



**ADA TOWNSHIP PLANNING COMMISSION  
THURSDAY, MARCH 16, 2017 MEETING, 7:00 PM  
TOWNSHIP OFFICES, 7330 THORNAPPLE RIVER DR.  
ADA, MICHIGAN**

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. APPROVAL OF AGENDA**

**IV. APPROVAL OF MINUTES OF FEBRUARY 16, 2017 MEETING**

**V. PUBLIC HEARINGS - None**

**VI. UNFINISHED BUSINESS - None**

**VII. NEW BUSINESS**

1. PVM Development Plan Review, 2,411 Square Foot Building Addition, 7144 Headley St. SE, Parcel No. 41-15-33-228-013, Ada Historical Society
2. PUD Pre-Application Conference, Attached Townhomes (74 Units in 17 Buildings) on a 9.9 Acre Site, 1040, 1050, 1078, and 1090 Spaulding Ave. SE, Parcel Nos. 41-15-31-451-017, 008, 009, and 010, John Wheeler and Michael Maier

**VIII. COMMISSION MEMBER/STAFF REPORTS**

1. Review of Proposed River St. Design
2. Review of Updated Design and Cost Estimate for Settlers' Grove Park
3. Status of Parking Study Update
4. Information Regarding Regulations of Short Term Rentals

**IX. PUBLIC COMMENT**

**X. ADJOURNMENT**

**ADA TOWNSHIP PLANNING COMMISSION  
MINUTES OF THE FEBRUARY 16, 2017 MEETING**

A meeting of the Ada Township Planning Commission was held on Thursday, February 16, 2017, 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 Lunn, Easter, Leisman, and Butterfield

Absent: Jacobs, Burton

Staff Present: Planning Director Ferro, Planner/Zoning Administrator Brent Bajdek

**III. APPROVAL OF AGENDA**

Add Consideration of Vitale's, Work Session, and DDA meeting and Parking Commission under Staff Reports. Moved by Easter, supported by Lunn, to approve the agenda as amended. Motion passed unanimously.

**IV. APPROVAL OF MINUTES OF JANUARY 19, 2017 AND JOINT MEETING ON JANUARY 26, 2017**

Moved by Easter, supported by Butterfield, to approve the January 19, 2017 Meeting minutes. Leisman stated in the Joint Meeting Minutes there was discussion about the on-site use changes, and it should say "we talked about the Planning Commission's approach, including shared and public parking when reviewing site plans in the village area, and raised concerns about use changes and the accumulative effect." Motion by Easter, supported by Butterfield to approve the January 26, 2017 Joint Meeting minutes as amended. Motion passed unanimously.

**V. PUBLIC HEARING**

**Request for Special Use Permit to allow a Foster Care Group Home in the R-3 and VR Districts, 7133, 7147, and 7164 Rix Street SE, Parcel Nos. 41-15-33-231-019, 011 and 012, AMDG Architects, for Thornapple Homes, LLC**

Tom Sinke, AMDG Architects on behalf of Thornapple Homes, stated the proposed project is to provide housing for developmentally disabled adults who need a place to live. He explained that project was originally approved in 2010, but they were not successful in securing financial support. We feel we have a design that fits well with the Village of Ada. We're interested in the residents being connected with the community so it will be set up for pedestrian access to the village, and pedestrian connection to the church. He stated there will be eight condominium units, which will be controlled by Thornapple Homes by having first refusal on any sale.

Leisman opened the public hearing on the Special Use Permit request to allow a foster care group home on Rix Street.

Ken Dixon, 523 Ada Drive, stated it looks like a good project for the village.

Planning Director Jim Ferro read a letter from Kristopher Kaiser, 7351 Bronson Street, who stated they are concerned with the speed of traffic on Rix Street, that street has no sidewalks, and they believe the proposed facility should be obligated to bear the full cost of improvements or safe paths to be traveled, and restricted access to the railroad right-of-way. They believe the Township should pursue installing sidewalk down the right-of-way to the pedestrian tunnel that's near Ada Drive to provide a connection

along that entire street into the village. Ferro stated requiring the developer to pay for an off-site improvement is not something that's legally permissible for us to do.

Butterfield stated that reminds me that we had talked about the storm water detention area, and was that going to be fenced for safety on the property.

Ferro stated he did not believe so, stating he does not know if its design will provide for it to retain a lot of water for any lengthy period of time.

Leisman closed the Public Hearing.

Planner/Zoning Administrator Brent Bajdek gave an overview of previous actions, and stated approval of the Special Use Permit is recommended with the same 2010 conditions of approval.

Butterfield noted that Tom in his comments said pedestrian access to the village; there are no sidewalks and edges are sketchy, so what did you mean by that.

Sinke stated we are providing sidewalk along our street frontage.

Butterfield questioned if off-street parking is going to be shielded and stated that maintaining the residential feel as much as possible is important.

Easter asked if they are concerned about the residents and the proximity to the railroad.

Jim Tuinstra, Board of Thornapple Homes, stated we are not concerned about that. We will be selecting the residents so that they are appropriate to live in that type of an environment. One of the real appeals for us is there are a lot of higher functioning developmentally disabled people that the village would provide opportunities for employment, etc. We will have a vehicle there with live-in staff. In the worst case scenario we'd provide transportation, and the best case scenario is it would be wonderful if they could access the village through sidewalks, but we would want it to be a safe environment for them.

Leisman stated we have the recommendation from staff to approve the Special Use Permit subject to five conditions set forth in the February 16, 2017 memo to the Planning Commission.

Moved by Easter, supported by Butterfield, to approve the Special Use Permit to allow a Foster Care Group Home at 7133, 7147, and 7164 Rix Street SE, subject to the five conditions in the Planners memo.

## **VI. UNFINISHED BUSINESS**

None.

## **VII. NEW BUSINESS**

### **Development Plan Review, 12,199 Square Foot Commercial Building in the PVM District, 400 Ada Drive, portion of Parcel No. 41-15-34-136-017, Ufuk Turan**

Steve Teitsma, Progressive AE, stated the project is within the Marketplace Square condominium along Ada Drive and Fulton, and would be bordered on the south by the future River Street which plans to connect to Headley to the west, and the west side of Unit 4 would be future Settlers Street which would run into Ada Drive. The goal is to start construction on those roads this year. The northwest corner of Unit 4 is right at the front door of the McDonald's site at the Plaza Shopping Center.

He stated the site layout plan shows the south and west end and east end of the building would be a brick patio intended to have seating outside along the sidewalk. The north end of the building will have a dumpster area, and loading area. The parking for the site is within the shared parking lot; right now there are approximately 114 spaces under construction, and the proposed 8. There will be some parking along River Street and along Settlers Street. He stated it will be tied into the storm sewer system that has been constructed, which is an infiltration trench type system, perforated storm sewer, and prior to the outlet to the big pond the pond along the river is a hydro-dynamic separator to provide storm water quality benefits. Water and sewer will be served off the back through mains that are under design. The landscape plans are deciduous trees to screen some of the mechanical equipment, and a row of Boxwoods along the north building wall below the windows.

Ken Dixon, Dixon Architecture, stated Ufuk Turan has been in the village for 21 years, and Zeytin has been here for 11 years. This is a 12,213 square foot building, two-story with the characteristics of the brick, and the old historic look of a Midwest town, with precast windows that are large and expansive to open up the street front presence. The restaurant will occupy the entire lower level with a kitchen, dining area, a small bar area, and potential banquet room; the second floor is reserved for office space, divided into two different office spaces. There are three deviations that we're requesting leniency on: the transparency of windows on River Street, and the Settlers side are deficient; the frontage of the building length in relation to the property line is deficient by a couple of percentage points because of the curve of the road.

Bajdek stated the parking is located in the common elements of the condominium and will be shared by all of the condominium units in the development. Significant on-street public parking will be available along both River Street and Settlers Street, with construction of the streets being anticipated by late fall 2017. He stated it appears additional landscaping is necessary per the PVM District standards for mechanical equipment so it is screened from view on River Street. The proposed layout and building design conform with nearly all of the PVM District standards with only two minor departures. The proposed frontage percentage along River Street is 86.5%, so less than the 90% requirement; approval of a departure from the standard is recommended. The ground story's façade is less than the required 75% of transparent storefront windows of its principle plane. Settlers' Street frontage is proposed at 67.4% while River Street frontage is proposed at 73.2%; approval of a departure from this standard is recommended. Approval of the development plan is recommended subject to the findings and conditions as listed in the memo.

Ferro asked what the schedule is for the additional future parking, the 45 spaces. Also, the schedule for construction of Zeytin is to complete it and it wouldn't be occupied until 2018, and in the meantime the plans are for the developer to construct River Street and the parking on River Street will be in place prior to Zeytin being open.

Teitsma stated he does not believe there is a plan in place to construct those. He stated yes, I believe that would fit the time frame.

Easter asked when you said additional shared parking, were you referring to the parking spots along the road, or are you referring to a different parking lot.

Teitsma stated there would be these eight that we're talking about being built and that's part of the shared lot that comprises the whole Marketplace Square, but there is additional on-street parking as well. He stated the calculations take a pretty educated guess at what those uses would be, and Unit 6 is a pretty intense high parking demand.

Butterfield asked if the parking takes into consideration the second floor potential use office; and would the surface between Units 4 and 5 be paved.



Teitsma stated, yes. There would be a concrete patio and a sidewalk that would be constructed in conjunction with Unit 5 that would connect the future parking with the sidewalk along River Street.

Leisman stated sheet C102 talks about the parking requirements for this building, and the formula calculation requirements would call for 369 parking spaces, and 150 are being provided, which is 219 short. He stated he doesn't see this as a problem now, but could be in the future. Leisman asked for a staff report for next month on the formula being used for parking.

Easter stated no problem with the deviations, likes the character of the building, and that it is going to be a great addition.

Butterfield stated agreement.

Leisman stated it is a really nice building and it does seem to with the standards, and agree that the departures are minimal and offset. He asked if Zeytin would be closed for a while.

Teitsma stated the current location will remain open through the middle of 2018.

Ufuk Turan, owner of Zeytin, stated he should have the lot by September, and will have 12 months to finish construction and move in.

Ferro stated the north elevation shows a mural, and approval of the plan should not be construed as approving a mural, which is shown as proposed artwork. How that is treated under our sign regulations will depend on what it is.

Leisman stated a condition H should be added that says "approval does not include approval of proposed exterior artwork."

Moved by Lunn, supported by Easter, to approve the recommendation by the Planning Department of the findings that justify the PVM departures, and Development Plan Review in the PVM District subject to conditions A through G, and adding an H. Motion carried unanimously.

**Site Plan Review, 56,070 Square Foot Commercial Development of 11 buildings on 4.4 Acre Site in the Industrial (I) District, 4920 E. Fulton St., Parcel No. 41-15-30-300-020, The Caves, LLC**

Tom Reed, owner, stated The Caves is a mini warehouse type of facility used for a variety of uses from personal storage to small business. They range in size from 1,500 to 1,800 square feet. This site has 3 up to 30 suites, mainly in a duplex style with a couple of triplexes because of space. We haven't developed a lot of parking for the site because it's not intended to be that sort of use. The buildings are spaced 60 feet apart so angled parking is used; and the buildings on the single drive can angle park on the building side and parallel park on the other side, still maintaining 23 feet for passing lanes. There is a common building that has a common bathroom so the tenants don't have to have a bathroom in their unit. We went to the Kent County Health Department and got preliminary approval for where we would put our septic system. There was a comment on potentially hooking up to the utilities, but for our type of development that would not be in the budget.

Leisman asked if they would be having individual drain fields or one common. How many wells?

Reed stated one common drain field that everything would feed into. We're proposing two Type 3 wells, but probably won't have to use both because the wells can only have 14 connects per well. We'll probably only have about one-third of the units that would have a connect with a bathroom and a sink.

