



**ADA TOWNSHIP ZONING BOARD OF APPEALS MINUTES
TUESDAY SEPTEMBER 7, 2010, 4:30 P.M.
ADA TOWNSHIP OFFICES
7330 THORNAPPLE RIVER DR. SE, ADA, MICHIGAN**

MEMBERS PRESENT: Hartley, Burton, Fields, Boman and Lowry

STAFF PRESENT: Kushion and Thompson

COMMUNITY PRESENT: 7

ABSENT: None

I. CALL MEETING TO ORDER-4:30 PM

II. APPROVAL OF AGENDA –Moved by Member Lowry, supported by Member Burton
Yes: 5 No: 0 Absent: 0 Motion Carried

III. APPROVAL OF THE, AUGUST 3, 2010 MEETING MINUTES-Moved by Member Fields,
supported by Member Hartley. Yes: 5 No: 0 Absent: 0 Motion Carried

IV. OLD BUSINESS

- 1. Request for Variance from Sign Standards to allow a Freestanding Sign to be 20 feet tall instead of the allowed 5 feet in the C-2 Zoning District, Stor-U-Own, 8142 Fulton St., 41-15-35-100-082.**

Jay Carl, representing Stor-U-Own, is present for the variance request. Mr. Carl presented his request for a freestanding sign to be 20 feet tall. The primary reason to erect 5 feet higher would be to get the post frame design and enhance the sign. It would be externally illuminated with an arch lamp and would be attached with two lights.

Open to Public Comment

Closed to Public Comment

Open to Board Discussion

Chairman Boman stated he saw the practical difficulty and 20 feet was not out of bounds for the location.

Member Fields questioned whether 15 ft or higher sign has a greater impact on the neighborhood yet made sense due to the type of sign.

Member Lowry stated he would like to see the variance request and stated it wouldn't interfere with the five foot existence.

Moved by Member Burton, supported by Member Lowry. Member Fields requested the condition of the sign be in the form as presented on paper to the Zoning Board of Appeals. Yes: 5 No: 0 Absent: 0 Motion Carried

V. NEW BUSINESS

1. Request for Variance from front yard setbacks in the VR Zoning District to allow an attached garage to be 13 feet from the front property line instead of the required 20 feet, Donald Borton, 7256 Rix St., 41-15-34-104-001

The applicant is present for the variance request. Mr. Borton stated he and his wife felt the need for a garage, which would accommodate their vehicles. They have a large Norway spruce tree and the minimum distance is calculated out 8 ft and could save the tree. They do not want to lose the tree. There are neighboring garages and homes with setbacks which would not alter the appearance of the neighborhood.

Open to Public Comment.

Closed to Public Comment

Open to Board Comment

Edward and Stephen VanderVeen sent correspondence asking if the distance should be for one car and questioned the need for 8 ft between the tree and structure.

Member Lowry asked where the entrance to the garage would be and the applicant stated in the front of the garage.

Moved to approve by Member Fields, supported by Member Hartley. Yes:5 No: 0 Absent : 0 Motion Carried

VI. Correspondence-As noted by Chairman Boman regarding the variance request under New Business.

VII. PUBLIC COMMENT- Zoning Administrator Kushion stated a special meeting is scheduled for Tuesday, September 14th, 2010, regarding a height variance at 4 :30 pm.

VIII. ADJOURNMENT-Moved by Member Fields, supported by Member Lowry to adjourn at 4:55 pm. Yes: 5 No: 0 Absent: 0 Motion Carried

Susan Burton
Ada Township Clerk

Date