

**ADA TOWNSHIP PLANNING COMMISSION  
MINUTES OF THE NOVEMBER 3, 2011 SPECIAL MEETING**

A meeting of the Ada Township Planning Commission was held on Thursday, November 3, 2011 at 4:00 p.m. at the Ada Township Offices, 7330 Thornapple River Dr., Ada, MI.

**I. CALL TO ORDER**

Meeting was called to order by Korth at 4:00 p.m.

**II. ROLL CALL**

Present: Chairperson Korth, Commissioners Lowry, and Lunn, Treasurer Rhoades, and Planning Director Ferro. Absent: Commissioner Hoeks, Easter, and Butterfield.

**III. APPROVAL OF AGENDA**

Motion by Lowry, second by Lunn, to approve the Agenda. All ayes. Motion passed unanimously.

**IV. UNFINISHED BUSINESS**

**Revised Preliminary PUD Plan, Cascade Trails Phase 2, 5018 and 5038 Cascade Rd. SE, Parcel #'s 41-15-31-376-001 and 002, Cascade 5038, LLC**

Steve Witte, Nederveld, was present on behalf of the owner, to present the plan. Witte introduced Dan Boverhoff, BBII Holdings, who will be doing the construction of the site, and Rob Bernard, who will be the operator for the proposed Appletree Daycare. Witte stated the original PUD Plan included the Olivia's Gift residential facility at the south end of the site, and the northern portion of the site was proposed as a future 38,800 square foot medical office building. Witte stated at that time you gave preliminary approval of Olivia's Gifts and they are finally close to breaking ground, but the plans have changed for the northern portion, and we're here seeking an amendment to the preliminary PUD that was approved. He stated what is now proposed in the northern portion is actually two buildings, with the building next to Cascade Road being a future conceptual building that would remain a medical office building. He stated that in the revised plan, the northernmost building is basically two stories instead of the three as in the original plans, with the basement parking eliminated. Witte stated they are specifically here for the other building which is proposed as an Appletree Daycare facility, between Olivia's Gifts and the medical office building.

Witte stated the Appletree building is 11,864 square feet, accessed from a new drive entrance which is where the existing drive entrance to the church off Cascade Road is located. He stated the site will have an outdoor play area to the south and east of the proposed building, and will be licensed for up to 168 children. Witte stated this plan provides a smaller footprint as viewed from Cascade Road, and that it is less of an impact to the area. Witte stated there is less overall parking required, and the daycare use is considered more residential in character and feel than the office uses previously proposed.

Lowry asked if that was the only Appletree Learning Center in the area.

Witte stated there are a number of them.

Planning Director Ferro stated this change basically replaces what was one large building with two smaller buildings with an increase of total square footage of about 10%, but reduction in amount of parking. Ferro stated the reduced parking is due to the fact that the daycare demand for parking on a square footage basis is less than what medical office buildings require. He stated he researched parking generation data available from the Institute for Transportation Engineers and compared the total demand based on the ITE survey data to the parking provided here and it appears to be in line with what is reasonably needed.

Ferro stated there is a slight increase in site coverage by building and pavement compared to the original PUD plan, less than a 1,000 square foot increase. He stated the building closest to the road is reduced in height from a two-story building with parking underneath to either a one-story above grade or possibly one and one-half. Ferro stated the daycare building is a pretty low profile building with a very low roof pitch, single story, set at an elevation in the range of 8 feet below the grade of Cascade Road.

Ferro stated one question is whether there is any way to realign the new driveway to avoid loss of the large Maple tree that is located in that area.

Witte stated initially he does not see a problem with that but will run it past the Road Commission, to see if the driveway can be realigned.

Korth asked if there would be space for someone coming in from the east to make that turn to get into the canopy. Witte stated it would be an extremely tight turn; the canopy is designed as a one-way.

Korth asked if they had considered making it a one-way system, one-way in off Cascade and one-way out to the east. Witte stated we have thought about it, but really like the idea of that being a two-way.

Korth asked Ferro if Luxemburg St. is a public road. Ferro stated in that area, it is a private road.

Korth asked if it was a public road, could this center make a legal connection to that if they obtained property to make a connection.

Ferro stated it would require Township approval to do that.

Korth asked why the Township would be involved in determining access. Ferro stated if the property had access to both Cascade Road and Luxemburg St., we would want the access to be from Cascade Road.

Korth asked if there would be pedestrian access between this site and Luxemburg so that residents of that neighborhood could walk to this site.