Bajdek stated this will be a mini warehouse type facility on 4.4 acres. Access to the development will be gained through access easements from the property located east and west of the property. There are a total of 11 buildings, sheet metal, with up to 30 unit suites and approximately 56,000 feet of floor area. Due to the substantial elevation changes for buildings located in the northeast area of the site are proposed to be two story with access from both the upper and lower entries. The units are intended for small business or personal storage use. It is estimated that one-third of the intended square footage of the floor area will be dedicated to small business use, while two-thirds will be personal storage use. He would have options to include construction of a restroom, dedicated office space, and a conference room. The development is intended to be built in four phases, on an on-demand basis, with an anticipated four-year build out of the site.

Bajdek stated as far as utilities, the site is located within the Township's water and sanitary sewer service district. However, the developer is proposing well and septic service with up to 30 water and sewer services provided by two Type 3 wells, and a common septic maintained drain field system is proposed. The Township's consulting engineer has stated the DEQ will have concerns with the proposed sanitary system and anticipated flow volumes from the 30 separate laterals all flowing into the septic tanks. Extension to the existing water main located at Spaulding Avenue and East Fulton to provide public water services is recommended by the Township's consulting engineer. The Township's consulting engineer recommends extension of the existing sanitary sewer, as well. Storm water calculations were received yesterday and have not been reviewed by the Township's engineer. Given several outstanding and unresolved issues, postponement of action is recommended.

Reed stated we're waiting for site plan approval before we delve into a full-blown site plan; we want to make sure the concept plan is approved before we get into the detail calculations.

Leisman stated the water and sewer is one that your engineer will need to talk further with the Township Engineering Department.

Ferro stated the idea of 30 different potential occupants of this property all contributing to an on-site waste disposal system creates potential for a lot of bad things to happen because the owner has very little or no control over what people are putting down drains, what types of products or chemicals might be used on the property; and it seems like the most prudent thing to do is to serve it with public utilities. It does not seem to be a very environmentally sound approach to use on-site waste disposal for this type of development when it is in the planned utility service area of the Township.

Butterfield asked what is proposed for the land from Spaulding to the applicants' property.

Ferro stated its vacant land that has been owned by Amway for 30 years or more. The only plan here is the applicant has discussed with Amway shared driveway access that would actually be located on the Amway property with an easement to the property owner.

Butterfield asked if actual market studies have been done within Ada to know whether this would be one-third versus two-third storage versus small office use.

Reed stated we have some pretty good leads on tenants already, probably four or five people that are interested in the units; of those people four of them are probably more interested in storage.

Lunn questioned two-story buildings.

Reed stated there's a 25 foot elevation drop from Fulton down to the lower level. We're trying to maximize our space and we've recommended having a two-story; you can pull into the lower space or you can pull into the upper space. There would be an upper drive, and the other drive would come in by Anderson Brothers would serve the lower ones.

Butterfield asked if you drove by on Fulton could you see these.

Reed stated yes, they'd be sitting down pretty low, but you'd see the rooftops of the lower ones.

Butterfield stated intentional care was put into the character of the Ada Landing storage building and what it looked like, and the landscaping. It doesn't appear there is any thought, or any intention to make these visually appealing.

Reed stated it's designed that way; we intentionally design them as individual buildings with green space in between, so we've tried to design them to look a little bit more aesthetic.

Leisman stated her point is that coming back we'd like to see something with more of an aesthetic appeal. He asked other than the small business, your new office, your man cave, your hobbyist, storing your large toys or whatever you might need it for, what other uses are you proposing.

Reed stated I think that covers most of what we have. Our No. 1 user is probably the small business that's in the area that just needs extra space.

Leisman stated it sounds like the Planning Department needs several items, landscaping, and signage. He asked for the Planning Department to look at the zoning ordinance regulations with respect to allowing so many different mixed uses without it being a PUD.

Moved by Lunn, supported by Easter, to table approval of the Site Plan Review, 56,070 Square Foot Commercial Development in the Industrial (I) District at 4920 E. Fulton Street. Motion passed unanimously.

**Revised Final PUD Plan, 13,104 Square Foot Commercial Building, Ada Hillside Center, 6739 and 6751 E. Fulton St., Parcel No. 41-15-28-330-004 and 005, Neller & Wesley, LLC and 6751 Fulton Associates, LLC**

Andy Ecker, Concept Design, stated that the property is an existing PUD, there are four building that have been built with two more buildings approved allowing around 17,000 square feet. We would like to put one two-story building with just over 13,000 square feet, and add 62 parking spaces which would take the total up to about 185 for that site. We are also looking at another dumpster area for the second level tenants that park on the west side of the site.

The look of the building is going to be a little bit different; the matching window openings are going to be very similar to the existing buildings; clear glass, however it will look significantly different with stone and wood siding to match the existing feel of the development, but try to bring it up to current design standards for a retail building.

The most significant change is the roof slope, going away from a gable single slope, which will allow for signage for the upper tenants to be above their windows. 20 feet between the two buildings in lieu of 12 feet for fire separation distance is proposed so that side windows can be kept on both buildings.

Bajdek stated Hillside Center is comprised of two parcels with separate ownership. The approved PUD plan has 44,000 square feet of floor area, and 191 parking spaces. The current total square footage that has been built is 26,830 square feet, with a current parking supply of 123 spaces. An additional 13,104 square feet is proposed, a total of 185 parking spaces, which is six spaces less than the originally approved 191. Eight deferred parking space are proposed.

The proposed building is similar in nature to the existing building in regards to floor area, building footprint, and horizontal and vertical massing. The architecture of the building would be noticeably different from the existing buildings on site, although they would be harmonious in design and tie in with the existing architecture. The major deviation in design is the roof. Postponement is recommended, however, until consent from the other ownership of the PUD has been received.

Leisman stated wasn't part of the original project design layout to look like little shops as opposed to larger commercial buildings.

Ferro stated if you look at the original site layout there are several separate buildings in the overall PUD plan, with each building having multiple tenants, but the individual tenants don't have any appearance of being separate buildings. There is a consistent timber trellis treatment across the frontage of each building. Changing from the pitched roof to the sloped roof that slopes in a single direction is a major change. The proposed design is no higher in building height than the original plans called for. The reason this is in front of you is because of that change in building architecture since part of a PUD approval includes the architectural design of the buildings. This change requires a revised plan approval by the Planning Commission. The applicant wanted feedback before submitting a full grading plan.

Ferro stated it was all one parcel when the PUD plan was approved; then the developer split it and sold off a portion of the property subject to shared access and parking agreement, easement, and sharing maintenance costs for the common areas.

Leisman stated so this is a separately owned parcel, all the rest remains in common.

Ferro stated no, the two western buildings are on a separate parcel, and everything from the drugstore to Subway is on the other parcel. It would be appropriate to give feedback on your thoughts regarding changing the last building to a different architectural style if it is going to be postponed. If it is approved in the future, we want to insure that it's still considered a business center, and, therefore, only permitted to have one free-standing sign for the entire center, which is there now. The building isn't really visible from traffic coming west on Fulton Street because of the slope along the property boundary hides the building from view; it will be visible somewhat when you're driving toward the west. It is setback from the road quite a bit. Wall signs are permitted. Action shouldn't be taken until we've heard from the neighboring property owner; he told me he hadn't heard from the applicant about it until yesterday. I emailed him the two plan sheets that show existing conditions and the proposed building.

Easter stated I have a hard time imagining how this looks with the existing buildings; how it all fits together, and all flows.

Ferro stated a three-dimensional rendering could be prepared showing what the appearance would be of the existing building and proposed building next to each other.

Butterfield asked how many units would there be.

Ecker stated we're unsure of the tenants, but it's about 6,500 square feet on each level. Our biggest thing is in terms of roof slope, material; we're trying to take cues from the wood trellis by putting some of the wood posts in our elevations, and upgrade the stone.

Lunn asked why they decided to change it.

Ecker stated to bring it up to what modern retailers are looking for; they didn't want to deal with maintaining the wood trellis; so we could do lap siding like a pre-finished cement board that won't gray and fade. The other building owner just went through and sand blasted all their wood so it's more cedar looking.

Leisman stated originally wasn't there some restriction on how much room each tenant could have for floor space to prevent it from turning into something large. Is that in the original PUD approval.

Ferro stated it still is, and the original restriction was that there was a maximum of 5,000 square feet of restaurant space permitted in the entire center; a few years ago at the applicants request we increased that to 7,500 square feet.

Leisman stated what's there is there now, and this doesn't strike me as being compatible.

Ferro stated it helps to try to establish visual ties between the two architectures as the applicant has pointed out where he's incorporated some timber columns on the upper part of the building and similar colors, without using the block and the timber trellis across the whole frontage.

Moved by Lunn, supported by Easter, to table because the Planning Commission would like input from the other owners. Motion passed unanimously.

**Pre-Application Conference, 10 Attached Townhomes on .47 Acre Site, 645 Ada Dr. SE, Parcel No. 41-15-34-104-007, J. Peterson Homes**

Joel Peterson, owner of J. Peterson Homes stated we are known for our quality design and making sure that the project fits with the continuity of the neighborhood, and is compatible with the Riverpoint of Ada development across Ada Drive. Our parcel is about one-half acre in size. He stated that Staff's memo stated they would prefer not to see townhomes in the corner of the property where it abuts the residential development, and we can re-arrange our plan to accommodate seven to eight units, making sure we keep to ingress and egress on the property.

Leisman asked if there would be a plan in the future to expand it.

Peterson stated this property sits low, and does not see any expansion opportunities, except for the property that River Point owns to the right of us.

Leisman asked if we would have to have an amendment to the Regulating Plan to change the zone that applies, which could be a zoning ordinance amendment.

Ferro stated yes, Brent's memo lays out the options.

Leisman stated we would have to do a departure to allow lot type not ordinarily permitted.

Ferro stated the question is either one desirable. Looking at the overall pattern in the Regulating Plan the entire block is a dark brown color, which is the Village Proper 2 Regulating Plan Zone that permits only single family homes. Across Bradfield Street is the Village Edge Zone, which is intended to be a less intense zone but it does permit forms of housing other than just single family. The rationale is that the Village Edge Zone does not have any established neighborhood character; there is a large area of vacant land west of Ada Elementary on Ada Drive that could be planned with a mix of housing styles, but within the Village Proper 2 area, you have an established residential character. There's a provision in the PVM District that states "where new development will abut an existing or approved neighborhood the new development should establish similar or compatible transect conditions." The arrangement of the three townhome Units 8, 9 and 10 that are five feet or less from the adjoining line don't establish a compatible condition with the adjoining development. Some changes could be made to the plan that would possibly allow us to conclude it is compatible, but some work on it is needed. I wouldn't recommend approving any assignment of a different lot type than what is normally permitted in this zone without determining that standard is met.

Leisman stated it sounds like they're going to match what's across the street.

Ferro started yes, and they're somewhat separated physically from the rest of the neighborhood.

Easter stated concern about the traffic and how busy it is.

Ferro stated it should be looked at as to whether there should be two accesses or not, or whether the access should be limited to the side street.

Peterson stated this site plan with the 10 units is not a submittal, it's just here is what could happen on this parcel. What we're looking for is should we proceed with staff, with some direction from the Planning Commission on whether this is a possibility with departures.

Ferro stated remember that under the Village Residential zoning or the PVM the property could be converted into three or four single-family lots. That's another possibility for the property that could be done.

Easter stated I think it is consistent with the townhomes across the street, but do worry about the traffic.

Butterfield stated concern with the neighborhood impact. I like the concept but just want to be careful with the future and what's next as we continue to look at this.

Lunn stated Units 8, 9 and 10 are non-starters. Some of the people living there might like some green space.

Leisman stated it seems that 1 through 7 things could be worked out with changes, and it would be helpful if that other parcel was with it because then you're coming in and transition to the other zone.

## **VIII. COMMISSION MEMBER/STAFF REPORTS**

### **Vitale's**

Leisman asked for Jim to give an update on the Vitale's issue, and what you're looking for from us.

