

**ADA TOWNSHIP BOARD MEETING
MINUTES
JANUARY 10, 2011**

Meeting was called to order by Supervisor Haga at 7:30 p.m. Members present: Treasurer Rhoades, Trustee Smith, Trustee Proos, and Trustee Westra, Trustee Sytsma, Clerk Burton and Supervisor Haga. Also present: Planning Director Jim Ferro, Recording Secretary Renegar, and 15 community members.

APPROVAL OF AGENDA

Supervisor Haga noted Item III should read Public Hearing-Establishment of Industrial Development "District" for Access Business Group. **Moved by Proos, supported by Smith, to approve the Agenda. Motion carried.**

**PUBLIC HEARING: ESTABLISHMENT OF INDUSTRIAL
DEVELOPMENT DISTRICT FOR ACCESS BUSINESS GROUP**

Eric VanDellen, Access Business Group, stated they are requesting an Act 198 Industrial Development District be established within their complex. Renovations and construction will be to Buildings #25 and #31 and will be done in one phase. The construction will involve a 3-story tower within the existing shell of Building #31, along with upgrades to the warehousing and docking, and upgrades to support nutrition processing within the plant. This is a powder drink plant designed to make high quality food products under a GMT environment. They hope to finish within a years time.

Supervisor Haga asked for a motion to hold the public hearing regarding Establishment of an Industrial Development District for Access Business Group for Buildings Number 25 and 31 on the property located at 7575 Fulton Street East, Ada, Michigan 49301 (part of permanent parcel number 41-15-28-401-016). **Moved by Sytsma, supported by Proos, to proceed into Public Hearing regarding Establishment of an Industrial Development District for Access Business Group. Motion carried.**

PUBLIC COMMENT

None.

Moved by Burton, supported by Rhoades, to close the Public Hearing regarding Establishment of an Industrial Development District for Access Business Group. Motion carried.

BOARD COMMENT

Trustee Westra asked for elaboration on the need, the purpose and its impact, if any, on any revenue issues that may be associated with establishment of the District, and other pertinent information.

Supervisor Haga pointed out the second part is the application; that basically, this is a two-step process. Once the township grants the Industrial Development District, an application is submitted asking for an exemption from taxes at about 50% of the value of the project.

Eric VanDellen stated the project will involve \$16 million for the building and \$4 million for new equipment, with equipment from another plant coming in. They are applying for a District and need to have it approved before they can apply for a tax abatement for the project. Once the District is established they can submit an application which will contain more information about the exemption, such as a list of all the values of construction and personal property. There are some parcels that already have Districts established.

Supervisor Haga reiterated that as stated under the PA 198 Act, a District is required to be established prior to granting an abatement of taxes.

Eric VanDellen stated they anticipate the plant will generate 74 new jobs within the complex. These jobs will be announced to the internal employees first.

Trustee Westra stated it would seem a plant rehabilitation District would fit the description more closely as noted under MCL207-554-(5). The main difference is a new Industrial Development District covers only new facility projects and

a plant rehabilitation District is designed for a rehabilitation project and requires a finding that 50% or more of the industrial property within the District is obsolete.

GENERAL TOWNSHIP BUSINESS

CONSENT AGENDA

Approval of Minutes

December 13, Regular Board Meeting, and July 14, Special Board Meeting

Receive and File Various Reports/Communications

1. Zoning Board of Appeals Minutes 12/7/10; 2. Kent County Community Development-The Federal Program Information 12/17/10; 3. Regis Minutes 10/27/10; 4. Clerk Burton-Thank You Note 12/10; 5. Utility Director Report 1/11; 6. Township Board Work Session-"Village Proper" Improvement Project(s) 1/17/11 at 7:00 pm; 7. Fire Call Report 12/10. **Moved by Westra, supported by Rhoades, to approve the Reports and Communications under the Consent Agenda. Yes – 7; No – 0. Motion carried.**

