

**ADA TOWNSHIP PLANNING COMMISSION
MINUTES OF THE
AUGUST 17, 2006 MEETING**

A regular meeting of the Ada Township Planning Commission was held on Thursday, August 17, 2006, 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, Lowry and Sytsma.
Absent: None. Also Present: Planning Director Ferro.

III. APPROVAL OF AGENDA

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

IV. APPROVAL OF MINUTES

Motion by Hoeks, second by Sytsma, to approve the July 20, 2006 and July 26, 2006 Meeting Minutes as presented. Motion passed unanimously.

V. PUBLIC HEARINGS

1. Preliminary PUD Plan, 8,000 Square Foot Office Building, Norman Family Dentistry, Parcel No. 41-15-34-102-014, at 519 Ada Dr., SE, Dr. Devin Norman

Ken Dixon of Dixon Architecture was present on behalf of the applicant and addressed items the Commission requested clarification on at the last meeting, particularly more specificity regarding exterior materials and colors and site landscaping details.

Ferro gave a brief overview of the project stating the property is behind the existing dental office on Ada Drive and the new building would be accessed through the existing parking lot. The layout of the building conforms with C1 setback standards, maximum building height and square footage. A flood plain permit will be necessary on this project.

The public hearing was opened. There were no comments and the hearing was closed.

Ferro next stated that for storm water management there is underground storage proposed below the parking lot. Ferro stated the landscape plan is deficient somewhat in the amount of internal parking lot landscaping required. Another issue that was to be addressed was to provide a pedestrian walkway from the Ada Drive sidewalk to the building, separated from the parking lot. The site lighting plan looks good.

Ferro stated he recommends approval subject to six conditions. Korth stated that because of noticing changes, this is the second time a public hearing was held.

Hoeks commended the architect and owner for their openness to the suggestions made regarding redesign. He noted one setback being that the lighting fixture doesn't comport with the building – it is too contemporary in appearance. There needs to be continuity within the village. He asked about the possible future driveway to the south and asked for clarification on its location.

Burton commented that she agrees there should be a walkway to the building from Ada Drive.

Butterfield noted she echoed Hoeks comments and also agrees with Burton that the walkway is very

important. She commented on the landscaping noting that another tree should be added.

Gutierrez agreed with Hoeks about the lighting being too modern and the necessity of the walkway.

Korth spoke about the possibility of an easement to the adjoining properties for future planning for vehicular and pedestrian access. Korth asked about the excess storm water and connection to the public sewer and whether this has a direct flow into the River. Ferro stated yes it does, through the public storm sewer system. Korth then asked what is being done to treat the water. Ferro stated the underground storage system may help, but there is no other treatment.

Motion by Hoeks, second by Gutierrez, to approve the PUD plan for an 8,000 square foot office building, Norman Family Dentistry (Parcel No. 41-15-34-102-014) at 519 Ada Dr., SE, subject to the following conditions:

1. The development shall include a 2-story building with a maximum gross square footage of 7,942 square feet, with a maximum height of 33 feet to the midpoint of the roof, substantially as shown on the site plan dated 7-6-06.
2. Allowable uses in the building shall be as specified on the site plan.
3. The building character, dimensions, exterior materials and colors shall be substantially as shown on the site plan dated 7-6-06, and the elevation sketches.
4. Michigan DEQ and Township floodplain development permits shall be issued, providing for compensating storage for proposed floodplain fill on the site, prior to issuance of a building permit.
5. Storm sewer connection shall be subject to approval of the Kent County Road Commission.
6. Approval of the Preliminary PUD Plan shall also constitute Final PUD Plan approval for the development, based on the inclusion in the plans of all details required for a Final PUD Plan submittal.
7. The plan is to identify a future driveway interconnection to the property to the south and north.
8. Additional landscape island space is to be provided behind the right retaining wall, subject to approval of Planner.
9. A pedestrian access route from the Ada Drive sidewalk back to the new office shall be provided, with a contrasting pavement surface across the parking area
10. A sediment separator be required as part of the storm water management system.
11. Use of a more traditional parking lot light fixture with some method used to control glare to undeveloped property with a height no greater than the Village street lights shall be required.