Ferro stated we're not looking for formal action unless you want to give your opinions on the administrative approval action that we're proposing to give.

Bajdek stated there would be minor modifications to the approved site and building plans for Vitale's new site located at the southeast corner of East Fulton and Kulross, the former O'Brien's. The proposed modifications are: covering and enclosure of the previously identified patio space on the west side of the building, with a gabled pitched roof; shifting the beer cooler 30 feet to the east from the southwest corner of the building to allow for dining in this area; an expanded driveway to accommodate the new location of the beer cooler to a bump-out of pavement area immediately south of the subject cooler; elimination of the initially proposed covered storage and dumpster area on the east side of the building. The dumpster enclosure is proposed to occupy an area southeast of the building. Even with the proposed changes, the number of provided parking spaces would far exceed the required amount. The Planning Department is intending to sign off on the proposed changes unless Planning Commission members believe it should be subject to Commission review.

### **Parking Issues**

Leisman stated he wants to look at the parking reduction formula in the PVM District.

Easter stated we are coming to the conclusion that there is a very real parking problem, but we don't know the extent of the problem, and there is no clear solution to the parking problem. There is a sub-committee that George has put together, and Easter and Leisman will be on the sub-committee. We are going to look at where are possible places; what would the cost be; what would parking look like. Has it been established who we take that report back to.

Ferro stated it should go to all of them, the Planning Commission and the DDA Board because there may be recommendations that come out of that committee that are relevant to each body.

Easter stated there has been some discussion about the church on Thornapple maybe becoming residential. The developer dropped that idea, but the pastor would still like to do something with that lot, whether it has residential and the church, or what it could look like.

Ferro stated it could potentially be a source for permanent additional public parking. They are open to discussions with the Township about that. He stated the committee is going to look at what conditions do we anticipate in the future, and what will our parking needs be; and we're going to need information from the parking consultant and some analysis to evaluate that and hear what they have to say about it.

Easter stated it would be interesting if you could ask that parking consultant about the 60% multiplier.

Ferro stated the first meeting of the committee is on the 21<sup>st</sup>, and the parking consultant will be there.

## **IX. PUBLIC COMMENT**

Don Borton, 7256 Rix Street, stated opposition to the townhome development on the basis of traffic problems, difficulty getting onto Ada Drive, parking concerns, will they be owned or rental, and if it's a rental then it poses some different problems from residential.

Beth Borton stated she is also opposed to the townhomes; it's a residential neighborhood and pretty soon the village will have no character. The existing house should have a family.

Noelle DiVozzo, Bronson Street, stated agreement with the Bortons' comments that the townhomes are not in character with the homes; it is not in keeping with what has always been there. Zeytin restaurant needs a parking ramp; The Caves should keep the natural landscape; and Vitale's should keep the natural landscape.

Marion Bolhuis, 7266 Rix Street, stated her house was built in the 1870's, and has been passed on through the family; doesn't want to see townhouses in her backyard.

## **X. ADJOURNMENT**

Motion by Lunn, supported by Easter, to adjourn at 9:20 p.m. Motion passed unanimously.

Respectfully submitted,

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Jacqueline Smith  
Ada Township Clerk

JS/dr



## MEMORANDUM

Date: 03-14-17

**TO:** Ada Township Planning Commission  
**FROM:** Brent M. Bajdek, Planner/Zoning Administrator  
**RE:** March 16, 2017 Agenda Items

**1. PVM Development Plan Review, 2,411 Square Foot Building Addition, 7144 Headley St. SE, Parcel No. 41-15-33-228-013, Ada Historical Society**

Overview of Request:

A 2,411 sq. ft. addition to the Averill Museum building is proposed. The intended use of the additional space is primarily for archival storage and meeting space.

In 1998, the Planning Commission approved a Special Use Permit allowing the former residence on the subject site to be converted to a public museum, to be operated by the Ada Historical Society. At that time, the Township recently acquired the property.

The site is zoned V-R Village Residential within the PVM overlay district as a Village Proper 2 Transect Zone. *(The Ada Village Regulating Plan for the PVM District was recently amended; the designated Transect Zone of the property changed from Village Center to Village Proper 2.*

Conformance with PVM District dimensional standards:

The Averill Museum site is considered a “Civic Building Lot” under the PVM district provisions. The proposed addition is in conformance with the dimensional standards for a Civic Building Lot.

Other Standards of the PVM district:

Conformance with all other standards contained in the PVM district appear to be met.

Site Layout:

An expansion of the existing building to the west and south is planned. A one-way traffic circulation route exists, with ingress from Headley Street, exiting on to Teeple Avenue.

Parking:

The Zoning Ordinance requires one (1) parking space per 200 square feet of floor area for ‘libraries, museums, and governmental administration buildings.’

The PVM district standards allow for reduction in parking required to 80% of the normal requirement for Public and Civic Uses in the Village Proper 2 Transect Zone, to take into consideration availability of nearby parking, as well as reduction in demand due to offsetting demand peaks of mixed uses in the surrounding area.

Based on museum parking requirements for the existing building and proposed addition, 11 parking spaces are required (*nine (9) parking spaces with reduction*). *Seven (7) parking spaces are currently provided onsite; no additional parking spaces are proposed to be constructed in conjunction with the proposed addition. (It should be noted that the square footages of the second story (storage area), the*



*large archiving room, and other areas not available for public use have been excluded from the parking calculation.)*

Historically, the parking amount provided onsite has been adequate for daily use. Although technically not available for public use, the parking lot of the post office is often used for special evening events. Occasional onsite lawn parking also occurs during seasonal events.

*Per 78-788(4) of the Zoning Ordinance, the Planning Commission may permit required parking to be deferred if the parking space requirements would result in an excessive number of unneeded spaces for a proposed use. A deferral of four (4) parking spaces (two (2) parking spaces with reduction) is proposed. Although the parking spaces have not been identified on the development, ample room is available onsite for their construction; however, it appears that mature trees would have to be removed to allow for such construction.*

*It should be noted that at any time following the approval of a plan for deferred parking, and the construction of the use associated therewith, the planning commission may require that the deferred parking area be constructed within a reasonable time following notice of such requirement made to the property owner.*

#### Landscaping:

A number of mature trees exist onsite; no new landscaping is proposed. It appears that one (1) existing tree will need to be removed to accommodate the proposed addition.

#### Conclusion & Recommendation:

The proposed site layout and building design conforms with all of the PVM district standards.

Approval of the development plan, including the deferral of construction of four (4) parking spaces (two (2) parking spaces with reduction) is recommended, subject to the following condition:

- Exterior building mounted light fixtures shall qualify as “full-cutoff” control of light emission or of a low light intensity non-glaring style, subject to approval of the Planning Department. Fixture specifications shall be submitted for approval, prior to building permit issuance.
- 2. PUD Pre-Application Conference, Attached Townhomes (74 Units in 17 Buildings) on a 9.9 Acre Site, 1040, 1050, 1078, and 1090 Spaulding Ave. SE, Parcel Nos. 41-15-31-451-017, 008, 009 and 010, John Wheeler and Michael Maier**

#### Overview of Request:

The applicant has submitted a PUD pre-application conference request regarding a potential residential development on a 9.9 acre site (*consisting of four (4) parcels with existing single-family dwellings*) located on the east side of Spaulding Avenue north of Cascade Road, zoned PO Professional Office and R-2 Single-Family Residential. The development would consist of three (3) six (6) unit townhome buildings and 14 four (4) unit townhome buildings with a total of 74 units.

At the October 2015 Planning Commission meeting, a pre-application conference was held concerning a potential Planned Unit Development (PUD) application proposing a multi-family residential development on the site. At that time, it was the consensus of the Commission that in order for the proposed development to be considered, the Township Master Plan, which designated the property for office use, would need to be amended.

Amendments to the Township Master Plan were approved in 2016. The 2016 Township Master Plan amendments included the Future Land Use Map being amended to designate the subject property for either Medium Density Residential use or Office-Service use. The Amendment also allowed for the densities of the “Medium Density Residential” land use category of the Future Land Use map to increase from up to a maximum density of six (6) units per acre to nine (9) units per acre.

Most of the land designated on the Future Land Use Map for Medium Density Residential use is already developed; an exception is the subject site.

Sec. 78-457 Pre-application conference of the PUD regulations, as amended, states that:

*Prior to the submission of an application for PUD approval, the applicant shall meet with the planning commission for the purpose of preliminary discussion and review regarding the appropriateness, general content and design approach of a proposed PUD. An applicant desiring a pre-application conference must submit to the zoning administrator a written request that the conference be placed on the planning commission's agenda. The request must be submitted at least 14 days prior to the planning commission meeting at which the conference is to take place. Statements made by any person during the course of a pre-application conference shall not be deemed to constitute legally binding commitments.*

Comments on Proposed Plan:

- The proposed density of the site is calculated to be approximately 8.79 units per acre with the assumption of 15 percent of the gross land area being devoted to rights-of-way. *(Per Sec. 78-449 of the Zoning Ordinance, in residential PUDs where the amount of land to be included in public or private street rights-of-way is not known with certainty at the time of preliminary development plan approval, allowable maximum gross density shall be determined based on 15 percent of the gross land area being devoted to rights-of-way.)*

The intended density of the site is in accordance with the recently approved amendment to the Master Plan that allowed for the densities of the “Medium Density Residential” land use category of the Future Land Use map to increase from up to a maximum density of six (6) units per acre to nine (9) units per acre. However, the subject site consists of properties zoned PO Professional and R-2 Single-Family Residential. Property zoned R-2 Single-Family Residential under the PUD provisions of the Zoning Ordinance only allows up to a maximum density of six (6) units per acre.

A rezoning of the subject properties to R-4 Medium Density Multi-Family Residential is required in order for the site to be residentially developed at the proposed density of approximately 8.79 units per acre. Under the PUD provisions, up to a maximum density twelve (12) units per acre is allowable for property zoned R-4 Medium Density Multi-Family Residential.

- Two (2) access points to the development from Spaulding Avenue is proposed. A looped internal private drive/road has been designed to align with existing curb cuts on the west side of Spaulding Avenue for traffic safety.
- An expansive permanently-preserved wetland/open space is located at the northeastern extent of the site and extends northward; other wetland areas also exist onsite. The site has been designed to conform to the Township’s Riparian Area Protection Standards; “natural vegetation zones” and “transition zones” are indicated on the concept plan.
- The site is planned to be served with public utilities from Spaulding Avenue; the applicant has sought preliminary coordination for the connection.

The subject site is isolated from existing residential neighborhoods to the north and east by the wide power line corridor to the east, and the permanently-preserved wetland/open space area to the north. The proposed use of the property as a townhome development is in accordance with the 2016 Township Master Plan amendments.

Feedback and direction to the applicant from the Planning Commission is requested.



ADA TOWNSHIP  
SITE PLAN REVIEW APPLICATION

Applicant: Ada Historical Society Telephone No: 616-916-5288  
 Contact Name: Bernard Veldkamp Fax No.: brveldkamp@gmail.com  
 Mailing Address:  
7144 Headley St SE, Ada, MI 49301  
 Property Owner: Telephone No:  
 (If different than applicant) Ada Township  
 Mailing Address:  
 Permanent Parcel No.(s) of Zoning District:  
 subject property: 41-15-33-228-013 V-R PVM  
 Address of subject property: 7144 Headley St. SE  
 Name of Project:  
Addition to the Ada Averill Museum  
 Type of Project:  
 Retail, Office, Industrial or other Non-Residential Development  Site Condominium  
 Open Space Preservation Development, Preliminary Plan  Open Space Preservation Development, Final Plan  
 Parking area, 10 or fewer spaces (Staff Review)  Parking area, 11 or more spaces (Planning Commission Review)  
 Summary project description: An addition to the rear and west of the existing building

This application must be accompanied by the following:

- (1) All items called for by Article XXII of the Zoning Regulations.
- (2) If the Applicant is not the record property owner, attach written documentation of the owner's consent to this application.

