

**ADA TOWNSHIP PLANNING COMMISSION
MINUTES OF THE APRIL 20, 2006 MEETING**

A regular meeting of the Ada Township Planning Commission was held on Thursday, April 20, 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 (arrived at 7:34 p.m.), Gutierrez, Hoeks, Lowry and Sytsma. Also Present: Planning Director Ferro.

III. APPROVAL OF MINUTES

Motion by Hoeks, second by Lowry, to approve the March 16, 2006 regular meeting minutes, the March 7, 2006 work session minutes, and the March 28, 2006 special meeting minutes, with one revision to the March 16 minutes as follows: on page 2, under item 7, add the word "every" prior to "three years". Motion passed unanimously.

IV. APPROVAL OF AGENDA

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

V. PUBLIC HEARINGS

1. Preliminary PUD Plan, Request for Rezoning from AG to AG/PUD, Montreux, 24 Site Condominium Lots on 72.14 Acres (Parcel No. 41-15-08-101-002), 2700 Pettis Ave., John Postma

John Postma introduced himself. He stated he has been a realtor in the area for 28 years and past developments he was involved include Manchester Hills and Cascade Lakes. Doug Stalsonburg of Exxel Engineering presented the plan and highlighted changes made to the plan since last month's meeting as follows:

- islands have been added to three the cul-de-sacs
- have included pedestrian access directly out to Three Mile
- have an increase to the east property line envelope setback
- have an envelope change on Lots 16 and 17 which is a reduction in setback in response to topography
- driveway location and boulevard design have been approved by the Road Commission
- soils and well have been tested and expect to have a letter regarding this soon from the Kent County Health Department

Ferro summarized the process involved for this PUD request.

The public hearing was opened.

Robert Ripley, 6016 Three Mile, stated his property is just to the east of the planned development. He noted the open space area is steep and thick. He does not want trails in the open space. He does believe this is a good plan and design.

Karen Holt, 5701 Three Mile, spoke regarding how cleaning up the pond may be harmful to the wildlife. Her main concern is protecting the land and wildlife. She is hoping they will work around all the trees and the shrubbery.

Nevin Zolenski., 6151 Three Mile Road, stated he agrees development must go forward. He stated the open space in the southeast corner does not benefit anyone and the PUD plan pushes the density to the road edges of Pettis and the Three Mile Road natural beauty area. The plan needs to be more environmentally friendly. He spoke regarding “doing away” with the three acre minimum and how he cannot support this.

Jim Johnson, 5702 Three Mile, noted his home is near the open space and he does not want that area to become a playground. He would prefer lower density housing.

Al Dykstra, 1296 Egypt Valley stated he is the current owner of the property. He believes the applicant has done a nice job with the layout for this plan. He said he has had offers from three gravel companies in the last two years. He said he didn't want to go this route for the neighbors.

The public hearing was closed.

Ferro first noted that the overall approach here provides about 24% of the net site in open space. He described the different areas of open space and the benefits provided by these areas. He handed out photographs taken from Pettis Avenue of the site. The view from the road with this layout would have a number of homes in a pretty highly visible location. Ferro suggested making the first 500 feet off Pettis Avenue open space and pushing those lots further to the east so the homes would not be located in such highly-visible locations. He believes the main issue is if there is enough difference between the PUD plan and what could be done under normal zoning to justify PUD rezoning. Ferro also suggested that a consistent 100 foot minimum building setback along Three Mile Road would be desirable. He would also like to have driveway access from Three Mile Road prohibited. Ferro also spoke about having a restriction on the amount of maintained lawn area permitted on the sites, as well as the amount of street lighting in the development restricted.

Board discussion commenced. Burton stated she would like to see the natural view along the road corridor maintained. If homes are visible from the road, they should have their front face the road rather than the rear.

Lowry stated he would like this tabled for the Commission to go walk the site and take another look with some of the questions that have come up tonight.

Sytsma thanked the residents for voicing their opinions about protecting the environment. She asked if a PDR has been considered. She feels this is a better option. She asked who is going to take care of the boulevard. Korth spoke about some examples of other developments.

Burton stated she believes the Commission should hold firm on lot elimination near the corridor. She stated she wants to see this all maintained as a really nice development.

Hoeks stated he sees a growing elitism in the community and has very little sympathy with interfering with \$200,000 lots. He stated he is not ready to act on a motion at this point and suggests a work session on this. Hoeks added that the rear of the houses facing the road should be made as attractive as the fronts.

Korth stated he echoed many of the comments made. Stalsonburg commented that he has never been to a planning commission meeting where an 80-acre development has had primarily positive comments from the neighbors. He feels the PUD plan has many positives over the comparison plan (the low density plan). One of the main factors affecting lot prices is the allowable density.

Korth stated they are trying desperately to preserve this Township. Stalsonburg next spoke about the

topography of the land and lot layout. The building sites here were selected to take advantage of the spectacular views. Stalsonburg concluded that they really need some type of decision by the next meeting, noting that time is money.

Ferro stated the process is on course and that Ada Township's PUD process is no lengthier than surrounding communities. It was determined to hold a work session meeting on this for May 8, 2006 at 1:00, at which time the Commission will conduct a site visit.

Motion by Sytsma, second by Lowry, to postpone the preliminary PUD Plan, and hold an open work session meeting on May 8, 2006 at 1:00 p.m. to discuss the issues addressed above.

