

**ADA TOWNSHIP BOARD MEETING
MINUTES
JUNE 25, 2007**

Meeting was called to order by Supervisor Haga at 7:30 p.m. Members present: Supervisor Haga, Treasurer Pratt, Clerk Ensing Millhuff, Trustees: Damstra, Sytsma and Westra. Also present: Planning Director Ferro, Parks Director Tatar, Recording Secretary Deputy Clerk Thompson and 8 community members.

APPROVAL OF AGENDA

Deleted from the agenda:

Added to the agenda:

Moved by Westra, supported by Sytsma-, to approve the agenda as presented. Motion carried.

GENERAL TOWNSHIP BUSINESS

CONSENT AGENDA:

Approval of Minutes

June 11, 2007, Regular Board Meeting

Receive and File Various Reports/Communications

text

Moved by Damstra, supported by Sytsma, 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 \$20,494.31; #205 \$586.08; #208 \$1,428.18; #590 \$240.74; #591 \$690.01; #592 \$9.82. Total Hand Checks \$23,449.14. Warrants: #101 \$44,763.65; #205 \$27,425.29; #208 \$17,715.81; #590 \$66,284.30; #591 \$131,403.15; #592 \$3,510.17. Total Warrants \$291,102.37. Total Checks and Warrants \$314,551.51.

Moved by Westra, supported by Sytsma, to approve the Warrant Report of June 25, 2007, in the amount of \$314,551.51. Roll Call: Yes –Sytsma, Westra, Haga, Pratt, Damstra and Millhuff. No - 0. Absent - Proos. Motion carried.

PUBLIC COMMENT

Charles Leedham, 3000 Grand River Drive stated concern about Roselle Trail and asked if it was part of the trail millage. Supervisor Haga stated it was part of the Park millage.

BOARD COMMENT

Trustee Damstra stated he would like to see the issue of traffic control and the impact fees on the agenda at a future meeting.

Treasurer Pratt stated the 2007 summer tax bills were being sent and should be received early.

Clerk Millhuff distributed a brochure from the Arbor Day Association called "Trees in the Riparian Zone," and suggested the Township and Open Space Committee might be interested in purchasing for educational distribution to residents. Clerk Millhuff added volunteers for the 4th of July are still needed. Clerk Millhuff distributed pictures taken by the Kent County Sheriff's Department of the bear struck and killed last week on Vergennes Rd.

Supervisor Haga stated a water-main break had occurred on Ada Drive and the repair went well with no contamination detected. Haga stated a pressure reducing valve has been ordered to do another needed repair.

OLD BUSINESS

A. CONTRACT FOR SILO IMPROVEMENT AT ROSELLE PARK

Supervisor Haga stated the Park Committee had met and asked Clerk Millhuff to summarize the recommendation; Clerk Millhuff stated the committee members discussed the previous board approval of the updated Recreation Plan, Park Millage renewals, positive feedback, the observation tower as a unique community asset, observation/webcam, safety, budgeted amounts and funding sources, etc. The park committee unanimously to move forward with the project as previously presented to the board prior to bids being taken. Clerk Millhuff added installation of security/surveillance cameras on all park programs were being discussed but would be separate from this project. **Moved by Sytsma, supported by Pratt to approve the contract for the Silo Improvement at Roselle Park with Gerard Construction in the amount of \$185,300.00. Motion Carried**

NEW BUSINESS

A. RESOLUTION R-062507-1, BILLBOARD PERMIT MORATORIUM

Planning Director James Ferro stated there had been a previous moratorium on billboards in the township. Planner Ferro stated the party who wants to purchase the property located on M-21 between the former Mountain Ridge Development building and the Grand River to erect a billboard 60 feet in height and approximately 600 square feet. This is substantially taller and larger than the existing billboard located in the area of the old Ada Café. Planner Ferro asked the board to adopt the 6 month moratorium as recommended by the Planning Commission.

Planner Ferro stated the Planning Commission requested a six month timeframe due to the meetings being held once a month and a sub committee to conduct a study to develop an amendment, plus any revisions on the amendment. He stated the six month request would basically state law notification, public hearing notice, and stated with the once a month Planning commission meeting this could be done in four months.

Jeff Ammon, township attorney of Miller Johnson Snell & Cumiskey, stated the township has the authority for a temporary moratorium and advised the board there were three legal options available:

1. Do nothing; Planner Ferro's desk would apply the existing regulations to the sign application.
2. Adopt a temporary moratorium and defer if moratorium should apply to this applicant.
3. Adopt the moratorium and apply to this application which came in a week ago.