The undersigned hereby grants permission to Ada Township and its officials and staff to enter upon the subject property for purposes of review and evaluation of this request.

Signature of Applicant: [Signature] Date: 3/3/17

TO BE COMPLETED BY THE ADA TOWNSHIP PLANNING DEPARTMENT

Application received: \_\_\_\_\_ by: \_\_\_\_\_  
 (date)  
 Application fee of \$ \_\_\_\_\_ received \_\_\_\_\_ by \_\_\_\_\_ Check No: \_\_\_\_\_  
 (date)  
 Escrow deposit of \$ \_\_\_\_\_ received \_\_\_\_\_ by \_\_\_\_\_ Check No.: \_\_\_\_\_  
 (date)



42  
ED 143'  
OST SOUTH  
THE "ADA"  
" SOUTH SIDE



**1. Site Plan**  
SCALE: 1/16" = 1'-0"  
BLDG ADD AREA: 2,336 SQ FT

**dixon**  
ARCHITECTURE  
523 Ada Drive SE, Suite 200  
PO Box 404  
Ada, MI 49301  
p. (616) 682-4570  
www.dixonarch.com

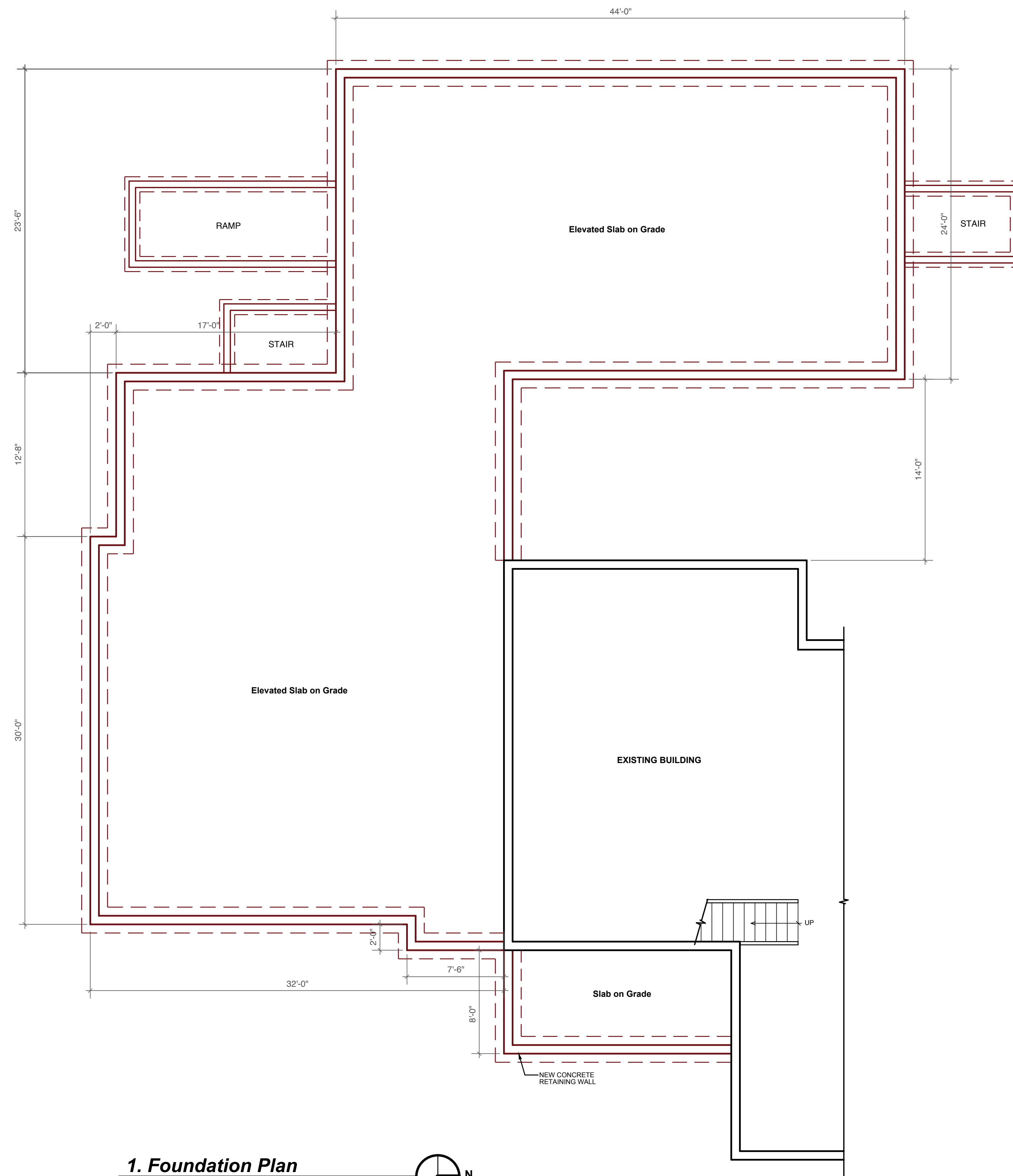
**Ada**  
HISTORICAL  
SOCIETY  
Averill Museum  
7144 Headley Street  
Ada, MI 49301  
p. (616) 676-9346  
www.hsmichigan.org/ada/museum/

**Averill Museum Addition**  
7144 Headley Street SE  
Ada, Michigan  
**Site Plan**

Revisions:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Project No: 216029  
Issue Date: 12/5/16  
Reviewer: KCD  
Drawn By: JTT/KCD

**A1.1**





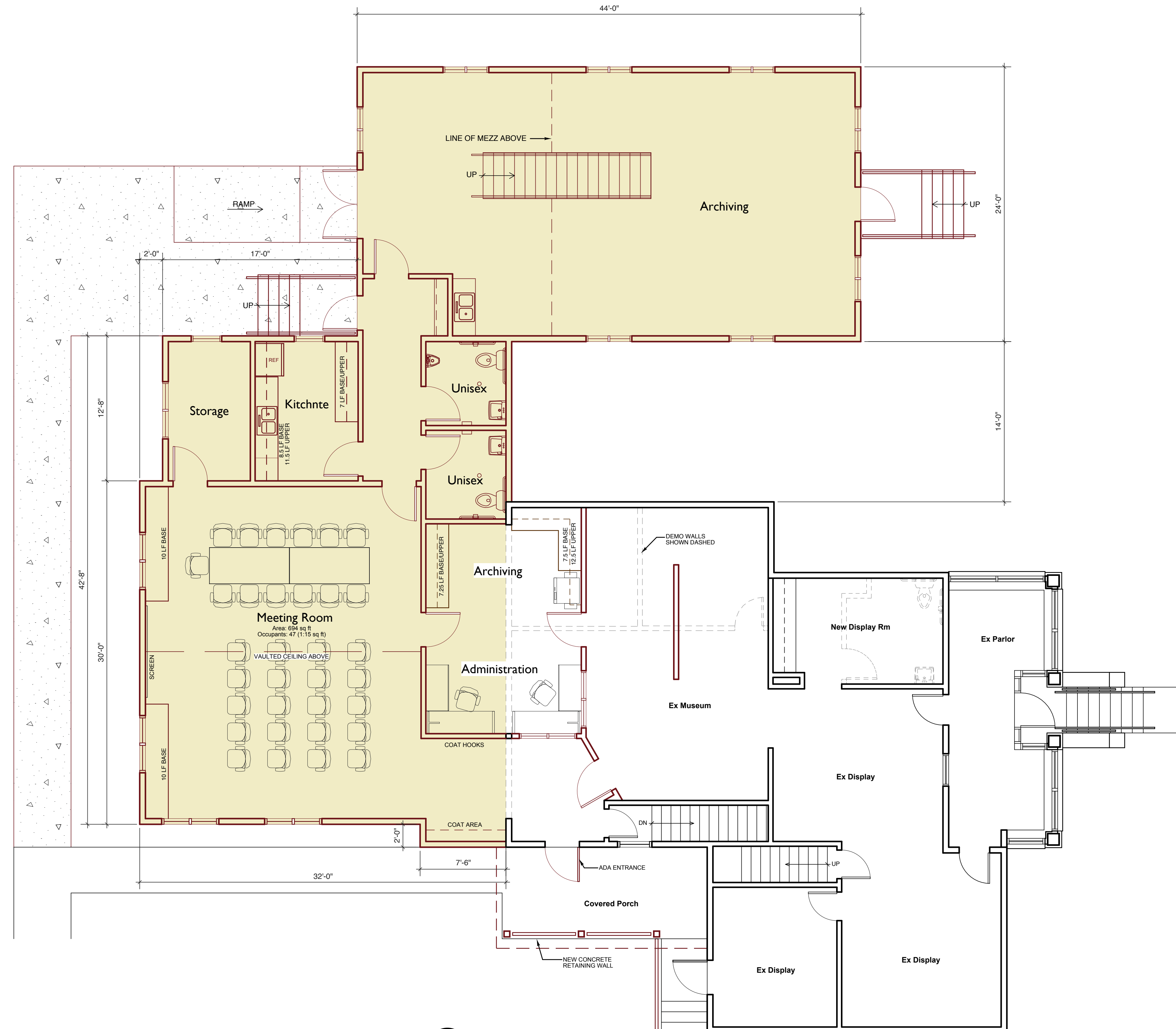
**1. Foundation Plan**  
 SCALE: 3/16" = 1'-0"

**Averill Museum Addition**  
 7144 Headley Street SE  
 Ada, Michigan  
**Foundation Plan**

Revisions:

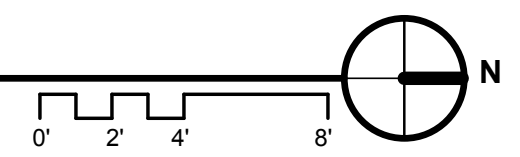
Project No: 216029  
 Issue Date: 12/5/16  
 Reviewer: KCD  
 Drawn By: KCD/PJH

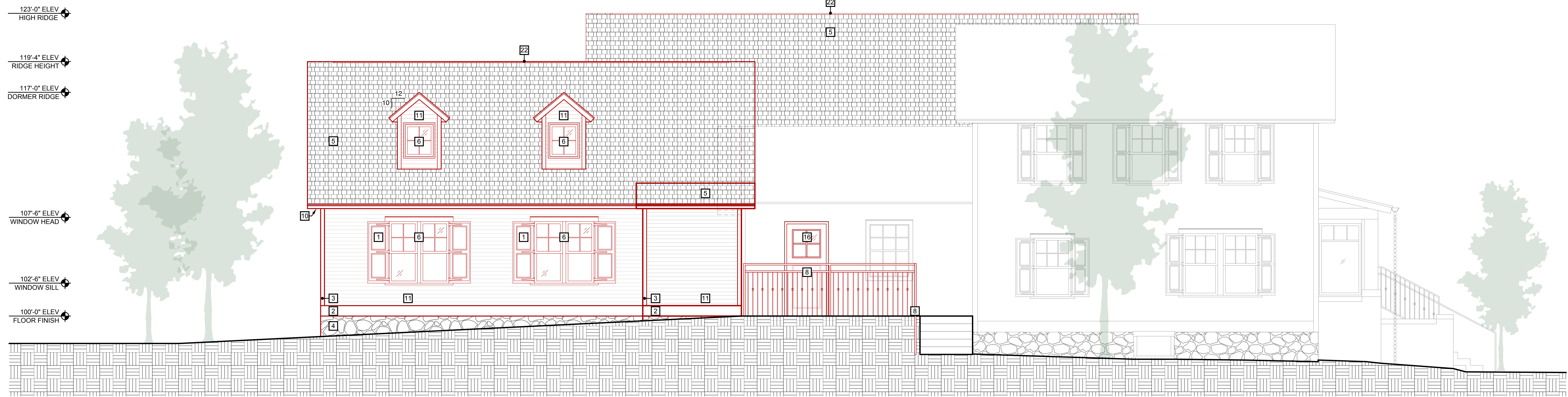
**A2.0**



**Wall Legend**  
 ——— EXISTING ELEMENT TO REMAIN  
 ——— PROPOSED NEW ELEMENT  
 - - - - - DEMOLITION ELEMENTS

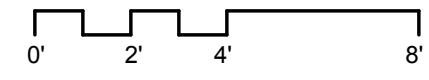
**1. First Floor Plan**  
 SCALE: 3/16" = 1'-0"  
 ADDITION AREA: 2,411 sq ft





