

**ADA TOWNSHIP PLANNING COMMISSION
MINUTES OF THE DECEMBER 14, 2006 MEETING**

A regular meeting of the Ada Township Planning Commission was held on Thursday, December 14, 2006, at the Ada Township Offices, 7330 Thornapple River Dr., Ada, Michigan.

I. CALL TO ORDER

Meeting was called to order by Korth at 7:35 p.m.

II. ROLL CALL

Present: Chairperson Korth, Commissioners Burton, Butterfield (joined the meeting at 7:40 p.m.), Gutierrez, Hoeks, Lowry and Sytsma. Absent: None. Also Present: Planning Director Ferro.

III. ELECTION OF OFFICERS

Motion by Sytsma, second by Lowry, to elect the following officers: Korth as Chairperson, Gutierrez as Vice-Chairperson, and Hoeks as Secretary. Motion passed unanimously.

IV. APPROVAL OF AGENDA

Motion by Burton, second by Gutierrez, to approve the agenda with the following revisions: (1) removal from the agenda of the land division application from Mary Abbott Cumming (Item VII(1)); and (2) move the special use permit application from Bruce Heys Builders from New Business to Public Hearings.

Motion passed unanimously.

V. APPROVAL OF MINUTES

Motion by Hoeks, second by Lowry, to approve the November 16, 2006 and November 20, 2006 minutes as presented. Motion passed unanimously.

VI. PUBLIC HEARINGS

1. Request for Special Use Permit for a Detached Accessory Building of 3,500 Square Feet, 9528 Bryndale Way (Parcel No. 41-15-13-400-023), Bruce Heys Builders.

Bruce Heys presented the application on behalf of the property owners, Robert and Pauline Napieralski. The accessory building is a rather simple storage building located adjacent to their home.

Ferro stated a special use permit is required because the size exceeds the normal limit of 1,800 square feet. The house is located on one parcel and the accessory building would be located on another parcel that is currently vacant. Ordinarily, an accessory building is not permitted on a parcel that does not have a home on it. In this case, the two parcels, owned by the same owner, cannot be combined because they are in two different school districts. Ferro stated that under these circumstances, it is acceptable to consider the two lots together as a single building site. The maximum height of the building is 26 feet. The applicant states the exterior will be complimentary to the home. Ferro noted he recommends approval with the condition that the two parcels occupied by the home and the accessory building should remain in the same ownership.

The public hearing was opened. There were no comments and the hearing was closed.

Hoeks asked that given this location with the trees and lowland property, what provisions are made for

discharge of fluids and what provisions for the neighbor's view at 9480 Bryndale Way? Heys stated the runoff from the garage floor would be discharged into the adjacent field. Hoeks stated he would like a condition that the runoff not go into the wetland. Heys stated that this has been approved by the neighborhood association. He also said they do plan on putting some landscaping around the outside of the accessory building.

Burton stated she thinks this is a beautiful barn. She does agree with Hoeks' comments regarding discharge.

Butterfield asked about plumbing for this building. Ferro stated that this plan would not be amenable to becoming a dwelling unit, even though there will be well and septic. Korth stated the criteria in the past is to put in the record that it will not be a residential use. Lowry asked about the gravity field as opposed to the standard septic system. Heys stated they do have an approved standard septic system. Gutierrez asked about having a dry well. Ferro stated he believes it is preferable to have vehicle wash water discharged to the surface of the ground rather than in a dry well. Korth questioned the homeowner's association rules and what is in the bylaws. Korth noted he agrees the gray water would be better off on the surface rather than in a dry well. He also suggested that there be a condition of approval prohibiting commercial use. Korth also asked about exterior lighting permanently on the structure at night. Heys stated there would be nothing that would be offensive to the neighbors.

Motion by Sytsma, second by Hoeks, to approve Bruce Heys Builders' request for special use permit for a detached accessory building of 3,500 square feet, subject to the following conditions:

1. The two parcels occupied by the dwelling unit and the accessory building shall remain in the same ownership, unless a variance authorizing otherwise is approved by the Zoning Board of Appeals.
2. Any exterior lighting on the accessory building shall be low wattage and directed downward.
3. A landscape screen consisting of evergreen trees shall be planted around the western perimeter of the accessory building, prior to issuance of an occupancy permit, according to a plan submitted to and approved by the Planning Director.
4. The floor drain in the vehicle storage area shall be equipped with an oil separator.
5. There shall be no commercial use of the accessory building.

Motion passed unanimously.

VII. OLD BUSINESS

1. **Site Plan Review, Land Division Application to Divide 26.04 Acre Parcel Into 7 Lots, 4860 Michigan St. (Parcel No. 41-15-30-101-001), Mary Abbott Cumming.**

This agenda item was postponed to the January 2007 meeting due to a request by the applicant.

