

**ADA TOWNSHIP PLANNING COMMISSION
MINUTES OF THE JUNE 16, 2016 MEETING**

A meeting of the Ada Township Planning Commission was held on Thursday, June 16, 2016, 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 Easter, Lunn, Lowry, Leisman, Butterfield, and Jacobs

Absent: Heglund

Staff Present: Planning Director Ferro, Brent Bajdek

Public Present: 9

III. APPROVAL OF AGENDA

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

IV. APPROVAL OF MINUTES OF MAY 19, 2016

Motion by Jacobs, supported by Easter, to approve the May 19 Meeting minutes. Motion passed unanimously.

V. PUBLIC HEARINGS - None.

VI. UNFINISHED BUSINESS - None.

VII. NEW BUSINESS

Review of PVM District Development Plan for 13,789 Square Foot Market/Grocery, portion of 400 Ada Drive and 7580 E. Fulton St., Parcel No.'s 41-15-34-126-011 and 017, GELD, LLC

Steve Teitsma, Progressive AE, stated this market/grocery is something a lot of people had expressed an interest in. He then described the site layout. He stated the building is snugged up against the Ada Drive right-of-way, with approximately 62 parking spaces provided, which will be shared in the long-term with other users in the Ada Marketplace Square Condominium. Teitsma stated there is a pedestrian walkway provided through the parking lot, as required by the condominium conditions of approval. He stated there is also a temporary driveway connection to the existing shopping center parking area to the south.

Teitsma noted MDOT wants the proposed driveway access to Fulton Street shifted further to the east. He stated the proposed driveway is a right-in/right-out only, which would replace the current full service driveway to the Lake Michigan Credit Union site. The parking lot islands will have storm water drain into them with leaching basins within the islands. The DEQ requires a storm water quality unit, so we are looking at a unit that will serve the market, the marketplace condo as a whole, in addition to Ada Drive, and it discharges into the pond adjacent to the Thornapple River.

Ken Dixon, Dixon Architecture, described the design approach, stating we did not want to re-create markets of the past.

Jim Ferro, Planning Director, stated applying the PVM standards is complicated on this site because the unusual lot shape presents challenges, and makes it difficult to put a building flush up against the property boundary. Ferro stated he included in a draft approval motion a requirement that the entry to the building facing the pedestrian plaza close to the Ada Drive frontage be widened to be a double entry doorway to be

a more physically visually significant entry, rather than just a single wide entry door flanked by windows, and perhaps that would allow the Planning Commission to consider that entry a primary entrance.

Ferro stated another issue is whether the building is or is not a true two-story building. A small amount of upper floor area is within the roof structure, even though it doesn't give the appearance of a two-story building. The design approach combines a building core that's intended to give the impression of an original building that's been added on to with more contemporary elements.

Ferro stated the parking supply is sufficient at this point, recognizing it will be added on to and expanded further to the west as additional development takes place in the Marketplace Square condominium. With regard to parking lot lighting, there are fixture specifications provided for lighting proposed to be used. One of the conditions of approval he suggests is that specifications be provided for the goose-neck fixtures proposed on the building walls.

Ferro reviewed other conditions of approval contained in a suggested approval motion.

Bernie Veldkamp, 5580 Hall Street, stated it's a nice building, but he doesn't like the entrance. He stated this doesn't fit either the C-1 District or the PVM District. Also, he doesn't think community market buildings are a good analogy to a grocery store, you should really give this a lot of consideration.

Noelle DiVozzo, 7116 Bronson Street, stated she thinks it's a good location for a grocery store; she likes the set-back; she agrees with the written comments submitted by Mr. Korth about the entryway. Her concern is that if exceptions are made for this, how will you deal with other requests in the future.

Lunn stated he is bothered by the two-story entrance, and by the two-story departure.

Leisman stated overall it's a nice building, and the Township has wanted a grocery store for a long time. He stated it didn't appear anyone has an issue with the minimum frontage percentage departure, and with the primary entrance with the modifications that were talked about. He stated he didn't have an issue with the amount of departures, other than design of the entrance.

Dixon stated we went through numerous iterations of the building form and shape, based on what's going to draw people, what's going to provide proper signage, a beacon that gravitates people toward the structure. He stated we looked at materials that are a little more earth friendly, the woods, the rusticated corrugated metal.

Teitsma presented a phasing plan, lighting plan, and landscape plan for the overall center.

Rob Hunter stated we made a commitment to build a market and have it open by September 1, 2017. If we can gain approval tonight that allows us to continue with the activities that we have to get done so we can start construction in September 2016.

