

**ADA TOWNSHIP PLANNING COMMISSION  
MINUTES OF THE MAY 14 2007 MEETING**

A special work session meeting of the Ada Township Planning Commission was held on Monday, May 14, 2007, at the Ada Township Offices, 7330 Thornapple River Dr., Ada, Michigan.

**I. CALL TO ORDER**

The meeting was called to order by Korth at 4:30 p.m.

**II. ROLL CALL**

Present: Chairperson Korth, Commissioners Burton, Butterfield, Gutierrez, Hoeks and Sytsma.

Absent: Lowry

Staff Present: Planning Director Ferro.

Others Present: David Schermer and Scott Kammeraad

**III. APPROVAL OF AGENDA**

It was moved by Gutierrez, seconded by Sytsma, to approve the agenda as presented.

Motion passed unanimously.

**IV. DISCUSSION OF MASTER PLAN UPDATE**

The Commission reviewed the status of completion of several sections of the Master Plan update. Ferro handed out a Table of Contents, noting which chapters remained to be completed. Since several Planning Commission members had not yet received the mailed packets with draft Chapters II, III and IV, discussion was postponed until the May 17 meeting.

David Schermer was present with Scott Kammeraad, from Homescape Design Group, Caledonia, Michigan, to present a conceptual plan for development of property on the north side of Fulton St., east of Taos Ave.

Ferro stated he believed that it would be beneficial for the Commission, in considering whether this area should be specifically designated for higher density, to see a concept plan layout for the type of development that might occur in this area. He stated that given the area's proximity to utilities and major road network it would be appropriate to provide for higher density in this area on the Future Land Use map.

Hoeks commented that he does not like the visual effect of so many garage doors facing Fulton St. He would prefer a more urban approach, with garage access to all of the units from 1 access lane in the middle, with the front of homes and living space facing the outside perimeter.

Korth commented that the design should provide private outdoor space for each unit, rather than having the outdoor space for each unit being open and part of a large common lawn area.

Korth stated that the design also needs to be sensitive to the rural character of the Taos Ave. neighborhood to the north.

Ferro suggested that the main value in having Mr. Schermer present the concept plan was to provide the Commission with something to relate to visually, showing how a development of 3 units per acre density might be developed in this area.

The consensus of the Commission was not to make any change in the text of the draft Master Plan or Future Land Use map at this time.

**V. NEW BUSINESS**

None.

**VI. ADJOURNMENT**

The meeting adjourned at approximately 5:50 p.m.