



**SPECIAL MEETING
ADA TOWNSHIP PLANNING COMMISSION
MINUTES OF THE MEETING APRIL 6, 2023**

A special meeting of the Ada Township Planning Commission was held on Thursday, April 6, 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: Burton, Butterfield, Easter, Heglund, Korth, Moyer

Members Absent: Jacobs

Staff Present: Bajdek, Buckley, Said, Suchy

Others Present: 3

III. APPROVAL OF AGENDA

Moved by Moyer, supported by Easter, to approve the agenda as presented. Motion carried.

IV. NEW BUSINESS

1. Review of Township Zoning Ordinance requirements regarding Planned Village Mixed-Use (PVM) Overlay District and Village Residential (VR) District requirements

Planning Director Said recapped that this special meeting/workshop was requested by the Planning Commission to have the opportunity to review all materials and further discuss their review of potential amendments to the Planned Village Mixed-Use (PVM) Overlay Zoning District and the Village Residential (VR) Zoning District.

Said referred to the staff report and went over the maps of the PVM, VR, and Village Proper 2, pointing out the concentrated areas that would be discussed as part of the public hearing on April 20.

Said summarized the process of review for these districts that began at the January 18, 2023 meeting, with more extensive review at two joint meetings with the DDA Board and Planning Commission in February and March. From those conversations were some recommendations, as well as a request for the Township to implement a short-term (90-day) moratorium on new construction, lot changes, and related reviews/approvals within, geographically, the VP2 Transect Zone. The Planning Commission supported the moratorium request at their March 16 meeting and the Township Board approved the moratorium, with exceptions, at the March 27 Township Board meeting.

Said explained the 2 processes, as recommended by the Township Attorney, the Administrative moratorium approved by the Board, and a Zoning Ordinance Text Amendment moratorium.

There was extended Commission discussion regarding: the underlying zoning and whether to consider eliminating it, some of the advantages with the Overlay zoning (allow for more narrow frontage), overall setbacks and building heights, the addition of maximum lot area and width, and the proposed text amendment language. Korth shared some examples of traditional/underlying zoning vs. PVM Overlay zoning. The Commissioners concurred with the amendment language that staff suggested (refer to staff report) for the PVM Overlay Zoning District and the VR Zoning District (refer to the staff report in the packet).

Korth stated that no movement was required on the amendment language and asked if anyone wanted to share public comment.

Joel Harner, 7187 Bronson Street, appreciated the opportunity to speak and said that 'charm' is like not having vinyl siding and he prefers all natural materials be used during the exterior build. He asked the Commissioners to keep that in mind while reviewing the language in the PVM and VR districts.

V. COMMISSION MEMBER / STAFF REPORTS - none

IX. PUBLIC COMMENT

Township Manager Suchy shared an update that Forest Hills Eastern High School has indicated an interest in a cell tower on their property. Suchy informed them of the requirements for having a cell tower and said they would be discussing location options; whether it could be placed at the water tower on Ada Drive or locating it on their own site.

VI. ADJOURNMENT

Moved by Moyer, supported by Easter, to adjourn the meeting at 6:26 p.m. Motion carried.

Respectfully submitted,

Jacqueline Smith, Ada Township Clerk

rs:eb