

**ADA TOWNSHIP PLANNING COMMISSION MEETING
MINUTES OF THE DECEMBER 3, 2021 SPECIAL MEETING**

A special meeting of the Ada Township Planning Commission was held on Friday, December 3, 2021, at 7:30 a.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 7:33 a.m.

II. ROLL CALL

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

Absent: Butterfield

Staff Present: Buckley, Said, Suchy

Others Present: 4

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, 475 Ada Drive, and 519 Ada Drive

Korth summarized the November 29 Special Meeting and said that the meeting ended with the idea of taking the original drawings prepared by Dixon and the Commission discussed some enhancements to them.

Dixon presented the revised information for the Block C area and shared details on the “future” Master Plan Block C site plan. Dixon explained that he reshaped the building/moved it eastward which provided a widened greenspace area between Dr. Norman’s building and the proposed building C4, he reconfigured the building alignment, added sidewalk connections, added potential buildings C1, C2 & C3, and he also added a two-way driveway with a right-in/right-out access at Fulton.

Korth told Dixon that he appreciated the Master Plan concept and Dixon further explained the details on the footprints shown on his plan for the proposed C1, C2 and C3 buildings; square footage, retail and/or office use, 2/3 story, and the numbers of parking spaces.

There was continued Commission discussion on concerns about parking and ways to find more parking.

Suchy said he had the same conversation on parking concerns with the DDA. Suchy shared that the DDA Director, Haley Stichman, was working on updating the 2017 parking study to determine parking inventory and she was also working on ways to improve communication about where parking was available.

There was further Commission discussion on Dixon's "future" Master Plan Block C concept, the footprint of the C4 building and the façade, and it was decided that they wanted to incorporate the proposed buildings C1, C2 and C3 into the updated Master Plan.

Korth said that he felt the planning exercise/workshop helped to update the Commission on what Envision Ada showed with the reality of what it could be, and that the intent of the meeting was to give guidance to the Commissioners for when they need to make decisions on development in the Block C area including possible deviations/departures from PVM regulations.

The Commission suggested the addition of small building envelopes along Fulton to help ring the parking lot area. The Commission members then expressed supportive comments for the process and the conceptual plan, as an effective guide for future development review of proposals in the Block C area.

Moved by Easter, supported by Burton, to approve the plan document with respect to review of future applications for the Block C area, with the goal of incorporating it into the Township Master Plan, subject to the final approval at the Planning Commission meeting on December 16, 2021. Motion carried.

V. PUBLIC COMMENT

Jeremy Frost, applicant PDL Ventures, said that he appreciated the Commission taking the time for the Special Meetings and that he loved the overall concept and density of the Block C site proposal. He said he appreciated any feedback given that would help get the building in a position of being built/approved and look forward to the next meeting on December 16.

Said mentioned that he had an informal conversation with ~~IDOT~~ MDOT via email and they support the idea of combining the two entries/curbcuts for Fifth Third and Chase bank.

VI. ADJOURNMENT

Moved by Carter, supported by Heglund, to adjourn meeting at 8:28 a.m. Motion carried.

Respectfully submitted,

Jacqueline Smith, Ada Township Clerk

rs:eb