

**ADA TOWNSHIP PLANNING COMMISSION  
MINUTES OF THE APRIL 19, 2011 MEETING**

A meeting of the Ada Township Planning Commission was held on Thursday, April 19, 2011 at 7:30 p.m. at the Ada Township Offices, 7330 Thornapple River Dr., Ada, MI.

**I. CALL TO ORDER**

Meeting was called to order by Korth at 7:35 p.m.

**II. ROLL CALL**

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

**III. APPROVAL OF AGENDA**

Motion by Easter, second by Lowry, to approve the Agenda. Motion passed unanimously.

**IV. APPROVAL OF MINUTES OF THE MARCH 17, 2011 MEETING**

Motion by Lunn, second by Easter, to approve the March 17, 2011 meeting minutes. Motion passed unanimously.

**V. PUBLIC HEARINGS:** None.

**VI. UNFINISHED BUSINESS:** None.

**VII. NEW BUSINESS**

**Final PUD Plan, Villas of Ada, Phase 2, 48 Attached Condominium Units in 16 Buildings on Approximately 13.4 Acres, Villas of Ada Phase 2, 5504, 5550 and 5554 Ada Drive SE, Parcel No.'s 41-15-31-426-004, 031 and 013, Covenant Two, LLC**

Peter Engles, Covenant Development, stated that he along with Engineer Jason VanderKodde and Landscape Architect Mark Winters, are presenting the Final PUD Plan. Engles noted that three condo unit owners from Phase 1 of the Villas of Ada are also present.

Engineer Jason VanderKodde with Fishbeck, Thompson, Carr & Huber, presented the proposed plan. He noted that the building façades, the lighting, and the signage are all consistent with Phase 1. VanderKodde stated they have obtained Road Commission permits for utility installation in Ada Drive. He also has submitted preliminary construction documents to the Township Engineer and has gotten preliminary approval. The grading plan is consistent with the no-disturb limits as presented in the Preliminary Plan. VanderKodde also noted that they have submitted an easement to the Township Board for crossing the water tower access, which will be considered at the Board meeting next week.

VanderKodde pointed out one change from the Preliminary PUD Plan – they are seeking approval of the option of constructing detached 1-family condo units in what were formerly 6, 2-unit buildings, with a separation distance of 6 feet between the adjoining units, instead of a common wall. These 12 units would be constructed as either attached 2-unit buildings or single-unit buildings, depending on buyer desires.

Mark Winters, Landscape Architect, LandArc Studio, highlighted a couple of items in the landscape plan. The plan for plantings is consistent with the landscape of Phase 1. Along the main road coming in are street trees which are transplanted red maples with 5” to 7” trunk size. An area of low shrubs and perennials is planned at the end of the cul-de-sac along with a seating area adjacent to the walkway.

Mature trees and shrubs are being preserved at the east and west ends of the Ada Drive frontage. The area around the storm water pond will be cleared and re-graded, and many trees transplanted from the site to this area to give it a more mature appearance.

Commissioner Easter asked where the transplanted trees would come from. Winters responded they would come from the existing site. Commissioner Korth asked when the transplanting would take place. Peter Engles responded it would probably be late May.

Korth asked if there was any public comment.

Bernie Veldkamp, 5580 Hall Street, stated he is against separation of the 2-unit buildings. By allowing a 6' area between buildings you are creating an alley condition, which is likely to be used as a storage area. Eventually the demographics of this development are likely to change. He stated that in 20 years there may be a very different demographic makeup in the development. He doesn't see any advantages to the separation of the two units.

Doris Deisher, condo owner at 975 Bridge Crest Dr., stated she doesn't think the demographics of the development will change, and the condo association wouldn't allow junk storage.

Planning Director Ferro stated the Preliminary PUD Plan was approved by the Township Board on February 14. This Final PUD Plan provides a greater level of detail concerning finish grading, public water, sewer and storm water management facilities, landscaping, signage, lighting and site detail than the Preliminary Plan. Ferro referenced the standards for approval contained in his memo as listed in his Memorandum dated 4/16/11. The primary review standard is whether the Final PUD Plan conforms in all significant respects with the approved Preliminary PUD Plan.

Ferro stated that the only proposed changes to the plan are adding the option of separating the units in the 6 two-unit buildings, and the addition of the small outdoor seating area at the south end of the cul-de-sac.

Ferro stated that the most significant impact of the separation of two-unit buildings into single unit buildings is shifting of some green space from the area between buildings in the area where there are facing windows between buildings, to the narrow, 6-foot wide area between buildings. Ferro stated that the 6-foot wide space provides less of an open space function than it does in the lawn areas between buildings. He stated he did not believe that use of the narrow space for storage would be objectionable, provided it is screened, and that this would be a matter for the condo association to manage.

Ferro stated he asked the applicant whether utility meters could be moved to the walls facing adjacent to the 6-foot wide separation, and they have indicated this could be done.

