

**ADA TOWNSHIP PLANNING COMMISSION
MINUTES OF THE MARCH 15, 2018 MEETING**

A meeting of the Ada Township Planning Commission was held on Thursday, March 15, 2018, 7:00 p.m. at the Ada Township Offices, 7330 Thornapple River Dr., Ada, MI.

I. CALL TO ORDER

Meeting was called to order by Commissioner Leisman at 7:00 p.m.

II. ROLL CALL

Present: Commissioners Leisman, Carter, Easter, Lunn, Jacobs, Burton

Absent: Butterfield

Staff Present: Planning Director Ferro

III. APPROVAL OF AGENDA

Moved by Jacobs, supported by Carter, to approve the agenda as presented. Motion passed unanimously.

IV. APPROVAL OF MINUTES OF FEBRUARY 15, 2018

Moved by Lunn, supported by Easter, to approve the February 15, 2018 Meeting minutes. Motion passed unanimously.

V. PUBLIC HEARING

Request for Special Use Permit, Pre-K – 5th Grade Private School (St. Robert of Newminster) in the R-3 Zoning District, 6477 Ada Dr. SE, Parcel No. 41-15-33-101-027 Roman Catholic Dioceses of Grand Rapids

Liz Peters, school Principal, stated the church has been a positive establishment in the community at its current location since 1970. There are 2,600 families registered who live in and around the Ada area. Approximately 20% of the families in Ada are Catholic, yet there's no Catholic school in Ada. In having a high quality Catholic school in Ada, along with the current public and Christian schools, we believe Ada Township will be a more attractive place for families to live. We have had several work sessions to respond to the concerns brought up at the February 15 meeting.

Peter Baldwin, AMDG Architects, stated the concerns last month were mostly around the traffic impact on Ada Drive. He stated the intent is to use Forest Hills bus transportation with 80 to 90 students, and probably two buses at year one, and three buses by year four. In terms of refining the left turn lane and tapers, we have met with the Road Commission and have their support, as well as the traffic consultant for the Township. Both the Road Commission and Progressive recommended that before and after times of school the easterly drive would only be used for ingress and the westerly drive would be used only for egress.

Jim Rabaut, Warner, Norcross, Judd, Counsel for the Diocese of St. Robert's stated we're seeking approval of the special land use as submitted originally on January 18, looking at the site plan submitted on March 13th, which includes all the updates and improvements as previously requested. We would like you to consider not requiring improvement to the westerly driveway at this time.

Leisman opened the Public Hearing.

Brittany Crowley, 6869 Adaridge Dr. stated this is a great option for parents and kids so they don't have to go out of Ada to school; also this would add to the attractiveness of the community.

Amy Brice, 769 Maple Hill Court, stated she home-schooled her kids and now they're in Catholic school and would love to have the opportunity to put them in Catholic school closer to home.

Leisman closed the Public Hearing.

Planning Director Jim Ferro stated the main focus has been the traffic operations on Ada Drive with the addition of a school operation on the Parish property. Traffic Engineer Pete LaMourie, Progressive AE, was retained to review and evaluate the traffic impact on behalf of the Township. It was determined a center left turn lane was needed, and LaMourie recommended that improvement be in place and completed prior to opening of the school this fall. LaMourie also recommended widening of the westerly driveway from its current width of 18 feet to 22 feet. Staff has recommended approval subject to four conditions as set forth in the staff report, based on a finding that the specific Special Use Standards that are applicable are satisfied as well as the four standards for approval contained in the Zoning Rules.

Easter asked if they are doing secured entrances or card access.

Baldwin stated yes, and there will be video monitoring.

Moved by Carter, supported by Jacobs, to approve the Special Use Permit and Site Plan, for Pre-K – 5th Grade Private School for St. Roberts, based on a finding that the standards for approval contained in the zoning ordinance are met, subject to the following conditions:

1. The special use permit approval authorizes the operation of an elementary school consisting of grades pre-kindergarten through grade 5.
2. A center left turn lane at the eastern campus driveway entry shall be installed, in conformance with Kent County Road Commission design standards and permitting, prior to the start of the fall, 2018 school semester.
3. The width of the western campus driveway entry shall be widened to 22 feet, for a distance of 100 feet from Ada Drive, prior to the start of the fall, 2018 school semester. Appropriate signs, subject to Kent County Road Commission approval, shall be installed at the western driveway access, informing drivers on Ada Drive of the one-way outbound traffic pattern during school drop-off/pickup times, and informing outbound traffic of the eastbound-only and westbound-only traffic movements of the east and west outbound traffic lanes, respectively.
4. Other significant traffic generating activities at the campus shall be scheduled with at least 30 minutes separation time from the beginning and end of the student drop-off/pickup timeframe.
5. As part of the construction of the center left turn lane at the eastern driveway access, a 10-foot separation shall be maintained between the Township's non-motorized trail and the edge of Ada Drive pavement.

Motion passed unanimously.

VI. UNFINISHED BUSINESS

None.

VII. NEW BUSINESS

Revised Final PUD Plan, to revise conditions of approval by removing the requirement for the construction of sidewalk along the west side of the existing private road (West Abbey Mill Dr.), Clements Mill West condominiums, 431-539 West Abbey Mill Dr. SE, Parcel No.'s 41-15-31-210-001 – 032, West Michigan Development Company for Clements Mill West Condominium HOA

Planning Director Jim Ferro stated when the Clement Mills West development was approved in 2014 the plan provided for installation of a five foot wide sidewalk through the development from the eastern to the western edge of the property. Conditions of approval required the sidewalk be completed in front of each home as part of the construction of each home before occupancy. When the development was completed we found that a portion of the sidewalk had not been installed. The residents did not wish to see the sidewalk installed. It was pointed out to them that any change in that requirement would need approval by the Planning Commission. The residents are requesting that the requirement that the sidewalk be installed be removed.

Joe Stojak, Secretary of the Clements Mill West condominium association board stated there are no sidewalks along the street in the whole development. He doesn't understand why only five units are affected.

Leisman suggested that rather than modify the approved plan, the Commission consider leaving the sidewalk on the approved plan, and modify the conditions of approval to leave it at the discretion of the residents whether to install a sidewalk in the future.

Easter stated that whatever the cost of the sidewalk was, Eastbrook Builders should have to provide landscaping of equal value to the Association; it shouldn't just be okay that they didn't do it.

Moved by Lunn, supported by Easter, to revise the conditions of approval for the Clements Mill West Final PUD Plan, to provide that the sidewalk shown on the approved plan may be constructed at the time of the homeowners choosing.

Motion passed unanimously.

VIII. COMMISSION MEMBER/STAFF REPORTS

None.

IX. PUBLIC COMMENT

None.

X. ADJOURNMENT

Moved by Jacobs, supported by Carter, to adjourn at 8:04 p.m.

Motion passed unanimously.

Respectfully submitted,

Jacqueline Smith
Ada Township Clerk
JS/dr