ADA TOWNSHIP PLANNING COMMISSION  
THURSDAY, OCTOBER 19, 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 SEPTEMBER 21, 2017 MEETING  
V. PUBLIC HEARINGS - None  
VI. UNFINISHED BUSINESS  
1. Request for Special Use Permit, 4,968 sq. ft. Building for an existing Landscape Contracting Business in the RP-1 Zoning District, 9430 Vergennes St. SE, Parcel No. 41-15-36-200-065, New Urban Home Builders, for Enchanted Gardener/Hayden Holdings, LLC  

VII. NEW BUSINESS  
1. Pre-Application Conference, Zoning Ordinance Amendment Request, to permit Commercial Recreation Facilities, including Gymnastic Training, in the Industrial (I) district, Harold Brander  

VIII. COMMISSION MEMBER/STAFF REPORTS  
1. Review of Proposed Regulations for Short Term Rentals  
2. Discussion of Fulton Street Industrial Corridor Use Regulations  

IX. PUBLIC COMMENT  

X. ADJOURNMENT
A meeting of the Ada Township Planning Commission was held on Thursday, September 21, 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 Leisman, Burton, Butterfield, Lunn, Jacobs, and Carter
Absent: Easter
Staff Present: Planning Director Ferro, Planner/Zoning Administrator Brent Bajdek

III. APPROVAL OF AGENDA

Moved by Lunn, supported by Butterfield, to approve the agenda as presented. Motion passed unanimously.

IV. APPROVAL OF MINUTES OF AUGUST 17, 2017

Moved by Lunn, supported by Butterfield, to approve the August 17, 2017 Meeting minutes as presented. Motion passed unanimously.

V. PUBLIC HEARINGS

Request for Special Use Permit, 4,968 sq. ft. Building for an existing Landscape Contracting Business in the RP-1 Zoning District, 9430 Vergennes St. SE, Parcel No. 41-15-36-200-065, New Urban Home Builders for Enchanted Gardener/Hayden Holdings, LLC

James Sears, Enchanted Gardener, stated that a new building, just under 5,000 sq. ft., is proposed to be added to the property to house business vehicles/trucks, as well as an office. He summarized the existing business operation and explained the proposed modifications to the subject property, including the removal of some outbuildings that are currently located onsite.

Bajdek explained that landscape contractors are permitted by special use permit approval in the RP-1 Rural Preservation 1 zoning district as a use that is incidental and secondary to agricultural use or single-family residential use of the same parcel. He stated that the existing landscape contracting operation received special use permit approval in 2012 and that the proposed modifications to the site require a ‘new’ special use permit approval.

Bajdek further explained that if the residential use on the property were ceased, a conflict with zoning regulations would be created, the existing lower level of the existing dwelling that currently is used as the office/studio for the business will be converted back into residential space once the new building has been constructed, and that a new driveway access to the site was recently installed, meeting Kent County Road Commission regulations, as required by previous special use permit.

Leisman opened the Public Hearing.

Ed Phelps, lives across the street from the driveway, stated concern about the traffic as it is a very busy road, and doesn’t like having businesses on the street. There are noise issues with the trucks constantly beeping.

Todd Craffey stated that there is more traffic with more development.
Leisman closed the Public Hearing.

Butterfield questioned if there are any other similar uses operating in the Township.

Ferro stated that special use permit was granted for another business with employees living on the property on Honey Creek Avenue.

Leisman questioned at what point is this a commercial business and if there were any conditions on the hours of operation or maximum size of the business.

Bajdek stated that the two conditions in the memo are essentially the same conditions as the conditions of the initial special use permit approval and that they are related to building codes/permits and signage; another initial condition regarding compliance with Kent County Road Commission requirements for driveway access has been satisfied.

Burton questioned if the operation of the business could be limited to five or six days a week instead of seven.

Ferro stated that for a special use, the Planning Commission has the authority to impose reasonable conditions that are necessary to make the use compatible with the area.

Leisman expressed concern that there are no conditions regarding the tearing down of the buildings, as proposed by the applicant, or the hours of operation of the business. He further stated that the Planning Department could come up with conditions on the number of trucks, employees, and cars associated with business operation; there should be a limit on the size of the operation.

