

**ADA TOWNSHIP PLANNING COMMISSION
MINUTES OF THE JUNE 15, 2006 MEETING**

A regular meeting of the Ada Township Planning Commission was held on Thursday, June 15, 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, Gutierrez, Hoeks, Lowry and Sytsma.
Also Present: Planning Director Ferro.

III. APPROVAL OF MINUTES

Motion by Hoeks, second by Burton, to approve the May 18, 2006 regular meeting minutes, with the following revisions:

- Page 5, paragraph 1, 3rd line: change “**is compatible**” to “**should be compatible**”.
- Under VII.2., change in 1st line and the last line of the 4th paragraph from: “**they**” to “**we**”.

Motion passed unanimously.

IV. APPROVAL OF AGENDA

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

V. PUBLIC HEARINGS

1. Request for Special Use Permit for Type II Home Occupation, Architectural Office in a Detached Accessory Building (Parcel No. 41-15-19-300-069), 5325 Michigan St., NE, Chuck and Pat Posthumus

Chuck Posthumus presented the request. He noted the change that this is an attached, not detached, accessory building. He noted there is an empty lot to the south. There will be 3 homes on the private drive, with their drive being the first one. He noted they have complied with all Type II standards and said there is no opposition from neighbors.

Ferro reviewed the standards set out in the zoning rules for Type II Home Occupation approval.

The public hearing was opened, with the following comments:

Karl Hascall, 5300 Michigan Ave., stated he feels the township should encourage this type of activity by residents as much as possible.

The public hearing was then closed.

Ferro commented that several years ago the Commission adopted more elaborate home occupation rules which were intended to accommodate the growing trend for small businesses to be home-based. Ferro stated he recommends approval of the request.

Hoeks stated he believes this is a very well laid-out project and an excellent use of an office in the home. Butterfield agreed she thinks it is a wonderful plan.

Motion by Hoeks, second by Burton, to approve Chuck and Pat Posthumus' request for special use permit

for Type II Home Occupation. Motion passed unanimously.

2. Request for Special Use Permit for Type II Home Occupation, Graphic Design Studio in Detached Accessory Building (Parcel No. 41-15-34-103-026), 7213 Bronson SE, Shannon Reincke

Shannon Reincke presented her request for special use permit. She stated she is hoping to move her small graphic design business into her home by adding on above their existing detached garage.

Ferro stated this application requires special use permit approval because of its use of a detached accessory building. In this case a second floor addition on the garage is proposed with remodeling of the existing garage.

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

Lowry asked about the design of the building/garage and if they plan on using the light in front. Reincke stated this doesn't exactly match the house, but are planning on keeping in character with the Village as much as possible. Butterfield asked if there is any plan of water/sewage hook-up for this structure. Reincke stated no. Hoeks asked if the applicant has spoken to the neighbor to the rear about the view of the structure, etc. Reincke stated they spoke and the neighbor said it seemed fine. Gutierrez asked about the side wall height exceeding the maximum by 2.5 feet. Ferro stated the special use permit is also for this. There is also a need for a setback variance with this request. Korth stated he observed some similar structures as to this requested structure and he believes the addition will be an improvement and thus he has no objection with the setback and height issues. Sytsma stated she likes the design proposed.

Motion by Sytsma, second by Gutierrez, to approve Shannon Reincke's request for special use permit for a Type II Home Occupation, subject to the following conditions: (1) the design and character of the accessory building shall remain as shown on the plan submitted by the applicant; (2) the setback variance shall be approved by the Zoning Board of Appeals; and (3) any exterior lighting shall be limited to a typical residential intensity.

Motion passed unanimously.

3. Request for Special Use Permit to Allow a Detached Accessory Building with a Side Wall Height of 19 feet, in the AG Zoning District (Parcel No. 41-15-04-300-030), 6785 3 Mile Rd., N.E., Robert Mulder

Robert Mulder, of 6783 3 Mile Road, presented his request. He referred to the packet he submitted to the Commissioners. He is proposing a building with a walkout basement. He noted there is no neighbor behind him, and the neighbors to the east and west cannot see the building. All materials for the building will be exactly the same as the existing house. He next spoke about the elevations and roofing style. He stated that to his knowledge there have been no neighbor objections prior to this meeting.

Ferro stated the sidewall height on the two story elevation is what requires Planning Commission approval. He also went over the standards that need to be met for approval. Ferro noted because of the large lots in this area, there were only six neighbors sent notice of this public hearing.

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

Korth asked why he has chosen this location as opposed to closer to the house. Mulder stated the location was chosen partially due to the lay of the land and to maximize square footage with the least amount of disturbance. Lowry asked about tree removal. Mulder stated that area is clear, with no valuable trees.

Korth asked about lighting and requested that it be minimized as much as possible. Mulder stated he has no plans for installation of lighting.

It was moved by Lowry, and seconded by Sytsma, to approve the request for special use permit by Robert Mulder to allow a detached accessory building with a side wall height of 19 feet, in the AG Zoning District.

Motion passed unanimously.

VI. UNFINISHED BUSINESS:

None.

