

**ADA TOWNSHIP BOARD MEETING  
MINUTES  
JANUARY 14, 2008**

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, Sytsma and Westra. Also present: Planning Director Ferro, Fire/Rescue Chief DuVall, Parks Director Recording Secretary Smith and 37 community members. Clerk Ensing Millhuff left at 8:15 p.m. to complete Voting Precincts set-up at St. Roberts and the Congregational Church.

**APPROVAL OF AGENDA**

Added to the agenda under Communications: Item 19. Utility Director Report regarding Saddleback Sewer dated 1-11-08.  
**Moved by Westra, supported by Proos, to approve the agenda as amended. Motion carried.**

**GENERAL TOWNSHIP BUSINESS**

**CONSENT AGENDA:**

**Approval of Minutes**

December 10, 2007, Regular Board Meeting

**Receive and File Various Reports/Communications**

1. Planning Commission Minutes - 11/15/07 & 12/5/07; 2. Building Permit Report - 11/07; 3. Supervisor Report - 12/07; 4. Zoning Board of Appeals - 11/06/07; 5. Land Conservancy - 11/30/07; 6. Comcast - 12/04/07 & 12/10/07; 7. Ada Historical Society Minutes - 11/10/07; 8. Michigan PAR Plan - 11/01/07; 9. MTA Legislative Update Fax - 12/07/07, 12/14/07, 12/21/07 & 12/28/07; 10. Kent County Detail - 12/07; 11. Ada Business Association - Business Connections - 12/07; 12. Utility Advisory Board Minutes; 13. Grand Rapids Community College Resolution - 11/15/07, Tax Collections - 12/17/07; 14. Open Space Preservation Advisory Board Minutes - 11/08/07; 15. Dipiazza - thank you note - 12/06/07; 16. Disability Advocates - transportation services - 12/06/07; 17. Urban Rural Connections - Winter '08; 18. Fulton Street Property Purchase - a. Hert, b. Small, c. Urbanski; 19. Utility Director Report regarding Saddleback Sewer - 01/11/08.

**Moved by Proos, supported by Westra, 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 \$86,420.99; #205 \$3,921.55; #208 \$2,201.34; #211 \$33,639.00; #213 \$3,827.41; #590 \$3,827.28; #591 \$2,033.65; #592 \$624.48. Total Hand Checks \$510,361.70. Warrants: #101 \$21,929.02; #205 \$43,352.74; #208 \$3,098.37; #211 \$10,892.48; #213 \$50.00; #590 \$63,764.89; #591 \$112,873.17; #592 \$10,254.74. Total Warrants \$266,215.41. Total Checks and Warrants \$776,577.11.

**Moved by Westra, supported by Sytsma, to approve the Warrant Report of January 14, 2008, in the amount of \$776,577.11. Roll Call: Yes - Westra, Haga, Sytsma, Pratt, Ensing Millhuff, Damstra, Proos. No - 0. Absent - 0. Motion carried.**

**RECOMMENDATION FOR PAYMENT - TRAIL**

**Moved by Westra, supported by Sytsma, to authorize payment estimate Number 5 for the Grand River Trail Project, Contract 1, to Rivertown Contractors, in the amount of \$60,920.00. Moved by Sytsma, supported by Proos, to postpone action on Estimate number 5, Contract number 1, in the amount of \$60,920.00, until later in the board meeting. Motion carried.**

**PUBLIC COMMENT**

There was no public comment.

**BOARD COMMENT**

Trustee Sytsma suggested the Planning Commission members could benefit by attending the Annual MTA Conference.

Trustee Westra stated he had received communication from a fellow charrette task force member regarding the need to communicate the current status of the charrette and do so in a timely manner.

Clerk Ensing Millhuff distributed a copy of the document from the Department of Labor and Economic Growth's last MIOSHA enforcement visit and stated there were no citations. Clerk Millhuff also stated due to the elections she would need to leave the board meeting at 8:15 to check that precincts were prepared and in order for the Presidential Primary Election in the morning.

Trustee Proos asked if there was an update on the Saddleback Sewer. Supervisor Haga responded the engineers had met and were putting together a memorandum of understanding. Trustee Proos expressed appreciation for the supervisory report and the detail it included.

