

**ADA TOWNSHIP PLANNING COMMISSION
MINUTES OF THE DECEMBER 1, 2009 WORK SESSION MEETING**

A meeting of the Ada Township Planning Commission was held on Tuesday, December 1, 2009, at 3:00 p.m. at the Ada Township Offices, 7330 Thornapple River Dr., Ada, Michigan.

I. CALL TO ORDER

Meeting was called to order by Chairperson Korth at 3:00 p.m.

II. ROLL CALL

Commission Secretary Easter called the roll. Present: Chairperson Korth, Commissioners Easter, Gutierrez, Lowry, Paul and Treasurer Rhoades. Also present: Planning Director Ferro. Absent: Commissioner Butterfield

III. APPROVAL OF AGENDA

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

IV. UNFINISHED BUSINESS

1. Proposed Zoning Ordinance Amendments – Revisions to Agricultural District, Creation of New Rural Preservation-1 and Rural Preservation-2 Zoning Districts, and Re-Zoning of Land to the New Districts.

The Commission reviewed and discussed the proposed zoning ordinance text amendments to create 3 new zoning districts in place of the current AG district, as well as proposed amendments to the open space development provisions of the zoning rules.

Ferro distributed a summary of open space development rules from several Townships in Leelanau County, which he stated was suggested by Commissioner Butterfield at an earlier meeting.

Following the discussion, the consensus of the Commission was to request Ferro to prepare the following for consideration at the December 17 meeting:

1. modify the density incentive for using the open space development option to provide a “tiered” density bonus based on varying percentages of open space in the development design.
2. Obtain information from other communities regarding their experience with their open space development rules.
3. Provide visual examples of how the rules would be applied.
4. Consider providing a density bonus when a community on-site waste disposal system is proposed, rather than individual systems.
5. Complete an analysis of potential residential development buildout in the RR zoning district under current zoning.

V. PUBLIC COMMENT

Ted Smith, 680 McCabe Ave., spoke regarding the proposed zoning ordinance amendments, and distributed written comments.

Smith stated that the 50% open space requirement is arbitrary, and that the amount of open space

provided in a development should be determined on a site-specific basis. He believes that with this proposal, no one will ever choose to divide property using the non-open space option.

Smith also commented that to have a cluster of 1 acre lots in the furthest and most remote portions of the Township, with 2 and 3 acre lots closer in to the center of the community, did not make sense.

Smith stated that as an alternative to the proposed changes, the Township should beef up the stated goals, objectives and design standards in the rules, so that undesirable development designs can be rejected.

VI. ADJOURNMENT

It was moved by Lowry, seconded by Rhoades, to adjourn the meeting at 5:18 p.m. Motion passed unanimously.

Respectfully Submitted,



Susan Burton, Township Clerk

Rs:jf