

**ADA TOWNSHIP PLANNING COMMISSION
MINUTES OF THE MAY 8, 2006 SPECIAL MEETING**

A special meeting of the Ada Township Planning Commission was held on Monday, May 8, 2006, at the Ada Township Offices, 7330 Thornapple River Dr., Ada, Michigan.

I. CALL TO ORDER

Meeting was called to order by Korth at 1:00 p.m.

II. ROLL CALL

Present: Korth, Burton, Butterfield, Gutierrez, Hoeks, Lowry, Sytsma.
Also Present: Planning Director Ferro.
Also Present: John Postma, Doug Stalsonburg

III. APPROVAL OF AGENDA.

It was moved by Sytsma, seconded by Lowry, to approve the agenda.

Motion passed unanimously.

IV. ADJOURNMENT OF MEETING TO MONTREUX PUD SITE, 2700 PETTIS AVE. NE

At 1:15 p.m., the meeting was adjourned and continued at the site of the Montreux PUD, at 2700 Pettis Ave., for the purpose of physically inspecting the site of the proposed development.

Following the site inspection, the Commission reconvened at the Township offices, at 2:50 p.m.

V. DISCUSSION OF MONTREUX PUD.

Hoeks asked Ferro to quote relevant sections of the Master Plan that pertain to preservation of rural character along major roads. Ferro read from the Master Plan document.

Hoeks suggested that with respect to the homes on Lots 18, 19 and 20, that we consider requiring lower profile ranch-style homes.

Burton stated she had concern that a 1-story home with a walkout basement and a steeply-sloped roof could still have a major visual impact from Pettis Ave.

Butterfield stated that the issues here are similar to those that were addressed with the Highlands/Highlands Cove PUD. She pointed out that this is not a situation where there is no existing development that is visible from Pettis Ave. She suggested that design restrictions could possibly address our concerns.

Lowry stated he would oppose having the back ends of homes facing Pettis Ave.

Burton stated that lower-pitched roofs might be appropriate.

Gutierrez suggested that the land occupied by Lots 19 and 20 should be part of the common open space.

Sytsma stated that she agrees with comments that have already been made.

Korth pointed out that the existing vacant land at the northeast corner of Knapp and Pettis is not protected open space. It is unsold lots. He suggested that Lots 18, 19 and 20 should be relocated and the area kept as open space.

The applicant, John Postma, stated he did not think he could afford to give up the home locations on Lots 18, 19 and 20. He stated he was willing to work with us on architectural controls for those lots that would address our concerns. He stated he would have to consider abandoning the PUD and go to the alternative plan under normal zoning before giving up those lots.

VI. OTHER BUSINESS.

Korth brought up the proposed plan for development of a new commercial building in the Village, as evidenced by a real estate sign that was recently installed at Dr. Norman's property. He expressed the view that there should be a moratorium placed on any new development approval or demolitions in the Village, pending the completion of the Village Design Charrette.

It was moved by Hoeks, seconded by Sytsma, to recommend to the Township Board that a moratorium be put in place on any building permits for demolition of existing structures in the Village commercial and residential districts, or any development approvals for new development in the Village, until the Village Design Charrette is completed.

Motion passed unanimously.

VII. PUBLIC COMMENT.

There was no public comment.

VIII. ADJOURNMENT

The meeting was adjourned at 3:27 p.m.

Respectfully submitted,

Deborah Ensing Millhuff, CMC
Ada Township Clerk
rs:jf