

**ADA TOWNSHIP PLANNING COMMISSION
MINUTES OF THE APRIL 19, 2007 MEETING**

A regular meeting of the Ada Township Planning Commission was held on Thursday, April 19, 2007, at the Ada Township Offices, 7330 Thornapple River Dr., Ada, Michigan.

I. CALL TO ORDER

Meeting was called to order by Korth at 7:30 p.m.

II. ROLL CALL

Present: Chairperson Korth, Commissioners Burton, Butterfield, Gutierrez, Hoeks, Lowry, and Sytsma.
Absent: None. Also Present: Planning Director Ferro.

III. APPROVAL OF AGENDA

Motion by Hoeks, second by Sytsma, to approve the agenda, subject to: (1) the addition of Village Design Charrette Final Report approval under Old Business, and (2) moving Public Comments to the beginning of the agenda. Motion passed unanimously.

IV. APPROVAL OF MINUTES

Motion by Sytsma, second by Hoeks, to approve the March 15, 2007, March 28, 2007, and April 13, 2007 Meeting Minutes as presented. Motion passed unanimously.

V. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

1. Request to Address the Commission by Edith Pettis

Edith Pettis addressed the Commission regarding the subject of compost operation. She spoke regarding the resources available in Ada Township and how compost becomes top soil, etc. She stated she hopes that we can find a place for composting in Ada Township.

Sytsma commented that she appreciates Edith's efforts. She also spoke regarding organic fertilizer versus synthetic fertilizer.

VI. OLD BUSINESS

1. Discussion of Master Plan Update

Ferro stated he submitted to the Commissioners an updated version of the Future Land Use section of the Master Plan text. A complete version of the draft Future Land Use map was also handed out. He pointed out that most of these concepts were reviewed at the last work session meeting. The following items were discussed:

- The area between Ada Drive and Cascade Road, adjacent to the Township boundary (referred to as Forest Hills Traditional Neighborhood) and the concept of redevelopment in this area. After looking at the high rate of home ownership in this area, and the supply of moderately-priced housing that this neighborhood provides, Ferro stated that he is not as enthusiastic about encouraging redevelopment in the area. Korth suggested removing the separate designation as a redevelopment candidate at this time, and remembering to re-examine the issue the next time the Master Plan is updated. Hoeks stated it might be a

good idea to make reference in the text to the redevelopment concept being considered but not accommodated at this time. Ferro stated he would address this in revisions to the text.

- Korth brought up the subject of land available for township parks, mentioning a lot on Ada Drive where a house was just taken down. Ferro stated that the Master Plan would include summary information from the newly-adopted Parks, Recreation and Open Space Plan.
- Lowry asked about the area between Standard Lumber and Alta Dale, inquiring as to what types of uses would be allowed in this area. Uses such as offices, small warehouses, light assembly and packaging, etc. were discussed.
- Ferro stated another topic of discussion at a recent work session meeting was the possibility of designating land for higher density residential use on the north side of Fulton, West of Spaulding. The direction was not to map specific higher density there, but just mention the possibility in the text.
- Adding language about the Fulton Street corridor under Rural Development Area was discussed.
- Regarding the light industrial office area, there was discussion about not allowing it to go "Beltline commercial". Ferro stated there is some need on direction for uses. Gutierrez suggested healthcare/specialty medical use. Ferro stated that thus far there does not seem to be a market for that type of use in this area, but it could be accommodated.
- Potential for some type of retirement housing or assisted living facility on the property owned by Jamie Ladd on Fulton St. east of the Grand River was discussed.

2. Approval of Ada Village Design Charrette, Final Report

(Commissioner Sytsma left the meeting at this point.)

Following general discussion, it was moved by Hoeks, and seconded by Burton, to accept and approve the planning principles and initiatives contained in the Ada Village Design Charrette Final Report for inclusion as part of the draft Master Plan. Motion passed 6 to 0.

VII. NEW BUSINESS None.

VIII. REPORTS FROM COMMISSION MEMBERS/STAFF

(Commission Sytsma rejoined the meeting.)

A work session meeting was set for Thursday, April 26, 2007 at 4:30 p.m.

IX. ADJOURNMENT

The meeting adjourned at 8:50 p.m.

Respectfully submitted,

Deborah Ensing Millhuff, CMC
Ada Township Clerk
rs:jf