

**ADA TOWNSHIP PLANNING COMMISSION  
MINUTES OF THE JULY 17, 2014 MEETING**

A meeting of the Ada Township Planning Commission was held on Thursday, July 17, 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: Korth, Lowry, Jacobs, Lunn, Leisman, Butterfield.

Absent: Easter

Staff Present: Planning Director Ferro.

**III. APPROVAL OF AGENDA**

Motion by Lowry, supported by Butterfield, to approve the Agenda as revised.

Motion passed unanimously.

**IV. APPROVAL OF MINUTES OF JUNE 19, 2014 MEETING**

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

Motion passed unanimously.

**V. PUBLIC HEARINGS**

None.

**VI. UNFINISHED BUSINESS**

None.

**VII. NEW BUSINESS**

**Site Plan Review, Caretaker Residential Unit in Industrial Zoning District, 6555 Grand River Dr., Parcel No. 41-15-28-100-021, Canterbury Creek Farm Preschool, Rick Turchetti**

David Kwekel, BDD Construction, general contractor for the caretaker's cottage, stated that BDD completed the original construction of the preschool facilities on the site. He stated the proposed caretaker unit would be about 1,490 square feet, located east of the school on the existing driveway. He stated the bedrooms of the home will be on the second floor, with an attached garage on each side of the caretaker unit.

Jim Ferro stated the staff report contains comments on conformance with the industrial district standards for setback and building height. He noted the handwritten side setback dimension on the plan shows the building at 45 feet from the east property line, but measuring it with a scale shows it place at 55 feet. He stated 55 feet would comply with the minimum setback of 50 feet, but 45 feet would not. This needs clarification.

Kwekel stated the building would be 55 feet off the property line, and it was measured today to make sure that was correct. The plan dimensions can be resubmitted if you'd like.

Ferro stated to avoid any confusion he would like to have a file copy that shows the correct dimension. He stated the staff report also addresses conformance with the standards for caretaker residential units that are in the amended zoning rules just recently adopted, and those standards are all complied with. He noted the owner has received a County Health Department permit to connect the caretaker unit to the existing septic system serving the preschool.

Ferro stated approval of the site plan is recommended, subject to the condition that the side setback dimension be corrected on a revised plan submittal, and that documentation be provided from the Kent County Road Commission as to whether a soil erosion control permit issued by them is required.

Ferro noted there is a seasonal drainage corridor located close to the proposed building, and there may be wetlands present within 500 feet of the building site.

Lowry asked if this is a 24-hour operation, would there be exterior lighting?

Kwekel stated there would be wall-mounted lights on the caretaker unit, but nothing else. He noted the preschool operation is not 24 hours a day operation. He stated the caretaker will be taking care of the facility, feeding the animals, and mowing the grass. The actual school will be operating no more than it currently does; it's a preschool not like a daycare-type facility.

Leisman asked what the lines are for Parcel A and Parcel B on the site plan.

Ferro stated there was a new lot that was divided from the current parcel that goes all the way back to the river, and at the time the main facility was approved the owner was talking about possibly having the right to graze animals beyond the property boundary on Amway's property, and he didn't know whether there was any lease in effect or not.

Leisman stated they look like 120-150 foot-wide lots.

Ferro stated these are some old pre-existing parcels that were all combined into a new parcel number.

Leisman asked if in the future the caretaker unit could be split off on a separate lot as a freestanding single-family home.

Ferro stated he would have to see if residential use is permitted as a free-standing use in the industrial district. He stated he didn't believe it would be a permitted use as a separate single-family lot in the Industrial zoning district.

Butterfield asked whether the building-mounted lighting would be of a residential style.

Ferro stated he hadn't talked to the applicant about what kind of exterior lighting there might be on the building.

Korth stated it looks like a very nice plan.

Motion by Leisman, supported by Jacobs, to approve the Site Plan for the Caretaker Residential Unit at 6555 Grand River Drive, Canterbury Creek Farm Preschool, subject to the following conditions:

1. The site plan shall be corrected to show the correct side setback dimension, in compliance with the minimum 50 foot side setback requirement.

2. A soil erosion control permit shall be issued by the Kent County Road Commission prior to building permit issuance, or documentation submitted from the Road Commission that a permit is not required.

Motion passed unanimously.

#### **VIII. STAFF/COMMITTEE/COMMISSION MEMBER REPORTS**

Korth asked Ferro to give a summary of the meeting held with the Kent County Road Commission.

Ferro reported on the meeting held on June 25 between Township and DDA representatives with staff and Board members from the Kent County Road Commission, regarding street design standards for the planned Envision Ada project. Ferro stated the urban design consultant, Jeff Speck, from the Village Design Plan consultant team attended the meeting to present information regarding the relationship between street design, traffic speeds and pedestrian safety and comfort.

Ferro stated we have also been working with the property owners on the south site of Headley Street from The Community church to the east, regarding the potential for modifying their individual, free-standing parking lots to create a single, shared public parking area. Ferro stated there are some property owners who have reservations about committing to this type of parking configuration.

Korth asked if there was any progress on property acquisition on the proposed Headley St. extension east of Ada Drive.

Ferro stated there have been discussions between Amway and property owners, but no additional properties have been acquired at this point.

Ferro stated our original expressed publicized goal was that we were going to have construction in the spring, and it's clearly going to be next spring.

Leisman commented that narrow streets may have the effect of placing bicyclists in closer proximity to vehicles, which could be a safety issue.

Ferro stated the plan does contemplate a separated foot and bike path on the north side off the curb on Headley Street.

Ferro stated I believe so, but I would have to look at the enlarged drawing that's in the final report.

Korth stated the plan also proposes restriping on Ada Drive to create a dedicated bike lane.

Ferro added that if vehicle speeds can be kept to 25 mph, they are much closer to the speed of bicycles. He stated the recent fatal accident in the Township was more speed-related than road width-related. He stated there is data that identifies the relationship between vehicle speed and pedestrian-vehicle collision fatality rates, and that the fatality rate jumps exponentially with increase in vehicle speed.

Korth stated there are a lot of open issues on this first phase.

#### **IX. PUBLIC COMMENT**

None.

**X. ADJOURNMENT**

Motion by Jacobs, supported by Butterfield, to adjourn the meeting at 7:40 p.m.

Motion passed unanimously.

Respectfully Submitted,

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Susan Burton, Township Clerk

SB/dr