**1. East Elevation**

SCALE: 1/4" = 1'-0"

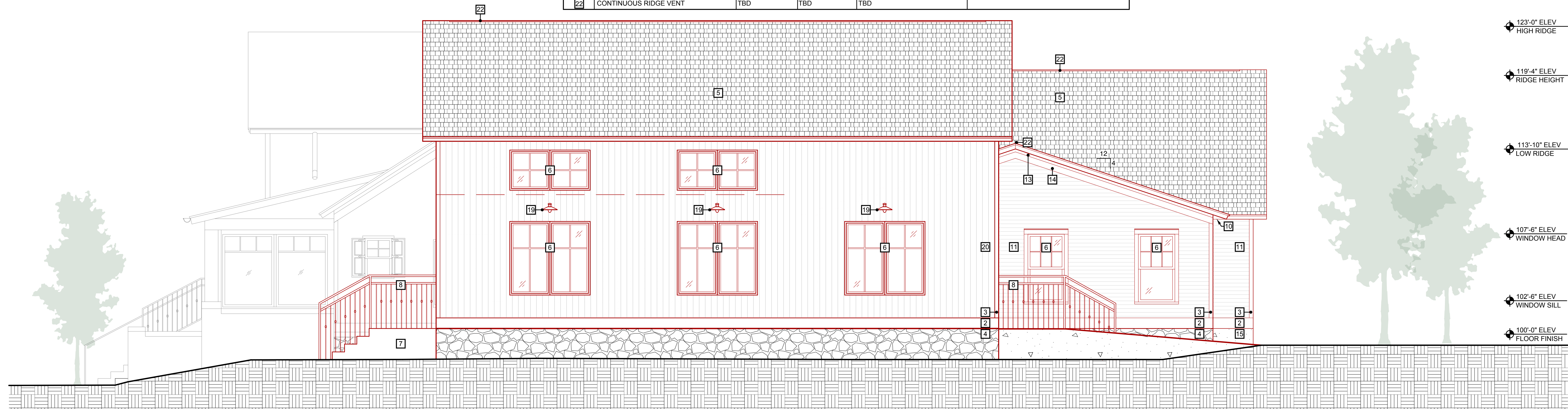


**Material Legend**

LABEL	MATERIAL	MANUFACTURER	STYLE	COLOR	NOTES
1	PREFAB SHUTTERS W/ HINGES	AWSCO	RAISED PANEL	MATCH EX.	
2	1X10 CEDAR TRIM	TBD	MATCH EX.	MATCH EX.	
3	1X4 CEDAR CORNER TRIM	TBD	MATCH EX.	MATCH EX.	
4	STONE FOUNDATION WALL	TBD	MATCH EX.	MATCH EX.	
5	SHINGLES TO MATCH EX SHINGLES	ATALS	THREE TAB	MATCH EX.	
6	ALUM. CLAD FIXED CASEMENT WINDOWS	PELLA	ARCHITECTURAL	WHITE	
7	CONCRETE STAIRS	TBD	STAINED	MATCH EX.	
8	IRON GUARD/HAND RAIL	MATCH EX.	MATCH EX.	BLACK	
9	CONCRETE SIDEWALK	TBD	STAMP/STAIN	MATCH EX.	
10	PREFIN. VENTED FIBER CEMENT SOFFIT	MAXISOFFIT	CEDAR TEXTURE	SNOW WHITE	
11	WOOD SIDING TO MATCH EXISTING	TBD	CEDAR 4 1/2" LAP	MATCH EX.	PAINT TO MATCH EXISTING HOUSE
12	BARN STYLE WOOD SHUTTERS	CUSTOM	CUSTOM	CUSTOM	
13	1X3 CEDAR TRIM	TBD	MATCH EX.	MATCH EX.	
14	1X6 CEDAR TRIM	TBD	MATCH EX.	MATCH EX.	
15	CONC FOUNDATION WALL	TBD	MATCH EX.	MATCH EX.	
16	ALUMINUM CLAD WOOD DOOR	TBD	MATCH EX.	MATCH EX.	
17	STANDING SEAM METAL ROOF	TBD	TBD	TBD	
18	DECORATIVE TIMBER BRACKETS	TBD	TBD	TBD	
19	DECORATIVE LIGHT FIXTURE	TBD	TBD	TBD	
20	5/4" X 6" STAINED CEDAR SIDING	TBD	TBD	STAINED - STYLE TBD	
21	DECORATIVE WINDOW BOXES	TBD	TBD	TBD	
22	CONTINUOUS RIDGE VENT	TBD	TBD	TBD	

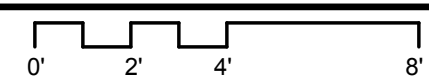
**Elevation Legend**

- EXISTING ELEMENT TO REMAIN
- PROPOSED NEW ELEMENT
- DEMOLITION ELEMENTS



**2. West Elevation**

SCALE: 1/4" = 1'-0"



Revisions:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Project No: 216029

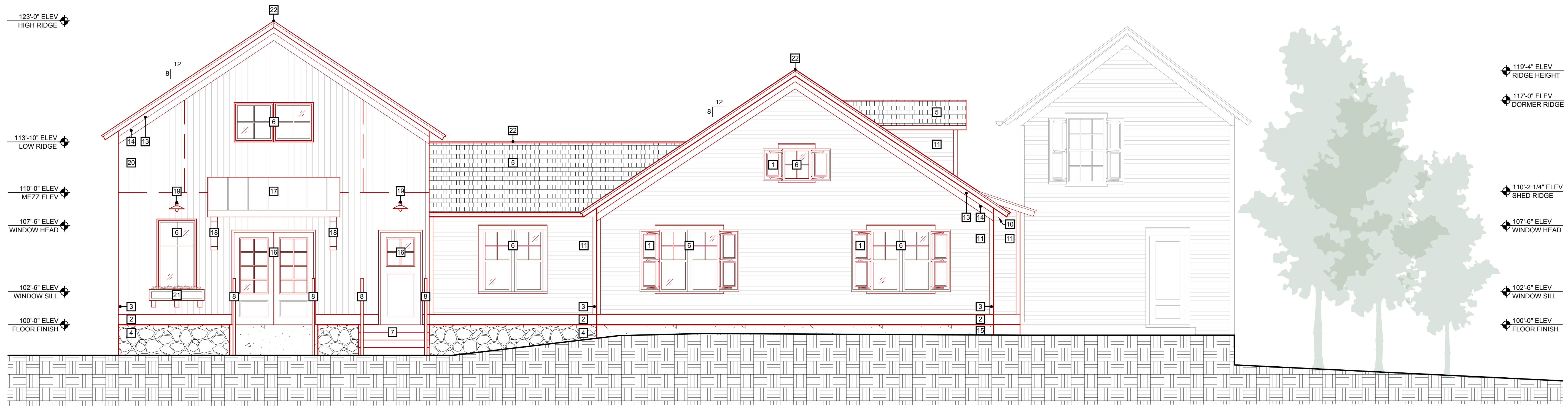
Issue Date: 12/5/16

Reviewer: KCD

Drawn By: PJH

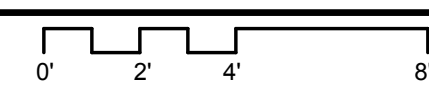
**A4.1**





**1. South Elevation**

SCALE: 1/4" = 1'-0"

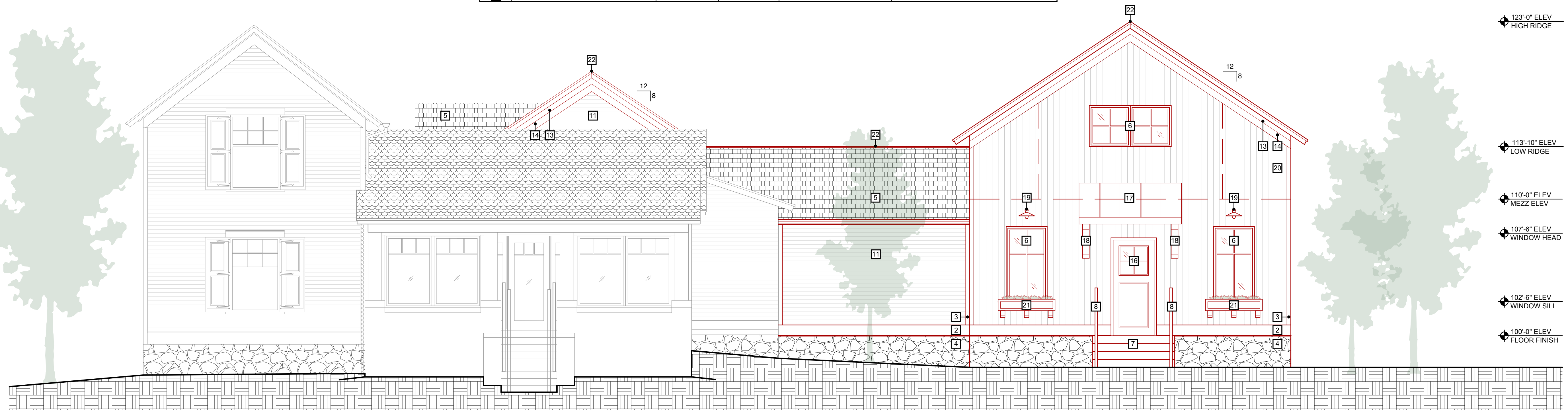


**Material Legend**

LABEL	MATERIAL	MANUFACTURER	STYLE	COLOR	NOTES
1	PREFAB SHUTTERS W/ HINGES	AWSCO	RAISED PANEL	MATCH EX.	
2	1X10 CEDAR TRIM	TBD	MATCH EX.	MATCH EX.	
3	1X4 CEDAR CORNER TRIM	TBD	MATCH EX.	MATCH EX.	
4	STONE FOUNDATION WALL	TBD	MATCH EX.	MATCH EX.	
5	SHINGLES TO MATCH EX SHINGLES	ATALS	THREE TAB	MATCH EX.	
6	ALUM. CLAD FIXED CASEMENT WINDOWS	PELLA	ARCHITECTURAL	WHITE	
7	CONCRETE STAIRS	TBD	STAINED	MATCH EX.	
8	IRON GUARD/HAND RAIL	MATCH EX.	MATCH EX.	BLACK	
9	CONCRETE SIDEWALK	TBD	STAMP/STAIN	MATCH EX.	
10	PREFIN. VENTED FIBER CEMENT SOFFIT	MAXISOFFIT	CEDAR TEXTURE	SNOW WHITE	
11	WOOD SIDING TO MATCH EXISTING	TBD	CEDAR 4 1/2" LAP	MATCH EX.	PAINT TO MATCH EXISTING HOUSE
12	BARN STYLE WOOD SHUTTERS	CUSTOM	CUSTOM		
13	1X3 CEDAR TRIM	TBD	MATCH EX.	MATCH EX.	
14	1X6 CEDAR TRIM	TBD	MATCH EX.	MATCH EX.	
15	CONC FOUNDATION WALL	TBD	MATCH EX.	MATCH EX.	
16	ALUMINUM CLAD WOOD DOOR	TBD	MATCH EX.	MATCH EX.	
17	STANDING SEAM METAL ROOF	TBD	TBD	TBD	
18	DECORATIVE TIMBER BRACKETS	TBD	TBD	TBD	
19	DECORATIVE LIGHT FIXTURE	TBD	TBD	TBD	
20	5/4" X 6" STAINED CEDAR SIDING	TBD	TBD	STAINED - STYLE TBD	
21	DECORATIVE WINDOW BOXES	TBD	TBD	TBD	
22	CONTINUOUS RIDGE VENT	TBD	TBD	TBD	

