

**ADA TOWNSHIP PLANNING COMMISSION
MINUTES OF THE NOVEMBER 16, 2006 MEETING**

A regular meeting of the Ada Township Planning Commission was held on Thursday, November 16, 2006, at the Ada Township Offices, 7330 Thornapple River Dr., Ada, Michigan.

I. CALL TO ORDER

Meeting was called to order by Vice-Chair Gutierrez at 7:30 p.m.

II. ROLL CALL

Present: Commissioners Burton, Butterfield, Gutierrez, Hoeks, Lowry and Sytsma.

Absent: Korth.

Also Present: Planning Director Ferro, Joel Broersma

III. APPROVAL OF AGENDA

It was suggested that the election of officers be postponed to the December meeting, due to Korth's absence. Motion by Hoeks, second by Lowry, to approve the agenda as presented, with the removal of election of officers. Motion passed unanimously.

IV. APPROVAL OF MINUTES

Motion by Sytsma, second by Hoeks, to approve the October 19 and November 8, 2006 minutes as presented. Motion passed unanimously.

V. PUBLIC HEARINGS None.

VI. OLD BUSINESS

1. Request for Special Use Permit for Type II Home Occupation, to Use 1,000 Square Feet of an 1,800 Square Foot Accessory Building for a Home Office, with Two Employees, 7150 Knapp St. NE, Parcel No. 41-15-09-400-035, Joel Broersma

Butterfield arrived at the meeting at this time.

Joel Broersma, 7150 Knapp St., presented his revised site plan for a 1,800 square foot accessory building, to be used in part for a home occupation, consisting of his financial planning business. Broersma stated that the proposed building has been moved closer to his home and further from the road. He noted he had met with Ferro at the site to review the site conditions. Broersma also stated that the proposed building location is supported by his neighbor to the east.

Ferro reviewed his comments on the application. He noted that the proposed building location is now much further from the road than shown on the original site plan. The applicant is also proposing to install evergreen screening between the building and the road, and between the building and the neighbor's house to the east. Ferro pointed out that there is a letter of support for the application from the neighbor to the east contained in Commission members' packets. He stated he is recommending approval subject to several conditions, as contained in his staff report.

Hoeks observed that the note on the site plan stating "north edge of building to be within 250' of edge of road" should state "north edge of building to be no closer than 250' of edge of road."

The Commission questioned how the recommended condition concerning required architectural character of the building would be enforced.

Ferro stated that it would be accomplished as part of the Planning/Zoning Department's normal building permit review and signoff procedures. The building permit will not be issued until the Planning department has reviewed the plans for conformance with the conditions of approval. It was the consensus of the Commission that the wording of the condition should be changed to more specifically address the review process.

It was moved by Hoeks, seconded by Lowry, to approve the special use permit for a Type II Home Occupation in 1,000 square feet of the 1,800 square foot accessory building, subject to the following conditions:

1. The Façade and Accessory Building materials, color, roof pitch, and shape shall be substantially the same as the Single Family Home on the property, as determined by the Planning and Zoning Department in their review and signoff on the building permit application.
2. Any lighting on the Accessory Building shall be shielded.
3. There shall be no more than two employees other than members of the household engaged in the home occupation on the premises.
4. Evergreen trees shall be a minimum of 4 feet in height at installation.
5. The note on the site plan shall be revised to read "north edge of building to be no closer than 250 feet to the edge of the road."

Motion passed unanimously.

VII. NEW BUSINESS:

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

1. Zoning Ordinance Text Amendment – Dog Day Care and Boarding Facilities in Industrial District

Melissa Verplank and Mark LaFleur, along with their real estate agent, Damon Root of Kwekel Companies, to present their business concept for a dog day care and boarding business, which they would like to locate in Ada Township.

Melissa Verplank, using a slide presentation, stated they are looking for a 7,000 to 8,000 square foot building on 1-2 acres, for the business. It is planned to be a high end facility modeled after similar businesses in Lansing, Michigan and Granger, Indiana. Each dog has a separate 100 square foot suite and patio. Dogs are given exercise in an outdoor area which would be used up to 4 hours per day, with small groups of dogs, sorted by temperament, being in separately fenced exercise areas.

Verplank stated that the business plan also includes an outdoor pond for play in the water.

Verplank stated there would be very limited retail space, Grooming services would also be offered, with 20-60 dogs expected to be groomed per day.

Following Verplank's presentation, Ferro provided background information on the zoning ordinance amendment which has been recommended for approval by the Planning Commission, which would permit dog day care and boarding facilities in the Industrial zoning district, by special use permit approval.

He noted that the ordinance language which has been recommended by the Commission has not been approved by the Township Board, so there is currently no provision in the zoning rules for this use. He stated that the Township Board considered the amendment at its May 8, 2006 meeting. Ferro noted that minutes of this meeting are contained in the Commission members' packets, although they do not provide much detail.

Ferro stated that at the Board meeting, two Board members expressed concern with the practicality of administering and enforcing the standard pertaining to decibel limits contained within the regulations. An additional member stated he did not wish to approve the amendment due to the fact that the earlier interested party had withdrawn their proposal.

Based on the Board's response, Ferro stated that the Commission may want to re-consider the noise standard contained within the proposed rules.

Ferro also noted that at the time the Commission recommended approval of the Ordinance amendment, several members of the Commission also expressed doubts as to whether a site immediately across the railroad tracks from the Ada Woods subdivision would be an acceptable location for this use.

Gutierrez stated that he sees several challenges that would need to be addressed by an applicant:

1. the potential for neighborhood conflicts between the Industrial-zoned properties on Fulton Street and the adjoining residential neighborhood.
2. the high cost of improvements needed to ensure neighborhood compatibility.

The consensus of the Commission was any site-specific proposal would be more likely to be approved the further it is from a residential area, and less likely to be approved the closer it is to a residential area.

IX. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

None.

X. ADJOURNMENT

Motion by Hoeks, second by Sytsma to adjourn the meeting at 8:50 p.m. Motion passed unanimously.

Respectfully submitted,

Deborah Ensing Millhuff, CMC
Ada Township Clerk
rs:jf