

**ADA TOWNSHIP BOARD MEETING
MINUTES
JUNE 13, 2016**

Meeting was called to order by Supervisor Haga at 7:00 p.m. Members present: Supervisor Haga, Treasurer Rhoades, Trustee LeBlanc, Treasurer Rhoades, Trustee Jacobs, Trustee Proos, and Trustee Hurwitz. Absent: Clerk Smith. Also present Planning Director Jim Ferro.

APPROVAL OF AGENDA

Moved by Jacobs, supported by Rhoades, to approve the Agenda as presented. Motion carried.

GENERAL TOWNSHIP BUSINESS

CONSENT AGENDA

Approval of Minutes

May 9, 2016 Regular Board Meeting and May 23, 2016 Special Board Meeting

Receive and File Various Reports/Communications: 1. Treasurer's Investment Report - 4/30/16; 2. Historical Society Minutes-4/14/16; 3. DDA Minutes-4/11/16, 4/25/16; 4. Ada Fire Department Activity Report-4/16, 5/16; 5. Zoning Board of Appeals Minutes-4/5/16; 6. Salvation Army-5/10/16; 7. Planning Commission Minutes-4/21/16; 8. Utility Advisory Board Minutes-4/2/16; 9. Georgie's Consignment Shop-Clean-Up Day-5/16/16; 10. Building Permits-5/16; 11. GVMC Minutes-5/5/16; 12. Hope Network Transit Report-5/16.

Moved by Proos, supported by LeBlanc, to approve the Reports and Communications under the Consent Agenda. Motion carried.

APPROVAL OF WARRANTS

ADA TOWNSHIP GENERAL WARRANTS

Treasurer Rhoades reported the general township warrants, with receipts in the following amounts: Hand Checks: #101 \$15,034.08; #205 \$1,567.44; #208 \$1,328.36; #248 \$668.13; #590 \$4,047.30; #591 \$990.83; #592 \$617.36; Total all Hand Checks: \$24,253.50. Warrants: #101 \$46,923.36; #205 \$9,601.47; #208 \$22,862.98; #248 \$2,203.54; #401 \$30,577.38; #590 \$105,177.72; #591 \$111,635.47; #592 \$101.64; Total Warrants: \$329,083.56. Total All Checks and Warrants: \$353,337.06. **Moved by Jacobs, supported by Hurwitz, to approve the Warrant Report for June 13, 2016, in the total amount of \$353,337.06. Roll Call: Yes - Hurwitz, LeBlanc, Proos, Rhoades, Jacobs, and Haga; No - 0; Absent - Smith. Motion carried.**

ROSELLE PARK RESOURCE BUILDING PAY APPLICATION #9

Ken Dixon, Dixon Architecture, stated they were waiting for Comcast to hook up the building before the landscaping to be completed. After that, the official opening will happen. **Moved by Proos, supported by LeBlanc, to approve Pay Application #9 for the Roselle Park Resource Building, payable to TerHorst & Rinzema Construction, in the total amount of \$94,441.40. Roll Call: Yes - Hurwitz, LeBlanc, Proos, Rhoades, Jacobs, and Haga; No - 0; Absent - Smith. Motion carried.**

ROSELLE PARK RESOURCE BUILDING PAY APPLICATION #10 PLUS CHANGE ORDER #5

Ken Dixon, Dixon Architecture, stated he recommends approval of the \$85,022.15 to TerHorst & Rinzema. Regarding the Change Order, there were allowances given during the bidding period, so we're starting to see some of those allowances being credited back and the actual amount being debited from the actual cost. **Moved by LeBlanc, supported by Jacobs, to approve Pay Application #10 for the Roselle Park Resource Building, payable to TerHorst & Rinzema Construction, in the total amount of \$85,022.15. Roll Call: Yes - Hurwitz, LeBlanc, Proos, Rhoades, Jacobs, and Haga; No - 0; Absent - 1. Motion carried.**

PUBLIC COMMENT

Katherine Tolliver, 1016 Maple Hill Ave., expressed thanks to the Utility Department regarding the response to their water situation. She expressed concern about the hardship request the board will be discussing later, stating they had not received notification from the developer. She stated they are not in support of granting an exemption.

BOARD COMMENT

Trustee Jacobs stated the Roselle Park Building is a stunning building. She expressed concern regarding the letter from Georgie's Consignment Shop denying access to her customers during Ada Clean-Up Day.

