



**ADA TOWNSHIP ZONING BOARD OF APPEALS MEETING
TUESDAY, SEPTEMBER 2, 2025, 4:30 P.M.
ADA TOWNSHIP OFFICE, ASSEMBLY ROOM
7330 THORNAPPLE RIVER DR SE, ADA, MI**

AGENDA

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF AGENDA**
- IV. APPROVAL OF MINUTES OF AUGUST 5, 2025, REGULAR MEETING**
- V. UNFINISHED BUSINESS** - none
- VI. NEW BUSINESS**
 - 1. Request for expansion of a non-conforming use, to allow for the addition of a display deck (minor expansion), in the I Industrial zoning district, 6566 East Fulton Street (Standard Supply & Lumber), Parcel No. 41-15-28-324-009, applicant Marcus Schuiling (Lakeshore Customs), property owner Quad Core LLC
- VII. CORRESPONDENCE**
- VIII. PUBLIC COMMENT**
- IX. ADJOURNMENT**



ADA TOWNSHIP ZONING BOARD OF APPEALS MINUTES OF THE AUGUST 5, 2025, REGULAR MEETING

DRAFT

A regular meeting of the Ada Township Zoning Board of Appeals was held on Tuesday, August 5, 2025, 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: Courtade, DeMarco, McNamara, Nuttall

Members Absent: Ellixson-Andrews

Staff Present: Bajdek, Buckley, Said

Others Present: 8 members of the public

III. APPROVAL OF AGENDA

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

IV. APPROVAL OF MINUTES OF THE JUNE 3, 2025, REGULAR MEETING

Moved by Nuttall, supported by Courtade, to approve the June 3, 2025, meeting minutes as presented. Motion carried.

V. UNFINISHED BUSINESS - none

VI. NEW BUSINESS

- 1. Request for a variances, front and side yard setbacks, to allow for an accessory building in the front yard in the RP-2 zoning district, 2474 Grand River Drive NE, Parcel No. 41-15-07-100-041, applicant and property owner Andrea Arnold**

Andrea Arnold, 2474 Grand River, first apologized and said that being in a new home she had no idea that she unintentionally violated variance rules without checking into Ada's zoning rules before building the accessory building. She explained that her property is in the floodplain and where her house sits is the only level portion of the property, thus the only place to put the accessory building. She described the building, it is a 20 X 10 wood tinderbox that matches her house with no cement foundation and was needed for storing her garage overflow.

Zoning Administrator/Planner Bajdek summarized the Staff Report and confirmed that the applicant seeks approval for an accessory building in the front yard with front and side yard

setbacks less than the required 50 feet. The 200 square foot accessory structure is positioned forward of the existing dwelling with an onsite placement 30.5 feet from the front (*west*) property line and 30 feet from side (*north*) property line. The building's appearance matches the existing home on the property, with an overhead door facing south.

Bajdek noted the subject accessory building received site plan review approval from the Planning Commission to be located in the front yard on June 12, 2025, subject to the required front and side yard setback variances being granted by the ZBA. As the applicant stated, a large portion of the site is located within the 100-year floodplain, which limits the onsite placement of structures on the property.

Bajdek said though the request does not meet the exact letter of all three of the Standards in Sec. 78-107 in carrying out Zoning Ordinance requirements, the details of this request may merit further consideration, due to the vast onsite presence of the 100-year floodplain. As such, if the Zoning Board of Appeals determines, based on the findings of fact that the above standards have been satisfied, Staff has no objections to approval of the requested variances.

McNamara opened the public hearing at 4:36 p.m.

Mike Peskin, 2510 Grand River Drive, neighbor adjacent to the north, said he disagrees that the request has no effect on the surrounding area. He said his home looks directly at the accessory building and that the applicant removed 30 ft. of buffering trees. Mr. Peskin said he does not believe that all of the criteria are met in that the structure does not meet the 50 ft. setback and he does not see an exceptional and extraordinary circumstance/hardship or good and sufficient cause for the need of the building (neighbors are all on floodplain properties also). Mr. Peskin said it is his understanding that if this item were to go to circuit court, they use the same criteria and all the criteria must be met. He said, if that is the case, he will obtain letters from neighbors in support of his disagreement.

