



**ADA TOWNSHIP ZONING BOARD OF APPEALS  
MINUTES  
TUESDAY JULY 8, 2014, 4:30 P.M.  
ADA TOWNSHIP OFFICES  
7330 THORNAPPLE RIVER DR. SE, ADA, MICHIGAN**

**MEMBERS PRESENT:** Lowry, Hartley, Dixon, Burton  
**STAFF PRESENT:** Kushion  
**COMMUNITY PRESENT: 2**  
**ABSENT:** Boman

**I. CALL MEETING TO ORDER-4:38 pm**

**II. APPROVAL OF AGENDA-Moved by Member Lowry and supported by Member Hartley.**  
Yes: 4 No: 0 Absent: 1 Motion Carried

**III. APPROVAL OF THE JUNE 3, 2014 MEETING MINUTES.** Moved by Member Hartley and supported by Member Dixon to approve the minutes. Yes: 4 No: 0 Absent: 1 Motion Carried

**IV. OLD BUSINESS-None**

**V. NEW BUSINESS-**

- 1. Request for Variance from front yard setbacks in the RR Zoning District to allow a front yard setback of 22 feet instead of the required 50 feet, Bernard Veldkamp for Conservation Properties LLC, 8561 Conservation St. NE, 41-15-23-410-003.**

Bernie Veldkamp presented the variance case for Conservation Properties LLC. He stated that the home was located 7 feet from the from the edge of the road right of way and most any addition to the structure would require a front yard setback variance. Veldkamp spoke about the condition of the current home and the need for a massive remodel in order to make the property saleable.

Opened for Public Comment.

James White, 8541 Conservation St. spoke of his concerns on the variance request. He felt that the trees in the front yard created a safety hazard and asked that no more landscaping be installed in the front yard of the home. He also expressed concerns that the barn on the property would be converted to a single family home. Hartley and Kushion spoke about the barn on the property and the history of the ZBA turning down a previous variance request regarding the accessory building. Mr. White stated that he felt the home would be attractive after the addition and remodel.

Closed for Public Comment.

Mr. Veldkamp spoke on the concerns of Mr. White, stating that renovating the barn into living space was cost prohibitive. He stated that they would like to renovate the home in order to make it livable and that the owner has rehabbed many houses in the area.

Zoning Board of Appeals Meeting

July 8, 2014

Page 2 of 2

Zoning Administrator Kushion spoke about the vegetation in the road right of way and the concerns Mr. White had, he stated it was something that the ZBA couldn't address because it was a Kent County Road Commission issue.

Motion to approve the variance based on physical practical difficulty of the location of the house by Hartley, supported by Lowry. Motion carried. Y:4 N:0 Absent:1.

Lowry made mention that the applicant has done exceptional work in the community restoring old homes.

**VI. PUBLIC COMMENT-None**

**VII. CORRESPONDENCE- None**

**VIII. ADJOURNMENT-** Motion to adjourn at 4:57 pm by Member Dixon and supported by Member Hartley. Yes:4 No: 0 Absent: 1 Motion carried.

---

Susan Burton, CMC  
Ada Township Clerk

---

Date

**RS/DT**