

**ADA TOWNSHIP PLANNING COMMISSION MEETING  
MINUTES OF THE JUNE 1, 2021 SPECIAL MEETING**

A special meeting of the Ada Township Planning Commission was held on Tuesday June 1, 2021, at 3:00 p.m., at the Roselle Park Resource Building, 1010 Grand River Dr. NE, Ada MI.

**I. CALL TO ORDER**

Chair, Korth, called the meeting to order at 3:02 p.m.

**II. ROLL CALL**

Present: Carter, Easter, Heglund, Jacobs, Korth  
Absent: Burton, Butterfield  
Staff Present: Buckley, Ferro, Murray, Phillips, Suchy  
Others Present: 8

**III. APPROVAL OF AGENDA**

Chair, Korth, amended the agenda to include Ferro's presentation on Synopsis of Ada Village Redevelopment Planning and Implementation. Moved by Carter, supported by Jacobs, to approve the amended agenda as discussed. Motion carried.

**IV. APPROVAL OF MINUTES OF MEETING OF THE MAY 20, 2021 REGULAR MEETING**

Moved by Carter, supported by Easter, to approve the minutes with the correction to the typographical error on the street name in the public comment section. Motion carried.

**V. NEW BUSINESS**

1. Jim Ferro presentation on Synopsis of Ada Village Redevelopment Planning and Implementation

Ferro presented a history of the redevelopment and economic improvements in the village starting with the 2006 Ada Village Design Charrette where the public was involved in generating ideas for how the village environment could be enhanced. Ferro summarized details over the past 15 years with projects such as, creation of the DDA, PVM District Adoption, PUD Zoning District Overlay, Envision Ada Plan Implementation, Thornapple Village Shopping Center, Ada West Commercial Center, and other village development/redevelopment projects that were reviewed/approved.

Korth thanked Ferro for sharing the history of improvements and took a minute to acknowledge the tremendous amount of work that Jim Ferro has done through the years and said Ferro is the champion of implementing a lot of the things that have been done in the community.

2. PUD Pre-Application Conference, 19,845 sq. ft. 3-Story Office Building in the C1/PUD District, 7500 East Fulton St., Parcel No. 41-15-34-102-012, PDL Ventures, LLC

Presenters Bill Payne and Jeremy Frost of PDL Ventures and Ken Dixon of Dixon Architecture.

Payne stated the proposed project is designed to continue to bring people to Ada and support the talent by preserving the integrity of the historic village while still transitioning to be progressive with the future.

Jeff Speck (via conference call), City Planner and consultant on the Envision Ada project, said that he was supportive of the proposed building design/style and its location.

Jeremy Frost, BP Ventures, said he was a big proponent on choosing Ada for his business relocation. Frost spoke favorably of the amenities Ada offers and expressed his excitement on the new concept design they are proposing.

Ken Dixon, Architect, presented slides to provide conceptual vision of the continued flow through the village and described the proposed building as the needed completion of two-sided Ada Drive. Dixon stated the design and landscape of the new building are a welcoming entry into Ada from M21/Fulton Ave., a transitional building, and also punctuates the end of the historic flow of the village. Dixon went over the details of the modern and refined architecture; masonry, glass windows, lighting, landscape and parking.

Jacobs expressed concern that the proposed building hides the Norman Family Dentistry building. Dixon explained that they have arranged the parking area and landscape as a buffer.

Dawn Norman, 519 Ada Drive on behalf of Norman Family Dentistry, said that she is concerned with the front entrance on Ada Drive. Ms. Norman stated the current bottle-neck to get out of the parking lot now is a nightmare.

Steve Witte, Engineer at Nederveld, went over details on the site plan, utility plan, water service, sanitary and storm sewer systems, and landscape plans. Witte stated these plans were modified after meeting with the Ada Township staff.

Devin Norman, 519 Ada Drive, expressed his concern about the problematic driveway onto Ada Drive with one entry lane and two exit lanes and the conflict with cars leaving the bank drive-thru. Dr. Norman stated turning left into his parking lot is problematic and adding more traffic is a concern for his patrons and staff.

Korth asked Dr. Norman his thoughts, since his building is the most directly impacted property of the proposed building. Dr. Norman stated that over the years there was a lot of input of what we wanted our downtown to look like, that historic small-town character, and he feels the new building is too large and out of place. Dr. Norman added that parking has always been an issue in Ada, but he thinks once everything is all developed-out the parking issues will all work out.

There was Board discussion regarding parking concerns, access easements, expressed concerns with the scale/size of the building, and the inadequate supply of residential needs vs. commercial/retail needs.

Dixon explained the details on why the proposal was submitted as the C1/PUD district vs. the PVM district and the different regulations that had to be met.

In further discussion, the Planning Commission consensus was that the board preferred the architecture and style of the building be more in keeping with the architectural standards in the PVM district.

Dixon concluded that they will look at other options and revise designs to present to the Planning Commission.

**VI. PUBLIC COMMENT** - none

**VII. ADJOURNMENT**

Moved by Jacobs, supported by Heglund, to adjourn meeting at 5:47 p.m. Motion carried.

Respectfully submitted,

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Jacqueline Smith, Ada Township Clerk

rs:eb