

**ADA TOWNSHIP PLANNING COMMISSION
MINUTES OF THE JUNE 17, 2010 MEETING**

A meeting of the Ada Township Planning Commission was held on Thursday, June 17, 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 Gutierrez at 7:30 p.m.

II. ROLL CALL

Present: Commissioners Butterfield, Gutierrez, Lowry, and Paul. Also present: Planning Director Ferro.
Absent: Chairperson Korth, Commissioner Easter and Treasurer Rhoades.

III. APPROVAL OF AGENDA

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

IV. APPROVAL OF MINUTES OF THE MAY 20, 2010 MEETING

Motion by Lowry, second by Paul, to approve the May 20, 2010 meeting minutes with the following revisions:

1. Under Item V.1., page 2, third paragraph, 4th line, change "Gutierrez stated" to "Lowry stated".
2. Under Item V.1., page 2, third paragraph, the last sentence should read: "There was some discussion regarding financial guarantees, such as a security bond as an acceptable form of guarantee, for decommissioning costs.
3. Under Item VII.2., page 3, first paragraph, 4th line, change "Paul asked" to "Rhoades asked".

Motion passed unanimously.

V. PUBLIC HEARINGS

None.

VI. UNFINISHED BUSINESS

None.

VII. NEW BUSINESS

1. Site Plan Review, 937 Sq. Ft. Addition to Existing Building, 6210 East Fulton St., Parcel No. 41-15-29-445-001, Ada Valley Meats

Ron Antuma, civil engineer with Post Civil Group, and Dale Rozeboom of Ada Valley Meats, presented the site plan. Antuma noted that they are requesting to add a 937 square foot addition to the existing building. They plan to convert the current roof canopy area into an enclosed building space. Ferro stated this is a very small addition at the rear of the building where the property backs up to the railroad tracks. He noted the addition would be used for an incoming shipment receiving area. Ferro spoke about updating the mercury vapor lights. He recommends approval with the condition that the existing unshielded exterior light fixtures be replaced.

Paul stated he commends the applicant for the improvements to this existing business. Butterfield stated they should take a look, township-wide, at some of the lighting conditions that currently exist in the Township to be sure things are up to standard. Gutierrez asked about the wetland area. Ferro stated it is a drainage area coordinated between J. Ladd and Ada Valley meats.

Motion by Lowry, second by Paul, to approve the site plan for a 937 square foot addition to the existing building at 6210 East Fulton St. (Parcel No. 41-15-29-445-001), subject to the condition that the existing unshielded exterior light fixtures be replaced with cutoff style fixtures and that any added exterior lighting should also comply with this standard. Motion passed unanimously.

2. Request for Special Use Permit to allow a Foster Care Group Home in the R-3 and VR Districts, 7133, 7147 and 7164 Rix St. SE, Parcel Nos. 41-15-33-231-019, 011 and 012, AMDG Architects, for Thornapple Homes, LLC

Tom Sinke, of AMDG Architects, and Tom Noble, President of the Board of Thornapple Homes, were present to submit the request. This is an independent living facility for developmentally-impaired adults who are pretty high-functioning. What is being proposed are 8 rental living units with a shared common living and dining area, along with a staff apartment which would be located on the upper level. Sinke stated the building includes 4 two-bedroom units, and 4 one-bedroom units, along with a 2-stall garage. Sinke stated this is somewhat of a joint project between the church and the Thornapple Homes non-profit organization.

The applicant went over the traffic circulation plans noting there will be a circular drive off Rix Street with a two-stall garage and four employee parking spaces adjacent to the driveway. Sinke noted there will be a storm water detention basin west of the home which will also detain runoff from the church property. A walkway connection between the home and the church property is also being proposed. The applicants noted they have tried to give this building as much of a residential feel as they could, proposing a barn-like character with a front porch leading into the main entrance. Tom Noble gave a brief history of how this foster care group home plan came about and the need for such a facility. The vision is to ultimately have homes of this type near other CRC churches. Noble stated that they are in the process of a federal grant application for some of the funding and they also will utilize contributions.

Butterfield asked what type of caregivers would be on site. Noble stated some of the residents would be individuals who participate in daytime work programs off-site. He also stated it is the intent for the residents to be able to remain in this facility as they age.

Gutierrez asked if they feel there is enough parking being proposed, taking into consideration that there will be visitors on a regular basis. Noble responded that while there is no written agreement in place, there is parking at the church that could be used. Gutierrez stated that he believes the proposed pond could be a hazard and asked for more details on this and whether other options have been considered. Noble stated this is more of a detention area which will fill up during heavy rains.

Lowry asked if the revised elevations will be complete for the public hearing and the applicants noted it is their intention to have these revisions complete.

Butterfield asked if there will be a van/bus parked in front at all times. Noble stated the vehicle they will have will be parked in the garage.

Ferro suggested having some low level screening of the parking spaces as a shield from the road. He also stated that if the individual living units have complete kitchen facilities, it raises the question as to whether these units constitute separate dwelling units, with the entire facility being a multiple family use.

A public hearing will be held on this request at the July 15, 2010 Planning Commission Meeting,

3. Request for Special Use Permit for Addition of 2 Youth Soccer Fields to the Existing Church Facility, 655 Spaulding Ave SE, Parcel No. 41-15-31-177-001, Rapids FC/Keystone Church

There was no one present on behalf of this request. A public hearing will also be held on this request at the July 15, 2010 Planning Commission Meeting.

VIII. REPORTS FROM COMMISSION MEMBERS/COMMITTEES/STAFF

1. Revised Draft of Village Form-Based Code

A revised draft was not available at this meeting. It was decided to hold off on discussion of the Village Form-Based Code revisions until a majority of the Commissioners are present.

Butterfield asked if there is any merit at this point in looking at the lighting regulations. Ferro stated that lighting is something they want to look at, but not until the Village Form-Based codes is complete.

IX. PUBLIC COMMENT

None.

X. ADJOURNMENT

Motion by Paul, second by Butterfield, to adjourn the meeting at 8:35 p.m. Motion passed unanimously.

Respectfully Submitted,

Susan Burton, Township Clerk

Rs:lm