



**ADA TOWNSHIP ZONING BOARD OF APPEALS
MINUTES
TUESDAY JANUARY 8, 2014, 4:30 P.M.
ADA TOWNSHIP OFFICES
7330 THORNAPPLE RIVER DR. SE, ADA, MICHIGAN**

MEMBERS PRESENT: Lowry, Hartley, Boman, Burton, Dixon
STAFF PRESENT: Kushion
COMMUNITY PRESENT: 4
ABSENT: None

I. CALL MEETING TO ORDER-4:33pm

II. APPROVAL OF AGENDA-Moved by Member Lowry and supported by Member Hartley
Yes: 5 No: 0 Absent: 0

III. APPROVAL OF THE DECEMBER 3, 2013 MEETING MINUTES. Moved by Member Burton and supported by Member Dixon. Yes: 5 No: 0 Absent: 0

IV. OLD BUSINESS-None

V. NEW BUSINESS-

- 1. Request for variance from Private Road Standards to allow a Private Road to serve 4 homes with a 20 foot surface width, and a 30 foot easement width, less than the required 22 feet and 66 feet, Scott Lancaster, 6838 Skyevale Ct., 41-15-21-205-015.**

Member Dixon recused himself from the agenda item, stating that he had a conflict of interest.

Scott and Maggie Lancaster, 6838 Skyevale Ct, presented the request to the board. They stated that they own lot 15, which is their residence, vacant lot 13, and have an option on a proposed split to the east.

Scott explained that the potential lot would be the fourth property on the private road, requiring a variance from our width and right of way standards.

There was discussion about widening the road and if the neighbors would agree, Mr. Lancaster said they would rather not widen the road.

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Opened for Public Comment.

Eric Vanderveen, 1045 Cramton Ave., spoke in favor of the request.

Closed for Public Comment.

Opened for Board Discussion

There was some discussion over the location of the road and alternatives as well as Fire Chief recommendations.

The Chairman noted a letter in support of the variance from William and Susan Cullen who own lot #14 in Skyevale.

Closed for Board Discussion.

Motion by Burton, supported by Lowry to approve the variance with the following conditions-

1. The applicant must receive site plan approval from the Planning Commission for the proposed land division
2. Before a building permit is issued on the proposed parcel, the applicant must provide the Ada Township Fire Chief with a site plan showing marker posts as well as a fire truck turn around on the proposed parcel.

VI. PUBLIC COMMENT-None

VII. CORRESPONDENCE- None

VIII. ADJOURNMENT- 4:45 pm Moved by Member Dixon and supported by Member Hartley. Yes: 5 No: 0 Absent:0 Motion carried.

Susan Burton, CMC
Ada Township Clerk

Date

RS/DT