APPROVAL OF WARRANTS

Treasurer Rhoades reported the general township warrants, with receipts in the following amounts: Hand Checks: #101 \$12,323.46; #205 \$3,250.36; #208 \$5,107.38; #590 \$413.60; #591 \$413.61; #592 \$108.74; Total all Hand Checks; \$21,617.15. Warrants: #101 \$12,850.30; #205 \$36,590.64; #208 \$953.53; #211 \$1,323.00; #213 \$5.17; #248 \$51.00; #590 \$113,934.56; #591 \$125,403.59; #592 \$4,641.96; Total Warrants: \$295,753.75. Total All Checks and Warrants: \$317,370.90. **Moved by Smith, supported by Westra, to approve the Warrant Report for January 10, 2010, in the total amount of \$317,370.90. Roll Call: Yes – Proos, Westra, Smith, Rhoades, Sytsma, Burton and Haga; No – 0. Motion carried.**

PUBLIC COMMENT

None.

BOARD COMMENT

Supervisor Haga stated an Expense Reduction Task Force has been put together, which includes Trustee Smith, Treasurer Rhoades, Supervisor Haga, resident Don Mitchell, and 3 staff members.

Supervisor Haga stated the M-21 bridge work is progressing and they plan to make the switch to the temporary bridge on March 7.

Supervisor Haga noted in response to the question of battery backups on the lights at the intersection of Knapp and Grand River Drive, the cost is from \$8,000 to \$10,000. The County is not interested in installing them even if the Township pays for the backup. There will be an article in the Ada View to remind people that when traffic lights are out an intersection is to be treated as a 4-way stop.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

RESOLUTION R-011011-1, SANITARY SEWER FORCE MAIN BONDING NOTICE

Jim White, Mika Meyers Beckett & Jones, stated the resolution is to start the process to issue bonds for the sanitary sewer force main project on Ada Drive. The Township is required under a mandatory consent order to replace the line by December 2012. He recommended the Township consider the use of capital improvement bonds, not to exceed \$2,500,000, to finance the cost of this project. There will be a public notice in the Grand Rapids Press. The goal is to have the Township in the position to sell bonds in May or June, with construction beginning in July. **Moved by Proos, supported by Rhoades, to approve adoption of Resolution R-011011-1, Sanitary Sewer Force Main Bonding Notice. Roll Call: Yes – Proos, Westra, Smith, Rhoades, Sytsma, Burton, and Haga; No – 0. Resolution adopted.**

Trustee Proos noted the intent of this Resolution is to pay for this project without raising taxes.

Supervisor Haga stated the Sanitary Sewer Force Main Bonding Notice will be posted on the website as well as in the Grand Rapids Press.

RESOLUTION R-011011-2, RESOLUTION ESTABLISHING AN INDUSTRIAL DEVELOPMENT DISTRICT FOR ACCESS BUSINESS GROUP, LLC

Trustee Westra moved to postpone until the next meeting and until we have a determination from our Assessor, pursuant to MCL207.554.5, that the language within that specific MCL requires there be a determination as to whether this should be an industrial development district or a plant rehabilitation district. He doesn't believe any of us qualify for that. **Moved by Westra, supported by Sytsma, to postpone adoption of Resolution R-011011-2, Resolution Establishing an Industrial Development District for Access Business Group, LLC to secure further information.**

Trustee Proos stated we should go ahead with the Resolution as this is an industrial development district within a plant, it's not a rehab.

Trustee Westra stated an industrial development district covers only new facility projects. A plant rehabilitation district is designed primarily for rehabilitation projects, etc. It requires a determination which one is appropriate. He doesn't believe the applicant should be allowed to direct what type of qualification this particular project has.

Trustee Sytsma stated she does not see any of the little man or middle man getting tax breaks. This is not creating a sustainable community for us, with it creating only 74 jobs.

Trustee Smith stated when someone comes to us with an application, it's not our place to say you shouldn't do this, you should do something different. She thinks we need to deny or approve the application.

Supervisor Haga stated the Assessor is not involved, that this would have to be reviewed and processed with our legal counsel.

Trustee Rhoades stated it is not our choice, they asked for the IDD and we should go ahead and approve it.

