



**ADA TOWNSHIP PLANNING COMMISSION
THURSDAY, JUNE 15, 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 MAY 18, 2017 MEETING

V. PUBLIC HEARINGS - None

VI. UNFINISHED BUSINESS - None

VII. NEW BUSINESS

1. Site Plan Review, Land Division Creating 5 Lots in the RP-1 District, 3333 and 3345 Egypt Valley Ave. NE, 6052 3 Mile Rd. NE, and 3204 Pettis Ave. NE, Parcel Nos. 41-15-05-200-008, 41-15-05-200-021, 41-15-05-400-017, and a portion of 41-15-05-100-045, Darren and Jill Herweyer
2. Request for Special Use Permit for 21,000 sq. ft. of Additional Building Space and Parking Lot Expansion to the Existing Church Facility, 655 Spaulding Ave. SE, 41-15-31-177-001, Keystone Community Church
3. Review of Proposed Zoning Ordinance Text Amendment, Revision to PUD Regulations, to Modify Permitted Variations from Conventional Zoning Standards.

VIII. COMMISSION MEMBER/STAFF REPORTS

IX. PUBLIC COMMENT

X. ADJOURNMENT

**ADA TOWNSHIP PLANNING COMMISSION
MINUTES OF THE MAY 18, 2017 MEETING**

Draft

A meeting of the Ada Township Planning Commission was held on Thursday, May 18, 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 Butterfield, Easter, Burton, and Leisman

Absent: Jacobs and Lunn

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

III. APPROVAL OF AGENDA

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

IV. APPROVAL OF MINUTES OF APRIL 20, 2017

Moved by Easter, supported by Butterfield, to approve the April 20, 2017 Meeting minutes. Motion passed unanimously.

V. PUBLIC HEARING

Request for Rezoning from the Professional Office/Planned Unit Development (PO/PUD) District and R-2 Single-Family Residential District to R-4 Medium Density Multi-Family Residential/Planned Unit Development (R-4/PUD) District and Preliminary PUD Plan review, Attached Townhomes (72 Units in 16 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

John Wheeler, 7840 Conservation, explained that the proposed development would consist of 72 townhome units, which will be built as an apartment complex for financing purposes, but are intended to be saleable units. They have been to the Drain Commission, the Road Commission, Traffic and Safety, and conducted wetland studies and is here to request Planning Commission approval for the planned PUD. They have worked with Nederveld developing a plan for the project, from roads to drainage systems to traffic and safety of residents, and is comfortable with the proposed ingress/egress access points. A lot of time and thought has been put into the project.

Rob Berends, Nederveld, highlighted the project with a PowerPoint presentation. He stated the project is located north of Cascade, south of Ada Drive; 9.9 acres on the east side of the road. The parcel is comprised of four separate parcels, all under option with the developer. The plan has been submitted to the Road Commission and they approved the driveway cuts. A meeting was held last Thursday with the Kent County Drain office and consulting engineer Steve Groenenboom to discuss how the drainage is going to work on this site. They were satisfied that we will not have any adverse impact to the wetlands. The majority of the developed water will go to the detention pond at the southwest corner of the site and outlet to the storm sewer in the road. Sewer service is available in Spaulding Avenue, and a public water main will loop through the site. 234 parking spaces, which is 3.25 spaces per unit is proposed. A sidewalk at the south end of the site will be extended along the detention pond up to the first drive. A trail connection to the Consumers Energy property is proposed; it will be pursued pending approval to move forward. There are onsite wetlands that are regulated by the DEQ.

Leisman opened the public hearing.

Michelle Moore asked what kind of signage and lighting is proposed for the site.

John Crouse, owns property on west side of Spaulding Avenue, Spaulding Office Building 1025, asked about traffic control and how the traffic congestion is going to be addressed, where the ingress/egress is going to be; also if there will be acceleration and deceleration lanes; and what kind of modification is being proposed to Spaulding Avenue and requested by the Road Commission. Also, will the drainage pipe from the retention pond to the storm sewer handle additional capacity of storm water run-off.

Leisman stated we will have the engineer address these questions.

Bruce Riggs, 1040 Spaulding, stated the wetland does not rise that much, and the retention pond does not fill up that much.

Leisman closed the public hearing.

Rob Berends, Nederveld, stated that on the proposed signage we would simply look for a small ground mounted identification sign, similar to that at Burton Point, 4 x 8 on the ground. In regards to lighting, all the pole lighting will done just like a single-family residential subdivision.

Rob Berends, Nederveld, stated there is a left turn lane as you are headed south to turn left onto Cascade, and if you are headed north there is a center left turn lane to go into John's office park, once you get past that it's a short taper down. The Road Commission told us to take this three-lane section and extend it all the way through, and have the adequate tapers for southbound people to turn left. By the time we do the tapers for our two driveways it's not going to be very intrusive. We will have to extend the center left turn lane all the way through the project. As far as drainage goes, in 1991 they put in a 24 inch diversion pipe that goes out and is flat from Cascade Road back to the wetlands, and from there it's a 15 inch pipe all the way down Cascade to the intersection and then it discharges. The requirement was for us to make sure that even though this doesn't get that high, some of the water from the west side does come through; we did a storm water model over the last eight weeks that we provided to the Drain office and your engineer, and they reviewed it and were satisfied that we're doing the right thing to not have a negative impact to John or the church. We did a model with the entire project draining to the pond, and the result was for a 100 year storm it raised it three inches, but that was unacceptable because of the impact to the neighbors; so we had to take all our drainage to the south pond.

Leisman asked if Moore & Bruggink went over the drainage.

Ferro stated they did and we received the report, and there's a report submitted by the applicant.

Brent Bajdek stated amendments to the Township Master Plan were approved in 2016, which 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 medium density residential land use category of the future land use map to increase from a maximum density of six units per acre to nine units per acre. The proposed density of the site is 8.66 units per acre, and that acreage exclusive of public and private road right-of-way is 8.31 acres. The intended density of the site is in accordance with the recently approved Master Plan amendment. The proposed R-4 zoning district allows the site to be developed at the proposed density. The site layout proposes a variation from the conventional R-4 zoning district, rear yard setback standard of 30 feet to 20 feet to accommodate rear decks. There are two points of ingress/egress onto Spaulding Avenue, with an internal private access drive.

Leisman, the Planning Commission can vary setbacks as part of PUD plan approval.

Bajdek, correct.

Leisman inquired if the decks are backing up to other decks in the development.

Bajdek, the decks are for units along the eastern edge of the property.

Leisman stated so that would be justification for backing up to a Consumers Energy right-of-way as opposed to other houses.

Bajdek stated the PUD does allow variations for setbacks.

The internal private access road is 24 feet in width, and designed to align with the existing curb cuts on the west side of Spaulding Avenue. The DEQ did conduct a wetland identification review of the subject site and determined that approximately 1.28 acres of wetland within the review area are regulated by the DEQ due to wetland size and/or proximity to pond and stream drains; there are other unregulated wetland areas on site as well. The regulated wetlands is the expansive permanently preserved area located at the northeastern extent of the site, and extends northward. The other regulated wetland exists southwest of that wetland, so they're on the northern portion of the site.

Bajdek stated a detailed traffic impact study was determined not to be necessary, however, the requirements per the traffic impact study were addressed, and the findings indicated that projected traffic for the project will comprise less than 5% of the existing roadway volume along Spaulding Avenue. Parking requirements for the site have been satisfied; landscaping and site lighting details have not been provided yet, and are not required for preliminary PUD submittal. There are conformance standards that need to be met for a PUD plan and re-zoning, and it has been determined that the standards have been met and addressed.

Leisman stated there are 12 standards that have been discussed by the Planning Department.

Bajdek stated the subject site is isolated from existing residential neighborhoods north and east by a power corridor to the east and a permanently preserved open wetland space to the north. The proposed use of the property for townhome development is in accordance with the 2016 Township Master Plan amendment. An approval recommendation of the preliminary PUD plan and rezoning request is recommended to the Township Board, subject to seven conditions:

1. All public and private utilities serving the development shall be underground.
2. Construction plans and specifications for public water and sanitary sewer service shall be subject to review and approval by the Township Utilities Director prior to initiation of construction.
3. A private road permit application and private road construction plan shall be submitted subject to review and approval of the Planning Department prior to the initiation of site improvements.
4. A storm water permit application shall be submitted by the applicant, and the storm water permit shall be issued by the Township prior to initiation of site improvements.
5. A complete landscape plan shall be provided as part of the final PUD application, and shall be subject to approval of the Planning Commission.
6. Exterior lighting on the site shall be of a residential quality and character; a detailed layout plan and fixture specification shall be provided as part of the final PUD application, and shall be subject to approval of the Planning Commission.

7. The condominium master deed, subdivision plan, and bylaws shall be submitted to the Planning Director for review and determination that they are consistent with the approved plan and these conditions, prior to their being recorded with the Register of Deeds.

Leisman stated is there feedback you would like to give the applicant of things you would like to see in the final plan.

Easter stated material upgrades like vinyl siding and some of the things we do in Ada. In developing the village the idea was to provide some housing for younger families so there would be lower priced housing, and I thought this could be a solution to that. But I understand the pricing is probably excessive for what a young family could be able to afford. She stated disappointment that this is not in that sweet spot of providing nice housing for young families at a price point that they could afford.

Butterfield stated on page 3 of the Staff Report it states “no other sidewalks are proposed to be constructed as part of the project by the applicant, staff is recommending connecting to the existing sidewalk located immediately south of the site”, and I didn’t see that as part of the conditions.

Leisman stated I was going to add that as No. 8.

Butterfield stated also they don’t have permission yet for the easement that is owned by Consumer Energy, but is that something the applicant is confident that he will get.

Burton stated I agree with Sara about the fit and finish. She stated she thought these were all going to be sold as condominium units, and what we’ve got here tonight on page 1 it says “the units will be rented and sold as the market allows,” and I was just wondering about the rented part of it, does that do anything to change the project in the eyes of the community; there’s no ordinance or zoning violations with renting, but as opposed to some of them being sold to families that will be permanent residents, not a turnover.

Ferro stated we don’t distinguish or treat different forms of ownership, whether it’s owner occupied or rental properties; it’s not something that’s within the scope of our jurisdiction or a decision-making factor.

Leisman stated it would be condominiumized from the beginning, and it’s just that some of the condominium units would be rented.

Ferro stated it hasn’t been clear to me whether the applicant intends to record condominium documents right away or whether that will happen later.

Wheeler stated it’s important to understand this ownership thing of what we’re asking the Planning commission and what we as developers do. He stated every one of the last 18 townhome projects we’ve done have been condominiumized and sold. Because of lender requirements we’re required to be able to make sure we make the mortgage payment. We have to build the project as one phase, it has a rental platform and a sale platform, and it’s best for home ownership. We’re trying to focus on a high quality development. But we do record the Master Deed and put the Bylaws together, and 60-70% of the people that rent do buy.

Ferro stated in multi-family development in our zoning rules we don’t have any distinction between condominiumized projects and ones that are not sub-divided in any way. Looking at the plan it could be a single ownership apartment development or it could be all condominium units surrounded by all common elements outside the buildings. It sounds like the applicant’s intent is to develop it as a condominium where everything outside the building footprint is part of the general common element, but has no physical impact on the project layout whatsoever.

Leisman stated but it would as far as condition seven because part of reviewing the Master Deed and Bylaws is to determine that it complies, for example, with the Township's private road maintenance agreement requirements, those types of things.

Ferro stated it also is difficult to apply our private road rules to the development, too, because whether this is a condominium or an apartment development there is no need for an access easement for the entire road because it's not serving multiple ownerships. If you read our private road rules it says a private road is any "road, drive, lane that serves more than one lot or dwelling unit", so this does have more than one dwelling unit. The way our private road standards are written and the dimensional standards and the limits on number of units were tailored toward large lot rural development where we were concerned with private road networks being excessively long, and cul-de-sacs in low density rural areas. The layout here is entirely suitable for a multi-family development with 36 units per access; and the dimensional standards all comply with our private road rules.

Leisman stated the project is consistent with the Master Plan amendment to what was designed for this project; and I'm okay with the seven conditions. I would like to add at the beginning of condition three that "prior to consideration of the zoning preliminary PUD plan by the Township Board, the Township attorney shall give an opinion that the maximum number of units served by a private road in Section 78 804 can be waived as part of a PUD approval under the current ordinance." That way if they say it's an issue it's not insurmountable, but it might mean that we have to amend the PUD portion of the ordinance to allow for it.

Leisman stated following up on condition eight: "the final site plan shall be revised to show the sidewalk running along Spaulding, plus all signage, lighting, and landscaping." He stated the other thing under condition seven it should also say: "the condominium documents shall be recorded prior to construction."

Moved by Easter, supported by Burton, to recommend approval of the rezoning request and the Preliminary PUD Plan to the Township Board, subject to the following conditions:

1. All public and private utilities serving the development shall be underground.
2. Construction plans and specifications for public water and sanitary sewer service shall be subject to review and approval by the Township Utilities Director prior to initiation of construction.
3. Prior to consideration of the zoning preliminary PUD plan by the Township Board, the Township attorney shall give an opinion that the maximum number of units served by a private road in Section 78 804 can be waived as part of a PUD approval under the current ordinance, a private road permit application and private road construction plan shall be submitted subject to review and approval of the Planning Department prior to the initiation of site improvements.
4. A storm water permit application shall be submitted by the applicant, and the storm water permit shall be issued by the Township prior to initiation of site improvements.
5. A complete landscape plan shall be provided as part of the final PUD application, and shall be subject to approval of the Planning Commission.
6. Exterior lighting on the site shall be of a residential quality and character; a detailed layout plan and fixture specification shall be provided as part of the final PUD application, and shall be subject to approval of the Planning Commission.
7. The condominium master deed, subdivision plan, and bylaws shall be submitted to the Planning Director for review and determination that they are consistent with the approved plan and these conditions, prior to construction and prior to their being recorded with the Register of Deeds.

8. The final PUD plan shall be revised to show the sidewalk running along Spaulding, including all signage, lighting, and landscaping.

Motion carried unanimously.

Request for Rezoning from the Industrial (I) District to the Industrial/Planned Unit Development (I/PUD) District, and Preliminary PUD Plan review, 30 commercial/personal storage units in 11 buildings totaling 56,070 square feet on 4.5 acre site, 4920 E. Fulton St., Parcel No. 41-15-30-300-020, The Caves, LLC

Tom Reed, The Caves, stated the project is a storage facility consisting of 30 units ranging from 1,500 to 5,400 square feet. We have a print facility in Cedar Springs with 18 units that is all built out and fully leased. The spaces can have a small office, and there are a wide variety of uses.

Leisman opened the public hearing.

Mark Moore, 4891 E. Fulton, with property across from the project site, stated that the project has already started and that his biggest concern is with lighting and green space; also wondering about the signage that will be erected.

Ron Hall, 4815 E. Fulton, stated with office space in the buildings makes it sound like it could become an office plaza instead of just a storage and would like to know the hours of operation, and whether there will be any outside storage or will it all be inside the buildings.

Reed stated there will be no outside storage.

Leisman closed the public hearing.

Reed stated it is not intended to be an office where we expect to have businesses running; our parking is very limited by design because we don't want to have outside storage and the temptation for people to leave things out. There will be a very low volume, not a lot of people coming and going. Regarding lighting they are downward projecting, LED style. We want to be very inconspicuous, a small sign by the road; we originally requested a sign, but I don't know if I want a sign. As far as hours of operation, people are allowed to come and go whenever they want; we have some that come during business hours, and some come in the evening and on weekends. We're not anticipating having people there in the middle of the night. The traffic is pretty low.

Bajdek stated the development was originally submitted to be reviewed under the traditional site plan review process. The proposed review under the Township's plan unit development PUD zoning regulations has been determined to be the best process by the Township and the applicant to adequately address waste water requirements, and use concerns. The site layout satisfies conventional (I) Industrial Zoning District standards, which includes manufacturing as a permitted use by right. In reviewing approval of the proposed development under the PUD zoning regulations uses on the property could be restricted to preclude uses that would generate significant quantities of waste water. It is proposed by staff that the uses permitted in the PUD shall be limited to uses by right in the (I) Industrial District, with the exception of certain uses which shall be prohibited:

1. Any manufacturing fabrication or processing of goods.
2. Professional and administrative offices, including legal, architectural, engineering, accounting, data processing, insurance, real estate, securities, brokerage, and financial planning and investment advisory services.

3. Vehicle fleet storage, maintenance and fueling facilities.
4. Offset printing, including ancillary activities such as photocopying, and facsimile transmittal services.
5. Commercial photographer studio, including ancillary portrait photography services as secondary activities.
6. Churches.
7. Daycare centers.
8. Public and private heliports.

