

**ADA TOWNSHIP PLANNING COMMISSION
MINUTES OF THE DECEMBER 20, 2007 MEETING**

A meeting of the Ada Township Planning Commission was held on Thursday, December 20, 2007, at the Ada Township Offices, 7330 Thornapple River Dr., Ada, Michigan.

I. CALL TO ORDER

Meeting was called to order by Korth at 7:30 p.m.

II. ROLL CALL

Present: Chairperson Korth, Commissioners Burton, Butterfield, Gutierrez, Hoeks, Lowry and Sytsma.
Also Present: Planning Director Ferro.

III. APPROVAL OF AGENDA

Motion by Burton, second by Lowry, to approve the agenda with the addition of setting the meeting schedule for Fiscal Year 2008-09. Motion passed unanimously.

IV. APPROVAL OF MINUTES OF NOVEMBER 15 AND DECEMBER 5, 2007 MEETINGS.

Motion by Hoeks, second by Sytsma, to approve the November 15, 2007 meeting minutes as presented. Motion passed unanimously.

Motion by Hoeks, second by Sytsma, to approve the December 5, 2007 meeting minutes with the following changes:

1. Under Unfinished Business, Item 1, add the following comments by Commissioner Butterfield, after the last paragraph on page 2: "Butterfield commented that the location of the development in proximity to the Village was a positive feature, and that the location is appropriate for this type of compact development for the 50-plus age group. Butterfield asked the applicant to address how traffic speeds and the potential for cut-through traffic would be controlled and traffic calming accomplished on the private street through the development. Vanderkodde stated that the hills and curves in the private road, the 22-foot wide road width, a posted 14 mph speed limit, as well as the covered bridge structure at the north end of the development, would all address this."
2. Under Unfinished Business, Item 1, in paragraph 6 on page 3, strike the sentence "He went over some numbers and data supporting his conclusion regarding the density." Add the following: "To support his conclusion regarding reducing the density, Korth went over three separate calculations using data provided from Covenant and the Township related to neighboring site's site coverage: total possible residents, daily trips generated, and site coverage. Each of these as compared to the current R2 zoning were materially larger. To have the development meet R2 based on these criteria an average 12-14 units would need to be removed while requiring the remaining units to be increased in price by only about \$6,000/ unit to cover the cost of the lower density.

Motion passed unanimously.

V. PUBLIC HEARINGS

1. **Request for Special Use Permit for Motor Vehicle Sales in the C-2 District, 8150 East Fulton St., Suite F, Parcel No. 41-15-35-162-017, Norm Lockard.**

Norm Lockard, of 1985 Timber Trails, presented his request for special use permit for a used vehicle

dealership. Ferro stated the property involved is one of the small commercial warehouse units in the Ada Landings Development. The property is zoned C-2 Commercial and motor vehicle sales businesses are permitted with special use permit approval. The applicant needs a commercial business location in order to meet state licensing requirements. Ferro noted the Commission previously approved use of two other units within the same development for another licensed used vehicle business within the past year and this is really an identical type of request. Ferro summarized the special use standards that need to be satisfied and note the use does not have characteristics that would conflict with the standards. He thus recommends approval.

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

Hoeks asked if there were other conditions as were placed on previous approvals of this nature that would need to be placed on approval of this, regarding parking vehicles out front and signage. Ferro stated there was one other condition on the previous approval which stated there shall be no service or repair of vehicles performed on the site of any material nature. Sytsma asked the applicant if he has any need to do cleaning of automobiles. Lockard stated there will be no washing or detailing whatsoever. Lowry asked about sign requirements. Ferro stated this is already covered by the sign rules wherein only one free-standing sign is permitted for the Ada Landings development.

Motion by Sytsma, second by Burton, to approve the special use permit for motor vehicle sales in the C-2 District, at 8150 East Fulton St., Suite F (Parcel No. 41-15-35-162-017), subject to the following conditions:

1. There shall be no vehicles stored or displayed outdoors on the property in the area located north of Building "1."
2. There shall be no service, repair, washing or detailing of vehicles performed on the site of any material nature.

Motion passed unanimously.

2. Zoning Ordinance Amendment – Amendment to Article XIX, Planned Unit Development, to add provisions limiting the applicability of the PUD zoning regulations to PUD-zoned lands in the Ada Village Area.

Ferro stated that last month the Planning Commission recommended rezoning of lands in the Village area which are zoned C1 or C2 to include a PUD zoning overlay. The intent of this is to have additional control of potential major development in the Village in place while the Township is working on the new form-based zoning rules, and after the form-based zoning is approved, the PUD zoning would remain as an alternative to the form-based rules. The proposed change to the PUD zoning rules which is the subject of the hearing tonight is intended to provide exemptions from the PUD zoning rules for minor projects, so that the PUD zoning is not overly-burdensome for projects of a minor nature, such as changes in use of existing structures or small building additions.

The public hearing was opened. There were no comments. The hearing was then closed.

Korth stated that he and Ferro attended an Ada Business Association Board meeting and discussed this proposal. Butterfield stated she did some research on PUD overlays and she believes this is a very positive step for the Village. She questioned what the square footage levels will be set at. Korth commented on the draft language for the form-based rules for structures in the Village. Hoeks questioned the language in Paragraph 1 regarding the 1,500 square feet. The Commission discussed this language and the option of changing 1,500 square feet to 1,000 square feet.