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

Planning Director Said noted for clarification; this item would only go to circuit court if a private individual pursued civil action to appeal the decision of the Zoning Board of Appeals.

There was ZBA discussion regarding the replacement of trees along Grand River, clarification of the amount of setback for the front yard and the side yard (about 18.3 ft. less on north & west side), discuss that it does qualify under the criteria 1-3 (exceptional topographic condition or extraordinary situation of the land, practical difficulty due to floodplain, and unique situation), and considered there have been no official letters or calls submitted against this item.

Moved by Courtade, supported by Nuttall, to approve the variances for a front yard setback of 30.5 and side yard setback of 30 feet to allow for the accessory building in the front yard, based on the findings of fact that the project meets the Standards for Variances. Roll call vote: Yes – 4; No – 0. Motion carried.

2. Request for variance, side yard setbacks, to allow for construction of an accessory building in the PO zoning district, 4915 Cascade Road SE, Parcel No. 41-15-31-303-038, applicant Dennis De Kok, property owner F1 Enterprises LLC

Dennis De Kok, owns 4915 (office) and 4925 (residence) Cascade Road, said his property is unique in that it has split zoning. He described how his property slopes to the center and funnels back in away from Cascade Road with a large, swampy/marshy area that covers about half the property (making that unbuildable). The only space to put the proposed accessory building would be directly behind the house. He said he is requesting the variance to help keep the building from being right in the center of that funnel and allow them to build up enough to allow for proper drainage to go into the marshy area.

Bajdek explained the uniqueness of the property. He said there is an office building, a single-family home, and another accessory structure, currently on the property. It is one parcel with two addresses and further explained the split zoning. The applicant is proposing a new 800 sq. ft. accessory building to be constructed on the southern portion of the property and is intended for additional storage purposes. The accessory building is planned to be positioned 15 feet from the east property line rather than the required 25 feet due to an onsite natural drainage area. Bajdek concluded if the Zoning Board of Appeals determines that the standards have been satisfied, then approval of the requested variance is recommended.

McNamara opened the public hearing at 4:56 p.m. There was no public comment and the public hearing was closed.

Following ZBA discussion analyzing the criteria/standards, it was moved by Courtade, supported by Nuttall, to approve the variance for a side yard setback of 15 feet to allow for construction of an accessory building, based on the findings of fact that the project meets the Standards for Variances. Roll call vote: Yes – 4; No – 0. Motion carried.

3. Request for variances, side yard setback, to allow for construction of an attached garage and additional living space to the dwelling, as well as rear and side yard setbacks, to allow for the construction of an accessory building in the R3 zoning district, 6838 Adaside Drive SE, Parcel No. 41-15-33-202-004, applicant and property owner Jeffrey L. & Laura D. Roys

Jeffrey Roys, 6838 Adaside Drive, said he is requesting a side lot variance to allow him to construct a 22 ft. garage onto the existing house. The house currently has no garage, and he would like the opportunity to improve his lot with an attached garage.

Bajdek recapped the Staff Report, as the applicant stated, he is looking to propose an attached garage with living space above, to the existing single-family dwelling. The proposed addition is planned to be positioned 6.6 feet from the west side yard property line rather than the required side yard setback of 10 feet. The addition would meet all other applicable zoning requirements.

Bajdek said though the request does not meet the exact letter of all three of the Standards in Sec. 78-107 in carrying out Zoning Ordinance requirements, the details of this request may merit further consideration, due to the onsite location and layout of the existing dwelling without an attached garage. As such, if the Zoning Board of Appeals determines, based on the findings of fact that the above standards have been satisfied, Staff has no objections to approval of the requested variance.

McNamara opened the public hearing at 5:04 P.M.

