



**ADA TOWNSHIP ZONING BOARD OF APPEALS
MINUTES
TUESDAY JUNE 5, 2007, 4:30 P.M.
ADA TOWNSHIP OFFICES
7330 THORNAPPLE RIVER DR. SE, ADA, MICHIGAN**

Members Present: Hartley, Korth, Boman, Fields and Pratt
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 Pratt, supported by Co-Chair Fields
Yes: 5 No: 0 Motion Carried

III. APPROVAL OF THE MAY 1, 2007, ZBA MEETING MINUTES-Moved by Co-Chair Fields, supported by Member Pratt. Yes: 5 No: 0 Motion Carried

IV. OLD BUSINESS

None

V. NEW BUSINESS

- 1. Request for Variance from Building Height Standards in the AG Zoning District to allow a home to be 37 ½ feet tall instead of the allowed 35 feet, Joel Peterson from Insignia Homes, 1620 Lookout Farm Dr., 41-15-16-151-023.**

The applicant was present for the variance request. Mr. Peterson stated the lot was quite wide and on a steep lot from the road. Mr. Peterson stated due to the slope of the property and the drainage issues that would occur if he were to place fill in the backyard he is requesting the Zoning Board of Appeals to approve his request.

Open to public comment.

Closed to public comment.

Open to board discussion.

Zoning Administrator Kushion stated building permits he signs off on are coming close to 35 ft. mid point which is what is being built these days and this home would fit in with the other homes in the area. Zoning Administrator Kushion stated he is using the lowest grade to average this out.

Member Korth stated Ada has some of the more steep variances as opposed to other areas.

Co-Chair Fields stated this is something the Planning Commission should look at.

Moved by Co-Chair Fields to approve, supported by Member Hartley. Yes: 5 No: 0 Motion carried

2. Request for Variance from Sign Standards in the C-1 Zoning district to allow a second Freestanding Business Center Sign on one parcel, Joseph Turchetti, 583 Ada Dr., 41-15-34-103-018.

Norma Buttrick is present for the applicant. Ms. Buttrick presented the board with a picture of the sign being requested. She stated they are asking for two 12 foot signs as the entry to the business is in the back and cannot be seen without a sign which would aesthically look better than one large sign.

Open to public comment.

Closed to public comment.

Open to board discussion.

Member Korth stated it was a great solution considering the building operates as a multiple structure and is well suited. Member Korth stated a restriction should be made to ensure the sign reflects two 12 ft signs.

Moved by Co-Chair Fields with the restriction it reflects two 12 ft. signs, supported by Member Pratt. Chairman Boman stated for the record, utilizing signs in this fashion allows for a building owner to allow tree cover to remain intact and having a lower sign would allow this.

Yes: 5 No: 0 Motion carried.

3. Request for setback variance in the R3/PUD Zoning District to allow a deck to be located outside of the approved building envelope (Approx. 25 feet from the rear property line), Legacy Homes, 6718 Brookside Woods Ct., 41-15-28-377-009.

Jeff Wassenaar, President of Legacy Homes is present for the variance. Mr. Wassenaar stated they are building homes in the Brookside area. There are a dozen home sites and the challenge to this home site has a footprint that is very limited. The houses in the neighborhood are larger than this home would be. He presented the board with pictures to review and referenced them to the board describing the decks around the other homes and what is under construction and the streetscape. The original intent was to protect the wooded area behind the structure as they are very conscious of it. The deck would not be intrusive and wood be hand dug. It's a smaller deck with 10 feet in depth and 12 feet in width.

Member Korth stated he does not have any issues with the request and is in keeping with what the neighbors are doing.

Open to public comment

Jamie Ladd, 6300 Fulton, are property owners of this site. It is the smallest lot in Brookside Woods and 2,000 sq ft smaller. He stated the hand dug post hole will be located outside the wetland area which is some distance beyond the deck.

Closed to public comment.

Open to board discussion.

Member Korth stated the positioning of the road was strategic working to protect a piece of this property and to allow at the time each of the lots to be a little tighter and as a preservation tactic. Moved by Member Pratt, supported by Member Hartley. Yes: 5 No: 0 Motion Carried

VI. CORRESPONDENCE- Chairman Boman handed out a letter of application for potentially having a meeting before the next meeting date which is scheduled for July 3, 2007 and asked the board who would be here for a quorum. Member Korth stated he would not be here for the July 3, 2007 meeting and a Chairman Boman stated he may not be available. Discussion took place and the Zoning Board of Appeals decided to take no action and have the July meeting as scheduled.

VII. PUBLIC COMMENT-None

VIII. ADJOURNMENT: Moved by Member Fields and supported by Member Hartley. Motion Carried

Deborah Ensing Millhuff, CMC
Ada Township Clerk

RS/dp