



**ADA TOWNSHIP ZONING BOARD OF APPEALS MINUTES
TUESDAY JUNE 11, 2013, 4:30 P.M.
ADA TOWNSHIP OFFICES
7330 THORNAPPLE RIVER DR. SE, ADA, MICHIGAN**

Members Present: Boman, Fields, Hartley, Burton and Lowry
Staff Present: Kushion and Thompson
Community Present: 17
Absent: None

- I. CALL MEETING TO ORDER-4:30 p.m.**
- II. APPROVAL OF AGENDA-Moved by Member Lowry, supported by Member Hartley.**
Yes: 5 No: 0 Absent: 0 Motion Carried
- III. APPROVAL OF THE MAY 7, 2013 MEETING MINUTES-Moved by Member Burton,**
Supported by Member Hartley. Yes: 5 No: 0 Absent: 0 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 to result in a 2.02 acre parcel, less than the 5 acre minimum, Mathew Brayman, 859 Pine Valley, 41-15-35-400-051.**

Mathwe Brayman presented the variance to the board. Mr. Brayman explained that his retaining wall, that was constructed when his home addition was built, was located slightly on his neighbor's property. He would like to purchase the .05 acres from the neighbor (Ekkels's) before they sell the home to allow a property line adjustment.

Opened to Public Comment

Closed to Public Comment

Opened to Board Discussion

Moved by Member Fields to approve the variance request, supported by Member Burton.

Yes: 5 No: 0 Absent: 0 Motion Carried

2. Request for variance from stable building setbacks to allow a setback of 92 feet instead of the required 150 feet in the RP-1 Zoning District, Matthew Sikma, 1353 Egypt Valley Ave, 41-15-17-476-002.

Mathew Sikma presented the variance request to the board. Mr. Sikma stated he would like to build a 1,200 sq. ft. pole barn for horses on two acres at his residence. He stated the property owners next to his are supportive and agree to allow “grazing of the horses” on their property. There is a family owned cattle operation across from his property which would also utilize his horses for cattle handling.

Open to Public Comment

Brian Sikma, Matthew Sikma’s father, stated he is doing a beef operation across from his son’s property and has cattle barns. He stated people like the rural character.

Closed to Public Comment

Opened to Board Discussion

Zoning Administrator Kushion discussed the “Farm Act” with the Board Members, stating the Act would override our Ordinance.

Moved by Member Fields, supported by Member Lowry. Yes: 5 No: 0 Absent: 0 Motion Carried.

3. Request for variance from lot size standards in the RP-1 Zoning District to allow a property line adjustment to result in a 3.357 acre parcel, smaller than the required 5 acres, William and Mary Ann Doezema, 8989 Vergennes St., 41-15-25-300-043.

Bill Doezema presented the request to the board. Mr. Doezema stated he is being offered the opportunity to purchase adjacent acreage from his neighbor, Mr. Curtis. In doing so, he is applying for a property line adjustment. No additional building sites would be added as they plan on keeping and maintain the acreage as an open area.

Member Lowry asked if the five acre rule applied and Zoning Administrator Kushion stated it did. Kushion stated in the future the property could not be split.

Open to Public Comment

Mary Ann Doezema stated they want to maintain the Open Space and keep the neighborhood rural.

Closed to Public Comment

Open to Board Discussion

Moved by Member Fields, supported by Member Burton. Yes: 5 No: 0 Absent: 0 Motion Carried

4. Request for setback variance to allow an addition on a single family home to be 10.3 feet from the rear property line instead of the required 50 feet, BDR Custom Homes, 5999 Grand River Dr., 41-15-29-126-004.

William Mannes, BDR Custom Homes, was present to represent the applicant and present the request to the board. The request is to build a 16 X 29 addition onto the home extending the master bedroom. Any property in the back of this home is site specific and will not be developed. North of the property is the Gilmore property.

Open to Public Comment

Closed to Public Comment

Open to Board Discussion

Zoning Administrator Kushion stated that there were setbacks in 1993 but he was unable to find anything as there was not a zoning administrator then. He stated there is no impact on the neighbors and it's not going to be developed. Two letters were received by the Zoning Board by John Sebright and Daniel Molhoek, who both supported the variance request. It was noted a verbal approval was received from the Gilmores.

Moved by Member Burton, supported by Member Hartley. Yes: 5 No:0 Absent: 0 Motion Carried

5. Request for setback variance to allow a Stable Building to be 20 feet from the property line instead of the required 150 feet, David and Emily Caldon, 2493 Pettis Ave. NE, 41-15-07-276-001.

The applicants were present for the variance request. Mr. Caldon stated they would like to build a barn and with the spirit of the surrounding area/adjacent property. He stated there would be no impact on the area and did not have any opposition from neighbors. The building would maintain equestrian character.

Chairman Boman asked why it would be built so close to their property line. Mr. Caldon stated they want to set the barn as close to the other barns so they could maintain it and set it apart from the homes.

Open to Public Comment

Jerry De Blaay stated he is selling his property and encouraged the Caldon's to keep it east of their property. Mr. DeBlaay stated they own lots on Egypt Creek and supports the variance request.

David Green, lives directly south and stated he was "all for it" as another barn with horses makes a beautiful view.

Closed to Public Comment

Open to Board Discussion

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

VI. CORRESPONDENCE-None

VII. PUBLIC COMMENT-None

VIII. ADJOURNMENT-Moved by Member Fields, supported by Member Hartley to adjourn at 5:04 p.m. Yes: 5 No: 0 Absent: 0 Motion Carried

RS/dt