Beverly Buckner, 6868 Adaridge, asked if this was an ADU unit being built, or is it adding more bedrooms/bathrooms in the living space. She reviewed the drawings and said it doesn't seem to

fit the neighborhood. Bajdek responded what is being proposed by the applicant is an attached garage with a living space above. Bajdek added that ADU's (accessory dwelling unit) are not allowed in this zoning district (R3).

There was no other public comment and the public hearing was closed at 5:08 p.m.

Chair McNamara noted there were four letters of support from neighbors received by the Planning Department. The letters in support of the attached garage are from:
Elaine Urrutia at 6824 Adaside; Janine Riemersma & Kevin Moore at 6829 Adaside; Craig & Gayle Minkus at 6845 Adaridge; and Phillip Barnes at 6859 Adaside.

Following ZBA review of support letters and the applicable criteria, it was moved by Courtade, supported by DeMarco, to approve the variance for a side yard setback of 6.6 feet to allow for construction of an attached garage and additional living space to the dwelling, based on the findings of fact that the project meets the Standards for Variances. Roll call vote: Yes – 4; No – 0. Motion carried.

4. Request for variance, lot area, in the VR zoning district, 7163 Bronson Street SE, Parcel No. 41-15-33-230-008, applicant Jeff Baker, property owner Baker 7163 Realty LLC

Jeff Baker, applicant, 7163 and 7169 Bronson Street, said his request is to take 4 ft. from 7169 property and put it on the corner lot at 7163 Bronson and their plan is to build a home at 7163 Bronson (corner Bronson and Teeple). He explained that due to sloping of the property in 7163, they would need to build a walk-out and that requires more surface area to construct. The topography makes it aesthetically challenged without a lot of buffer zone, thus his request for the additional 4 ft. of property. He also noted that both lots are currently non-conforming lots, but with this requested change, the lot at 7169 becomes a little more in compliance with the 10 ft. side yard setback.

Bajdek summarized the Staff Report and said that the applicant gave a thorough review of what is being proposed. It is a boundary line change between the two properties on Bronson Street and be able to build a new home at 7163 Bronson Street. The proposed parcel at 7163 Bronson is to be 11,032 sq. ft., which is greater than the maximum permitted lot area of 10,000 sq. ft., while 7169 Bronson is proposed to be within the allowed 7,000-10,000 sq. ft. lot size range.

McNamara opened the public hearing at 5:20 p.m. There was no public comment and the public hearing was closed.

There was ZBA discussion regarding the two currently non-compliant lots and the lot size ranges in the VR zoning district.

Moved by Nuttall, supported by Courtade, to approve the variance to allow for a lot area of 11,032 sq. ft., based on the findings of fact that the project meets the Standards for Variances. Roll call vote: Yes – 4; No – 0. Motion carried.

VII. CORRESPONDENCE

Said updated on a few projects:

The Parking Plan - Fishbeck is hired as consultants. The goal is to look at the overall parking in the downtown community; where do we have parking, are there ways to manage and better utilize our parking and what strategies might work.

The Zoning Ordinance Rewrite project – Bruce is on the Zoning Ordinance steering committee with two Planning Commission members scheduling meetings and reviews to update the zoning ordinance. As the process moves along, Said will provide updates. The primary goal of the update is to simplify the ordinance; simplify by taking an 'attorney-friendly document' and making it a user-friendly document (transparency, with charts/tables/illustrations).

The New Township Hall project – working with the Notre Dame School of Architecture on planning conceptual ideas for the new township hall. The property across from the library will be the home of the new township hall. Working with Notre Dame and other potential architects on design concepts, floorplans, etc. Said noted that future updates will be provided as they become available.

VIII. PUBLIC COMMENT - none

IX. ADJOURNMENT

Moved by Nuttall, supported by Courtade, to adjourn the meeting at 5:29 p.m. Motion carried.