Butterfield questioned if signage is proposed.

Deb Sears, Enchanted Gardener, stated that signage is not planned. She also explained that the current office space is around 900 sq. ft. to 950 sq. ft. and that the business employs 15 employees.

Leisman asked how many trucks are going in and out.

Deb Sears responded that the business currently has seven trucks and two trailers.

Carter stated some good points have been brought up, but perhaps looking at conditions might be a good idea.

James Sears stated there are 15 seasonal employees, and four months of the year, the business is quiet.

Leisman suggested that the subject request be tabled in order for the Planning Department to work with the applicant to address issues that were discussed, specifically regarding the existing and proposed scope of the business operation and conditions of approval.

Moved by Jacobs, supported by Lunn, to table the Request for Special Use Permit for 9430 Vergennes St. SE, until the next meeting. Motion passed unanimously

VI. UNFINISHED BUSINESS

None.

VII. NEW BUSINESS
PVM District Development Plan, 11,715 sq. ft. two-story Commercial/Residential Building, Unit B5, Marketplace Square Site Condominium, 400 Ada Dr., Portion of 41-15-34-126-017, CDV5 Properties, LLC

Ken Dixon, Dixon Architecture, stated proposed is an 11,715 sq. ft. building, two-story, with retail on the first floor, and four private parking garages; the second floor will be four one-bedroom rental units. The proposed frontage along River Street is 84.2%, less than the 90% minimum requirement, and we are asking for a departure on this. The transparency of the storefront windows is proposed at 59.5% instead of the 75% required. Being proposed is artwork/mural on the portion of the wall facing River Street to create liveliness to the pedestrian environment. Lighting will be gooseneck-type wall mounted fixtures.

Leisman stated concern with anyone driving a large SUV getting in and out of the garage.

Dixon explained that the overhead garage door openings will be widened to increase vehicular maneuvering flexibility.

Ferro expressed concern that the proposed physical improvements on the ground do not match up with the legal boundary of the condominium unit and that an amendment to the condominium documents may be necessary. He stated that another thing to look at would be the heating of the access drive area space so it does not need snow plowing.

Bajdek explained that the proposed site layout and building design conforms to nearly all of the PVM District standards, with the exception of the minimum frontage percentage and the windows on the primary façade standards, in which departures are necessary. He stated that staff recommended the placement of faux windows along the south wall of the building at its eastern extent rather than the proposed mural. Staff also recommended an evergreen tree-planting buffer be placed at the southern extent of the access drive in substitution of the ornamental grass planting to minimize headlight glare into River Street and the park. A parking summary was given. Building lighting will be gooseneck-type wall mounted fixtures along with other decorative fixtures.

Motion by Jacobs, supported by Burton, to approve the development plan, subject to the following findings and conditions.

1. The Planning Commission hereby makes the following findings:
   a. The proposed development plan, as modified by the conditions of approval listed below, requires the following “departures” from the standards of the PVM district, which are hereby approved:
      1) Sec. 78-476(a) - Minimum frontage percentage.
      2) Sec. 78-476(g) – Windows on primary facades.
   b. The above departures result in a plan that complies with the spirit and intent of the PVM District to a greater degree than would be the case without authorization of the departures.
   c. The proposed alternative is consistent with the purpose and intent of the PVM District.
   d. The proposed alternative, in comparison to conformance with the PVM district standards, will not have a detrimental impact on adjacent property or the surrounding neighborhood.
   e. The proposed alternative is necessary and appropriate to accommodate a superior design of the proposed development.
2. The proposed development plan for an 11,715 sq. ft. building is hereby approved, subject to the following conditions:

   a. The building and site improvements shall be completed substantially as shown on the plan set titled “MarketPlace Plaza – B5 Building,” (civil drawings) dated August 7, 2017 with a revision date September 15, 2017 and “Marketplace Square – Building B5,” (architectural drawings) dated August 17, 2017, except as modified in accordance with these conditions of approval.

   b. Exterior building mounted light fixtures shall qualify as “full-cutoff” control of light emission or of a low light intensity non-glaring style, subject to approval of the Planning Department. Fixture specifications shall be submitted for approval, prior to building permit issuance.

