

**ADA TOWNSHIP ZONING BOARD OF APPEALS
MINUTES OF THE TUESDAY, MAY 12, 2020, REGULAR MEETING**

A regular meeting of the Ada Township Zoning Board of Appeals was held on Tuesday, May 12, 2020, 4:30 p.m. The meeting was held by video/audio-conferencing, in conformance with the Michigan Governor's Executive Order.

CALL TO ORDER

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

ROLL CALL

Members present: Burton, Dixon, McNamara, Nuttall (arrived at 4:38 pm), Smith

Members absent: None absent

Staff Present: Ferro

APPROVAL OF AGENDA

Moved by Smith, supported by Burton, to approve the agenda as presented. Motion carried by 4-0 vote, with 1 absent.

APPROVAL OF MINUTES

Moved by McNamara, supported by Smith, to approve the March 3, 2020 meeting minutes as presented. Motion carried by 4-0 vote, with 1 absent.

OLD BUSINESS

None.

NEW BUSINESS

Note: Member Nuttall joined the meeting at 4:38 p.m.)

- 1. Request for variances for property zoned (PO) Professional Office: 1) reduction of the required 20-foot wide greenbelt (a landscaping requirement) along Cascade Rd. right-of-way from 20 feet to a width varying from one (1) feet to two (2) feet to permit parking spaces; and 2) from the minimum front yard setback, to allow the erection of a building addition with a front yard setback of 68 feet at its closest point rather than the minimum allowable 75 feet, Parcel No. 41-15-31-305-021, 4828 Cascade Rd. SE, Richard Craig of Craig Architects, for Sun Title Cascade (property owned by Dale Shoemaker)**

Richard Craig, Craig Architects, presented the application for variances on behalf of Sun Title. Craig stated that the property is subject to an old MDOT right-of-way easement that does not appear on the County parcel maps. He stated the additional right-of-way easement creates a practical difficulty in complying with the setback and greenbelt standards.

Tom Cronkright, a co-owner of Sun Title, stated that locating a title office in the Southeast metro area has been on their strategic agenda for some time.

Zoning Board Chair Dixon opened the public hearing.

There was no public comment, and the hearing was closed.

Ferro presented staff comments, noting that the size and shallow depth of the property are such that the impact of the required building setbacks leaves very little buildable area on the site.

Following Board member discussion, it was moved by Smith, seconded by Burton, to approve the requested variances, based upon a finding that the size and depth of the property, combined with the additional highway right-of-way easement, are unique circumstances that create a practical difficulty in complying with the zoning ordinance standards.

Motion passed by roll call vote, with Burton, Dixon, McNamara, Nuttall and Smith voting in favor of the motion, and none opposed.

2. Request for Variance from Maximum Building Height Standard of 35 Feet in the Rural Residential (RR) Zoning District, to Permit a Single-Family Dwelling with a Maximum Height of 37 Feet, 8261 Revado Hills Dr Ct. SE, Parcel No. 41-15-26-330-008, Mosaic Homes for Daniel and Melissa Roberts

Brad Rottschafer, Mosaic Homes, presented the application on behalf of the property owner. Rottschafer stated that the steep grades on the subject property are such that there is a practical difficulty in complying with the building height limit. He stated that to raise the grade two feet at the rear of the home would require substantial fill that would result in additional loss of trees and natural vegetation on the site.

The Chair opened the public hearing.

Ferro noted that written correspondence was submitted by Terry Decker, 8330 Baileau Oaks NE earlier today, and was forwarded to Board members, and that Ms. Decker is participating in the videoconference.

Terry Decker, 8330 Baileau Oaks NE, stated her residence is north of the subject property, as well as two vacant lots adjacent to her home. Decker stated she does not believe the standards for granting a variance are satisfied. She added that if the Board does approve a height variance, she believes that conditions should be placed on the variance to address potential impact of glaring exterior lighting placed near the top of the building. She stated there are other homes in the Revado Hills development with high intensity lighting mounted at an elevation that is visible from her home.

With no other public comment, the Chair closed the hearing.

Commission members discussed possible conditions of approval to address lighting concerns. In response to a question, Ferro stated the Township does not have lighting regulations applicable to single-family homes. He stated lighting style and detail are typically addressed in site plan reviews by the Planning Commission for commercial or multiple family development.

Nuttall commented that since we have no authority to regulate the height of lighting on a home that complies with the 35-foot height limit, he doesn't believe it would be appropriate to condition a variance approval on a lighting height less than 35 feet.

Following discussion, it was moved by Burton, seconded by Smith, to approve the variance as requested, based on a finding that unique physical conditions of the property create a practical difficulty in complying with the 35 foot height limit, subject to the condition that any exterior lighting on the residence shall be mounted no higher than 35 feet above grade.

Motion passed by unanimous roll call vote.

CORRESPONDENCE

No additional correspondence was received.

BOARD MEMBER/STAFF REPORTS

There were no board member or staff reports.

PUBLIC COMMENT

There were no public comments.

ADJOURNMENT

Meeting adjourned at approximately 5:30 p.m.

Respectfully submitted,

Jacqueline Smith
Ada Township Clerk

rs:jf