Trustee LeBlanc had concern about the letter from Georgie's and stated the situation must be rectified before the next Clean-Up Day.

Supervisor Haga stated there had been a meeting regarding Clean-Up Day, and alternatives are being considered. He stated he had received a copy of a report regarding fire dispatch. He announced there would be a special board meeting on June 21 at 11:30 regarding sale of bonds. Kent District Library will make a presentation on July 11, 2016, at 8:00 a.m. to the DDA and the Township Board.

NEW BUSINESS

ENVISION ADA-ADA DRIVE PROJECT SCHEDULE-DISCUSSION DIRECTION

Steve Groenenboom, Moore & Bruggink, stated approval is still needed from Chase Bank before beginning construction on Ada Drive. Plans will be available for bidders on August 4 to receive bids by September 1, award the contract on September 12, start construction on September 19, with completion August 1, 2017. He stated they are looking at accomplishing a few things this year, such as building the storm sewer and sanitary sewer in Ada Drive. **Moved by LeBlanc, supported by Jacobs, to approve Construction Schedule #2 for the Ada Drive construction with completion by August 1, 2017. Motion carried.** Steve Groenenboom stated the light at Ada Drive and Thornapple is now flashing yellow for drivers on Ada Drive so they can drive right straight through and do not have to stop. Thornapple River Bridge is closed through this Saturday.

TIMETABLE FOR BOND SALE-UPDATE

Supervisor Haga stated the market is good for bond sales, and it is recommended by our counsel to go forward with the sale of the bonds. We were able to retain our AA+ rating for bonds, which is a good rating for a smaller community. **Moved by LeBlanc, supported by Rhoades, to concur with the recommendation from Bond Counsel and Financial Management Counsel for the bond sale on June 21st. Motion carried.**

HARDSHIP EXEMPTION REQUEST CONNECTING TO PUBLIC SANITARY SEWER SYSTEM

Jim Ferro, Planning Director, stated the Planning Commission reviewed and approved a site plan to divide a 3.6 acre property at the north end of Fernridge Drive, a private road off Hall Street, into five lots which includes the existing home site. He stated provisions in the Township sewer regulations state that for any premises subdivided into three or more lots or parcels, no permits may be issued to improve platted or unplatted premises unless sanitary sewer services are provided. The Planning Commissions' approval requires that public sewer service be provided to the property. He then noted five circumstances the applicant listed as unreasonable hardship.

Dan Huva, Huva Engineering, representing Mr. McCollum, stated Kent Country Health Department has evaluated the property, and decided the separation of the septic systems and the wells should be 100 feet rather than the normal 50 feet. Normally the standard for sanitary sewer and water main, public utilities, is 200 feet and we're being forced to build the sanitary sewer the entire length. He stated I think to extend it that far for this number of lots is unreasonable.

Anastasia, stated she has lived on Maple Hill for 18 years, right next to the property being discussed. She stated this would be detrimental to the wildlife that live there. She is worried about getting water in her basement and stated the trees are needed.

Ron McCollum stated they don't have an open easement to put the sewer in; there is no way to get from Hall Street to their property.

Supervisor Haga stated one of the things he had heard is they are expanding, they're profiting from the sales, but questioned what they are going to do for the neighbors because there will be heavy equipment and potential damage to the private road.

Ron McCollum stated they want to be a good neighbor, and they're going to take care of widening the road and creating a gravel base so that it can be top coated and repaired.

Gary Meverden, 1111 Fernridge, stated he read the report from the attorneys and it was very clear this is not a hardship. He said he hadn't heard what would be done for the residents of the road.

Michael Tresh, 1140 Fernridge, stated one major concern is the road. It needs repaired, and he is concerned about having to pay for paving.

Robert Dickens, 1181 Fernridge, stated all the improvements that are being forced upon them are basically to serve the new properties that are being developed.

Kathy Meverden 1111 Fernridge, stated Cascade Road is worse than Fernridge, and there are probably other roads worse. She had difficulty understanding the hardship issue.

Harry Kooyman, 1010 Fernridge, stated he had lived on Fernridge since 1970, and everything had been nice up until this last six months. He added that firetrucks can get up the road.

Jim Ferro stated the private road regulations state that any newly created lot must have access that conforms with current standards. Fernridge Drive is an old private road that's been there for many years and pre-dates the private road standards, so there have never been any requirements by the Township for changes to that road. What the applicant is proposing is not an acceptable means of providing an attractive road surface that's going to enhance the neighborhood.