Motion passed unanimously.

2. Request for Special Use Permit for a Type II Home Occupation, for a Jewelry Repair and Fabrication Studio in a 728 Square Foot Accessory Building, 5005 East Fulton St., Parcel No. 41-15-30-176-005, David Skirvin

It was noted for the record that the applicant had been present earlier in the meeting, but had left with no explanation.

Ferro stated this application is for a Type II home occupation for a jewelry repair and fabrication studio. Ferro noted there has not been a driveway permit issued for a new driveway off Fulton Street.

The public hearing was opened.

1. Steve Waslowski, 170 Taos Ave., spoke regarding the existing accessory buildings on the lot, and this would be the third if approved. The commercialization is a huge concern, as well as the issue of neighborhood safety with this type of business.
2. Jon Forslund, 95 Taos Ave., stated he has many concerns and believes there is no need for this. This belongs in a commercial area, not on a natural beauty road. Also, Mr. Skirvin put his driveway in without a permit.
3. John Meyer, 150 Taos Ave., stated he agrees with the above comments and is asking the Commission to deny the request.

The hearing was closed.

Korth noted the following correspondence submitted:

1. Steve Waslowski, 170 Taos, submitted written correspondence asking the Commission to deny the request due to the use not being harmonious with the surrounding property, and noting that the applicant already has accessory buildings on the property. He believes this would weaken the residential nature of the area. He also stated this type of business could attract criminal activity.
2. E-mail correspondence from John Schaaf, 240 Taos Ave., setting forth his concerns regarding safety due to the jewelry business.

Ferro spoke regarding the standards that need to be met for a Type II home occupation. He stated generally most of these standards are or could be met with this application, with one exception being there shall be no change with the outside appearance of the site, other than a small sign. Here the applicant is requesting a new driveway off Fulton Street, which makes this inconsistent with the rules.

There is a standard stating the use shall not be hazardous to the surrounding area, and Ferro stated he believes this is also met. He does not believe that the nature of the business would constitute a safety hazard.

He stated he recommends denial of the request based on David's desire to put another accessory building on the property. His accessory building area already exceeds what is allowed for a residential use.

Korth asked if the applicant could submit another application for a home occupation permit utilizing an existing accessory building. Ferro said he could do this.

Motion by Sytsma, second by Gutierrez, to deny David Skirvin's request for special use permit for a Type II Home Occupation for a jewelry repair and fabrication studio in a 728 square foot accessory building, at

5005 East Fulton St. (Parcel No. 41-15-30-176-005).

Motion passed unanimously.

3. Preliminary PUD Plan/Request for Rezoning from C-1 to C-1/PUD, 1,400 Square Foot Single Family Home in the C-1 District, Betsy and Del Ratzsch, 584 Ada Dr., Parcel No. 41-15-34-105-004

Del Ratzsch presented the plan/rezoning request. He stated that at the last meeting the Commission requested a color sketch, which was now presented. The garage location and orientation of the garage door have now been changed, to provide access to the garage from the north side. Exterior lighting will be residential-type lighting. A landscape plan was also submitted. It was noted that the one large Elm that was previously addressed will be saved. The house is similar in design to its surroundings.

The public hearing was opened.

1. George Leonardos, 589 River Street, stated he is supporting this request and it looks like this will be a lovely home.
2. Pat Kain, 7357 Bronson St., supports this request.
3. Jamie Ladd, 6300 Fulton, stated he believes this is a unique opportunity for the Village and is consistent with what the Board and Commission should support as a part of the Village study.

