

**ADA TOWNSHIP PLANNING COMMISSION
MINUTES OF THE AUGUST 21, 2014 MEETING**

A meeting of the Ada Township Planning Commission was held on Thursday, August 21, 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 Commissioner Lunn at 7:00 p.m.

II. ROLL CALL

Present: Easter, Lowry, Jacobs, Lunn, Leisman, Butterfield (arrived at 7:04 p.m.)

Absent: Korth

Staff Present: Planning Director Ferro.

III. APPROVAL OF AGENDA

Leisman asked if New Business, item 1, could be moved to the top of the Agenda since the representative who is present has to leave early.

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

Motion passed unanimously.

IV. APPROVAL OF MINUTES OF JULY 17, 2014 MEETING

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

Motion passed unanimously.

VII. NEW BUSINESS

Request for Extension of Special Use Permit Approval for Foster Care Group Home, 7133, 7147 and 7164 Rix St. SE, Parcel Nos. 41-15-3328-231-019, 011, and 012, Thornapple Homes

Peter Baldwin, AMDG Architects, stated they are asking for a one year extension as they have not yet begun development for the home. He stated as a result of the down turn in the economy they have struggled to raise the funds needed, and now plan to move forward with construction drawings this fall, with the goal of construction beginning in April of 2015.

Jim Ferro stated this request was originally approved in August of 2010, to build a six-unit residential facility for disabled adults, and one year extensions of the approval were approved in 2011, 2012 and again in 2013. There is a letter in your packet from Thornapple Homes asking for an additional one-year extension. He stated, what we need to be concerned with is whether there has been any change in the character of the area or the Township's land use planning goals for the area. Ferro stated there have been no changes in the neighborhood and no changes in the Township's planning goals for the area, and approval of the extension is recommended.

Motion by Lowry, supported by Easter, to approve the Request for Extension of Special Use Permit Approval for one year, to August 19, 2015.

Motion passed unanimously.

V. PUBLIC HEARINGS

Request for Special Use Permit for Type II Home Occupation, Therapeutic Massage Practice, 8665 Conservation St., Parcel No. 41-15-14-400-012, Sarah M. Lloyd

Sara Lloyd stated for the past 11 years she has worked as a massage therapist in the Cascade area. She has a BS in Biological Science, has 1,000 hours of massage therapy training, is Nationally Board Certified, and is a member of the American Massage Therapy Association, the AMTA. She stated as a result of starting a family, she would like to move her part-time massage therapy practice from a rented space to her home. She works two to three days a week, during normal business hours, sees no more than three people per day, 10 people per week, and there would be only one person at the home at one time. One room, 185 square feet, of the home would be for patient use only, with an adjacent bath, and no structural changes would be made. The home has a circular drive that would provide easy access and adequate parking. She stated she is asking to move her part-time practice to the home in Ada.

Jim Ferro stated the reason this is before you is that any home occupation that involves clients coming to the residential premises falls under a Type II Home Occupation definition, which requires special use permit approval by the Planning Commission. The special use process involves holding a public hearing, notifying property owners within 300 feet of the subject property, and giving neighbors an opportunity to comment on the proposal. The public hearing was advertised, and neighbors within 300 feet were notified.

Ferro stated the photos in your packet show where the subject property is located; on a private road, Winding Brook, which is east of the Kent County Conservation League. There is a concrete circular driveway in front of the house, and an asphalt driveway that leads to the garage, so there is plenty of parking. The area is wooded so there is no visual contact with any of the neighbors. Ferro stated we have not received any comments either written or otherwise from any of the neighbors. There is also a client reference letter submitted by the applicant included in your packet.

Ferro stated the table in the staff report reviews the proposal against all of the Type II Home Occupation Standards that are specified in the ordinance, and they are all met, provided the use is kept within the clientele volume as described by the applicant.

Butterfield opened the public hearing, and with no comment, she closed the public hearing.

Easter stated it looks like there is plenty of parking, and the proposed use is not going to be pulling a lot of traffic in, so I would be in favor.

Lowry asked if any signs would be put up.

Lloyd stated no.

