

**ADA TOWNSHIP BOARD MEETING
MINUTES
JANUARY 9, 2006**

Meeting was called to order by Supervisor Haga at 7:30 p.m. Members present: Supervisor Haga, Treasurer Pratt, Clerk Ensing Millhuff, Trustees: Damstra, Proos and Westra. Also present: Planning Director Ferro, Recording Secretary Smith and nine community members. Members absent: Trustee Sytsma.

APPROVAL OF AGENDA

Added to the agenda under New Business: Item D. Community Block Grant Program 2006-2007 Public Input Date 1-23-06.

Moved by Westra, supported by Proos, to approve the agenda as amended. Motion carried.

GENERAL TOWNSHIP BUSINESS

CONSENT AGENDA:

Approval of Minutes

December 12, 2005, Regular Board Meeting

Receive and File Various Reports

1. Fire Call Reports - 11/05; 2. Building Permit Report - 12/05; 3. Zoning Board of Appeals - 12/05; 4. Elections Schedule Report - 12/6/05; 5. Receptionist Position Update - 01/03/06.

Receive and File Various Communications

1. MTA Legislative Update Fax - 12/2/05, 12/16/05 & 12/28/05; 2. Representative Hildenbrand's e-newsletter - 12/16/05; 3. Utility Advisory Board (UAB) Minutes - 11/17/05; 4. Ada Historic Society Minutes - 11/12/05; 5. 2006 Hardship Exemption Application; 6. Gordon - Thank you Note - 12/23/05; 7. Ladd - Pettis/Fulton Traffic Light - 12/5/05; 8. Comcast - Lineup Change - 12/13/05.

Moved by Westra, supported by Damstra, to approve items on the Consent Agenda. Motion carried.

APPROVAL OF WARRANTS AND RECEIPTS

Treasurer Pratt presented Warrants and Receipts in the following amounts: Hand Checks: #101 \$17,204.18; #205 \$40,667.07; #208 \$1,093.99; #249 \$1,000.52; #590 \$1,760.93; #591 \$1,989.95; #592 \$120.59. Total Hand Checks \$63,837.23. Warrants: #101 \$21,985.24; #205 \$9,497.09; #208 \$826.74; #590 \$56,113.05; #591 \$101,440.59; #592 \$592.04. Total Warrants \$190,454.75. Total Checks and Warrants \$254,291.98.

Moved by Proos, supported by Westra, to approve the Warrant Report of January 9, 2006, in the amount of \$254,291.98. Supervisor Haga noted the high number of hand checks due to a long break since the last board meeting. The check for Municipal Benefits was for medical insurance to be reimbursed. Trustee Westra inquired about items for Miner Supply Company, and Clerk Ensing Millhuff responded they were cleaning items, trash bags, paper towel, etc. for the all offices. Supervisor Haga noted that the item for Addorio was for the assessing update reports. **Roll Call: Yes - Damstra, Proos, Westra, Pratt, Ensing Millhuff, Haga. No - 0. Absent - Sytsma. Motion carried.**

PUBLIC COMMENT

Doug Landman, 1062 Greenwood Forest, representing the homeowners of the Old Rhoades Meadows Association, expressed dissatisfaction with the township's enforcement of regulations on certain actions by the Planning Commission related to the Hilltop Building. The owners of that building have planted significantly smaller and cheaper trees than were required. The homeowners association had retained counsel to send a letter to the township, and there have been ongoing issues since then. They are now requesting the Planning Commission be very specific in their requirements, not only in time frames but also penalties for noncompliance. He felt if there was no active enforcement by the township, the regulations were worthless.

Lloyd Paul, 1268 Pettis, presented a letter to be attached and incorporated into the minutes. He thanked the supervisor and trustees on their efforts within the past year. He stated there had been some progress, but in his opinion the 1023 Pettis Ave site looked worse adding what is done today can have a profound impact on the future.

BOARD COMMENT

Trustee Damstra, noting the numerous communications from Comcast regarding changing of service, asked for clarification regarding the relationship between Comcast and the township. Supervisor Haga replied that the township has some authority within the franchise (right-away use) agreement but the majority of communications are FCC regulations which are different than the franchise agreement with local government.

Trustee Damstra asked if there were any updates on the cell tower study. Supervisor Haga responded not at this time. Trustee Damstra also asked about status of the trail. Supervisor Haga replied that they were in the early stages of forming a committee.

Trustee Proos inquired about the condition of the trail. Supervisor Haga responded that some repairs had been done on the Ada Drive Trail.

Trustee Proos also inquired about the status of the insurance issue. Supervisor Haga stated he was still working diligently on it, and that he would have a second proposal to bring to the personnel committee for review.

Trustee Westra asked about the church at Forest Hills and Cascade Road status of repayment of costs associated with construction and damage done to the sewer system. Supervisor Haga responded a lawsuit would be filed for collection of total cost.

