



**ADA TOWNSHIP ZONING BOARD OF APPEALS
MINUTES OF THE TUESDAY, NOVEMBER 1, 2022 REGULAR MEETING**

A regular meeting of the Ada Township Zoning Board of Appeals was held on Tuesday, November 1, 2022, 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: Burton, Courtade, McNamara, Nuttall

Members absent: Smith

Staff Present: Bajdek, Buckley, Said

Others Present: 4

III. APPROVAL OF AGENDA

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

IV. APPROVAL OF MINUTES OF SEPTEMBER 6, 2022 REGULAR MEETING

Moved by Courtade, supported by Burton, to approve the September 6, 2022, meeting minutes as presented. Motion carried.

V. UNFINISHED BUSINESS – none

VI. NEW BUSINESS

- 1. Request for variances for sidewall height and area to allow the construction of a chicken coop (with enclosed run), 5959 Ada Drive SE, Parcel No. 41-15-32-176-025, Scott Christopher Homes, on behalf of property owners Richard and Melissa DeVos**

Jim Klaes, applicant and with Scott Christopher Homes, presented the request for variances and went over the pictures of the property and proposed chicken coop. He shared details of the property layout/site plan and described the location of the home vs. chicken coop thus showing that with the size of the lot, the proposed chicken coop was quite a distance from anything.

Planning Director Said summarized the staff report and stated that the proposed sidewall height of the henhouse was 12 feet, and the proposed area of the henhouse and poultry run was 208 square feet, whereas the zoning ordinance regulations state the "henhouse" or "poultry coop" shall not exceed 8 feet in height, with an 80 square-foot maximum area. Said pointed out that in addition to size and height requirements he went over the other six limitations on the keeping of poultry from the zoning

ordinance (Sec. 78-17); maximum of six poultry allowed, roosters prohibited, poultry shall not run freely, slaughtering in enclosed building, keep building clean, and secure food in containers. Said stated that the property was 45 acres and that the subject property is a different scale than typical lots in the R3 zoning district. Said referred to the narrative submitted with the variance request and how the applicant explained how each of the three conditions were met.

Chair McNamara opened the public hearing at 4:39 p.m.

Karen Olson, 751 Marbury Drive SE, asked questions to clarify the size of the coop and asked whether tree removal would be necessary. Mr. Klaes stated that no tree removal was necessary for the proposed structure.

There was no other public comment and the public hearing was closed at 4:42 p.m.

There was ZBA member discussion regarding the size and location of the coop and meeting setbacks, whether it would be attached to the ground or on a foundation, and the regulations for R-3 vs. RP-1 zoning district and the diverse lot sizes.

Burton said that when the zoning regulations were being reviewed for allowing chickens and chicken coops, a 45-acre sized property was never imagined and that she did not see a problem with the variance request.

Courtade said that he worked with Scott Christopher on his own home and that he was not prejudiced and could be fair in his decision and that he was in favor of the request.

Moved by Nuttall, supported by Courtade, to approve the variances requested.
Motion carried by roll call vote 4-0, with 1 absent.

VII. CORRESPONDENCE

Said gave a brief update on the Master Plan process and encouraged the ZBA members to attend the next community engagement on November 2nd at 5:30 at the library.

VIII. PUBLIC COMMENT - none

IX. ADJOURNMENT

Moved by Nuttall, supported by Courtade, to adjourn meeting at 4:49 p.m. Motion carried.

Respectfully submitted,

Jacqueline Smith
Ada Township Clerk