



ADA TOWNSHIP PLANNING COMMISSION MEETING MINUTES OF THE MARCH 16, 2023 REGULAR MEETING

A regular meeting of the Ada Township Planning Commission was held on Thursday, March 16, 2023 at 5:30 p.m., at the Ada Township Hall Assembly Room, 7330 Thornapple River Dr., Ada, Michigan.

I. CALL TO ORDER

Chair Korth called the meeting to order at 5:30 p.m.

II. ROLL CALL

Members Present: Butterfield, Heglund, Jacobs, Korth, Moyer

Members Absent: Burton, Easter

Staff Present: Bajdek, Buckley, Said, Suchy

Others Present:

III. APPROVAL OF AGENDA

Korth suggested amending the agenda order for items in Unfinished Business (VI. 1 & 2) by reversing the order of number 2 with number 1. Moved by Moyer, supported by Butterfield, to approve the agenda as amended. Motion carried.

IV. APPROVAL OF MINUTES OF THE FEBRUARY 16, 2023 REGULAR MEETING

Moved by Jacobs, supported by Moyer, to approve the February 16, 2023, minutes as presented. Motion carried.

V. PUBLIC HEARING - none

VI. UNFINISHED BUSINESS

- 1. Amended PVM District Development Plan, with departures, for 7 total dwelling units (rowhouse units on apartment house lot type), Let Us Development, LLC, 7247, 7257, and 7267 Bronson Street SE, Parcel Nos. 41-15-34-103-011, 41-15-34-103-012, and 41-15-34-103-013**

Chip Clark of Dixon Architecture, representing Joel Harner of Let Us Development, said he was requesting to table the submission at this point due to some design revision feedback received from the Planning Commission and Planning Staff. Mr. Clark stated in the interest of a superior design proposal, we would like to retract this submission with the intent to come back with a revised design plan at the May 18 meeting.

Planning Director Said explained that he and Chair Korth met with the applicant on the amended design plan that reflected significant changes from the previous concept. Said described some of the changes that were discussed and the applicant team made a decision to work on

enhancements and a new submission.

There was Commissioner discussion about the amended plans and some suggestions were offered. Jacobs said she thinks the applicant is moving in the right direction.

Commissioner Heglund arrived the meeting at 5:39 p.m.

Said shared that the Planning Staff has received written correspondence from the public regarding the amended plans and he summarized the letters below:

- Ashley Chalk, said she believes the proposal would support the growth with more density in the Village core and she feels it is a good contribution to the community.
- Roger Chalk, said he supports more housing density in the Village core.
- Noelle Divozzo, said she does not support the request because of the overall number of units and is concerned about it contributing to traffic problems.
- Marilyn Thompson, said she is concerned that the project is too big for the community and she wants to keep single-family residential in that area.

Moved by Jacobs, supported by Moyer, to postpone action on this plan allowing the applicant to make design revisions and resubmit later. Motion carried.

2. Proposed Text Amendments to the Planned Village Mixed-Use (PVM) Overlay District regarding allowed Lot Types and Departures from District Standards (tabled 12-15-22; no action anticipated at this meeting)

Said explained that there was an interest between the Planning Commission and the Downtown Development Board (DDA) to have joint meetings to further discuss amending the PVM Overlay District and he summarized the recommendations that were made at the two meetings:

- A potential moratorium on the construction in the Village Proper 2 area (VP2).
- Consider requiring special use approval for departure requests for lot types in a transect zone where they are not otherwise permitted, which would require a public hearing.
- Determine if dimensional departures for building setbacks and heights should be subject to special use approval, which would require a public hearing.
- Eliminate/prohibit any new Planned Unit Development requests within the PVM Overlay District, even if PVM Development Review is not pursued.
- Consider establishing maximum lot size and lot width requirements in the VR (Village Residential) Zoning District, which is the primary underlying zoning district to the VP2 Transect Zone.
- Review setbacks as they relate to building heights in the VP2 (Village Proper 2) Transect Zone to determine if revisions are appropriate for residential home setbacks over a certain height (such as two stories). Another option would be to have graduated setbacks, where a lower floor can have a smaller setback, and an upper floor would have an increased setback, to help reduce building massing.
- Review building height requirements in the VP2 Transect Zone for residential homes, to determine if revisions are appropriate.

There was Commissioner discussion regarding a potential moratorium and the options to pursue it. Said explained the process for a moratorium and the recommended options as explained by the Township Attorney.

Following extended discussion, it was moved by Jacobs, supported by Heglund, to recommend that the Township Board approve a temporary 90-day moratorium for land located in the VP2 (Village Proper 2) Transect Zone of the PVM (Planned Village Mixed-Use **Overlay** District) on all building and demolition permits, land divisions, lot combinations, lot line adjustments, or similar building, zoning and review approvals, with exceptions for any interior renovations or remodeling and exterior changes not involving changes to the exterior footprint of a residence or building, any proposed construction or renovation of decks, gazebos, sheds, pools, or similar accessory structures, any development involving current construction that has been completed to a substantial character as determined by the Zoning Administrator, and any land divisions expressly required by the Michigan Land Division Act. Motion carried.

VII. NEW BUSINESS

1. Master Plan – Recommendation of Release of Draft for Public Review

Suzanne Schultz, Consultant at Progressive AE, explained the process for the adoption of the new Master Plan, noting that the process begins with Planning Commission approval, and she presented the Draft of the Ada Township 2023 Master Plan.

There was brief Commissioner discussion regarding the presentation. Korth said that it was well thought out and that he would like to move forward with it, subject to public input. Moyer shared concern that there was no mention of the Ada Drive Corridor in the Draft Master Plan, which he said was an extremely busy corridor with 8 schools and a lot of vehicular and pedestrian traffic.

Moved by Moyer, supported by Jacobs, to recommend to the Township Board, to consider release of the Draft Master Plan for public review. Motion carried.

2. Planning Commission Annual Report

Said stated that the Michigan Planning Enabling Act requires municipal planning commissions to prepare and submit, to the township board, a report summarizing their activities over the past fiscal year.

Said summarized and highlighted some of the project activities and requested the Commissioners review and approve the Planning Commission Annual Report.

Moved by Heglund, supported by Butterfield, to approve the 2022-2023 Planning Commission Annual Report. Motion carried.

3. Election of Planning Commission Officers (Chair, Vice-Chair, Secretary)

Korth recommended this motion be postponed until there was full board attendance.

Moved by Jacobs, supported by Moyer, to postpone Election of Officers until there is full board attendance. Motion carried.

VIII. COMMISSION MEMBER / STAFF REPORTS - none

IX. PUBLIC COMMENT

Deandre Jones, introduced himself and said he was an entrepreneur living in Grand Rapids and was here bringing Esports & Gaming to the Kent County area. Deandre is a big supporter of Esports and said that he has been working with KDL (Kent District Library) promoting them and he visited the Amy Van Andel Library to help them build/discuss a Esports lab and facility and he hopes to eventually have Esports at our local libraries.

Deandre shared his passion and interest to create affordable housing and said with his innovative and creative ideas he feels he will be able to attack affordable, low profit homes with his vision in 3D printed homes. He looks forward to an opportunity to work with Ada Township in the future.

X. ADJOURNMENT

Moved by Jacobs, supported by Moyer, to adjourn the meeting at 7:03 p.m. Motion carried.

Respectfully submitted,

Jacqueline Smith, Ada Township Clerk

rs:eb