

**ADA TOWNSHIP PLANNING COMMISSION
MINUTES OF THE APRIL 13, 2015 SPECIAL MEETING**

A special meeting of the Ada Township Planning Commission was held on Monday, April 13, 2015 at 12:00 noon at the Ada Township Offices, 7330 Thornapple River Dr., Ada, MI.

I. CALL TO ORDER

Meeting was called to order by Chairperson Korth at 12:00 p.m.

II. ROLL CALL

Present: Butterfield, Easter, Korth, Leisman and Lowry

Absent: Jacobs, Lunn

Staff Present: Planning Director Ferro

Public Present: Betty Jo Crosby, Bob Kullgren, Corky Paul, Bernie Veldkamp, Nevin Zolenski

III. APPROVAL OF AGENDA

Moved by Easter, seconded by Lowry, to approve the agenda as presented.

Motion passed unanimously.

IV. UNFINISHED BUSINESS

Korth stated we were informed last week that the applicant for the proposed Heidi-Christine Salon facility would not have a revised plan prepared in time for consideration at this meeting, and therefore was not on the meeting agenda. He stated that that continued review of the Envision Ada plan was scheduled to utilize the meeting time.

V. CONTINUED DISCUSSION OF ENVISION ADA PLAN AND RELATIONSHIP TO TOWNSHIP MASTER PLAN AND ZONING ORDINANCE

Korth pointed out that the DDA Board had reviewed a draft of revisions to the overall Village Plan at its meeting earlier today, and asked Ferro to distribute copies of this to Commission members. Korth pointed out that these revisions were made by Amway, without any input from the Township or public, and have not had any formal adoption.

Comments that were made regarding the draft revisions included the following:

- Leisman stated he is opposed to having a roundabout on M-21, and believes that Fulton St. should be preserved as an uninterrupted, fast route through the area.
- Leisman stated he likes the modification of the building and parking layout in the vicinity of the Ada Drive/Fulton St. intersection, that results in lowering of the visibility of the large parking area from the road.
- Ferro stated he did not know the rationale for removal of the landscaped median on Fulton St. adjacent to the Village, and stated he believed it should remain in the plan. Butterfield and Easter supported the concept of the landscaped boulevard. Leisman stated he did not care for the median. Ferro pointed out that much of the current paved center lane is wasted pavement that serves no purpose, given the limited curb cuts along this stretch of Fulton St.
- Korth stated he believed the existing street connection between Headley St. and Fulton St. adjacent to the Post Office should be retained, and should have sidewalks added.

- Korth commented that the large internal green space that is shown in the center of the “eastern residential hamlet” is unnecessary, given the need for density in this area, and the proximity of this neighborhood to a large public riverfront green space corridor.
- Korth suggested that the plan should provide guidance regarding the architectural character of new construction. He stated he felt that the residential construction in the eastern hamlet area should have the appearance of individually-designed custom homes, and should not have a repetitive, “cookie cutter” appearance. Ferro pointed out that the draft regulations that were prepared by Jeff Speck and included in the Envision Ada final report contained standards pertaining to “Building Variety” that limit a repetitive building pattern in attached housing to no more than 300 linear feet. Korth stated he felt this was too long and that it should be no longer than 100 to 120 feet.
- Butterfield commented that the non-motorized trail along the Thornapple River frontage and connecting to the trail on the M-21 bridge over the Grand River is not shown on this plan, and was an important component of the original plan.
- Korth suggested that pedestrian access improvements on Amway property on the north side of the new Headley St./Fulton St. intersection should be added to the plan, to facilitate employees walking to the Village.

V. PUBLIC COMMENT:

Nevin Zolenski, 6151 Three Mile Rd. NE, stated he agrees with the concept of two-story development in the Village. He stated if we are going to all of this effort, we should avoid a suburban look. Zolenski stated he agreed 300 feet is too long for a repetitive building facade. Zolenski stated he was concerned that the revisions to the shopping center parking area by adding residential buildings may leave too little parking, given the number of cars in the shopping center now. He stated he likes the M-21 median, but not the roundabout, and he supports the idea of mixed use development.

VI. ADJOURNMENT

Motion by ~~Easter~~ Butterfield, second by ~~Jacobs~~ Easter, to adjourn the meeting at ~~5:30~~ 1:30 p.m.

Motion passed unanimously.

Respectfully Submitted,

Susan Burton, Township Clerk

SB/jf

Note: overstrike and underscore indicate revisions to draft minutes approved by the Planning Commission.