   c. Floodplain development permits shall be issued by the Michigan DEQ and Ada Township, prior to issuance of a building permit.

   d. The landscape plan shall be modified showing an evergreen tree-planting buffer at the southern extent of the planned access drive, subject to review and approval of the Planning Department, prior to issuance of any building permits.

   e. Approval of the windows on primary facades departure is contingent upon the implementation of faux windows and/or artwork and/or living wall, that shall not become signage, on the south wall of the building at its eastern extent.

   f. The location of the sidewalk shall be moved by at least two feet onto Unit 6.

   g. Condominium documents shall be amended to allow for development of the plans as approved by the Planning Department.

   h. Any reduction in the planned residential area of the building shall be approved by the Planning Department.

Motion passed unanimously.

Final PUD Plan Review, the Knoll (72 Attached Dwelling 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

Rob Berends, Nederveld, reviewed the final PUD plan for the Knoll, and summarized the changes that were made from the preliminary plan.

Bajdek stated regarding landscaping, two mature trees will be retained on the “knoll” portion of the site, and there will be new plantings throughout the property. Storm drainage calculations have been submitted and approved by the Township’s consulting engineer. As far as lighting, although six pole-mounted fixtures were indicated on the plans, that applicant expressed that they were not planned for the development, but should they be desired in the future they shall qualify as “full-cutoff” control of light emission, subject to approval of the Planning Department. A conceptual sign plan has been submitted with the ‘face/copy area’ of the sign at 18.75 sq. ft., which exceeds the conventional regulations by 2.75 sq. ft.

Butterfield asked whether there would be sidewalk along the property’s frontage.
Berends stated it would be difficult to put in sidewalk along the entire frontage of the property because of the power line corridor and the wetlands. A sidewalk connection between the existing sidewalk south of the property and the southern entrance is shown on the plans.

Michael Maier stated that the sign plan was conceptual only and that the conventional sign regulations could be met.

Motion by Lunn, supported by Jacobs, to approve the Final PUD Plan for the Knoll, 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. DEQ permits for construction of public water and sewer main extensions shall be issued prior to issuance of any building permits.
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. Wall-mounted exterior light fixtures shall be of a low light intensity style, subject to approval of the Planning Department. Fixture specifications shall be submitted for approval, prior to building permit issuance.
6. The pole-mounted light fixtures currently indicated on the plans should not be shown on the construction plans. Any future pole-mounted light fixtures shall qualify as “full-cutoff” control of light emission, subject to approval of the Planning Department with fixture specifications provided.
7. A sign permit application for the development’s identification sign shall be submitted by the applicant for review and approval by the Planning Department prior to its issuance.
8. 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.
9. A private road permit application and private road construction plans shall be submitted, subject to review and approval of the Planning Department, prior to initiation of site improvements.

Motion passed unanimously.

VIII. COMMISSION MEMBER/STAFF REPORTS

Review of Proposed Regulations for Short Term Rentals

Ferro reviewed the provisions included in the draft zoning ordinance amendment, as well as the proposed separate licensing ordinance for short-term rentals. He stated legal counsel has not yet had an opportunity to review the documents. Need to decide the term and renewal subject to ascertaining how the dwelling is being used.

Planning Commission member discussion occurred.
Leisman questioned if the license is not used for a certain amount of time has it has been abandoned, and not in compliance with the ordinance. There should be limitations on the total number of weekends. He suggested that the Planning Department work on some concerns that the Planning Commission has and have legal counsel look at it.

Todd Craffey explained that his license in Grand Rapids is for three years along with inspections being required. He stated there should be a vehicle limit, maybe four.

IX. PUBLIC COMMENT

None.

X. ADJOURNMENT

Motion by Jacobs, supported by Lunn, to adjourn at 9:07 p.m.

Motion passed unanimously.

