

**ADA TOWNSHIP BOARD MEETING  
MINUTES  
FEBRUARY 14, 2011**

Meeting was called to order by Supervisor Haga at 7:30 p.m. Members present: Treasurer Rhoades, Trustee Smith, Trustee Proos, Trustee Sytsma, Trustee Westra, Clerk Burton and Supervisor Haga. Also present: Planning Director Jim Ferro, Recording Secretary Renegar, and 14 community members.

**APPROVAL OF AGENDA**

**Moved by Proos, supported by Sytsma, to approve the Agenda as presented. Motion carried.**

**GENERAL TOWNSHIP BUSINESS**

**CONSENT AGENDA**

**Approval of Minutes**

January 24, 2011 Regular Board Meeting

**Receive and File Various Reports/Communications**

1. Fire Call Reports 1/11; 2. Building Permit Report 12/10; 3. Zoning Board of Appeals Minutes 1/14/11; 4. Utility Advisory Board Minutes 12/16/10; 5. Senator Levin Report 1/10/11; 6. Building Permit Summary for 2010-1/19/11; 7. Michigan Public Policy Survey 1/11; 8. Kent County Road Commission Public Act 50 of 1999 Reporting 1/27/11; 9. Ada Township Board Committee Assignments (Updated) 2/2/11; 10. Information Communication Technology Committee-Final Draft of Strategic Communications & Technology Plan 1/31/11; 11. Kent County Road Commission Policy-(A) Right of Way Regulations for Sprinklers, (B) Mailbox Policy; 12. 2011 Citizen's Guide to Michigan's Financial Health-Presented by Governor Rick Snyder 1/31/11; 13. Michigan Fiscal Scorecard 2011; 14. Investment Report 10/31/10, 11/30/10. **Moved by Westra, supported by Sytsma, 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 \$7,596.80; #205 \$3,450.53; #208 \$1,615.34; #590 \$3,654.65; #591 \$1,677.77; #592 \$508.00; Total all Hand Checks; \$18,503.09. Warrants: #101 \$25,984.21; #205 \$82,519.05; #208 \$1,609.74; #211 \$8,690.75; #590 \$45,255.63; #591 \$5,566.50; #592 \$96.79; Total Warrants: \$170,065.68. Total All Checks and Warrants: \$188,568.77. **Moved by Sytsma, supported by Proos, to approve the Warrant Report for February 14, 2011, in the total amount of \$188,568.77. Roll Call: Yes - Proos, Smith, Rhoades, Sytsma, Westra, Burton and Haga; No – 0. Motion carried.**

**PUBLIC COMMENT**

None.

**BOARD COMMENT**

Concerning an agenda item removed from the agenda concerning approval of a contract for lawn care, Trustee Westra commended those who put effort into implementing the new purchasing policy, and would like to see that any exemptions for putting items out for bid are eliminated in the future.

Clerk Burton commented on the report from Governor Snyder on what he feels has to be done to fix the State budget, and will try to get the website address put out so everyone can read this very interesting report.

Treasurer Rhoades commented on taxes being due February 14<sup>th</sup>.

Trustee Proos asked what percentage of taxes had been paid and those outstanding, and requested Treasurer Rhoades send an email with that information to Board members.

**UNFINISHED BUSINESS**

There was no unfinished business.

## NEW BUSINESS

### **ORDINANCE O-012411-1, REZONING FROM R2 TO R2/PUD, VILLAS OF ADA PHASE 2**

Planning Director Ferro discussed changes that were made which resulted in a revised copy of the proposed plan. In paragraph 3 the total acres is 13, and reference to a 10 acre site should be 12 acres; paragraph 4, proposed density is 3.7 dwelling units; and in the Ordinance the date of the public hearing should be December 16, 2010. This proposal is for Phase 2 of the Villas of Ada. Phase 1 consisted of 80 units on 23 acres; Phase 2 proposes 48 units on 13 acres. These units will be accessed from the existing Phase 1 access road so no new driveways cuts will be made. The proposed density of 3.8 units per acre is identical to that of the existing Phase 1. The Phase 2 access drive crosses the existing drive to the Township water tower, thus it is proposed the Township and the developer would grant each other easements for access across the existing drive. The existing water tower access drive will remain in place as a backup access, and the developer will replace the pavement to the east-west condo access drive with "Grass-crete" type paving stone. The Planning Commission recommends approval subject to several conditions that are listed in the draft Resolution. **Moved by Westra, supported by Sytsma, to approve adoption of Ordinance O-012411-1, Rezoning from R2 to R2/PUD, Villas of Ada Phase 2. Roll Call: Yes - Proos, Smith, Rhoades, Sytsma, Westra, Burton, and Haga; No – 0. Ordinance adopted.**

Trustee Proos asked how many units in Phase 1 were still available, and when they plan to start Phase 2.

Peter Engles, Covenant Development, responded there are 6 unsold units. They will move forward with ground breaking on Phase 2 as soon as possible.

Trustee Smith commented on the amount of signage and balloons that were used advertising Phase 1 being in violation, and does not want to see that on Phase 2.

### **RESOLUTION R-012411-1, TO APPROVE A PRELIMINARY PUD PLAN FOR 48 ATTACHED CONDOMINIUM UNITS IN 16 BUILDINGS ON APPROXIMATELY 13.4 ACRES, VILLAS OF ADA PHASE 2**

Planning Director Ferro presented an overview of the proposed plan.

**Moved by Westra, supported by Sytsma, to approve adoption of Resolution R-012411-1, to approve a Preliminary PUD Plan for 48 Attached Condominium Units in 16 Buildings on Approximately 13.4 Acres, Villas of Ada Phase 2. Roll Call: Yes - Proos, Smith, Rhoades, Sytsma, Westra, Burton, and Haga; No – 0. Resolution adopted.**

### **OPEN SPACE PURCHASE OF REAL PROPERTY**

Planning Director Ferro presented an overview of the recommendation for acquisition of property at 6230 Grand River Drive for Open Space Preservation purposes. This is a 2.5 acre lot with Carl Creek running through it and a purchase price of \$60,000. The preservation of the property as open space will preserve important habitat, preserve green corridors and water quality, will provide opportunities for passive experience of natural surroundings, will maintain ground water and control flooding, and provide recreation opportunities. The Open Space Advisory Board is also seeking an option to purchase an additional 5.6 acres of vacant land immediately upstream from the 2.5 acres. **Moved by Proos, supported by Burton, to approve the Open Space Purchase of Real Property located at 6230 Grand River Drive in the amount not to exceed \$60,000. Roll Call: Yes - Proos, Smith, Rhoades, Sytsma, Westra, Burton, and Haga; No – 0. Motion carried.**

## OPPORTUNITY FOR PUBLIC COMMENT

None.

## ADJOURNMENT

The meeting was adjourned at 8:10 p.m.

Respectfully submitted,

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Susan Burton  
Ada Township Clerk

RS/dr