

**ADA TOWNSHIP PLANNING COMMISSION
MINUTES OF THE JUNE 19, 2014 MEETING**

A meeting of the Ada Township Planning Commission was held on Thursday, June 19, 2014 at 7:00 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 7:00 p.m.

II. ROLL CALL

Present: Butterfield, Easter, Korth, Lowry, Jacobs, Lunn.

Absent: Leisman

Staff Present: Planning Director Ferro.

III. APPROVAL OF AGENDA

Korth noted the correspondence from Ferro indicating that the public hearing on the Special Use Permit request for an accessory building submitted by David Woods could be removed from the agenda, as a result of the recent amendments to the accessory building rules eliminating the need for the special use permit.

Motion by Jacobs, supported by Easter, to approve the Agenda, with removal of the special use permit public hearing on the application from David Woods.

Motion passed unanimously.

IV. APPROVAL OF MINUTES OF MAY 15, 2014 MEETING

Motion by Easter, supported by Lowry, to approve the minutes as presented.

Motion passed unanimously.

V. PUBLIC HEARINGS

Request for Revision to Approved PUD Plan, Montreux PUD, to revise conditions of approval pertaining to building height on Unit 19, Falcon

Korth noted no one was present from the applicant.

Korth opened the public hearing, and with no public comment, he closed the public hearing.

VI. UNFINISHED BUSINESS

None.

VII. NEW BUSINESS

Revised Final PUD Plan, Cascade Trails Phase 2 PUD, Revisions to Exterior Building Materials on Retina Specialists of Michigan Building, 5030 Cascade Rd. SE, Parcel No. 41-15-31-376-015, AMDG Architects for MIMBM, LLC

Brent Dykstra, AMDG Architects, 25 Commerce SW, Grand Rapids, MI, stated the original PUD approval required that the design of the building incorporate elements of residential character. Dykstra stated that in moving from conceptual design to a true costing of the project they have experienced

increases in the site development costs, related to soil conditions. In addition, original budgeting was based on historical costs in the fall of 2013 and the market is quite different six months later. Dykstra stated they had originally proposed a metal roof, but do to cost increases in the project are now proposing an asphalt shingle roof. Dykstra presented the elevation sketches submitted with the original application depicting a metal roof, and the proposed revised elevations with an asphalt shingle roof. Dykstra also presented an aerial photo identifying roof materials used in the surrounding area, which are predominantly asphalt shingles.

Korth stated there is also the question of the siding.

Dykstra stated they are also seeking confirmation from the Commission that the use of vinyl siding conforms with the Final PUD approval, and the note on the original elevation sketch calling out "painted synthetic wood trims and siding." Dykstra pointed out that vinyl siding is produced in 3 different grades or thicknesses, and they are proposing to use the highest quality siding material.

Jim Ferro stated that in evaluating the proposed change from cement board siding to vinyl siding, an important consideration is what visual impact this will have from the viewpoint of passing traffic on Cascade Rd. Ferro noted that the building is 100 feet from the road, and the speed of passing traffic is 50 miles per hour or more. Ferro stated he believed the visual impact of the change would be negligible from the perspective of passing traffic.

Following discussion, it was moved by Lunn, supported by Jacobs, to approve the changes in exterior materials for the Retina Specialists of Michigan Building, 5030 Cascade Rd. SE, as presented.

Motion passed unanimously.

Request for Revision to Approved PUD Plan, Montreux PUD, to revise conditions of approval pertaining to building height on Unit 19, Falcon Custom Homes

Nathan Abbott, Falcon Custom Homes, 4025 Broadmoor, Kentwood, MI 49512, was present for the request.

Ferro pointed out that two neighboring residents of the Montreux development are present who may want to comment after they have listened to the applicant's proposal, even though the hearing has been closed.

Korth asked those present whether they wished to comment.

James Johnson, 5702 3 Mile Rd. NE, stated he and his wife were present to obtain more information regarding the proposal.