Bajdek stated the PUD zoning rules also allow the Township to impose limits on the total number of units in the development that may contain bathrooms. The site is located within the Township utility service area, while connection to the public sewer system is required for properties within the utility service area, connection to public water is optional. The applicant has submitted a request to the Township Board to grant an exception from the public sewer service requirement; that request is scheduled for consideration at the June 12th meeting. The developer is proposing well and septic service for the property due to the cost of extending public utilities and the low rate of waste water generation that is projected from the development. A limit of five units are permitted to have bathrooms in the entire development, including shared common bathrooms is proposed. Documentation from the Kent County Health Department has been provided, which indicates willingness to approve a shared on-site waste disposal system for the proposed development, subject to documentation of soil conditions and a satisfactory system design.

Bajdek stated in regards to storm water management the Township's consulting engineer has determined that the proposed storm sewer and detainage system is designed in accordance with the Township's storm water ordinance, however, additional information is required before it can be recommended. Also, regarding site lighting it was noted by the applicant that full cutoff zero lighting fixtures are proposed, wall mounted above each service entry door. Lighting specifications have been submitted. Regarding signage it is a separate review, however, in the Industrial District one free- standing sign would be permitted for the site, 40 square feet in area at a height of five feet, and five feet from the property line.

Bajdek stated there are certain performance standards that need to be met to grant a PUD plan and rezoning approval; it has been determined the applicable standards have been met. Approval recommendation of the preliminary PUD plan and rezoning request is recommended to the Township Board, subject to six conditions.

Leisman asked in "the uses in the PUD should be limited to uses by right in the industrial district, for example, commercial automotive and other motor repair and body shops", are those allowed in the I District now.

Reed stated no.

Leisman stated so that's why they're not listed; this means they can only do what is allowed in the Industrial District.

Ferro stated it might be advisable in the statement "offices are prohibited" that there could be an exception that states "provided each unit is permitted to have a finished office space not to exceed 225 square feet, 15 x 15."

Burton stated we are being asked to approve the rezoning and preliminary plan, and recommend approval to the Township Board; then the Township Board decides if they are going to give the deferment to be connected to the Township sewer system.

Ferro stated if the Planning Commission recommends approval of the plan those two items would be on the Board agenda.

Burton asked what if they don't approve the deferment of the sewer extension.

Leisman stated from our standpoint it's a condition of approval, so we would not be recommending approval.

Burton stated my only concerns are aesthetic issues, but it's not going to be very visible.

Butterfield stated you will need the visibility to market them.

Reed stated in Cedar Springs we have many hobbyists who do different things; we have a lot of local businesses who rent the space for extra space.

Butterfield asked if what they are going to do with the space is part of the decision making process.

Reed stated very much so; we have a list of restricted uses above and beyond what you have.

Leisman stated the project seems unique, but consistent with the Industrial PUD. I would like to add a condition that "all lights shall be cutoff fixtures as shown on the final plan; and all signage shall be shown on the final plan."

Butterfield asked what about landscaping.

Ferro stated landscaping is a final PUD submittal requirement.

Leisman stated we've done this before with industrial developments that are located close to residential areas where there could be some impact, and we've placed some quiet hours for manufacturing for things that would occur at night.

Ferro stated we've got manufacturing fabrication or processing of goods is in the prohibited uses list.

Butterfield stated what if you were a woodworker and that was your hobby, the dust evacuation system and saws could make quite a bit of noise, yet you would be able to do that in this property.

Ferro stated on that size property it's far enough away from residences that it wouldn't create any problems. One item that might be added is prohibition on outdoor storage of vehicles, equipment, supplies, trash.

Moved by Butterfield, supported by Burton, to recommend approval of the rezoning request and the Preliminary PUD Plan to the Township Board, subject to the following conditions:

1. The approval of a Resolution by the Township Board granting an exemption from the public sewer service requirement.
2. That the uses permitted in the PUD shall be limited to uses permitted by right in the Industrial (I) district, with the exception of the following uses, which shall be prohibited:

1. any manufacturing, fabrication or processing of goods
 2. Professional and administrative offices, including legal, architectural, engineering, accounting, data processing, insurance, real estate, securities brokerage, financial planning and investment advisory services, provided each unit may have an office space not to exceed 225 sq. ft.
 3. Vehicle fleet storage, maintenance and fueling facilities
 4. Offset printing, including ancillary activities such as photocopying and facsimile transmittal services
 5. Commercial photographers' studios, including ancillary portrait photography services as a secondary activity
 6. Churches
 7. Day care centers
 8. Public and private use heliports.
3. A maximum limit of five (5) units permitted to have bathrooms in the development, which includes any common shared bathrooms.
 4. All public and private utilities serving the development shall be underground.
 5. A complete landscape plan shall be provided as part of the Final PUD application, and shall be subject to approval of the Planning Commission.
 6. A storm water permit application shall be submitted by the applicant, and a storm water permit shall be issued by the Township, prior to initiation of site improvements.
 7. All lighting fixtures shall be shown on the final PUD plan.
 8. There shall be no outside storage.

Motion carried unanimously.

Ferro stated the applicant submitted a light fixture spec that I'm not certain it meets the standard that was expressed in the conditions. That fixture should be subject to staff approval.

Motion by Butterfield, supported by Burton, to amend the original motion to add to Condition #7 after "all lighting fixtures shall be shown on the final plan ... that the fixtures shall be subject to staff approval."

Motion carried unanimously.

VI. UNFINISHED BUSINESS

None.

VII. NEW BUSINESS

Review of PVM District Development Plan for 4 “Village House” Lots on .465 Acres in the Village Proper 2 (VP-2) Transect Zone of the PVM District, 645 Ada Drive SE, Parcel No. 41-15-34-104-007, J. Peterson Homes

Joel Peterson, J. Peterson Homes, stated we previously talked about what we could do with this property to maximize its use in relation to the building across the street. We’ve decided to go back to the overlay district, which is a use by right in the PVM; and we’re trying to create four village type homes. It’s a relatively simple plan with one ingress/egress point off Bradfield, and every garage rear loading from there. These are all single family homes, designed as spec condominiums, with one step up to your main floor. He stated we’d like a little flexibility as far as design goes.

Leisman stated he would like to see the property.

Bajdek stated the site is zoned (VR) Village Residential within the PVM Overlay District as a Village Proper 2 Transect Zone. One story and two story designs are proposed with two elevation options. The architectural elevations and floor plans have been submitted, and they convey the intent, mass in scale, and architectural style and materials for the planned single family homes. However, as the applicant stated their build-out may vary due to customization. Review and approval of a development plan by the Planning Commission is required for projects proposed to be developed under the PVM District regulations. The single-family unit sites are being proposed as Village House lots; the PVM District dimensional standards for Village House lots have been met, as well as the architectural standards; no departures are necessary. Vehicular access would be by a private road or alleyway, 20 foot right-of-way width, from Bradfield and no access from Ada Drive, although all four of the site condominium unit lots would have public road frontage. There would only be one curb cut located in the same location as the existing one. Access to the garages would be from the alleyway only. There is a non-motorized pathway that exists along the Ada Drive frontage with three of the proposed homes having direct connection to the sidewalk and stairways; there is no connection to the path from the fourth home, however it is recommended.

Bajdek stated the site will be serviced by public water and sewer; parking requirements have been met, and there are two off-street parking spaces being proposed, however, only one of the units would allow for driveway parking. The landscape plan has been submitted; there is no street lighting proposed; wall-mounted exterior lighting fixtures on the single-family units are to be the only lighting for the site. The proposed development allows the site to be developed in character with the village; approval of the development plan is recommended subject to six conditions.

Noelle Divozzo, Bronson Street, stated it is a little hard to tell from the elevations, but it looks like the houses are really squeezed in there; it does not look like it is quite in keeping with the rest of the village.

Leisman stated if there are no departures and these are just homes being built it wouldn’t even come to us. The reason for the setbacks, etc., is because they meet the PVM standards.

Butterfield asked what is the PVM standard for total square footage build-out on .465 acres; how many square feet are each of these.

Ferro stated the minimum lot size is 4,000 square feet, and the lot width is 40.

Butterfield asked when you first brought this to us how many units were you thinking you might squeeze in.

Peterson stated in our original conceptual we did two in back, three on the side, and four in front, so there was nine. These are homes and none have been approved in the village as far as we know. We worked hard with the staff to make sure we’re meeting all the requirements.

Butterfield stated it's a nice transition to the residential area.

Burton stated it's very attractive.

Leisman stated on Condition #6 should be added "prior to construction."

Ferro stated this plan is a lot more compatible with the adjoining residential use to the north where the previous plan had a two-story building five feet from the lot line; this has 35-40 feet of yard and a detached garage.

Moved by Burton, supported by Butterfield, to approve the development plan subject to the following conditions:

1. Documentation shall be provided that the first floor elevation of the single-family homes will be a minimum of 2 ½ feet above adjacent sidewalk/pathway grade, as required by Sec. 78-476 (i).
2. A determination by the Planning Department, prior to issuance of a building permit for each new home, that conformance with PVM District Architectural Standards has been adhered to.
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 complete landscape plan shall be submitted, subject to review and approval of the Planning Department, prior to issuance of any building permits.
5. Wall-mounted exterior lighting shall be of a non-glaring style, subject to approval of the Planning Department.
6. The condominium master deed, condominium subdivision plan and condominium bylaws shall be submitted to the Planning Director for review and determination that they are consistent with the approved plan and these conditions, prior to construction and prior to their being recorded with the Register of Deeds

Motion carried unanimously.

VIII. COMMISSION MEMBER/STAFF REPORTS

Staff Report

Ferro stated the Parking Committee has finished its work and the report was finalized last week, and copies will be emailed. He stated he just received the corrected final draft of the parking study update report. Also, we are working on a joint work session date with the DDA Board and Township Board, hopefully June 6 or 7.

Easter stated it sounds like at the last meeting for the parking that we were moving away from large structures, I thought they did a great job of identifying where is the biggest need, and the thought was why don't we find niches in close proximity to where the need is. Is that where the final report has landed.

Ferro stated we shouldn't try to find one centralized solution, whether it be one large surface lot or a parking structure, that the character and scale of the village, and the needs for parking would better be met by smaller scattered lots that are less visually obtrusive.

Burton asked if there were some of the business owners on the parking committee that were so vocal about needing parking, and are they in agreement with a consensus.

Ferro stated there were two members of the DDA Board on the committee, Walt Vanderwulp and Brian Harrison. One major concern Walt expressed was that he didn't feel it was appropriate to count parking spaces that will be adjacent to the park along the river front as part of the parking supply. If it's public parking, it's open for anyone to use whether they are a park user or customer of a business across the street.

Butterfield stated the street is private so will the parking be private.

Ferro stated our contract between Amway and the Township requires that there be a public access easement on that street.

Leisman stated I feel better about what we're being asked to do without the parking garage, having gone over the report with the understanding that some additional smaller lots will be required as the village continues to develop.

Butterfield asked if there is language in there about time limits on parking.

Leisman stated there is talk about over time moving toward the process of having management mechanisms.

Burton asked if the small pocket parking lots are going to be developed as the block of business buildings develop, or do we have to start purchasing additional property for these.

Leisman stated the recommendation is to start doing it now. It does say additional lands should be secured now.

Butterfield asked if there was conversation about some of it being paid parking.

Ferro stated, no. The consultant did recommend we have parking duration limits for key locations that are high turnover, high demand areas to deter employees from parking long term on the closest in spaces, and the committee did not make any specific recommendation on when or how that should be implemented, and felt that should be up to the Township Board. She recommended three hour parking limits on Ada Drive, and on the closest portions of parking along Bronson Street closest to Ada Drive, and new Headley Street.

Burton asked how the Township is going to purchase additional property for parking.

Ferro stated in our big picture financing plan we have a place holder of a million dollars for parking. Even if it means some land acquisition that should be sufficient to build some spaces. The ability to do that is premised upon completing successfully about a four million dollar philanthropic campaign to raise money for the two park spaces, in order for the Township to have sufficient funds available for parking.

Bajdek stated there are some handouts regarding short-term rentals. There are two State and House bills that seek to mandate that all short-term rentals are residential use of property, and permitted in all residential districts. There is also a draft ordinance from Mr. Barr which was emailed last night, and we have not had a chance to review it.

Burton stated we need to contact these guys and say no way.

Ferro stated what money is it; it's not the established lodging industry, they would oppose it.

Butterfield stated, no, it is Airbnb.

Ferro stated you think they're lobbying all around the country for this law.

Butterfield stated it wouldn't surprise me.

Leisman stated you should come back at either the June or July meeting with some recommendations on what is proposed, and the status. Also, we need to have our packets earlier or we can't do our job.

IX. PUBLIC COMMENT

Arija Wilcox, Keller Williams, explained that she is the listing agent for the RiverPoint of Ada development and wanted to introduce herself to the Board.

X. ADJOURNMENT

Motion by Easter, supported by Butterfield, to adjourn at 9:00 p.m. Motion passed unanimously.

Respectfully submitted,

Jacqueline Smith
Ada Township Clerk

JS/dr



MEMORANDUM

Date: 06-12-17

TO: Ada Township Planning Commission
FROM: Brent M. Bajdek, Planner/Zoning Administrator
RE: June 15, 2017 Agenda Items

- 1. Site Plan Review, Land Division Creating 5 Lots in the RP-1 District, 3333 and 3345 Egypt Valley Ave. NE, 6052 3 Mile Rd. NE, and 3204 Pettis Ave. NE, Parcel Nos. 41-15-05-200-008, 41-15-05-200-021, 41-15-05-400-017, and a portion of 41-15-05-100-045, Darren and Jill Herweyer**

Overview of Request:

The applicant is proposing to create five (5) parcels from the subject properties (*76.41 acres excluding proposed right-of-way*) currently under his ownership. The eastern portion of property commonly known as 3204 Pettis Avenue was recently incorporated into the tract of a land through a boundary line adjustment.

Conformance with RP-1 Zoning Standards:

All parcels created meet or exceed the five (5) acre lot size minimum for the RP-1 Rural Preservation 1 zoning district.

Setback requirements for the existing home, accessory building, horse barn, and riding arena have been met.

Conformance with Land Division Approval Standards:

The Township's land division regulations include the following standards that must be met by any land division:

- (1) Minimum lot dimension requirements, as discussed above, must be met.

This standard is met.

- (2) Shapes of all lots shall be rectangular, to the extent practicable, but may be irregularly shaped to respond to site natural features, such as topography, locations of woodlands, wetlands or other significant natural features.

This standard is met.

- (3) Maximum length-to-width ratio of 3-to-1 must be met.

This standard is met.

- (4) All lots shall have legal access to a public street and shall have the capability of being provided with safe vehicular access to a public road, including driveway sight distance sufficient to avoid public hazard.

The applicant has not yet contacted the Kent County Road Commission regarding driveway access improvements that may be necessary. Subject to any Kent County Road Commission requirements being complied with, this standard is met.

- (5) All lots shall have land area having natural features suitable for building construction for uses permitted in the zoning district in which the parcel is located, and be capable of being developed in compliance with applicable building setback requirements as specified in the township's zoning ordinance.

This standard is met.

- (6) The size, shape and arrangement of lots and building envelopes shall be such that the following objectives, to the maximum extent practical, are accomplished, in the judgment of the planning commission:
- a. Building envelopes are located such that they are least visible from the adjoining public road and adjoining properties.
 - b. Building envelopes are located such that excavation for buildings and access drives avoids wetlands, steeply sloped areas and other sensitive natural features, and such that natural vegetated buffers are maintained adjacent to wetlands and streams.
 - c. Building envelopes are located to avoid placement of buildings on prominent hilltops and ridgelines, in order to maintain scenic views and the natural visual qualities of the township.

These standards are met.

- (7) The land division complies with the provision of natural vegetation zones in conformance with section 78-32, riparian area protection standards.

This standard is met.

- (8) Each lot to be created by the proposed land division shall fully comply with all other requirements of the Township's Zoning Ordinance.

It appears that there may be difficulty in the proposed private road meeting the ten (10) percent maximum allowable grade in some locations along its proposed course. All other requirements of the Township's Zoning Ordinance should be able to be satisfied.

Conclusion/Recommendation:

The lots and private road layout conform to all applicable zoning regulations. Approval of the land division plan is recommended, subject to the following conditions:

1. A Township Private Road Permit application, complying with Kent County Road Commission requirements and providing for construction of the emergency vehicle turn-around area as shown on the plan, shall be submitted and issued, prior to recording of the land division.
 2. Required private road and driveway access improvements shall be completed prior to issuance of building permits on Lots A, B, C and D.
 3. The grade of the private road shall not exceed ten (10) percent or a variance request granted from such requirement.
- 2. Request for Special Use Permit for 21,000 sq. ft. of Additional Building Space and Parking**

**Lot Expansion to the Existing Church Facility, 655 Spaulding Ave. SE, 41-15-31-177-001,
Keystone Community Church**

Overview of Request:

An expansion of the existing church facility, located at 655 Spaulding Avenue is proposed. The subject 36.5-acre site is located northwest of the Ada Drive / Spaulding Avenue intersection; the property is currently accessed solely from Spaulding Avenue. Approximately 21,000 sq. ft. of additional building space is planned. The additional space is proposed to allow for an expansion of the current sanctuary/worship area by 100% (*940 seats*), a new gathering space, and more classrooms to support a growing youth program.