Respectfully submitted,

______________________________
Jacqueline Smith
Ada Township Clerk

JS/dr
TO: Ada Township Planning Commission  
FROM: Brent M. Bajdek, Planner/Zoning Administrator  
RE: October 19, 2017 Agenda Item

1. Request for Special Use Permit, 4,968 sq. ft. Building for an existing Landscape Contracting Business in the RP-1 Zoning District, 9430 Vergennes St. SE, Parcel No. 41-15-36-200-065, New Urban Home Builders, for Enchanted Gardener/Hayden Holdings, LLC

Overview of Request:

The Planning Commission reviewed and tabled this application at the September 21, 2017 meeting to allow for the Planning Department and applicant to discuss and formulate conditions of approval to address concerns regarding the potential scale of the business operation.

A new 4,968 sq. ft. building is proposed near the northeast corner of the subject property for the existing landscape design, planting and maintenance business that operates from the RP-1 Rural Preservation 1 zoned site.

A dwelling (the northernmost building) and several outbuildings exist onsite, which are being utilized for the subject business operation. The dwelling is currently being utilized for both residential and office purposes. A residence (rental) occupies the upper level, while the lower walkout level is dedicated to office/studio space for the business. The outbuildings on the property are used for the storage of business equipment and vehicles.

The purpose of the new building is to consolidate some of the existing structures on the site into a larger and more efficient structure for the business operation. The building will be used for the housing of equipment and vehicles, general storage, and office/studio space for the landscape contracting operation. A traditional/classic barn design is planned for the building, which will be in character with surrounding area.

Per the applicant, the lower level of the existing dwelling that currently houses the Enchanted Gardener’s headquarters (office/studio) will be converted back into residential space once the new building has been constructed; the entire structure will be a single-family rental unit.

Two (2) small existing outbuildings are intended to be removed from the property as part of the project. Additionally, the southernmost structure/cage is planned to be relocated eastward on the site (behind the proposed building).

Four (4) gravel off-street parking spaces are planned to be constructed northeast of the proposed building. Evergreen and deciduous tree plantings are intended to surround the new building and parking area.

A new driveway access to the site was recently installed, meeting Kent County Road Commission regulations, as required by previous special use permit approval to increase ingress and egress safety.

Applicable Zoning Regulations:

Landscape contractors are permitted by special use permit approval in the RP-1 Rural Preservation 1 zoning district “as a use that is incidental and secondary to agricultural use or single-family residential use of the same parcel.”
The subject operation was granted special use permit approval from the Planning Commission on December 20, 2012 after a determination that the required standards for the use were satisfied.

The proposed modifications to the site require a ‘new’ special use permit approval. As with the initial special use permit, the use is required to meet several specific standards for a landscape contractor’s establishment, as well as the general special use permit standards.

The landscape contractor’s establishment standards, and comments on compliance of the current request with each standard, are addressed in the following table:

<table>
<thead>
<tr>
<th>STANDARD</th>
<th>COMMENTS</th>
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<tbody>
<tr>
<td>a. Minimum parcel size shall be 20 acres.</td>
<td>Subject property is 23.45 acres. This standard is met.</td>
</tr>
<tr>
<td>b. All buildings and all areas used for storage or operation of machinery, equipment, motor vehicles, trailers and stockpiled materials shall be located a minimum of 200 feet from a dwelling unit on any surrounding property.</td>
<td>This standard is met.</td>
</tr>
<tr>
<td>c. All machinery and equipment, except for motor vehicles and trailers used in the conduct of the business, shall be stored within a completely enclosed building.</td>
<td>This standard is met.</td>
</tr>
<tr>
<td>d. Motor vehicles, trailers, and stockpiled materials such as topsoil, wood mulch, bark or stone shall be stored in locations which minimize views of such materials from adjoining properties and adjoining public roads. Permanent landscape screening shall be installed as needed to accomplish this objective.</td>
<td>This standard is met.</td>
</tr>
<tr>
<td>e. Vehicular access shall be located to provide safe access to the site. Where practical, vehicular access on a corner lot shall be provided from the road having the least traffic volume.</td>
<td>A new driveway access to the site was recently installed, meeting Kent County Road Commission regulations, to increase ingress and egress safety. This standard is met.</td>
</tr>
<tr>
<td>f. Retail sales on the premises to the general public of materials other than nursery stock field-grown on the premises shall be prohibited.</td>
<td>No retail sales are conducted on the premises. This standard is met.</td>
</tr>
<tr>
<td>g. Processing of raw materials on the site, such as shredding of topsoil, wood or bark, shall be prohibited.</td>
<td>Very minor, inconsequential volumes of waste plant materials are brought to the site for composting. This standard is met.</td>
</tr>
<tr>
<td>h. For purposes of this section, the term “landscape contractor” shall refer to a business that installs or maintains landscape materials, including trees, shrubs, lawns, perennial and annual plantings and similar materials</td>
<td>The subject business meets the “landscape contractor” term. This standard is met.</td>
</tr>
</tbody>
</table>

