



**ADA TOWNSHIP ZONING BOARD OF APPEALS
MINUTES OF THE TUESDAY, MARCH 7, 2023 REGULAR MEETING**

A regular meeting of the Ada Township Zoning Board of Appeals was held on Tuesday, March 7, 2023, at 4:30 p.m. at the Ada Township Hall, 7330 Thornapple River Dr. SE, Ada, Michigan

I. CALL TO ORDER

The meeting was called to order by Chair McNamara at 4:30 p.m.

II. ROLL CALL

Members present: Courtade, McNamara, Nuttall, Smith

Members absent: Burton

Staff Present: Bajdek, Buckley, Said, Suchy

Others Present: 7

III. APPROVAL OF AGENDA

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

IV. APPROVAL OF MINUTES OF FEBRUARY 7, 2023, REGULAR MEETING

Moved by Smith, supported by Courtade, to approve the February 7, 2023, meeting minutes with a noted typographical error on page numbering of the third page, should read page 3 of 3. Motion carried.

V. UNFINISHED BUSINESS – none

VI. NEW BUSINESS

1. Request for rear yard setback Variance, 589 River Street SE, Parcel No. 41-15-34-105-019, JVisser Design for Jeff & Cathy Visser

Applicant, Jeff Visser, 589 River Street, said that after studying the zoning of the property and consulting with an arborist about the 100 year old trees, he determined that the location of the proposed house needed to be further back from the property line in order to preserve the three existing trees and that he also felt the rear yard change from 50 feet to 35 feet would allow the house to fit gently into the existing neighborhood.

Bajdek summarized the staff report and said that the applicant proposes to construct a new home with attached garage (alley loaded) on the subject parcel. The dwelling is proposed to be located 35 feet from the rear property line rather than the required 50 feet. He said that the new home's placement would meet applicable setback requirements from all remaining property lines.

Bajdek stated the request does not meet the exact letter of all three of the standards in the zoning ordinance requirements, though the details of the request may merit further consideration due to the utilization and proximity to the adjacent alley.

Bajdek concluded that if the ZBA determines that the three standards (Sec. 78-107) have been satisfied, staff has no objection to approval of the requested variance, subject to the proposed driveway being reduced in size to 40% of the overall rear yard to be more in line with the urban character of the existing neighborhood.

McNamara opened the public hearing at 4:37 p.m.

Tom Rooks, 9244 36th Street, said that he is helping Jeff and Cathy with the landscaping with the new home and has always been interested in preserving trees, especially the burr oak. He mentioned the careful procedures that have to take place to save the trees and if the new setback is not approved, the trees would have to go.

Chris Czakai, 7365 Bronson Street, neighbor next to the proposed home, said he was all in favor for moving the property/garage back closer to the alley. He said in order to save the trees and the character of the community, he was supportive of the request.

The public hearing was closed at 4:40 p.m.

There was brief ZBA member discussion regarding the 40% reduction for the driveway and the applicant said he did not object to the request.

Moved by Nuttall, supported by Courtade, to approve the requested variance for 35 feet rear yard setback, subject to the proposed driveway being reduced in size to 40%, as stated in the staff memo. Roll call: Yes – Courtade, Nuttall, McNamara, Smith; No – none. Motion carried by roll call vote 4-0, with 1 absent.

**2. Request for rear yard setback Variance, 7380 Thornapple River Drive SE,
Parcel No. 41-15-34-105-025, JVisser Design for Gregory & Kirsetin Morello**

Applicant, Jeff Visser, 7380 Thornapple River Drive SE, said this proposal is primarily the same alley setback allowing to reduce the amount of pavement and have more internal greenspace for the house. He explained that he would be able to push back the front yard having the house more in keeping with the rest of the early, mid-century homes in the neighborhood.

Bajdek summarized the staff report and said this was a very similar request. The applicant proposes to construct a new home with attached garage (alley loaded) on a recently created parcel from a land division. The dwelling is proposed to be located 35 feet from the rear property line rather than the required 50 feet. He said that the new home's placement would meet applicable setback requirements from all remaining property lines.

Bajdek concluded that if the ZBA determines that the three standards (Sec. 78-107) have been satisfied, staff has no objection to approval of the requested variance, subject to the proposed driveway being reduced in size to 40% of the overall rear yard to be more in line with the urban character of the existing neighborhood.

McNamara opened the public hearing at 4:49 p.m. There was no public comment and the public hearing was closed.

Smith asked if the 7-foot side yard setbacks were in conformance. Bajdek said yes, the side yard setbacks conform with the VR (Village Residential) Zoning District requirements.

Following brief board discussion, it was moved by Courtade, supported by Smith, to approve the requested variance for 35 feet rear yard setback, subject to the proposed driveway being reduced in size to 40%, as stated in the staff memo. Roll call: Yes – Courtade, Nuttall, McNamara, Smith; No – none. Motion carried by roll call vote 4-0, with 1 absent.

3. Election of Officers (Chair and Vice-Chair)

Moved by Smith, supported by Nuttall, to nominate Jason McNamara as Chair.

Moved by Courtade, supported by Nuttall, to nominate Susan Burton as Vice-Chair.

Motion carried for Election of Officers as stated above.

VII. CORRESPONDENCE

Said provided an update on the Master Plan process and informed that the first draft copy would go to the Planning Commission meeting on March 16 and he anticipates the Planning Commission would approve the draft and recommend release to the Township Board. Said explained the process for the public review release.

Said shared information about the Planning Commission and the DDA (Downtown Development Authority) having joint 'special' meetings to review and discuss the PVM (Planned Village Mixed-Use) Overlay Zoning District.

VIII. PUBLIC COMMENT - none

IX. ADJOURNMENT

Moved by Smith, supported by Nuttall, to adjourn meeting at 5:00 p.m. Motion carried.

Respectfully submitted,

Jacqueline Smith
Ada Township Clerk

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