



**ADA TOWNSHIP ZONING BOARD OF APPEALS MINUTES
TUESDAY APRIL 14, 2009, 4:30 P.M.
ADA TOWNSHIP OFFICES
7330 THORNAPPLE RIVER DR. SE, ADA, MICHIGAN**

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

STAFF PRESENT: Kushion and Thompson

COMMUNITY PRESENT: 5

ABSENT: None

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

II. APPROVAL OF AGENDA – Moved by Member Hartley, supported by Member Lowry.
Yes: 5 No: 0 Absent: 0 Motion Carried.

III. APPROVAL OF THE, MARCH 3, 2008 MEETING MINUTES-Under the New Business Item #1 was withdrawn from the applicant and to modify the minutes to state from “tabled” to withdrawn”. Moved by Member Burton, supported Member Lowry. Yes: 5 No: 0 Absent: 0 Motion Carried.

IV. UNFINISHED BUSINESS-None

V. NEW BUSINESS

- 1. Request for Variance from rear yard setbacks in the R-3 Zoning District to allow an addition to be 38 feet from the rear property line instead of the previously approved rear yard variance of 43 feet, Gail Sutton, 1075 Thornapple River Dr., 41-15-34-352-025**

The applicant was present for the variance. Ms. Sutton gave a narrative of the request stating they would like to add onto their home due to the fact her father has moved in and moving is not an option so they need a larger living space.

Open to Public Comment-None

Closed Public Comment

Open to Board Discussion

Chairman Boman stated the request stated the existing setback is 43 feet but the write up on recommendation says 42 feet and the request said to go to 38 feet. Zoning Administrator Kushion stated 38 feet instead of the approved 43 feet back in 1986 by the Zoning Board of Appeals and confirmed it is 43 feet.

Chairman Boman stated there is a practical difficulty regarding the size of the lot and it was a small variance being requested and did not see a problem.

Member Lowry stated it was not a normal lot and would be easier if it was a normal size lot.

Zoning Administrator Kushion stated this is not the only lot with this problem.

Chairman Boman questioned the applicant if this addition would not go beyond the existing wood deck and the applicant stated it would not.

Member Burton stated it did not seem a problem.

Moved by Member Fields to approve, supported by Member Hartley. Yes: 5 No: 0 Motion Carried.

2. Request for Variance from sign standards to allow 4 wall signs totaling 39 square feet, instead of the allowed 1 wall sign totaling 24 square feet, Valley City Sign, 7575 Fulton St., 41-15-28-401-016

Beth Spaman with Valley City Sign was present for the variance request. Ms. Spaman gave a brief description of the four wall signs with a picture of the requested signs and what it would look like.

Member Lowry asked if there was anything behind the aluminum plate letters and Ms. Spaman stated it was just the aluminum plate letters which would be stud mounted.

Chairman Boman asked if it was going to be illuminated and Ms. Spaman stated there would be no illumination.

Member Burton asked if there were going to be two world headquarter signs on doors next to each with Amway signs on each side of those and Ms. Spaman stated yes.

Opened to Public Comment

Closed to Public Comment

Opened to Board Discussion

Chairman Boman stated for the record the Zoning Board of Appeals received a letter from Jamie Ladd supporting the request.

Member Burton stated her immediate reaction it was such a long building but that four signs was barely anything, and it can not be seen.

Moved by Member Fields to approve the variance request, supported by Member Hartley.
Yes: 5 No: 0 Absent: 0 Motion Carried

VI. CORRESPONDENCE-Other than the previous correspondance for Item #2 from Jamie Ladd, none received.

VII. PUBLIC COMMENT-None

VIII. ADJOURNMENT-Member Fields moved to adjourn at 4:40 PM, supported by Member Hartley. Yes: 5 No: 0 Absent: 0 Motion Carried.

Susan Burton
Ada Township Clerk

Date

RS/dt