



**ADA TOWNSHIP ZONING BOARD OF APPEALS MINUTES
TUESDAY FEBRUARY 3, 2009, 4:30 P.M.
ADA TOWNSHIP OFFICES
7330 THORNAPPLE RIVER DR. SE, ADA, MICHIGAN**

MEMBERS PRESENT: Burton, Hartley, Boman, Lowry, 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 Hartley.
Yes: 5 No: 0 Absent: 0 Motion Carried.

III. APPROVAL OF THE, JANUARY 6, 2008 MEETING MINUTES-Moved by Member Burton,
supported by Member Fields Yes: 5 No: 0 Absent: 0 Motion Carried

IV. OLD BUSINESS-None

V. NEW BUSINESS

1. Request for Interpretation from Zoning Board of Appeals regarding the use of a personal office in the VR Zoning District, John Schaff, 7180 Thornapple River Dr., 41-15-33-230-003.

The applicant, Mr. Schaff explained to the board he bought the home to use as a personal office. Both the previous owner and Mr. Schaff's real estate agent represented the house as having pre-existing non-conforming commercial use.

The applicant pulled permits with the Township to remodel the home to become a personal office for non-business use. During the remodeling, he was contacted by the Township regarding his intentions for the property, where he met with Mr. Kushion and Mr. Ferro regarding the use of the home. Both Zoning Administrator Kushion and Planning Director Ferro believed it was not a use listed under VR zoning and needed an interpretation from the ZBA.

Chairman Boman asked the applicant if he was going to sleep at the house. The applicant stated he would not; he only wanted the home to open mail, check email, prepare for non-profit board meetings, etc.

Zoning Administrator Kushion stated this use would be considered a Type I home occupation if the owner were actually using the property as his residence.

Zoning Administrator Kushion stated the use would be considered a "Personal office for non-business purposes" and was not defined in any zoning district as a use.

Member Lowry stated he was having trouble with the fact that nothing was verified in writing by the real estate agent as to the use of the property.

Member Fields inquired as to what exactly the applicant was going to use the home for.

Mr. Schaff stated he would not be open to the public and there will be no signage. He would prep for board meetings, raise money for charities, and respond to emails.

Zoning Administrator Kushion stated if the realtor had called and inquired if the home could be used for this type of purpose as a home occupation his office would have told her that it could have, as long as someone was living there.

Open to Public Discussion

Jim Ferro, Planning Director, stated the question before the board is if this is a regulated use at all in any zoning district. He does not believe that the planning department had any contact with the realtor.

Closed to Public comment

Open to board discussion

Member Fields stated he believes this is the right process for this sort of activity. He stated he felt this is an allowed use in the VR zoning district but would like to set some parameters for the use.

Planning Director Ferro stated the reason for interpretation was because of the sensitivity that the residents in the village have about encroaching commercial uses.

Member Lowry asked with regard to phone and address and Mr. Schaff stated it would be listed under his name but a PO Box would be used for the address.

Moved by Member Fields to issue a determination that this use is permitted in the Village Residential Zoning district and that guidelines describing the activities that the applicant shall be submitted to the Zoning Board of Appeals for review at the next meeting, supported by Member Lowry.
Yes: 5 No: 0 Absent: 0 Motion Carried

VI. CORRESPONDENCE-None

VII. PUBLIC COMMENT-None

**VIII. ADJOURNMENT-Moved by Member Fields, supported by Member Hartley to adjourn at 4:53.
Yes: 5 No: 0 Absent: 0 Motion Carried.**

Susan Burton
Ada Township Clerk

Date

RS/dt