



**ADA TOWNSHIP ZONING BOARD OF APPEALS MINUTES  
TUESDAY MAY 1, 2012 4:30 P.M.  
ADA TOWNSHIP OFFICES  
7330 THORNAPPLE RIVER DR. SE, ADA, MICHIGAN**

**MEMBERS PRESENT:** Hartley, Lowry, Fields, and Boman  
**STAFF PRESENT:** Kushion  
**COMMUNITY PRESENT:** 6  
**ABSENT:** Burton and Thompson

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

**II. APPROVAL OF AGENDA-** Moved to approve by Member Lowry, supported by Member Fields.

Yes: 4 No: 0 Absent: 1 Motion Carried.

**III. APPROVAL OF THE April 10, 2012 Zoning Board of Appeals Minutes.**

Moved by Member Lowry, supported by Member Hartley to approve the April 10, 2012 Minutes. Yes: 4  
No: Absent: 1 Motion Carried.

**IV. OLD BUSINESS-None**

**V. NEW BUSINESS**

- 1. Request for Variance from lot size standards in the RP-1 zoning district to allow a property line adjustment that would lessen the acreage of a non-conforming parcel (2.2 acres) by approximately .15 acre, Susan Hughes, 5435 Knapp St., 41-15-07-426-003.**

Susan Hughes and Dave Hunsburger, 5435 Knapp St., presented the case to the board.

Dave Hunsburger discussed the history of the 10 foot easement across the neighboring property and the access difficulty it has created in the past. He stated that approval of the variance would provide him with access to his property and no need for an easement that runs right in front of the Niedzwiecki property.

Opened to Public Comment.

Dan Bergsma, 5435Knapp St. stated that he was in favor of the variance request.

Joe Neidzwiecki, 5451 Knapp St. stated that he was in favor of the variance request.

Closed to Public Comment.

The Chairman opened Board Discussion.

Member Fields stated he was in favor of the request because it would get rid of a difficult situation.

Moved to Approve by Fields with the condition that the applicant must obtain a Kent County Road Commission driveway permit or letter stating the driveway location is acceptable before a property line adjustment is processed. Motion seconded by Lowry. Motion Passed Y:4 N:0 Absent:1

**2. Request for Variance to allow an Accessory Building on a parcel without a principal residence as a result of a Land Division, Michael J. May, 540 Bailey Meadows Dr. / 491 McCabe, 41-15-33-300-053**

Michael May presented the variance request on behalf of Fred Wert, 540 Bailey Meadows Dr. Mr. May explained that a portion of the property had been sold outright, and the remainder sold land contract to Shannon and Dawn Symes. He stated that the Symes's defaulted on the land contract and the case had been in court the last year or so. In order for Fred Wert to have control of the portion of land that was defaulted on, a land division must occur.

Mr. May stated that the lot would immediately be listed for sale, there is a well and septic permit, a driveway permit, and a large building envelope in place. Mr. May asked for 24 months to sell the lot and get a home in place, if they exceed that, he said they would demolish the accessory building.

Opened to Public Comment

No Public Comment.

Closed to Public Comment.

Opened to Board discussion.

Boman inquired why the property was sold the way it was, with a land contract on a piece of land that was not split.

The Board discussed whether the variance request was self created.

Motion made by Fields to approve the variance with the condition that construction of a Single Family Home must be started within 12 months of approval of the variance or the Accessory building must be removed. (April 1, 2013). Supported by Lowry, Motion Passed Y:4 N:0 Absent:1

**VI. CORRESPONDENCE-** None

**VII. PUBLIC COMMENT-** None

**VIII. ADJOURNMENT-**Member Fields moved to adjourn at 4 :55 pm., Member Hartley supported  
Yes -4 No :0 Absent : 1 Motion Carried.

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Susan Burton  
Ada Township Clerk

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Date

RS/dt