



## **ADA TOWNSHIP ZONING BOARD OF APPEALS MINUTES OF THE OCTOBER 1, 2024, REGULAR MEETING**

A regular meeting of the Ada Township Zoning Board of Appeals was held on Tuesday, October 1, 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: Burton, McNamara, Nuttall

Members Absent: Courtade

Staff Present: Bajdek, Buckley, Said, Assessor Boerman

Others Present: 2

### **III. APPROVAL OF AGENDA**

Moved by Nuttall, supported by Burton, to approve the agenda as presented. Motion carried.

### **IV. APPROVAL OF MINUTES OF THE SEPTEMBER 3, 2024, REGULAR MEETING**

Moved by Nuttall, supported by Burton, to approve the September 3, 2024, meeting minutes as presented. Motion carried.

### **V. UNFINISHED BUSINESS - none**

### **VI. NEW BUSINESS**

- 1. Request for lot size variance to allow for a proposed lot split into two lots, in the VR/PVM zoning district, 7172 Thornapple River Drive SE, Parcel No. 41-15-33-230-002, Let Us, Inc., for Daniel and Sherrill Gardiner**

Joel Harner, Applicant with Let Us, Inc., said he is representing property owners Dan & Sherrill Gardiner at 7172 Thornapple River Drive, and explained that the property is currently one lot with a house on it and the owners would like to split the lot into two equal lots. He said that the request for variance is for lot size with the reason being to split the lot into two parcels, each lot becomes 10,349 sq. ft., which exceeds the maximum permitted lot area of 10,000 sq. ft. Harner noted that the variance would allow to take the current non-conforming lot and make it into two lots closer to requirements, and are 65+ feet deep (proposing to have a single-family home on each lot).

Planner/Zoning Administrator Bajdek summarized the staff report and confirmed the applicant is proposing to divide the .48 acre property into two parcels at 10,349 sq. ft. each (which is greater than the maximum permitted lot area of 10,000 sq. ft.). Bajdek said the applicant is proposing to

create parcels which would be more in compliance with the maximum lot area regulation of 10,000 sq. ft. for the VR zoning district than the subject property in its current state.

Bajdek stated the variance request does not meet the exact letter of all three of the Standards in carrying out Zoning Ordinance requirements, however, the details of this request may merit further consideration, due to the new lots being created closer to compliance with the current maximum regulations. Staff has no objections to approval of the requested variance.

McNamara opened the public hearing at 4:35 p.m.

Marilyn Thompson, 7148 Thornapple River Drive, said that she lives next door to Dan and Sherrill and she does not like the idea of dividing large lots into smaller lots and building huge houses on them, and she said she does not support this request. She shared concern with the side yard setback of her property.

Planning Director Said clarified that the variance request is for lot size consideration and not for home construction requirements. There was discussion among ZBA, Planning Staff, and Applicant regarding the side yard setbacks in the VR zoning district, and other regulations.

There was no other public comment and the public hearing was closed at 4:40 p.m.

It was moved by Nuttall, supported by Burton, to approve the lot size variance. Motion carried.

## **VII. CORRESPONDENCE**

Planning Director Said updated that he and Bajdek attended the Planning Conference in Grand Rapids and that they learned information that reinforces good planning and zoning processes/procedures that we already use.

Said recapped that Staff is internally working on the zoning ordinance rewrite to have a more organized, clearer/better understanding, and re-organized format.

Said informed that there is a candidate that is being looked at for appointment to serve as a member of the ZBA.

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

## **IX. ADJOURNMENT**

Moved by Nuttall, supported by Burton, to adjourn the meeting at 4:46 p.m. Motion carried.

Respectfully submitted,

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Susan Burton, Ada Township Clerk

rs:eb