Supervisor Haga stated the applicant has applied for numerous Districts for their plant and facilities in the past, and has provided a very positive industry in the community. He would support establishment of the District. **Motion to postpone adoption of Resolution R-011011-2 did not carry.**

Moved by Proos, supported by Rhoades, for adoption of Resolution R-011011-2, Resolution Establishing an Industrial Development District for Access Business Group, LLC, for Buildings Number 25 and 31 on the property located at 7575 Fulton Street East, Ada, Michigan 49301 (part of permanent parcel number 41-15-28-401-016). Roll Call: Yes – Proos, Smith, Rhoades, Burton, and Haga; No – Westra and Sytsma. Resolution adopted.

RESOLUTION R-011011-3, ANNUAL MEETING DATE AND BUDGET PREPARATION SCHEDULE FY 2011/2012

Moved by Smith, supported by Sytsma, for adoption of Resolution R-011011-3, Annual Meeting Date and Budget Preparation Schedule for FY 2011/2012. Roll Call: Yes – Proos, Westra, Smith, Rhoades, Sytsma, Burton, and Haga; No – 0. Resolution adopted.

CDBG PROJECT APPROVAL

Supervisor Haga stated there is a balance of \$9,310.42, and historically these funds have been used to provide service to clientele for the GO! Bus program. Any project requires a minimum of \$5,000 for a project application. **Moved by Proos, supported by Smith, to continue to use CDBG Grant Funds to continue with the program for the GO! Bus clientele. Motion carried.**

Trustee Proos commented on the Optional Uses provided by Planning Director Jim Ferro, and believes these options should be discussed as part of a budget.

Clerk Burton commented she had talked with the head of the Senior Meals on Wheels program and he stated they serve 3,000 meals a day, and there are approximately 37 senior clients served in Ada.

ORDINANCE 0-011011-1, "PLANNED VILLAGE MIXED USE OVERLAY (PVM) DISTRICT"

Planning Director Jim Ferro reviewed the proposed regulations in the new "overlay zoning district". Also, he discussed the Memorandum which shows changes made to the Special Use for Civic Building Lots. He stated development of the Form-based zoning regulations has been completed and recommends adoption of these regulations. **Moved by Proos, supported by Sytsma, to approve Ordinance 0-011011-1, "Planned Village Mixed Use Overlay (PVM) District", including the Memorandum dated 12/23/10.**

Supervisor Haga pointed out the letter received from Ken Dixon, 8499 Longleaf Drive SE, in support of proposed Village Mixed Use District.

Trustee Proos stated the Planning Commission has worked diligently to come up with a plan that would benefit the review process by shortening the length of time, should allow the village to grow, and should invite people in for the future.

Bill Manus, 7246 Rix Street, is concerned that someone might elect, under this new zoning, to establish a live-work unit, and is uncertain what that means.

Planning Director Jim Ferro stated any proposal for a live-work unit would be subject to a Planning Commission hearing, and property owners would be notified. In a live-work unit, typically the lower level of a home is used for commercial use, and the upper floor is office or residential.

Tom Korth of the Planning Commission stated a lot of time was put into drafting the rules and being sympathetic to the principles developed during the Charrette process. To have functioning and well-balanced communities you need to create an environment where mixed-use is available as an option, and we have tried to ensure we retain the cohesiveness of the residential side of the community.

Clerk Burton stated she is extremely pleased with what the Planning Commission has come up with, and by approving form based codes, we are showing the public we are serious about the Charrette that we spent a lot of time and funds on.

Trustee Sytsma stated the Planning Commission has done an exemplary job in fine tuning all the details.

Trustee Smith stated she is concerned with the reduced parking, and the zero set-back.

Roll Call: Yes – Proos, Westra, Smith, Rhoades, Sytsma, Burton, and Haga; No – 0. Ordinance adopted.

OPPORTUNITY FOR PUBLIC COMMENT

Resident Bill Manus expressed relief at what the procedures are to get a special use permit. He was familiar with the town of Saugatuck and does not want the Village to become a little Saugatuck. If the Township and the Planning Commission will guard the integrity of the residential district, then he is more relieved.

ADJOURNMENT

The meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Susan Burton
Ada Township Clerk

RS/dr