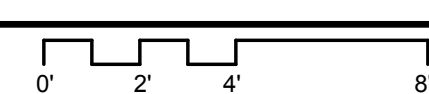
**Elevation Legend**

- EXISTING ELEMENT TO REMAIN
- PROPOSED NEW ELEMENT
- DEMOLITION ELEMENTS



**2. North Elevation**

SCALE: 1/4" = 1'-0"



**dixon**  
ARCHITECTURE  
523 Ada Drive SE, Suite 200  
PO Box 404  
Ada, MI 49301  
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**Averill Historical Museum Addition**  
7144 Headley Street  
Ada, MI 49301  
**Exterior Elevations**

Revisions:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Project No: 216029  
Issue Date: 12/5/16  
Reviewer: KCD  
Drawn By: PJH

**A4.2**

**TOWNSHIP OF ADA  
PLANNED UNIT DEVELOPMENT APPLICATION**

Applicant Name: John Wheeler and Michael Maier		Telephone: (616) 340-6161 Fax:
Mailing Address: 1544 Winterwood Drive NE, GR                      Zip: 49525		
Property Owner Name:	1040 Spaulding - Bruce Riggs 1050, 1078, and 1090 Spaulding - Spaulding Center LLC	Telephone: Fax:
Mailing Address: Bruce Riggs - 1040 Spaulding Avenue SE Spaulding Center LLC - 618 Kenmoor Ave Zip:		

**IF THE APPLICANT IS NOT THE RECORD OWNER OF THE PROPERTY ATTACH THE OWNER'S WRITTEN CONSENT TO THIS APPLICATION.**

Permanent Parcel No:	41 - 15-31-451-017, and 008, and 009, and 010
Property Address:	1040, 1050, 1078, and 1090 Spaulding Avenue SE
Name of Project:	1040, 1050, 1078, and 1090 Spaulding Avenue SE
Summary Description of Project:	Three (3) six (6) unit townhome buildings and 14 four (4) unit townhome buildings for a total of 74 units on 9.9 acres.

Type of Application:

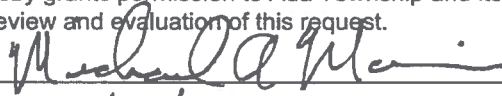
Pre-Application Conference

Preliminary PUD or Revised Preliminary PUD

Final PUD

Revised Final PUD

The undersigned also hereby grants permission to Ada Township and its officials and staff to enter upon the subject property for purposes of review and evaluation of this request.

Signature of Applicant: 


Date: 2/23/17

**APPLICATION FEE SCHEDULE:**

Pre-Application Conference with Planning Commission:	\$50.00
Preliminary PUD Application:	
Less than 25 acres:	\$200.00
25.00 - 39.99 acres:	\$300.00
40.00 - 79.99 acres:	\$400.00
80.00 acres or more:	\$500.00 + \$5.00/acre over 80 acres
Final PUD Application:	
Less than 25 acres:	\$100.00
25.00 - 39.99 acres:	\$150.00
40.00 - 79.99 acres:	\$200.00
80.00 acres or more:	\$250.00, + \$2.00/acre over 80 acres
Revised Final PUD:	Same as Final PUD

**TO BE COMPLETED BY THE ADA TOWNSHIP PLANNING DEPARTMENT**

Application received: 02/23/17 by: TSB

Application fee of \$ 50<sup>00</sup> received 2/24/17 by  Check No: 67442

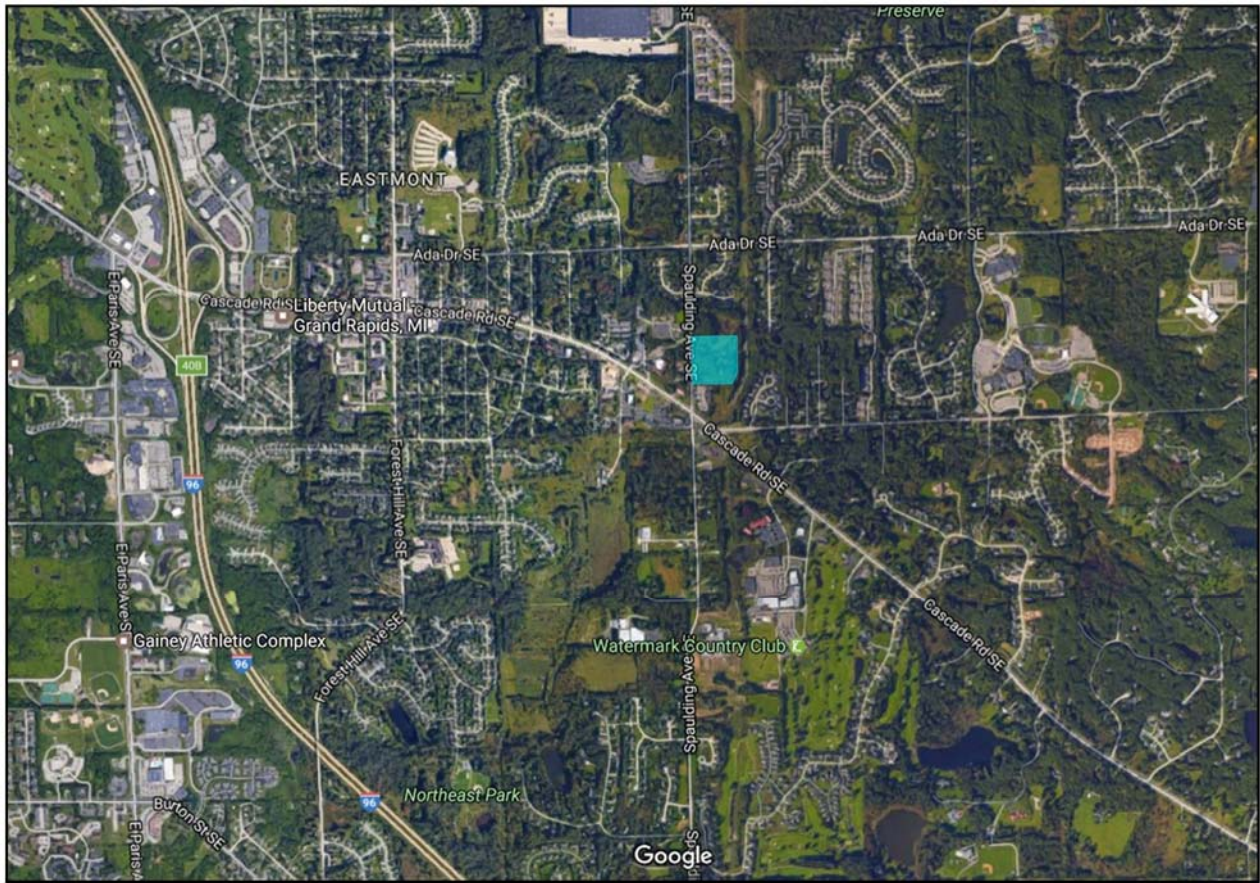
Escrow deposit of \$ \_\_\_\_\_ received \_\_\_\_\_ by \_\_\_\_\_ Check No.: \_\_\_\_\_

(date) (date)



PROJECT LOCATION MAP

1040, 1050, 1078, and 1090 Spaulding Avenue SE



1040, 1050, 1078, and 1090 SPAULDING AVENUE SE  
PLANNED UNIT DEVELOPMENT PRE-APPLICATION



## PARCEL DESCRIPTIONS

1040, 1050, 1078, and 1090 Spaulding Avenue SE

### **1040 SPAULDING AVENUE SE**

411531451017 N 330 FT OF W 660 FT OF SW 1/4 SE 1/4 \* SEC 31 T7N R10W 5.00 A. SPLIT/COMBINED ON 01/02/2013 FROM 41-15-31-451-014, 41-15-31-451-013;

### **1050 SPAULDING AVENUE SE**

S 330 FT OF N 660 FT OF W 660 FT OF SW 1/4 SE 1/4 EX COM AT SE COR THEREOF TH W 67.2 FT TH NELY 156.8 FT TO A PT 140.3 FT N FROM BEG TH S TO BEG & EX S 180 FT OF W 275 FT THEREOF \* SEC 31 T7N R10W 3.65 A.

### **1078 SPAULDING AVENUE SE**

S 90 FT OF N 570 FT OF W 275 FT OF SW 1/4 SE 1/4 \* SEC 31 T7N R10W 0.59 A.

### **1090 SPAULDING AVENUE SE**

S 90 FT OF N 660 FT OF W 275 FT OF SW 1/4 SE 1/4 \* SEC 31 T7N R10W 0.59 A.

## PROJECT DESCRIPTION

1040, 1050, 1078, and 1090 Spaulding Avenue SE

The proposed planned unit development at 1040, 1050, 1078, and 1090 Spaulding Avenue SE will contain three (3) six (6) unit townhome buildings and 14 four (4) unit townhome buildings for a total of 74 units on 9.9 acres. The gross density of the site is calculated to be approximately 7.47 units per acre, while the density per Sec. 78-449(c) (which assumes 15 percent of the site will be dedicated to road rights-of-way) is approximately 8.79 units per acre.

The development has received much consideration and has been laid out with great care to maximize efficiency, protect the wetland areas and fulfill the goals of the 2016 Master Plan amendment which designates the property as office or medium density residential (at a maximum density of nine (9) units per acre). In addition, the looped internal roadway has been designed to align with existing curb cuts on the west side of Spaulding to maintain traffic safety. The site will also be served with public utilities from Spaulding Avenue and preliminary coordination for that connection has been sought with the Township Engineer.

## PROJECT DETAILS

1040, 1050, 1078, and 1090 Spaulding Avenue SE

### UNIT MIX DETAILS

2 Bedroom/2.5 Bathroom	40 units
3 Bedroom/2.5 Bathroom	34 units
<hr/>	
Total	74 units

### PARKING DETAILS

Garage spaces	108 spaces
Driveway spaces	108 spaces
Guest spaces	18 spaces
<hr/>	
Total	234 spaces





**LEGEND**

- ① SITE ACCESS\*
- ② EXISTING WETLAND\*\*
- ③ 25' WETLAND BUFFER (10' NATURAL ZONE, 15' TRANSITIONAL ZONE)
- ④ DRAINAGE EASEMENT
- ⑤ CONSUMERS ENERGY EASEMENT
- ⑥ STORM WATER DETENTION AREA

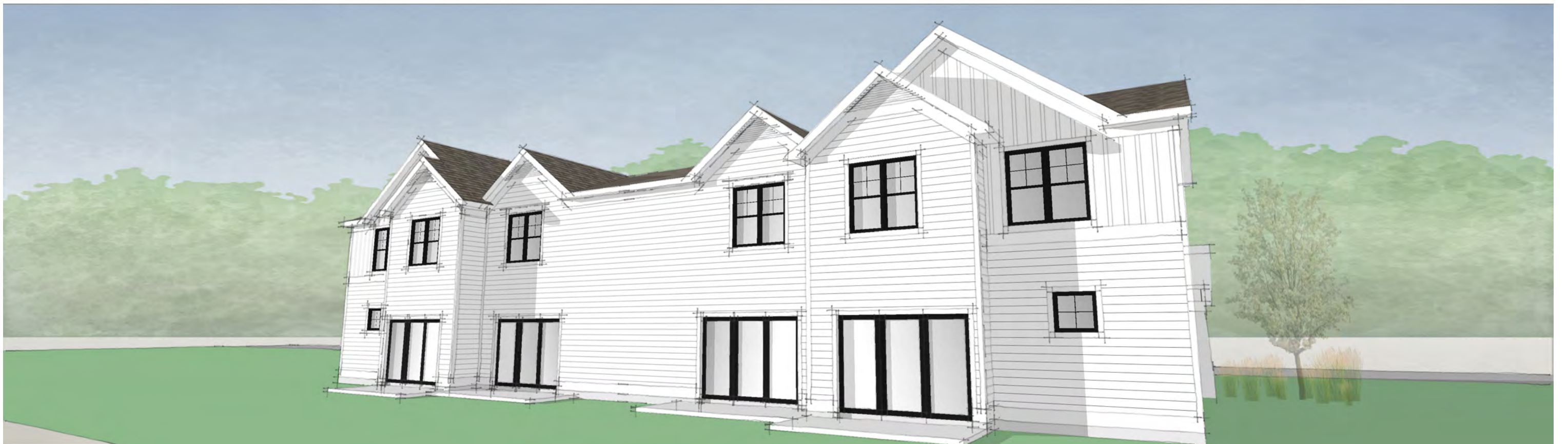
\* These areas provide critical opportunities to maximize the value of your property. Please contact the Nederveld Landscape Architecture Department to discuss how our staff can assist you in the creation of a distinct identity for your site.

