



**ADA TOWNSHIP ZONING BOARD OF APPEALS MINUTES  
TUESDAY, NOVEMBER 2, 2010, 4:30 P.M.  
ADA TOWNSHIP OFFICES  
7330 THORNAPPLE RIVER DR. SE, ADA, MICHIGAN**

**MEMBERS PRESENT:** Fields, Boman, Lowry, and Burton  
**STAFF PRESENT:** Kushion and Thompson  
**COMMUNITY PRESENT:** 3  
**ABSENT:** Member Hartley

- I. CALL MEETING TO ORDER-4:30 pm**
- II. APPROVAL OF AGENDA-Moved by Member Lowry, supported by Member Burton.**  
Yes: 4 No: 0 Absent: 1 Motion Carried
- III. APPROVAL OF THE OCTOBER 5, 2010 MEETING MINUTES-Moved by Member Burton, supported by Member Lowry.** Yes: 4 No: 0 Absent:1 Motion Carried
- IV. OLD BUSINESS-None**
- V. NEW BUSINESS**
  - 1. Request for Variance from Front and Side yard setbacks in the RP-1 Zoning District to allow a Single Family Home to be rebuilt 25 feet from the front lot line instead of the required 50 feet and 10 feet from the side lot line instead of the required 20 feet, Restorations Inc., 1937 Shady Dr., 41-15-18-202-001.**

The applicant is present for the variance request. The applicant presented his request to the Zoning Board of Appeals. There is a floodplain and they have a floodplain permit from the DEQ.

Open to Public Comment

Closed to Public Comment

Open to Board Discussion.

Chairman Boman stated there is practical difficulty due to the floodplain and shallowness of the lot.

Moved by Member Fields, supported by Member Burton. Yes: 4 No: 0 Absent: 1 Motion Carried.

**2. Request for Variance from Stable Building Setbacks to allow a Stable Building to be 50 feet from the property lines instead of the required 150 feet in the RP-1 Zoning District, Gregory and Diana Schramm, 901 Boynton Ave. SE, 41-15-36-427-001.**

The applicant is present for the variance request. Mr. Schramm stated the lot is big enough but has a large oak tree in the center with their septic system included. They are proposing to put the stable along side of their driveway in line with the current pole barn and put fencing in that same area. They feel it is more usable to them and have not had any negatives from the neighbors.

Member Fields asked for a hardship for the zoning variance.

The applicant stated the oak tree would not be brought down and would hide the stable from the neighbors.

Member Lowry stated there was open area south and asked why they could not put it there. The applicant stated it was too close to the lot line and that the building could be approximately 20 X 40 or 30 X 40 .

Zoning Board of Appeals Administrator Kushion stated if the ZBA approved the variance, there can be use restrictions. Without restrictions they can have any animals such as pigs, horses, calves.

Member Burton stated there was two letters from neighbors Randy Heemstra who opposed the variance and from Jim and Susan Fleet who approve the variance with restrictions of having pigs and the quantity of animals.

Open to Public comment

Closed to Public comment

Open to Board discussion.

Member Fields stated he did not see the hardship and if granted the variance would need a legal basis. Member Fields stated he would oppose this request.

Chairman Boman stated he would consider granting the variance with restrictions regarding the type of animals which would be allowed.

Member Fields stated good points were made but how do you say no to another applicant down the road with the same type of request.

Chairman Boman stated the absentee of one board member would be considered a NO vote.

Member Fields suggested tabling the variance until the complete board was present.

Member Lowry stated they have a free option to put in the pole barn, and the lot is full of trees which would have to be taken down.

Chairman Boman gave the applicant the option to table until the next meeting .

Moved to deny the request by Member Fields, supported by Member Lowry. Yes: 3 No: 1  
Absent: 1 Motion carried.

**VI. CORRESPONDENCE-** With respect to the above applications, correspondence was received.

**VII. PUBLIC COMMENT-**None

**VIII. ADJOURNMENT-**Moved to adjourn at 4:56 pm by Member Fields, supported by Member Lowry. Yes: 4 No: 0 Absent: 1 Motion carried .

---

**Susan Burton**  
**Ada Township Clerk**

---

**Date**

**RS/dt**