

**ADA TOWNSHIP PLANNING COMMISSION
MINUTES OF THE MAY 21, 2009 MEETING**

A meeting of the Ada Township Planning Commission was held on Thursday, May 21, 2009, 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: Commissioners Butterfield, Easter, Korth, Lowry, Sytsma.

Absent: Gutierrez, Hoeks

Also present: Planning Director Ferro.

III. APPROVAL OF AGENDA

Motion by Sytsma, seconded by Easter, to approve the agenda as presented. Motion passed unanimously.

IV. APPROVAL OF MINUTES OF THE APRIL 16, 2009 MEETING

Motion by Sytsma, seconded by Easter, to approve the minutes of the April 16, 2009 meeting as presented.

Motion passed unanimously.

V. PUBLIC HEARINGS:

1. Special Use Permit for a New 19, 587 Square Foot Church Facility, 8611 East Fulton St., Parcel No. 41-15-35-400-085, Redeemer O.P.C.

Paul Henderson, Roosien & Associates, presented an overview of the proposed site plan for the new church. Bill Roy, from R2 Design Group, described the process that was used in developing the architectural concept for the building. John Blair, design architect with R2 Design Group, described some of the local contextual elements that were incorporated into the architecture of the building.

The public hearing was opened by Chairperson Korth.

Sue VanPortFliet, 8590 Bennett St., stated that their home site overlooks the proposed church site. She is concerned with potential runoff impacts on the wetland that is adjacent to the west boundary of the church property, and with potential impacts of night lighting.

The public hearing was closed.

Sara Easter commented that we should encourage use of "green building" principles in the choice of materials.

Bob Lowry asked whether requirements for on-site well and septic system have been evaluated yet. Paul Henderson stated they have not yet obtained Health Dept. approvals for the on-site systems.

Norm Rhoades, speaking from the audience, suggested that additional evergreen screening be required at the northwest corner of the site, to provide screening for the home to the northwest.

Korth stated that he is very pleased with the overall design of the project.

Ferro reviewed proposed conditions of approval that he was recommending.

It was moved by Butterfield, seconded by Sytsma, to approve the special use permit and site plan for Redeemer Presbyterian Church, subject to the following conditions:

1. a MDOT driveway access permit shall be issued for the driveway access to M-21, prior to issuance of a building permit.
2. Kent County Health Department permits for the on-site well and waste water disposal system shall be issued, prior to issuance of a building permit.
3. A specification for building wall-mounted exterior light fixtures shall be submitted for approval, prior to issuance of a building permit.
4. The landscape plan shall be revised to provide 8 additional deciduous canopy trees within the internal parking area islands.
5. The exterior lighting plan shall be revised, to comply with the maximum fixture mounting height of 20 feet, and to provide for reduction in the extent of lighting used to a minimal security level after 10:00 p.m.
6. A storm water management permit application shall be submitted by the applicant to Ada Township and a storm water permit shall be issued by Ada Township, prior to issuance of a building permit.
7. Based on an on-site evaluation by the Planning Director, additional evergreen screening shall be provided at the northwest corner of the site.

Motion passed unanimously.

UNFINISHED BUSINESS - None

NEW BUSINESS

1. Request for Amendment to Regulations for Professional Office (PO) District, to Revise the Standards for Location of Financial Institutions Having Drive-Through Service Windows, Requested by Flagstar Bank,

Tim Stoecker, attorney from Dickinson Wright, presented the zoning ordinance amendment request on behalf of Flagstar Bank.

Ferro provided background information regarding the current standards contained in the zoning ordinance, which were put in place in 1994. He noted that the banking industry has changed a lot in the intervening years, which may justify a change in the regulations concerning drive-through banking facilities.

Ferro stated that a public hearing on the proposed amendment needs to be scheduled.

The consensus of the Commission was to schedule the hearing for the June 18 meeting.

VIII. REPORTS FROM COMMISSION MEMBERS/STAFF

1. Correspondence from Forest Hills Public Schools

Ferro pointed out that Commission members' packets included correspondence received from Forest Hills Public Schools regarding the recommendations we had submitted to them regarding the proposed site improvements at the Central campus.

In discussion, the Commission suggested that a constructive response back to the School District be prepared.

2. Update on Capital Improvements Plan

Ferro updated the Commission on the status of work on the Capital Improvements Plan. He pointed out that the process had been revised somewhat, by placing more of the responsibility for development of the draft plan with a Committee comprised of the Administrative Committee (Supervisor, Clerk and Treasurer and two members of the Planning Commission. Korth and Easter are participating from the Planning Commission.

Ferro stated that a kickoff meeting has been held with department heads, and forms have been distributed to them for preparing capital project requests for consideration in the CIP.

3. Draft Zoning Ordinance Amendment, to Provide for Temporary Signs

Ferro distributed a draft of proposed amendments to the zoning rules pertaining to temporary signs. He stated this was in response to input heard from the business community over the last year. The current rules allow temporary business signs only during the first month of operation of a new business. The goal of the revisions is to provide more generous, but limited, opportunities for using temporary business signs during the course of the year.

The consensus of the Commission was to schedule a public hearing on the proposed changes for the June 18 meeting.

IX. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

None.

X. ADJOURNMENT

The meeting was adjourned at approximately 9:00 p.m.

Respectfully submitted,

Susan Burton
Ada Township Clerk
rs:jf