

**ADA TOWNSHIP PLANNING COMMISSION
MINUTES OF THE MAY 17, 2007 MEETING**

A regular meeting of the Ada Township Planning Commission was held on Thursday, May 17, 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, Gutierrez, Lowry, and Sytsma. Absent: Commissioners Butterfield and Hoeks. Also Present: Planning Director Ferro.

III. APPROVAL OF AGENDA

Motion by Sytsma, second by Gutierrez, to approve the agenda as presented. Motion passed unanimously.

IV. APPROVAL OF MINUTES

Motion by Burton, second by Gutierrez, to approve the April 19, 2007 and April 26, 2007 minutes as presented. Motion passed unanimously.

V. OLD BUSINESS – DISCUSSION OF MASTER PLAN UPDATE

1. Discussion of Master Plan Update

Korth stated Ferro recently handed out three chapters of the update and asked for comments regarding these portions. Burton stated she felt they were quite complete and did not believe anything needed to be added. There was discussion regarding data from the national census that was received.

The Commission discussed land division, high density development/zoning, etc. Korth stated he is not in favor of radical change and opposed straying from the historical aspects of the Township/Village. There needs to be very specific language regarding this. Ferro stated he could work on the text to create more specific language. Lowry stated he does believe the Township needs some areas designated as high density.

VI. NEW BUSINESS

1. Review and Comment on Possible Revisions to Approved Land Division Plan for Terra Sienna Development, Egypt Valley Ave., North of 3 Mile Road.

Dan Schaafsma, Latitude Engineering & Surveying, presented the plan stating they did the civil engineering and plan for development. He stated this is a 65-acre parcel and proposed land division into 11 lots with lot sizes of 3.5 to 7 acres on the south side and 8-10 acre parcels on the north side. The developer negotiated with the gas company to get service extended to the property. Currently there is little interest in the larger lot sizes. They are looking for some guidance from the Commission to revise the plan to make the project work better and find ways to add additional lots. There was some discussion what the zoning allows as far as lot sizes, etc. Ferro stated he has felt all along that this property should have been developed as a condominium development, in which the condo lots would not be subject to the 3:1 length-to-width ratio limit. There was some discussion over the drainage and septic system. Ferro noted the Land Division Act limits them to 11 lots splits even though that is far fewer than 1 lot per 3 acres. This really limits their options. A condominium development would be much better use of the land and fit the terrain. Korth stated the Township needs to protect existing homeowners around this

property. Ferro asked whether the drainage system would need any modification if the number of lots was increased. Schaafsma stated it probably would not need to be modified.

There was further discussion regarding:

- converting the plan to a site condominium development or PUD condominium development
- private road access and driveway issues
- the number of units that would work on the property
- zoning setbacks

The applicant thanked the Commission for their input and will take everything into consideration before resubmitting a site plan.

VII. REPORTS FROM COMMISSION MEMBERS/STAFF

Sytsma and Korth gave an overview of the meeting with the Kent County Road Commission regarding repaving Thornapple River Drive. The Road Commission stated they would have to have their engineers look at this, but suggested trying to have a third lane which is done in a contrasting color of asphalt which would reinforce the boulevard feel. Korth also stated the Commission would re-stripe the street after repaving. Mr. Rice from the Road Commission is to get back with the Township in the near future.

Ferro gave a report regarding the Covenant Development Group which was previously considering property on Alta Dale near the railroad tracks to put four-plex empty-nester condominium buildings. They are now looking at an 18-acre site running between Ada Drive and Hall Street, west of Central High School. They have prepared a proposed layout with 76 units and have also laid out a comparison plan showing development under current R2 zoning. The Commissioners agreed they would go look at the similar development in Wyoming in the near future.

VIII. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

IX. ADJOURNMENT

The meeting adjourned at 8:57 p.m.

Respectfully submitted,

Deborah Ensing Millhuff, CMC
Ada Township Clerk
rs:lm