

**ADA TOWNSHIP PLANNING COMMISSION
MINUTES OF THE DECEMBER 17, 2009 MEETING**

A meeting of the Ada Township Planning Commission was held on Thursday, December 17, 2009, at 7:30 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 7:30 p.m.

II. ROLL CALL

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

III. APPROVAL OF AGENDA

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

IV. APPROVAL OF MINUTES OF THE NOVEMBER 19, 2009 AND DECEMBER 1, 2009 MEETINGS

Motion by Paul, second by Lowry, to approve the November 19 and December 1, 2009 meeting minutes, with the following revision: all references to "Trustee Rhoades" should be changed to "Treasurer Rhoades. Motion passed unanimously.

V. PUBLIC HEARINGS

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.

Ferro summarized the status of the proposed amendments. He went over the different areas/zoning, noting that the land west of the river is remaining unchanged, mainly from Knapp Street north. Ferro noted that another change since the previous draft is that the minimum acreage requirements for open space developments have changed to 20 acres for the RP1 and RP2 Districts, 10 acres for the RR District, and 5 acres for the R2 and R3 Districts.

There was discussion regarding the following:

- Minimum and maximum lot size areas.
- Farmland preservation.
- Open space preservation and standards for open space qualifications and requirements.
- Uniformity of zoning/creating different zoning districts based on the size of the property.
- The possibility of eliminating the minimum lot size requirement.
- Approval requirements for PUDs.
- Setbacks relevant to adjacent properties.
- Structures or buildings accessory to the open space.
- The point of the amendments being maintaining the rural integrity.
- Lot splits requiring new driveways should require site plan review.
- Comparisons to other townships.
- The Board of Trustees' approval of PUDs.
- Enhancing the PUD rules.
- Use of a density incentive for open space design in the PUD regulations versus use of the open space preservation regulations for this purpose.

It was requested that Ferro prepare two drafts, one providing a density incentive for open space design in the PUD regulations, and modifications to the open space preservation regulations that were discussed this evening, to compare to each other. The goal is to have a special meeting before the regular January meeting, have a public hearing at the January 21st meeting, and the vote on the amendments at the regular February meeting. A special meeting was scheduled for Thursday, January 7th at 6:00 p.m.

VI. APPROVAL OF 2010-11 MEETING SCHEDULE

Commissioners reviewed the proposed schedule. It was moved by Butterfield, and seconded by Paul, to approve the 2010-2011 meeting schedule with the following change: the October meeting will be held on October 14th instead of October 21st. Motion passed unanimously.

VII. REPORTS FROM COMMISSION MEMBERS/STAFF

The Commission discussed the focus group for the capital improvement plan. Korth stated the plan has to be approved by the Planning Commission. A public hearing was previously held resulting in little to no comments.

Motion by Paul, second by Easter, directing that communication be sent to the Township Board on behalf of the Commission, requesting that the Board reconsider its decision regarding the CIP focus groups, with the communication to be reviewed by the CIP Committee members from the Commission (Rhoades, Korth and Easter) before sending. Motion passed unanimously.

Ferro mentioned he received a phone call from a cell phone consultant looking for a tower location in the vicinity of the Forest Hills Eastern campus.

VIII. PUBLIC COMMENT

Nevin Zolenski, 6151 Three Mile Road, commented on the proposed new zoning districts and maximum density standards. He noted he is looking forward to seeing the two drafts which Ferro will be preparing. He asked if these drafts could be available to the public prior to the meeting.

X. ADJOURNMENT

Motion by Easter, second by Rhoades, to adjourn the meeting at 9:50 p.m. Motion passed unanimously.

Respectfully Submitted,


Susan Burton, Township Clerk

Rs:lm