All general special use permit standards, which were addressed in the applicant’s narrative statement, have been satisfied.

Please be reminded that if the residential use on the property were ceased, or the if the dwelling were to be occupied by someone with no employee relationship to the landscape contracting business use of the property, a conflict with the zoning regulations would be created.
Summary and Recommendation:

Evidence of the business operation is minimal from passersby along Vergennes Street. The landscape contracting use of the property, as it exists today, is of a low intensity and scale that is compatible with the character of the surrounding area and is not proposed to be altered with the construction of the proposed building. The barn-like design of the structure will enhance the site both visually and functionally and be more consistent with character of the surrounding area.

Since the previous Planning Commission meeting, Staff met with the applicant to further review the business operation, which resulted in the formulation of the following conditions to address concerns that were discussed at the September meeting.

It should be noted that although the applicant does not desire a maximum limit on the number of commercial vehicles and trailers associated with the business to be permitted onsite, Staff is recommending such a condition to ensure that the business operation complies with the special use requirement that landscape contracting operations in the RP-1 Rural Preservation 1 zoning district are incidental and secondary to agricultural use or single-family residential use of the same parcel; however, allowing for some incremental business growth. The applicant has stated that the business operation currently has seven (7) trucks and two (2) trailers.

Approval of the special use permit is recommended, subject to the following conditions:

1. The dwelling shall be occupied at all times as the principal residence of a person with an employee relationship to the landscape contracting business use of the property.
2. Hours of operation shall be limited to 7:00 a.m. to 7:00 p.m. Monday thru Saturday from April – January and 7:00 a.m. to 7:00 p.m. Monday thru Friday from February thru March.
3. All commercial vehicles and trailers associated with the business shall be stored indoors and limited to the maximum number of twelve (12).
4. The demolition of the existing buildings/structures depicted on the site plan as “To Be Removed,” prior to the occupancy of the new building.
5. The site plan shall be revised to show an off-street parking area/spaces for employee vehicles to be approved the Planning Department, prior to building permit issuance.
6. Any exterior building mounted light fixtures shall qualify as “full-cutoff” control of light emission or of a low light intensity non-glaring style, subject to approval of the Planning Department. Fixture specifications shall be submitted for approval, prior to building permit issuance.
7. Compliance with building code requirements and obtaining of all necessary building related permits.
8. Any business sign shall be a maximum of 12 square feet, non-illuminated, and located outside of the right-of-way.
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: NEW URBAN HOME BUILDERS Contact Name: SCOTT BRANC

Address: 6883 CASCADe RD suite B
GRAND RAPIDS MI 49546

Phone No.: 616-401-5669 Fax No.: Scott@newurbanhomebuilders.com

1. The undersigned hereby requests approval of the following special use: (Describe fully)

SEE ATTACHMENT.

upon the following parcel of property: (address) 9430 VERGENNES ST SE
Permanent Parcel Number: 41-15-36-20-065, which property is located within the
RP1 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:

✓ (a) A complete site plan [see Sec. 78-492 (2)(b) and Sec. 78-524]
✓ (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: 8/23/2017

FOR COMPLETION BY ADA TOWNSHIP

Application and fee in the amount of $300.00 received by LM on 8/24/2017
Escrow deposit (if required) in the amount of $100.00 received by LM, on 8/24/2017

Form Revised 8-1-07
1. To continue to use the property as a “landscape contractor” with a single-family residence on the existing property. The request is to improve the aesthetics and function of the property by building a new structure to house the vehicles, equipment and storage to provide a more harmonious aesthetic to the property. The driveway has already been moved to provide safe access to Vergennes for vehicle egress and ingress. The property meets the following standards.

