



**SPECIAL MEETING OF THE ADA TOWNSHIP ZONING BOARD OF APPEALS  
MINUTES  
MONDAY JULY 20, 2009, 4:30 P.M.  
ADA TOWNSHIP OFFICES  
7330 THORNAPPLE RIVER DR. SE, ADA, MICHIGAN**

**MEMBERS PRESENT:** Hartley, Lowry, Boman, Burton and Fields  
**STAFF PRESENT:** Kushion and Thompson  
**COMMUNITY PRESENT:** 3  
**ABSENT:** None

**I. CALL MEETING TO ORDER-4:30 PM**

**II. APPROVAL OF AGENDA-**Moved by Member Hartley, supported by Member Fields.  
Yes: 5 No: 0 Absent: 0 Motion Carried.

**III. NEW BUSINESS**

- 1. Request for Variance to temporarily allow 2 principal residences on one lot and a Request for Variance to allow a home to be placed on a property that does not meet the minimum requirements for a dwelling (14'x 70 mobile home while fire damaged home is repaired), 4860 Michigan Street, Mary Cumming, 41-15-30-101-001.**

Rob Cumming is present for the variance request for the applicant. Mr. Cumming stated his parent's home was struck by lightning and is uninhabitable and currently there are 15 horses on the property which need daily feeding and attention. Mr. Cumming stated it will take quite some time for a new home to be rebuilt. The current residence was a combination of a barn and home and will take approximately 18 months to reconstruct. He is proposing to move the structure 150 ft in front of the property line so as to get around the building with more ease. Mr. Cumming stated he came across another type of modular type home. The mobile home is smaller as far as the length which is 60 foot wide instead of 70 foot long. This would be a temporary structure for approximately 18 months and the insurance company is willing to put this structure up in place of a mobile home.

Member Lowry asked how the applicant planned to hook up septic and water especially in the winter. Mr. Cumming stated it is done the same way you would do to a mobile home; hookup to existing septic and water line and there is an insulated panel that would go under the unit and hook up to the normal well and septic.

Open to Public comment.

Betty Jo Crosby, Grand River Drive, stated she had her horse at the Cummings for several years. Ms. Crosby asked how two residents could be allowed when one is hardly livable and it's not a permanent residence and why it took so long to have a special hearing and get a permit. Zoning Administrator Kushion stated technically there would be two single family home permits on one parcel for the rebuild on the home as well as one would be temporary until the new home is built. Ms. Crosby stated she does not object to the variance request.

Mr. Cumming thanked the board for expediting the request.

Closed to Public comment.

Open to Board discussion.

Zoning Administrator Kushion stated he found a variance from Dandy Township with language the board should look at putting in the ordinance. Other townships have language for temporary dwellings but they go to the board which is what the Zoning Board is doing.

Member Fields moved to approve for the request for the variance as clarified saying to allow for temporary housing on this site during the construction of the permanent house with the condition that the temporary housing be removed after completion, supported by Hartley. Member Fields amended to 18 months of temporary housing and 14 days to remove the mobile home, supported by Hartley

Yes: 5 No: 0

Absent: None Motion Carried.

**IV. CORRESPONDENCE**-None

**V. PUBLIC COMMENT**-None

**VI. ADJOURNMENT**-Moved by Member Fields to adjourn at 4:45 pm, supported by Member Burton.  
Yes: 5 No: 0 Absent: 0 Motion Carried

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Susan Burton  
Ada Township Clerk

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Date

RS/dt