

**ADA TOWNSHIP PLANNING COMMISSION
MINUTES OF THE APRIL 15, 2010 MEETING**

A meeting of the Ada Township Planning Commission was held on Thursday, April 15, 2010, at 7:30 p.m. at the Ada Township Offices, 7330 Thornapple River Dr., Ada, Michigan.

I. CALL TO ORDER

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

II. ROLL CALL

Present: Chairperson Korth, Commissioners Butterfield, Easter, Gutierrez, Lowry, Paul and Treasurer Rhoades. Also present: Planning Director Ferro.

III. APPROVAL OF AGENDA

Motion by Paul, second by Easter, to approve the agenda with the addition of the special use permit request from William Cox for an accessory building addition at 7620 Fase Street. Motion passed unanimously.

IV. APPROVAL OF MINUTES OF THE MARCH 18, 2010 MEETING

Motion by Lowry, second by Paul, to approve the March 18, 2010 meeting minutes. Motion passed unanimously.

V. PUBLIC HEARINGS

1. Request for Special Use Permit for Addition of a 1,168 Square Foot Accessory Building at 7620 Fase Street, William Cox

William Cox presented the special use permit request on behalf of Kathy Gould. He said that there are a disproportionate amount of trailers, boats, vans, etc. parked on side yards and the street by neighbors and he would like to be able to park his items inside.

Ferro pointed out that although this item was not listed on the preliminary agenda, a public hearing notice was published, and surrounding property owners were notified of the hearing in writing. Ferro noted that the zoning rules state that the maximum foot print for an accessory building on this property is 720 square feet, but the rules allow the Planning Commission to approve special use requests for larger buildings on a case-by-case basis as long as the building conforms with the surrounding area. Other standards relating to special use permits must be met also.

Korth opened the public hearing. There were no comments and the hearing was then closed.

Paul stated he believes this is an improvement to the property, it meets zoning standards, and thus, he would be in favor of this. Butterfield said she agrees with Paul's comments. Lowry stated he is not especially comfortable with the size of the building and how the front of a portion of the building sticks out. Rhoades stated he supports this plan. Korth addressed the standards that need to be met for special use permit approval and noted the request is in keeping with these requirements.

Motion by Paul, second by Butterfield, to approve the special use permit for an addition of a 1,168 square foot accessory building at 7620 Fase Street, noting that this plan complies with the special use permit standards. Motion passed unanimously.

Ferro informed the applicant that he needs to take a look at how this relates to the flood plain boundaries.

VI. UNFINISHED BUSINESS

None.

VII. NEW BUSINESS

1. Revised Final PUD Plan, Increase Size of Unit 7 Allowable Building Envelope by 4,461 Square Feet, Montreux PUD, Colonial Builders, LLC

Tim Nagelkirk of Colonial Builders presented the revised PUD plan. He stated they are looking to expand the allowable building envelope. This was the only envelope that did not fit the rear contour.

Ferro stated that for some relatively minor changes to an approved PUD plan, the rules do allow for staff approval of the minor changes, but this item is not eligible for staff review and requires a revised plan review by the Planning Commission. The expanded envelope is well away from the wooded steep slope that adjoins the lots, most of which is open space. Thus, this does not threaten the open space or create a disturbance hazard. Ferro noted he did contact the homeowners association and the association president emailed comments setting forth the association's support of the revision.

Korth stated ~~they do~~ the Planning Commission does need to be concerned about building envelopes and this revision is within an acceptable range to protect the hillside.

Motion by Rhoades, second by Lowry, to approve the revised final PUD plan for the Montreux PUD to increase the size of Unit 7's allowable building envelope by 4,461 square feet. Motion passed unanimously.

2. PUD Pre-Application Conference, Addition of a 2-Story Mixed Use Building of Approximately 4,000 Square Feet, 7267 Thornapple River Dr., Parcel No. 41-15-34-101-010, Dixon Architecture, for Conservation Properties, LLC

Korth stated he is the owner of Conservation Properties and thus, he recused himself from this agenda item. Co-chair Gutierrez took over the meeting for this item.

