

**ADA TOWNSHIP PLANNING COMMISSION MEETING
MINUTES OF THE OCTOBER 21, 2021 REGULAR MEETING**

A regular meeting of the Ada Township Planning Commission was held on Thursday, October 21, 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: Carter, Easter, Heglund, Jacobs, Korth

Absent: Burton, Butterfield

Staff Present: Bajdek, Buckley, Said

Others Present: 1

III. APPROVAL OF REVISED AGENDA

Korth advised that there was an amendment to the agenda to include the minutes from the Closed Session Meeting on September 16, 2021, regarding legal counsel. Said handed out the minutes to the Commissioners for their review, then collected the minutes to be filed after they were voted on.

Moved by Easter, supported by Carter, to approve the amended agenda as presented.

Motion carried.

**IV. & V. APPROVAL OF MINUTES OF MEETING OF THE SEPTEMBER 16, 2021,
CLOSED SESSION MEETING AND REGULAR MEETING**

Carter recommended an amendment to the September 16, 2021 Regular Meeting minutes; to page 3, last paragraph. Korth and the Board were in agreement to amend Korth's statement in the minutes.

Moved by Carter, supported by Easter, to approve the minutes of the September 16, 2021 Closed Session Meeting as presented and approve the Regular Meeting minutes as amended.

Motion carried.

VI. PUBLIC HEARING - none

VII. UNFINISHED BUSINESS - none

VIII. NEW BUSINESS

Discussion and Review – Envision Ada Plan and Township Zoning Ordinance

Said referred to the materials included in the packet and stated that at the last meeting the Commissioners indicated a very strong interest in wanting to review Envision Ada again. Said also provided a powerpoint presentation to help outline some of the components for discussion and how the main components tied together: Envision Ada Plan, Master Plan, Zoning Ordinance, and the Planning Commission's role.

Said gave a brief presentation on some of the history of Ada and the community involvement projects: the Design Charrette in 2007, the Zoning Ordinance and adding the PVM District to the Village, the

realization and creation of Envision Ada in 2013 and the village evolution since the plan, and the overall significant developments/redevelopments that had happened throughout the village. Said concluded that part of the question was, have these projects conformed closely enough to the plan, or not, thus allowing the Board the opportunity to open up discussion for the evening.

There was Board discussion regarding the possibility of reorganizing/updating the Township Zoning Ordinance to allow for the ability to appropriately administer (and understand) the Zoning Ordinance requirements, and their need to revisit what the guiding principles were that came out of Envision Ada to help recapture the intention of the community. Korth said that they have the raw materials to work with and that was the opportunity for the Planning Commission to have open discussion and to all be on the same page.

There was additional Board discussion about the language of the PUD vs. PVM and that they agreed on the strength that the PUD provides, but the Board felt challenged with the weakness of not having the requirement for ratios of residential to square footage and that that was a good time to review and update the Zoning Ordinance for the PVM District.

The Commissioners brainstormed about some zoning changes and discussed some specific properties and pending sale properties and their options to process a change of zoning prior to developed plans being submitted. Jacobs asked what authority the Planning Commission had to change the zoning of a property. Korth stated that it was totally within the Planning Commission rights to do so.

Following the Board discussions, Jacobs asked what their next step was. Korth stated that the next step was for the Planning Commission to ask: should they potentially expand the PVM District; should they prohibit using a PUD all together (in the PVM Overlay District) so that PVM Zoning be used; should they consider amending the PVM Zoning to have a residential ratio as part of the total footprint.

Other topics of general discussion were: affordable housing, pedestrian crossings, vehicular intersections, parking in the village, height restriction on buildings and gabled roof fashion, and the pros & cons of roundabouts.

Easter stated that she thought the Commission was having great conversations and that she felt they all had a real awareness moving forward and that was the whole point of the meeting.

The conclusion of the meeting or what they all walked away with:

The Township Staff/Planning Department should explore Zoning Ordinance amendments addressing the following:

- Prohibition of PUD usage within the PVM Overlay District area
- Adding a minimum percentage of residential to developments in the PVM area
- Consider minor height increase allowances in the PVM area to facilitate gabled roofs with dormers for uppermost floor of buildings

IX. COMMISSION MEMBER / STAFF REPORTS

Korth mentioned that the Michigan Association of Planning Annual Conference was next week and he encouraged the Commissioners to participate (via zoom) in any part of a session (even if only 1-1 ½ hours).

Heglund left meeting at 9:04 p.m.

Said mentioned that there was a Parks survey going on and that you could access it from the Township web page, and the online survey was available from October 11th – November 5th. Said stated that there were a couple of public input sessions on October 27th at the Library from 4-6 p.m. and November 3rd at Roselle Park from 4-6 p.m., and encouraged them to participate.

Bajdek stated that the Egypt Valley Country Club submitted new drawings on the project that was approved by the Planning Commission in June, 2021, and that they have scaled back the scope of the project. They were no longer doing the new building for the kitchen space and eliminated other site improvements, and made a minor expansion to the locker room. Said stated that the Planning Department approved the changes at the administrative level.

Jacobs had notified Bajdek earlier and questioned him about the large sign at the McDonald's on Fulton Street. Bajdek said that every year McDonald's gets an approval for a temporary sign permit (28 days only). He said that the permit was effective until November 7th.

X. PUBLIC COMMENT - none

XI. ADJOURNMENT

Moved by Easter, supported by Carter, to adjourn the meeting at 9:08 p.m. Motion carried.

Respectfully submitted,

Jacqueline Smith, Ada Township Clerk

rs:eb