Witte stated if you look at the minutes from 2009 when this was discussed there were a number of neighbors showing up at that time and some of them wanted a walk path through there, others didn't want it. He stated one of the conditions in the minutes for the approval of the original PUD was "plans for a pedestrian foot trail through the site between Old Road Meadows development and the property to the east shall be provided taking into consideration neighborhood input." Witte stated he didn't know how easy or hard it would be to get access from the adjoining condominium association.

Witte asked for input on the playground, and with the nearest residence being across Luxemburg, would you like to see a chain link fence or a solid wood fence. He stated the applicant is agreeable to our preference on fencing.

Korth asked what the fire lane was.

Witte stated that was a requirement from the Fire Chief as the Fire Code says the furthest point of a building has to be within 150 feet of a paved surface.

Commission members commented that the presence of the fire lane in a high visibility location was very unsightly, and that it was unlikely to ever be used, given that it is located so close to the building. Use of grass pavers was suggested as an alternative. Ferro pointed out that grass pavers were being used on a fire lane at the Villas of Ada, and that he would convey the Commission's concerns to the Fire Chief.

Storm water management measures were discussed. Ferro stated there is an 8" outlet from the wetland that goes under Luxemburg and discharges to the wetland in the Old Rhoades Meadows development.

Witte stated the Township engineer reviewed the original PUD Plan, and nothing has really changed from then.

Korth asked where the water goes now, by itself into the wetland. Ferro stated the runoff from the existing church building and parking area sheet flows to the wetland.

Ferro asked if some of the parking located along the main entry driveway at the west end of the site could be re-located, to lessen conflict with driveway traffic. Witte stated he could take a look at that to see if it's a possibility. He stated the current owners of the property are going to retain ownership of that front office building, and the parking ratio for that building is a little bit more than four spaces per 1,000 square feet of office area. He stated they are trying to keep it above four and as soon as they start losing spaces that's going to put them a little bit below what they wanted. Witte stated he could do that conceptually and see how many spaces would be lost and see if they would be comfortable with it.

Korth stated there are a lot of daycare centers in the area and hope they're not going to put somebody out of business. Witte stated there are more families that have two people working now with the economy like it is, so the need for daycare is going up.

Witte stated to recap he is going to look at moving the drive entrance on Cascade Road to west of the tree, and the west side of the perimeter fence will be solid, and asked if he should show a sidewalk connection for the property line.

Ferro stated this should be discussed with the condominium association.

Witte stated he has communicated with the association president so can send him an email. He stated one of the other conditions in the original PUD when it was approved was the future building have a sidewalk going to the front of the building and asked if that is still a concern.

Korth stated we're trying to make it more walkable so people don't always have to use cars.

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

### **Status of Master Plan Survey**

Commission members reviewed and discussed the initial summary findings from the citizen survey conducted in the summer. He noted that analysis of write in comments has not yet been completed, and an analysis report has not yet been prepared. Korth asked if Ferro would have this by the next meeting or December. Ferro stated he would try to have it for the regular November meeting.

## **VI. PUBLIC COMMENT**

None.

Lunn asked when we go through the process about the storm water and restrictions, either through a permit or some place along the line don't they make sure all these plans meet electrical code, plumbing code, Township ordinances, storm water, and all the other things, where does that happen in the process.

Ferro stated all the electrical, plumbing, mechanical in the building permit, the building inspection people take care of that. He stated the storm water permit is required before building permit issuance and that design is reviewed by the Township engineering consultants.

Lunn asked whether they always make sure it complies with the ordinance.

Ferro stated we saw that wasn't the case when we reviewed the office building on Cascade Road where the engineer was satisfied with improvement from existing conditions, even though that did not comply with the letter of the storm water ordinance.

Lunn stated we need to communicate to the engineer that before we see it we want to make sure that it complies. Ferro stated he believes we did that with respect to the Cascade Rd. dental office site; our engineer is aware of what the Planning Commission's action was on that plan. Ferro noted that with respect to the Cascade Trails site, revised storm water design calculations haven't been submitted yet, but there is only a 1,000 square foot change in impervious surface.

Korth stated agreement that it would be nice to know that what is coming to us has been thoughtfully reviewed, and should we communicate in a more formal way that we don't like the fact we're seeing fuzzy edges. Ferro stated he would look into the review process for the original PUD to see if we had some written communication from the engineer.

Lunn stated if there is written communication it should be in our packets. Korth stated he agrees.

## **VI. ADJOURNMENT**

Motion by Rhoades, second by Lunn, to adjourn the meeting at 5:08 p.m. Motion passed unanimously.

Respectfully Submitted,

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Susan Burton, Township Clerk

SB/dr