Ferro stated that when the Montreux development was approved in 2006, the Planning Commission had a lot of discussion regarding whether the home sites on the property should be further away from the frontage on Pettis Avenue with more clustered, smaller lots. Ferro stated that the Commission had some concerns relating to the potential visual impact of homes placed at the top of the hill adjacent to Pettis Ave. Ferro stated that after discussions with the applicant, the solution arrived at was to place restrictions on the design of the home on Unit #19, as listed in his staff report. He stated the applicant is now seeking to have those conditions modified to remove the maximum roof pitch requirement, the requirement that the home style be a "low profile ranch", and to revise the language pertaining to chimney height on the home to state that "chimney height shall be no greater than the minimum requirements of the building code."

Ferro pointed out that the applicant is not seeking any change on the restriction on the absolute building height, and is able to comply with the original requirement.

Abbott stated the maximum 8/12 roof pitch is not in keeping with the architecture in Montreux, is not pleasing to the eye, and is not compatible with what is there now.

Korth asked whether any member of the public wished to comment on the request. There was no comment.

Ferro stated his recommendation is to modify the restrictions on the Unit 19 home design to read as follows:

1. Home shall be located as far east on the building site as possible.
2. Any chimney constructed as part of the home shall have a height no greater than the minimum requirements of the building code.
3. There shall be no detached accessory structure placed on this lot that requires a building permit and is placed outside the building envelope.
4. Exterior colors of the home shall blend with the natural surroundings.
5. Maximum height of the home on this unit shall not exceed 30 feet, measured from lowest grade to the midpoint between the roof eave and ridgeline, or 1 and ½ stories plus walkout level, whichever is less.

Korth pointed out that the applicant had presented a preliminary home design as part of the application, and asked Abbott whether he is asking that the plan be referenced in an approval.

Abbott stated the plan is preliminary and is for demonstration purposes; it's not set in stone, and he doesn't wish the approval to restrict the home to that specific design.

Korth stated he doesn't have any issues with the proposed changes. He stated there are now a sufficient number of homes in the development to put the issue in perspective.

Motion by Easter, supported by Butterfield, to approve the revisions to the Montreux PUD approval condition pertaining to building height on Unit 19, to read as follows:

1. Home shall be located as far east on the building site as possible.
2. Any chimney constructed as part of the home shall have a height no greater than the minimum requirements of the building code.
3. There shall be no detached accessory structure placed on this lot that requires a building permit and is placed outside the building envelope.
4. Exterior colors of the home shall blend with the natural surroundings.
5. Maximum height of the home on this unit shall not exceed 30 feet, measured from lowest grade to the midpoint between the roof eave and ridgeline, or 1 and ½ stories plus walkout level, whichever is less.

Motion approved unanimously.

VIII. STAFF/COMMITTEE/COMMISSION MEMBER REPORTS

Village Plan Implementation Subcommittee

Ferro stated we are waiting for a proposal from Amway regarding their financial commitment toward public infrastructure projects needed for the entire village plan, and we are not expecting to hear from them until early July. Ferro stated the original goal was to have the Headley Street reconstruction project underway in the spring, but that in hindsight he believes this was overly ambitious, because of the complications involved in abandoning the old street right-of-way and consolidating the ownership of the fragments of property resulting from the abandonment.

Ferro stated that a meeting was also recently held with Headley St. property owners regarding the street relocation and preliminary plans for consolidating individual parking areas into a single, shared parking lot.

Ferro stated the design of Headley Street has evolved to an acceptable design, with only a few design issues that we wish to discuss with the Road Commission. He stated a meeting has been scheduled for next Wednesday, June 25, 2014, with the Road Commission Engineering Staff and Director, a subcommittee of Planning Commission members, a subcommittee of DDA members, and the Envision Ada consultant.

It was noted that Commissioners Korth and Easter would be attending the meeting with the Road Commission, but that Commissioner Lunn would be unable to attend. Butterfield volunteered to attend in his place.

Ferro also informed the Commission that Zoning Administrator Steve Kushion will be leaving the Township at the end of June to take another position, and that an assessment of staffing needs in the department should be conducted, with input from the Planning Commission through the Chair, and DDA Board Chair input.

IX. PUBLIC COMMENT

None.

X. ADJOURNMENT

Motion by Jacobs, supported by Easter, to adjourn the meeting at 7:35 p.m.

Motion passed unanimously.

Respectfully Submitted,

Susan Burton, Township Clerk

SB/dr