

**ADA TOWNSHIP ZONING BOARD OF APPEALS  
MINUTES OF THE TUESDAY, AUGUST 18, 2015 SPECIAL MEETING**

A special meeting of the Ada Township Zoning Board of Appeals was held on Tuesday, August 18, 2015, 4:30 p.m., at the Ada Township Office, 7330 Thornapple River Dr., Ada, Michigan.

**Call to Order:**

The meeting was called to order by Chairperson Dixon at 4:30 p.m.

**Roll Call:**

Members present: Burton, Dixon, Hartley, Lowry and McNamara

Members absent: None

Staff Present: Sisson and Thompson

Public: 2

**Approval of Agenda:**

It was moved by Lowry, supported by McNamara, to approve the agenda as presented. Motion carried by 5-0 vote.

**Old Business:** None

**New Business:**

- 1. Request for variance from accessory building setback standards, to allow a new home to be constructed resulting in an existing accessory building being located in the front yard, contrary to Sec. 78-20 of the zoning regulations, and request for variance to permit a second dwelling to be constructed on a lot with an existing dwelling, prior to the existing dwelling being demolished, contrary to Sec. 78-10 of the zoning regulations, 1560 Sargent Ave SE, Parcel Number: 41-19-01-200-062, Chad DeBoer**

The applicant was present for the variance. Zoning Administrator Mark Sisson stated the scope of the variance request has been modified to eliminate the variance pertaining to a second dwelling being located on the property, and was proposed to be handled through an agreement between the Township and the applicant whereby the property owner would commit to demolition of the existing dwelling promptly after completion of the construction of the new home. Mr. DeBoer stated he was agreeable to entering into such an agreement, and that the existing barn/utility building in the front yard will remain untouched.

The Chairman opened the public hearing on the request. There was no public comment, and the hearing was closed.

Lowry questioned if the applicant's neighbors had been contacted. It was noted that property owners within 300 feet of the subject property had been mailed a public hearing notice.

Mr. DeBoer stated the exterior of the home will have some corrugated metal on it, which is the material used on the pole barn. He stated the barn/pole barn is tan with dark brown trim, is 32 feet by 48 feet, and is used for storage and his dog.

Member Hartley questioned once the new house is built would you be able to see the barn from the new house, and Mr. DeBoer stated yes, but the new house will be angled more southwest.

Mr. DeBoer described the location of the new house in relation to the topography and his existing driveway.

Ada Township Zoning Board of Appeals  
Minutes of the August 18, 2015 Special Meeting  
Page 2 of 2

It was moved by Burton, supported by Hartley, to approve the request to allow a new home to be constructed with the existing accessory building located in the front yard, subject to the applicant signing an agreement with the Township committing to demolition of the existing home after completion of the new home.

Motion passed by 5-0 vote.

**Correspondence : None**

**Public Comment : None**

**Adjournment:**

It was moved by McNamara, supported by Hartley, to adjourn the meeting at 4:45 pm

Motion passed by 5-0 vote.

---

Susan Burton, CMC  
Ada Township Clerk

---

Date

RS/dt