

**ADA TOWNSHIP PLANNING COMMISSION MEETING  
MINUTES OF THE AUGUST 19, 2021 REGULAR MEETING**

A regular meeting of the Ada Township Planning Commission was held on Thursday August 19, 2021, at 7:00 p.m., at the Ada Township Hall, Assembly Room, 7330 Thornapple River Dr., Ada MI.

**I. CALL TO ORDER**

Chair, Korth, called the meeting to order at 7:00 p.m.

**II. ROLL CALL**

Present: Burton, Carter, Jacobs, Korth  
Absent: Butterfield, Easter, Heglund  
Staff Present: Buckley, Ferro, Suchy  
Others Present: 2

**III. APPROVAL OF AGENDA**

Moved by Jacobs, supported by Carter, to approve the agenda as presented.  
Motion carried 4-0, with 3 absent.

**IV. APPROVAL OF MINUTES OF MEETING OF THE JULY 15, 2021 MEETING**

Burton said that the meeting minutes said there was a sub-committee meeting on July 21<sup>st</sup> on the 92-unit request for extension of the PUD and she asked what transpired at the meeting. Ferro explained that the meeting was a sub-committee meeting, not a full commission work session with no recording of minutes. Ferro stated there was discussion about different ideas on ways the plan could be potentially modified to be more in conformance with the Envision Ada design principles. Ferro shared some of the ideas that were discussed and said they ended the meeting with the applicant stating he would consider some of the ideas that were suggested.

Moved by Carter, supported by Jacobs, to approve the minutes as presented.  
Motion carried 4-0, with 3 absent.

**V. PUBLIC HEARING**

**1. Request for a 3-year extension of Conditional Rezoning from the Industrial (I) District to the R-1 Low Density Single Family Residential) district, and Request for Extension of Special Use Permit for a private elementary school.**

Ferro summarized the staff memo and explained that the conditional rezoning that was originally approved was a unique/new process authorized by the state's zoning law to allow the township to rezone property subject to conditions. Ferro said the idea was to allow use of the property, which was surrounded by undeveloped industrial land, for a temporary period of time for a private elementary school, Journey Academy.

Ferro stated that Journey Academy has requested an extension of time to permit them continued use for an additional 3 years.

Chair, Korth, opened the public hearing at 7:09 p.m. There was no public comment and the public hearing was closed.

Korth asked Ferro if there is a reason for the limit of a 3-year extension time. Ferro said, yes, because of the fact that it is surrounded by industrial use and the land will potentially be used for industrial space.

Korth asked the applicant if during the current 3 years you haven't found a long-term home, what is the path to find a home in the next 3 years.

Applicant and now the official owner of Journey Academy, Nathan Vandebroek, said they are at the maximum capacity for their building; maximum capacity is 41 students and they are at 39, so they are rapidly looking for property to either build or to repurpose an existing property.

Moved by Carter, supported by Burton, to recommend to the township board the adoption of the amended conditional rezoning ordinance as written. Motion carried 4-0, with 3 absent.

**VI. UNFINISHED BUSINESS - none**

**VII. NEW BUSINESS – none**

**VIII. COMMISSION MEMBER / STAFF REPORTS**

There was board discussion on the upcoming September meeting agenda items and whether there may be a need for two meetings in the month. The Commission members present concurred with a suggestion by the Chair that the expected matters for consideration by the Commission in September be addressed in two meetings, rather than considering it all at the regular meeting scheduled for September 16. Ferro will contact all of the Commission members for an additional/second meeting date in September and he will advise.

**1. Notice of Intent to Amend Master Plan, City of Kentwood, 7/29/21**

The board reviewed the Notice of Intent to Amend Master Plan included in the packet. Korth said the state law says that adjacent communities are supposed to alert the neighboring communities that they are working on their master plan thus allowing us to be aware of any changes that may affect us.

Ferro stated that there is more specific information in the notice than is typical in that they mention 3 specific geographic sub-areas that they are studying for possible amendments. There was brief board discussion about the notice and the opportunity it provides us to give input when it's needed.

**IX. PUBLIC COMMENT**

Jim Ferro introduced John Said, the new Planning Director starting August 30, 2021, and the Commission members welcomed John to Ada Township. John thanked everyone and said he is honored to be a part of the community.

**VII. ADJOURNMENT**

Moved by Jacobs, supported by Carter, to adjourn the meeting at 7:45 p.m. Motion carried.

Respectfully submitted,

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Jacqueline Smith, Ada Township Clerk

rs:eb