Moved by LeBlanc, supported by Rhoades, to adopt Resolution R-06-13-16-03, Hardship Exemption Request Connecting to Public Sanitary Sewer System. Roll Call: Yes - 0; No - Hurwitz, LeBlanc, Proos, Rhoades, Jacobs, and Haga; Absent - Smith. Resolution not adopted.

RESOLUTION R-061316-1, TO APPROVE PRELIMINARY PUD PLAN, 24,396 SF MEDICAL OFFICE BUILDING, 7130 EAST FULTON ST., UNIT 10, ADA WEST COMMERCIAL CONDOMINIUM, SPECTRUM HEALTH

Jim Ferro explained Spectrum Health is proposing to develop a two-story, 24,396 square foot medical facility north of the Ada Post Office, and he proceeded to give an overview of the project and discussed site and building design, as well as public infrastructure improvement needs.

Moved by Proos, supported by LeBlanc, to approve Resolution R-061316-1, Preliminary PUD Plan, 24,396 square foot Medical Office Building, 7130 East Fulton Street, Unit 10, Ada West Commercial Condominium. Roll Call: Yes - Hurwitz, LeBlanc, Proos, Rhoades, Jacobs, and Haga; No - 0; Absent - Smith. Resolution adopted.

RESOLUTION R-061316-2, TO APPROVE AMENDMENT TO PUD PLAN, 2,191 SQUARE FOOT CLASSROOM ADDITION AND PARKING ADDITION, BIG STEPS LITTLE FEET CHILD CARE CENTER, 7030 EAST FULTON ST., 7030 FULTON, LLC

Jim Ferro stated this is a three-classroom addition proposed to the existing nine-classroom Big Steps Little Feet Child Care Center. A condition of approval by the Planning Commission is submittal of a revised landscape plan and installing improvements prior to occupancy of the building addition.

Moved by Proos, supported by Jacobs, to approve Resolution R-061316-2, Amendment to PUD Plan, 2,191 square foot Classroom Addition and Parking Addition, Big Steps Little Feet Child Care Center, 7030 East Fulton Street, 7030 Fulton, LLC. Roll Call: Yes - Hurwitz, LeBlanc, Proos, Rhoades, Jacobs, and Haga; No - 0; Absent - Smith. Resolution adopted.

LICENSE AND RELEASE AGREEMENT- 4TH OF JULY PARKING

Moved by LeBlanc, supported by Rhoades, to approve the License and Release Agreement with Alticor regarding 4th of July Parking on their property. Motion carried.

RESOLUTION R-061316-4, STREETLIGHT APPROVAL-CASCADE ROAD AND HALL

Moved by Proos, supported by Jacobs, to approve Resolution R-061316-4, Streetlight Approval-Cascade Road and Hall Street. Roll Call: Yes - Hurwitz, LeBlanc, Proos, Rhoades, Jacobs, and Haga; No - 0; Absent - Smith. Resolution adopted.

ASSIGNMENT AGREEMENT-COMPENSATING CUT CREDITS

Jim Ferro explained the Ada Drive reconstruction project and redevelopment of the shopping center will require placement of substantial amounts of fill in the floodplain. State and Township regulations require that for every cubic yard of fill placed in the flood plain, an equal volume of material must be removed at the edge of the floodplain to compensate for the lost storage volume for flood water. The DEQ allows for credit to be given for previous excavation that has been carried out to enlarge the floodplain on the same water body, and we can use cut credits from another site. The township is proposing to purchase 103,500 cubic yards of compensating cut credits from the owner of the 1723 Pettis Avenue property at a cost of \$1.50 per cubic yard, for a total cost of \$155,250.00. \$120,664.50 would be reimbursed to us by Geld, LLC, as fill is placed in the redeveloped shopping center. There are two agreements: one, between Ada Township and Pettis Avenue Holdings by which they agree to sell and we agree to purchase the cut credits for \$1.50 per cubic yards; two, there is a commitment letter from Geld, LLC stating they agree to compensate the Township \$1.50 per cubic yard for cut credits used for redevelopment in the shopping center area of 80,443 cubic yards. **Moved by LeBlanc, supported by Jacobs, to approve the Assignment Agreement-Compensating Cut Credits for the Ada Drive project. Motion carried.**

OPPORTUNITY FOR PUBLIC COMMENT

None.

ADJOURNMENT

The meeting was adjourned at 9:21 p.m.

Jacqueline Smith
Ada Township Clerk

Date

JS/dr