Trustee Westra stated he had noticed some improvements on the SBC Building and asked if any additional work was going to be done. Supervisor Haga stated that he was not aware of any.

Clerk Ensing Millhuff distributed copies of a newsletter from WMEAC and reminded the board of the on-line Citizen Planner Program through MSU Extension starting 1/12/06, adding she had registration forms if anyone is interested.

Supervisor Haga announced he would be asking Planning Director Ferro to put together a history regarding the activities of the Hilltop Building. He also stated he hoped to have a legal opinion regarding the Pettis property prior to the next board meeting.

Trustee Westra stated he would appreciate the timeline of complaints, etc. regarding the Hilltop property stating he agreed with Mr. Landman and the response was not acceptable. Supervisor Haga stated all the issues were being follow up on and micromanagement by board members was not needed.

NEW BUSINESS

PRELIMINARY PUD PLAN AND REZONING FROM AG TO AG/PUD, KOVI OAKS COURT PUD, 4 SINGLE-FAMILY LOTS ON 21.4 NET ACRES AND PRIVATE ROAD ACCESS, 8850 CONSERVATION STREET, KAREN KOVICAK:

Planning Director Ferro explained that this PUD plan was a small residential development on an existing shared driveway currently consisting of two homes and one vacant lot. The approval has already been given for the land division, subject to the driveway being updated to meet current road standards. The applicant had originally sought relief from the private road standards by requesting a variance. The ZBA denied the request but suggested a PUD might be a better procedural means. Planning Director Ferro summarized the PUD plan.

- 1. ORDINANCE NO. 010906-1 - TO REZONE PROPERTY FROM AG TO AG/PUD**
Moved by Proos, supported by Damstra, to adopt Ordinance R-010906-1, to approve a PUD plan for Kovi Oaks.
There were questions and comments by board members regarding setting a precedent, the number of other similar developments and other alternatives.
Roll Call: Yes - Damstra, Proos, Pratt, Ensing Millhuff, Haga. No - Westra. Absent - Sytsma. Resolution adopted.

2. RESOLUTION NO. 010906-1 - TO APPROVE A PRELIMINARY PUD PLAN FOR KOVI OAKS CT. PUD

Moved by Damstra, supported by Proos, to adopt Resolution R-010906-1, which is a resolution to approve a preliminary PUD plan for Kovi Oaks development.
Roll Call: Yes - Proos, Westra, Pratt, Ensing Millhuff, Haga, Damstra. No - 0. Absent - Sytsma. Resolution adopted.

RESOLUTION R-010906-2 - A RESOLUTION TO AMEND GENERAL FUND BUDGETS FOR FISCAL YEAR APRIL 1, 2005 THROUGH MARCH 31, 2006

Moved by Westra, supported by Proos, to adopt Resolution R-010906-2, which is a resolution to amend the budget for Fiscal Year April 1, 2005 to March 31, 2006. Roll Call: Yes - Westra, Pratt, Ensing Millhuff, Haga, Damstra, Proos. No - 0. Absent - Sytsma. Resolution adopted.

THREE PARTY CONTRACT FOR GO!BUS SERVICE USING CDBG FUNDS

Moved by Westra, supported by Ensing Millhuff, to approve the three-party contract between Kent County, Ada Township, and the Inter-urban Transit Partnership. Motion carried.

COMMUNITY BLOCK GRANT PROGRAM 2006-2007 PUBLIC INPUT DATE 1-23-06

Moved by Proos, supported by Westra, to set the public input date of January 23, 2006, regarding the CDBG program for 2006-2007. Motion carried.

OPPORTUNITY FOR ADDITIONAL PUBLIC COMMENT

Edie Pettis, 1023 Pettis Avenue, stated she had looked at the "township vision" on the computer and wondered who wrote it. Stating the township *Master Plan* calls for high-density housing in the old gravel pit areas and the township *Open Space Plan* called for preservation along the same corridor. Ms. Pettis asked if someone could explain to her how these weren't blatant contradictions in "visions". Supervisor Haga stated the official response would be the work of the Planning Commission in developing the Master Plan based on the public surveys and open houses.

Lloyd Paul, 1268 Pettis, stated that he did not have cable at his residence and if the township could do anything to encourage cable installation in the area. Supervisor Haga explained that there is a general density requirement before cable will extend and that would be a decision of the cable company.

Doug Landman, Old Rhoades Meadows, following up on his previous statements agreed that more information was needed, adding there had been two additional violations since the citation was issued and Planner Ferro and Supervisor Haga had been informed of both.

ADJOURNMENT

The meeting was adjourned at 8:40 p.m.

Respectfully submitted,

**Deborah Ensing Millhuff, CMC
Ada Township Clerk**