



**ADA TOWNSHIP ZONING BOARD OF APPEALS MINUTES
TUESDAY, OCTOBER 5, 2010, 4:30 P.M.
ADA TOWNSHIP OFFICES
7330 THORNAPPLE RIVER DR. SE, ADA, MICHIGAN**

MEMBERS PRESENT: Hartley, Lowry, Burton, and Boman

STAFF PRESENT: Kushion and Thompson

COMMUNITY PRESENT: 1

ABSENT: 1

I. CALL MEETING TO ORDER-4:42 PM

II. APPROVAL OF AGENDA –Moved by Member Lowry, supported by Member Hartley.
Yes: 4 No: 0 Absent: 1 Motion Carried

III. APPROVAL OF THE, SEPTEMBER 7th and SEPTEMBER 14th, 2010 MEETING MINUTES-
Moved by Member Hartley, supported by Member Lowry to approve the September 7, 2010 minutes. Yes: 4 No: 0 Absent: 1 Motion Carried
Moved by Member Burton, supported by Member Lowry to approve the September 14, 2010 minutes. Yes: 4 No: 0 Absent: 1 Motion Carried

IV. OLD BUSINESS-None

V. NEW BUSINESS

- 1. Request for Variance from Accessory Building Standards to allow a 624 sq. ft. Accessory Building to be built 11 feet, 8 inches from the rear property line instead of the required 20 feet, John Harrington, 4961 Michigan Street, 41-15-19-300-022.**

The applicant is present for the variance request. Mr. Harrington stated he was looking to build a garage as currently there is not one. Due to the configuration of house and the two Walnut trees, he is requesting to build a garage adjacent to the house, remove the driveway and replace with landscaping and replace the driveway in another area. They would like to add additional features using decking and overhangs from the house once the garage is built.

Open to Public comment.

Closed to Public comment.

Open to Board Comment

Member Burton stated after looking at the diagrams and photos, the only possible solution is what is the applicant suggested.

Chairman Boman stated practical difficulty with the two walnut trees and not wanting to remove them.

Moved by Member Lowry to approve the variance request as presented, supported by Member Hartley. Yes: 4 No: 0 Absent: 1 Motion carried.

2. Discussion of Zoning Board of Appeals Members term limits.

Zoning Board Administrator Kushion stated Member Field's term limit is up and Chairman Boman is also up. The Planning Commission went oo three (3) five (5) year terms and discussion among the Zoning Board members is whether ZBA should have three (3) five (5) year terms. The ZBA discussed the continuity of having these terms lengthened. Member Burton stated residents are busy and it's becoming more difficult to replace the board members and no applicants have applied. Further discussion regarding the removal of a board member which is not an elected position and if the public could remove a member. Member Lowry stated the Citizens Planning course states violating the rules can be reason for removal. Member Lowry proposed to vote to match the Planning Commission rules as three (3) five (5) year terms.

Moved by Member Lowry to recommend three (3) five (5) year terms for Township Board approval, supported by Member Hartley. Yes: 4 No: 1 Absent: 1 Motion Carried

VI. CORRESPONDENCE-None

VII. PUBLIC COMMENT-None

VIII. ADJOURNMENT-Moved by Member Hartley to adjourn at 5:00 pm, supported by Member Burton. Yes: 4 No: Absent: 1 Motion Carried.

Susan Burton
AdaTownship Clerk

Date

RS/dt