



**ADA TOWNSHIP ZONING BOARD OF APPEALS  
MINUTES  
TUESDAY APRIL 1, 2008, 4:30 P.M.  
ADA TOWNSHIP OFFICES  
7330 THORNAPPLE RIVER DR. SE, ADA, MICHIGAN**

MEMBERS PRESENT: Korth, Hartley, Pratt, Boman  
STAFF PRESENT: Kushion and Thompson  
COMMUNITY PRESENT: 1  
ABSENT: Member Fields

**I. CALL MEETING TO ORDER-4:30 PM**

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

**III. APPROVAL OF THE, FEBRUARY 5 and MARCH 4, 2008, ZBA MEETING MINUTES**  
**Approval of February 5, 2008 Minutes.** Moved by Member Korth, supported by Member Pratt. Yes: 4 No: 0 Absent: 1 Motion Carried.  
**Approval of March 4, 2008 Minutes.** Moved by Member Pratt, supported by Member Korth. Yes: 4 No: 0 Absent: 1 Motion Carried.

**IV. OLD BUSINESS-** none

**V. NEW BUSINESS**

- 1. Request for Variance from Private Road Standards to allow a new home access to a Private Road that exceeds Ada Townships limit of 20 homes on a single access (Canyon River Dr, driveway coming off of Canyon River Ct), 3573 Pettis Ave. NE, 41-15-06-200-001, 002, and 003, Jim Swanson- Wilcox Professional Services.**

Jim Swanson is present for the variance request representing the applicant. Mr. Swanson gave an overview of the property which has 240 acres on the map he presented to the Zoning Board of Appeals. This property has been owned by the same family for the past 35 years and has changed ownership to Thornapple Pines but remains within the same family. Mr. Swanson stated he surveyed the entire boundary prior to the closing of the property and has been working with the new owners.

Mr. Swanson stated he checked with the Ada Fire Chief whose initial comments were favorable for putting in an access. He stated the next step was to come into Ada Township to ask for a

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variance because of the 20 dwelling rule and if that past they would go to the Condominium Association to get their final approval and then to go to Cannon Township. Mr. Swanson read a summation on the narrative statement. (On file in Clerk's office).

Chairman Boman stated a letter from Jim Duvall, Ada Fire Chief, requested compliance with the Ada Township requirements for private driveways from the point the driveway connects to Canyon River Court and should have a Canyon River court address. Mr. Swanson stated they would comply with the Ada Fire Chief's recommendation.

Member Korth stated several parcels are owned here and asked if the parcel this driveway is going to service is identified. Mr. Swanson stated they are parcels one, two, and four and the building site included those parcels.

Member Korth asked how many acres the parcels made up and Mr. Swanson stated parcel one was 10 acres, parcel two roughly 15 acres, and parcel four roughly 50 acres.

Jim Ferro, Planning Director, suggested if the variance were approved to restrict the access to one building site.

Jim Ferro, Planning Director asked if the applicant had done any studying in details what clearing limits would be at the building site, what the net cut fill balance would be, the removal of materials and the effect on Canyon River. Mr. Swanson stated he would not anticipate hauling any type of offsite problems. Ferro stated in his observation a problem he has seen in other situations where we have large homes with large areas being built on dramatic slopes having potential run off and road problems and urged management efforts early on to prevent this.

Open to Public Comment

Closed to Public Comment.

Open to Board Discussion.

Member Korth asked if there was any input from people who were sent notices and Zoning Board Administrator Kushion stated one man called who wanted a brief explanation and was not interested in coming to the meeting.

Chairman Boman stated there is practical difficulty with the parcel itself. The applicant tried to find a mitigation point for what they are asking for which seemed like a reasonable request but would have to adhere to the request of the Fire Chief regarding private driveways and proper addressing.

Member Korth stated approval for a single resident and driveway access.

Member Korth moved to approve with the subject complying with fire chief recommendations for road standards and provide access for a single house. Supported by Member Hartley. Yes: 4 No: 0 Absent:1 Motion Carried

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Jim Swanson questioned whether the variance was granted conditionally based upon approval by Cannon Township and the Condominium Association. Mr. Swanson asked how soon the variance would take effect.

There were discussions about when this variance would become effective and for how long. It was discussed that as approval had not yet been received from Cannon Township and the Condominium Association perhaps the variance would expire before their approval was granted.

Member Korth then moved to amend the variance request to become effective after approval was received from Cannon Township and the Condominium Association, supported by Member Hartley.

Further discussions took place and Planner Jim Ferro suggested such an amendment should not be necessary as our variance is good for a year and this should be sufficient.

Member Korth stated in this case we should proceed with the first motion without the amendment.

**VI. CORRESPONDENCE**-None

**VII. PUBLIC COMMENT**-None

**VIII. ADJOURNMENT**-Moved by Member Korth, supported by Member Hartley, Adjourned at 5:05 pm.

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Deborah Ensing Millhuff, CMC  
Ada Township Clerk

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Date

RS/dt