Other proposed site improvements include a new secondary building entrance and canopy, an additional 256 off-street parking spaces (*and 82 deferred parking spaces*), a secondary gated access point to West Village Trail, and the erection of a maintenance shed.

It should be noted that a condition of approval for the initial special use permit was that the future drive connection between the church parking lot and the West Village property, as was shown on the site plan, needed to be constructed within one (1) year of construction of the private road in the West Village development. However, at the October 25, 2007 Planning Commission meeting a request for amendment to the special use conditions to remove the time requirement for the driveway interconnection to the West Village development was approved. At that time, it was expressed by the Church that their usage of the subject location was different from what was originally projected.

The secondary gated access point is planned to connect to the existing turnabout located in West Village Trail, located west of the subject property. The applicant has been in communication with representatives of the homeowners association for review and approval of the proposed connection.

Review and Approval Process:

Churches are allowed in residential zoning districts, with approval of a special use permit by the Planning Commission.

A required public hearing on the special use permit application has not yet been scheduled. Therefore, no action is required on the application at this time. Scheduling a public hearing for the July 20, 2017 Planning Commission meeting is recommended.

Special Use Permit Standards:

- (1) The special use shall be designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property and the surrounding area.
- (2) The special use shall not change the essential character of the surrounding area.
- (3) The special use shall not be hazardous to adjacent property, or involve uses, activities, materials or equipment which will be detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, fumes or glare.
- (4) The special use shall not place demands on public services and facilities in excess of capacity.

Recommendation:

Scheduling a public hearing for the July 20, 2017 Planning Commission meeting is recommended.

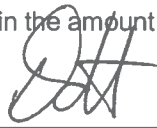
**ADA TOWNSHIP
APPLICATION FOR APPROVAL OF LAND DIVISION
(Creating 3 or more lots, exclusive of remainder parcel)**

Applicant Name: <u>Darren Herweyer</u>	Applicant Phone No.: <u>616-291-4135</u> Applicant Fax No.: <u>616-361-8875</u>
Property Owner (if different):	
Applicant Mailing Address: <u>3333 Egypt Valley Ave</u> <u>Ada, MI 49301</u>	
Permanent Parcel No.(s): <u>41-05-05-200-009</u> <u>41-15-05-200-021</u> & <u>portion of 41-15-05-100-045</u> <u>41-15-05-400-017</u>	Parent Parcel Size: <u>76 total acres</u>
Property Address: <u>3333 Egypt Valley,</u>	Zoning District: <u>RP-1</u>

3345 Egypt Valley, 6052 3 mile Rd, + 3204 Pettis Ave

The application must contain the following information, as required by PA 591 of 1996, and the Ada Township Zoning Ordinance, unless it is determined, in consultation with the Zoning Administrator, that the information is not applicable to the proposed division:

	YES	NO	NOT APPLICABLE
1. A survey of the property containing the following information:			
a. date of survey, north arrow and scale.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. boundaries, including bearings and dimensions, of existing and proposed parcels:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. size of each proposed parcel, both inclusive of and exclusive of public and private road right-of-way:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. existing improvements, including buildings, structures driveways and roads, underground and overhead utility lines and fences:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. existing and proposed access and utility easements:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. zoning of the subject property and abutting properties:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. setback lines and lot width measurements for all proposed lots, or boundaries of allowable building envelopes:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. existing topographic contours, at 10 foot intervals or less:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. woodland boundaries and other predominant vegetative cover on the subject property:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. wetland boundaries, regardless whether subject to State regulation:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k. planned location of future driveways, shared driveways and private roads that will provide access to proposed lots:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Accurate legal description for each parcel proposed to be created:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Proof that all due and payable taxes or installments of special assessments are paid in full:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Application fee, in the amount of \$250.00:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Applicant Signature: 

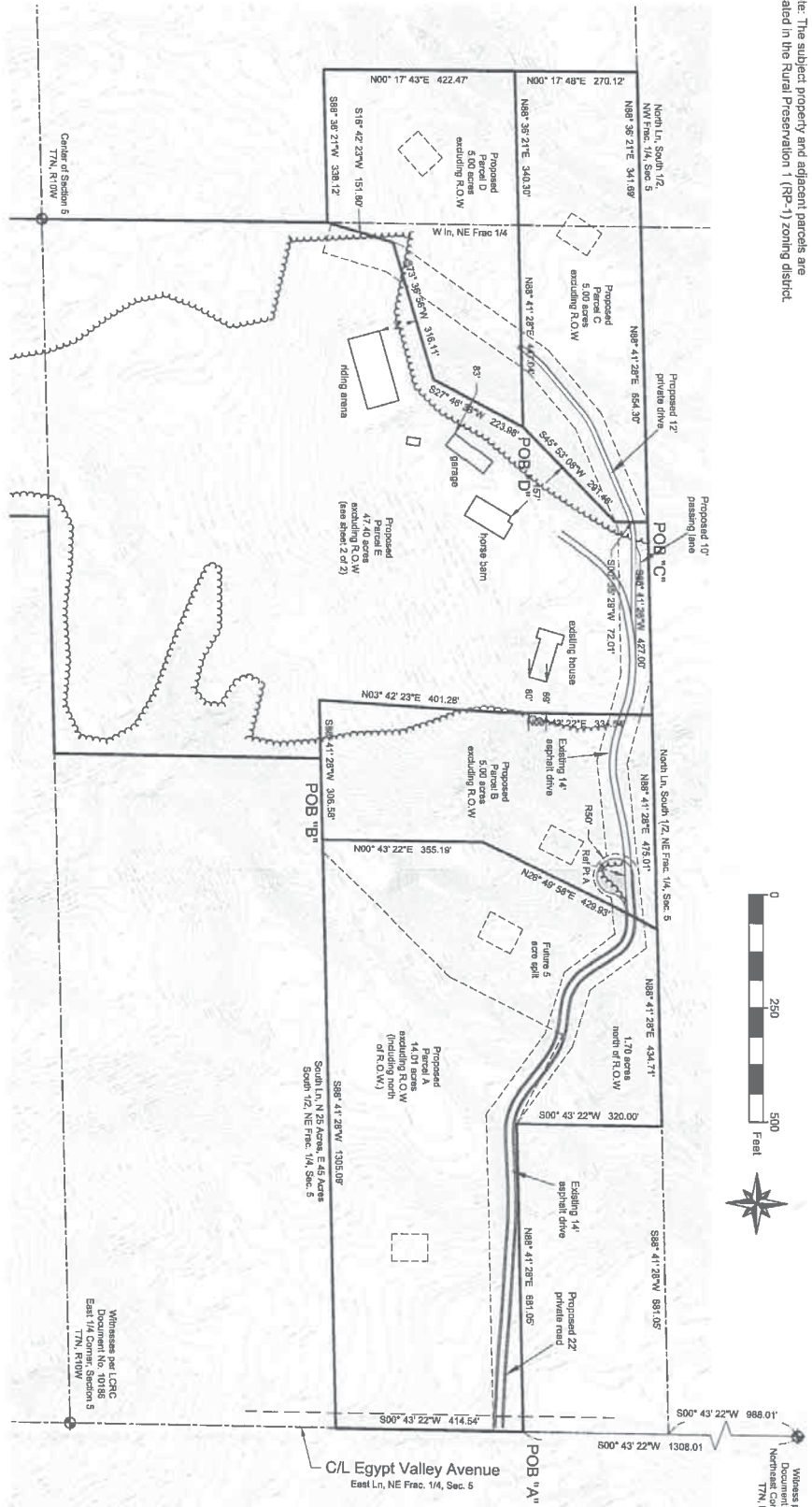
Date: 5-18-17

REVIEW AND APPROVAL PROCEDURE:

- If the proposed land division creates fewer than three (3) new parcels, not counting the remainder of the parent parcel, the application will be reviewed and acted upon by the Assessor, for compliance with the Land Division Act, PA 288 of 1967, as amended, and by the Zoning Administrator, for compliance with the Zoning Ordinance. Review and action on the application will be completed within within forty-five (45) days following receipt of a completed application.
- If the proposed land division creates three (3) or more new parcels, not counting the remainder of the parent parcel, the review for compliance with the provisions of the Zoning Ordinance is carried out by the Planning Commission, rather than by the Zoning Administrator. Please contact the Planning Director regarding the scheduled date of the Planning Commission meeting at which the application will be reviewed.
- A signed copy of the application form and a confirming cover letter will be sent to you following completion of the review process.

THIS SECTION FOR TOWNSHIP USE		
Application received by (initials) <u>BIB</u> on (date) <u>05/18/17</u>		
Application fee in the amount of \$ <u>250.00</u> paid on (date) <u>5/23/17</u> File #: <u>-</u> <u>OK #1619</u>		
CERTIFICATION AS TO COMPLIANCE WITH THE LAND DIVISION ACT (ACT 288 OF 1967, AS AMENDED).		
<input type="checkbox"/> Approved by Assessor.	Signature: _____	Date: _____
CERTIFICATION AS TO COMPLIANCE WITH THE ADA TOWNSHIP ZONING ORDINANCE.		
Planning Commission review required?: Yes: <input type="checkbox"/> No: <input type="checkbox"/>		
If yes, date of Planning Commission meeting: _____		
<input type="checkbox"/> Approved by Zoning Administrator.	Signature: _____	Date: _____
Approval is denied by the <input type="checkbox"/> Assessor <input type="checkbox"/> Zoning Administrator <input type="checkbox"/> Planning Commission, For the following reasons:		

Note: The subject property and adjacent parcels are located in the Rural Preservation 1 (RPP-1) zoning district.



Witness per LCRC
Document No. 10186
Meridian Corner, Station 5
77N, R10W

Witness per LCRC
Document No. 10186
East 1/4 Corner, Station 5
77N, R10W

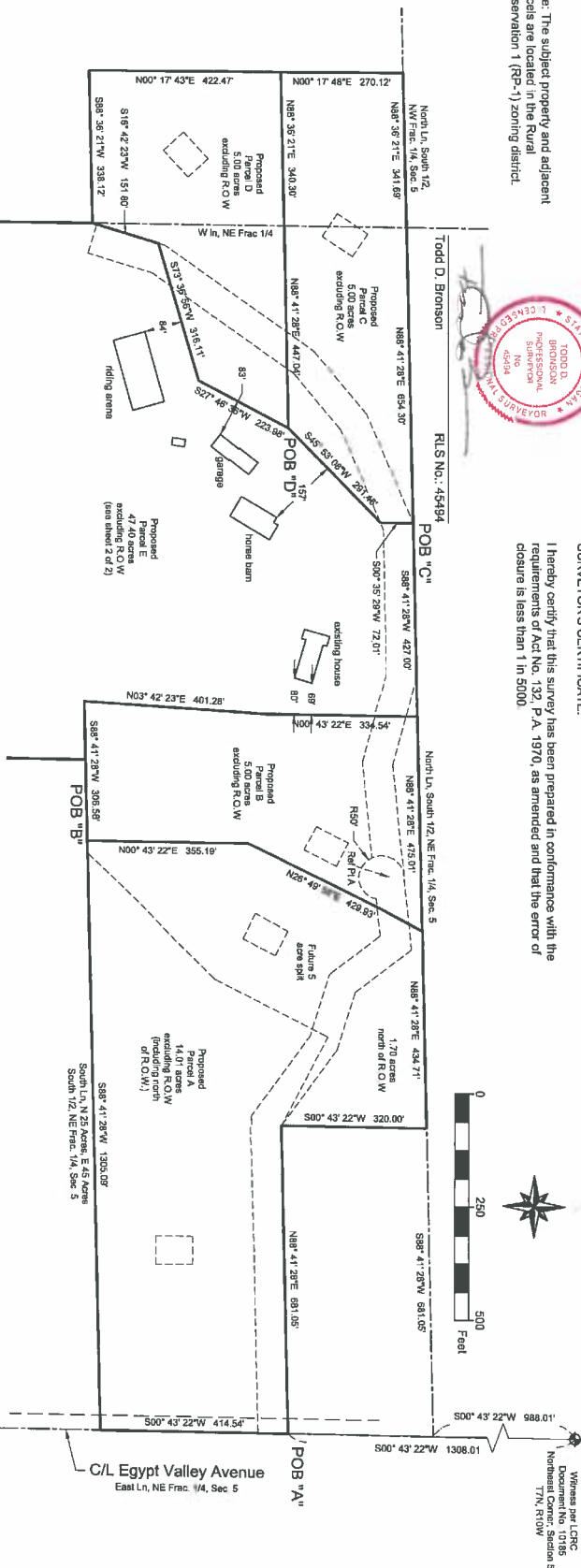
REVISIONS:	

<p>HERWEYER PROPERTY</p> <p>Proposed Private Road</p> <p>3333 Egypt Valley Ave, NE</p>	<p>SUMMIT SURVEYING, INC. P.O. Box 410 Allendale, MI 49401 Phone (616) 895-7190</p>
<p>DATE: May 18, 2017</p> <p>JOB NUMBER: 07/17/16</p> <p>SCALE: 1" = 250'</p> <p>SHEET 1 OF 1</p>	<p>DRAWN BY: RHL</p>

Note: The subject property and adjacent parcels are located in the Rural Preservation 1 (RP-1) zoning district.



SURVEYOR'S CERTIFICATE:
I hereby certify that this survey has been prepared in conformance with the requirements of Act No. 132, P.A. 1970, as amended and that the error of closure is less than 1 in 5000.



Private Road Easement Description: The centerline of a 66.00 foot wide easement for ingress, egress and public utilities described as: That part of the Northeast fractional 1/4 of Section 5, Town 7 North, Range 10 West, Ada Township, Kent County, Michigan, commencing at the Northeast corner of said Section, thence South 00°43'22" West 1308.01 feet along the East line of said Northeast fractional 1/4 to the Point of Beginning; thence South 88°41'28" West 134.103 feet along the East line of said Northeast fractional 1/4 to the Point of Beginning of said centerline; thence South 88°41'28" West 691.11 feet; thence North 53°43'07" West 213.99 feet; thence North 72°40'13" West 138.27 feet; thence North 37°35'11" West 148.13 feet; thence South 84°08'43" West 144.90 feet to Reference Point "A"; thence continuing South 84°08'49" West 253.54 feet; thence North 74°42'21" West 200.27 feet; thence South 89°41'28" West 330.49 feet; thence South 67°00'50" West 251.34 feet; thence South 50°23'23" West 171.49 feet; thence South 35°19'33" West 393.10 feet; thence South 16°42'23" West 152.72 feet to the Point of Ending of said centerline. Also an easement over a 50.00 foot radius circle, the center of which is described as: Commencing at the previously described Reference Point "A", thence South 09°51'11" East 17.00 feet to the Point of Ending and center of said circle.

Parcel A Description: That part of the Northeast fractional 1/4 of Section 5, Town 7 North, Range 10 West, Ada Township, Kent County, Michigan, described as: Commencing at the Northeast corner of said Section; thence South 00°43'22" West 1308.01 feet along the East line of said Northeast fractional 1/4 to the Point of Beginning; thence South 88°41'28" West 134.103 feet along the East line of said Northeast fractional 1/4 to the Point of Beginning of said centerline; thence South 88°41'28" West 691.11 feet; thence North 53°43'07" West 213.99 feet; thence North 72°40'13" West 138.27 feet; thence North 37°35'11" West 148.13 feet; thence South 84°08'43" West 144.90 feet to Reference Point "A"; thence continuing South 84°08'49" West 253.54 feet; thence North 74°42'21" West 200.27 feet; thence South 89°41'28" West 330.49 feet; thence South 67°00'50" West 251.34 feet; thence South 50°23'23" West 171.49 feet; thence South 35°19'33" West 393.10 feet; thence South 16°42'23" West 152.72 feet to the Point of Ending of said centerline. Also an easement over a 50.00 foot radius circle, the center of which is described as: Commencing at the previously described Reference Point "A", thence South 09°51'11" East 17.00 feet to the Point of Ending and center of said circle.

Parcel B Description: That part of the Northeast and Northwest fractional 1/4 of Section 5, Town 7 North, Range 10 West, Ada Township, Kent County, Michigan, described as: Commencing at the Northeast corner of said Section; thence South 00°43'22" West 1308.01 feet along the East line of said Northeast fractional 1/4 to the Point of Beginning; thence South 88°41'28" West 134.103 feet along the East line of said Northeast fractional 1/4 to the Point of Beginning of said centerline; thence South 88°41'28" West 691.11 feet; thence North 53°43'07" West 213.99 feet; thence North 72°40'13" West 138.27 feet; thence North 37°35'11" West 148.13 feet; thence South 84°08'43" West 144.90 feet to Reference Point "A"; thence continuing South 84°08'49" West 253.54 feet; thence North 74°42'21" West 200.27 feet; thence South 89°41'28" West 330.49 feet; thence South 67°00'50" West 251.34 feet; thence South 50°23'23" West 171.49 feet; thence South 35°19'33" West 393.10 feet; thence South 16°42'23" West 152.72 feet to the Point of Ending of said centerline. Also an easement over a 50.00 foot radius circle, the center of which is described as: Commencing at the previously described Reference Point "A", thence South 09°51'11" East 17.00 feet to the Point of Ending and center of said circle.