Motion passed unanimously.

2. Request for Special Use Permit for Type II Home Occupation, to Use 1,000 Square Feet of an 1,800 Square Foot Accessory Building for a Home Office, with Two Employees, 7150 Knapp St., NE (Parcel No. 41-15-09-400-035), Joel Broersma

Joel Broersma presented the request for special use permit. He noted he spoke to his neighbors to the east regarding the exact location of the building, informing them it will not block their view. He stated he runs a financial services business (which he has been doing for 10 years). He noted he has met the requirements – there will be no commercial vehicles and there will be himself and one other employee.

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

Hoeks stated that when he did a site visit, he saw no other accessory buildings placed similarly close to the road, and he is not in favor of placing the building in the front yard. He feels there is sufficient space to put the building elsewhere. He would object to this based on setting a possible precedent with approval of the front location. Broersma stated he was told it could be in front of the house and this will only work in this location.

Ferro stated that is true if it meets the criteria for placing an accessory building in the front yard.

Korth stated the planned location just does not look right as far as appearance – it would look out of place.

Burton stated the appearance of the accessory building should be compatible with the house.

Broersma stated that is the plan.

Lowry stated this commercializes the site and does the Township want to convey this appearance.

Gutierrez suggested clearing a few trees and placing the building behind the home or building an addition on the home for the office space.

There was then some discussion regarding whether a bathroom is allowed in an accessory building. Ferro stated this is allowed. Korth suggested postponing the request for the applicant to come back with an amended site plan.

Motion by Hoeks, second by Lowry, to postpone the special use permit request.

Motion passed unanimously.

3. Request for Special Use Permit for Type II Home Occupation, Use of an Existing 520 Square Foot Detached Garage for a Taxidermy Studio, 4935 Ada Dr., SE (Parcel No. 41-15-31-100-007), Jeff Jonker

Jeff Jonker presented the request for special use permit. He stated he has a 520 square foot detached garage which has only been used for storage and previously used for auto repair. He would like to use this building for his taxidermy business. There will be no additions to the building and nothing would be changing. There is shrubbery between their home/garage and their neighbors. Jonker also noted they have city water and sewer. He spoke about the acids used in the tanning process and his plans for solid waste removal. He noted he is negotiating for pick up twice per week instead of once. He noted he would not expect any traffic problems. He also stated he would not generate odor problems. In the winter, freezing weather prevents odors, and in other seasons, he double-bags waste materials. All work would be conducted in the enclosed building.

Hoeks asked the need to clean up some of the existing items now stored on the property. There was then more discussion about potential odor problems. Ferro suggested that the applicant should meet with the Utility Director to discuss waste disposal regulations.

The public hearing was opened. There were no comments and thus the hearing was closed. Korth stated a letter was submitted by Mike Hansbury, 4915 Ada Drive, regarding the issue of items being stored outside.

Motion by Hoeks, second by Burton, to approve Jeff Jonker's request for special use permit for Type II Home Occupation, and use of an existing 520 square foot detached garage for a taxidermy studio, at 4935 Ada Dr., SE (Parcel No. 41-15-31-100-007), subject to the following conditions:

1. No noticeable odor be shall present or generated off the premises.
2. Use must comply with sewer use regulations as approved by the Utility Department.
3. All activity shall be conducted indoors.
4. An additional storage unit shall be provided on the property for miscellaneous equipment on the property.

Motion passed unanimously.

VI. UNFINISHED BUSINESS:

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

Ferro stated at the last meeting it was discussed to broaden the noise control standards that he had developed for dog day care, and apply these standards to all uses in the Industrial zoning district. After the meeting, Ferro realized that would greatly change the scope of the proposed amendment, and thought it would be appropriate to start over with the process and hold a new public hearing. Therefore, he and Korth agreed not to broaden the amendment at this time.

Korth stated the original dog day care applicant (Camp Bow Wow) is looking into an alternative site for their business, but Korth stated he believes the Commission should still follow through with this amendment. There was brief discussion regarding noise levels and language in the amendment.

It was moved by Burton, and seconded by Sytsma, to recommend to the Board approval of the proposed Zoning Ordinance Amendment for Dog Day Care and Boarding in the Industrial District.

Motion carried 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 and 41-15-29-376-001), 5686 Forest Bend Dr. and 211 Alta Dale Ave., Covenant Two, LLC

The applicant requested postponement of this agenda item. Ferro submitted a letter to the applicant with some direction on their plan.

VII. NEW BUSINESS:

None.

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

1. Sytsma spoke regarding the status of the riparian protection rules, and the desire of the Open Space Advisory Board to have the current exemptions in the rules reviewed. Sytsma stated the Open Space Advisory Board sent a recommendation to the Board. The Board wanted more details and sent it back to the subcommittee. Korth suggested that prior to the subcommittee revisiting this, inform the Board that they are waiting for its guidance prior to revisiting it.

2. Korth gave a brief update on the Historic Preservation Committee.

IX. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

None.

X. WRITTEN COMMUNICATIONS ENTERED ON THE RECORD

None.

XI. ADJOURNMENT

Motion by Lowry, second by Sytsma, to adjourn the meeting at 10:30 p.m. Motion passed unanimously.

Respectfully submitted,

Deborah Ensing Millhuff, CMC
Ada Township Clerk
rs:lm