The public hearing was closed

Korth pointed out that one letter of correspondence was received on this request from Sharon VanderWulp (representative for the Barber Shop and office space located at 564 and 574 Ada Drive). The letter stated she does not believe this fits in with the future plans and this will only create a crowded appearance which will not enhance the area. She asked the Commission to deny the request.

Hoeks spoke regarding the parking situation. Korth wanted to note that there have never been more than two cars using the parking space for years and years. Hoeks stated he is very happy with all of the plan changes and believes the removal of the chimney creates a compatible structure which will fit in marvelously.

Burton stated she also likes the plan. She spoke about older homes opting to use more modern materials and she believes the proposed appearance of this will fit in well.

Butterfield stated she believes the design is beautiful, but she believes the porch doesn't look as inviting as it could – perhaps an arch, etc., could be added to enhance the appearance.

Lowry stated the design changes are good. He asked if the garage is a two-way garage. Ratzsch stated this was previously talked about, but they decided to not have a two-way garage. Korth stated he applauds what the applicant has done and also agrees with Butterfield's suggestion about the porch.

Motion by Burton, second by Gutierrez to approve the preliminary PUD plan/request for rezoning from C-1 to C-1/PUD, 1,400 square foot single family home in the C-1 District, Betsy and Del Ratzsch, at 584 Ada Dr. (Parcel No. 41-15-34-105-004), subject to the following conditions:

1. The PUD Plan shall encompass division of the existing parcel into two lots and construction of a single-family dwelling on the rear lot, substantially as shown on the site plan dated 8-17-06,

- prepared by Kingsley Home.
2. Approval of the Plan is subject to approval of an amendment to the access easement by the Township Board.
 3. The dimensions, character and exterior materials of the residence shall be substantially as shown on the elevation sketches dated 8-17-06, submitted by Kingsley Home.
 4. The residence shall be connected to public water and sewer services, with connection plans subject to approval of the Utility Director.
 5. Exterior lighting on the house shall be of a residential style and with an illumination level compatible with a residential environment.
 6. Landscaping as shown on the landscape plan shall be completed within 12 months of occupancy of the home.
 7. Approval of the Preliminary PUD Plan shall also constitute Final PUD Plan approval for the development, based on the inclusion in the plans of all details required for a Final PUD Plan submittal.
 8. The header on the garage shall be bi-directional in case the garage needs to be reversed at some point.

Motion passed unanimously.

VI. OLD BUSINESS

1. Site Plan Review, Land Division Application to Divide 26.04 Acre Parcel into 7 Lots, 4860 Michigan St., Parcel No. 41-15-30-101-001, Mary Abbott Cumming

Rob Cumming presented the site plan. Some recommendations were made following the meeting at the site, including preservation of the northeast section of the property. Cumming spoke regarding access either off Michigan St. or Taos Ave. and which would be preferable. They are basically looking for feedback on the plan at this point. They would also like some input on the conservation easement.

Korth asked if they are open to narrowly identifying the proposed building envelopes. Cumming said yes they are and would want to establish allowable building envelopes. There was quite a bit of discussion regarding the preservation of pasture land, conservation easement, etc.

Hoeks noted that the lot layout seems to include significantly smaller lots. Korth stated the existing house adjacent to the southeast corner of the site will be most affected and he would like to get some input from that homeowner, as well as other neighbors. Ferro noted there needs to be clarification on the lot boundaries. Cumming noted that he would contact neighbors for their input.

VII. NEW BUSINESS:

None.

VIII. REPORTS FROM COMMISSION MEMBERS, BOARD LIAISONS, COMMITTEES AND/OR STAFF

Ferro gave a brief update on the upcoming Ada Village Design Charrette, scheduled for October 3rd through October 9th. Ferro then spoke about his recent meetings regarding the Master Plan.

IX. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

None.

X. ADJOURNMENT

The meeting adjourned at 9:57 p.m.

Respectfully submitted,

Deborah Ensing Millhuff, CMC
Ada Township Clerk
rs:lm