**NOTES**

Project Location:	1040 Spaulding Ave. SE Grand Rapids, MI 49546
Site Acreage	= 9.90 ac
Total Number of Units	= 74 Units
Length of Residential Roads	= ±1,350 lf.









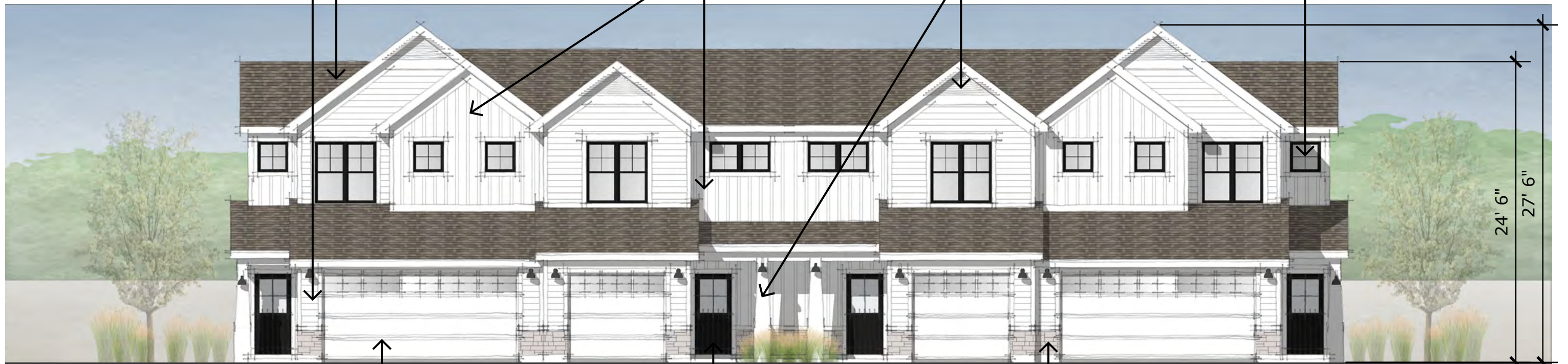
Mainstreet Vinyl Siding by CertainTeed  
Style: Single 6 1/2" Brushed Beaded  
Color: Colonial White

30 year dimensional shingles

Board & Batten by CertainTeed  
Style: Single 8"  
Color: Colonial White

AZEK PVC trim, shutters, columns, louvers  
Color: White, typical

Vinyl windows  
Color: Black



front elevation

scale: 1/8"=1'-0"

Non-insulated steel garage door  
with windows

Insulated fiberglass entry door

Cast Stone Veneer

Board & Batten by CertainTeed  
Style: Single 8"  
Color: Colonial White

30 year dimensional shingles

Mainstreet Vinyl Siding by CertainTeed  
Style: Single 6 1/2" Brushed Beaded  
Color: Colonial White

AZEK PVC trim, shutters, columns, louvers  
Color: White, typical

Vinyl windows  
Color: Black

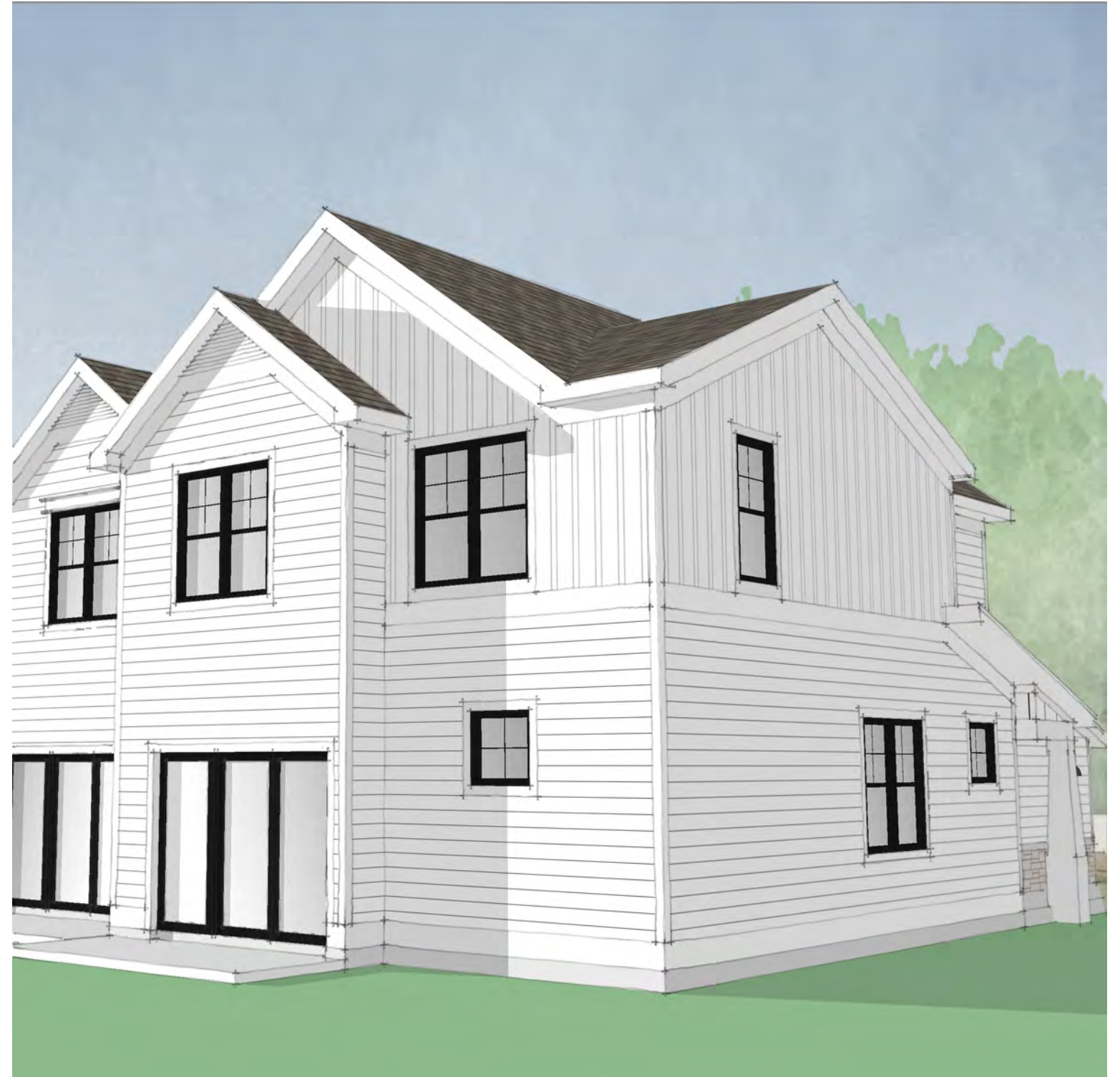


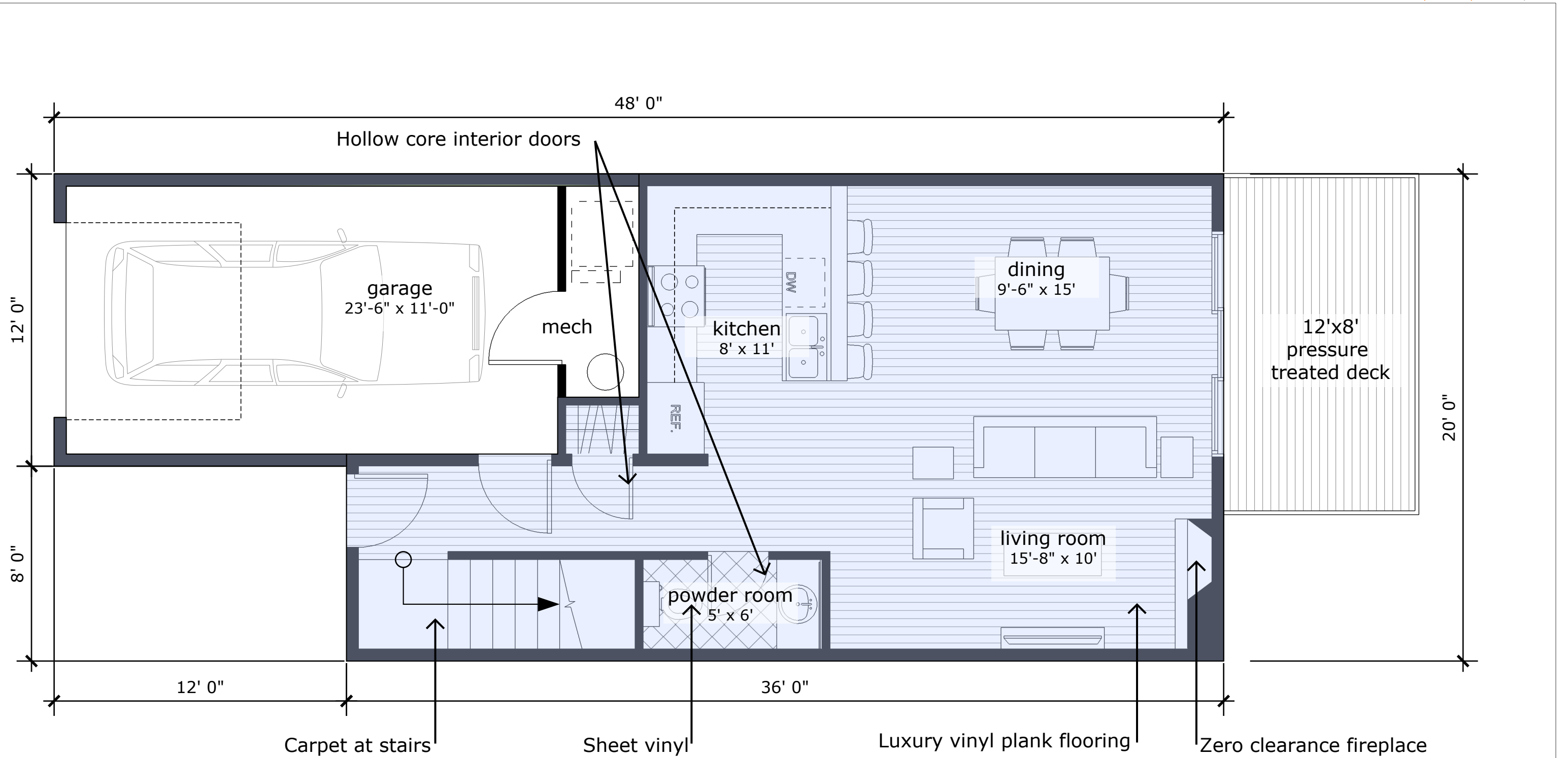
rear elevation

scale: 1/8"=1'-0"