Parcel B Description: That part of the Northeast fractional 1/4 of Section 5, Town 7 North, Range 10 West, Ada Township, Kent County, Michigan, described as: Commencing at the Northeast corner of said Section; thence South 00°43'22" West 1722.55 feet along the East line of said Northeast fractional 1/4 to the Point of Beginning; thence South 88°41'28" West 1305.09 feet along the South line of the North 25 acres of the East 45 acres of the South 1/2 of said Northeast fractional 1/4 to the Point of Beginning; thence South 88°41'28" West 306.58 feet; thence North 03°42'23" East 401.28 feet; thence North 00°43'22" East 334.54 feet to the North line of the South 1/2 of said Northeast fractional 1/4; thence North 89°41'28" East 475.01 feet along said North line; thence South 26°49'58" West 429.93 feet; thence South 00°43'22" West 355.19 feet to the Point of Beginning. Said parcel contains 5.00 acres excluding R.O.W. Subject to and together with Private Road Easement.

Parcel D Description: That part of the Northeast and Northwest fractional 1/4 of Section 5, Town 7 North, Range 10 West, Ada Township, Kent County, Michigan, described as: Commencing at the Northeast corner of said Section; thence South 00°43'22" West 1308.01 feet along the East line of said Northeast fractional 1/4 to the Point of Beginning; thence South 88°41'28" West 134.103 feet along the East line of said Northeast fractional 1/4 to the Point of Beginning of said centerline; thence South 88°41'28" West 691.11 feet; thence North 53°43'07" West 213.99 feet; thence North 72°40'13" West 138.27 feet; thence North 37°35'11" West 148.13 feet; thence South 84°08'43" West 144.90 feet to Reference Point "A"; thence continuing South 84°08'49" West 253.54 feet; thence North 74°42'21" West 200.27 feet; thence South 89°41'28" West 330.49 feet; thence South 67°00'50" West 251.34 feet; thence South 50°23'23" West 171.49 feet; thence South 35°19'33" West 393.10 feet; thence South 16°42'23" West 152.72 feet to the Point of Ending of said centerline. Also an easement over a 50.00 foot radius circle, the center of which is described as: Commencing at the previously described Reference Point "A", thence South 09°51'11" East 17.00 feet to the Point of Ending and center of said circle.

DATE	REVISIONS:
May 18, 2017	

HERWEYER PROPERTY
3333 Egypt Valley Ave, NE

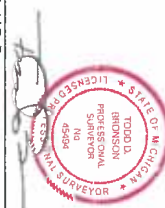


SUMMIT SURVEYING, INC.
P.O. Box 410
Allendale, MI 49401
Phone (616) 895-7190

DATE	REVISIONS:
May 18, 2017	

DRAWN BY: RHL
DATE: May 18, 2017
JOB NUMBER: 0741702
SCALE: 1" = 250'
SHEET 1 OF 2

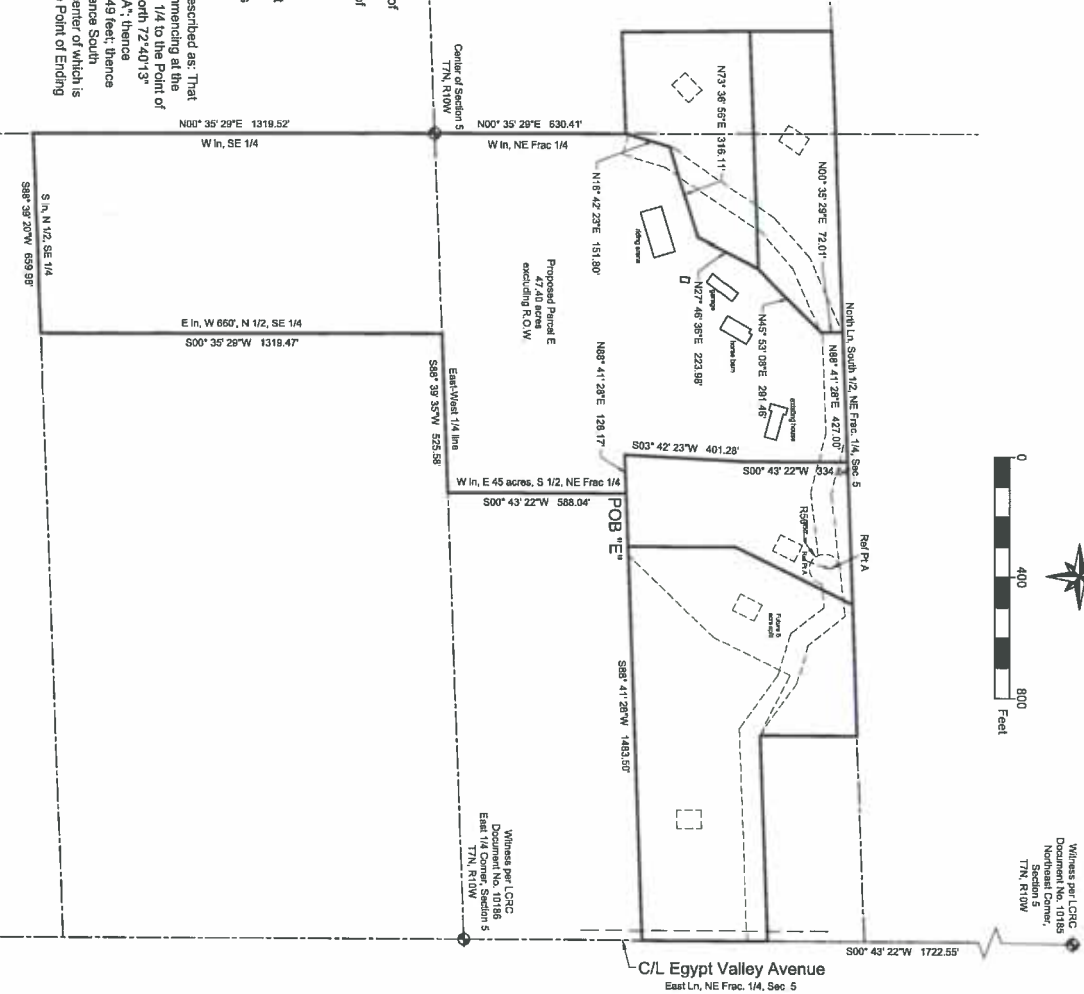
SURVEYOR'S CERTIFICATE
 I hereby certify that this survey has been prepared in compliance with the requirements of Act No. 132, P. A. 1970, as amended and that the error of closure is less than 1 in 5000.



Todd D. Bronson

RLS No.: 45194

Note: The subject property and adjacent parcels are located in the Rural Preservation 1 (RP-1) zoning district.



Parcel E Description: That part of the Northeast fractional 1/4 and Southeast 1/4 of Section 5, Town 7 North, Range 10 West, Ada Township, Michigan, described as: Commencing at the Northeast corner of said Section; thence South 00°43'22" West 1722.55 feet along the East line of said Northeast fractional 1/4; thence South 89°41'28" West 1483.50 feet to the Point of Beginning; thence South 00°43'22" West 589.04 feet along the West line of the East 45 acres of the South 1/2 of said Northeast fractional 1/4 to the East-West 1/4 line of said Northeast fractional 1/4; thence South 88°39'35" West 525.69 feet along said East-West 1/4 line; thence South 00°35'29" East 1319.47 feet along the East line of the West 660 feet of the North 1/2 of said South 1/4; thence South 88°39'20" West 659.99 feet along the South line of the North 1/2 of said Southeast 1/4; thence North 00°35'29" East 1319.52 feet along the West line of said Southeast 1/4 to the Center of Section 5; thence North 00°35'29" East 630.41 feet along the West line of said Northeast fractional 1/4; thence North 16°42'23" East 151.80 feet; thence North 73°38'56" East 316.11 feet; thence North 27°46'36" East 223.98 feet; thence North 48°53'08" East 291.46 feet; thence North 00°35'29" East 722.01 feet; thence North 88°41'28" East 427.00 feet along the North line of the South 1/2 of said Northeast fractional 1/4; thence South 00°43'22" West 334.54 feet; thence South 03°42'23" West 401.28 feet; thence North 88°41'28" East 128.17 feet to the Point of Beginning. Said parcel contains 47.40 acres excluding R. O. W. Subject to and together with Private Road Easement.

Private Road Easement Description: The centerline of a 65.00 foot wide easement for ingress, egress and public utilities described as: That part of the Northeast fractional 1/4 of Section 5, Town 7 North, Range 10 West, Ada Township, Michigan, commencing at the Northeast corner of said Section; thence South 00°43'22" West 1341.03 feet along the East line of said Northeast fractional 1/4 to the Point of Beginning of said centerline; thence South 88°41'28" West 659.11 feet; thence North 53°43'07" West 213.99 feet; thence North 72°40'13" West 138.27 feet; thence North 37°35'11" West 148.13 feet; thence South 84°08'49" West 144.90 feet to Reference Point "A"; thence continuing South 84°08'49" West 233.54 feet; thence North 74°42'21" West 200.27 feet; thence South 88°41'28" West 330.49 feet; thence South 67°00'50" West 251.34 feet; thence South 50°02'32" West 171.49 feet; thence South 35°19'43" West 393.10 feet; thence South 16°42'23" West 152.72 feet to the Point of Ending of said centerline. Also an easement over a 50.00 foot radius circle, the center of which is described as: Commencing at the previously described Reference Point "A"; thence South 05°51'11" East 17.00 feet to the Point of Ending and center of said circle.

HERWEYER PROPERTY 3333 Egypt Valley Ave, NE			SUMMIT SURVEYING, INC. P.O. Box 410 Allendale, MI 49401 Phone (616) 895-7190	REVISIONS:	
DRAWN BY: RHL	DATE: May 18, 2017			JOB NUMBER: 07/1705	SCALE: 1" = 400'



APPLICATION FOR APPROVAL OF SPECIAL USE

The following application fee must accompany this application:

For a residential accessory building or Type 2 home occupation permit: \$200.00
For all other special use permit applications: \$300.00


Applicant Name: Integrated Architecture Contact Name: Scott Vyn
Address: 4090 Lake Drive SE Phone No.: (616) 574-0220
Grand Rapids, MI 49546 Fax No.: (616) 574-0953

1. The undersigned hereby requests approval of the following special use: (Describe fully) Expand existing church use on property with 21,000 sft. building expansion and construction of 256 additional parking spaces and an additional 82 deferred parking spaces to be constructed as needed.

upon the following parcel of property: (address) 655 Spaulding Avenue SE, Ada, MI 49301
Permanent Parcel Number: 41-15-31-177-001, which property is located within the R-2 zoning district. 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.

2. In support of this application, the following items are attached:

- X (a) A complete site plan [see Sec. 78-492 (2)(b) and Sec. 78-524]
- X (b) A written statement addressing the extent to which the proposed use complies with the standards set forth in Sec. 78-493 of the zoning ordinance.

Signature of Applicant: 
Date: 5/25/17

FOR COMPLETION BY ADA TOWNSHIP

Application and fee in the amount of \$ 700.00 received by , on 5/30/17.

Escrow deposit (if required) in the amount of \$ 1000.00 received by , on 5/30/17.

CKA 11483



May 25, 2017

**Site Plan Submittal Application
Project Narrative**

Keystone Community Church Addition

655 Spaulding Avenue SE, Ada, MI 49301

Scope of Project:

The proposed scope of work includes additions and renovations to accommodate the current growth as well as planned future growth of Keystone Community Church. Approximately 21,000sf of additional space will be added, including expanding the current worship assembly space by 100% (940 seats), the addition of a new smaller "studio" gathering space, and additional classrooms to support a growing youth program.

The church currently struggles with severely inadequate parking capacity for each of its current three Sunday services, with parking availability compromised by the overlap between departures and arrivals between services. As the church responds to this reality, it projects additional congregational growth and respective additional parking that will result. The existing parking provided is 278 spaces for sanctuary seating capacity of 450 people in the sanctuary (1.85 times the parking ordinance of 1 space per 3 seats). The site plan indicates 534 total proposed spaces for the expanded seating capacity of 940 people (1.71 times the ordinance) with a possible parking addition totaling 616 spaces (1.97 times the ordinance) as parking demand increases.

A new secondary building entry is planned to alleviate congestion and disperse vehicular drop-off/pick-up points. Additionally, a secondary gated access point is planned to the turnabout in West Village Trail (Pvt) similar to the originally approved PUD plan. Keystone Church has been in communication with representatives of the home owners association for review and approval of the connection.

The stormwater management for the expansion was planned for and constructed as part of the original site plan approval with detention provided adjacent to Ada Drive. Parking lot construction, striping, lighting and landscaping will match existing to create an expanded, cohesive site.

Special Use Standards:

1. The special use shall be designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property and the surrounding area.
 - *The proposed expansion will be designed, constructed, operated and maintained to be harmonious with the existing facilities and use on the subject property which will not impact the character or the area.*

2. The special use shall not change the essential character of the surrounding area.
 - *Keystone Church already exists as an approved Special Land Use on the property. The proposed expansion is consistent with current uses and is harmonious with the existing building design, so the essential character of the area will not be changed.*
3. The special use shall not be hazardous to adjacent property, or involve uses, activities, materials or equipment which will be detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, fumes or glare.
 - *The proposed use complies with the zoning and Special Land Use standards, per Ada Township ordinances. No change of activities, material or equipment, are proposed from the current use which would be hazardous or detrimental to the health, safety or welfare of adjacent properties.*
4. The special use shall not place demands on public services and facilities in excess of capacity.
 - *The existing public utilities are of sufficient size with adequate capacity to serve the expanded use. With the addition of the secondary entrance, traffic will be dispersed in a more orderly fashion during Sunday morning service transition periods. The surrounding roads have the capacity for the expansion, and no upgrades are needed.*



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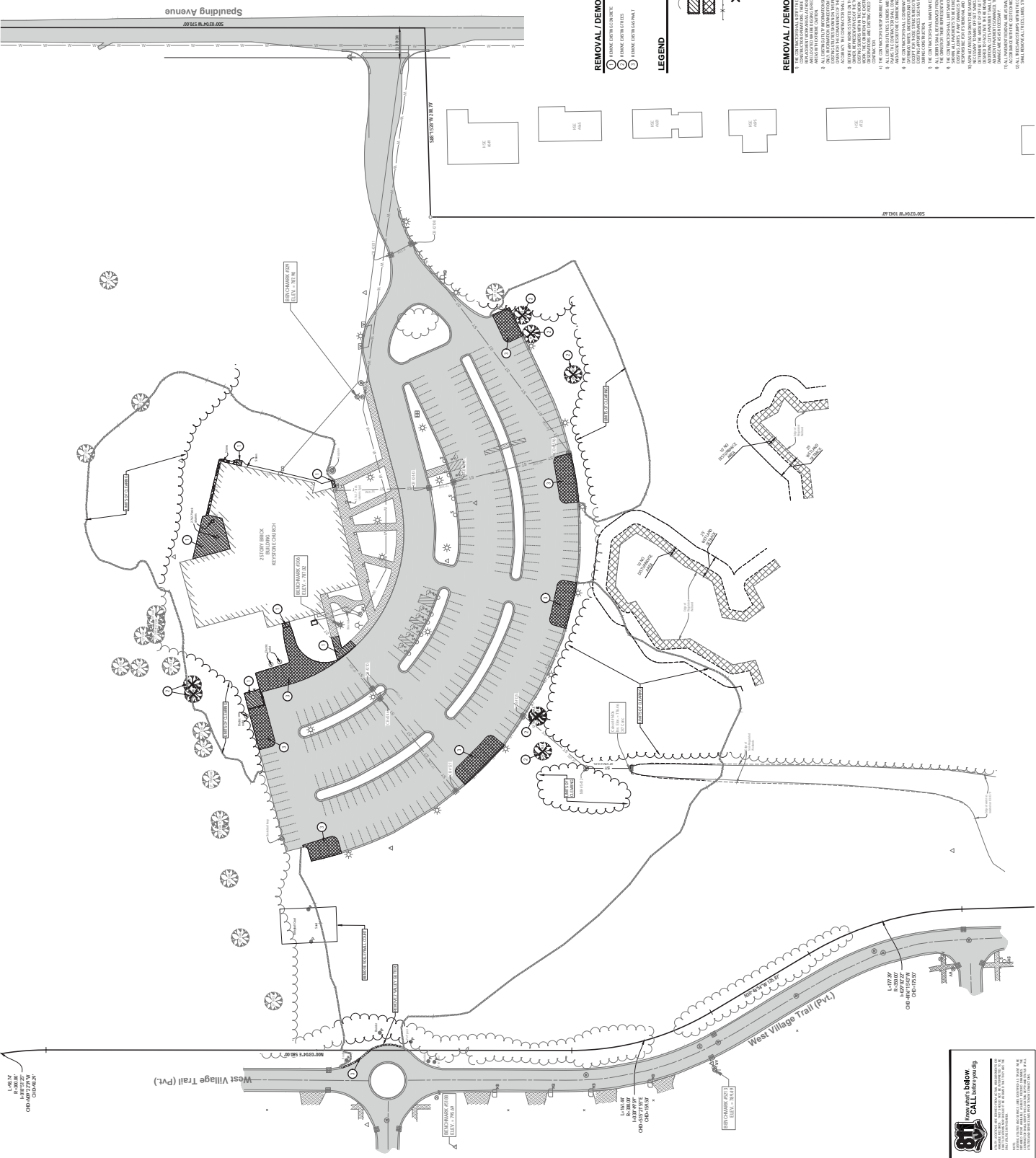
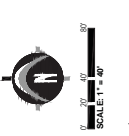
Keystone Community Church - Addition