Ferro stated that after reviewing the grading plan, the Fire Chief is a little concerned with only a 12' wide emergency access lane around the detention pond, and that he would like to see it widened to 14'. With the minor degree of change proposed, Ferro stated he recommended approval of the Final PUD Plan.

Treasurer Rhoades cautioned that the utilities may not want to work in a 6' space to get their meters and connections in. He stated he is not too concerned with the 6' separation.

Commissioner Butterfield asked how likely it would be that owners would want to expand their homes into the 6' areas. She stated that if this occurred, it could change the demographics of the households occupying the units.

Planning Director Ferro stated it is unlikely this would ever occur, due to the wall removal that would need to be made.

Commissioner Lowry asked if they plan to put guidelines in place for use of the separations or would the association do that.

Peter Engles responded that language exists in the current bylaws.

Easter commented that based on the favorable comments from residents of the development, the developer is doing a nice job and this is the type of development we want in the community.

Doris Deisher stated she came from New Jersey; visited the applicant's similar development in Grandville, and came to the Ada site and made her down payment.

Korth stated it doesn't make sense to create a 6' wide space and create a "no-mans land." He stated he would rather see it gated and a defined use for each homeowner to do something with. He doesn't believe all six of the units should be separated, especially #37 at the south end of the development. He suggested that the separation of the units be limited to three buildings. Also, he would like to see a second line of more mature trees around the back end of the retention pond, and suggested five bald cypress trees.

Following discussion, it was moved by Easter, seconded by Lowry, to allow the option of a maximum of 3 buildings out of building numbers 27, 29, 31, 33 and 35, but not including building 37, to have the two units separated into single-unit buildings.

Lowry offered an amendment to the motion, to specify that there shall be opaque screening gates placed across the ends of the 6 foot gaps between any separated units. Korth seconded the amendment.

On a vote on the amendment, the amendment passed by a 4-2 vote.

Korth called the question on the motion as amended. The motion as amended passed unanimously.

Moved by Lunn, second by Lowry, to approve the Final PUD Plan, subject to the following conditions:

1. The PUD Plan shall consist of 48 condominium units as shown on the plans submitted by the applicant, subject to the limitation that a maximum of 3 buildings out of buildings labeled numbers 27, 29, 31, 33 and 35, but excluding building 37, may be separated into single-unit buildings with a building separation of 6 feet, and subject to the condition that the ends of the 6-foot gaps between single-unit buildings shall be enclosed with a screen gate matching the materials used on other screen walls in the development.
2. Building exterior elevations and materials shall be substantially as shown on the plan sheets contained in the application materials titled "The Villas of Ada Phase 2, dated March 29, 2011.
3. Documentation shall be provided that the applicant has clear title to all land included in the proposed PUD site, prior to initiation of any site work, and prior to issuance of any building permits.
4. Construction plans for public water and sewer mains shall be subject to review and approval by the Utilities Director, and issuance of State of Michigan permits, prior to initiation of construction, and prior to any building permits being issued.
5. 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.
6. 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, and providing that the Township shall not

be responsible for the costs of pavement surface repair occasioned by utility repair or replacement, and placing responsibility for these costs on the property owner.

7. Access easements to Ada Township for access to the Township water tower through the Villas of Ada and to the Villas of Ada for access across the existing water tower access drive, in recordable form, shall be executed prior to issuance of any building permits.
8. Exterior lighting of the site shall be as described in the application materials titled "The Villas of Ada Phase 2," dated March 29, 2011.
9. The landscape plan shall be revised to include planting of 5 bald cypress trees on the south slope of the storm water detention pond along Ada Drive.

Korth stated a letter had been received from Covenant Development that Item #2 on the agenda is withdrawn by the applicant.

## **VIII. STAFF/COMMITTEE/COMMISSION MEMBER REPORTS**

### **Discussion of Planning Commission Priorities for 2011**

Planning Director Ferro went over the task list.

Korth stated he would like to get through the list tonight, ask our questions, have a little bit of dialogue, and then take the time to fill it out and hand it in to Jim Ferro for him to compile and present at the next meeting. Also, he doesn't think the things mandated by the state should be on the list.

Ferro stated he included them on the list so everyone is aware of them.

### **Joint Meeting with Open Space Advisory Board**

Korth stated the Open Space Advisory Board has invited us to have a joint session with them, to discuss the riparian protection regulations. They suggested May 12<sup>th</sup> at 4:00 p.m. The consensus of the Commission was to have a meeting with them. Dates that were agreed upon as possibilities were May 17<sup>th</sup> or 16<sup>th</sup> at 4:00 p.m., or May 20<sup>th</sup> at 1:00 p.m.

## **PUBLIC COMMENT**

None.

## **XI. ADJOURNMENT**

Motion by Rhoades, second by Butterfield, to adjourn the meeting at 9:15 p.m. Motion passed unanimously.

Respectfully Submitted,

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Susan Burton, Township Clerk

SB/dr