

**ADA TOWNSHIP PLANNING COMMISSION  
MINUTES OF THE MARCH 20, 2008 MEETING**

A meeting of the Ada Township Planning Commission was held on Thursday, March 20, 2008, 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, Gutierrez, Lowry and Sytsma. Also present: Planning Director Ferro. Absent: Commissioners Butterfield and Hoeks.

**III. APPROVAL OF AGENDA**

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

**IV. APPROVAL OF MINUTES OF JANUARY 22, 2008 AND FEBRUARY 21, 2008 MEETINGS.**

Motion by Sytsma, second by Lowry, to postpone action on the January 22, 2008 and February 21, 2008 meeting minutes, pending a full Commission being present. Motion passed unanimously.

**V. PUBLIC HEARINGS**

None.

**VI. UNFINISHED BUSINESS**

None.

**VII. NEW BUSINESS**

**1. Final PUD Plan, Villas of Ada, 80 Attached Condominium Units on 20.3 Acres, 5584 Ada Dr., 5575, 5595 and 5607 Hall St. (Parcel Nos. 41-15-31-426-016 and 41-15-31-476-008, 009 and 010), Covenant Two, LLC.**

Peter Engles of Covenant Development, Jason Vanderkodde, Project Engineer and Joyce Weise, Landscape Architect, were present to present the Final PUD Plan. Vanderkodde summarized the adjustments to the plan that have been made since the preliminary PUD approval, as follows:

- Some curves have been added to the road and the building locations have been adjusted a little bit east and west to break up the sight lines and present a better plan aesthetically.
- To preserve the mature trees on the north side of Ada Drive, the road widening at the development entrance will be placed an additional six feet towards the development.
- A little more guest parking has been added, but due to the removal of building 21, the pavement added is less than what has been removed.
- The depth of the garages will be increased by two feet, in order to allow a bit more storage for the residents.
- Patio sizes have been increased slightly.
- The configuration of the undisturbed area has been modified slightly. There is a slight increase overall, by about ½ acre, in the amount of undisturbed land area.

- They have modified storm sewer structure in order to maximize infiltration.
- Another exterior light (with manual switch) has been added at the garage door to provide better security.
- There will be a total of three street lights, using a “dark sky,” cutoff fixture, with one at each entrance, and one in the middle of the site where the internal sidewalk crosses the main access drive..
- There will be accent lighting and optional path lighting around the perimeter of each dwelling, for security of residents and guests.
- There will be two signs, one on Ada Drive and one on Hall (and internal directional signage).

Joyce Weise presented the landscape plan. She noted they will save as much of the existing vegetation as possible. She spoke about the evergreen screening and maintaining the rural character. Included in the landscaping will be flowering shrubs, perennial borders, and meadow-type grass with wild flowers. A lot of color at both entrances is also a benefit when marketing the sites. She also spoke about transplanting many of the trees and using as much on site material as possible.

Korth stated he took pictures of the developer’s similar project in Wyoming and questioned the applicants about the lack of screening of the air conditioning condensers and utility meters. He said these should be screened with the same type of screening as the patio areas – hard structure screening, not plantings. Weise responded this is a seasonal plan and there aren’t as many options in the winter months. Korth reiterated that the screening should be a hard structure and thus there wouldn’t be a seasonal issue. Korth stated he supports adding more trees – canopy trees along the street are traffic calming, so the more there, the better. Weise stated she agrees. There was discussion regarding using recycled products. Sytsma asked about the wattage of the lights at the entrance.

Vanderkodde responded that the street lights will be 175 watts and the entrance lights will be 60 watt incandescent bulbs.

Ferro summarized his staff memo and went over the standards for PUD approval. He stated there have not been any significant changes in the plan that would cause the Commission to change its earlier conclusion, at the time of preliminary plan approval, that the standards for approval set forth in the zoning rules are met. He said there were three conditions of approval on the preliminary plan that pertained to information required to be shown on the Final PUD Plan, which were the landscape plan, the detailed lighting plan, and the final grading plan was to preserve an area at the south end of the site next to building 21. Ferro stated all of these requirements have been met. In addition to the conditions for approval suggested in his staff report, Ferro suggested adding a condition that public road improvements shall be completed prior to occupancy of any dwelling unit. He also spoke about the condition regarding utility easements for water and sewer mains and the option to include language requiring approval by the Utilities Director. There was also some discussion on the condition regarding the landscape plans.

Korth suggested also restricting the public road construction to occur only while schools are not in session.

Vanderkodde asked if a time limit could be placed on the Township’s inspection of the staked clearing limits, prior to start of work.. Ferro asked the applicant about consulting with the neighboring property owners to get their input regarding screening. Engles clarified that their screening plans for blocking headlight glare provide several different alternative plans. The alternative selected at a given location will be tailored to the specific site conditions at that location.

