



**ADA TOWNSHIP ZONING BOARD OF APPEALS MINUTES
TUESDAY APRIL 1, 2014, 4:30 P.M.
ADA TOWNSHIP OFFICES
7330 THORNAPPLE RIVER DR. SE, ADA, MICHIGAN**

MEMBERS PRESENT: Hartley, Burton, Dixon, Lowry and Boman
STAFF PRESENT: Kushion and Thompson
COMMUNITY PRESENT: 4
ABSENT: None

- I. CALL MEETING TO ORDER: 4:30 p.m.**
- II. APPROVAL OF AGENDA:** Moved by Member Lowry, supported by Member Hartley.
Yes: 5 No: 0 Absent: 0 Motion Carried
- III. APPROVAL OF THE FEBRUARY 4, 2014 MEETING MINUTES:** Moved by Member Burton, supported by Member Lowry. **Yes: 5 No: 0 Absent: Motion Carried**
- IV. OLD BUSINESS-None**
- V. NEW BUSINESS**

1. Request for Variance from Accessory Building setbacks in the R-2 Zoning District to allow a 1,536 Sq. Ft. Accessory Building to be 15 feet from the property line instead of the required 50 feet, Tom Yost, 5701 Ada Dr. SE, 41-15-32-101-060.

Tom Yost presented the application to the board. Mr. Yost stated they want to rebuild their accessory building which collapsed by the snow this past winter. The original building was put up in 1978. Mr. Yost stated the practical place to build a new building would be directly behind where the old building was and it would be less obtrusive.

Member Burton asked the applicant if the new building would be the same size as the old building and the applicant stated it would be.

Mr. Yost stated the area on one side has a drop-off and the old floor of the old building, which still exists, would be used for parking.

Member Hartley asked how far the collapsed building was from the property line and Mr. Yost stated about 15 feet.

Open to Public Comment

Minutes of the Ada Twp ZBA
April 1, 2014

No Public comment.

Closed to Public Comment

Open to Board Discussion

Chairman Boman stated there is practical difficulty with the narrowness of the property and the grade.

Zoning Administrator Kushion discussed the options of moving the building back or rebuilding on the existing cement floor. Due to the size of the building he stated this would still have to go to the Planning Commission for a Special Use permit.

Chairman Boman stated there were possible options such as approving the variance in the same location, approving to move back or approving a smaller variance which was the original suggestion of the Zoning Administrator.

There was discussion among the Zoning Board member regarding the different options.

Member Dixon suggested rebuilding on the same foundation as the original building, as stated in the first option. Member Hartley agreed with Member Dixon's suggestion.

Member Dixon moved to approve the variance with the new building to be reconstructed on its current foundation and allow for a 15 foot setback, supported by Member Lowry.
Yes: 5 No: 0 Motion Carried

VI. CORRESPONDENCE-None

VII. PUBLIC COMMENT-None

VIII. ADJOURNMENT-Moved by Member Dixon, supported by Member Hartley to adjourn at 4:56 p.m. Yes: 5 No: 0 Absent: 0 Motion Carried

Susan Burton, CMC
Ada Township Clerk

Date

RS/dt