



**ADA TOWNSHIP ZONING BOARD OF APPEALS
MINUTES
THURSDAY JULY 9, 2013, 4:30 P.M.
ADA TOWNSHIP OFFICES
7330 THORNAPPLE RIVER DR. SE, ADA, MICHIGAN**

MEMBERS PRESENT: Lowry, Hartley, Burton, and Acting Chairperson Fields
STAFF PRESENT: Kushion
COMMUNITY PRESENT: 6
ABSENT: Boman

- I. CALL MEETING TO ORDER-4:30 pm**
- II. APPROVAL OF AGENDA-Moved by Member Lowry and supported by Member Hartley.**
Yes: 4 No: 0 Absent: 1
- III. APPROVAL OF THE June 11, 2013 Meeting Minutes.** Moved by Member Burton
and supported by Member Lowry. Yes: 4 No: 0 Absent: 1
- IV. OLD BUSINESS-None**
- V. NEW BUSINESS-**
 - 1. Request Variance from Accessory Building standards to allow an Accessory Building to be the principal structure on a parcel. (Demo of single family home), Thornapple Pines Development LLC, 650 Mars Ave., 41-15-34-154-004.**

Chuck Hoyt presented the request to the board on behalf of Thornapple Pines LLC. He distributed photos of the condition of the current home as well as photos of the accessory building. He stated that the house could not be rehabilitated and that it was located on a steep incline and that the accessory building was built in 2010.

Mr. Hoyt stated that the accessory building was constructed to be accessory to the residence at 660 Ada Dr.

Mr. Hoyt stated that Mars Ave. runs between 660 Ada drive and the subject property and that they are attempting the lengthy process of abandonment.

Open to Board Discussion.

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There was some discussion amongst the board about the request being self created. Member Fields stated that he was having a hard time approving the request as presented because it was self created and he didn't want to perpetuate a non-conformity.

There was discussion between the applicant and the board regarding approval language. Mr. Hoyt stated that he would like to think about the conditions and have the request tabled until the August meeting.

Moved by Burton to table the request until the August meeting to craft language regarding conditions of approval. Supported by Lowry. Motion passed Yes: 4 No: 0 Absent: 1

2. Request for Variance from Private Road Standards to allow 3 new parcels to access a substandard Private Road, Jeff Ellen, 8841 and 8807 Fulton St., 41-19-01-100-054 and -047.

Applicant was not present and the board took no action regarding this request.

VI. PUBLIC COMMENT- none

VII. CORRESPONDENCE- Correspondence received and filed from George Haga 8815 Fulton St., Terry and Lora Sytsma 8809 Fulton St., Rodney Proos 8911 Fulton St., and Franklin Kirsch 8807 Fulton St. regarding the second item on the agenda.

VIII. ADJOURNMENT- 4:51 pm Moved by Member Hartley and supported by Member Burton. Yes: 4 No: 0 Absent:1 Motion carried.

Susan Burton, CMC
Ada Township Clerk

Date

RS/DT