

**ADA TOWNSHIP PLANNING COMMISSION
MINUTES OF THE JUNE 19, 2008 MEETING**

A meeting of the Ada Township Planning Commission was held on Thursday, June 19, 2008, 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 AGENDA

Motion by Sytsma, second by Lowry, to approve the agenda as presented, subject to addition of the Revised Final PUD Plan for the Villas of Ada. Motion passed unanimously.

IV. APPROVAL OF MINUTES OF MAY 15, 2008 MEETING.

Motion by Hoeks, second by Lowry, to approve the May 15, 2008 meeting minutes with the revision that all Commissioners were present. Motion passed unanimously.

V. PUBLIC HEARINGS

1. Special Use Permit, Accessory Building Enclosure of a 14,416 Square Foot Ice Rink, 600 Steketee (Parcel No. 41-15-19-300-029), Triangle Associates

Kevin Knoll, Triangle Associates, presented the request for special use permit. He said the project was originally permitted as an exterior ice rink, but to maintain better ice quality and to make it more useful for other indoor sports, the owners felt it would be better to enclose the structure.

Ferro stated a building permit has already been issued for the exterior ice rink, and construction has begun. Ferro spoke about the cross section and the roof ridgeline, and noted that the rooftop of the proposed enclosure is at a lower absolute elevation than the roofline of the home itself and the adjacent pool house. He stated the ice rink is about 150 feet from the nearest adjacent property, owned by Consumers Energy, and the nearest home is about 600 feet to the north. Ferro said that due to the size of the property (41 acres) and the wooded character of the property, he recommends approval of the special use permit.

The public hearing was opened. The following comments were made:

1. Vic Shepherd, 4810 Spring Ridge Dr., stated he supports this request and believes this would not be visible from his property.
2. Meg Cusack, 4711 Bradford NE, stated her property is adjacent to this and they have no problem with this request.
3. Jeff Walker, 4944 Spring Ridge Dr., spoke on behalf of himself and his wife, Sofia. He stated their property is the closest to the proposed rink enclosure, and this would be visible from their property. He is concerned with the visual impact of the structure from his home. They asked who is going to use the ice rink and what the lighting will be. This does impact their home.

The public hearing was then closed.

Korth asked the applicant to clarify the intended use of the ice rink. Knoll stated the rink will be used for the homeowner's son and his travel hockey team. The lighting will be inside and only come through the windows.

Korth asked about noise with the ice condensers. Knoll stated there is some noise involved.

Gutierrez questioned about the use for a hockey team and vehicles parked there. Knoll stated it is similar to use now where the son has friends over to play hockey, parents drop them off, etc.

Hoeks stated he believes there is an advantage to having this enclosed, wherein it is far more controlled in terms of noise and lighting impact on the neighbors.

Korth asked if there is a landscaping plan. Knoll stated it will be landscaped similar to the house. Korth stated he does not have a problem with this as long as it is on a large piece of land such as this and it remains as part of the parcel with the existing house with a minimum number of acres.

Lowry stated he has a problem with the use as far as having a game or tournament held at the rink. This would be a problem for the neighbors and he believes this should be restricted. The applicant stated they would not have room for parking and it is not their intent to hold games or tournaments at the rink.

Motion by Lowry, second by Burton, to approve the special use permit for an accessory building enclosure of a 14,416 square foot ice rink at 600 Steketee (Parcel No. 41-15-19-300-029), subject to the following conditions:

1. The facility shall not be used for any league or tournament games;
2. The accessory building and home shall remain on a parcel that is not reduced below 15 acres;
3. Window blinds shall be installed on the east and north windows; and
4. There shall be landscaping installed to screen the structure from view from neighboring properties, which is to be worked out between the Planner, the applicant and the neighbors, subject to the Planner's approval.

Motion passed unanimously.

VI. UNFINISHED BUSINESS

1. Request for Special Use Permit for "Type 2" Home Occupation in the AG Zoning District, to Permit Storage of Landscape Maintenance Equipment as a Home Occupation, 2511 and 2557 Honey Creek Ave. NE. (Parcel Nos. 41-15-10-200-046 and 047) Rob Hayden

Ferro noted a public hearing was held on this last month. Action was postponed to work on appropriate conditions for approval. Ferro stated that Mr. Hayden has removed all yard waste and the second driveway on the site. He submitted recent photos of the site. Hoeks asked about changing the ordinance language so that the owner of a property should reside where the home occupation is. Ferro stated he has added this to the list of zoning provisions needed review and update.

Motion by Sytsma, second by Lowry, to approve the special use permit for "Type 2" Home Occupation, to permit storage of landscape maintenance equipment, subject to the following conditions:

1. Equipment maintenance work, including but not limited to such activities as sharpening of mower blades and power washing of equipment, shall be conducted on the site only between the hours of 8:00 a.m. and 6:00 p.m.

