

**ADA TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS
MINUTES OF THE DECEMBER 7, 2009 MEETING**

The meeting was called to order at 8:30 a.m. by Chairperson Bob Kullgren.

BOARD MEMBERS PRESENT: Terry Bowersox, George Haga (9:25 a.m.), Jim Ippel (9:05 a.m.), Bob Kullgren, Devin Norman, Betsy Ratzsch, Walt VanderWulp, Ted Wright

BOARD MEMBERS ABSENT: Tom Korth

OTHERS PRESENT: Jim Ferro, Planning Director

PUBLIC PRESENT: None

APPROVAL OF AGENDA

Betsy Ratzsch requested modification of the agenda, to add a report from her on the “Tinsel, Treats and Trolley” event. Kullgren proposed an additional agenda change, to postpone election of officers to the January meeting. The agenda as revised was approved by consent.

APPROVAL OF MINUTES OF NOVEMBER 3, 2009 MEETING

It was moved by Bowersox, seconded by VanderWulp, to approve the November 3, 2009 meeting minutes as presented.

Motion passed unanimously.

REPORT ON TINSEL, TREATS AND TROLLEY EVENT

Betsy Ratzsch stated that the Retailers Committee will be conducting an evaluation of the event, for use in planning and fine-tuning the event next year. She thanked the DDA for its support of the event. She stated that there has not been any feedback from businesses yet on sales during the event, but that in any case immediate sales are not the main purpose of the event or a measure of its success.

DISCUSSION OF BRONSON ST. IMPROVEMENT PROJECT

The Board discussed the Bronson St. neighborhood input meeting held on November 30. The consensus of the Board was that the plan should be modified to provide some head-in parking spaces at the west end of the street, between Teeple and Headley, locate the sidewalk as far from existing homes as is feasible, include paving of driveway approaches between the road and the sidewalk, and to plan on removing the dead tree at the corner of Bronson and Teeple to accommodate the sidewalk.

The revised plan should be taken to the Citizens Council for review and comment, with the goal of having the plan back before the DDA Board at the January meeting for approval.

FARMERS MARKET PLANNING FOR 2010

Kullgren reported that the input group he convened for market planning is moving in the direction of opening the market 2 weeks earlier than the past year, and extending it 2 weeks later in the fall. They are also considering changing the market hours to noon-6 p.m., instead of this past year’s hours of 2 p.m. to 7 p.m. They are also considering establishing a Children’s Garden program, in conjunction with The Community church. Kullgren noted that they are also developing changes to the market layout to provide as many vendors as possible with parking adjacent to their stalls.

A February 23 date has been targeted for announcement of the 2010 market rules and schedule.

DISCUSSION OF VILLAGE FORM-BASED CODE

Ferro provided an overview of the draft "form-based" zoning rules for the Village that have been developed as an output from the Village Design Charrette. Ferro noted that the Planning Commission suspended its work on the code in the Summer of 2008 when the proposal to establish a DDA was being considered. It was felt by the Planning Commission at that time that the proposed zoning changes, combined with the DDA proposal, was too much information for residents and businesses in the Village to digest at one time. Ferro stated that the form-based code has not been abandoned, and that it remains on the Planning Commission's list of priority tasks to be accomplished.

The Board discussed the structure of the draft form-based code, and the inter-relationship between the different zones contained in the Regulating Plan, the various lot types and the uses allowed on each lot type. It was agreed that the code is somewhat complicated and needs to be presented in a form that is understandable by the public.

Kullgren requested that this item be placed on the January meeting agenda for further discussion.

2010 MEETING SCHEDULE

Kullgren proposed that meetings for 2010 be set regularly for the 1st Monday of the month, at 8:30 a.m.

PUBLIC COMMENT


There was no public comment.

ADJOURNMENT

It was moved by Wright, seconded by VanderWulp, to adjourn the meeting at 9:55 a.m.

Motion passed.

Respectfully submitted:



Tom Korth, Secretary