

**ADA TOWNSHIP PLANNING COMMISSION  
MINUTES OF THE JULY 9, 2007 SPECIAL MEETING**

A special meeting of the Ada Township Planning Commission was held on Monday, July 9, 2007, at the Ada Township Offices, 7330 Thornapple River Dr., Ada, Michigan.

**I. CALL TO ORDER**

Meeting was called to order by Korth at 9:00 a.m.

**II. ROLL CALL**

Present: Chairperson Korth, Commissioners Burton, Gutierrez, Hoeks, Lowry, and Sytsma. Absent: Commissioner Butterfield. Also Present: Planning Director Ferro.

**III. APPROVAL OF AGENDA**

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

**IV. APPROVAL OF MINUTES**

Motion by Hoeks, second by Sytsma, to approve the May 14, 2007 meeting minutes as presented. Motion passed unanimously.

(Commissioner Butterfield joined the meeting at this time.)

**V. UNFINISHED BUSINESS**

**1. Final PUD Plan, 267 Multiple Family Residential Units on 30.9 Acres, 372 and 420 Spaulding Ave., NE, Parcel No. 41-15-31-201-056 and 060, Miller Valentine Group and Eastbrook Homes**

Kevin Hogan on behalf of Miller Valentine presented the revised plan for 210 apartment units on Spaulding Ave. He thanked the Commission for working through the issues on this plan. Hogan addressed each recommended condition of approval for the final plan set out in Ferro's 7/9/07 staff report. He stated they would like amend the statement that "landscaping of the south and west perimeters of the Stone Falls of Ada property shall be completed by July 31, 2007" to read "shall be completed within 90 days of commencing activity on those individual areas", because of unforeseen conditions of nature.

They would like to request language regarding the width of the boardwalk to read "whatever it takes in overall width to get 8 clear feet".

Regarding documentation for a grading easement from Consumers Energy, they would like this worded that "the developer will obtain permission for grading from Consumers Energy prior to grading activity beginning on the Consumer's Energy property."

Regarding condition 9 requiring documentation regarding wetland permitting of the stream corridor, Hogan stated they have applied for a DEQ wetland permit and are working with Bob Day on this. Ferro stated they need to submit a copy of their permit application to the Township.

Dale Kraker of Eastbrook spoke about the lift station issue. They believe the cost should be shared between everybody affected, not just them. Korth asked if the township engineer has been involved with this to determine the most manageable solution. Ferro stated he would work on possible rewording of condition number 10 regarding the sanitary pump station.

Hogan next addressed the grading and landscape plans. He noted they do not understand why a landscaped area of level ground extending a minimum of 10 feet from the right of way line along

Spaulding is necessary, noting this will create a significant burden on their property. He does not understand why they are being asked to create a retaining wall when the Commission has been against this all along. He also spoke about the significant cost of this, maintenance of the wall and slope, and limitation of snow removal.

Korth stated a goal of the Township Master Plan is to preserve the integrity and rural character of the community. Korth stated he has significant issues with the grading plan on the west side. The Commission's job is to make developments work with the land. He would like to see them work with the contours of the land and leave the features that will enhance the project. Ferro spoke about his suggestion of having the 10-foot flat area which will provide some opportunity to leave some areas of the frontage intact.

Korth next asked why there is a plan to disrupt the existing cold water stream in the west half, closest to Spaulding Avenue. Dale Kraker, Eastbrook Development Company, stated the reason for this is due to the grading/elevation issues.

Sytsma stated they want to support their endeavors to give this community an A+ development. Hogan stated there cannot be extreme grade changes between the buildings. There was lengthy discussion between the applicant and Commissioners regarding options for the grading. Hogan assured the Commission that this will be an A+ development and will be well maintained.

Korth reiterated the importance of having a development that fits in with the community and the features of the land. Hoeks suggested the following language be used for the condition regarding the grading and landscaping: "The grading and landscaping plans shall be modified in such a manner to preserve as much of the southwest corner as possible, and planting of trees and shrubs shall be according to a plan submitted for approval of the Township Planning Director and the Chair of the Planning Commission."

There next was discussion regarding cost of the pump upgrade/replacement at the Spaulding Avenue sanitary sewer pump station and who would be responsible for the cost. Ferro noted that at the time this development was planned, the Township was aware that there was more flow needed in this station. He added that this is a policy matter for the Utilities Director and the Board to work out, and suggested language of an approval condition that would defer this issue to the Utilities Director.

Ferro next stated he does not support the requested change in language concerning the width of the boardwalk, and recommends that it be 10 clear feet in width.

Regarding the wording on submitting documentation of grading easement permission from the power line company, Ferro said he would recommend sticking with the wording as noted in his 7/9/07 staff memo. He stated that many aspects of the site layout are dependent upon Consumers Energy permitting the grading on their property, and that no work should start on the development overall until that permission is obtained.

There was discussion over the use of the word "easement" and the applicant would prefer this not be used.

Ferro noted that restoration of the slope at the southeast corner of the property extends into the power line corridor also, so more is involved with this situation. Ferro also spoke about the phasing sequence, noting he has no problem with this, but asked the applicant to resubmit a copy of this to him.