Easter and Jacobs agreed to be on a subcommittee to work developing acceptable revisions to the two-story entry.

Motion by Easter, supported by Jacobs, to tentatively approve the six departures for the PVM District Development Plan for 13,789 Square Foot Market/Grocery, as listed on page 4 and 5 of the Planner's June 16th memo, and to tentatively approve the development plan subject to the conditions set forth in the Planner's memo, with final approval subject to review of proposed modifications to the main building entry, and to postpone final approval action for one month.

Motion passed unanimously.

Site Plan Review, Building Addition and Parking Area Expansion for Change of Use from Market/Deli to Restaurant Use in the C-2 District, 6650 and 6658 E. Fulton St., Parcel No.'s 41-15-28-335-002 and 003, Vitales Restaurant

Don DeGroot, Exxel Engineering, stated this project is located at the southeast corner of Kulross Ave. and Fulton St., and is presently the location of O'Brien's Market and Deli. DeGroot stated the applicants propose to improve the building façade, make small additions to the building for a small office and break room, and enlarge the outdoor seating area. The parking lot will be expanded to the east, with a total of 141 spaces. A storm water management system is proposed, the design of which has been submitted to the Township engineer for review. There will be a retaining wall along the railroad tracks adjacent to the parking area expansion.

Ken Dixon, Dixon Architecture, presented the design plans for the changes to the building.

Angela Lo giudice, 4973 West Village Court, stated the restaurant currently has about 55 employees, and on Friday night there are probably 40 to 43 working. She stated the building will seat 250 people. She stated she believes the improvements they propose will definitely make a nice entrance for the Fulton side of Ada, and it will be a definite improvement to what is there now. She stated if they get approval, they would like to start work on the site in September.

Motion by Jacobs, supported by Easter, to approve the site plan for the change in use of the subject property from a market/deli to a restaurant, building addition, parking area expansion and related site improvements, subject to the following conditions:

1. The Planning Commission hereby determines that the number of parking spaces proposed, which exceeds the minimum standards of the zoning regulations by greater than 25%, is necessary to the operation of the proposed use, based on documentation provided by the applicant, and is hereby approved.
2. A storm water permit application shall be submitted and a permit issued by the Township, in compliance with the storm water ordinance, prior to issuance of a building permit and/or construction of the parking lot expansion area.
3. Light fixture details and specifications shall be provided, prior to issuance of a building permit and/or construction of the parking lot expansion area.
4. The two parcels on which the site improvements are located shall be combined prior to initiation of site improvements. Motion passed unanimously.

Revised Final PUD Plan, to Modify Approved Building Envelope for Single Family Home, Unit 7, Montreux Development, 2650 Montreux Hills Ct., Parcel No. 41-15-08-102-007, Colonial Builders, LLC, for Richard Grover

Tim Nagelkirk, Colonial Builders, representing the Grovers, stated they are requesting an adjustment to the allowable building envelope on the subject home site that was shown originally on the approved PUD Plan. Nagelkirk stated the rear line of the approved building envelope has a very odd orientation compared to the topography, so a home placed within the building footprint would be located well in front of the existing homes on both adjacent sites. He stated they would like to add a triangular-shaped area to the approved building envelope, so that a new home on the property doesn't look like it's in the front yard of the two adjacent homes.

Ferro stated there is language in the PUD regulations that defines the amount of dimensional variation that can be signed off by staff, and this exceeds what can be signed off by staff.

Motion by Jacobs, supported by Easter, to approve the Revised Final PUD Plan for Montreux, to modify the approved building envelope for a single family home, Unit 7, Montreux , 2650 Montreux Hills Ct.

Motion passed unanimously.

VIII. COMMISSION MEMBER/STAFF REPORTS

Sign Regulations Subcommittee Report

Brent Bajdek stated he prepared a table that summarizes the current sign regulations and the proposed revisions that have been developed with subcommittee input. He stated the subcommittee looked at the total surface area of all wall signs placed on the front side or rear of the building and determined that the signs shall not exceed the lesser of 2% of the square footage of a building ground floor area or 50 square feet, with no individual sign greater than 16 square feet. Regarding signs on gables, the proposed rules allow them as long as they do not project above the eave line.

IX. PUBLIC COMMENT

None.

X. ADJOURNMENT

Motion by Jacobs, supported by Easter, to adjourn at 9:36 p.m.

Motion passed unanimously.

Respectfully submitted,

Jacqueline Smith
Ada Township Clerk
JS/dr