



ADA TOWNSHIP PLANNING COMMISSION MEETING MINUTES OF THE MAY 19, 2022 REGULAR MEETING

A regular meeting of the Ada Township Planning Commission was held on Thursday, May 19, 2022 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 5:31 p.m.

II. ROLL CALL

Members Present: Burton, Carter, Easter, Heglund, Korth

Members Absent: Butterfield, Jacobs

Member Carter arrived at 5:32 p.m.

Staff Present: Bajdek, Buckley, Said

Others Present: 15

III. APPROVAL OF AGENDA

Korth suggested and Commissioners concurred to move agenda item, election of officers, to after the new business section.

Moved by Easter, supported by Heglund, to approve the agenda with one change, to move the election of officers just below new business. Motion carried.

IV. ELECTION OF OFFICERS – item moved below

V. APPROVAL OF MINUTES OF THE APRIL 21, 2022, REGULAR MEETING

Easter and Korth commented that they appreciate the timeliness of receiving the minutes and Planning Commission packets. Moved by Carter, supported by Burton, to approve the April 21, 2022, minutes as presented. Motion carried.

VI. UNFINISHED BUSINESS

- 1. Proposed Map Amendment to the Zoning Map of Ada Township to Extend the PVM (Planned Village Mixed-Use) Overlay District to 7535 and 7567 Fase Street SE, with 7535 being designated Village Proper 1 Transect Zone, and 7567 being designated as Village Edge Transect Zone, Parcel No. 41-15-34-180-008 and 41-15-34-200-036, Brad Rottschafer, Mosaic Properties**

Planning Director Said gave a recap of the last meeting and said the public hearing was held and concluded and comments from the public were received, as well as additional written comments received by the Planning Department. Said stated there was Commission discussion at the April meeting regarding potential property use, traffic matters, and zoning aspects. The meeting concluded with the Commission asking the applicant to provide their traffic study to the

Township for an independent consultant to review.

Said referred to the traffic study and response comments from the Township's traffic consultant included in the packet. He summarized the traffic study results and said the study concluded that the levels of service of traffic would remain at acceptable levels, with minimal changes, and would not require roadway changes, while recommendations to consider the following options: signage at pedestrian crossing and/or providing a pedestrian island.

Said concluded that staff believes all the criteria for rezoning have been met and recommend approval of the requested Map Amendment.

Brad Rotttschafer, applicant and owner of Mosaic Properties, said that from the very beginning when they started looking at the property and had the neighborhood meetings, one of their priorities was the pedestrian crossing and he has agreed to work with the County (and plans to share financial responsibilities) to make that area as safe as they can.

Chris Zull, Traffic Engineer, presented a screen share and went over details of the independent review; data collection, result processing, levels of service analysis, feedback from the Township Engineer, and crash reviews. He said the recommendations from the study were a center median along Thornapple River Drive and suggesting an ordinance for signage that say "stop for pedestrians in the crosswalk"; he shared conceptual renderings of the median.

There was Board discussion regarding concerns with the blind curve before the pedestrian crossing, location of the medians/islands, the improvements suggested and idea of signage at crosswalk, the Township continuing communication with the Road Commission, and the overall geographic reality of Ada.

Korth referred to a letter received from the Fase Street neighborhood requesting to be involved in the consulting of the project process. Korth said he felt that concern had been addressed with the traffic study and the results and comments from the traffic engineers and Kent County Road Commission.

Moved by Carter, supported by Easter, to recommend, to the Township Board, approval of the requested Map Amendment to extend the PVM Overlay District based on the following findings:

1. The PVM Overlay District will allow development of the site in conformance with 2016 Master Plan Amendment principles identifying a goal to develop a variety of housing styles and preferences.
2. With appropriate control through the PVM Development Approval process, the site can be made compatible with surrounding uses.
3. There are adequate public facilities available to serve the proposed use.
4. The developable portion of the site is suitable for a proposed mixed-residential development.
5. There is a very limited supply of available land designated as PVM.
6. While the property can be reasonably used under the current zoning, the designation of the property as PVM will allow for an enhanced design and layout.

Motion carried.

