

**ADA TOWNSHIP PLANNING COMMISSION
MINUTES OF THE NOVEMBER 15, 2012 MEETING**

A meeting of the Ada Township Planning Commission was held on Thursday, November 15, 2012 at 7:30 p.m. at the Ada Township Offices, 7330 Thornapple River Dr., Ada, MI.

I. CALL TO ORDER

Meeting was called to order by Vice-Chairperson Butterfield at 7:30 p.m.

II. ROLL CALL

Present: Commissioners Butterfield, Easter, Lowry and Treasurer Rhoades.

Absent: Chairperson Korth, Commissioners Jacobs and Lunn.

III. APPROVAL OF AGENDA

Motion by Lowry, second by Rhoades, to approve the Agenda. Motion passed unanimously.

IV. APPROVAL OF MINUTES OF OCTOBER 17, 2012 MEETING

Motion by Rhoades, supported by Lowry, to approve the October 17, 2012 meeting minutes. Motion passed unanimously.

V. PUBLIC HEARINGS None.

VI. UNFINISHED BUSINESS None.

VII. NEW BUSINESS

Site Plan Review, 1,200 Square Foot Storage Building, 7879 East Fulton St., Parcel No. 41-15-28-426-003, Vander Kodde Construction, on behalf of Ada Cogeneration LP

Ferro stated proposed is a 1,200 square foot storage building that would be unheated, no utilities other than electric service to the building, located deep within the Amway corporate complex. He stated the square footage of the building is slightly over the size limit that is eligible to be signed off on by staff without planning commission review. Ferro stated it is on a separate site that is owned by Amway but is leased to the Cogeneration partnership for the cogeneration plant, which is a natural gas fired turbine that generates electricity that is connected to the Consumers electrical grid, as well as steam which is piped to surrounding buildings at Amway. He stated the construction is proposed to be concrete block construction. Ferro noted a representative from the construction company is present.

Ferro stated neither the proposed building nor the existing buildings on adjacent parcels comply with setback requirements. Ferro stated he believes when the internal parcel within Amway was created it was done only for lease purposes, and that it was not considered a separate lot for zoning purposes. He stated there was also a separate parcel created for the access easement that goes all the way from Amway's main entry gate on Fulton St. back to the cogeneration plant. Ferro stated the proposed building would not be visible from Fulton Street or any surrounding properties.

Butterfield asked whether the flood plain is an issue. Ferro stated the applicant has submitted documentation that was also submitted to the DEQ demonstrating that the floor elevation is out of the flood plain so it won't require any flood plain permitting.

Rich Fletcher, Vander Kodde Construction, stated the building is intended only for cold storage.

Motion by Butterfield, supported by ~~Lynn~~ Lowry, to approve the site plan for the proposed 1,200 square foot storage building.

Motion passed unanimously.

VIII. STAFF/COMMITTEE/COMMISSION MEMBER REPORTS

Update on Special Use Permit for Landscape Contractor in RP-1 District at 9430 Vergennes St., Enchanted Gardener

Ferro reported on activities that have taken place since postponement of action on the Enchanted Gardener special use permit request at the October meeting. He stated the Road Commission has visited the site, and has confirmed that a commercial driveway approach is required if the property is used for commercial use. He stated the Building Official has also visited the site. Building code-related changes that are needed if the residence is used for mixed commercial and residential use include barrier-free bathroom installation, a threshold modification at the entry door and fire separation improvements in the HVAC system.

Ferro stated the applicant has also asked what the implications would be if their tenant moved out, and his response was it would not comply with the ordinance requirement, that the use be incidental and secondary to single-family use. Ferro provided information to the Commission on alternative approaches to regulating this use in rural areas of the Township. He presented rules in both Cascade and Grand Rapids Townships, and suggested that Commission members consider whether any changes should be made to our rules, if we wish to accommodate this type of business in rural areas. Ferro stated Cascade Township has a couple of landscape contractors in their rural district that have been there for a long time, but that their rules no longer allow that use in rural areas, and they are only permitted in industrial districts. Ferro stated the other approach is Grand Rapids Township where they allow commercial landscaping operations, with no retail sales, in either their rural residential or rural agricultural districts, and they have special standards for that use that have separation requirements from surrounding residential uses, limits on site coverage and storage.

Butterfield asked if the history of that ordinance could be pulled by the next meeting.

Ferro stated he could provide minutes from when our language allowing landscape contractors was adopted back in about 1990.

IX. PUBLIC COMMENT

None.

X. ADJOURNMENT

Motion by Easter, second by Lowry, to adjourn the meeting at 7:46 p.m. Motion passed unanimously.

Respectfully Submitted,

Susan Burton, Township Clerk

SB/dr