

**ADA TOWNSHIP ZONING BOARD OF APPEALS  
MINUTES OF THE TUESDAY, JUNE 05, 2018, REGULAR MEETING**

A regular meeting of the Ada Township Zoning Board of Appeals was held on Tuesday, June 05, 2018, 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, Nuttall and Smith

Members absent: None

Staff Present: Bajdek, Winczewski

Public: 5 Members

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

**Moved by Smith, supported by Burton, to approve the May 15, 2018, Special meeting minutes as presented. Motion carried unanimously.**

**OLD BUSINESS**

None.

**NEW BUSINESS**

1. Request for variance from the required side yard setback of 50 feet in the I Industrial zoning district to 26 feet 4 inches from the west property line for an office expansion addition to the existing facility, Josh Strautz of Dixon Architecture, for WDDG LLC (Ada Valley Gourmet Foods), 6210 E. Fulton St., 41-15-29-445-001

**Chairperson Dixon recused himself due to conflict of interest.**

Josh Strautz, of Dixon Architecture explained that a small addition to the north of the building is planned, keeping in line with the east and west walls. Adding to the south is not possible due to the current internal function of the business.

The public hearing was opened at 4:35 p.m.

There was no public comment.

The public hearing was closed at 4:35 p.m.

McNamara asked for Staff comments.

Bajdek stated that the addition is planned to be erected at the northern extent of the current building with it being a continuation of the established east and west sidewalls, the site is 2.2 acres with a long and narrow configuration,

and the existing building is situated 26'-4" from the western property line, which is an identical distance to the requested variance for the addition.

Bajdek reminded the Board that variances were granted in both 1990 and 1996 for the subject property permitting the established western boundary line setback of 26'-4" instead of the required 50'-0".

Bajdek explained that the overall planned project for the property would also include site improvements that would be for a parking lot expansion, as well as the erection of a retaining wall for the eastern portion of the site, which requires Planning Commission site plan approval.

Bajdek reviewed the standards that need to be met to grant a variance:

1. Whether unique physical circumstances exist which cause a practical difficulty in complying with the zoning ordinance standards. He stated that the physical configuration of the property, as well as the established onsite location of the existing building does create a practical difficulty.
2. Whether granting the variance would alter the essential character of the area. He stated that the granting of the variance would not alter the character of the area and that similar side yard setback variances were granted in the past for other industrially zoned properties along the E. Fulton Street corridor.
3. Whether the circumstances leading to the variances are self-created. He stated they are not self-created.
4. Whether amending the zoning ordinance standards is a more appropriate remedy to the situation. He stated it is not.

Bajdek stated that Staff is recommending approval of the variance, contingent upon site plan approval by the Planning commission for the proposed addition and associated site improvements.

McNamara asked for Board comments.

Burton stated that it seems to be a reasonable plan.

Nuttall inquired if there will be any issues with parking. Mr. Strautz explained that a retaining wall would be added for the additional parking planned for the eastern portion of the site and that parking requirements will be satisfied.

Burton asked if trees would be removed. Mr. Strautz stated a few trees might be removed but then trees would be added to comply with zoning requirements.

**Moved by Smith, supported by Burton, to approve the variance based on the findings that the required standards to grant a variance have been met, contingent upon site plan approval by the Planning Commission. Motion carried unanimously.**

Chairperson Dixon rejoined board.

## CORRESPONDENCE

There was no correspondence.

## PUBLIC COMMENT

There was no public comment.

**ADJOURNMENT**

**Moved by Nuttall, supported by Burton, to adjourn at 4:42 p.m. Motion carried unanimously.**

Respectfully submitted,

---

Jacqueline Smith  
Ada Township Clerk