



**ADA TOWNSHIP ZONING BOARD OF APPEALS  
MINUTES OF THE JANUARY 2, 2024, REGULAR MEETING**

A regular meeting of the Ada Township Zoning Board of Appeals was held on Tuesday, January 2, 2024, at 4:30 p.m., at the Ada Township Hall Assembly Room, 7330 Thornapple River Dr. SE, Ada, Michigan

**I. CALL TO ORDER**

Chair McNamara called the meeting to order at 4:30 p.m.

**II. ROLL CALL**

Members Present: Courtade, McNamara, Nuttall, Smith

Members absent: Burton

Staff Present: Bajdek, Buckley, Said

Others Present: 3

**III. APPROVAL OF AGENDA**

Moved by Smith, supported by Courtade, to approve the agenda as presented. Motion carried.

**IV. APPROVAL OF MINUTES OF THE NOVEMBER 7, 2023, REGULAR MEETING**

Moved by Smith, supported by Courtade, to approve the November 7, 2023, meeting minutes as presented. Motion carried.

**V. UNFINISHED BUSINESS - none**

**VI. NEW BUSINESS**

- 1. Request for variance, side yard setback, to allow for an addition on the south side of existing building in the I-Industrial zoning district, 6210 Fulton Street East, Parcel No. 41-15-29-445-001, Dan Vos Construction, property owner WDDG LLC (Ada Valley Meat Co.)**

Joe Geelhoed, Civil Engineer with Dan Vos Construction, presented the request for variance. He said that Ada Valley Meats is growing and would like to expand their building to provide more warehouse and processing space. He explained that the existing side yard setback restricts the allowable width of the building on which is a relatively narrow lot. He described the details on location of the addition and shared some of the history of previous expansions.

Zoning Administrator Bajdek summarized the staff report and said that Ada Valley Meat Co. is proposing a 9,576 addition to its existing facility. The subject site is 2.23 acres in area with a long and fairly narrow (155' in width) configuration.

Bajdek explained that the addition is planned to be erected at the southern extent of the current building with it being a continuation of the established east and west sidewalls; the existing western sidewall does not meet current setbacks requirements. The existing building is situated 26'-4" from the western property line, while the currently planned addition would be slightly closer to the property line at 25 feet, minimum required side yard setback is 50 feet.

Mark Scobell, Architect with Dan Vos Construction, confirmed the property line measurement and said the proposed addition is planned to align with the existing building.

Bajdek concluded that based on current industry standards for industrially zoned and developed properties, the subject property is considered an undersized lot, along with many other existing industrially zoned properties along the E. Fulton Street corridor. The granting of the requested variance would be in-line with similar side yard setback variances that were granted in the past for the subject property, as well as other properties in the vicinity.

Bajdek said that staff is recommending variance approval, contingent upon site plan approval from the Planning Commission for the proposed addition and associated site improvements.

McNamara opened the public hearing at 4:37 p.m. There was no public comment and the public hearing was closed.

Following brief ZBA discussion, it was moved by Courtade, supported by Nuttall, to approve the side yard setback variance request, subject to site plan approval from the Planning Commission. Motion carried.

## **VII. COMMISSION MEMBER / STAFF REPORTS**

Planning Director Said updated that the Planning Department has budgeted for the proposed Zoning Ordinance re-write for the upcoming year. ZBA member Bruce Courtade is part of the Zoning Ordinance review committee, and input and guidance will be sought as part of the project.

## **VIII. PUBLIC COMMENT - none**

## **IX. ADJOURNMENT**

Moved by Nuttall, supported by Courtade, to adjourn the meeting at 4:43 p.m. Motion carried.

Respectfully submitted,

---

Jacqueline Smith, Ada Township Clerk

rs:eb