2. Review of Preliminary PUD Plan, Villas of Ada, 58 Attached Condo Units on 40.37 Acres, Parcel Nos. 41-15-29-325-015, 41-15-29-376-001, 5686 Forest Bend Drive and 211 Alta Dale Ave., Covenant Two, LLC

Peter Engles, of Covenant Development, and Jason VanderKodde of Nederveld & Associates presented the preliminary plan. Korth noted the plan of action tonight is to set a public hearing on the plan. VanderKodde stated that a pre-application conference was held on this request in August. They are requesting rezoning from R-2 to PUD. The number of dwelling units has now been reduced from 72 to 58. There are 15 buildings proposed. He spoke regarding the water main, noting that they have an alternate layout available which eliminates the middle loop. He stated this site has many natural features and 70% of the site will remain undisturbed and undeveloped.

Ferro stated the existing R-2 zoning allow for 19,000 square foot single family lots up to 100 feet wide. The applicant did not submit a specific comparison plan, but there is one available from an earlier applicant of this property. This comparison plan provided for 27 single-family lots. The Commission needs to compare the merits of the PUD plan compared to how it could be developed under the existing zoning. Ferro stated the encroachment issues have now been addressed. This type of development proposed through the PUD plan has less rooftop and pavement area per unit, fewer occupants per building and less traffic generation, and lower building height than a conventional plan. The applicant noted they would have information regarding public water service prior to the public hearing.

Korth spoke regarding density and access requirements. He said the layout of the plan does nothing to mitigate the fact that there is single vehicular access. Korth stated he does not know if this is ready for a public hearing at this point due to clarification on density issues in regard to ordinance requirements. Korth also stressed the importance of the applicant submitting its own comparison plan. Engles stated it was their understanding that Township Staff was comfortable with the comparison plan already on file. Korth asked Engles if they are comfortable with using that plan and Engles stated yes. Korth stated the comparison plans have to be buildable and this comparison plan does not appear to be realistic. It was determined that the applicant will come back before the Commission with an acceptable comparison plan.

3. Review of Preliminary PUD Plan, Montreux, 24 Site Condominium Lots on 72.14 Acres, Parcel No. 41-15-08-101-002, 2700 Pettis Ave., John Postma

Korth stated the action on this tonight also would be to set it for a public hearing. Todd Stuve of Exxel Engineering spoke on behalf of the developer, John Postma. The proposal is for a single-family residential site condominium development of 24 lots. This site is currently zoned AG. A comparison plan was submitted which shows 23 lots and has 4 units with driveway access off 3 Mile. The PUD plan has 24 units, with all lots having driveway access from the private drive and access off Pettis Avenue. Seventeen acres of the property is designated open space. Stuve summarized stating that some of the

benefits of the PUD is it provides for the open space, it takes the driveway access off from 3 Mile Road, it protects the wooded and natural areas and provides buffers along Pettis. There was some discussion regarding walking paths. Korth stated the site plan is not laid out in a pedestrian fashion. One of the goals of the Township is to create an environment where people want to be out in the environment. Ferro summarized his staff memo comments noting the benefits of the open space layout – consistent landscaping along Pettis frontage, provides a common recreation amenity around the existing pond, and protects sensitive natural features in the southeast portion of the site. Korth stated he doesn't feel the intent of a natural beauty road is to look at the back of houses. Some of the Commissioners stated they have not walked the site yet.

Ferro recommended the following feedback to the applicant:

1. Pedestrian access to the open space is a PUD requirement and needs to be provided;
2. Pedestrian access to the open space could be part of a circular trail route through the entire development and on 3 Mile Rd.
3. Provide landscape screening along the Pettis Ave. right-of-way, to provide visual screening of homes from the end;
4. Provide pedestrian access to 3 Mile Rd. on the emergency access lane;
5. Take other design measures so the PUD provides a greater degree of benefit to the general public and community, to make homes less conspicuous from Pettis Ave; and
6. Provide islands in the cul-de-sacs.

Korth stated this item will be set for a public hearing at the April 20, 2006 Planning Commission meeting.

VIII. REPORTS FROM COMMISSION MEMBERS, BOARD LIAISONS, COMMITTEES AND/OR STAFF

None.

IX. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

None.

X. WRITTEN COMMUNICATIONS ENTERED ON THE RECORD

None.

XI. ADJOURNMENT

Motion by Gutierrez, second by Lowry, to adjourn the meeting at 10:16 p.m. Motion passed unanimously.

Respectfully submitted,

Deborah Ensing Millhuff, CMC
Ada Township Clerk

rs:lm