



**ADA TOWNSHIP ZONING BOARD OF APPEALS MINUTES
TUESDAY JULY 10, 2012, 4:30 P.M.
ADA TOWNSHIP OFFICES
7330 THORNAPPLE RIVER DR. SE, ADA, MICHIGAN**

MEMBERS PRESENT: Lowry, Burton, Hartley, and Fields

STAFF PRESENT: Kushion and Thompson

ABSENT: Boman

COMMUNITY PRESENT: 3

- I. CALL MEETING TO ORDER-4:35 p.m.**
- II. APPROVAL OF AGENDA** –Moved by Member Lowry, supported by Member Hartley to Approve the agenda. Yes: 4 No: 0 Absent: 1 Motion Carried
- III. APPROVAL OF THE JUNE 5, 2012 MEETING MINUTES**-Moved by Member Burton, Supported by Member Lowry. Yes: 4 No: 0 Absent: 1 Motion Carried
- IV. OLD BUSINESS**-None
- V. NEW BUSINESS**
 - 1. Request for Variance from lot size standards to allow a land division that result in two .94 acre parcels, less than the 5 acres required in the RP-1 zoning district, David Gunneman from Egypt Valley Properties, 6365 Knapp St., 41-15-08-277-006.**

Dave Gunneman presented the variance to the board. He stated they would like to split the parcel into two parcels into approximately 1 acre each. He gave background on the parcel and that there was a commercial business on Knapp St. and a home on the rear of the property. He would like to split the property and live in the home.

Member Lowry asked how the name Palazzolo was involved in the property. Mr.Gunneman stated that was who he had purchased the property from.

Member Fields stated there has to be a reason such as practical difficulty or undue burden but he was having problems seeing it in this case.

Mr. Gunneman stated it was a unique parcel, which Member Fields stated is not a reason.

Zoning Administrator Kushion explained that the current owner of the personal trainer studio showed interest in the home as he wanted to make it a retreat for his studio. Kushion stated that he would not support that, as it would expand the non-conforming use on the property. Kushion felt like the past Zoning Board decision to allow a home on the same property as the commercial business essentially created the need for the variance today.

Further discussion regarding the essential area and lot size variance were discussed.

Open to Public Comment-None

Closed to Public Comment

Open to Board discussion

Member Fields felt that he was having a hard time finding the practical difficulty in this case, but also felt like the prior Zoning Board decision has caused the need for the current variance and he felt that granted the variance might take care of an issue in the future.

Moved by Member Burton to approve the request for the variance from lot size standards, supported by Member Hartley. Yes : 4 No : 0 Absent : 1 Motion Carried

VI. CORRESPONDENCE-None

VII. PUBLIC COMMENT-None

VIII. ADJOURNMENT-Moved by Member Hartley to adjourn at 4:47 pm, supported by Member Lowry. Yes: 4 No: 0 Absent: 1 Motion Carried to adjourn.

Susan Burton
Ada Township Clerk

Date

RS/dt