

**ADA TOWNSHIP PLANNING COMMISSION
MINUTES OF THE JULY 19, 2007 MEETING**

A regular meeting of the Ada Township Planning Commission was held on Thursday, July 19, 2007, at the Ada Township Offices, 7330 Thornapple River Dr., Ada, Michigan.

I. CALL TO ORDER

Meeting was called to order by Gutierrez at 7:30 p.m.

II. ROLL CALL

Present: Commissioners ~~Burton~~ Butterfield, Gutierrez, Hoeks, Lowry, and Sytsma. Absent: Chairperson Korth and Commissioner ~~Butterfield~~ Burton. Also Present: Planning Director Ferro. The meeting was chaired by Commissioner Gutierrez.

III. APPROVAL OF AGENDA

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

IV. APPROVAL OF MINUTES

Motion by Hoeks, second by Sytsma, to approve the June 21, June 25 and July 9, 2007 meeting minutes as presented. Motion passed unanimously.

(Commissioner Butterfield joined the meeting at this time.)

V. PUBLIC HEARINGS None.

VI. UNFINISHED BUSINESS None.

VIII. NEW BUSINESS

1. Revised Site Plan for Land Division, to Increase Number of Lots from 6 to 8, Terra Sienna Development (Parcel No. 41-15-04-300-033), 3000 Egypt Valley Ave., NE, Faro Uccello

Dan Schaafsma of Latitude Engineering and Surveying, and Rod Horlings of AJS Realty, presented the site plan on behalf of Faro Uccello. The plan presented now has 8 lots on the northern portion of the property, whereas the previous plan had 6 lots. The plans to divide the southern portion of the property have been dropped at this time. Schaafsma summarized the lot splits and sizes.

Ferro stated he walked the site and met with Rod Horlings, a partner in the project. Ferro noted he believes that Lots 1-5 and Lot 8 work well, but he has doubts about home placement on Lots 6 and 7. He said he cannot say that the sites are not buildable, but he would question their desirability. Ferro pointed out ordinance standards quoted in his staff memo stating that all lots shall have land area having natural features suitable for building construction and permitted uses, along with language concerning the shape, arrangement and size of building envelopes.

Horlings spoke about site locations and the reasons for the layouts of Parcels 6 and 7. He stated they are not changing what was originally anticipated as the building site on the original Parcel 6. He noted they are simply adding another site, with a building envelope that they believe is a good location for a home.

Hoeks asked if the effective lot area of Parcel 7 is less than 1.5 acres. Ferro stated that is true. The land area along the private road entry is really of no use to the homeowner – it has a 66-foot easement running through it. Hoeks stated he believes this should not be put into two parcels – it is not aesthetically appealing.

Schaafsma invited the Commissioners to go with him for a site tour. Sytsma said she would welcome the opportunity. Lowry agreed he would like to see how the site is laid out and walk the property.

Motion by Sytsma, second by Hoeks, to postpone action on the revised site plan for the Terra Sienna Development, and to schedule a walk of the site on August 1st at 10:00 a.m. Motion passed unanimously.

2. Request for Change in Approval Conditions Regarding Height of Emergency Lighting, Ada Drive Memorial Gardens (Parcel No. 41-15-330426-004 and 013), 7100 Ada Drive, RJM Design

Motion by Hoeks, second by Lowry, to reconsider the June 21, 2007 motion to approve the special use permit for a private cemetery at 7100 Ada Drive. Motion passed unanimously.

The Commissioners briefly discussed lighting height. Ferro stated he does not see a problem with 12-feet.

Motion by Hoeks, second by Sytsma, to approve revision of Condition No. 2 of the June 21, 2007 motion approving special use permit for a private cemetery at 7100 Ada Drive (Parcel Nos. 41-15-330426-004 and 013), to read as follows: "2. Dusk-to-dawn exterior lighting shall be limited to low level landscape lighting from light sources no higher than 6 feet above grade, excluding intrusion-activated security lighting, which shall be no higher than 12 feet above grade, all being subject to approval by the Planning Director." Motion passed unanimously.

VIII. REPORTS FROM COMMISSION MEMBERS/STAFF

1. Correspondence requesting revision to regulations regarding stable building setback requirements.

Ferro stated the current rules require a stable building/building housing animals to be at least 150 feet from any property line (with no acreage requirement). There have been a number of variance requests from this standard applied for over the years. Ferro believes there should be finer distinction based on acreage, type of animal being housed, etc. Action taken tonight would be to set a public hearing on the proposed amendment to the existing rules. There was some discussion on defining agricultural use. The paragraph regarding farm buildings has been deleted.

Motion by Lowry, second by Hoeks, to approve setting a public hearing on the revised regulations regarding stable setback requirements. Motion passed unanimously.

IX. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA: None.

X. ADJOURNMENT

Motion by Hoeks, second by Burton, to adjourn the meeting at 8:15 p.m. Motion passed unanimously.

Respectfully submitted,

Deborah Ensing Millhuff, CMC
Ada Township Clerk
rs:lm