

**ADA TOWNSHIP PLANNING COMMISSION
MINUTES OF THE AUGUST 19, 2010 MEETING**

A meeting of the Ada Township Planning Commission was held on Thursday, August 19, 2010, at 7:30 p.m. 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 Easter, Lowry, Paul and Treasurer Rhoades.

Absent: Butterfield, Gutierrez

Also present: Planning Director Ferro.

III. APPROVAL OF AGENDA

It was moved by Paul, seconded by Easter, to approve the agenda. Motion approved unanimously.

IV. APPROVAL OF MINUTES OF THE JULY 15, 2010 MEETING

It was moved by Paul, seconded by Rhoades, to approve the minutes of the July 15 meeting. Motion approved unanimously.

August 12 meeting minutes were not presented for approval.

IV. PUBLIC HEARINGS

None

V. UNFINISHED BUSINESS

- 1. Request for Special Use Permit to allow a Foster Care Group Home in the R-3 and VR Districts, 7133, 7147 and 7164 Rix St. SE, Parcel Nos. 41-15-33-231-019, 011 and 012, AMDG Architects, for Thornapple Homes, LLC**

Present on behalf of the applicant were:

Peter Baldwin, AMDG Architects
Tom Sinke, AMDG Architects
Tom Nobel, Board Member, Thornapple Homes, LLC

The applicant's representatives presented changes made to the plan since the July meeting, in response to feedback received.

Following discussion, it was moved by Paul, seconded by Lowry, to approve the special use permit, subject to the following conditions:

1. A detailed landscape plan shall be submitted for approval, prior to issuance of a building

permit.

2. The site plan shall be revised to extend the sidewalk to the corner to the west (former Ellery St.)
3. A Township storm water permit application shall be submitted, and a permit issued, prior to issuance of a building permit.
4. Detailed design for the “rain garden” plantings shall be submitted for approval, prior to issuance of a building permit.
5. Prior to issuance of a building permit, an agreement between the church and Thornapple Homes providing for joint use of the storm water detention facility shall be provided to the Township.

Motion approved unanimously.

Baldwin asked for clarification as to whether the approval would permit substitution of vinyl siding for cement board siding, if Thornapple Homes determines this is needed for cost reasons.

The Commission confirmed that such a substitution would be possible.

2. Request for Special Use Permit for Addition of 2 Youth Soccer Fields to the Existing Church Facility, 655 Spaulding Ave SE, Parcel No. 41-15-31-177-001, Rapids FC/Keystone Church

The applicants, Dan Spiegel and Tom Ross of Rapids FC Soccer, presented the revisions made to their proposed use of Keystone Church property for recreational soccer practices and games.

Spiegel presented a statement signed by several residents of West Village who also participate in the Rapids FC program, in support of the proposed field use.

Following Planning Commission discussion, it was moved by Easter, seconded by Paul, to approve the special use permit, subject to the following conditions:

1. All vehicular access for the soccer field usage shall be from Spaulding Ave. and all parking shall be in the Keystone Church parking lot. Any inability of the applicant to prevent parking of vehicles on West Village Trail or use of West Village Trail for pick up and drop off of players shall be grounds for revocation of the special use permit.
2. The field usage for games will be limited to 8 Saturdays in the fall and 8 Saturdays in the Spring, with games having starting times no earlier than 10:00 a.m., and no later than 5:00 p.m.
3. Field usage for practices will be limited to Monday, Tuesday and Thursday, with practice activity beginning no earlier than 5:00 p.m. and ending no later than 8:30 p.m.

Motion approved by 4-1 vote, with Korth voting no. Korth stated his no vote was based on his belief that game starting times on Saturday should be limited to no later than 4:00 pm., so that Saturday activity ends at what he believes is a more reasonable time.

VI. NEW BUSINESS

1. Preliminary PUD Plan, 10,066 Square Foot Day Care Center, 7030 Fulton St. and part of 7041 Bronson St., Parcel No. 41-15-28-477-039 and 009, Highpoint Real Estate and Development

Brian Sikma, Highpoint Real Estate, and Rob Young, Big Steps Little Feet were present on behalf of the application.

Brian Sikma presented the preliminary PUD Plan. He stated they have redesigned the proposed building based on feedback at the pre-application meeting to conform more with the look and feel of the Village. They have also removed the Fulton St. driveway access. Sikma stated that timing is an issue for them, and they hope to be under construction this fall.

Sikma also stated that they would revise the plan to lower the driveway grade to Bronson St., to a 7 ½% to 8% grade, instead of 9% as shown on the plan. Sikma stated they have no objection to a connection to the auto plaza property to the east, provided it is an “at-will” connection. He stated the car wash owner has been very cooperative. Sikma stated they do not wish to go to a one-way driveway system.