   a. Exceeds the minimum parcel size of 20 acres.
   b. Will meet the criteria that this new building used for storage or operation of machinery, equipment, motor vehicles, trailers, and stockpiled materials will be located a minimum of 200ft. from the dwelling unit on surrounding property.
   c. All the machinery and equipment, except for motor vehicles and trailers used in the conduct of the business, will be stored within the new enclosed building.
   d. Motor vehicles, trailers, and stockpiled materials such as topsoil, wood mulch, bark and stone will be stored in locations which will minimize views of such materials from adjoining properties and adjoining public roads. Permanent landscape screening will be installed as needed to accomplish the objective.
   e. The driveway has already been moved per Kent County Road Commission to provide safe access to Vergennes for vehicle egress and ingress.
   f. There will be no retail sales on the premises to the general public of materials other than nursery stock
   g. There will be no processing of raw materials on the site, such as shredding of topsoil, wood or bark.
   h. Enchanted Gardener abides by the term “landscape contractor” which refers to a business that installs or maintains landscape materials, including trees, shrubs, lawns, perennial and annual plantings and similar materials.

The idea of this new structure is to consolidate multiple existing structures on the property into one more efficient structure. This will allow for more vehicles and equipment to be stored inside the building instead of outside where they are currently stored. Visually and functionally, this building will improve the aesthetics of the property and create a structure that is harmonious with the character of the adjacent property and the surrounding area. Because the building has the character of an classic barn it will not change the essential character of the surrounding area, it will enhance the character of the current property and surrounding area. Adding this structure will not be hazardous to the adjacent property, nor will it 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. Because the property already functions as a “landscape contractor” the new facility will not place demands on public services and facilities in excess capacity.
STORAGE BARN
CHEMICAL BAY
10' X 10' OVERHEAD DOOR
CONTINUOUS 'ACO' TRENCH DRAIN
6x6 POST W/ LVL BEAM ABOVE, TYP.
FACEWASH STATION
PROVIDE 6" CONTINUOUS PERIMETER CURB AROUND CHEMICAL BAY ROOM
CRAFT BATH
OFFICE
JANELLE'S OFFICE
DEB'S OFFICE
JAMES' OFFICE
NANCY'S OFFICE
PORCH COVERED OPEN TO CUPOLA ABOVE

3070 HALF GLAZED 3070 BARN DOOR
(2) 2947 CASEMENTS
(3) 2959 CASEMENTS
2959 CASEMENT
3541 AWFING
(2) 2941 FIXED SASH
(2) VERIFY w/ OWNER POSSIBLE ALTERNATE FOR SALVAGE WINDOW MECH.

KITCHENETTE
W.C.

TOTAL BUILDING AREA
STORAGE BARN 4,032 sq ft
STUDIO 936 sq ft
4,968 sq ft

WIND ON NOTED
Specify which winds are to be considered in the design herein.
Winds are to be considered in the design wherein.

WINDOW NOTES
-ALL WINDOWS ARE DRAWN AND IDENTIFIED WITH PELLA SIZES.
-STORAGE BARN WINDOWS TO BE PELLA VINYL 250 SERIES.
-OFFICE WINDOWS TO BE PELLA DESIGNER SERIES.

PROJECT NUMBER:
2014-134

DATE / DESCRIPTION:
4/29/16 PRELIMINARY PRICING
5/25/16 STRUCTURAL REVIEW
8/3/16 PRELIMINARY STAKING
8/17/17 TOWNSHIP REVIEW
ENCHANTED GARDENER

STUDIO ROOF ASSEMBLY - TYP
- Standing Seam Metal Roof - Color Selection by Owner
- Benji OBDYKE 'Cedar Shingles' - 1/4" X 6" X 12" horizontal finish
to match gable ends
- 1/2" (ACTUAL) APA RATED Sheathing
- 2" x 6" Stud Framing @ 16" O.C.
- R-19 (MIN.) FIBERGLASS Insulation
- FRP Vinyl Wall Covering
- Edge Assembly - TYP
  - Meta Drap Edge
  - WD 5/4 X 4 Trim
  - WD 5/4 X 10 Rake Board
  - 1/2" Vented 'HARDIE' Board Soffit (Smooth)

