

**ADA TOWNSHIP PLANNING COMMISSION
MINUTES OF THE MAY 22, 2012 SPECIAL MEETING**

A special meeting of the Ada Township Planning Commission was held on Tuesday, May 22, 2012 at 1:30 p.m. at the Ada Township Offices, 7330 Thornapple River Dr., Ada, MI.

I. CALL TO ORDER

Meeting was called to order by Chairperson Korth at 1:30 p.m.

II. ROLL CALL

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

III. UNFINISHED BUSINESS

1. Special Use Permit, Proposed 2,400 Square Foot Accessory Building with 16-Foot Sidewall Height in Rural Residential (RR) Zoning District, 5622 Michigan St. NE, Parcel No. 41-15-19-200-022, Jeff Segard

Tony Semple, property owner and Jeff Segard, builder, were present. Semple presented a color-rendering of the proposed accessory building, overlaid on a photograph of the site taken from the road. Semple also distributed a survey showing the boundary of the subject property and the boundary of the adjacent property on which his home is located. Semple also distributed copies of a wetland boundary delineation, prepared by a wetland consultant, which was ordered by Semple at Ferro's suggestion.

Ferro referenced photographs of the subject property and the existing barn which he had taken.

Semple stated he plans to install a driveway access to the building south of the existing fence which extends east-west between the existing lawn and the old field located south of the fence. He stated that he wants to avoid removal of existing evergreens on the property, especially the very large one located south and east of the existing house. He stated that his motor home is over 13 feet high and over 40 feet long.

Korth asked Semple whether he would service the vehicle on the property. Semple stated other than washing, servicing would be performed at a service business.

Korth asked if there was a reason for selecting a light color for the siding on the building, versus a darker color that would be more consistent with the color of the existing house and barn. Semple stated they had not settled on exact color yet, but that their intent is to use a mix of two colors and materials as shown on the renderings, and cupolas on the roof as shown on the renderings.

Following discussion, it was moved by Easter, seconded by Rhoades, to approve the special use permit for the proposed accessory building, subject to the following conditions:

1. A driveway permit shall be issued by the Kent County Road Commission, prior to issuance of a building permit.
2. If construction of the driveway encroaches into regulated wetland area, a wetland permit shall be obtained from the Michigan DEQ, prior to issuance of a building permit.
3. If tree removal is required in order to install the driveway access to the accessory building, replacement evergreen plantings shall be installed, according to a plan submitted for review and approval by the Planning Director.
4. Any exterior lighting installed on the accessory building shall be of a residential character.

IX. PUBLIC COMMENT

None.

X. ADJOURNMENT

The meeting was adjourned at 2:30 p.m.

Respectfully Submitted,

Susan Burton, Township Clerk

SB/jf