

**ADA TOWNSHIP PLANNING COMMISSION  
MINUTES OF THE JANUARY 26, 2017 SPECIAL MEETING**

**Draft**

A meeting of the Ada Township Planning Commission was held on Thursday, January 26, 2017, 6:30 p.m. at The Community Church, Fellowship Hall, 7239 Thornapple River Dr., Ada, MI.

**I. CALL TO ORDER**

Meeting was called to order by Commissioner Leisman at 6:30 p.m.

**II. ROLL CALL**

Present: Commissioners Burton, Butterfield, Easter, Heglund, Jacobs, Leisman

Absent: Lunn

Staff Present: Planning Director Ferro

**III. APPROVAL OF AGENDA**

Moved by Easter, seconded by Jacobs, to approve the agenda. Motion passed unanimously.

**IV. UNFINISHED BUSINESS**

- 1. Preliminary PUD Plan, Redevelopment of AGO gas station/convenience store site, to replace the existing convenience store building with a combined convenience store/fast food restaurant with drive-through facilities, 7100 E. Fulton St., Parcel No. 41-15-28-477-035, American Gas & Oil, Inc.**

Ferro summarized the changes made to the Plan since the January 19 meeting, including details concerning proposed signs, location of proposed fence south of the parking area, and modifications to the landscape plan. It was noted that the applicant has proposed replacing the existing free-standing sign with a new "monument"-style freestanding sign, which would be located near the northeast corner of the property. Ferro noted the proposed new sign is slightly higher than the normally-permitted five-foot maximum height, and slightly larger in area than the normal limit of 60 square feet, but that it is much closer to conformance with current sign standards than the current sign, which is over 20 feet in height and over 100 square feet in area.

Ferro stated that the revised plan places the screen fence near the south edge of the parking area, instead of much further to the south along the property boundary, as required by the standards. He stated that the proposed location will provide screening of vehicles from view from the south, and the revised location conforms with the intent of the fence standard to a higher degree than would be the case if it were placed on the property boundary. It was noted that the property owner to the south prefers the proposed location.

With regard to landscaping, the screening provided between the pavement and M-21 has been enhanced with additional plantings along the entire frontage.

Following discussion, it was moved by Heglund, supported by Easter, to recommend approval of the Preliminary PUD Plan, and grant Final PUD Plan approval, subject to the following conditions:

Approval of the revised plans, as submitted, to constitute both Preliminary PUD Plan approval and Final PUD Plan approval, is recommended, subject to the following conditions:

1. Final PUD Plan approval shall be contingent upon the Township Board's approval of the Preliminary PUD Plan.
2. The signage package submitted by the applicant on January 25, 2017 is approved as a required component of the PUD Plan.
3. A storm water permit application and accompanying construction plans for the storm water management system shall be submitted, subject to review and approval of the Planning Department,

prior to initiation of site improvements.

4. A permit shall be issued by the MDOT authorizing discharge of storm water to its Fulton Street storm sewer, prior to issuance of a building permit.
5. Exterior lighting shall be limited to use of “full-cutoff” fixtures.
6. The hours of operation of the proposed restaurant shall be limited to 5:00 a.m. to 10 p.m.
7. Exterior lighting shall be reduced to a minimal level as needed for public safety and code compliance, between the hours of 10:00 p.m. and 5:00 a.m.
8. A driveway permit for modification of the M-21 access driveway to a right-in/right-out only configuration shall be issued by MDOT, prior to issuance of any building permits.
9. The revised landscape plan is approved.
10. The proposed boundary line adjustments with adjacent properties depicted on the plans shall be completed, prior to issuance of any building permits.
11. Deferral of construction of 15 additional parking spaces, as depicted on the site plan, is approved.
12. A revised vehicular access easement across the AGO property providing for revised access to the Big Steps Little Feet property shall be recorded, prior to issuance of a building permit.

Motion passed unanimously.

#### **IX. PUBLIC COMMENT**

#### **X. ADJOURNMENT**

Motion by Jacobs, seconded by Easter, to adjourn at 6:45 p.m. Motion passed unanimously.

Respectfully submitted,

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Jacqueline Smith  
Ada Township Clerk  
JS/jf