

**ADA TOWNSHIP PLANNING COMMISSION  
MINUTES OF THE JULY 10, 2006 SPECIAL MEETING**

A special meeting of the Ada Township Planning Commission was held on Monday, July 10, 2006, at the Ada Township Offices, 7330 Thornapple River Dr., Ada, Michigan.

**I. CALL TO ORDER**

The meeting was called to order by Korth at 9:00 a.m.

**II. ROLL CALL**

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

**III. APPROVAL OF AGENDA**

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

**IV. OLD BUSINESS**

**1. Preliminary PUD Plan and Request for Rezoning to C-1/PUD, 8,000 Sq. Ft. Office Building, 519 Ada Dr. SE, Dr. Devin Norman**

Doug Stalsonburg, Exxel Engineering, presented proposed revisions to the Preliminary PUD Plan on behalf of the applicant. He pointed out the barrier-free ramp to the building entry has been lengthened, to permit lowering of the parking lot grade by 1 foot. The building footprint location has been shifted slightly to the northeast to increase the setback from the south property line by about 3 feet, to preserve existing trees. Two decorative retaining walls have been added to parking lot islands, to screen the parking from the street.

Ken Dixon, from Dixon Architecture, presented revised building elevations. The roof line has been brought down and broken up into smaller components. Additional gables are added to break up the building mass.

In Commission discussion, Hoeks expressed his support for the revisions, and stated that the building as revised could become a trend-setter for the Village. Burton stated that the changes appear to accomplish what the Commission was seeking in its earlier feedback to the applicant. Gutierrez and Sytsma stated that they also like the changes. Korth stated he thinks the changes are fantastic.

(Lowry arrived at the meeting at this time, at 9:20 a.m.).

Korth expressed concern with the high profile location of the dumpster enclosure, and suggested looking at whether it could be relocated. He stated that the materials used to enclose it will be important.

Commission members directed that the plan could be scheduled for a public hearing at the July 20 meeting.

**V. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA: None**

**VI. WRITTEN COMMUNICATIONS ENTERED ON THE RECORD: None**

**VII. ADJOURNMENT**

Motion by Sytsma, seconded by Burton, to adjourn the meeting at 9:40 a.m.

Motion passed unanimously.

Respectfully submitted,

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Deborah Ensing Millhuff, CMC  
Ada Township Clerk  
rs:jf