

**ADA TOWNSHIP ZONING BOARD OF APPEALS MINUTES
TUESDAY JULY 7, 2015, 4:30 P.M.
ADA TOWNSHIP OFFICES
7330 THORNAPPLE RIVER DR. SE, ADA, MICHIGAN**

MEMBERS PRESENT: Hartley, Burton, Lowry and McNamara

MEMBERS ABSENT: Dixon

STAFF PRESENT: Ferro

COMMUNITY PRESENT: 6

- I. CALL MEETING TO ORDER-4:30 p.m.**
- II. APPROVAL OF AGENDA-Moved by Member Burton, supported by Member Hartley. Yes-4; No-0; Absent- 1. Motion Carried**
- III. APPROVAL OF THE JUNE 2, 2015 MEETING MINUTES-Moved by Member Hartley, Supported by Member McNamara. Yes: 4; No: 0, Absent: 1. Motion Carried**
- IV. OLD BUSINESS-None**
- V. NEW BUSINESS**
 - 1. Request for variance from maximum lot area standard in the AGP zoning district, to allow creation of a 5.6 acre lot, in excess of the maximum permitted lot area of 3 acres, and request for variance from minimum setback distance for a stable building, to allow a setback of 134.4 feet, less than the minimum required 150 feet, 2490 Honey Creek Ave. NE, Parcel No. 41-15-10-200-035, Peter and Diane Dykstra**

Diane Dykstra stated they would like to sell some of their property to their daughter and family along with the existing southerly house and a barn and outbuildings on the property. Dykstra stated if the property were divided with a lot of only three acres there would not be enough space to turn out the horses. They want to keep the property looking the same.

Member Burton asked how long they had the farm, and Mrs. Dykstra stated they have owned it for 31 years.

Co-Chair Lowry opened the public hearing.

There was no public comment.

Closed for public comment

Open to Board discussion

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

- 2. Request for variance from minimum rear yard standard in the R-2 Zoning District, to allow a deck addition 47 feet from the rear property line instead of required 50 feet, 956 Spaulding Ave SE, Parcel No. 41-15-31-402-015, Matt Cole**

The applicant was not present for the variance request. Ferro stated no action was necessary on the request, as he had determined after the application had been received and hearing notices mail that the applicant's proposal did not require a variance. Ferro stated in researching the history of the property he discovered that the Ada Meadows Subdivision was approved in the mid 1980's with unique setbacks of less than 50 feet for lots that back up to the private open space in that development. Ferro stated when this was discovered, he notified the applicant that a variance wasn't required and we would refund his application fee. Ferro stated there might be public present who received the hearing notice.

There was no public comment, and no action was taken.

3. Request for variance from accessory building setback standards, to allow a detached garage 5 feet from the side lot line, instead of required 20 feet, 285 Greentree Lane NE, Parcel No. 41-15-23-452-001, James and Wendy Hoerner

James Hoerner stated they have lived at this address for over 27 years and would like to have a detached garage to store some of their equipment. Hoerner stated the lot is odd-shaped. Hoerner stated he has talked to the six surrounding neighbors and they are all in favor of the proposal/variance request and they have talked to three others and everyone is in favor of the request.

The public hearing was opened, and there was no public comment.

Closed to Public Comment

Open to Board Comment

Member Burton stated judging from the photos and the description of the land, there is quite some slope to the property. Mr. Hoerner stated when they brought the property they did not know it sloped down away from the road.

Member Burton stated it would be of practical difficulty to build anywhere else on the lot.

The applicant stated they would have to put in a whole new driveway to access the building if placed in conformance with the setback requirements.

Co-Chairman Lowry noted the letters sent by neighbors in support of the request.

Member Hartley stated the ZBA board had received 5 letters supporting the request.

Moved by Hartley, supported by McNamara, to approve the variance, subject to the following conditions:

1. The accessory building shall be located on the property as shown on the site plan submitted by the applicant.
2. The accessory building shall be no greater in its dimensions than 22 feet by 32 feet, as shown on the drawing submitted by the applicant.
3. The accessory building shall have an architectural character substantially as shown on the sample photograph submitted by the applicant.

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

VI. CORRESPONDENCE-Five letters received for variance request #3. On file in Clerks Office.

VII. PUBLIC COMMENT-None

VIII. ADJOURNMENT-Moved by Hartley, supported by McNamara, to adjourn at 4:56 pm. Motion Carried.

Susan Burton, CMC
Ada Township Clerk

Date

RS/dt