

**ADA TOWNSHIP PLANNING COMMISSION  
MINUTES OF THE JUNE 30, 2008 WORK SESSION MEETING**

A work session meeting of the Ada Township Planning Commission was held on Monday, June 30, 2008, at the Ada Township Offices, 7330 Thornapple River Dr., Ada, Michigan.

**I. CALL TO ORDER**

Meeting was called to order by Korth at 3:30 p.m.

**II. ROLL CALL**

Present: Chairperson Korth, Commissioners Burton, Butterfield, Gutierrez, Hoeks, Lowry and Sytsma.  
Also present: Planning Director Ferro.

Public: 1

**III. APPROVAL OF AGENDA**

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

**IV. REVIEW OF PROPOSED FORM-BASED CODE**

Ferro presented an overview of the proposed Village form-based zoning regulations, including a description of the overall approach of form-based zoning, a summary of the structure of the rules, summary of the major standards contained in the rules, and an overview of the review and approval procedures.

In discussion, there was concern that the minimum story heights contained in the draft rules are excessively high for the scale of the Village. Ferro stated he would measure the story heights in the Ada Bike Shop building, as a point of reference. The possibility of lowering the ground floor story range from 12-18 feet to 10-16 feet was discussed.

In review of provisions for accessory dwelling units, there was consensus that these should not be permitted on duplex lot types, and that they should not be permitted on the ground floor of accessory buildings, only on an upper floor, such as above a garage.

In reviewing the draft architectural standards, there was concern that conformance with LEED standards should not be mandatory, but should be encouraged. The language that states LEED standards "should" be incorporated into building design should be revised, to state that it is encouraged.

Korth noted that standards that are applicable only when clearly visible from the street should be applied based on both public and private streets, since new development frequently uses private streets.

The possible use of a color wheel in the code to specify appropriate exterior building colors was suggested.

Korth suggested use of a requirement that a certain percentage of the parking on a development site must be "shared parking." Ferro stated we would need to look into whether mandating this would be legally permissible.

Korth brought up the possibility of adding a driveway connection around the Township Hall, to connect the Bronson St. parking to the parking on the Thornapple River Dr. frontage. Ferro stated that he believed this would need to cross Betsy Ratzsch's property.

In review of the architectural standards, Ferro noted that the restrictions on use of split-faced block contained in the draft rules are more restrictive than the application of this material on the Ada Bike Shop addition.

It was noted that there is an existing home in the Village that has a concrete block exterior.

The merits and drawbacks of allowing vinyl siding as an exterior material were discussed, with no consensus regarding any change in the current provisions, which do not permit its use.

Ferro suggested the possibility of holding an informal public information meeting regarding the form-based code, when the initial review by the Commission is completed.

Korth suggested the possibility of also presenting the code at a meeting of the Ada Business Association. Ferro pointed out this would need to be coordinated with the membership's quarterly meeting schedule.

#### **V. DISCUSSION OF RIPARIAN PROTECTIONS STANDARDS.**

Discussion of the riparian protection rules was postponed. ~~until after the end of August.~~

#### **VI. PUBLIC COMMENT**

There was no public comment.

#### **VII. ADJOURNMENT**

The Commission set another work session date for Tuesday, July 29, at 4:30 p.m., to continue discussion of the form-based code and to discuss the riparian protection regulations.

Moved by Burton, seconded by Gutierrez, to adjourn the meeting at 5:08 p.m. Motion passed unanimously.

Respectfully submitted,

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Deborah Ensing Millhuff, CMC  
Ada Township Clerk  
rs:jf