Commission members discussed additional options with respect to vehicular access to the site, including the option of having an access through the Fire Station site to Bronson St, instead of a separate driveway to Bronson St.

Paul stated he wants to see the day care center on this site, but that he wants it to be properly planned to be walkable and friendly. He stated that a 24-foot wide driveway access on Bronson St. wouldn't accomplish this. He stated he feels a 1-way driveway route would be simpler and safer.

In response to a question, Rob Young, Big Steps Little Feet, described the typical traffic pattern in the morning and afternoon drop-off and pick-up period at the day care center.

Korth stated that he believed a driveway connection through the Fire Station would help make most efficient use of the finite amount of land available for development in the Village, and be most cohesive with the Village.

Commission members also discussed the possibility of making a portion of the Bronson St. frontage on the site available for residential use, using a row house concept

Rhoades pointed out that the building footprint submitted by the architect does not match the footprint on the site plan.

Rhoades also commented he did not believe that the Township would want to incur any expense for costs associated with a driveway connection to the Fire Department parking lot.

Ferro asked the applicant if he could elaborate on the timing issues faced by the applicant. Sikma stated they were hoping to avoid conflict with M-21 bridge construction.

Ferro pointed out that the construction of the temporary bridge is planned to start this fall,

including lane closures on the existing highway. The temporary bridge will be opened in the Spring, and the new bridge will be completed by Fall, 2011. Ferro stated he didn't understand what the time issue facing the applicant is, since the bridge construction will be well underway before their new building could be completed. Ferro stated he didn't understand why the relocation project is being driven by M-21 construction, when there will be lane closures starting by the end of September.

Following discussion, Korth suggested appointment of a subcommittee to meet with the applicant, the Fire Chief, the Township Supervisor and even the car wash owners regarding the best plan for accessing the site, with a decision to be made by the subcommittee regarding whether the public hearing should be held at the September meeting.

2. Site Plan Review, 5,000 Square Foot Commercial Storage Building in C-2 District, 8120 East Fulton St., Parcel No. 41-15-35-100-081, Walt Jousma

Walt Jousma, applicant, presented the proposed site plan for a 5,000 square foot commercial storage building on his property at 8120 E. Fulton St., to be used for boat storage or other seasonal use items that owners may wish to store seasonally.

Jousma pointed out that his drawing has been revised based on feedback from the Michigan DNRE, to avoid placing any fill in regulated wetland or floodplain.

Ferro commented that the proposed building, being behind existing buildings in relation to M-21, will not be visible from the road.

Ferro commented that there are some existing unshielded, glaring light fixtures on existing buildings on the property which shine directly toward the road. Ferro noted that he believed that one or more of these were to be retro-fitted with shielding as a condition of a previous zoning approval on the property.

Jousma stated that the shields he had previously installed on these fixtures were blown off in a windstorm, and that he is in the process of replacing them.

Ferro also pointed out that a tree that was removed from the site near the driveway should be replaced.

Jousma stated this was removed because the tree was blocking view of the Riverbend Bar sign.

Jousma stated he would be happy to install another tree.

Jousma also mentioned he plans on using the concrete rubble that is stored on the property for bank stabilization along the river bank, which is eroding.

Ferro stated he would not want to see concrete rubble used for bank stabilization, as this would be visually objectionable.

Jousma also stated that he may delay the construction until the spring, and that he may construct a masonry building rather than a metal building.

It was moved by Rhoades, seconded by Lowry, to approve the site plan, subject to the following conditions:

1. A storm water permit application shall be submitted to the Township, and a permit issued, prior to issuance of a building permit. A small sediment basin shall be added at the outlet of the culvert shown on the plan.
2. Any exterior light fixtures on the new building shall be shielded fully shielded on all sides.
3. Horizontal shielding shall be added to all wall-mounted exterior light fixtures facing M-21.
4. A deciduous tree shall be planted next to the driveway access to replace the one that was recently lost, with tree type, size and location to be subject to approval of the Planning Director.
5. The concrete rubble that is stored on the site shall be removed, prior to issuance of a building permit.

Motion approved unanimously.

Note: Lowry left the meeting at 9:50 p.m.

VII. MEMBER COMMENT.

Commission members discussed the possibility of holding a work session meeting between now and the September meeting. Ferro was asked to coordinate selection of a date for a work session.

VIII. PUBLIC COMMENT

None

IX. ADJOURNMENT

The meeting was adjourned at approximately 9:55 p.m.

Respectfully Submitted,

Susan Burton, Township Clerk
Rs:jf