



**ADA TOWNSHIP ZONING BOARD OF APPEALS MINUTES
TUESDAY AUGUST 6, 2013, 4:30 P.M.
ADA TOWNSHIP OFFICES
7330 THORNAPPLE RIVER DR. SE, ADA, MICHIGAN**

MEMBERS PRESENT: Boman, Fields, Burton, Hartley and Lowry
STAFF PRESENT: Kushion and Thompson
COMMUNITY PRESENT: 6
ABSENT: None

- I. CALL MEETING TO ORDER-4:30 p.m.**
- II. APPROVAL OF AGENDA-Moved by Member Lowry, supported by Member Hartley. Yes: 5
No: 0 Absent: 0 Motion Carried**
- III. APPROVAL OF THE JULY 9, 2013 MEETING MINUTES-Moved by Member Hartley,
Supported by Member Lowry. Yes: 5 No: 0 Absent: 0 Motion Carried**
- IV. OLD BUSINESS-None**
- V. NEW BUSINESS**
 - 1. Request for 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 variance request to the board. Mr. Hoyt stated the applicants would like to have the accessory building as the principal structure and tear down the existing home. The house has structural issues and would require a great amount of repairs.

Open to Public Comment

Closed to Public Comment

Open to Board Discussion

Member Burton inquired what would happen if the Kent County Road Commission didn't abandon the road right of way. Zoning Administrator Kushion stated it would not interfere with the variance request.

Member Fields moved to approve the variance with the condition that the Accessory Building shall be the only principal structure on the parcel. Yes: 5 No: 0 Absent: 0 Motion carried.

2. Request for Variance to renovate an existing barn into a Single Family Home, resulting in 2 Single Family Homes on one parcel. Bernard Veldkamp, Conservation Properties, LLC, 8561 Conservation St. NE, 41-15-23-410-003.

Tom Korth presented the request to the board on behalf of Conservation Properties. Mr. Korth gave a brief overview of the area on Conservation regarding the property, history and his desire to save the structure as it is historic. The existing barn is in disrepair, went through foreclosure and has been empty for some time. The home on the property acts as a traffic calmer, but it is 2 ft. from a sharp curve.

Chairman Boman inquired why Mr. Korth would like to have 2 residences on one property. Mr. Korth stated that he'd like to preserve the character of the property as well as both structures.

Member Burton asked if he would consider moving one of the structures to another property. Mr. Korth stated it is terribly expensive, plus it has a stone foundation with additions to it. The barn would fall over.

Open to Public comment

Tom Southwell stated he lives directly across the street from the building site. The place is dilapidated, but would be open to some sort of creative way to change the site and would like to see the plan before making a determination.

Dave Miller asked if the home is in foreclosure, why ask for a variance when the home has not been purchased. Mr. Korth stated the purchase of the property is on hold depending on the outcome of his variance request.

Member Fields stated the Zoning Board would not consider this as a zoning issue.

Closed to Public Comment

Chairman Boman stated for the record, an e-mail was received and read into the record which is on file in the clerk's office, from Harold Brander, Harold Brander, Jr. and Harold Brander, Sr. The letter stated they are in opposition to the request to renovate and convert the barn at 8561 Conservation St. to a single family residence.

Tom Southwell stated the letter sent to the neighborhood sounded like it was going to be separate lots.

Open to Board Discussion

Member Fields moved to deny the variance request, supported by Member Hartley. Member Fields stated that there is no undue hardship on the applicant in this request.

Member Boman stated he struggled with, at any time, two structures which could be used as two residences on any property. He stated there are other options, but the dollar and cents are not what the Zoning Board takes into account. Yes: ~~0~~**5** No: ~~5~~**0** Absent: 0 Motion carried **to deny the variance request.**

VI. CORRESPONDENCE-The e-mail from the Branders for the variance request (#2) on the agenda

VII. PUBLIC COMMENT-None

VIII. ADJOURNMENT-Moved by Member Fields to adjourn at 5:08 p.m., supported by Member Lowry. Yes: 5 No: 0 Absent: 0 Motion Carried to adjourn at 5:08 p.m.

Susan Burton, CMC, Ada Township Clerk

Date

RS/dt