Ken Dixon of Dixon Architecture was present on behalf of Conservation Properties. Dixon gave a brief summary of what was discussed at the last meeting regarding the first addition. For the second addition, what is being proposed is a 2-story 4,495 square foot building, with two retail tenants on the lower level and either retail or residential units on the upper level. He noted that they have created three different alternative design concepts for feedback from the Commission. He next spoke about parking and stated they would be working with the Community Church. As far as storm water management, they are looking at a subsurface storm water detention system. He stated they want to do what is best for the Township and they welcome comments and input.

Ferro stated that the purpose of a pre-application conference is to obtain informal feedback and direction on an overall development concept – whether the project has potential, whether there are major changes that would need to be made prior to consideration, etc. He spoke about this application in relation to the Village Design Charrette. Ferro noted that the proposal is consistent with the design principles established through the Charrette, including encouraging a stronger pedestrian orientation in new development in the Village, greater reliance on shared community parking facilities, and less reliance on multiple, small, restricted parking lots on each property. Ferro talked about issues regarding the parking and whether buyers, tenants and lenders will accept shared parking. Ferro stated that of the 3 alternative architectural concepts presented, he feels that the “barn” theme has probably been played enough in the Village.

Paul stated he is concerned that parking becomes sort of a hot button issue. He stated that the Commission

needs to embrace the fact that they should help applicants with parking issues, and show some form of lenience on parking. He asked the applicant if they would still build if they are not able to reach an agreement with the church on the parking.

Dixon stated they would probably still proceed, and rely on the public parking available at the Community church parking lot.

Bernie Veldkamp, Conservation Properties, stated they are looking for is a sense of whether they are headed in the right direction, and whether they should proceed with further effort on the project. He noted that the proposal to acquire part of the church lot was made based on recognition that the Village is in-between two ways of dealing with community growth – on site parking approach versus shared community parking. They believe in the concept of community parking, and that we need to move in that direction to make good use of available space.

Paul asked if the applicant's intent was for the upper level to be residential. Veldkamp stated it could be either residential or office use.

Paul stated he is in support of this. He noted that community input has shown the real priority of the Village and this is consistent with that input. Paul stated that he does not want to see parking become a stumbling block for growth in the Township.

Easter noted that our goal is for the Village to become a destination. She added she believes that how this has been designed is congruent with what the residents of Ada are hoping the Village will become. She is in favor of this project.

Lowry stated he believes the whole concept is a great idea.

Gutierrez stated that if they are able to work out the parking with the church that would be great. He also stated that outdoor decks would be desirable for both potential restaurant use and for upper floor residential units. Gutierrez also stated that another idea to consider, though it may not be the applicant's responsibility, is to provide a community restroom facility.

Veldkamp stated that an interior public corridor at one end of the building might be an appropriate location for a public restroom.

Ferro added that they need to give thought as to where the mechanicals go: dumpster enclosures, access, delivery, etc.

(Chairperson Korth re-joined the meeting.)

VIII. REPORTS FROM COMMISSION MEMBERS/COMMITTEES/STAFF

1. Committee Report, Proposed Wind Energy Regulations

Ferro stated that at last month's meeting, the draft text he had was not 100% in alignment with the summary table. They are now in agreement and the Commissioners now have a complete draft and can schedule a public hearing on the regulations. He summarized the draft noting that it divides wind energy systems into two major categories: onsite use (energy generated is primarily for use on the premises where the facility is located) and utility grid system (to generate power for sale back to the utility grid – not serving any service to the site itself). The onsite systems can either be mounted on a building or mounted on a pole. The free-standing systems are restricted to a much greater degree. The number of systems allowed depends on the number of acres. Korth asked why they care if it is on the grid or not as long as it visually conforms to the rules. Ferro responded that there is nothing that prohibits sale of

excess power to the utilities on the onsite use systems.

Motion by Rhoades, second by Easter, to schedule a public hearing on the proposed Wind Energy Regulations at the May 20, 2010 meeting.

IX. PUBLIC COMMENT

None.

X. ADJOURNMENT

Motion by Paul, second by Rhoades, to adjourn the meeting at 9:07 p.m. Motion passed unanimously.

Note: Revisions to draft minutes approved by the Commission are denoted by underlining and overstrike marks.

Respectfully Submitted,

Susan Burton, Township Clerk

Rs:lm