ADA TOWNSHIP ZONING BOARD OF APPEALS
MINUTES
TUESDAY FEBRUARY 7, 2006, 4:30 P.M.
ADA TOWNSHIP OFFICES
7330 THORNAPPLE RIVER DR. SE, ADA, MICHIGAN

MEMBERS PRESENT: Hartley, Korth, Fields, Pratt and Boman
STAFF PRESENT: Kushion and Thompson
COMMUNITY PRESENT: 4
ABSENT: None

I.   CALL MEETING TO ORDER: 4:30 PM

II.   APPROVAL OF AGENDA-Agenda revised. Moved by Member Korth, seconded by
         Co-Chair Fields. Yes: 5 No:0

III.   APPROVAL OF JANUARY 3, 2006 MEETING MINUTES-Under New Business from
         the last meetings minutes, #2 correction to read   "presented as a PUD amendment.
         Member Korth stated under #2 correction to read "Applicant inherited the current sign, not Sub
         Way". Moved by Co-Chair Fields, Seconded by Member Korth   Yes: 5   No: 0

IV.   OLD BUSINESS –None

V.   NEW BUSINESS

   1. **Request for Extension of Variance to add a second floor addition to an attached garage and
       office foyer that is located 2 feet, 9 inches from the side lot line, instead of the required 25
       feet in the office zoning district, and a request for variance to add a second floor addition to
       an attached garage and office foyer that is 24 feet from the front lot line instead of the
       required 75 feet in the office zoning district, 41-15-31-303-050, 4945 Cascade Rd. SE, Shuart
       Associates LLC.**
       (Variance was approved on March 1, 2005)

       Barbara Moore, Operations Manager at Shuart Associates, is present for the applicant Mark
       Shuart. It was noted that both variances were approved originally and this was clarified by Zoning
       Administrator Kushion.

       Open to Public Comment.

Closed to Public.

Open to Board discussion.

Moved by Member Hartley, Seconded by Member Pratt to approve the variance request.   Yes: 5
No: 0   Motion Carried

2. **Request for Variance from Private Road Standards to allow a Private Road Easement to have a width of 57 feet instead of the required 66 feet for a distance of 156 feet, 41-15-13-100-017, 1625 McCabe Ave. NE, Larry Baker.**

Todd Stuive, representing Larry Baker, who lives in Pennsylvania, presented the variance request. Mr. Stuive presented a map showing the property he would like to develop with 3 acre minimum to be split for 7 parcels to build new homes on. Mr. Stuive state there is an existing private road by two (2) of the parcels to the north and he would look to improve this road. Mr. Stuive explained that they don't have enough property to achieve the 66 feet of width required by the Private Road Ordinance.

Co-Chair Fields asked Mr. Stuive what the practical difficulty and hardship was.   Mr. Stuive stated the configuration of the property does not allow for development as it is presented. Mr. Stuive commented originally Mr. Baker split the 10 acre and 3 acre parcels approximately 30 years ago.   The 10 acre parcel has an existing house on it.

Opened to Public comment.

John Hadley, 1687 McCabe Ave., stated his concern about the trees, wildlife, ground water table, restraining utilities, the lot sizes and the amount of green space that would be affected.

Closed Public Comment.

Chairman Boman stated two letters were received by the board regarding the variance request from Dan and Cheryl DeBella, 1617 McCabe Ave NE, stating they are against the request.

Opened to Board discussion.

Zoning Director Kushion stated the need for a fourth house would require the 66ft variance although 2 or 3 houses are within the ordinance. Member Korth stated it reminded him of a past plan on Conservation Rd. which went back to the Planning Commission. Member Korth stated he would deny this request due to no undue hardship. Member Pratt stated she agreed with Member Korth's comment.

Moved by Co-Chair Fields without discrimination of the PUD stating it should go through the process of the Planning Commission and Seconded by Member Hartley to deny request. Yes: 5
No: 0   Motion to deny carried.

VI.   **CORRESPONDENCE-**None

VII.   **PUBLIC COMMENT-**None

VIII.   **ADJOURNMENT:** Moved by Co-Chair Fields, Seconded by Member Pratt.   4:55 pm

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Deborah Ensing Millhuff, CMC
Ada Township Clerk

RS: DT