Respectfully submitted,

Jo DeMarco, Ada Township Clerk

rs:eb



TO: Ada Township Zoning Board of Appeals
FROM: Department of Planning
RE: Agenda Item for the September 02, 2025 Meeting

Request for expansion of a non-conforming use, to allow for the addition of a display deck (minor expansion), in the I Industrial zoning district, 6566 East Fulton Street (Standard Supply & Lumber), Parcel No. 41-15-28-324-009, applicant Marcus Schuiling (Lakeshore Customs), property owner Quad Core LLC

Overview

The applicant seeks approval for a retail display deck (not to exceed 18 inches in height - essentially ground level) near the front entrance of the existing business (Standard Supply & Lumber), located at the southwest corner of the East Fulton Street and Kulross Avenue intersection; please see the attached site plan for details. The proposed retail display deck represents an expansion of a nonconforming use operating from the subject property. *(It should be noted that due to the planned height of the retail display deck, setback requirements do not apply.)*

(Please note that construction of the proposed retail display deck commenced without Township zoning and building approvals.)

Analysis

In 1983, the subject property, zoned I Industrial, obtained a "use variance" from the Township's Zoning Board of Appeals (ZBA) to allow for commercial use, and then obtained an amendment to the use variance in 1997; this is how Standard Lumber (a nonconforming retail/commercial use) came to occupy the current location. Any change to the subject site, including expansions, additions, or any other types of changes requires amending this "use variance" for what amounts to expansion of a nonconforming use. It is of Staff's opinion that the proposed retail display deck represents a minor addition to this nonconforming use.

The Standards for Variances per Section 78-107 of the Zoning Ordinance are as follows:

The board of zoning appeals may grant such variances only upon finding that all of the following conditions exist:

- (1) Where it is found that, by reason of the exceptional narrowness, shallowness or shape of a specific parcel of property, or by reason of exceptional topographic conditions or other extraordinary situation of the land or structure or of the use of property immediately adjoining the property in question, the literal enforcement of this chapter would involve practical*

difficulties or would cause undue hardship; provided that no variance shall be granted on a lot if the owner owns adjacent land which could, without undue hardship, be included as part of the lot in question avoiding the need for a variance.

- (2) Where it is found that there is practical difficulty or unnecessary hardship in carrying out the strict letter of this chapter and the chapter can be varied in such a way that the spirit of this chapter shall be observed, public safety secured, and substantial justice done.*
- (3) Where it is found that the condition or situation of the specific piece of property or the intended use of such property for which the variance is sought is not so general or recurrent in nature as to make reasonably practicable the formulation of a general regulation in this chapter for such condition or situation.*

Conclusion & Recommendation

If the Zoning Board of Appeals determines, based on the findings of fact that the above standards have been satisfied, Staff has no objections to approval of the requested variance.



RECEIVED

JUL 28 2025

PLANNING & ZONING
ADA TOWNSHIP

ZONING BOARD OF APPEALS APPLICATION
(ZONING VARIANCE OR ADMINISTRATIVE APPEAL)

1. Applicant Information:

Name: Marcus Schuiling (Lakeshore Customs)

Address: 4264 Destiny Dr Holland, MI 49423

Phone Number: (616)566-4006 Email: mschuiling@lakeshorecustoms.com

2. OWNER (if different than above):

Name: Quad Core LLC

Address: 3703 Divison Ave S Grand Rapids, MI 49548

Phone Number: 616-889-5965 Email: scott@loveyourdeck.com

3. DESCRIPTION OF VARIANCE OR APPEAL REQUEST:

Asking for a variance amendment. Expansion of a nonconforming use.

4. PERMANENT PARCEL NUMBER: 4 1 - 1 5 - 2 8 - 3 2 4 - 0 0 9

5. PROPERTY ADDRESS: 6566 Fulton St SE Ada, MI 49301 **6. ZONING DISTRICT:** Industrial

7. ATTACH:

A. AN ACCURATE SITE PLAN OF THE PROPERTY, DRAWN TO A STANDARD ENGINEERING SCALE, SHOWING:

- 1) Property boundaries.
- 2) Existing and proposed buildings or structures.
- 3) Distance from lot lines of each existing and proposed building or structure.
- 4) Unusual physical features of the site, building, or structure.
- 5) Abutting streets.