Supervisor Haga stated he had received another resignation from the Board of Review and there were now two openings. He explained the Board of Review hears appeals from township residents on assessments and the board meets in March. Supervisor Haga thanked board members and the public for their expression of sympathy to his family at the time of his youngest daughter's death.

## **OLD BUSINESS**

### **2008 CDBG PROGRAM ALLOCATIONS**

Supervisor Haga stated there was a fund balance of approximately \$10,000 in the CDBG funds for 2007/2008 and there were restrictions on how the funds could be used. **Moved by Proos, supported by Westra, to use the CDBG funds available for the GO!Bus program for 2007/2008. Motion carried.**

## **NEW BUSINESS**

### **PURCHASE OF SIX MOTOROLA MINITOR PAGERS**

Fire/Rescue Chief DuVall showed a sample of the pager and explained two of the pagers are to replace ones taken out of service, and four are to keep on the shelf for loaners. **Moved by Proos, supported by Sytsma, to approve the purchase of six Motorola minitor pagers from T & W Electronics at a cost of \$3,100. Motion carried.**

### **PRELIMINARY PUD PLAN AND PUD REZONING - VILLAS OF ADA, 82 ATTACHED CONDOMINIUM UNITS ON 20.3 ACRES, 5584 ADA DR., 5575, 5595, AND 5607 HALL STREET, COVENANT DEVELOPMENTS, LLC**

Planning Director Ferro stated the process began in August and the Planning Commission's recommendation by a 5-2 vote was to recommend for approval. The project consists of 80 condos in four-and two-plex buildings, a clubhouse and swimming pool, on a 20.3-acre site. The project is tailored to the empty-nester market and is called zero-step living.

Peter Engles with Covenant Developments and Jason VanderKodde from Nederveld Associates explained the zero-step concept and used the Villas at Rivertown as an example. A comparison plan showed 49 units could be built in R-3 zoning and 36 units in R-2, but clear-cutting of trees, mass grading, cutting off hills and filling in valleys would be needed.

#### **PUBLIC COMMENT:**

Annika Smith, 5622 Far Hill, was disappointed in the way she was treated by the Planning Commission when inquiring about the project.

Dave Martin, Grand Rapids, was in favor of the zero-step concept and stated there is zero impact on school systems.

Margaret Biggs, 3411 Mystic Lane Court, Cascade Township stated she worked for Zerostep, a universal design consulting service with Disability Advocates. She felt this was a responsible way of building and developing land and they were good for all people, not just those who are older or have disabilities.

Bill Powell, 1313 Hallmark Lane, Cascade Township stated he and his wife were looking for a place to go and he would like to join this community.

Natalie Spielmaker, 1089 Fern Ridge Drive, was concerned about traffic. She stated it is very difficult to get onto Hall Street in the morning and afternoon. She felt a bike path would be important for safety reasons. She also felt the density should be reduced and trees should be preserved.

Joel Soule, 5607 Far Hill, had participated in drafting Kent County's soil erosion act. He appreciated the engineer's improving the drainage plans. He felt the density was too high, but he felt there was a demand for this type of housing. In regard to lighting, he stated there was no public lighting in his neighborhood.

Jacqueline, 1100 Gros Ventre, agreed with the previous speaker.

Duane Nagel, 5619 Far Hill, suggested the township require a performance bond to cover cost of berms, an environmental impact study, fewer units, a traffic study during the school year, no street lights and no lights with signage, no additions to the approved plan, and for any construction mess on Ada and Hall. He reminded board members there is no public transportation available and none is planned.

Henry Hoeks, 5671 Michigan Street, on behalf of the Planning Commission, stated this was the first time the commission voted contrary to the chairman. He was interested in the lighting issue and said it would be addressed in the final PUD plan. In his seven years on the Planning Commission, he found this group of developers to be the most responsive and easy to work with.

Neal Smith, Honey Creek stated it would be an advantage to schools and bussing by putting houses at this location. He felt the proposed buildings were too close to the neighbors.

Steve Bell, Wyoming resident and superintendent at Maple Hill Golf Course stated the golf course adjoined 1400 feet of the existing project in the city of Wyoming. He had found it very easy to work with the developers and he had no concerns.