2. The special use permit shall remain valid only so long as the property remains in its current size and configuration, with no parcel divisions.
3. The site shall not be used for storage, disposal or processing of yard waste.
4. The former driveway area and newly-installed berm shall be finish-graded and restored with ground cover vegetation.
5. The trailer stored behind the barn should be screened around its northern perimeter by evergreens or fence.
6. There shall be no servicing of vehicles used exclusively in the business on the site.
7. The home occupation shall in all other respects be conducted in conformance with the standards for approval contained in Sec. 78-24 of the zoning regulations.

Motion passed unanimously.

VII. NEW BUSINESS

1. Site Plan Review, Land Division Creating 4 Lots in the Rural Residential District, 8253 East Fulton St., Parcel No. 41-15-35-100-066, John Brinks

Paul Henderson, P.E., Roosien and Associates, and John Brinks presented the site plan. Ferro gave a brief history of this request, stating that division of the property into four lots is proposed. The applicant has already obtained approval of a zoning variance to permit 3 lots, including his residence, to be accessed from a new shared driveway off Longleaf Drive. The fourth lot would be accessed from another private road off Fulton, on an easement to Seven Oaks Lane. Korth spoke about the steep slope of the existing driveway (over 10%) wherein it exceeds the grade standards contained in Township rules. The applicant stated he plans to abandon the existing driveway and restore it with vegetation. Ferro noted there are several issues that have come up. The stormwater management plan has three different catch basins but no outlet. Longleaf has not consented to connection to their stormwater system, which is strongly recommended by the Township's engineer. Ferro believes this needs to be pursued further and thus suggests postponement of this request. Another issue is that Seven Oaks Lane already provides access to 3 home sites. Adding a 4th lot to this road triggers more stringent private road access standards which are not currently met by Seven Oaks Lane.

It was moved by Hoeks to postpone action. There was no second to the motion.

The applicant stated they would officially withdraw their application and will pursue a revised application for 3 lots instead of 4 lots, eliminating the lot to be accessed from Seven Oaks Lane..

2. Revised Final PUD Plan, Re-Location of Clubhouse Building and Swimming Pool, Villas of Ada

Peter Engles of Covenant Development presented the revised Final PUD plan. He stated the revision involves reversing the location of the clubhouse and the swimming pool, to place the pool directly behind the clubhouse, instead of in front, adjacent to the road. This will create a more aesthetically pleasing situation when pulling into the community.

Ferro noted this is a relatively minor change, but it exceeds the limits of the types of changes allowed to be approved administratively, and thus requires Planning Commission review. Engles noted that all of the clearing limits that were approved remain the same.

Sytsma spoke about a problem with a neighbor regarding the dust created from the construction. Engles stated they are constantly watering down to minimize this problem and will continue to do everything

they can. He estimates they will be done with this part of the process in a couple of weeks.

Motion by Butterfield, second by Gutierrez, to approve the revised final PUD plan for re-location of clubhouse building and swimming pool at the Villas of Ada. Motion passed unanimously.

3. Draft Amendment to Riparian Protection Regulations

Ferro stated that this is a very simple amendment involving an existing section that establishes exemptions from the rules, for existing lots of record at the time the rules were adopted. The draft amendment would remove this exemption

Korth stated that in his experience there hasn't been a problem with new developments, but some problems with existing developments. He believes they are not ready to vote on this at this time, but instead spend some time trying to understand the impact of this on existing property owners and possibly hold a work session meeting to discuss this further. A work session meeting was set for June 30, 2008 at 3:30 p.m.

4. Set Date for Advisory Hearing on Property Maintenance Code, and Public Hearing on Zoning Ordinance Amendments concerning Storage of Recreational Vehicles, Parking of Commercial Vehicles, Parking on Lawns and Storage of Solid Waste Containers.

Korth stated the subcommittee has been working on this for over a year. There seems to be a strong desire to have a property maintenance code. Korth stated he would like to have this as an agenda item for discussion purposes prior to holding a public hearing.

5. Discussion of Village Form-Based Code

A work session meeting was set for June 30, 2008 at 3:30 p.m.

VIII. REPORTS FROM COMMISSION MEMBERS/STAFF

Ferro spoke about a few issues with the Villas of Ada – the dust situation, hours of construction work, etc.

Sytsma encouraged the Commissioners to read the Resolution of Intent to Establish a DDA.

IX. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

1. Charles Leedom, 3000 Grand River Drive, spoke about the Riparian Protection Regulations and his rights as a property owner. He believes the public hearing should be held after the summer months.
2. Weston Julien, 7365 Bronson St., also commented on the Riparian Protection Regulations.

X. ADJOURNMENT

Motion by Sytsma, second by Hoeks, to adjourn the meeting at 9:32 p.m. Motion passed unanimously.

Respectfully submitted,

Deborah Ensing Millhuff, CMC

Ada Township Clerk
rs:lm