Lowry asked if there are any floor drains in the homes other than sinks, toilets and in the utility rooms. Engles stated there are no others.

It was moved by Sytsma, seconded by Lowry, to approve the Final PUD Plan for the Villas of Ada, subject to the following conditions:

1. The PUD plan shall consist of 80 attached condominium units in 21 buildings, clubhouse, swimming pool and appurtenant facilities, as shown on the final PUD plan sheets titled The Villas of Ada, numbered G1.2 and C1.2 through C8.2, with a revision date of 3/14/08.
2. Building exterior elevations and materials shall be substantially as shown on the plan sheets contained in the application materials titled "Final PUD of the Villas of Ada", dated March 14, 2008.
3. The applicant shall dedicate to the Township a public easement for non-motorized trail purposes outside the Hall St. right-of-way, having a width of 15 feet, as required by the Township Engineer, prior to issuance of a certificate of occupancy for any buildings in the PUD.
4. All public and private utilities serving the development shall be underground.
5. Public water and sewer main extension permits shall be issued by the Utilities Director, prior to initiation of construction, and prior to any building permits being issued.
6. A storm water permit application shall be submitted by the applicant, and a storm water permit shall be issued by the Township, prior to initiation of site improvements.
7. Driveway permits shall be issued by the Kent County Road Commission for the Ada Dr. and Hall St. private road entries, incorporating center turn lane and driveway tapers as shown on the PUD plan, prior to initiation of site improvements, and prior to issuance of any building permits. Public road improvements shall be completed prior to issuance of occupancy permits for any dwelling units in the PUD.
8. Utility easements for public water and sewer mains within the PUD shall be dedicated to the Township, in a form approved by the Utilities Director.
9. Exterior lighting of the site shall be as described in the application materials titled "Final PUD of The Villas of Ada," dated March 14, 2008.
10. Site landscaping improvements shall be made as shown on the landscape plans titled "Villas of Ada," Sheets D-1 through D-5, dated 2/29/08, prepared by Design Scapes, subject to the revisions as provided below.
11. The landscape plans shall be revised to provide additional deciduous tree plantings along the main access road through the development site, subject to approval of the Planning Director, with the number of additional trees required not to exceed the number of transplantable trees available on the site.
12. The developer shall enter into a storm water management system maintenance agreement that commits the developer and subsequent owners to maintaining the system in good working order and authorizing the Township to enter the property for inspection of the system and, if necessary, to perform needed maintenance, and providing that the costs of maintenance performed by the Township may be assessed as a lien on the property owners within the development, to be collected in the same manner as ad valorem taxes. The agreement shall be entered into and recorded at the time of recording of the condominium master deed.

13. The applicant shall notify the Planning Department after staking of the site clearing limits is completed, and prior to initiation of site clearing, to permit up to 3 days for an on-site review and determination by the Township that the clearing limit staking is in conformance with the approved PUD plan.
14. Air conditioning condenser units and natural gas meters shall be screened with the same material used for screening of patios. Electrical meters shall be screened with appropriate vegetation.

Motion passed unanimously.

## **2. Discussion of Planning Priorities for 2008.**

Ferro reviewed the list of planning and ordinance amendment priorities for the year he had prepared for the Planning Commission's review. He noted that one addition should be made to the list of short-term zoning ordinance revision needs, that being change in minimum lot areas and maximum densities, in the rural areas of the Township, as called for in the Master Plan.

It was suggested by the Commission that several of the short-term ordinance revisions could be prepared and considered as one package in the near future.

## **VIII. REPORTS FROM COMMISSION MEMBERS/STAFF**

### **1. Communication from Grand Rapids Township regarding intent to amend Master Plan.**

Ferro suggested that the Commission may wish to comment on a proposed Master Plan amendment in Grand Rapids Township, concerning land use designation at the southwest corner of Cascade Rd. and Forest Hills Ave. The Commission suggested that Ferro prepare a draft for review at the April meeting.

### **2. Thornapple River Dr. Paving Project.**

Several members of the Commission expressed concern that the Township Board had approved contributing Township funds to the County Road Commission toward the cost of repaving Thornapple River Dr., without insisting that the design incorporate Village Design Charrette recommendations, or other design suggestions made by the Planning Commission, such as parking on the south side of the street.

It was suggested that a written correspondence from the Commission to the Board be prepared, expressing these concerns.

## **IX. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA: None.**

## **X. ADJOURNMENT**

Motion by Sytsma, second by Gutierrez, to adjourn the meeting at 9:39 p.m. Motion passed unanimously.

Respectfully submitted,

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Deborah Ensing Millhuff, CMC  
Ada Township Clerk  
rs:lm