VII. NEW BUSINESS:

1. Site Plan Review, 8,000 Square Foot Office Building, Norman Family Dentistry (Parcel No. 41-15-34-102-014), 519 Ada Dr. S.E., Dr. Devin Norman

Ferro pointed out this was originally submitted as a site plan review request, and as a result of the action taken by the Board on Monday night, the application was amended to be a PUD application. This process involves a public hearing before the Planning Commission and a recommendation by the Planning Commission to the Township Board. Korth commented that the Township is involved heavily in a process to re-evaluate the plan for the Village (arising from surveys, feedback and general resident comments).

Doug Stalsonburg of Exxel Engineering presented the site plan on behalf of Norman Family Dentistry. He commented that because the plan was initially submitted for site plan approval, there is significant detail on the plan. He asked whether it would be possible to get through the preliminary and final PUD approval in one step. He noted the site is zoned C1 and will be served by water and sanitary sewer. The storm water detention will be handled underground, under the new parking lot. The site is impacted by the Grand River floodplain, and therefore the building needs to be elevated one foot above the floodplain. The back half of the parking lot will need to be re-graded to blend in. Stalsonburg went over building uses and the possible need for future parking and their allowance for that additional parking. Ken Dixon, architect for the project, gave a description of the building.

Ferro spoke about the site layout in comparison to normal C1 zoning standards. The site was partially filled about 8-10 years ago, but was not graded. There is natural vegetation that has grown on the site after it was filled. Ferro also commented on the issue of the 100-year floodplain and elevating the building one foot above.

Korth spoke about the building size in relation to the site and asked why there was no consideration for placing the building closer to the street. Burton stated she likes the design, although it is a large building. She stated she is concerned over what changes will be proposed for the Village area and the committee is looking carefully at Fulton Street in its overview. Butterfield spoke about the use of the structure and setbacks and it needs to be kept in mind that future uses need to be considered in every plan and design the Commission looks at. She did commend the applicant on its building design, but she is not sure about the parking in front. Gutierrez stated he would like to visit the site and be shown the outline of the building and which trees will have to be removed, etc. He thinks the building might be over-powering for the site, and suggested the possibility of a split design. Lowry echoed Gutierrez's comments and agrees the building is too large. He did commend the applicant on all their work put into the design of the building, but questions this fitting in with the Village character. Sytsma also agreed the architecture of the building is great, but also believes the building is too large. She would like the parking lot to be placed behind the building, although this may not be possible due to topography, etc.

Korth noted he has many comments. He asked why there is such a desire to build such an enormous dentist's office. He asked if the plan is to have many dentists in the building. Korth next spoke about the comparison building the applicant referred to and the fact that Korth believes the comparison building is out of scale with the buildings around it. Korth spoke about the feel and core of the Village. We need to be careful on tree removal, landscaping, screening, etc. Korth spoke about break-down of the natural environment, the issue of the size of the building, and terrain. Korth suggested having a three-dimensional rendering of this building, so that the Commission has a proper understanding of what this is going to look like. Sytsma asked the applicant if they would be willing to have a work session with the Commission. The applicant agreed they would be willing to participate in a work session.

Motion by Sytsma, second by Gutierrez, to schedule a work session meeting/site visit on the site plan for an 8,000 square foot office building, for Norman Family Dentistry (Parcel No. 41-15-34-102-014), at 519 Ada Dr. S.E., for June 22, 2006 at 10:00 a.m. Motion passed unanimously.

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

1. Communication from Open Space Protection Advisory Board Re: Riparian Protection Regulations

Sytsma presented an update from the Open Space Protection Advisory Board stating the Board recommends taking the riparian protection regulations back to the subcommittee at this point.

Motion by Sytsma, second by Burton, that the Planning Commission refer the riparian protection regulations to the subcommittee (consisting of Sytsma, Korth and Burton) for additional review. Motion passed unanimously.

2. Communication from Planning Director Regarding Development Approval Moratorium.

Ferro stated that given the amount of time required under state law to adopt a master plan, there is too much time for too much to happen between completing a draft plan and adopting the plan. Therefore, Ferro believes it would be appropriate to either expand the existing moratorium or for the board to adopt another moratorium on development approval. Korth stated one of the benefits of a moratorium is that it frees up the manpower within the township to actually work on what they are trying to get done. It is a time-management tool, which is a legitimate reason to implement a moratorium.

Motion by Sytsma, second by Hoeks, to recommend to the Township Board approval of a moratorium, effective immediately, for all future site plan and PUD request submittals, also including anything that has been filed in the past 60 days. Motion passed unanimously.

IX. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

Hoeks advised the Planning Commission and the Township Board that he does not intend to continue his seat on the Planning Commission beyond the end of the second term.

X. WRITTEN COMMUNICATIONS ENTERED ON THE RECORD

None.

XI. ADJOURNMENT

Motion by Hoeks, second by Gutierrez, to adjourn the meeting at 9:35 p.m. Motion passed unanimously.

Respectfully submitted,

Deborah Ensing Millhuff, CMC
Ada Township Clerk
rs:lm