B. A NARRATIVE STATEMENT WHICH ADDRESSES COMPLIANCE OF THE VARIANCE REQUEST WITH THE STANDARDS FOR APPROVAL CONTAINED IN THE ZONING ORDINANCE AND LISTED ON THE REVERSE SIDE OF THIS APPLICATION FORM.

*** APPLICATIONS SUBMITTED WITHOUT A NARRATIVE STATEMENT WILL NOT BE ACCEPTED ***

8. PETITIONER AFFIDAVIT:

I understand that if the requested variance or appeal is granted, I am not relieved from complying with all other applicable requirements of the Ada Township Zoning Ordinance or any other Township Ordinances. By signing, the applicant and owner hereby grant permission to Ada Township officials and employees to enter upon the subject property for purposes of review and evaluation of this request.

APPLICANT'S SIGNATURE:  DATE: 6/26/25

OWNER'S SIGNATURE:  DATE: 7/17/25
(If different than applicant)

9. PLEASE NOTE THE FOLLOWING BOARD OF APPEALS PROCEDURES:

- a) The application form, application fee, site plan and narrative statement must be submitted at least one (1) month prior to the regularly scheduled Zoning Board of Appeals meeting. **Regular meetings of the Zoning Board of Appeals are generally held on the first (1st) Tuesday of each month at 4:30 p.m.**
- b) Notices of the hearing will be given at least 15 days prior to the hearing to the applicant and to all property owners and occupants within 300 ft. of the property subject to appeal.
- c) Following the hearing, the Board of Appeals will make its decision and may reverse or affirm, in whole or part, or may modify any order, requirement, decision or determination.
- d) The variance or exception expires one (1) year after it is granted if no action is taken to affect the variance within the period. The Zoning Board of Appeals may grant up to an additional one (1) year extension of this time limit.
- e) A zoning variance does not excuse the applicant from obtaining a building permit. A building permit must be secured before construction begins.

CRITERIA FOR APPROVAL

The Zoning Board of Appeals treats each variance or appeal request individually and approves or denies each request on its own merits. In order for the Board of Appeals to grant a variance or appeal the applicant must satisfy all of the following findings which are contained in Section 78-107 of the Ada Township Zoning Ordinance:

That where there are practical difficulties or unnecessary hardship in carrying out the strict letter of this Ordinance, the Board of Zoning Appeals shall have the power to vary or modify any of the provisions hereof so that the spirit of the Ordinance shall be observed, public safety promoted, and substantial justice done. The Board of Zoning Appeals may grant such variances only upon finding that all of the following conditions exist:

- a) Where it is found that, by reason of the exceptional narrowness, shallowness or shape of a specific parcel of property, or by reason of exceptional topographic conditions or other extraordinary situation of the land or structure or of the use of property immediately adjoining the property in question, the literal enforcement of this Ordinance would involve practical difficulties or would cause undue hardship; provided that no variance shall be granted on a lot if the owner owns adjacent land which could, without undue hardship, be included as part of the lot in question avoiding the need for a variance.

- b) Where it is found that there is practical difficulty or unnecessary hardship in carrying out the strict letter of this Ordinance and the ordinance can be varied in such a way that the spirit of this Ordinance shall be observed, public safety secured, and substantial justice done.
- c) Where it is found that the condition or situation of the specific piece of property or the intended use of said property for which the variance is sought is not so general or recurrent in nature as to make reasonably practicable the formulation of a general regulation in this Ordinance for such condition or situation.

Please note that the verbiage of the above stated conditions is generally abbreviated due to redundancy when reviewed by Staff and the Board.

APPLICATION FEE: RESIDENTIAL USE: \$300.00 NON-RESIDENTIAL USE: \$500.00

Note: Electronic file/pdf is required on all applications (submit via email).