Planning Director Ferro explained the PUD review and approval process, including the preliminary and final PUD plans.

**ORDINANCE NO. O-011408-1 - TO REZONE PROPERTY FROM R-2 TO R-2/PUD**

**Moved by Westra, supported by Pratt, to adopt Ordinance O-011408-1, to rezone property from R-2 to R-2/PUD, as presented.**

**Roll Call: Yes - Sytsma, Westra, Damstra, Proos, Pratt, Haga. No - 0. Absent - Ensing Millhuff. Ordinance adopted.**

**RESOLUTION R-011408-1 - TO APPROVE THE PRELIMINARY PUD PLAN FOR THE VILLAS OF ADA PUD**

**Moved by Westra, supported by Proos, to adopt Resolution R-011408-1, which is a resolution to approve a preliminary PUD plan for the Villas of Ada PUD.**

Trustee Westra stated the plan was well thought out; adding both the quality of the plan and the thoroughness of the presentation was appreciated.

Trustee Proos asked for a review of the density figures. Jason VanderKodde summarized the PUD plan and the comparison plans. Even with more units, the population is approximately the same.

Trustee Damstra asked for further clarification of the numbers allowed with R-2 zoning.

Trustee Proos asked about fire and emergency protection for the development. Fire/Rescue Chief Duvall explained the two entrances, public water and public water for fire hydrants made the development safer.

Trustee Proos asked about a performance bond.

Trustee Damstra expressed concern with the location differing from the master plan and how the development would fit on Ada Drive. Planning Director Ferro responded the planning field in general is getting away from over-segregation, more housing opportunities are desirable in "The Village", but he didn't feel the mature population should be relegated only to that area.

Trustee Damstra was concerned with traffic, the bike path, and lighting issues, but stated there was a need for this type of housing in the community.

Trustee Sytsma referred to the packet and the letters from residents against the project. She stated the developers took residents suggestions and were very easy to work with in refining the plan. She added if the project was in front of the Planning Commission she would vote in favor this time. Trustee Sytsma stated she had heard from many people asking for more affordable, more conducive housing for retirees.

**Roll Call: Yes - Westra, Proos, Pratt, Haga, Sytsma. No - Damstra. Absent - Ensing Millhuff. Resolution adopted.** Jason VanderKodde added they had offered to incorporate a bike path into the plan and they would be happy with no street lighting.

**RECOMMENDATION FOR PAYMENT - TRAIL (CONTINUED)**

**Moved by Sytsma, supported by Proos, to remove the recommendation for payment on the trail from the table. Motion carried.**

**Moved by Westra, supported by Sytsma, to approve Payment 5 to Rivertown Construction for \$60,920.00, for the trail.**

Trustee Proos asked for clarification regarding the retention and AIA format. Steve Groenenboom, Moore & Bruggink, stated he had the AIA format in the office, but he had forgotten to submit it. Adding the total amount earned was \$422,000, and the project was almost complete. There was discussion about the amounts earned and amounts paid, and Trustee Proos stated he believes the AIA format would be more comprehensive. **Motion carried.**

**APPOINTMENTS TO BROWNFIELD REDEVELOPMENT AUTHORITY**

Supervisor Haga noted all the appointments had expired because there had been no activity, but that there was no a project coming forth. **Moved by Proos, supported by Sytsma, to approve the appointments to the redevelopment authority board as indicated in the supervisor's memo of January 5.** There were questions from board members regarding the make-up of the committee and background checks. **Motion carried.**

**MOTION TO PROCEED INTO CLOSED SESSION TO DISCUSS PENDING LITIGATION - PETTIS MATTER**

**Moved by Damstra, supported by Westra, to proceed into closed session to discuss pending litigation regarding the Pettis matter. Roll Call: Yes - Pratt, Proos, Damstra, Westra, Haga. No - Sytsma. Absent - Ensing Millhuff.**

**Moved by Damstra, supported by Proos, to return to regular session. Motion carried.**

**OPPORTUNITY FOR ADDITIONAL PUBLIC COMMENT**

There was no additional public comment.

**ADJOURNMENT**

The meeting was adjourned at 10:30 p.m.

**Respectfully submitted,**

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