Ferro stated our zoning rules allow a one square foot sign mounted on the dwelling, so it wouldn't be visible from the road.

Leisman asked if the signage issue is a condition of the approval.

Ferro stated no, it doesn't need to be, it's permitted in the Home Occupation rules.

Motion by Easter, supported by Lowry, to approve the Request for Special Use Permit for Type II Home Occupation, Therapeutic Massage Practice, subject to the following condition:

1. The number of clients served at the residential premises shall be limited to no more than three (3) persons per day, and ten (10) persons per week.

Motion passed unanimously.

Request for Special Use Permit for a Vehicle Sales Business in the C-2 Zoning District, 8158 East Fulton St., Suite B, Parcel No. 41-15-35-162-002, Jim Ippel, for JLI Sales, Inc.

Jim Ippel, JLI Sales, Inc., stated as a business owner in Ada he began the Ada Bike Shop in 1977, and sold it last year. For six years he has also had a Michigan Used Vehicles Dealers license, and specializes in a small number of used Subaru's. He stated he would like to locate the dealership at 8158 East Fulton Street, and no physical work will be done on the cars there. He is just looking for a place to have an office, two to three vehicles inside and two to three outside.

Ferro stated this property is in the C-2 commercial zoning district, the Ada Landings commercial center. In the C-2 district vehicle sales are permitted as a special use with approval by the Planning Commission. There have been two previous approvals of vehicle dealerships in this center, and neither of those is in operation now. The site plan in your packet shows where the building and overall center is located on the south side of Fulton Street, east of the river, and west of the Ada Attic. Ferro stated the space to be used by the dealership is 1,560 square feet, which includes a 100 square foot office. Any vehicles stored at the center would not be visible from M-21, and the recommended conditions of approval would state that there shall be no vehicles stored or displayed north of Building 1. He stated the standards that apply are the general use standards concerning compatibility with the character of the area and not involving any uses, activity, or equipment that would be environmentally detrimental.

Ferro stated he recommends the Commission determine those standards are met, and the use be approved subject to two conditions: one, that any stored or displayed vehicles not be north of Building 1; two, that there be no service, repair, washing, or detailing of vehicles performed on the site. This is also subject to holding a public hearing.

Butterfield opened the public hearing, and with no comment, she closed the public hearing.

Ferro stated the sign regulations do not permit display of flags or banners, except for use of a single banner for limited periods of time, with issuance of a temporary sign permit.

Easter questioned the applicant having two to three vehicles inside and two to three vehicles outside.

Ippel stated they will be in back of the building and will not be seen from the street.

Lunn asked if the number of vehicles allowed should be added as a condition of approval.

Ferro stated it's not really necessary as the lease probably only entitles him to use so many parking spaces in the center.

The developer of the center stated the applicant is allowed by right three spots and use of a small over-flow lot, but he will be limited in the lease.

Ippel asked that the board not put a limit on the number of vehicles because the State requires it be at least 10 spots, and I have that with three inside, three outside, and use of the over-flow parking. If you write in there a limit of six, I may not get approval by the State.

Motion by Lunn, supported by Lowry, to approve the Request for Special Use Permit for a Vehicle Sales Business, subject to the following conditions:

1. There shall be no vehicles stored or displayed outside on the property north of Building 1

2. There shall be no service, washing, or detailing of vehicles performed on the site of any material nature

3. No more than 10 vehicles shall be on the site at any given time.

Motion carried unanimously.

VI. UNFINISHED BUSINESS

None.

VIII. STAFF/COMMITTEE/COMMISSION MEMBER REPORTS

Ferro stated that regarding the Village Plans the Township Board, and the DDA Board are going to hold a meeting on September 8th, to take comment on a proposed financing plan that will be announced in the next week regarding financing a lot of the public improvements, which will involve Township financing, and sources, as well as proposed funding commitments from Amway.

IX. PUBLIC COMMENT

None.

X. ADJOURNMENT

Motion by Lunn, supported by Easter, to adjourn the meeting at 7:35 p.m.

Motion passed unanimously.

Respectfully Submitted,

Susan Burton, Township Clerk

SB/dr