Motion by Sytsma, second by Lowry, to recommend approval of the zoning ordinance amendment to Article XIX, Planned Unit Development, to add provisions limiting the applicability of the PUD zoning regulations to PUD-zoned lands in the Ada Village Area, with the change in the square footage threshold in Paragraph 1 from 1,500 square feet to 1,000 square feet. Motion passed unanimously.

VI. UNFINISHED BUSINESS

None.

VII. NEW BUSINESS

1. Revised Site Plan, Proposed Land Division, 9 parcels on 70.5 acres, Parcel Nos. 41-15-25-100-001 and 031, 8740 and 8908 Bailey Dr., Paul and Heidi Barron

Paul Barron presented the revised site plan for division of the 70.5 acre property into nine lots. He spoke about his inability to get approval to relocate the school district boundary which affects Lot 10. Lots 1 and 11 would be in the Forest Hills district, and Lots 2-6 and 10 would be in the Lowell district. Ferro stated the conditions of approval he is suggesting are identical to those from the approval in August, with the removal of two conditions pertaining to re-location of the school district boundary, and reconfiguration of the two lots on Bailey Drive, which has already been done. He suggests a fourth condition stating that the two separate tax parcels that comprise Lot 10 shall be considered a single lot for zoning purposes.

Motion by Hoeks, second by Burton, to approve the revised site plan for proposed land division, 9 parcels on 70.5 acres (Parcel Nos. 41-15-25-100-001 and 031), at 8740 and 8908 Bailey Dr., subject to the following conditions:

1. Approval is contingent upon the applicant acquiring additional land for right-of-way for the southerly private road access to Bailey Drive;
2. The cul-de-sacs shall have green space islands;
3. There shall be no street lights;
4. The two separate tax parcels which comprise Lot 10 shall be considered a single lot for zoning purposes; and
5. Buildings, well and on-site waste treatment system on Lot 10 shall each be located entirely on one side or the other of the school district boundary.

Motion passed unanimously.

2. Request for Amendment to Zoning Regulations, to add Provisions for Heliports, Paradigm Design

Bill Brunner, Vice President of Paradigm Design, presented the request for zoning amendment.

Ferro stated that in researching this topic, he looked at a number of community zoning rules for helicopter landing zoning regulations. Given the nature of the Ada community, Ferro believes it is advisable to have these regulations. He has prepared a draft amendment to the zoning rules which would allow heliport

facilities by special use permit approval, and set out standards for approval. The draft includes standards which include a minimum lot area of 10 acres and a minimum separation distance from occupied structures of 400 feet.

Lowry stated he has considerable experience with helicopters; he stated his biggest concern is noise.

Korth reminded the Commission that this is a request for amendment to zoning regulations, not a specific site request at this time.

Hoeks stated his concerns include noise, vibration (wherein he believes 400 feet from an occupied structure is too minimal), and safety concerns. He believes this kind of an application is for a very few people at the expense of the rest of the Township. Ferro stated one factor that affects potential noise and vibration is the size of the equipment.

Kevin Nelson, aviation consultant from AeroDynamix Corp., spoke noting the zoning draft is very consistent with what is seen around the country. The FAA has extensive regulations and works closely with an applicant. Regarding safety and noise, the technology of helicopters has grown and has changed tremendously since 10-15 years ago. Most of the helicopters operating in private use, residents would not be aware of. Size of helicopters does not especially portray noise level. Nelson stated he is available to assist and answer any questions with regard to the zoning ordinance. Nelson spoke about the misconception of the safety aspect and helicopters "falling from the sky".

Korth spoke about setting a public hearing and questioned Ferro as to who would be notified of this. Ferro stated that no individual property owner is notified of an ordinance amendment.

Lowry asked if there is a specific time factor as far as landing and releasing people before the helicopter can take off again. Nelson explained the difference between hot-loading and cold-loading. Hot loading is not a complete shut-down and it would be around 2-3 minutes to take off again. Cold-loading is completely shutting down and restarting at a later time.

Gutierrez asked about the language referring to facilities being used for "occasional personal use only". Nelson responded that most do not want to be recreational with helicopters. As far as how much they are used, sometimes days or weeks can go by without use, and sometimes it can be used four times a day. Korth stated that everyone has the right to commute, so at what time does the commute stop being personal and start being business.

Butterfield asked where helicopters can land in the City. Ferro said they are restricted to commercial zoning districts in the City of Grand Rapids.

Butterfield asked what type of fuel is stored on site. Brunner stated this ordinance does not address that, but there are many regulations on this, fire codes, etc., that have to be followed. Korth suggested fine-tuning the draft prior to the public hearing. Ferro stated the hearing notice will describe the general intent of the ordinance. Hoeks stated he believes there will be significant concern throughout the Township on this and suggests a special mailing of notice be sent on this. Ferro stated it is not a requirement by law and he would not recommend a special mailing.

The Commission agreed to set this for a public hearing at the January 17, 2008 meeting.

VIII. REPORTS FROM COMMISSION MEMBERS/STAFF

1. Proposed Meeting Schedule for Fiscal Year 2008-09

There was some discussion over scheduling regular work session meetings. It was decided to only schedule regular meetings and play it by ear as far as the work session meetings.

It was moved by Sytsma, and seconded by Gutierrez, to approve the proposed meeting schedule for the 2008-09 fiscal year. Motion passed unanimously.

IX. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

None.

X. ADJOURNMENT

Motion by Sytsma, second by Lowry, to adjourn the meeting at 9:40 p.m. Motion passed unanimously.

Respectfully submitted,

Deborah Ensing Millhuff, CMC
Ada Township Clerk
rs:lm