

**ADA TOWNSHIP PLANNING COMMISSION
MINUTES OF THE MAY 20, 2010 MEETING**

A meeting of the Ada Township Planning Commission was held on Thursday, May 20, 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 Easter, Gutierrez, Lowry, Paul and Treasurer Rhoades. Also present: Planning Director Ferro. Absent: Commissioner Butterfield.

III. APPROVAL OF AGENDA

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

IV. APPROVAL OF MINUTES OF THE APRIL 15, 2010 MEETING

Motion by Paul, second by Lowry, to approve the April 15, 2010 meeting minutes with the following revisions:

1. Change the phrase "they should" to "the Planning Commission should," with reference to being concerned about building envelope boundaries on plans.
2. Add Gutierrez's suggestion that community restrooms be considered for inclusion in the plan for the property at 7267 Thornapple River Dr.

Motion passed unanimously.

V. PUBLIC HEARINGS

1. Proposed Wind Energy Regulations

Ferro summarized the proposed amendments to establish regulations for wind energy systems in the Township. The rules are intended to address the full range of wind energy systems being developed, from small scale systems serving a single residence, to large scale systems generating power to feed the electrical grid. The rules provide for two basic categories of systems: on-site use and utility grid system. On-site use systems are generally intended to generate electricity primarily for use on the property where the system is located, but may also generate power for feeding back to the utility grid during times when the usage on the property is low, and excess power is generated, through an arrangement with the utility system called "net metering." Ferro stated the onsite use systems are divided into two subcategories – 65 feet in height and under (permitted by right), and over 65 feet in height (these are permitted by special use permit approval). The rules also address a variety of parameters. There are many rules regarding submittal requirements, safety provisions, etc.

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

Korth stated the subcommittee worked with the Planner and did a great job. Korth stated that having this framework in place will help protect the community. Gutierrez Lowry stated that an example of a wind turbine installation can be found at Goodwillie Environmental School.

Rhoades suggested that the 30kw generating capacity limit be removed from the rules, since we don't know how wind turbine technology might improve and advance in the future. He stated that as long as the

other standards are met, we shouldn't care what the generating capacity is.

Korth stated that in commercial greenhouse situations a lot of lighting is used that might require a capacity greater than this limit. This would be a perfect example of trying to generate the electricity in-house. He suggested there be agricultural use language.

Paul added that he believes there are not many parcels that can handle 30kw. He questions whether this is being put into a business type situation. It was agreed that the best idea would be to strike the "kw" limitation from the ordinance. Under number 9, the term "Zoning Board" should be changed to "Planning Commission." There was some discussion regarding financial guarantees for decommissioning costs. The consensus of the Commission was that the language should be revised to provide more details regarding acceptable forms of financial guarantee, such as a surety bond.

Motion by Easter, second by Paul, to recommend adoption of the proposed Wind Energy Regulations to the Township Board, subject to the following revisions:

1. Removal of the 30kw limit on the generating capacity of on-site use wind energy systems.
2. Addition of greater detail regarding the forms of financial guarantee acceptable for decommissioning costs.
3. Change the term "Zoning Board" to "Planning Commission" in Paragraph (e)(9).

Motion carried unanimously.

VI. UNFINISHED BUSINESS

None.

VII. NEW BUSINESS

- 1. Site Plan Review, Addition of 1,387 Square Foot Building Entry and Related Sidewalk/Parking Layout Revisions, 7575 East Fulton St., Parcel No. 41-15-28-401-016, Owen-Ames-Kimball for Alticor.**

Ed Hoover of Owen, Ames & Kimball Construction, Steve Witte of Nederveld Associates, and Edward Winks, Amway Project Manager, presented the proposed plan. Hoover noted that this proposal is for a 1,387 square foot addition which will serve as a lobby/waiting area to the existing office building at the corporate headquarters located on Fulton Street. He talked about the signage and stated they are not looking for approval on that at this time. He also noted that they will keep the same drain systems that are currently there. The parking and drive layout will be adjusted slightly but no parking spaces will be removed. Hoover believes this addition will provide better circulation into the office area and create more appeal when viewed from the road frontage.

Ferro stated that this proposed addition conforms to the industrial zoning district standards.

