**ADA TOWNSHIP ZONING BOARD OF APPEALS**

**MINUTES OF THE TUESDAY, MARCH 1, 2016, REGULAR MEETING**

A regular meeting of the Ada Township Zoning Board of Appeals was held on Tuesday, March 1, 2016, 4:30 p.m., at the Ada Township Office, 7330 Thornapple River Drive, Ada, Michigan.

**Call to Order:**

The meeting was called to order by Chairperson Dixon at 4:33 p.m.

**Roll Call:**

Members present: Dixon, Burton, Smith, Lowry, and McNamara

Members absent: None

Staff Present: Ferro

Public: Three community members

**Approval of Agenda:**

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

**Approval of Minutes:**

Moved by McNamara, supported by Burton, to approve the January 5, 2016, minutes as presented. Motion carried.

**Old Business:**

None

**New Business:**

**Requests for variances from Article XXV Landscaping Requirements and Standards for the construction of a parking lot expansion: 1) from the required 30 ft. buffer zone adjacent to residential zoning districts along the southern property line to 10 ft.; 2) from the required 20 ft. greenbelt along East Fulton to a varying width of not less than 10 ft, 6650 and 6658 East Fulton street, 41-15-28-335-002 & 003, GAFD Properties, LLC**

Chair Ken Dixon recused himself at this time due to a conflict of interested on this issue. Vice-chair McNamara took over meeting.

Don DeGroot from Exxel Engineering presented the request for the variances to allow for additional parking spaces. DeGroot stated compliance with the pavement setback requirements would be difficult if held to the current buffer zone and greenbelt requirements, due to the unusual triangular shape of the subject property.

Planning Director Ferro explained the criteria which must be met to grant a variance:

* Whether unique physical circumstances exist which cause a “practical difficulty” in complying with Zoning Ordinance standards
* Whether granting the variances would alter the essential character of the area
* Whether the circumstances leading to the variances are self-created
* Whether amending the Zoning Ordinance standards is a more appropriate remedy to the situation.

Moved by Burton, supported by Lowry, to approve the requested variances as shown on the site plan submitted, based on the following findings: 1. The unique shape of the property creates physical circumstances which exist causing a practical difficulty in complying with Zoning Ordinance standards; 2. Granting the variances would not alter the essential character of the area; 3. The circumstances leading to the variances are not self-created; and 4. Amending the Zoning Ordinance would not be a more appropriate remedy to the situation, with the variance approval subject to the condition that the areal extent in which the parking area may be extended into the required greenbelt and buffer areas shall be limited to the pavement areas depicted on the site plan titled “Preliminary Site Plan, Vitale’s Restaurant & Pub”, with a revision date of 2/4/16.

Planning Director Ferro stated the plan approval would be subject to site plan review and approval by the Planning Commission.

**Motion carried 4-0.**

**Correspondence:**

None.

**Public Comment:**

There was no public comment.

**Adjournment:**

Moved by McNamara, supported by Burton, to adjourn at 4:49 p.m. Motion carried.

Respectfully submitted,

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Jacqueline Smith

Ada Township Clerk

RS: js