VIII. NEW BUSINESS:

1. **Final PUD Plan, Montreux, 24 Site Condominium Lots on 72.14 Acres (Parcel No. 41-15-08-101-002), 2700 Pettis Ave., John Postma.**

Doug Stalsonburg of Exxel Engineering presented the final PUD plan on behalf of John Postma. John Postma and attorney John Dugan were also present. The preliminary plan for this development was approved by the Township Board on June 12, 2006. This proposed final plan addresses conditions of approval contained in the preliminary plan approval. The lot and private road layout of the plan has not changed. Stalsonburg stated the township engineering did review the plan and a letter of approval dated

12/14/06 is forthcoming. They have received bids for the project and would like to begin construction after the first of the year. Korth asked about the easement and whether that goes right through the farm house. Stalsonburg stated he believes the original 400 foot easement goes through that exception.

Ferro stated all conditions of approval are set out in his December 13, 2006 staff memo. All of these conditions have been addressed. The applicant has drafted a proposed preservation easement which would prohibit alteration of the large open space. The draft condominium documents have also been submitted and refer to the PUD zoning requirements and include the prohibition on street lighting as well as the design standards for the home which would be built on Unit 19. The grading plan for the private road, the landscape plan, the plan for the open space B area around the pond, and the plan for the entrance signage have been submitted. Ferro set forth some concern over the extent of grading necessary on Lots 14-17, along 3 Mile Road. Ferro described suggested language he had developed for an approval condition that would require that Open Space Area D which runs along Pettis Avenue be maintained as an open meadow, with limited mowing. He stated he welcomes comments from the applicant regarding this language.

Stalsonburg addressed the grading concerns. The problem is that as you move north towards 3 Mile, the ground drops off significantly. They believe it is necessary to elevate Sites 14-17 so that the homes are not in a "hole" and will be saleable. Also, there will be excess soil cut from the area of Unit 19 which can be used for the grading involved for Lots 14-17. Stalsonburg stated that aside from Unit 19, which is being graded at the Township's request, the amount of grading is basically limited to the roadway here. There was further discussion regarding grading options. Postma stated he has tried to do everything the Commission has requested. He is aware that this is a sensitive site and is taking care in working around the conditions, keeping in mind that he has to be able to build the homes.

There was next some discussion regarding a resident possibly wanting to fence and have a horse and whether this option would be available on any of the sites. Commissioners had questions regarding home styles, price range of the homes, etc. Postma stated applicants have to submit their plan along with a fee of \$1,000, and the home plans need to include all details.

Korth suggested including this in the January special meeting to fine-tune and review the revised grading plan, or to hold a special work session meeting. Hoeks suggested the possibility of approving this with the condition that the grading plan be subject to final approval from the Planner. Lowry stated he is not in favor of putting restrictions on home style/size, etc. for Lots 14-17.

Motion by Hoeks, second by Sytsma, to approve the Final PUD Plan for the Montreux development, subject to the following conditions:

1. The plan shall be subject to all conditions of approval contained in the Preliminary PUD Approval Resolution R-061206-3.
2. Open Space Area D along the Pettis Avenue frontage shall be maintained in a manner that it retains the appearance of an agricultural meadow, through the following measures:
 - (a) There shall be no grading or excavation within Open Space Area D, except as necessary for installation of the private road entry, adjacent landscaping and storm water management area as shown on the Final PUD Plan.
 - (b) The existing ground cover shall be maintained in Open Space Area D. Mowing of this area shall be minimized, and shall be limited to no more than two times per year.
3. The light fixtures proposed for the entry walls shall use 50 watt metal halide lamps, and shall be equipped with the "louver optic system" and frosted glass chimney options.
4. The final grading on Lots 14, 15, 16 and 17 are subject to final mutual review between the Township Planner and the developer and if they are at an impasse, they shall come back before the Commission at the January 4th special meeting.

Motion passed unanimously.

IX. REPORTS FROM COMMISSION MEMBERS/STAFF

1. Discussion of Tree Removal Issues

Korth stated in 2001 he started a log of tree removal in the area. There are about 22 line items on the report. Out of the 22 groupings of trees that have been removed, there have only been two replacements. Korth stated that going forward, something should be considered to be put into place to protect the landscaping. The goal should be to get a draft ordinance prepared in the near future. Korth stated one of the main issues that needs to be addressed is enforcement. The subcommittee on trees will meet on January 4th (time to be determined) to work on the furtherance of the idea of creating an ordinance.

X. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

None.

Ferro presented a proposed meeting schedule for Fiscal Year 2007-08, with all regular meetings scheduled for the third Thursday of each month, including December. The Commission concurred with this schedule.

XI. ADJOURNMENT

Motion by Sytsma, second by Lowry, to adjourn the meeting at 9:55 p.m. Motion passed unanimously.

Respectfully submitted,

Deborah Ensing Millhuff, CMC
Ada Township Clerk
rs:lm