Motion by Paul, second by Rhoades, to approve the site plan for an addition of a 1,387 square foot building entry and related sidewalk/parking layout revisions, at 7575 East Fulton St. (Parcel No. 41-15-28-401-016), for Alticor, subject to the condition that the proposed sign is not included in the scope of the approval. Motion passed unanimously.

- 2. Site Plan Review, Addition of 240 Square Foot Glass Four-Season Room to Existing Building, 7178 Headley St., SE, Parcel No. 41-15-34-101-018, Conservation Properties, LLC**

Chairperson Korth recused himself from this agenda item due to a conflict. Gutierrez chaired the meeting

for this item.

Bernie Veldkamp presented the plan on behalf of Conservation Properties, noting the proposal is for a 240 square foot addition to the back of the existing office building. Veldkamp noted that the plan requires a slight change to the driveway and parking layout.

~~Paul~~ Rhoades asked about the brick porch/wood siding and conformity with the existing building.

Veldkamp assured the Commission that it will conform. Ferro stated the property is zoned C-1. He noted that a revised site plan was distributed to members this evening which modifies the footprint of the addition slightly, to maintain a 5-foot setback from the property line. Ferro stated that the property has a PUD zoning overlay, and the PUD rules specify that small additions such as this are subject to site plan approval by the Planning Commission, and are exempt from the requirements for Preliminary and final PUD Plan approval. He next spoke about the need for a "French drain" to be used to direct runoff around the corner of the addition, to ensure that roof runoff from the addition does not impact neighboring property.

Ferro concluded that he recommends approval and believes this will fit nicely into the residential character of the area. Lowry asked about the addition being put over a drain field and if it will affect the stability of the building. Veldkamp stated they intend to put 42-inch footings down.

Motion by Lowry, second by Paul, to approve the site plan for an addition of a 240 square foot glass four-season room to the existing building at 7178 Headley St., SE, subject to the condition that a French drain or drain pipe be provided to ensure that roof runoff is directed away from the adjoining property. Motion carried unanimously.

Chairperson Korth rejoined the meeting.

VIII. REPORTS FROM COMMISSION MEMBERS/COMMITTEES/STAFF

1. Ferro stated he has a meeting with Rieth Riley coming up to talk about issues on Pettis Avenue relating to the mining and hauling operations at the north end of Pettis Ave. near Two Mile Road. The hauling operation is tracking a lot of dirt onto the street and creating dust in the air.
2. Ferro noted that the Township is going to be issuing a citation to traveling Kirby Vacuum sales people. They do not have the required vendor license from the Township and it is his understanding they are not very professional. Given the history with the sheriff's departments in other areas with this same problem, they are going to go ahead and have a citation issued.
3. Ferro reported that the Township has signed a demolition contract for the foreclosed house they purchased on Pettis Avenue near Honey Creek Ave. (on the riverbank). The demolition will begin in the next couple of weeks.
4. Ferro next reported that he attended a half-day workshop on planning aspects of the new economy in Michigan – reinventing how communities can plan to position themselves to capture new economic opportunities in a knowledge-based economy. He will email the handout to those interested.
5. Rhoades asked if the minor adjustments to the Zoning Ordinance have been completed. Ferro stated it is not being worked on currently.
6. Korth stated he will not be able to attend the next meeting.

7. Korth reported on a charrette form-based code workshop that he and Ferro attended a few weeks ago. He stated the biggest realization that came out of the workshop is how close they are to being done. He encourages all to ask Ferro to find the time to get on this subject and get it worked on. There is a need to complete this.

8. Korth next spoke about the disconnect between the Township and the Road Commission. There was discussion regarding the need for the Road Commission to design streets that take into account human movement in addition to vehicle movement. Ferro noted “complete streets legislation has been introduced and is being considered in the Michigan legislature that requires road agencies to consider non-motorized and public transit accommodations to transportation corridors, as a way to create more walkable/bikeable space. Commissioners discussed submitting written comments to the Michigan House Transportation Committee in support of this legislation.

Motion by Easter, second by Gutierrez, to authorize Korth and Ferro to submit comments to the Michigan House Transportation Committee expressing the Planning Commission’s support for pending “complete streets” legislation. Motion passed unanimously.

IX. PUBLIC COMMENT

None.

X. ADJOURNMENT

Motion by Paul, second by Easter, to adjourn the meeting at 9:08 p.m. Motion passed unanimously.

Respectfully Submitted,

Susan Burton, Township Clerk

Rs:lm