

**ADA TOWNSHIP PLANNING COMMISSION MEETING  
MINUTES OF THE NOVEMBER 29, 2021 SPECIAL MEETING**

A special meeting of the Ada Township Planning Commission was held on Monday, November 29, 2021, at 12:00 p.m., at the Amy Van Andel Library/Ada Community Center, 7215 Headley Street, Ada MI.

**I. CALL TO ORDER**

Chair, Korth, called the meeting to order at 12:03 p.m.

**II. ROLL CALL**

Present: Burton, Butterfield, Carter, Easter, Jacobs, Korth

Absent: Heglund

Staff Present: Buckley, Said, Suchy

Others Present: 5

*Jacobs arrived meeting at 12:04 p.m.*

**III. APPROVAL OF AGENDA**

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

**IV. NEW BUSINESS**

1. Area Planning Review Workshop – 7500 East Fulton, 455 Ada Drive, and 475 Ada Drive

Korth explained the purpose for the special meeting was to discuss planning concepts, site issues and potential layouts of the area/property and to revisit the new concepts for keeping within the Master Plan from years ago. Korth said no action would be required, primarily discussion only, with public comment at the end. Korth asked for introductions amongst those in attendance as follows:

John Said and Elaine Buckley of the Ada Planning Department  
Devin Norman, property owner 517 and 519 Ada Drive  
Bernie Veldkamp, member of the public  
Ken Dixon and Casey Blake, Dixon Architecture  
Bill Payne, BPV, PDL Ventures and property owner of 7500 East Fulton  
Julius Suchy, Ada Township Manager  
Planning Commissioners – 6 (Burton, Butterfield, Carter, Easter, Jacobs, Korth;  
Heglund was absent)

Korth said that Ken Dixon was well suited for the “concept workshop” due to his involvement with the engineering and design concepts of the existing buildings in the Village. Korth spoke specifically of the A7 building and asked Dixon to share his design concepts.

Dixon explained the initial design of the Village started back five years ago with the assistance of Planning Consultant, Jeff Speck, to help facilitate the highest density. Dixon spoke on how the

Block A, Block B, Market Square and River Street Commons were started with the concept of putting the parking on the interiors of blocks and line the outside with the pedestrian environment and storefronts adhering the Village design concepts, within the PVM District requirements.

There was brief commission discussion regarding the role that the two banks play with the property long term, the need for vehicular access via the bank easements, and how they need to explore what had already been presented and how it could still function correctly and yet accomplish the design goals of the Village development.

Dixon presented a screen projection showing the existing conditions of all four properties (including 519 Ada Drive) and said that he merged four different set of plans; the 7500 building set, the two bank sites, and the Ada Drive construction plans and pointed out the easements highlighted in red.

Dixon explained details on where powerlines were, ingress/egress easements, identified useable areas, the set driveways, the bank areas for drivethru window or ATM service, Dr. Norman's building, and the overall flow of the area.

Dixon concluded that his presentation showed what was a likely/good solution that mimics what had been done in the past and how it plugged in with the future building.

In relation to the overall Master Plan perspective, there was conceptual discussion, "brainstorming", between the Board and Dixon on several items: the angle of the proposed building, alignment of buildings, curb cuts, the area of parking under powerlines or parallel parking possibilities, the continued concern with vehicular access to the area, the addition of a pedestrian corridor between 7500 and Dr. Norman's building (concerns were expressed that it's not a walkable area), and/or connectivity of existing sidewalks.

*Payne left meeting at 1:05 p.m.*

Following extensive discussion, the Commissioners were all in favor of, and shared more ideas of, how to make the entire Village a more connected/walkable space.

Norman, property owner at 519 Ada Drive, shared concerns about; the small parking lot on the side of his building that he does not own, the problematic vehicular access for his patients to and from his building, and the height of the proposed building (at 7500 East Fulton); he would like to see it kept at 35' high. Norman said he was all for new projects in the Village, as long as they do not cause harm to his property.

## **V. PUBLIC COMMENT**

Bernie Veldkamp, 5580 Hall Street, referred to the arial view on the projected screen and, to illustrate walkability, asked for directions how to get his 10 year old daughter from the new apartments to the Library.

Suchy stood up and pointed out the walkable route from the apartments to the Library.

There was a brief discussion about the connectivity of existing trails/sidewalks and it was determined that a connecting corridor in that area should be the next step. Suchy said that he would bring up the subject at the next Trails Committee meeting.

Said concluded that Dixon would send him a follow up email from the meeting and reminded the Board about the next "workshop"/Special Meeting was Friday, December 3<sup>rd</sup>, at 7:30 a.m. at the Library.

**VI. ADJOURNMENT**

Moved by Easter, supported by Carter, to adjourn meeting at 1:36 p.m. Motion carried.

Respectfully submitted,

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Jacqueline Smith, Ada Township Clerk

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