



**ADA TOWNSHIP ZONING BOARD OF APPEALS MINUTES  
TUESDAY MARCH 3, 2015, 4:30 P.M.  
ADA TOWNSHIP OFFICES  
7330 THORNAPPLE RIVER DR. SE, ADA, MICHIGAN**

- I. CALL MEETING TO ORDER**-Meeting called to order by Chairperson Susan Burton at 4:30 p.m.
- II. APPROVAL OF AGENDA**-Moved by Member Dixon, supported by Member Hartley to approve the agenda. Yes: 5; No: 0; Absent: 0; Motion Carried
- III. APPROVAL OF THE FEBRUARY 3, 2015 MEETING MINUTES**-Moved by Member Lowry, supported by Member Hartley. Yes: 5; No: 0; Absent: 0. Motion Carried
- IV. OLD BUSINESS**-None
- V. NEW BUSINESS**

**1. Request for Variance from Sign Standards in the PO zoning district to allow a second wall sign on the East side of the building, Old National Bank, 5200 Cascade Rd., 41-15-31-376-018.**

Clifford Bloom, Attorney for Old National Bancorp presented to the board. He stated "ONB" is acquiring the Founders Bank and Trust property at 5200 Cascade Road SE, which is within Ada Township. He stated even though there are three signs located at Cascade Rd and Spaulding and one on the existing bank building facing north, the visibility of the building is obscured due to the topography of the area, busy intersection and the trees and landscaping on the site. Mr. Bloom stated that ONB believes there is practical difficulty in the strict sign regulations of Ada Township Zoning Ordinance and the applicant is requesting a second sign on the bank building facing east. Mr. Bloom stated this is a highly unusual site.

Lori Beard, CEO, of Founders Bank and Trust, stated they have had people say they did not see the signs and she would like the opportunity to have better visibility.

Zoning Administrator Kushion stated he could not find physical practical difficulty with the lay of the land. He stated you are able to see the building and both entrances have signs and mentioned that the sign on Spaulding Ave was permitted with a recent variance.

Member Lowry asked if hanging the signs would be helpful and Zoning Administrator Kushion stated large monument signs are maxed out and there was a variance issued back then.

Open to Public Comment-None

Closed to Public Comment-None

Member Dixon moved to deny the variance application as there are too many signs for one property and more signage is distracting, supported by Member Hartley.

Member Hartley stated he agreed with Member Dixon and has not experienced any problem with the current signage.

Chairperson Burton, stated this is a situation with speed limits and amount of traffic and suggested going online to look up the address/map prior to going to a business.

Member McNamara asked if they could get rid of the monument sign and Zoning Administrator Kushion stated that would be a separate request.

Yes: 4; No: 1; Absent; 0. Request is denied.

**VI. CORRESPONDENCE-None**

**VII. PUBLIC COMMENT-None**

**VIII. ADJOURNMENT-Moved by Member Dixon, supported by Member Lowry to adjourn at 4:51 p.m. Yes: 5; No: 0; Absent: 0. Motion Carried**

---

Susan Burton, CMC  
Ada Township Clerk

---

Date

RS/dt