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**ADA TOWNSHIP ZONING BOARD OF APPEALS**

**MINUTES OF THE TUESDAY, MAY 9, 2017, REGULAR MEETING**

A regular meeting of the Ada Township Zoning Board of Appeals was held on Tuesday, May 9, 2017, 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 Chair Dixon at 4:30 p.m.

**ROLL CALL**

Members present: Dixon, Burton, McNamara and Smith.

Members absent: None.

Seats vacant: One.

Staff Present: Bajdek.

Public: Ten community members.

**APPROVAL OF AGENDA**

**Moved by McNamara, supported by Burton, to approve the agenda as presented. Motion carried unanimously.**

**APPROVAL OF MINUTES**

**Moved by Burton, supported by McNamara, to approve the November 1, 2016, minutes as presented. Motion carried unanimously.**

**OLD BUSINESS**

There was no Old Business.

**NEW BUSINESS**

1. **REQUEST FOR SETBACK VARIANCE TO ALLOW A STABLE BUILDING TO BE 145 FEET FROM THE EASTERN PROPERTY LINE INSTEAD OF THE REQUIRED 150 FEET, JOSEPH & ASHLEY CHRYSLER, 1601 HONEY CREEK AVE. NE, 41-15-15-200-021.**

Joe and Ashley Chrysler explained that they had bought the property with the goal of placing a horse barn on it. In planning for building the barn and trying to observe for all setbacks on the oddly-shaped property, they are challenged by an overhead utility power line that runs across the property.

Brent Bajdek, Ada Township Planner/Zoning Administrator, explained that a five-foot variance is being asked for. He added that the pentagonal shape of the property and the presence of the north/south overhead utility power line that bisects the site create a practical difficulty. He added that granting a variance would not alter the essential character of the area, the circumstances leading to the variance are not self-created, and an amendment of the zoning ordinance would not be a more appropriate solution. He recommended approval of the variance.

The public hearing was opened and closed without comment.

Member Burton stated it seemed like a straight-forward request. Chair Dixon stated there seemed to be a concerted effort to comply with the ordinance.

**Moved by Burton, supported by Smith, to approve the variance as requested, based on the finding that the required standards to grant a variance have been met. Motion carried unanimously.**

1. **REQUEST FOR VARIANCES FOR PROPERTY IN THE RP-1 ZONING DISTRICT:**
* **FROM THE MINIMUM LOT SIZE STANDARD OF FIVE (5) ACRES TO 3.59 ACRES; &**
* **TO ALLOW AN ACCESSORY BUILDING WITHOUT A PRINCIPAL STRUCTURE**

**DENNIS & WENDY MADDEN, 6464 BRIDLEWOOD CT NE, 41-15-09-351-010.**

Steve Price from McShane and Bowie explained the Maddens owned a condo unit and home in Bridlewood. They have purchased an 8.6 acre parcel immediately south, which is improved on the west side with a home and on the east side with an accessory building. They would like to separate off the west portion into a five-acre lot which complies with the zoning requirements, and they would like a variance to append the accessory building to the condo unit and operate it as a single residence with the accessory building. Kent County will not combine parcels where one is a metes and bounds and one is a condominium unit, so they are seeking this variance.

The public hearing was opened.

Brian Ford explained he had written a letter in support of the variance. He is in the process of purchasing the five-acre parcel which is being proposed to split off this property.

Amy Abare, real estate agent, stated nothing would change if this variance was granted.

Steve Elliott, 6535 Two Mile Road, is a neighbor in support of the variance. His only concern was that there not be increased traffic over his driveway easement.

The public hearing was closed.

Planning/Zoning Administrator Brent Bajdek explained the subject property is 8.59 acres at 6464 Bridlewood. The owner also owns 6468 Bridlewood. The owner bought the property and wants to split the property, selling the 5-acre parcel and keeping the 3.59 acres with the accessory building. Variances are required for both lot size of 3.59 rather than five acres and to allow an accessory building without a principal structure. There are deed restrictions proposed prohibiting any building of a residence in the future. There is a practical difficulty with this property due to the fact that one parcel is described by a metes and bounds and the other is part of a condominium unit. The granting of this variance would not alter the essential character of the area; no visible changes to the property are planned. The circumstances leading to the variances are primarily not self-created. An amendment of the Zoning Ordinance is not deemed as an appropriate remedy to this situation.

**Moved by Smith, supported by McNamara, to approve the variances as requested, based on the finding that the required standards to grant the variances have been met, and subject to the deed restrictions as drafted by the applicant and enforceable by Ada Township. Motion carried unanimously.**

**BOARD DISCUSSION**

There was no board discussion.

**CORRESPONDENCE**

There was no correspondence except the letter from Brian Ford regarding New Business Item 2 – Variances for Dennis & Wendy Madden.

**PUBLIC COMMENT**

There was no public comment.

**ADJOURNMENT**

**Moved by McNamara, supported by Burton, to adjourn at 5:00 p.m. Motion carried unanimously.**

Respectfully submitted,

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Jacqueline Smith

Ada Township Clerk

RS: js