



**ADA TOWNSHIP ZONING BOARD OF APPEALS MINUTES
TUESDAY APRIL 12, 2011, 4:30 P.M.
ADA TOWNSHIP OFFICES
7330 THORNAPPLE RIVER DR. SE, ADA, MICHIGAN**

MEMBER PRESENT: Burton, Lowry, Fields, Hartley, and Boman

STAFF PRESENT: Kushion

COMMUNITY PRESENT: 7

ABSENT: None

I. CALL MEETING TO ORDER-4:30 pm.

II. APPROVAL OF AGENDA-Moved by Member Lowry to amend the Agenda to remove item #1, supported by Member Hartley.
Yes: 5 No: 0 Motion Carried

III. APPROVAL OF THE MARCH 1, 2011 MEETING MINUTES- Moved by Member Burton, Supported by Lowry to approve. Yes: 5 No: 0

IV. OLD BUSINESS- NONE

V. NEW BUSINESS

1. Request for Use Variance to allow an Equine and Small Animal Veterinary Clinic in the AGP Zoning District, Duane Fitzgerald, 9599 E. Fulton, 41-19-01-400-060.

Julie Baker Pell of 3871 Murray View Dr. presented the request to the board. She stated that the site would be ideal for a Veterinarian clinic and that the appearance of the site would be improved if this request were allowed.

The Chairman opened Public Comment.

Betty Jo Crosby, 411 Grand River Dr. stated that she has known Dr. Fitzgerald for years and that he has cared for her Horses. She stated that she had been on the Planning Commission for years and felt as though this clinic would be an asset to the community as well as a perfect fit for the property in question.

Al Mathews, Tip Top Gravel Company, stated that his family originally owned that property and he highly recommends Dr. Fitzgerald, he thinks that his business would fit the area perfect and would enjoy having him as a neighbor.

Bruce Roark, 9315 Fulton St. stated that the property would be in line with the uses of a Veterinarian clinic. He stated that he believes this property would be well suited for Dr. Fitzgerald's use. His only concern was that he would rather not see outdoor kennels due to noise issues from Dogs barking on the property.

Duane Fitzgerald, 840 Montcalm Ave talked about trailers pulling in and out of the property and he felt that there was a good line of sight on Fulton Street, he feels it's a safe location. He stated that there would be no outside kenneling of Animals on site.

The Chairman closed Public Comment.

The Chairman opened Board Discussion.

Lowry moved to approve the request with the condition that Lowell Township must also approve the request. Supported by Hartley. Motion passed Yes-5 No-0

2. Request for Setback Variance in the R3/PUD Zoning district to allow a deck to be located 3 feet outside of the rear building envelope, Ben Nash for Solomon Building Group, 6670 Brookside Woods CT. SE, 41-15-28-377-005.

Ben Nash presented the Variance on behalf of Solomon Building Group. He stated that they tried to locate the home on the property so that the front of the home aligns with the existing homes on the street, but as they pushed the home back to accomplish that they ran into rear setback issues where the building envelope "pinches" in.

Chairman Boman clarified that the request is for 4 feet instead of the advertised three on the deck and 1.7 feet for the foundation of the home where it pinches in.

The Chairman opened Public Comment.

Joel Weiss, 6682 Brookside Woods Ct., discussed the building envelope and how close it would get to the open space. After much discussion with the board, he stated that he had no objections to the request.

The Chairman closed Public Comment.

The Chairman opened Board Discussion.

Fields moved to approve the request, seconded by Lowry for a 4 foot variance for the deck and 1.7 feet for the home. Motion Passed.Y:5 N:0

VI. CORRESPONDENCE

No correspondance.

VII. PUBLIC COMMENT

No Public Comment.

VIII. ADJOURNMENT-Moved to adjourn by Member Fields at 4:59 pm, supported by Member Hartley. Yes: 5 No: 0 Motion Carried.

Susan Burton

Ada Township Clerk

Date

RS/sk