



**ADA TOWNSHIP ZONING BOARD OF APPEALS MINUTES
TUESDAY, MAY 12, 2015, 4:30 P.M.
ADA TOWNSHIP OFFICES
7330 THORNAPPLE RIVER DR. SE, ADA, MICHIGAN**

Members Present: Dixon, Burton, Lowry, Hartley and McNamara
Staff Present: Kushion and Thompson
Community Present: 4
Absent: 0

- I. CALL MEETING TO ORDER-4:30 PM.**
- II. APPROVAL OF AGENDA-**Moved by Member Burton, supported by Member Lowry to approve the agenda with deletion/removal of the "Election of Chairperson". Yes: 5; No: 0; Absent: 0 Motion Carried
- III. APPROVAL OF THE APRIL 14, 2015 MEETING MINUTES-**Moved by Member Hartley, supported by Member McNamara. Yes: 5; No: 0; Absent: 0 Motion Carried
- IV. OLD BUSINESS-None**
- V. NEW BUSINESS-Request for Variance from rear yard setbacks in the RR Zoning District to allow a rear yard setback of 25 feet instead of the required 50 feet, Forest Hills Homes LLC, 8386 Bailey Dr., 41-15-26-300-040.**

Forest Hills Homes LLC, Jeff Stolls, was present for the applicant. Mr. Stolls stated the applicants purchased the lot at 8386 Bailey Dr. and would like to build a home on it. In order to build and stay on budget they are requesting the above variance due to power lines and poles. They have spoken to both neighbors on the east and west side of the property, Mr. Papke and Mr. Graham. They discussed with Mr. Graham a shared driveway but this did not work. Mr. Papke on the northeast side and the applicants, Mr. and Mrs. McIntosh are working with the DEQ to see if there is any other system to minimize impact on trees. This would give extra room for the driveway.

Open to Public comment

Mr. Bill Papke stated he is concerned about the mass potential devastation along Bailey Dr. which would affect the pathway on Bailey Drive plus would need 19ft of fill which would affect the spring fed creek. He state there are possible other ways to accomplish the driveway. He is neutral on the setback but not on the filling of the area.

Zoning Administrator Kushion stated the DEQ would issue permits regarding the placement of the bridge. Kushion stated the possibility of coming from the east along the ridgeline. Kushion stated a final grading plan and fire chief approval is needed before a building permit would be issued.

Closed to Public comment

Open to Board comment

Member Burton stated her concern about minimal disturbance of the creek area if it were approved.

Chairperson Dixon questioned if all avenues have been exhausted as to not apply to the variance.

Kushion stated moving power lines to the north could result in cutting trees and might affect the grade of the driveway.

Member Burton stated more damage to the terrain is a concern and the zoning board cannot make a decision regarding the financial burden on the applicants.

Member Lowry stated regardless you have the removing of trees and grading.

Moved by Member McNamara to approve the variance request, supported by Member Burton. Yes: 4
No: 1; Absent: 0. Motion Carried

VI. CORRESPONDENCE-None

VII. PUBLIC COMMENT-None

VIII. ADJOURNMENT-Moved by Member Hartley to adjourn at 4:58 pm, supported by Member McNamara. Yes: 5; No: 0; Absent: 0 Motioned Carried

Susan Burton, CMC
Ada Township Clerk

Date

RS/dt