Schematic Design 10 March 2017
 Preliminary Design 17 March 2017
 Streamlined Design 24 March 2017

Project Number 2017-00313
 Revised Project # 17-000095

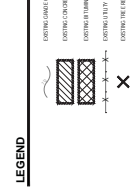
Demolition Plan

C-203



REMOVAL / DEMOLITION NOTES

1. ALL EXISTING STRUCTURES TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE FINISHED GRADE OF THE ADJACENT AREAS.
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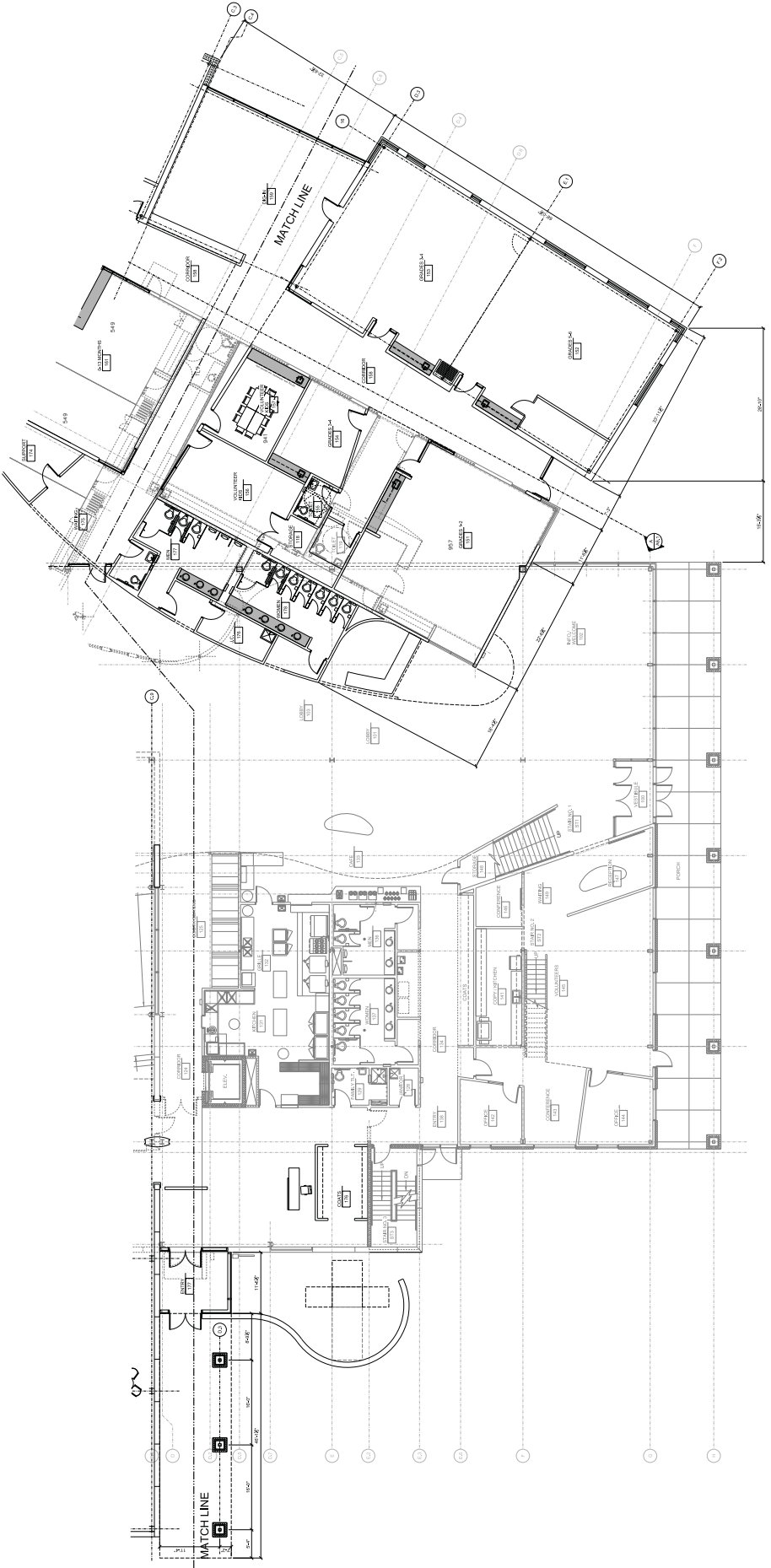
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FOOTING



MAIN FLOOR PLAN
ZONE 'A'
SCALE: 1/8" = 1'-0"



MAIN FLOOR PLAN
ZONE 'A'
SCALE: 1/8" = 1'-0"

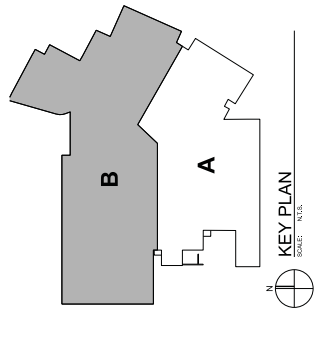
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Design	DD/TH
Rev 1/18	JP
Drawn	JP
Checked	JP
Isolated Number	23108013

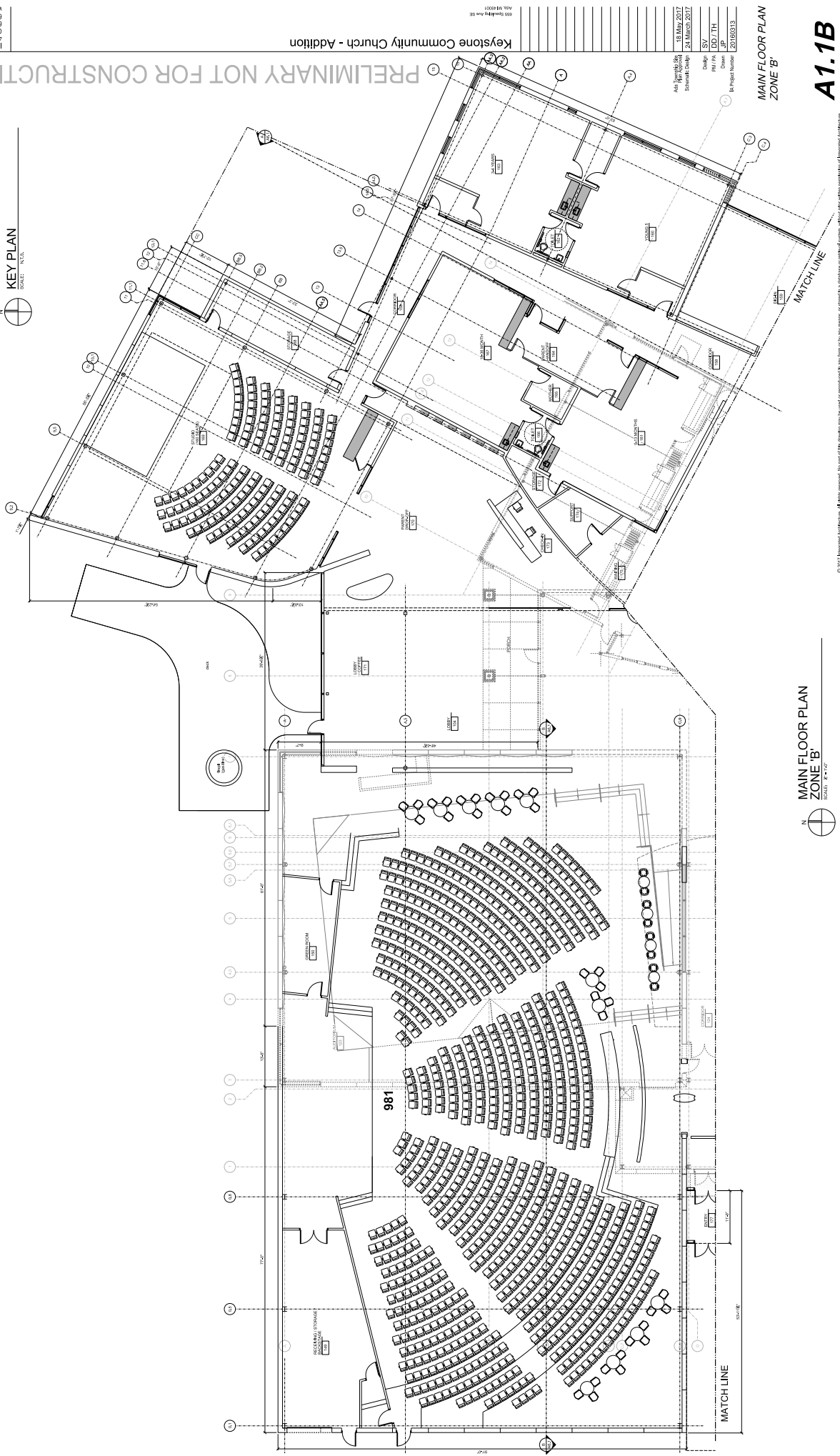
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FORTHCOMING



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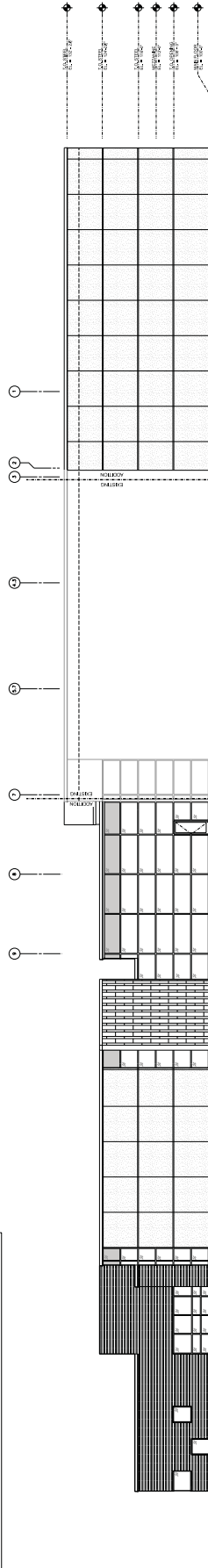
MAIN FLOOR PLAN
ZONE 'B'
SCALE: 1/8" = 1'-0"

MAIN FLOOR PLAN
ZONE 'B'

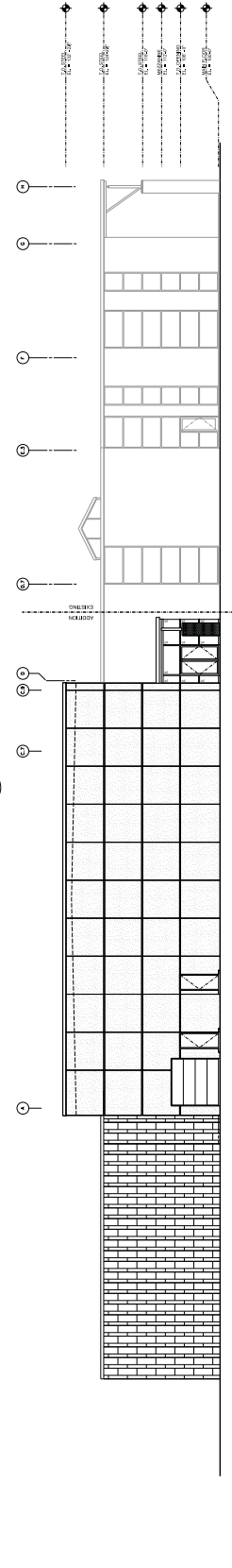
ELEVATION LEGEND

	BRICKWORK (2000 BATH)		METAL MESH (2000 BATH)
	PNEUMATICALLY APPLIED CONCRETE (2000 BATH)		HORIZONTAL METAL MESH (2000 BATH)
	METAL MESH (2000 BATH)		VERTICAL METAL MESH (2000 BATH)
	METAL MESH (2000 BATH)		METAL MESH (2000 BATH)

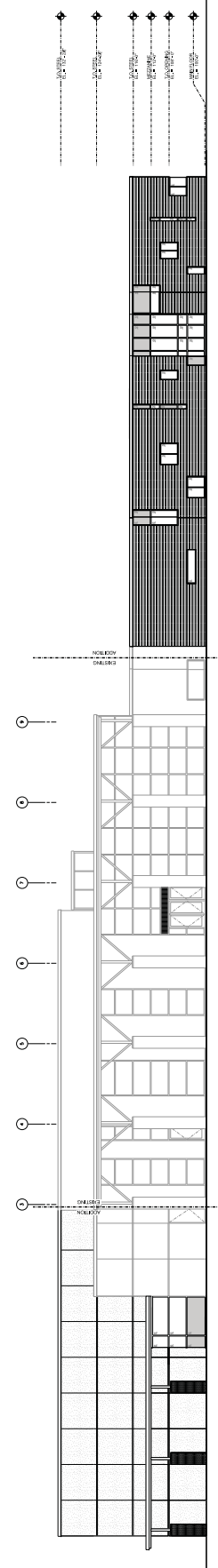
NOTES: SEE DRAWING 14.000 FOR FINISHES.



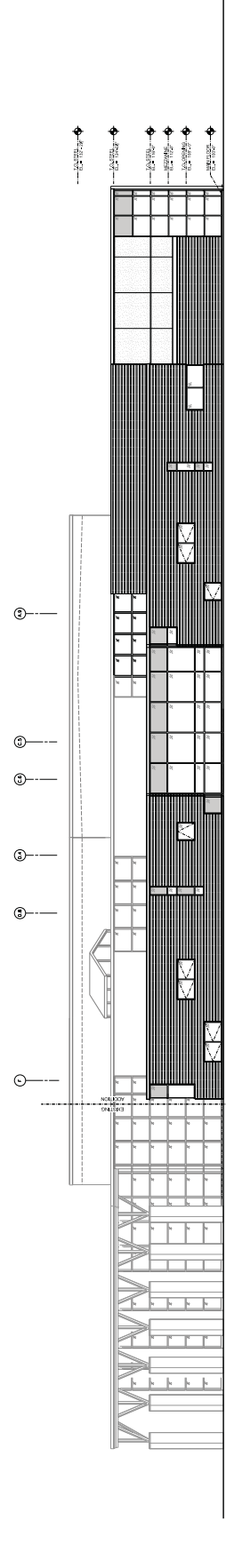
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3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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

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Keystone Community Church - Addition



Integrated Architecture
1000 Lake Drive SE
Grand Rapids, MI 49506
616.574.0050
www.iaarch.com

Architect: IA
Date: 10 Mar 2017
Drawing: 24.000001.01
Design: SV
Rev: 001/TH
Drawn: JP
Checked: JP
Project Number: 23100013

EXTERIOR ELEVATIONS

A5.1



InTEGRATED ARCHITECTURE
 1000
 Old Bridge Lane, Suite 200
 Centerville, MA 01934
 508.274.0229
 www.iaarch.com

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Keystone Community Church - Addition

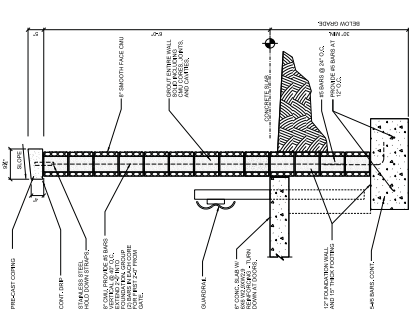
100 Main Street
 Centerville, MA 01934

Project No.	22-0000013
Rev.	01
Date	12/11/2022
Drawn	J.P.
Checked	K.B.
Designed	J.P.
Project Name	Keystone Community Church - Addition
Project Location	100 Main Street, Centerville, MA 01934