Vinyl sliding patio door

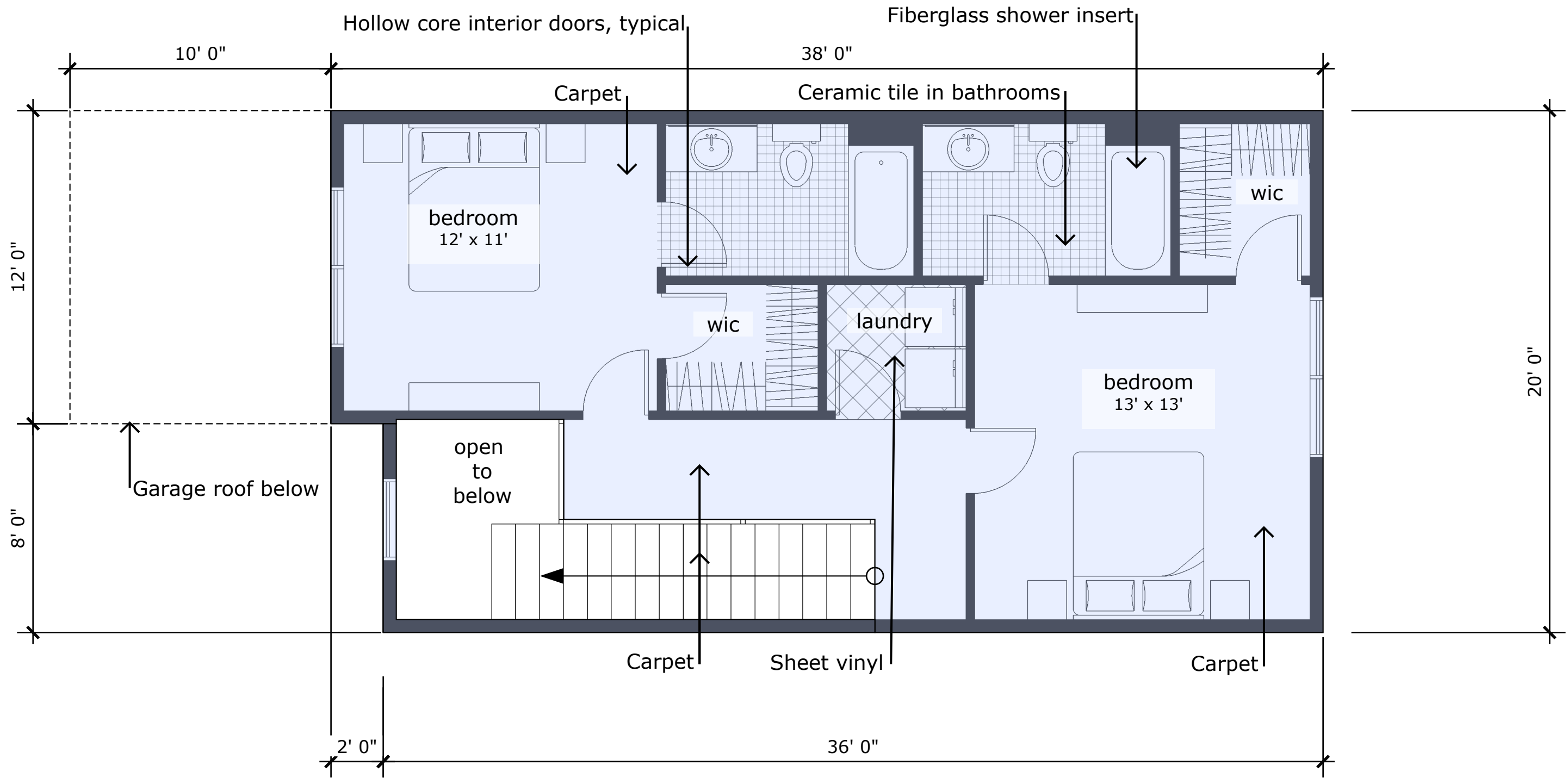






**Two Bedroom**  
first floor plan  
scale 1/4"=1'-0"

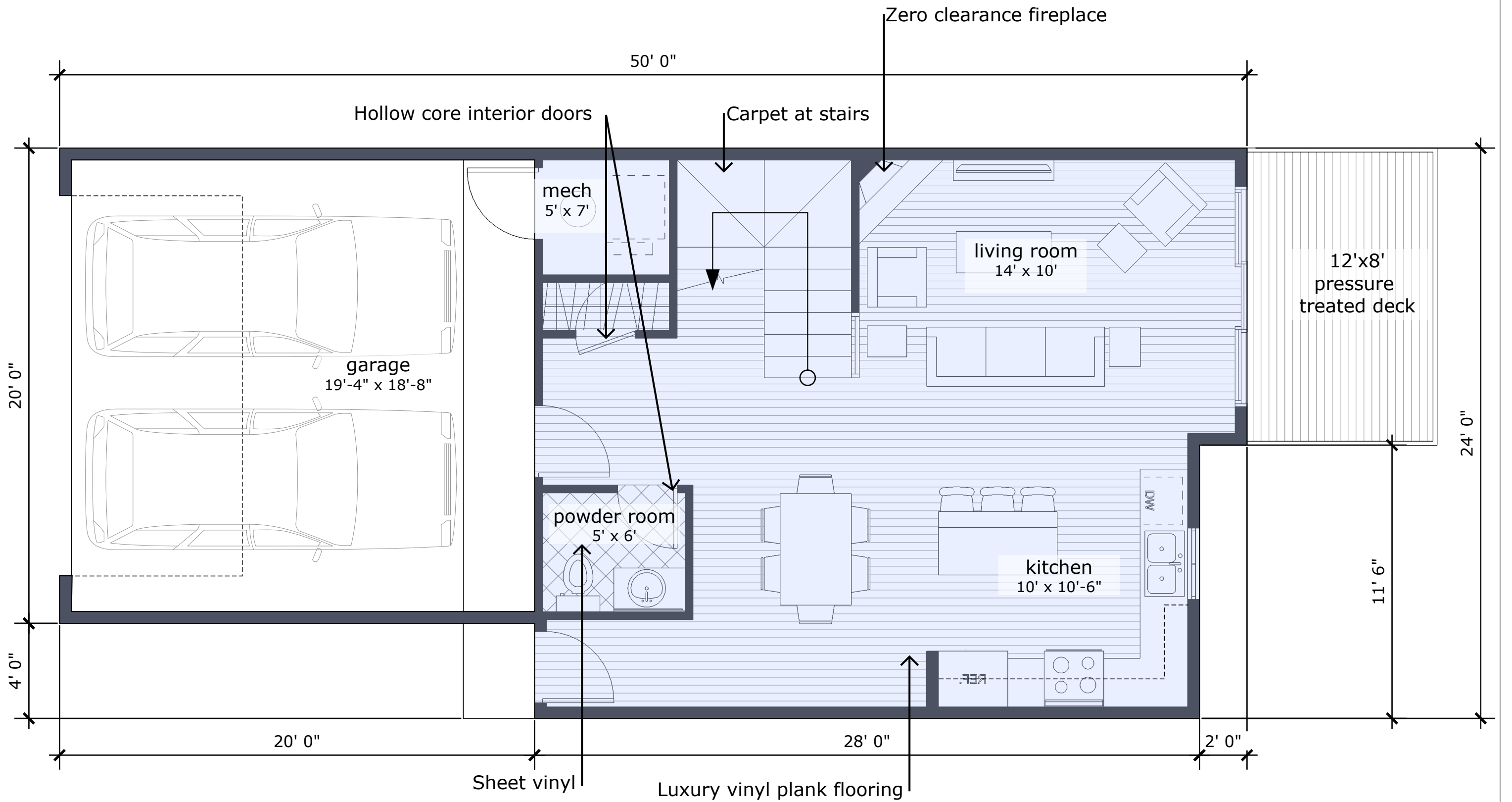
First Floor: 656sf  
Second Floor: 852sf  
Total: 1,248sf



**Two Bedroom**  
second floor plan  
scale 1/4"=1'-0"

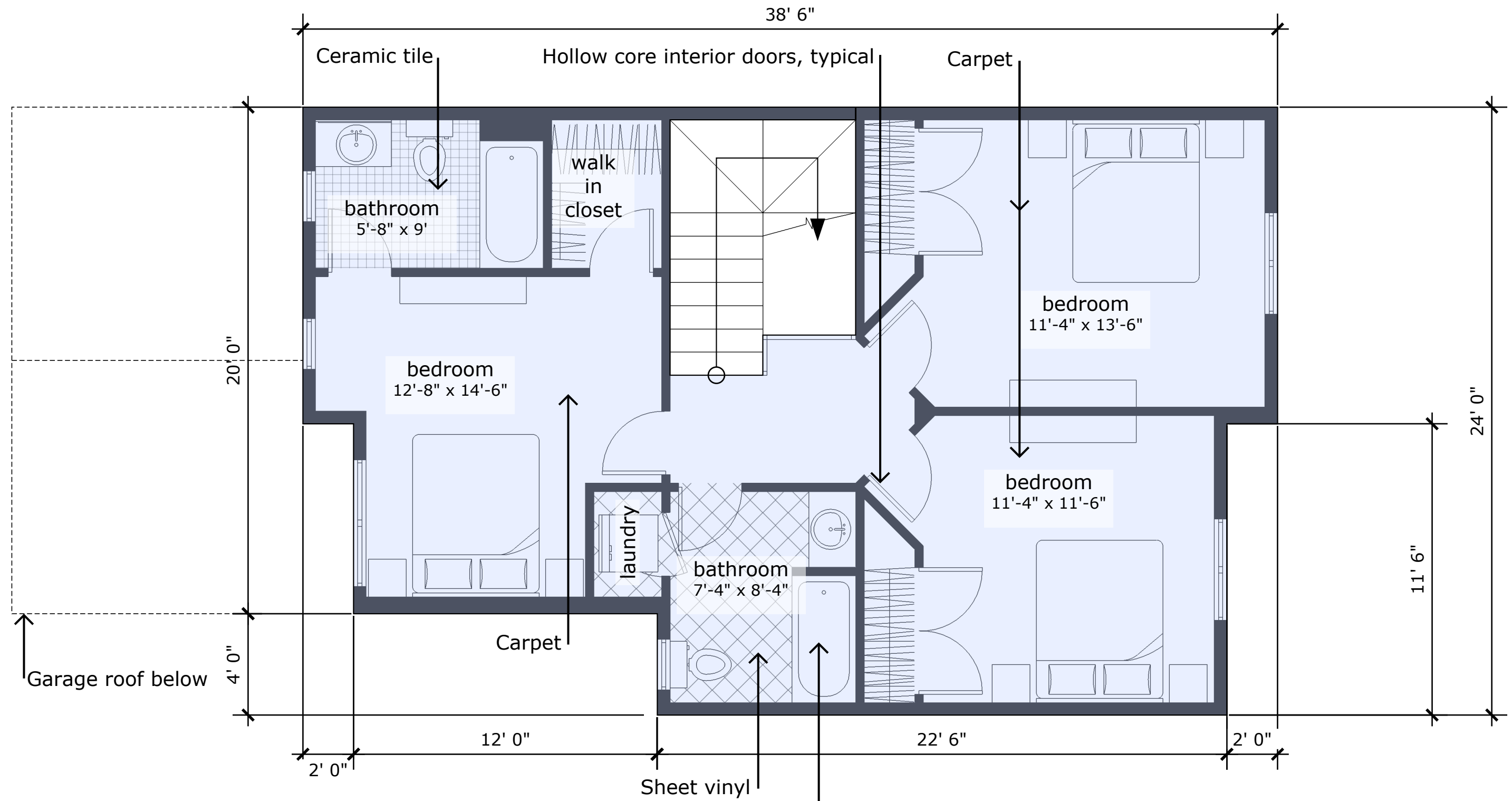
First Floor: 656sf  
Second Floor: 852sf  
Total: 1,248sf





**Three Bedroom**  
first floor plan  
scale 1/4"=1'-0"

First Floor: 717sf  
Second Floor: 764sf  
Total: 1,481sf



**Three Bedroom**  
second floor plan  
scale 1/4"=1'-0"

First Floor: 717sf  
Second Floor: 764sf  
Total: 1,481sf