



**ADA TOWNSHIP ZONING BOARD OF APPEALS MINUTES
TUESDAY, JANUARY 4, 2011, 4:30 P.M.
ADA TOWNSHIP OFFICES
7330 THORNAPPLE RIVER DR. SE, ADA, MICHIGAN**

Members Present: Burton, Lowry, Boman, Hartley, and Fields

Staff Present: Kushion and Thompson

Community Present: 1

Absent: None

I. CALL MEETING TO ORDER-4:30 pm

II. APPROVAL OF AGENDA-Moved by Member Lowry, supported by Member Fields. Yes: 5 No: 0 Absent: 0 Motion Carried

III. APPROVAL OF THE DECEMBER 7, 2010 MEETING MINUTES-Moved by Member Burton, supported by Member Lowry. Yes: 5 No: 0 Absent: 0 Motion Carried

IV. OLD BUSINESS

- 1. Request for Variance from Private Road Standards to allow an additional lot to access a Private Road that is less than 22 feet of surface width and a Request for Variance from lot area requirements in the RP-1 zoning district to allow a lot to be 4.1 acres instead of the required 5 acres, 41-15-25-300-074, Larridan Abel, 9191 Vergennes St**
The applicant was present for the variance request. Mr. Abel stated he rewrote his narrative since his last request at the Zoning Board Meeting in December 2010. Mr. Able handed out the narrative to the ZBA and proceeded to read it aloud. A copy of this correspondence is on file with the Zoning Board of Appeals Minutes. Mr. Abel stated he also has the original variance.

Member Fields stated, for the record, he did not see hardship or practical difficulty, but to have a condition on the lot for a split, any use of the bigger lot has to have improvement on the road.

Zoning Administrator Kushion stated a variance to split with condition that when a building permit is brought in to split the property they have to improve the road.

Member Fields stated a decision should not be considered at this meeting.

Mr. Able stated his purpose was to get an equity loan on his property. He asked for the Zoning Board to summarize where the board was at on this issue.

Chairman Boman stated we could move forward with the variance request but applicant has a choice to decide how he wants to proceed.

Mr. Able stated at this time, he would withdraw his request for everything.

Open to Public Comment.

Closed to Public Comment.

Open to Board Discussion.

Member Fields stated the minutes need to have “access per ruling of the Ada Zoning Board of Appeals.” Then we don’t have someone who buys the property years later and they were not aware of it. This way it is in the chain of title.

Closed old business.

V. NEW BUSINESS

1. Approval of the 2011-2012 fiscal year Zoning Board of Appeals meeting dates.

Move the 6th of September to the 13th of September on the meeting dates calendar.

Moved by Member Fields, supported by Member Lowry. Yes: 5 No: 0 Motion Carried.

VI. CORRESPONDENCE : None

VII. PUBLIC COMMENT : None

VIII. ADJOURNMENT-Moved by Member Hartley to adjourn at 5:04 pm, supported by Member Burton. Yes: 5 No: 0 Absent: 0 Motion Carried

Susan Burton
Ada Township Clerk

Date

RS/dt