STUDIO WALL ASSEMBLY
- 'HARDIE' Lap Siding w/ 6" Exposure
- 7/16" APA RATED Sheathing
- 2" x 6" Stud Framing @ 24" O.C.
- R-19 (MIN.) FIBERGLASS Insulation
- 1/2" Gypsum Wallboard
CONSTRUCTION
ASSEMBLIES
STUDIO ROOF ASSEMBLY - TYP
- ARCHITECTURAL ASPHALT SHINGLES
- 30# BUILDING FELT AS REQUIRED
- METAL FLASHING AT CUPOLAS, VALLEYS AND ROOF AWNINGS - SHIELD AT ALL EAVES, RAKES, CONTINUOUS ICE & WATER CLIPS
- EXPOSURE 1 SHEATHING W/ 1/2" (ACTUAL) APA RATED PLANS TIES (EACH) AS INDICATED ON TRUSSES W/ SIMPSON H2.5A - PRE-ENGINEERED STORAGE INSULATION - R-50 (MIN.) FIBERGLASS (STUDIO) OR 1/2" OSB (BARN)
- 5/8" GYPSUM WALLBOARD TYP

BARN ROOF ASSEMBLY - TYP
- ARCHITECTURAL ASPHALT SHINGLES
- 30# BUILDING FELT AS REQUIRED
- METAL FLASHING AT CUPOLAS, VALLEYS AND ROOF AWNINGS - SHIELD AT ALL EAVES, RAKES, CONTINUOUS ICE & WATER CLIPS
- EXPOSURE 1 SHEATHING W/ 1/2" (ACTUAL) APA RATED PLANS TIES (EACH) AS INDICATED ON TRUSSES W/ SIMPSON H2.5A - PRE-ENGINEERED STORAGE INSULATION - R-50 (MIN.) FIBERGLASS (STUDIO) OR 1/2" OSB (BARN)
- 5/8" GYPSUM WALLBOARD TYP

RAKE ASSEMBLY - TYP
- METAL DRIP EDGE
- WD 5/4 X 4 TRIM
- WD 5/4 X 10 RAKE BOARD
- BOARD SOFFIT (SMOOTH)
- 1/2" WD VENTED 'HARDIE'

EAVE ASSEMBLY - TYP
- PRE-FINISHED METAL DRIP EDGE
- WD 5/4 X 4 TRIM
- WD 5/4 X 10 FACIA BOARD
- BOARD SOFFIT (SMOOTH)
- 1/2" WD VENTED 'HARDIE'

BARN WALL ASSEMBLY - 'HARDIE' BOARD STRIPS @ 24" O.C. OVER 1/2"
- 3/4" X 2 1/4" 'HARDIE' BATTEN BARRIER EQUAL ON AIR INFILTRATION BREATHER' OR APPROVED
- BENJAMIN OBDYKE 'CEDAR SHEATHING
- 7/16" APA RATED EXPOSURE 1
- 2 X 6 STUD FRAMING @ 24" O.C.
- INSULATION - R-19 (MIN.) FIBERGLASS
- FRP VINYL WALL COVERING - TYP

STUDIO WALL ASSEMBLY
- SIDING W/ 6" EXPOSURE
- HORIZONTAL 'HARDIE' LAP BARRIER EQUAL ON AIR INFILTRATION BREATHER' OR APPROVED
- BENJAMIN OBDYKE 'CEDAR SHEATHING
- 7/16" APA RATED EXPOSURE 1
- 2 X 6 STUD FRAMING @ 24" O.C.
- INSULATION - R-19 (MIN.) FIBERGLASS
- 1/2 GYPSUM WALLBOARD
Notes:
- Preserve Sight Triangle at Driveway Per MDOT Requirements
- Minimum installed evergreen height 7 feet
- Minimum caliper 2.5” DBH for deciduous trees
- All disturbed areas to be stabilized with seed or sod
- Existing vegetation to be preserved where possible