TO BE COMPLETED BY THE ADA TOWNSHIP PLANNING DEPARTMENT

Application received: <u>7-28-25</u> by: <u>eb</u> <u>Lake Shore Customs LLC</u>			
(date)			
Application fee of \$ <u>500.00</u>		received: <u>7/28/25</u> by: <u>[Signature]</u>	Check No: <u>2883</u>
		(date)	
			Receipt No: <u>388720</u>

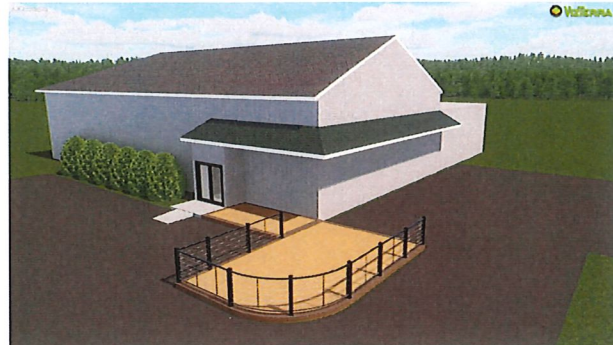
Updated 12/21/2023 (f:\users\planzone/app&forms/app templates)

Lakeshore Customs

4264 Destiny Dr
Holland MI, 49423
(616) 994-2215

Display Deck

6566 Fulton St SE Ada, MI 49301



Background

This site has operated under a use variance originally granted in 1983, which allowed for a commercial use in what is otherwise an industrial zone. An amendment to that variance was approved in 1997, formalizing and expanding the scope of retail operation. Over the past several decades, the site has functioned successfully as a building supply store, serving contractors, homeowners, and the general public without any known adverse effects on the surrounding properties or community.

NARRATIVE STATEMENT

We are respectfully requesting an amendment to the existing "use variance" for the 6566 Fulton st property currently operating as a retail/ commercial building supply store within an industrial district. This request pertains to the addition of a display deck, which would constitute a minor expansion of the nonconforming use permitted under the existing variance.

GOAL

Our goal is to add/expand the display deck at the Ada Standard Lumber location.

Reasons we feel it should be allowed:

1. Unnecessary Hardship- The current zoning designation prohibits a reasonable and economical viable use of the property. The existing zoning does not accommodate any changes to the site (expansions, Additions, Any other changes), which we believe is practical and beneficial to the property.

2. Unique Property Conditions- The property is subject to unique conditions not generally applicable to other parcels in the same zone, such as running a retail space in an industrially zoned area. These restrictions limit its compatibility with permitted uses but make it well suited for the proposed amended use.

3. No Negative Impact- The proposed use will not alter the essential character of the location, nor will it negatively impact property values. It will not change the primary use of the property or significantly increase traffic, noise, or intensity of use. In fact, we believe this amended use will revitalize the area and reflect positively on the curb appeal.

4. Minimum Deviation- This amendment represents the minimum necessary change from the zoning requirements to allow reasonable use of the property. We are not seeking to broadly alter the zoning district, only to allow a use that is uniquely appropriate for this parcel.

5. Not Self-Created and Reflective of Current Operational Needs- This request stems from the practical needs of a growing business adapting to modern retail standards. The current constraints imposed by the zoning code prevent reasonable use of the property without a variance amendment, even minor ones like this. Despite the long standing commercial function of the site.

Conclusion

The requested amendment represents a minimal, logical, and beneficial expansion of the existing permitted use. It honors the intent of the original and amended variances while allowing the business to remain viable and responsive to customer expectations. We respectfully ask for the boards approval to proceed with this improvement in keeping with the property's established commercial character and continued positive role in the community.

Scale

25'

50'

Fulton ST

GIG Property Lines

Parking Lot

Proposed Display Deck
Expansion

Low Deck

Utility Door

6566 Fulton St E Ada, MI
49301

Parking Lot

Kulross Ave SE

Covered Storage

Covered Storage

Covered Storage

Covered Storage

Storage Building

Train Tracks

