

**ADA TOWNSHIP PLANNING COMMISSION
MINUTES OF THE APRIL 10, 2013 WORK SESSION MEETING**

A meeting of the Ada Township Planning Commission was held on Wednesday, April 10, 2013 at 4:00 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 4:00 p.m.

II. ROLL CALL

Present: Chairman Korth, Commissioners Butterfield, Jacobs, Lunn, Leisman, and Lowry

Absent: Commissioner Easter

Also present: Planning Director Ferro

Public present: 5

III. APPROVAL OF AGENDA

Motion by Jacobs, supported by Lowry, to approve the agenda. Motion passed unanimously.

IV. REQUEST FOR SPECIAL USE PERMIT, EXPANSION OF 660 ADA DR. MIXED USE DEVELOPMENT TO ADD 15-SPACE PARKING AREA AT 640 ADA DR.

Present on behalf of the applicant were Chuck Hoyt, Locus Development, Jay Rosloniec, Verity Law, Rick Pulaski, Nederveld and Jim Reminga, Rockford Construction.

Ferro stated that action on this request was postponed at the March meeting. He stated at that time, a key concern of Commission members was how the proposed parking expansion relates to the surrounding properties, and potential future plans for redevelopment of adjacent land on Ada Drive as well as the property on the opposite side of Mars Ave.

Ferro provided an overview of the provisions of the Planned Village Mixed Use overlay district, and how they apply to the proposed parking expansion.

Reminga presented a graphical depiction of how future buildings could be placed along the Ada Drive frontage between the 660 Ada Dr. site and Rix St., with parking to the rear of the buildings. He pointed out that building frontages could extend along the Ada Drive frontage of the 640 Ada Dr. property, with parking to the rear in the area that is proposed for parking at present. Reminga also presented initial conceptual ideas on how the entire property might be provided with vehicular access from a new street that would intersect Ada Drive further at the south end of the property.

Commission members discussed the potential for using an unpaved surface on the proposed parking area, so that it would be less expensive and more temporary in its construction. Rosloniec stated he would need to verify with his client whether an unpaved surface would be acceptable. Ferro stated he would need to review the parking provisions of the zoning regulations to see if an unpaved surface would be permitted. Ferro suggested removing 2 parking spaces to provide a pavement setback for the lot that would match the setback on the main parking area on the 660 Ada Drive property.

Leisman suggested providing a parking setback of 65 feet, in order to accommodate potential future placement of a building between Ada Drive and the parking area. Korth commented that the more the proposed parking is oriented toward future redevelopment in a desired future form, the less problem he has with the proposal. Ferro stated that a 65-foot setback would reduce the number of parking spaces from 15 to 11. Pulaski pointed out that future redevelopment of the property would likely require the total removal and re-construction of the parking area.

Korth stated he is less concerned with the setback of the parking than with the sunk cost in the project. He stated the more the cost of the proposed parking area can be reduced, the less concern he has with the proposal. Korth also expressed concerns with potential impact of parking lot lighting on surrounding residences. Reminga suggested the possibility of installing another fixture on the nearest light pole within the existing lot, so that no additional light poles would be needed. Chuck Hoyt stated they could look at the photometrics and possibly move the nearest fixture to Ada Drive away from the road.

Following discussion, it was moved by Leisman, seconded by Butterfield, to approve the revised development plan to expand the 660 Ada Dr. development plan site to include the parcel at 640 Ada Drive, and to approve a special use permit for use of the property for parking to exclusively serve the needs of the building at 660 Ada Drive, subject to the following conditions:

1. The layout of the parking area shall be revised to provide a setback of 60 feet between the parking area and the front lot line.
2. The 660 Ada Drive and 640 Ada Drive parcels shall be combined into a single parcel, prior to completion and occupancy of the parking area.
3. A final site plan incorporating the above revisions to the parking layout and revisions to the lighting plan shall be submitted for Planning Commission approval.

Prior to a vote on the motion, it was moved by Lunn, seconded by Butterfield, to postpone action to the April 18 meeting.

Motion to postpone action passed unanimously.

X. PUBLIC COMMENT

None.

XI. ADJOURNMENT

The meeting was adjourned at 5:20 p.m.

Respectfully Submitted,

Susan Burton, Township Clerk

SB/jf