

**ADA TOWNSHIP PLANNING COMMISSION
MINUTES OF THE JULY 17, 2008 MEETING**

Draft

A meeting of the Ada Township Planning Commission was held on Thursday, July 17, 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 and Sytsma. Also present: Planning Director Ferro. Absent: Commissioner Lowry.

III. APPROVAL OF AGENDA

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

IV. APPROVAL OF MINUTES OF THE JUNE 19, 2008 AND JUNE 30, 2008 MEETINGS.

Motion by Hoeks, second by Burton, to approve the June 19, 2008 meeting minutes as presented, and to approve the June 30, 2008 meeting minutes, subject to the correction of Item V. Riparian Protection Regulations, to delete the phrase "until after the end of August". Motion passed unanimously.

V. PUBLIC HEARINGS

1. Special Use Permit, Addition of 9,934 Square Foot Youth Center, 6477 Ada Dr. SE, Parcel No. 41-15-33-101-027, Progressive AE, for St. Robert of Newminster Parish

Ray Gilliland of Progressive AE Architect & Engineers presented the request for special use permit on behalf of St. Roberts. He stated the addition will give the church more flexibility for holding meetings, entertainment, etc. The addition also includes adding a second story to the existing one story classroom wing at the rear of the church.

Ferro stated that churches are permitted by special use in all residential districts. There are four standards that need to be met for approval of a special use permit. Ferro spoke about the decrease in parking spaces from 495 to 475 spaces. Peak parking demand on the site is governed by peak sanctuary use, which is not changing. Ferro added that there is available land on the site for additional parking in the future if necessary. Ferro stated he recommends approval of the special use permit for the addition.

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

Hoeks suggested that the church look into reducing the amount of exterior lighting for the overnight hours, and he would suggest this be included as a condition of approval. Korth suggested that the timing for the exterior lighting be coordinated and consistent with that at Ada Christian School. Gutierrez stated this addition should have minimal impact and looks like a decent project. Korth said the church should take preventative measures for protection of the ash trees on the property from emerald ash borer. He also stated that the two striped areas in the southwest corner of the parking area should be converted to landscaped islands and have trees planted in them to lessen the visual impact. Sytsma asked the applicant whether the entry door to the youth center could be relocated, placing it closer to the barrier-free parking spaces. The applicant stated they would check into this possibility. Sytsma also suggested there be security lighting between the hours of 11:00 p.m. and 7:00 a.m.

It was moved by Hoeks, and seconded by Burton, to approve the special use permit for St. Robert of Newminster Parish, subject to the following conditions:

1. A plan shall be developed for reduction in the amount of overnight exterior lighting to a minimal security level, with the plan to be approved by the Planning Director.
2. There shall be security lighting between the hours of 11:00 p.m. and 7:00 a.m.
3. Two landscaped islands with trees shall be added in the southwest corner of the parking area, in the areas already striped as island ends.

Motion passed unanimously.

2. Special Use Permit, 3,520 Square Foot Accessory Building on a 9.7 Acre Lot in the RR District, 1335 Honey Creek Ave., Parcel No. 41-15-15-400-030, Keith and Lisa Javery

Keith and Lisa Javery presented their request for special use permit for a 40' x 88' accessory building which will be used for their personal storage of boats, ATVs and automobiles which they use and collect. Mr. Javery stated the accessory building will not be visible to neighboring properties.

Ferro said the reason this is before the Commission is that it exceeds the maximum square foot size for an accessory building and the 16 foot sidewall height also exceeds the permitted 14 foot sidewall height. The property size is approximately 10 acres and is heavily wooded. The building site has been cleared and prepped. The proposed building would sit about 25 feet away from the edge of a small wetland area. Ferro stated he received one call from a neighbor stating there are some recorded deed restrictions in the area that contain architectural standards.

The public hearing was opened. The following comment was made:

1. Carl Moushon, 7885 Leonard Street, stated he supports the project. He read a portion of the deed restrictions highlighting the architectural standards, noting compatibility with the surrounding homes and buildings is the main standard. He stated that it appears that what the applicant's are proposing is in conformance with the deed restrictions.

The hearing was closed.

Korth asked Mr. Moushon what the size of his accessory building is. Mr. Moushon responded it is 34 feet x 48 feet.

Butterfield pointed out that in some previous accessory building requests, the Commission has required that the subject property size remain intact in the future to ensure compatibility. Korth noted that the zoning requirements in this case would make a property split somewhat impractical. Gutierrez suggested putting a silt fence up during the construction phase of the building. He also asked the applicants if this building will be used strictly for personal use. The applicants confirmed the use is solely for storage of their personal property. Sytsma spoke about clearing and prepping the land prior to coming to the Commission for the permit. Korth stated that the lighting on the building should be cutoff style.