Korth asked if there was anything related to the access that needs to be handled. Ferro stated he does not believe there has to be any specific wording addressing this, but the Planning Commission has authority here, to vary from the standards in the ordinance.

The applicant went over their plan to use low intensity lighting.

Motion by Hoeks, second by Burton, to recommend approval of Miller Valentine's final PUD plan for 267 multiple family residential units on 30.9 acres, at 372 and 420 Spaulding Ave., NE (Parcel Nos. 41-15-31-201-056 and 060), subject to the following conditions:

1. The development shall consist of 210 dwelling units in 21 buildings located west of the Consumers Energy power line corridor, developed substantially as shown on the Final PUD plans titled "Stone Falls of Ada/Clements Mill Condominiums," including "Site Plan," "Preliminary Utility Plan," and "Preliminary Site Grading Plan" dated 7/5/07, except as hereby expressly modified.
2. Site landscaping of the Stone Falls of Ada site shall be completed substantially as shown on the plan titled "Overall Landscape Plan," dated 7/2/07 and "Landscape Plan Enlargements," dated 7/2/07, except as provided below.
3. The grading and landscape plans shall be modified to preserve as much of the existing vegetation as possible in the southwest corner of the site, and the revised plans shall be subject to approval of the Planning Commission Chairperson and the Planning Director.
4. Landscaping of the south and west perimeters of the Stone Falls of Ada property shall be completed within 90 days of commencing site preparation activity on those areas.
5. Sequencing of construction of apartment buildings, access roads and the clubhouse building shall be as specified in the document titled Stone Falls Phasing Plan, dated July 9, 2007.
6. The width of the boardwalk shall be increased from 8 feet to 10 feet.
7. The 8' foot wide pedestrian/bicycle path and boardwalk shall be completed prior to issuance of a certificate of occupancy for building #14. Construction plans and specifications for the path and boardwalk shall be subject to the approval of the Township's engineer.
8. Documentation shall be provided that Consumers Energy and/or Michigan Electric Transmission Company (METC) has authorized grading within the power line corridor, prior to issuance of any building permits or initiation of site grading.
9. Documentation shall be provided that the stream corridor at the south end of the property is either not subject to permitting, or a DEQ permit shall be obtained, prior to any site work being carried out within the power line corridor.
10. The need for upgrading of the sewage pump station or diversion of existing sewage flow, and the responsibility, if any, of the applicant for the costs thereof shall be subject to the determination of the Utility Director.
11. Additional design details for the storm water pre-treatment area shall be submitted for approval by the Township's engineering consultant, prior to issuance of any building permits or initiation of site preparation.
12. All public and private utilities serving the development shall be underground.
13. Construction plans for public water and sewer mains shall be reviewed and approved by the

Utilities Director, prior to initiation of construction, and prior to any building permits being issued.

14. Utility easements shall be dedicated to the Township, in a form approved by the Utilities Director, and providing that the Township shall not be responsible for the costs of pavement surface repair occasioned by utility repair or replacement, and placing responsibility for these costs on the property owner.
15. Any exterior lighting of the site shall be of a residential quality and character.

Motion passed unanimously.

There was next discussion regarding postponing action on the plans for the 57 attached dwelling units on the portion of the property located east of the power line corridor. Ferro noted in his staff memo the following items that need to be submitted:

1. Identification of wetland boundary at the north end of the property, and documentation of compliance with the riparian buffer requirements contained in the zoning regulations.
2. Submittal of typical landscape plans for the proposed buildings and landscape plan for the site perimeter.
3. Inclusion of plans for restoration of original water volume in the existing pond.
4. Submittal of a phasing plan for the condominium buildings and road network, including the paved emergency access lane connecting to the Stone Falls of Ada development.

Hogan asked if the landscape plan, plans for restoration of water volume in the existing pond, and submittal of the phasing plan could be submitted to Staff. Attorney Randy Kraker spoke regarding the issue of the wetland boundary and compliance the riparian buffer. He stated that it is important for this portion of the project to be approved as well. Sytsma believes time needs to be spent on this part of the plan before going forth. Kraker stated they have submitted all data that has been requested of them and they need to get moving on this project.

Motion by Burton, second by Gutierrez, to approve the Final PUD Plan for 57 attached dwelling units on the portion of the property located east of the power line corridor, subject to the following conditions:

1. The plan shall be modified to identify the wetland boundary at the north end of the property, and documentation of compliance with the riparian buffer requirements contained in the zoning regulations, if required, shall be provided.
2. Submittal for Staff approval of typical landscape plans for the proposed buildings and landscape plan for the site perimeter.
3. Submittal for Staff approval of plans for restoration of original water volume in the existing pond.
4. Submittal for Staff approval of a phasing plan for the condominium buildings and road network, including the paved emergency access lane connecting to the Stone Falls of Ada Development.

Motion passed unanimously.

## **V. REPORTS FROM COMMISSION MEMBERS OR STAFF**

Hoeks read correspondence received from the West Michigan Regional Planning Commission regarding submission of Ada Township's Master Plan Update.

**VI. PUBLIC COMMENT**

None.

**IX. ADJOURNMENT**

The meeting adjourned at 11:25 a.m.

Respectfully submitted,

---

Deborah Ensing Millhuff, CMC  
Ada Township Clerk  
rs:lm