2. Proposed Text Amendments to the Sections 78-151 through 78-154

regarding Agricultural Preservation (AGP) District requirements, and Article XXII, regarding land divisions of platted lots, as well as advisory review of amendments to Chapter 42 of the Municipal Code regarding land divisions of platted lots

Korth recapped and said that at the April meeting the Commission took the time to hold the public hearing and the public hearing was opened and closed with no public comment received.

Said summarized that this was a two-part request and he explained the details about the Division of Platted Lots and the Text Amendment request for the AGP District.

There was brief Board discussion regarding whether the request would affect or not affect housing affordability, possibly improve density issue, and went over the current lot sizes in the AGP District. The Commission also agreed to remove language regarding boundary line adjustments requiring Planning Commission review.

Moved by Easter, supported by Burton, to recommend, to the Township Board, approval of the requested Text Amendments to Sections 78-151 through 78-154 regarding Agricultural Preservation (AGP) District requirements, and Article XXII, regarding land division of platted lots, as well as advisory review of amendments to Chapter 42 of the Municipal Code regarding land divisions of platted lots, and remove the language requiring boundary line adjustments to obtain Planning Commission approval. Motion carried.

3. Request for approval of revised Planning Commission Bylaws

The Commissioners reviewed the redline revisions of the Bylaws and discussed the addition of minor changes/clarifications; terms of officers and the election of officers, justification of a quorum and the number of board members required, and clarifications on conflict of interest.

Moved by Heglund, supported by Easter, to approve the revised Planning Commission Bylaws. Motion carried.

VII. NEW BUSINESS

1. Election of Officers

Korth advised that Butterfield contacted him and said she would like to continue as Vice Chair. Korth stated that he was happy to continue to be Chair. Easter agreed to continue as Secretary. Korth asked if any other Commissioners had interest. Carter moved to nominate the slate, supported by Heglund: Tom Korth - Chair, Angela Butterfield - Vice Chair, and Sara Easter - Secretary. Motion carried.

VIII. OTHER BUSINESS – none

IX. COMMISSION MEMBER / STAFF REPORTS

1. Planning Commission Annual Report

Said went over the details of the report; site plan reviews, PUD and PVM reviews, special use requests, text amendments, rezonings, and other actions.

Moved by Carter, supported by Burton, to approve the Planning Commission Annual Report for Fiscal Year 2021-2022. Motion carried.

X. PUBLIC COMMENT

Del Ratzsch, 7653 Fase Street, said he had a plea for the future to not lose sight or get distracted from what Ada is about and worth hanging onto and keeping and preserving. He stressed of traffic concerns and said that elevated traffic can change the character of the neighborhood.

Deb Emery, 7534 Fase Street, said she had a hard time believing the traffic study. She said she made 9 trips out of Fase Street and waited a lot longer than 11 seconds. She said that 80 units was way too much traffic.

Betsy Ratzsch, 7653 Fase Street, shared her concern with all the activity on Fase Street and said she thinks Fase Street residents have experienced more explosion of building than anywhere else in town and she felt sad about it. She said she hopes they (Fase Street) can be incorporated in the process of things so they can see how things are going.

Commissioner Easter, addressing Ms. Ratzsch's concern, stated we all feel very strongly about the Fase Street neighborhood and she feels that the fidelity of the traffic study was so that they can make sure the people and neighborhoods that are precious to us are protected.

Planning Director Said requested to touch base on 2 additional items before adjournment.

- 1.) Accessory Building Standards in Front Yards- to meet and discuss possible changes. The Commissioners concurred that Korth and Burton would meet with Said and Bajdek to work on that.
- 2.) Adult Foster Care Group Homes-Text Amendment was approved by the Planning Commission, however, the Township Board had some concerns and questions about it and tabled their decision and informally turned it back to the Planning Commission for review.

The Commissioners discussed why the Township Board questioned reasons for approval and thought it might be for the request only covering the RP-1 District and the possibility to include other Districts also. The Commission determined that Said would informally address the Township Board for their reasons/concerns and bring back to the Planning Commission for further discussion.

XI. ADJOURNMENT

Moved by Easter, supported by Carter, to adjourn the meeting at 7:18 p.m. Motion carried.

Respectfully submitted,

Jacqueline Smith, Ada Township Clerk

rs:eb