

**ADA TOWNSHIP  
DOWNTOWN DEVELOPMENT AUTHORITY BOARD OF DIRECTORS  
MINUTES OF THE OCTOBER 14, 2013 MEETING**

The meeting was called to order at 8:00 a.m. by Chairperson Bob Kullgren, at the Ada Township office, 7330 Thornapple River Dr., Ada, MI.

**BOARD MEMBERS PRESENT:** Terry Bowersox, Bryan Harrison, Jim Ippel, Tom Korth, Bob Kullgren, Devin Norman , Walt VanderWulp, Ted Wright

**BOARD MEMBERS ABSENT:** George Haga

**STAFF PRESENT:** Jim Ferro, Planning Director

**OTHERS PRESENT:** Pete Lazdins and Bob Petko, Progressive AE

**PUBLIC PRESENT:** Steve Dertz, Amway; Boomer Hoppough, Independent Bank

**APPROVAL OF AGENDA**

The agenda was approved by consent.

**APPROVAL OF MINUTES OF SEPTEMBER 16, 2013 MEETING**

It was moved by Harrison, seconded by Bowersox, to approve the minutes of the September 16 meeting as presented. Motion passed unanimously.

Note: Ippel and Norman arrived at this time.

**REVIEW OF REVISIONS TO DRAFT VILLAGE DESIGN PLAN**

Lazdins and Petko reviewed the revisions that are proposed to the draft Plan, based on the feedback from the Board at the last meeting and feedback from road agencies. It was noted that MDOT staff do not view the proposed roundabouts on Fulton St. as being needed at this time. He stated they consider roundabouts to be a solution to consider for existing intersections that have demonstrated capacity or accident history issues. Based on MDOT feedback, the roundabouts are being shown as a potential future project, with the new intersections to be installed initially as conventional signalized intersections.

Other changes reviewed included addition of a residential townhome hamlet in the area south of the existing auto plaza service drive, reduced lot sizes for potential zero-lot line single family units in the residential hamlet at the east end of the study area, reconfiguration of the community building and farmers' market structures to be a single structure with shared parking, elimination of driveway accesses along Ada Dr. to provide more on-street parking, and removal of the fast-food pad that was previously shown on the plan. In addition, the three existing buildings along the Thornapple River (Chloe Elan/Mud Room/Artisan Flowers) are now shown being removed/relocated in the long term.

Comment was made that there needs to be a more detailed analysis of parking supply in relation to the amount of new development proposed, and whether the parking provided on the plan is sufficient. Lazdins stated that they have that information and will provide it to us at the next meeting.

The Board discussed at length the issue of whether the plan should accommodate fast food establishments with drive-through service windows. Following discussion ~~of the proposed changes by the Board~~, there was consensus that a special meeting should be held within the next week to complete review and discussion of the draft plan. Ferro will poll members for a meeting time and date.

**APPROVAL OF PAYMENTS TO PROGRESSIVE AE AND TO THE COMMUNITY CHURCH**

Ferro presented an invoice from Progressive AE in the amount of \$41,743.03, for services through September 27. He noted that this invoice included the consultant services during the Design Workshop Week. Ferro also presented an invoice dated October 3 from The Community

for facility use, in the amount of \$180.

It was moved by Bowersox, seconded by Harrison, to approve payment of the two invoices.  
Motion passed unanimously.

**PROPOSAL FROM ADA BUSINESS ASSOCIATION FOR FINANCIAL SUPPORT OF  
TINSEL, TREATS & TROLLEY HOLIDAY EVENT.**

Ferro presented a proposal from Sarah Andro, on behalf of the Ada Business Association, requesting \$2,500 from the DDA toward the costs of the annual Tinsel, Treats & Trolley Event. Ferro noted that changes to the event proposed for this year include contracting out decoration of the covered bridge, and addition of a tent in The Community Church parking lot, to accommodate businesses from outside the core of the Village who wish to participate in the event.

It was moved by Norman, seconded by Korth, to approve funding in the amount of \$2,500 for the Tinsel, Treats & Trolley event.

Motion passed unanimously.

Kullgren proposed deferring the rest of the agenda to the special meeting to be held next week.

**PUBLIC COMMENT**

Boomer Hoppough, Independent Bank, stated he is at the Cascade branch of Independent Bank, and is interested in becoming involved in activities in Ada.

**ADJOURNMENT**

The meeting was adjourned at approximately 10:00 a.m.

Respectfully submitted:

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Tom Korth, Secretary