Plant Key

- American Hornbeam
- Canadian Hemlock
- Pagoda Dogwood

Planting Concept
Scale 1” = 30’
NOTES
- TOTAL AREA OF DISTURBANCE IS 0.8 ACRES
- CONTRACTOR TO CONFIRM GRADES OF EXISTING DRIVEWAY
- SOIL EROSION CONTROL MEASURES TO BE INSTALLED BY CONTRACTOR AS APPROVED BY ADA TOWNSHIP

Conceptual Grading Plan
TO: Ada Township Planning Commission  
FROM: Brent M. Bajdek, Planner/Zoning Administrator  
RE: Pre-Application Conference  

Zoning Ordinance Amendment Request – Allowance of Gymnastics Training Studios/Businesses in the I Industrial Zoning District

Harold Brander has requested a Pre-Application Conference before the Planning Commission for the consideration of an amendment to the Zoning Ordinance that would permit gymnastics training studios/businesses in the I Industrial zoning district. The applicant owns a building located 6790 E. Fulton Street, zoned I Industrial, where a potential lessee desires to operate a gymnastics training studio/business.

The use regulations of the I Industrial zoning district does not allow a gymnastics training studio/business as a permitted use by right or by special use permit.

Commercial recreation facilities such as bowling lanes, indoor theaters, skating rinks, or racquet clubs are currently only permitted by right in the C-2 General Business zoning district.

In late 1990s, a Zoning Ordinance amendment was approved that added several types of uses to the listing of permitted uses in the I Industrial zoning district; the majority of the uses were uses that had been located in the subject zoning district for numerous years. The intent was to limit the allowed uses to ones that did not have high traffic generation rates.

The description and purpose statement of the I Industrial zoning district was also updated at that time to better express the Township’s intent with request to the uses, character, and appearance of the district.

Prior to the amendment, the use regulations of the I Industrial zoning district stated:

In the I District, no land or buildings shall be used, and no buildings shall be erected or converted, for any use or under any condition other than for the manufacture, fabrication, processing, storage and transshipment of goods (and the provision of services incident thereto).

78-382(5) of the use regulations of the I Industrial zoning district was added and currently states:

Professional and administrative offices, including legal, architectural, engineering, accounting, data processing, insurance, real estate, securities brokerage, financial planning and investment advisory services, but excluding health care professions, banks, saving and loans, mortgage lenders and other financial services.

Please note that the Planning Department has also received other use inquires for Mr. Brander’s building of which some are not currently allowable in the I Industrial zoning district; other non-permitted use inquires for other properties along the E. Fulton Street corridor are received by Staff on occasion.

It appears that a comprehensive review of the Industrial zoning along the E. Fulton Street corridor may be beneficial to best determine the future desired identity of it; many undersized lots that contain relatively small sized buildings that are not well-suited for industrial use currently exist along the corridor.
Pursuant to the Ada Township Master Plan:

- Retail businesses, restaurants and other high traffic generating commercial uses will not be located along Fulton St. (M-21) beyond those areas which are already located in the C-1 or C-2 commercial zoning districts.

- The existing industrially zoned corridor on the south side of Fulton Street from Kulross Avenue west to Alta Dale Avenue will be free of uses that are likely to generate objectionable noise, odors, vibration or other negative impacts on adjoining residential neighborhoods. The corridor will evolve to favor a variety of non-retail, low-traffic generating service uses, office uses, and low impact industrial uses.

*Feedback and direction to the applicant from the Planning Commission is requested regarding an amendment to the Zoning Ordinance that would permit gymnastics training studios/businesses in the I Industrial zoning district.*
September 17, 2017

Mr. James Ferro
Ada Township Planning Director

Dear Mr. Ferro,

I appreciate the questions you have been able to answer about my building at 6490 Fulton St.

I would like the opportunity to meet with the Planning Commission for a Pre Application Conference.

My building is available for lease and I have an interested tenant looking to open a gymnastics training business. This is not currently an approved use, however, based on the Township Master Zoning Plan it appears the "service" use is mentioned as a future desirable use by the Township.

I am asking the Commission to consider amending the Industrial zoning regulations to include a gymnastics training use.

I look forward to scheduling this meeting as soon as possible.

Sincerely,

Harold Brander
616-914-5152
616-676-1935