Motion by Butterfield, second by Gutierrez, to approve the Special Use Permit, subject to the following conditions:

1. A silt fence shall be installed during construction between the accessory building and the wetland.
2. Cutoff lighting shall be used for any exterior lighting on the building.

Motion passed unanimously.

VI. UNFINISHED BUSINESS

1. Request for Amendment to Zoning Regulations, to Add Provisions for Heliports, Paradigm Design

The Commission discussed postponing this agenda item due to the applicant not being present and due to Commissioner Lowry's absence.

Motion by Sytsma, second by Gutierrez, to postpone the request for amendment to Zoning Regulations to add provisions for heliports to the August 21 meeting. Motion passed unanimously.

VII. NEW BUSINESS

1. Special Use Permit, 180-Foot Wireless Telecommunications Tower in the AG District, 1970 Pettis Ave. NE, Parcel No. 41-15-17-100-007, AT&T Wireless

Marc Daneman presented the request on behalf of AT&T Wireless. Dan Mondrella of Centennial was also present on behalf of the request. Daneman gave a brief history of AT&T's history with Ada Township. He stated that discussions were held by AT&T with the Township and the School District in 2006, about the possibility of co-locating antennas on either the water tower or the field lighting, and both parties declined pursuing this. He spoke about how they would like to encourage co-location and he spoke about their search for sites in the Township. He said the proposal is for a 180-foot monopole tower on a 33-acre parcel, with the location approximately 400 feet from the nearest property, 660 feet from Pettis Avenue, and 700 feet from 2 Mile Road. They believe this is a viable location for AT&T along with other carriers. There was discussion of the tower location on school property.

Ferro noted that the proposed leasable area for equipment is only 50 feet x 50 feet, and asked Mr. Daneman whether this was enough area to accommodate multiple carriers on the site. Daneman responded that this area is sufficient for a minimum of 4 carriers. Ferro also asked whether the applicant had specifically discussed the possibility for a "stealth" flagpole installation with the school district, and Daneman stated they had.

Korth stated the Commission's job is to ensure their community is protected from any "eyesores" and they will pursue any angle to minimize the impact of the tower, while also providing improved wireless coverage to the area.

The consensus of the Commission was to schedule this special use permit request for a public hearing at the August 21 meeting.

2. PUD Pre-Application Conference, Rezoning from PO and R-3 to PO/PUD, Brian Sikma for Forest Hills Baptist Church

Dan Hendrickson, architect, presented the application on behalf of Forest Hills Baptist Church and Brian Sikma. He noted he is actually one of the owners of an adjacent office building. He stated he would like to work within the parameters of the wetlands. He noted this is a viable site from a developer standpoint. Hendrickson spoke about parking and believes the parking can be reduced slightly. He also spoke about their plan for buffering. There was some discussion on the one story building in the rear and the two story building along the corridor.

Ferro gave some background on this request stating there were two areas where feedback was given, during consideration of the previous rezoning request for this property: (1) the neighborhood should be

consulted on the back end of the site integrating into the neighborhood; and (2) the owner should pursue whether there are other churches that may be in the market for using an existing facility.

Gutierrez asked how much larger the parking area would be. Hendrickson responded it would be at least double the size that is there now. Sytsma stated she is very concerned about the impervious surface near the wetlands. Hoeks commented that he does not support a flat-roofed building adjacent to Cascade Road. The aesthetics need to be compatible with the surrounding areas. Korth asked if the property falls under the riparian protection standards. Ferro responded that the existing parcel does not; if it was divided, the two parcels would be subject to the riparian protection rules.

Ferro suggested the Commission discuss the concept of having three floors exposed facing internally within the development. Korth stated there needs to be a compelling reason to change the current residential zoning, especially since the current use is a perfect buffer between the large-scale office parks to the east and the low density residential neighborhood to the west. Korth is not convinced that going from residential to commercial is a necessary requirement. At a minimum, the building in the front should have parking adjacent to Cascade Road and the greenbelt area behind it. Gutierrez believes this is going to be a tough sell when there is so much commercial available in the Township.

VIII. REPORTS FROM COMMISSION MEMBERS/STAFF

Korth asked if any of the Commission members would like to go to the upcoming meeting with the school district regarding the cell tower request by AT&T. Sytsma stated she would go.

Hoeks commented that there is major tree cutting taking place on the property at 5555 Michigan Street.

Burton stated that she has heard from a number of residents in the Township who are considering the use of wind-power generators for their homes. She believes the Township may want to consider developing regulations to facilitate this.

IX. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

None.

X. ADJOURNMENT

Motion by Sytsma, second by Gutierrez, to adjourn the meeting at 9:45 p.m. Motion passed unanimously.