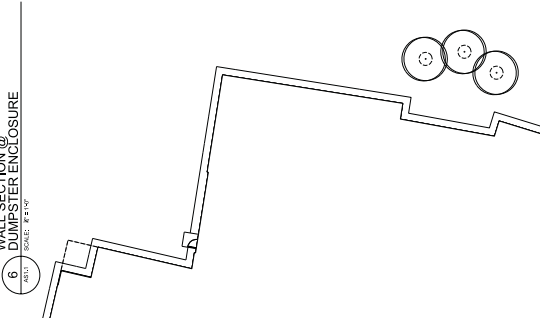
ARCHITECTURAL SITE PLAN & DETAILS

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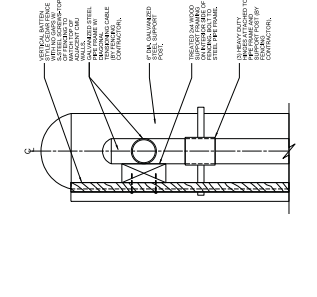
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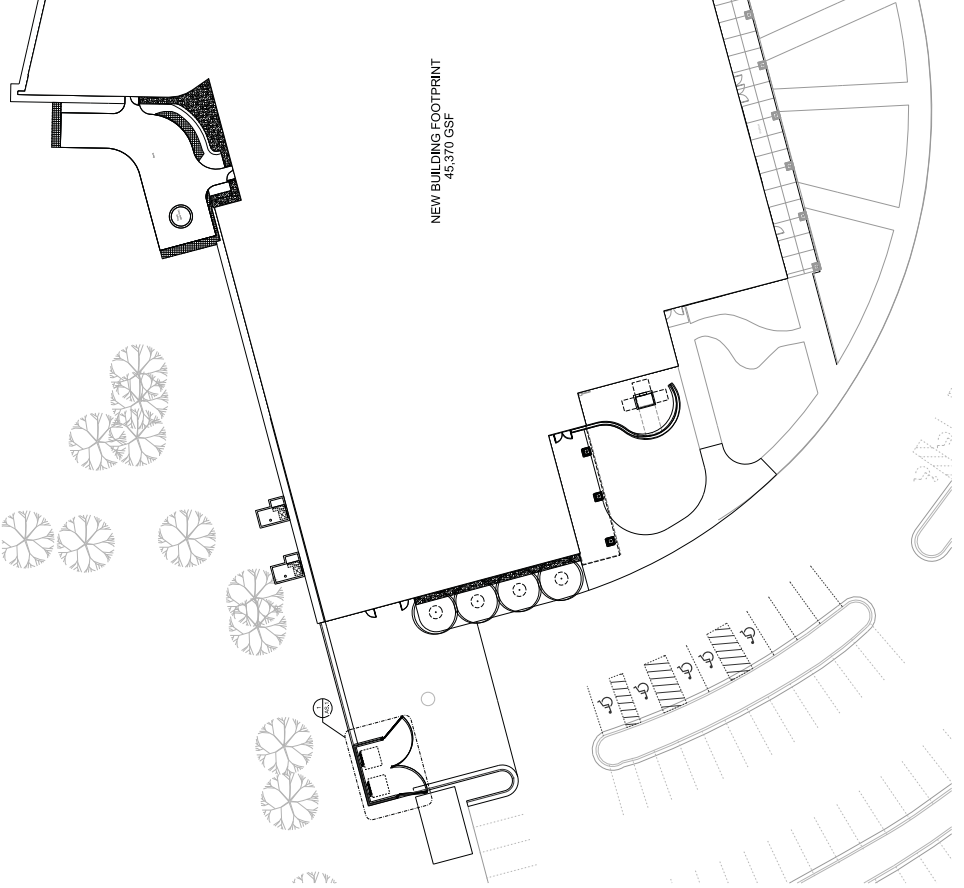
5 DUMPSTER GATE DETAIL
 SCALE: 1/4" = 1'-0"



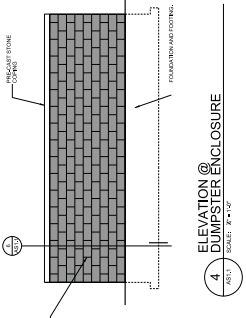
6 WALL SECTION @ DUMPSTER ENCLOSURE
 SCALE: 3/8" = 1'-0"



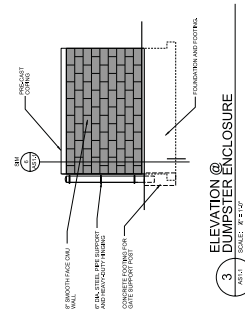
5 DUMPSTER GATE DETAIL
 SCALE: 1/4" = 1'-0"



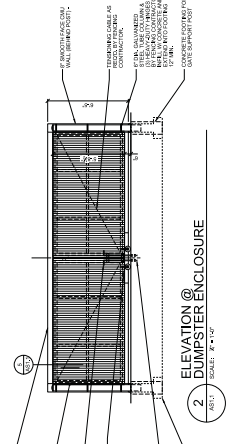
1 ARCHITECTURAL SITE PLAN
 SCALE: 1/8" = 1'-0"



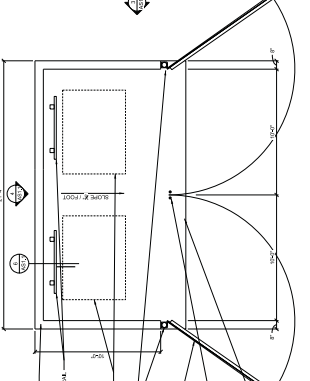
4 ELEVATION @ DUMPSTER ENCLOSURE
 SCALE: 3/8" = 1'-0"



3 ELEVATION @ DUMPSTER ENCLOSURE
 SCALE: 3/8" = 1'-0"



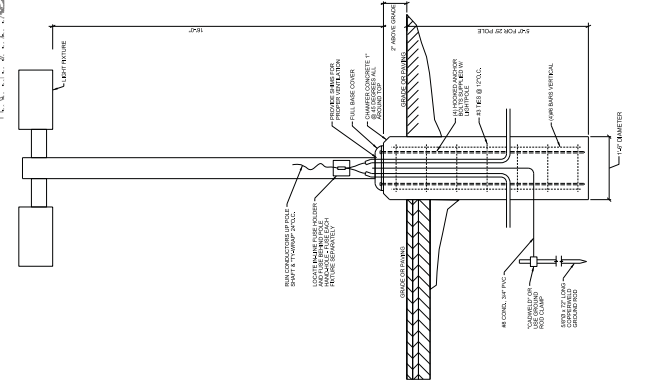
2 ELEVATION @ DUMPSTER ENCLOSURE
 SCALE: 3/8" = 1'-0"



1 ENLARGED PLAN @ DUMPSTER ENCLOSURE
 SCALE: 3/8" = 1'-0"



SITE ELECTRICAL PLAN
SHEET 1 of 1



OUTDOOR LIGHTING STANDARD RAISED CONCRETE BASE DETAIL
SHEET 1 of 1

SITE ELECTRICAL PLAN

E0.2

JOB _____ TYPE _____

NOTES _____ APPROVALS _____

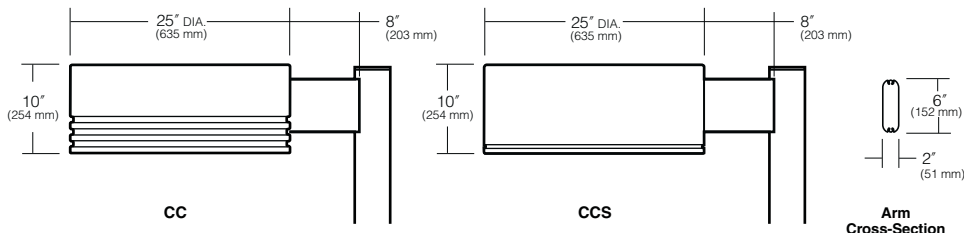
FEATURES

- Full Cutoff PicoPrism technology
- Patented low profile luminaire¹
- Available in 580nm, 3000K, 4000K and 5000K standard CCT
- Type 1, 2, 3, 4, 5, R, L distributions
- 0-10V dimming drivers standard

Certifications



SPECIFICATIONS



Max. Weight = 56 lbs. EPA 1.5.
See Configuration for Additional EPAs.

ORDERING CODE

Configuration	EPA	Housing	Distribution	Drive Current	Source	Color Temperature ²	Voltages	Fixture Finish
1A	1.5	CC25A	1 Type I	P35	96L	2K	120V	BL
2B	3.0	CC25A	2 Type II	P70	111W for 350mA, 228W for 700mA	3K	208V	DB
2L	2.7	CC25A	3 Type III			4K	240V	LG
3T	4.3	CC25A	4 Type IV			5K	277V	PS
3Y*	4.3		5 Type V				347V	TT
4C	4.9		R Type R, Right				480V	WH
1W	n/a		L Type L, Left					CC
HSF	n/a							

*Available round poles only. EPA is for Fixture only

Photocell Options	Fuse Options	NFO Option	Other Options	Control Options
A25-7 7-pin Photocell Receptacle	SF 120, 277, 347 Line Volts	NFO Neighbor Friendly Optic. Photometry available for Type III/IV. All others, consult factory.	REV Accent Reveal ⁵	Wireless WIR-RML-10 120-347V, 1000' range, WiScape RF mesh control system with off/on/dim, motion, photo, GPS location, alert, monitoring and metering capabilities.
A30 120V Button Photocell	DF 208, 240, 480 Line Volts			Motion SCL-R Round Pole Mounted Occupancy Sensor up to 16'
A31 208V Button Photocell				SCL-S Square Pole Mounted Occupancy Sensor up to 16'
A32 240V Button Photocell				SCH-R Round Pole Mounted Occupancy Sensor 16' to 30'
A33 277V Button Photocell				SCH-S Square Pole Mounted Occupancy Sensor 16' to 30'
A34 480V Button Photocell				
A35 347V Button Photocell				

Mounting Options	
VSF Vertical Slipfitter Mount for 2" pipe tenon, (2-3/8" O.D.)	Side Arm Mount
SVSF Vertical Slipfitter Mount square for 2" pipe tenon, (2-3/8" O.D.)	3 3" O.D. Pole
	3.5 3.5" O.D. Pole
	4 4" O.D. Pole
	5 5" O.D. Pole
	6 6" O.D. Pole
	SQ Square Pole

For Pole Spec Select: http://www.kimlighting.com/products/arms_and_poles/
For Control Spec Select: <http://trpsl.com/index.html>

¹ US Patent No. D568,521 S. Other patents pending.
² For custom optics and color temperature configurations, contact factory.
³ Turtle friendly. Maximum 500mA drive current for 2K amber option.
⁴ 347V & 480V currents may be supplied with step-down transformer.
⁵ CC only. Available in 6 standard fixture finishes. Specify finish, example: BL-REV.

Kim Lighting reserves the right to change specifications without notice.

LUMINAIRE PERFORMANCE

Spectroradiometric			
	3000K Average	4200K Average	5100K Average
Correlated Color Temp. CCT (K)	2800K-3175K	3800K-4600K	4600K-5600K
Color Rendering Index (CRI)	≥75	≥70	≥65
Power Factor	>.90	>.90	>.90

Projected Lumen Maintenance		
mA	50,000 hrs	100,000 hrs
350	97.05%	95.24%
700	93.94%	90.60%

Electrical - Drive Current @350mA		
Volts - AC	Amps - AC	System Watts
120	0.93	111
208	0.53	111
240	0.46	111
277	0.40	111
347	0.32	111
480	0.23	111

Electrical - Drive Current @700mA		
Volts - AC	Amps - AC	System Watts
120	1.90	228
208	1.10	228
240	0.95	228
277	0.82	228
347	0.66	228
480	0.48	228

B.U.G. Rating (TM15) in Lumens where B = Backlight, U = Uplight, G = Glare								
Temperature	TYPE 1	TYPE 2	TYPE 3	TYPE 3 NFO	TYPE 4	TYPE 4 NFO	TYPE 5	TYPE L/R
3000K	B3 U0 G3	B2 U0 G2	B2 U0 G2	N/A	B1 U0 G2	B0 U0 G2	B3 U0 G2	B3 U0 G3
4200K	B4 U0 G4	B3 U0 G3	B2 U0 G2	N/A	B1 U0 G3	B0 U0 G3	B4 U0 G2	B3 U0 G3
5100K	B4 U0 G4	B3 U0 G3	B3 U0 G3	N/A	B1 U0 G3	B0 U0 G3	B4 U0 G2	B3 U0 G3

Absolute Lumens								
Temperature	TYPE 1	TYPE 2	TYPE 3	TYPE 3 NFO	TYPE 4	TYPE 4 NFO	TYPE 5	TYPE L/R
3000K	8200	8219	8096	N/A	8015	7103	8311	7993
4200K	11246	11271	11103	N/A	10992	9741	11398	10962
5100K	11535	11562	11388	N/A	11275	9992	11691	11245

B.U.G. Rating (TM15) in Lumens where B = Backlight, U = Uplight, G = Glare								
Temperature	TYPE 1	TYPE 2	TYPE 3	TYPE 3 NFO	TYPE 4	TYPE 4 NFO	TYPE 5	TYPE L/R
3000K	B4 U0 G4	B3 U0 G3	B3 U0 G3	N/A	B1 U0 G3	B0 U0 G3	B4 U0 G2	B3 U0 G3
4200K	B4 U0 G4	B3 U0 G4	B3 U0 G4	N/A	B1 U0 G4	B1 U0 G4	B4 U0 G3	B3 U0 G4
5100K	B4 U0 G4	B3 U0 G4	B3 U0 G4	N/A	B1 U0 G4	B1 U0 G4	B5 U0 G3	B3 U0 G4

Absolute Lumens								
Temperature	TYPE 1	TYPE 2	TYPE 3	TYPE 3 NFO	TYPE 4	TYPE 4 NFO	TYPE 5	TYPE L/R
3000K	14010	14042	13832	N/A	13780	12136	14208	13537
4200K	19252	19295	19006	N/A	18935	16676	19523	18600
5100K	19590	19634	19340	N/A	19268	16969	19867	18928

LED performance and lumen output continues to improve at a rapid pace. Log onto www.kimlighting.com to download the most current photometric files from Kim Lighting's IES File Library. For custom optics and color temperature configurations, contact factory.

Kim Lighting reserves the right to change specifications without notice.

SPECIFICATIONS

Housing:

- Extruded low copper aluminum main body.
- Die-cast low copper aluminum electrical gear compartment.
- Stainless steel hardware.
- Die cast wall separates the optical and electrical compartment acting as thermal barrier.
- Electrical gear compartment doors are fastened with two hinges and a latch made of stainless steel.
- Silicone gaskets seal the compartments at the barrier surface.

Optical Module:

- PicoPrism refractors (enclosed LED PCBs for IP66 rating) aimed toward the task and spreads horizontally to produce great uniformity.
- Type I, II, III, IV, V, L (left), and R (right) standard distributions. Custom available.
- 3000K, 4000K, 5000K standard CCT. Amber and custom available.
- IP66 certified.
- Die-cast, low copper aluminum heat sink modules provide thermal transfer at PCB level.
- Anodized aluminum carrier plate and heat sink modules.

Lens Frame:

- One-piece low copper aluminum alloy die-cast is secured to housing with two toolless latches.

Neighbor Friendly Optic

- Optional integrated Neighbor Friendly Optic on each LED module to completely control unwanted backlight. Most effective with Type III and IV distributions.

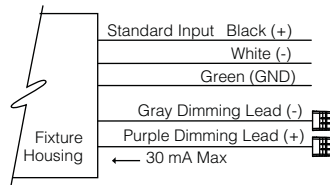
Electrical Characteristics:

- Pre-assembled, aluminum gear tray.
- 120V through 480V @ 50/60Hz.
- Class 2, 350mA or 700mA
- Power Factor = >.90
- National Electrical Code, ANSI/NFPA 70.
- 10kV surge suppression.
- Thermal shield thermal control.
- -30c starting driver.

- 0-10V dimming interface.
- All electronic components are IP66 rated.
- Electronic components are UL and/or CSA recognized.
- Standard programmable driver for variable drive current settings from 350mA to 700mA.

Dimming:

- 10% to 100% dimming using standard 0-10V interface driver.
- To activate the dimming system, a wiring harness is supplied and attached to the DIM Port (DIM IN) on the thermal shield protection system. This port allows the 0-10V Interface to bypass the thermal shield and control the driver.
- The thermal shield works in conjunction with the control system to assure that overheating will not harm the LEDs.
- The wiring harness is connected with the use of the Purple lead as the positive (+) and the Grey lead as the negative (-) to an available control signal (by others).



Support Arm:

- Speed Mount and a reinforcing plate are provided with wire strain relief.
- Speed Mount is square or circular cut for specified pole size and shape.
- Die-cast, low copper aluminum support arm for direct pole mount.
- Die-cast aluminum tool-less entry splice access cover.
- Terminal block is mounted in the arm cavity and accepts #14 to #8 wire sizes.
- Prewired to electrical module with quick-disconnect plugs located inside the electrical compartment.
- Optional cast, low copper aluminum horizontal slip-fitter with adaptor plate to secure the luminaire to 1-1/4" to 2" IPS pipe size arms.
- Optional cast aluminum wall mount plate assembly. Attaches to the wall over the junction box. Luminaire attaches to the wall plate with a square cut Speed Mount.

