



**ADA TOWNSHIP ZONING BOARD OF APPEALS MINUTES
TUESDAY FEBRUARY 5th, 2013, 4:30 P.M.
ADA TOWNSHIP OFFICES
7330 THORNAPPLE RIVER DR. SE, ADA, MICHIGAN**

MEMBERS PRESENT: Hartley, Burton, Lowry, and Boman

STAFF PRESENT: Kushion and Thompson

COMMUNITY PRESENT: 4

ABSENT: Fields

I. CALL MEETING TO ORDER-4:30 p.m.

II. APPROVAL OF AGENDA-Moved by Member Lowry, supported by Member Hartley.
Yes: 4 No: 0 Absent: 1 Motion Carried

III. APPROVAL OF THE JANUARY 8, 2013 MEETING MINUTES-Moved by Member Burton,
Supported by Member Hartley. Yes: 4 No: 0 Absent: 1 Motion Carried

IV. OLD BUSINESS-None

V. NEW BUSINESS

1. Request for Variance from Stable Building Standards to allow a 576 square foot Stable Building to be 125 feet from the property line instead of the required 150 feet, Ben and Lisa Slota, 683 McCabe Ave, 41-15-24-300-011.

Applicant is present for the variance request. Mr. Slota stated they want to build on their property a stable for goats and chickens. They would like to move the building to the southside which is away from the wetlands. No building is there now.

Zoning Administrator Kushion stated there is quite a bit of wetlands north of the property, so the only place is between the house and the road which is on the south side.

Open for Public Comment

Closed to Public Comment

Open to Board Discussion

Chairman Boman stated there is practical difficulty with the wetlands situation and the property is properly zoned for the request.

Moved by Member Lowry to approve the variance to allow 125 ft from property line instead of 150, supported by Member Hartley. Yes: 4 No: 0 Absent 1

2. Request for Variance from Accessory Building Standards to allow a 957 Sq. Ft. Accessory Building to be 12 feet from the property line instead of the required 20 feet, Robert Hinton, 7008 Ada Dr., 41-15-33-426-016.

Present for the applicant's variance request is Rob Cumming. Mr. Cumming stated there is an existing boathouse built in the floodplain. The boathouse is cracked and rotting. The applicant hired Exxel Engineering and environment consultants King MacGregor to review the problem and talked to the DEQ. It was suggested to raise the whole foundation off the ground and build above the existing 100 year floodplain. It would be bigger and have a deck. Neighbors on both sides of applicant supported the applicant's request.

Member Lowry asked about the stairs and was told they will not be in the plan. The revised structure showed no railings or stairs.

Coorespondence from the neighbor was presented to the board.

Member Burton asked about storing jet skis and how they were brought into the water. Mr. Cumming stated they are brought by a lift and put in the water.

Open to Public Comment

Linnea Reuterdaahl, a neighbor to the applicants west, stated Rob Cummings did speak with her and she supported the request as it will make it more suitable.

Closed to Public Comment

Board Discussion

Moved by Member Hartley to allow 957 sq. ft. Accessory Building to be 12 feet from property line. Supported by Member Lowry. Yes-4 No-0 Absent-1. Motion Carried

VI. CORRESPONDENCE-Letter regarding #2 Variance request.

VII. PUBLIC COMMENT-None

VIII. ADJOURNMENT-Moved by Member Burton, supported by Member Hartley to adjourn at 4:50 p.m. Yes: 4 No: 0 Absent: 1 Motion Carried

Susan Burton, CMC
Ada Township Clerk

Date

RS/dt