State Representative Kevin Green, Wing LLC, gave a history of his career, stating under the current ordinances this was the only available site within Ada Township for the billboard. The site meets ordinance requirements asked the board not to pass the moratorium request. Mr. Green added this would be a standard size bulletin billboard with a 150 foot set-back from the road. Mr. Green stated a large sign would be needed to see from the road and make visible to traffic. Mr. Green added there was State Legislation which would directly affect Billboards after January 1, 2008.

Monica Sekulich, from Greencastle Properties, expanded on the analysis of this property; adding DP Fox wanted to sell the property, then reviewed the billboard ordinance, had spoke with Planning Director Ferro several times over the past few months and had not been notified (until last week) there could be a problem.

John Sarb, 590 River St, Ada, urged the board-members to support the moratorium stating he was against the sign request and as a resident he would not want to see this allowed.

Moved by Treasurer Pratt, supported by Trustee Sytsma to adopt Resolution R-062507-1, Billboard Permit Moratorium by the Planning Commission.

Trustee Westra stated the township has known about the zoning of this property and again the board is faced with a situation where it has taken someone coming to the table with the request before the township tries to resolve it. Westra "challenged" the Planner to look at these issues so these types of situations could be avoided in the future.

Trustee Damstra stated there had been similar issues with other projects in the pass. Trustee Damstra asked if the existing ordinance allowed a sign of this size; Planning Director Ferro stated it did, but there may be a question regarding the height. Trustee Damstra asked Mr. Ferro if this property location would be innocuous to the community and Mr. Ferro stated he couldn't give a yes or no answer. Trustee Damstra agreed other ordinances and issues needed to be reviewed as soon as possible to avoid last minute request of this nature.

Clerk Millhuff stated she personally was not fond of the billboard request, but questioned the time duration of the moratorium since the request was within the current ordinance standards. Clerk Millhuff added when she sat on the Zoning Board of Appeals billboards were discussed and members of the ZBA had requested a review of the ordinance then. Millhuff asked both the Township Attorney and Township Planner if a 6 month time frame was or was not reasonable; The Township Planner stated the time frame was needed to complete the process.

Trustee Westra asked Representative Green about pending state changes which would impact billboards as of January 1, 2008 and what the latest date was in his estimation if a moratorium were in place. Representative Green stated as of January 1, 2008 you are required to turn in three permits for one permit whereas now you can trade one permit for another permit and it takes one to four months to get a state permit. Trustee Westra stated he spoke with two different billboard companies who confirmed what Mr. Green had stated about the state changes.

Clerk Millhuff asked Mr. Green about the lighting of the sign, as there is a "Dark Sky" concern in regards to the observatory, and residents. Mr. Green stated he would work with Planning Director Ferro regarding any lighting issues.

Trustee Sytsma asked Mr. Green if there was wetland in the area; State Representative Green stated he spoke with the DEQ regarding the Floodway and they had stated it will not be a problem.

Moved by Trustee Westra, supported by Clerk Millhuff to amend, and to set a deadline for the moratorium to no later than October 1, 2007 .Motion Carried. Amendment Adopted Resolution R-062507-1 Roll Call: Yes: Pratt, Haga, Sytsma, Westra, Millhuff, Damstra No: 0 Absent: Proos Adopted as Amended.

B. TRAIL AGREEMENT W/ KENT COUNTY ROAD COMMISSION

Steve Groenboom was present to discuss the verbage for the Trail Agreement with Kent County Road Commission.

Moved by Trustee Sytsma, supported by Trustee Damstra to approve the Trail Agreement with Kent County Road Commission. Motion Carried.

C. ETHICS BOARD APPOINTMENTS

Moved by Trustee Sytsma, supported by Treasurer Pratt to approve four (4) township residents for the Ethics Board Appointments. Motion Carried.

D. CONTRACT AWARDED TO ADA TRAIL SYSTEM: PHASE 1; CONTRACT 1

Moved by Trustee Damstra, supported by Trustee Westra to award Contract 1, Phase 1 of the Ada Trail System to the lowest bidder, Rivertown Contractors in the amount of \$453,965.00 for 1.6 mile of trail along Grand River Ave.

Roll Call vote: Ayes: Haga, Sytsma, Ensing Millhuff, Damstra, Pratt, and Westra Nays: 0 Absent: 1 Motion carried. Steve Groenboom of Moore & Bruggink stated that Contract 2 is being bid Thursday, June 28, 2007 at 1:00 pm and Contract 3, Buttrick Drive configuration and Lions Park, are being bid by MDOT on July 6th, 2007 at 11:00 am.

OPPORTUNITY FOR ADDITIONAL PUBLIC COMMENT

John Toigo, 5814 Cannon Hills, asked about the work on 3 Mile Road and the changes on the road. Supervisor Haga stated it was slow progress and there was a date set in the next two weeks to meet with the Public Works Committee.

ADJOURNMENT

The meeting was adjourned at 9::25 p.m.

Respectfully submitted,

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

RS: DT: DEM