Finish:

- Fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) polyester powdercoat.
- Standard colors include (BL) Black, (DB) Dark Bronze, (WH) White, (PS) Platinum Silver, (LG) Light Gray, (TT) Titanium, and (CC) Custom Color (Include RAL#).

Fusing:

SF for 120, 277 and 347 Line Volts
DF for 208, 240 and 480 Line Volts.

- High temperature fuse holders factory installed inside the fixture housing. Fuse is included.

CCertifications and Listings:

- UL 1598 Standard for wet locations for Luminaires.
- UL 8750 Standard for Safety for Light Emitting Diode (LED) Equipment for use in Lighting Products.
- IP66 certified.
- CSA C22.2#250.0 Luminaires.
- ANSI C136.31-2010 3G Vibration tested and compliant.
- RoHS compliant.
- IDA approved, 3000K and warmer CCTs only.

CAUTION:

- Fixtures must be grounded in accordance with national, state and/or local electrical codes, Failure to do so may result in serious personal injury.

WARRANTY:

- For full warranty see <http://www.hubbellighting.com/resources/warranty>

Kim Lighting reserves the right to change specifications without notice.

CONTROLS

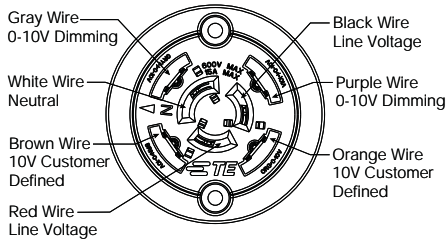
Photocell Receptacle

A25-7

Fully gasketed and wired 7-pin receptacle option. Easy access location above the electrical compartment. 7-pin construction allows for a user-defined interface and provides a controlled definition of operational performance. ANSI twist-lock control module by-others.

Standard customer operation modes:

1. Traditional on/off photoelectric control.
2. 5-pin wireless photoelectric control for added dimming feature.
3. 7-pin wireless photoelectric control for dimming and additional I/O connections for customer use.



Button Photocell

A30 for 120V, **A31** for 208V, **A32** for 240V, **A33** for 277V, **A35** for 347V, **A34** for 480V,

Photocell is factory installed inside the housing with a fully gasketed sensor on the side wall. For multiple fixture mountings, one fixture is supplied with a photocell to operate the others.

Wireless Control

Hubbell Building Automation's wiSCAPE™ In-Fixture Module is a bi-directional wireless RF device that allows an individual fixture to be managed, monitored and metered. The wiSCAPE In-Fixture Module communicates wirelessly over a robust 2.4GHz ISM (Industrial, Scientific and Medical) certified meshed radio signal. The wiSCAPE Fixture Module drastically simplifies control and automation of projects, especially in retrofit environments, and challenges the legacy world of wired-systems. wiSCAPE wireless control technology easily adapts to complex automation situations for quick, simple and economical commissioning. The On-Fixture Module is compatible with A-25-7H option.

WIR-RML-IO

120 - 347V 1000 Foot Range WiScape RF mesh control system with off/on/dim, motion, photo, GPS location, alert, monitoring and metering capabilities.

Pole Mounted

Round Pole-Mounted Occupancy Sensor up to 16'

SCL-R

Round Pole-Mounted Occupancy Sensor up to 16' - an outdoor occupancy sensor with 0-10V interface dimming control that mounts directly to the pole. Wide 360° pattern. Module colors are available in Black, Gray, and White. Module is cut for round pole mounting. Pole diameter is needed upon order. Poles to be drilled in the field will be provided with installation instructions.

Ordering Example: SCL-R4¹/277²/BL³

Square Pole-Mounted Occupancy Sensor up to 16'

SCL-S

Square Pole-Mounted Occupancy Sensor up to 16' - an outdoor occupancy sensor with 0-10V interface dimming control that mounts directly to the pole. Wide 360° pattern. Module colors are available in Black, Gray, and White. Module is cut for square pole mounting. Pole diameter is needed upon order. Poles to be drilled in the field will be provided with installation instructions.

Ordering Example: SCL-L/277²/BL³

Round Pole-Mounted Occupancy Sensor 16' to 30'

SCH-R

Round Pole-Mounted Occupancy Sensor: 16' to 30' - an outdoor occupancy sensor with 0-10V interface dimming control that mounts directly to the pole. Wide 360° pattern. Module colors are available in Black, Gray, and White. Module is cut for round pole mounting. Pole diameter is needed upon order. Poles to be drilled in the field will be provided with installation instructions.

Ordering Example: SCH-R4¹/277²/BL³

Square Pole-Mounted Occupancy Sensor 16' to 30'

SCH-S

Square Pole-Mounted Occupancy Sensor: 16 to 30' - an outdoor occupancy sensor with 0-10V interface dimming control that mounts directly to the pole. Wide 360° pattern. Module colors are available in Black, Gray, and White. Module is cut for round pole mounting. Pole diameter is needed upon order. Poles to be drilled in the field will be provided with installation instructions.

Ordering Example: SCH-S/277²/BL³

SCP

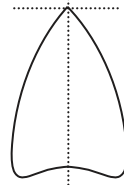
The SCP is a photo-control with motion sensing accessory that mounts to the side of any new or existing 3"-5" round or square straight pole. The SCP enables any pole mounted luminaire in excess of 75 watts, to meet California Title 24 requirements with integral 20KV/10KA surge protection for added reliability and serviceability.

For more detail:

http://www.aal.net/products/sensor_control_programmable

¹Pole Diameter, ²Voltage, ³Color

Kim Lighting reserves the right to change specifications without notice.



Gotham Architectural Downlighting
 LED Downlights

**8" Evo®
 Downlight**

Solid-State Lighting



FEATURES

OPTICAL SYSTEM

- Self-flanged semi-specular, matte-diffuse or specular finishing trim
- Patented Bounding Ray™ optical design (U.S. Patent No. 5,800,050)
- 45° cutoff to source and source image
- Top-down flash characteristic
- Polycarbonate lens integral to light engine

MECHANICAL SYSTEM

- 16-gauge galvanized steel construction; maximum 1-1/2" ceiling thickness
- Telescopic mounting bars maximum of 32" and minimum of 15", preinstalled, 4" vertical adjustment
- Toolless adjustments post installation
- Junction box capacity: 8 (4 in, 4 out) 12AWG rated for 90°C
- Light engine and driver accessible through aperture

ELECTRICAL SYSTEM

- Fully serviceable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- Tested according to LM-79 and LM-80 standards
- Overload and short circuit protected
- 2.5 SDCM; 85 CRI typical, 90+ CRI optional

LISTINGS

- Fixtures are CSA certified to meet US and Canadian standards; wet location, covered ceiling

WARRANTY

- 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C.



A+ Capable options indicated by this color background.

EXAMPLE: EVO 35/25 8AR MWD LSS 120 EZ1

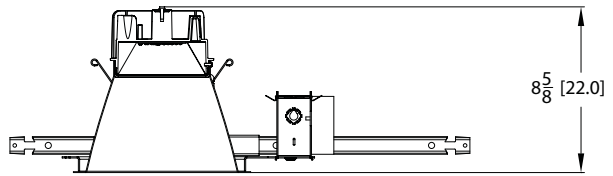
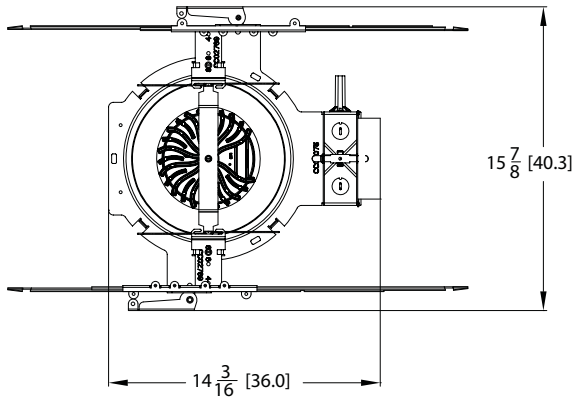
Series	Color temperature	Nominal lumen values	Aperture/Trim color	Distribution	Finish	Voltage
EVO	27/ 2700 K	20 2000 lumens	8AR Clear	VND Very narrow (0.5 s/mh)	LSS Semi-specular	120
	30/ 3000 K	25 2500 lumens	8PR Pewter	ND Narrow (0.7 s/mh)	LD Matte-diffuse	277
	35/ 3500 K	30 3000 lumens	8WTR Wheat	MD Medium (0.9 s/mh)	LS Specular	347 ²
	40/ 4000 K		8GR Gold 8WR ¹ White 8BR ¹ Black 8WRAMF ¹ White anti-microbial	MWD Medium wide (1.0 s/mh) WD Wide (1.2 s/mh)		

Driver ³	Options
EZ10 eldoLED 0-10V ECOdrive. Linear dimming to 10% min.	SF Single fuse. Specify 120V or 277V.
EZ1 eldoLED 0-10V ECOdrive. Linear dimming to 1% min.	TRW⁴ White painted flange
EZB eldoLED 0-10V SOLOdrive. Logarithmic dimming to <1%.	TRBL⁵ Black painted flange
EDAB eldoLED SOLOdrive DALI. Logarithmic dimming to <1%.	EL⁶ Emergency battery pack with integral test switch
EDXB eldoLED POWERdrive DMX with RDM (remote device management). Square Law dimming to <1%. Includes termination resistor. Refer to DMXR Manual .	ELR⁶ Emergency battery pack with remote test switch
EXA1 XPoint Wireless, eldoLED 0-10V ECOdrive. Linear dimming to 1%. Refer to XPoint tech sheet.	NPS80EZ⁷ nLight® dimming pack controls 0-10V eldoLED drivers.
EXAB XPoint Wireless, eldoLED 0-10V SOLOdrive. Logarithmic dimming to <1%. Refer to XPoint tech sheet.	NPS80EZER^{7,8} nLight® dimming pack controls 0-10V eldoLED drivers. ER controls fixtures on emergency circuit.
	BGTD Bodine generator transfer device. Specify 120V or 277V.
	CRI90 High CRI (90+)
	CP⁹ Chicago plenum. Specify 120V or 277V.
	RRL RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature.

ORDERING INFORMATION

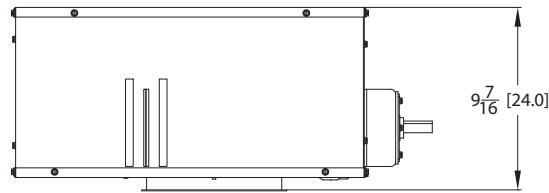
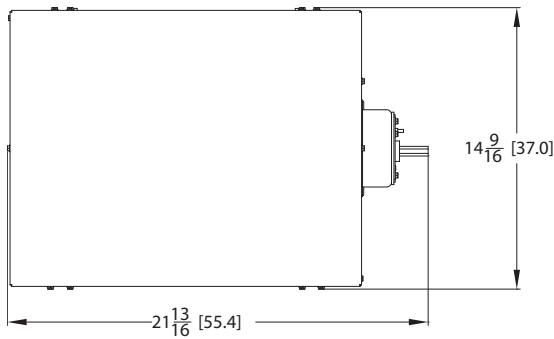
DIMENSIONAL DATA

All dimensions are inches (centimeters) unless otherwise noted.



Aperture: 8-5/8 (21.9)
 Ceiling Opening: 8-3/4 (22.2)
 Overlap Trim: 9-1/4 (23.5)

DIMENSIONS FOR CHICAGO PLENUM



ELECTRICAL

WATTAGE CONSUMPTION MATRIX			
LUMENS	LM ACTUAL	WATTAGE	LUMENS per WATT
2000	2,287	31.6	72.5
2500	2,964	41.1	72.0
3000	3,398	47.1	72.2

EMERGENCY LUMEN OUTPUT		
LUMENS	WATTAGE	INITIAL OUTPUT
2000	8.4	630
2500	7.2	540
3000	8.4	630

ACCESSORIES

ACCESSORIES order as separate catalog numbers (shipped separately)

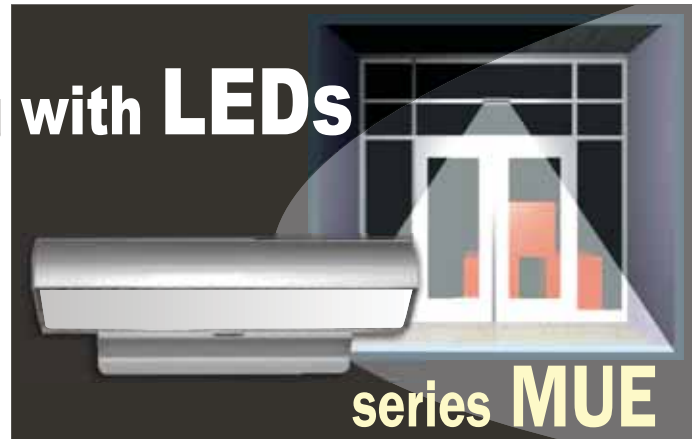
- SCA8** Sloped ceiling adapter. Degree of slope must be specified (5D, 10D, 15D, 20D, 25D, 30D). Ex: SCA8 10D. Refer to [TECH-190](#).
- CTA4-8 YK** Ceiling thickness adapter (extends mounting frame to accommodate ceiling thickness up to 5"). Adds ~4" to fixture height.
- GVRT** Vandal-resistant trim accessory. Refer to [TECH-200](#).
- ISD BC** 0-10V wallbox dimmer. Refer to [ISD-BC](#).

NOTES

ORDERING NOTES

1. Not available with finishes.
2. Not available with EL or ELR options.
3. Refer to [TECH-240](#) for compatible dimmers.
4. Not available with white reflector.
5. Not available with black reflector.
6. For dimensional changes, refer to [TECH-140](#). Not available with 347V.
7. Specify voltage.
8. For use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
9. ELR not available.

The Brightest Idea is Emergency Lighting with LEDs



GENERAL DESCRIPTION

Operating in either normal-on or emergency mode, this fixture is designed to mount directly on structural mullion beams used in typical glass-fronted entrances, with vertical surface as small as 2". This fixture has full 90° cut-off and will provide efficient emergency lighting in front of egress doorways, or along extended pathways.

CONSTRUCTION

- Rugged extruded aluminum housing with stainless hardware is corrosion proof.
- Wet location listed UL 924. Certified IP66.
- Uniform, high brightness lighting over the path of egress.
- Full 90° cut- off.
- Three versions are available:

RE= Central Battery System Series CBS or other qualified source 12V- 24 VDC.

BB= Battery backup from Remote Battery Supply Series RPS.

AC= 120VAC supply: 277 VAC option.

ELECTRONICS

- Dual operation from either a battery or normally on power source.
- Lamps are connected in parallel-series strings, as required to meet requirements of NEC and Life Safety Codes. Lighting continues even after failure of One lamp or circuit.

ENERGY EFFICIENT OPERATION

- Dual function operation for normally on night or security lighting as well as emergency lighting.
- Very low power consumption in night/ security mode. The security lighting circuit is independent of emergency lighting and may be switched manually, by an exterior photocell, or other automatic means.
- Over 50,000 hour lamp life in normal use.
- IES photometric data available for all models.

CODES

- Manufactured and tested to UL Standard 924 and NFPA Life Safety Code 101.

WARRANTY

- 5 year total customer satisfaction warranty. For Details see product catalog technical data section.

FIXTURE SCHEDULE

MODEL	CATALOG NO
APPROVAL	JOB INFORMATION



Moonlite LED™ Mullion Mount Emergency Light

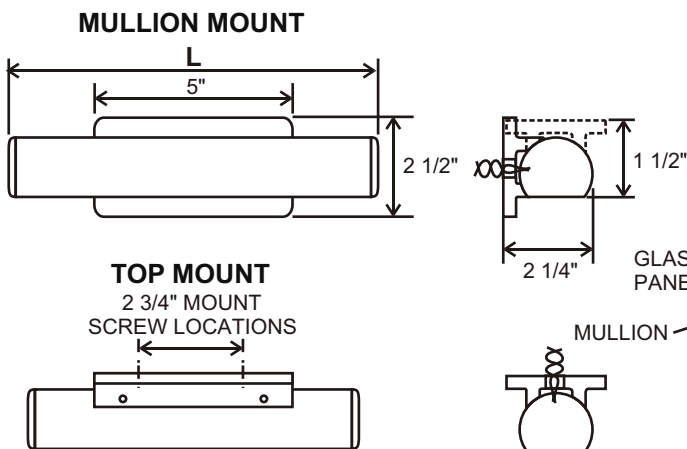
Outdoor Egress Series MUE

MUE.02.13.09

SUGGESTED SPECIFICATIONS:

Supply and install the MOONLITE LED Series MUE Mullion Mount emergency lighting fixture manufactured by Signtex Lighting Inc. The MUE assembly shall be listed for installation in wet locations in compliance with UL 924 and IP66 standards and shall be capable of operating from Signtex remote power supply Series RPS, the Signtex central battery system Series CBS, or from other remote power sources supplying 12-24 VDC or VAC. Upon loss of AC building power, emergency models shall operate for a minimum of 90 minutes in compliance with UL Standard 924 and NFPA LSC 101.

MOUNTING DATA & DIMENSIONS:



MAX WIRING LENGTH FROM RPS TO FIXTURE	
WIRING SIZE AWG	LENGTH (FT)
#20	100
#18	170
#16	225

LENGTH TABLE	
POWER	L
10 Watts	10"
20 Watts*	21"

*RE and AC models only

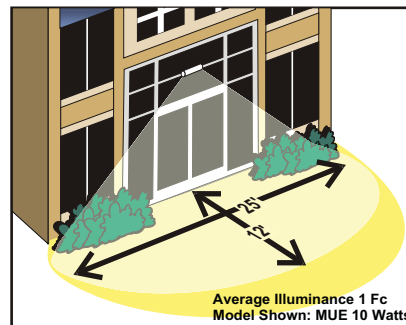
Emergency Power Rating (EPR): 10 WATTS

Security Power Rating (SPR): 10 WATTS

RPS SELF-TEST DIAGNOSTIC FUNCTIONS

BB MODELS WITH DG FUNCTION	
STATUS	LED DISPLAY
NORMAL FULL CHARGE	GREEN ON
NORMAL FAST CHARGE	ORANGE ON
FAILED BATTERY	RED FLASH FAST
FAILED LAMP	GREEN FLASH
FAILED TRANSFER	ORANGE FLASH
FAILED CHARGER	RED FLASH SLOW

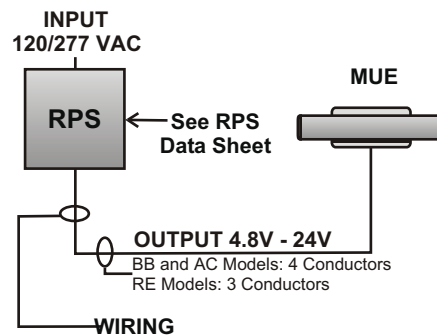
SPACING GUIDE



NOTE: FOR REFERENCE ONLY. STANDARD REFLECTANCES 80/50/20. SIGNTEX IS NOT RESPONSIBLE FOR SPECIFIC CONDITIONS THAT MAY ALTER THE RESULTS.

CONTACT SIGNTEX FOR LAYOUT ASSISTANCE
Code Compliant Emergency lighting layouts provided free of charge!

BATTERY & AC ONLY MODELS



Typical Specification:

UL AWM Style: Control Cable #20 AWG 300V 2 conductors.

SECURITY / NIGHT LIGHTING

BB Models with SW Option
RE Models (All)

EM Watts	SEC Power- Watts
10	10
20	20

SW OPTION CONTROL WIRING

Standard BB = Connect ORANGE & GREEN wires together to turn ON

BB with DG Option = Connect BLUE wire to voltage source from 10V to 300V AC or DC to turn ON

FIXTURE ORDERING INFORMATION: EXAMPLE: MUEBB10AW-DG

MUE	BB	10	A	W	-DG
MODEL SERIES	OPERATION	EMERGENCY POWER RATING	HOUSING COLOR	MOUNT	OPTIONS
MUE	RE= Central Battery or other 12- 24 VDC Remote Source BB= Battery Backup (Requires RPS) AC= No Battery (Requires RPS)	10= 10 Watts 20= 20 Watts* *RE and AC models only. See Length Table.	W= Satin White A= Aluminum X= Custom	T= Top W= Wall	DG= Battery Diagnostics* SW= Security Lighting with Control Switch* 2HT= 2" Canopy Height *BB Models Only

SUITABLE FOR WET LOCATIONS
AMBIENT TEMPERATURE LIMITS:
Standard "BB" models: -20° C to +40° C
Remote models: -40° C to +50° C



Signtex Inc

LIGHTING

220 VFW Avenue, Grasonville, MD 21638
TEL: (410) 827-8300 Fax: (410) 827-8866
sales@signtexinc.com www.signtexinc.com

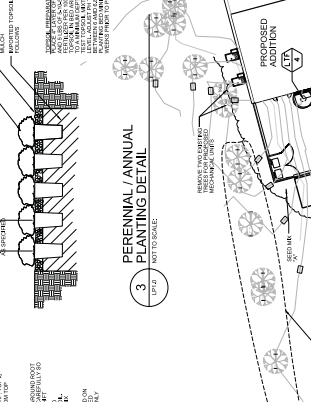
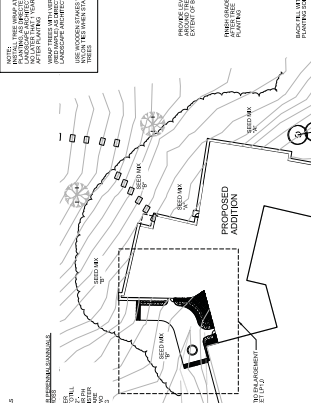
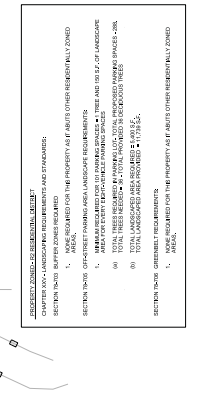
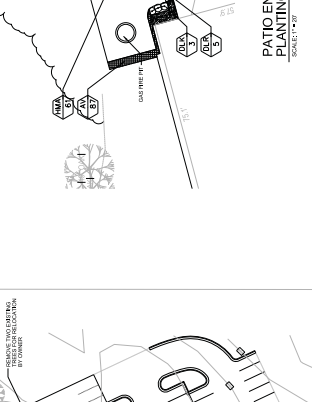
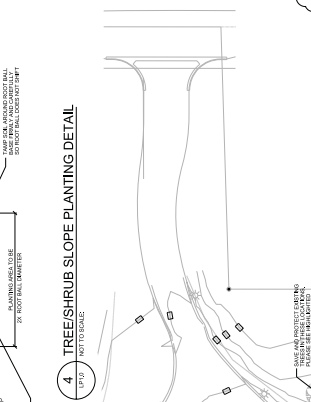
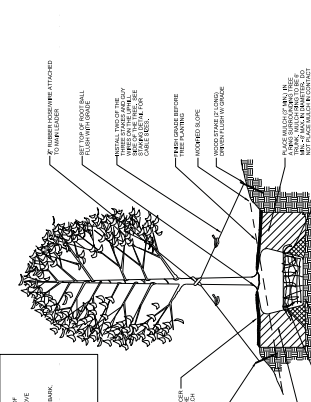
DISTRIBUTOR:

Specifications and Dimensions subject to change without notice.

PRELIMINARY NOT FOR CONSTRUCTION

- LANDSCAPE NOTES:**
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS AND CODES THAT APPLY TO THE PROJECT AND CONSTRUCTION.
 - ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS AND CODES THAT APPLY TO THE PROJECT AND CONSTRUCTION.
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ITEM	QUANTITY	REMARKS
1	1	PLANTING: TREE (SPECIES)
2	1	PLANTING: SHRUB (SPECIES)
3	1	PLANTING: PERENNIAL (SPECIES)
4	1	PLANTING: ANNUAL (SPECIES)
5	1	PLANTING: GROUND COVER (SPECIES)
6	1	PLANTING: SEEDING (SPECIES)
7	1	PLANTING: TREE (SPECIES)
8	1	PLANTING: SHRUB (SPECIES)
9	1	PLANTING: PERENNIAL (SPECIES)
10	1	PLANTING: ANNUAL (SPECIES)
11	1	PLANTING: GROUND COVER (SPECIES)
12	1	PLANTING: SEEDING (SPECIES)



ADDITIONAL NOTES:

- ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS AND CODES THAT APPLY TO THE PROJECT AND CONSTRUCTION.
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MEMORANDUM

Date: 6/12/17

TO: Ada Township Planning Commission
FROM: Jim Ferro, Planning Director
RE: Amendment to PUD Regulations

An amendment to the PUD regulations is proposed by staff, to broaden the scope of allowable variation from conventional zoning standards that may be approved in a PUD, to include variation from the private road standards, sign regulations and parking standards contained in the zoning rules.

The need/desire for this amendment arose in conjunction with the proposed multiple family condominium PUD on Spaulding Ave. that was recently approved by the Planning Commission, subject to confirmation by legal counsel that variation from private road standards is permitted under the current PUD regulations.

Based on my review of the PUD rules, I concluded that variation from the private road standards is not permitted under the current rules, and this view was confirmed in consultation with legal counsel.

Setting of a public hearing date for the July meeting on the proposed amendment is recommended.

**ADA TOWNSHIP
ORDINANCE NO. O-**

**AN ORDINANCE TO AMEND THE ADA TOWNSHIP ZONING REGULATIONS
CHAPTER 78 OF THE ADA TOWNSHIP CODE OF ORDINANCES
(ORDINANCE NO. O- 091100-1, AS AMENDED)**

THE TOWNSHIP OF ADA ORDAINS:

Section 1. Amendment to Section 78-449.

Section 78-449 of the Ada Township Code of Ordinances is hereby amended to read in its entirety as follows:

Sec. 78-449. Area, height, bulk, placement and density requirements. Variation from other zoning standards.

(a) ~~The minimum lot size, lot width, yard, building spacing, maximum building height and maximum building footprint size requirements, as provided by~~
Subject to review and approval under the applicable underlying zoning district, procedures and standards contained in this article, the following dimensional standards and other standards contained within this chapter may be varied by specific approval in a PUD development plan as deemed necessary by the township to fulfill the purposes and intent of this chapter, and to further achieve the goals and objectives of the master plan, and to comply with the standards contained in this chapter for approval:

(1) Minimum lot area, minimum lot width, minimum setback, minimum building separation distance, maximum building height and maximum building footprint size requirements of a PUD, provided that the otherwise applicable zoning district standards.

(2) Regulations pertaining to signs contained in Article XXVI, regulations pertaining to off-street parking and loading spaces contained in Article XXVII, regulations pertaining to public street access and private roads and driveways contained in Article XXVIII.

(3) The following dwelling unit maximum gross density limits in a planned unit development shall not be exceeded as follows:

Standard		Zoning District							
		AGP	RP-1	RP-2	RR	R-1	R-2	R-3	R-4
Maximum gross density (Dwelling units per acre or land area per dwelling unit)	If % of site in open space is less than 40%.	1 dwelling unit per 10 acres	1 dwelling unit per 5 acres	1 dwelling unit per 3 acres	1 dwelling unit per 2 acres	6 dwelling units per acre			12 dwelling units per acre
	If % of site in open space is 40% or greater.	1 dwelling unit per 3 acres							

Section 2. Amendment to Sec. 78-458. Preliminary approval.

Sub-paragraph (c)(2) of Sec. 78-458 shall be revised to read in its entirety as follows:

- (2) At the public hearing, the planning commission shall review the preliminary development plan and the accompanying application materials (along with any additional documentation or analysis the commission may request the applicant to provide as necessary to assist in its review), and shall consider whether the PUD as proposed meets all of the following standards:
 - a. The PUD conforms with the policies, goals, guidelines and recommendations contained in the master plan concerning land use, density, vehicular access and circulation, pedestrian circulation, building placement, character and design, landscaping, signage and amenities.
 - b. The PUD is consistent with and promotes the intent of this article and this chapter.
 - c. If the PUD contains more than one type of use, the uses are arranged in a manner, and buffers are provided as necessary and appropriate, so as to prevent adverse impacts of one use upon another, and so as to create a logical relationship of one use to another.
 - d. The PUD is compatible with surrounding uses of land and the character of the surrounding area. The design and placement of buildings and other structures, parking, lighting, signs, refuse storage, landscaping and other elements of the proposed PUD ensures compatibility with surrounding properties and properties within the PUD, and ensures that the development, when viewed from public rights-of-way, contributes to the desired character of the surrounding area.
 - e. The PUD is designed to have minimal adverse effect on the environment and to preserve and maintain to the maximum extent feasible the quality of surface and groundwater resources and the natural topography, vegetation and other natural features of the site.
 - f. The PUD will not place demands on public services and facilities in excess of their capacity.
 - g. Any approved community water or sewer facilities which are not connected to a public system at the time of construction shall be designed as a complete unit to serve the entire PUD project, with provision for connection to a public system if and when a public system is provided at a future date.
 - h. Safe and efficient ingress and egress has been provided to the property, especially with regard to pedestrian safety and convenience, traffic flow and control, and access in case of fire or other emergency. The amount and type of traffic generated by the PUD shall not exceed the capacity of existing and proposed streets.
 - ~~i. The design of public streets shall conform to the requirements of the county road commission. Design of private streets shall comply with the requirements applicable to private streets as provided by this chapter.~~ Curbs, gutters and sidewalks may be required if it is determined that such improvements are necessary for reasons of public safety.
 - ji. The PUD shall be designed so that the additional traffic generated by the PUD will not create a substantial detrimental effect on neighboring properties or on the health, safety and welfare of township residents, including the residents of the proposed PUD.
 - kj. The PUD is otherwise consistent with the public health, safety and welfare of the township.
 - ~~l. The~~ k. Except to the extent that conformance with the standards of this chapter is explicitly waived in the proposed PUD as permitted in this article, the PUD shall conform with all other applicable standards and requirements of this chapter, except to the extent that

Ordinance No. O-_____

~~the use, area, height, bulk, placement and density requirements of the underlying zoning district are explicitly varied by approval of the planning commission and township board as authorized in this article.~~

**ADA TOWNSHIP
ORDINANCE NO. Q-**

**AN ORDINANCE TO AMEND THE ADA TOWNSHIP ZONING REGULATIONS
CHAPTER 78 OF THE ADA TOWNSHIP CODE OF ORDINANCES
(ORDINANCE NO. O- 091100-1, AS AMENDED)**

THE TOWNSHIP OF ADA ORDAINS:

Section 1. Amendment to Section 78-449.

Section 78-449 of the Ada Township Code of Ordinances is hereby amended to read in its entirety as follows:

Sec. 78-449. Area, height, bulk, placement and density requirements.

(a) The minimum lot size, lot width, yard, building spacing, maximum building height and maximum building footprint size requirements, as provided by the applicable underlying zoning district, may be varied by specific approval in a PUD development plan as deemed necessary to fulfill the purposes and intent of this chapter, to further the objectives of the master plan, and to comply with the standards contained in this chapter for approval of a PUD, provided that the following dwelling unit density limits shall not be exceeded:

Standard		Zoning District							
		AGP	RP-1	RP-2	RR	R-1	R-2	R-3	R-4
Maximum gross density (Dwelling units per acre or land area per dwelling unit)	If % of site in open space is less than 40%.	1 dwelling unit per 10 acres	1 dwelling unit per 5 acres	1 dwelling unit per 3 acres	1 dwelling unit per 2 acres	6 dwelling units per acre			12 dwelling units per acre
	If % of site in open space is 40% or greater.	1 dwelling unit per 3 acres							

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 - a. The PUD conforms with the policies, goals, guidelines and recommendations contained in the master plan concerning land use, density, vehicular access and circulation, pedestrian circulation, building placement, character and design, landscaping, signage and amenities.
 - b. The PUD is consistent with and promotes the intent of this article and this chapter.

- c. If the PUD contains more than one type of use, the uses are arranged in a manner, and buffers are provided as necessary and appropriate, so as to prevent adverse impacts of one use upon another, and so as to create a logical relationship of one use to another.
- d. The PUD is compatible with surrounding uses of land and the character of the surrounding area. The design and placement of buildings and other structures, parking, lighting, signs, refuse storage, landscaping and other elements of the proposed PUD ensures compatibility with surrounding properties and properties within the PUD, and ensures that the development, when viewed from public rights-of-way, contributes to the desired character of the surrounding area.
- e. The PUD is designed to have minimal adverse effect on the environment and to preserve and maintain to the maximum extent feasible the quality of surface and groundwater resources and the natural topography, vegetation and other natural features of the site.
- f. The PUD will not place demands on public services and facilities in excess of their capacity.
- g. Any approved community water or sewer facilities which are not connected to a public system at the time of construction shall be designed as a complete unit to serve the entire PUD project, with provision for connection to a public system if and when a public system is provided at a future date.
- h. Safe and efficient ingress and egress has been provided to the property, especially with regard to pedestrian safety and convenience, traffic flow and control, and access in case of fire or other emergency. The amount and type of traffic generated by the PUD shall not exceed the capacity of existing and proposed streets.
- i. The design of public streets shall conform to the requirements of the county road commission. Design of private streets shall comply with the requirements applicable to private streets as provided by this chapter. Curbs, gutters and sidewalks may be required if it is determined that such improvements are necessary for reasons of public safety.
- j. The PUD shall be designed so that the additional traffic generated by the PUD will not create a substantial detrimental effect on neighboring properties or on the health, safety and welfare of township residents, including the residents of the proposed PUD.
- k. The PUD is otherwise consistent with the public health, safety and welfare of the township.
- l. The PUD shall conform with all applicable standards and requirements of this chapter, except to the extent that the use, area, height, bulk, placement and density requirements of the underlying zoning district are explicitly varied by approval of the planning commission and township board as authorized in this article.