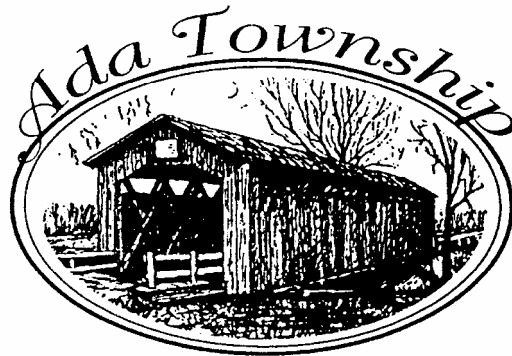


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**ADA TOWNSHIP ZONING BOARD OF APPEALS
MINUTES
TUESDAY NOVEMBER 7, 2006, 4:30 P.M.
ADA TOWNSHIP OFFICES
7330 THORNAPPLE RIVER DR. SE, ADA, MICHIGAN**

MEMBERS PRESENT: Hartley, Boman, Korth, Pratt

STAFF PRESENT: Kushion and Thompson

COMMUNITY PRESENT: 4

ABSENT: 1 (Co-Chair Fields arrived at 4:40 pm)

I. CALL MEETING TO ORDER: 4:30 PM

II. APPROVAL OF AGENDA-Moved by Member Pratt, supported by Member Hartley. Yes: 4
No: 0 Absent: 1 Motion carried.

III. APPROVAL OF THE OCTOBER 3rd, ZBA MEETING MINUTES-Moved by Member Korth,
Supported by Member Pratt. Yes: 4 No: 0 Absent: 1 Motion carried.

IV. OLD BUSINESS-None

V. NEW BUSINESS

- 1. Request for Variance from Sign Standards in the I Zoning District to allow a sign to be 0 feet from the road right of way instead of the required 5 feet, 6300 Fulton St., Jamie Ladd, 41-15-29-444-001.**

The applicant is present for the variance request. Jamie Ladd stated the sign currently at the sight was placed there in 1975. Mr. Ladd stated a year and half ago the site was rezoned to PUD for office space and now there are more owners who are part of the property to Fulton Woods Corporate Park with a need to change the sign. Mr. Ladd is proposing a new sign of 30 square feet to make it more visible to eastbound traffic, having the leading edge of the sign exactly on the right of way and not back from the right of way, on the basis they have reduced the size of the sign by what is allowed by 50% and the new size is more fitting to the character of the property.

Member Korth asked if Mr. Ladd would describe the terrain and foliage that would be affected.

Mr. Ladd stated the only area affected is one large pine tree as it has low branches and it may need to be removed.

Co-Chair Fields arrived at 4:40 pm.

Open to Public comment.

Chairman Boman stated correspondence to the Zoning Board of Appeals was received from Richard Draigh, President, Board of Directors of Country Homes of Ada, urging the Zoning Board of Appeals to consider the request very carefully, although the request may be relatively innocuous, it should not be approved.

Closed to public comment.

Open to board discussion

Member Korth stated the new sign would be a distinct improvement, circumstances make it unique and it doesn't affect the character of the area.

Member Hartley stated he agreed with Member Korth.

Member Korth moved to approve the variance with the understanding the sign size would not exceed the 30 square feet, supported by Co-Chair Fields. Yes: 5 No: 0 Motion carried.

2. Request for Variance from Accessory Building Standards in the Ag Zoning district to allow an accessory building to be 43 feet from the property line instead of the required 50 feet, 1480 Grand River Dr., Forrest Groendyk, 41-15-18-400-012.

The applicant is present for the variance request. Mr. Groendyk stated five years ago the Zoning Board of Appeals approved his current accessory building and now he would like to move to a sound proof area outside his shop which would be the side directly to the south of this building. The new enclosure would hold dust collectors and compressors due to their noise which would force a new layout of his shop and to put it anywhere else would entail moving his entire shop around.

Chairman Boman asked about basic appearance of the accessory building and the applicant stated it would look like the current structure.

Open to public comment.

Closed to public comment

Open to board discussion.

Zoning Administrator Kushion stated if approved it would go to Planning Commission as a special use permit.

Member Korth asked Zoning Administrator Kushion if the property that abuts Mr. Groendyk's property is Roselle Park and was it far enough away from the wet lands. It was noted there are not structures or trails which would be affected. Zoning Administrator Kushion stated it was abutted to Roselle Park but would not affect any of the above.

Member Korth asked the applicant if the outside of building would be less quiet than it currently is. Mr. Groendyk stated it would be.

Zoning Administrator Kushion stated in four (4) years there have been no complaints regarding noise from the applicant.

Chairman Boman stated the request was relatively minor, did not impact any adjacent property and he supports small business in Ada Township.

Moved to approve by Co-Chair Fields, supported by Member Hartley. Yes: 5 No: 0 Motion carried.

3. Request for Variance from lot size standards in the Ag Zoning district to allow a previously created .94 acre lot to be a legal building site, 2845 Grand River Dr., Eric Webster, 41-15-06-353-001.

The applicant is present for the variance request. Mr. Webster stated in the development, three acres was acceptable zoning. At the time of development this particular parcel was one acre, yet it wasn't legally created. Mr. Webster is requesting this site be a legal building site.

Zoning Administrator Kushion stated for the .94 acre lot to be build able there would have to be a variance.

Open to public comment.

Closed to public comment.

Open to board discussion.

Member Korth asked Zoning Administrator Kushion if other people in the same immediate area were alright with the request and Mr. Kushion stated they were.

Co-Chair Fields stated there are no present plans to build and questioned what would happen if the variance is approved. Zoning Administrator Kushion stated he would look into this further.

Member Korth stated the request is completely opposite from a Planning perspective such as rural corridors to be left open and now it is 16 years later and he has a problem with it. Member Korth stated it is non conforming to today's standards in any capacity.

Co-Chair Fields agreed with Member Korth, stating he was not comfortable either.

Further discussion took place among the board members.

Member Korth asked if lots were recorded before Jan 1990 and Zoning Administrator Kushion stated he did not know. Co-Chair Fields and Member Korth stated they would like an answer to the question.

Co-Chair Fields moved to table the request until the December 5, 2006 meeting when further information can be provided by the Zoning Administrator who will research creation dates, Hillside Farms Estates, and obtain minutes from the meeting regarding the original request for a variance for development of Hillside Farm Estates, supported by member Korth. Yes: 5 No: 0 Motion to table carried.

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VI. CORRESPONDENCE-None

VII. PUBLIC COMMENT-None

VIII. ADJOURNMENT-5:10 pm Moved by Member Korth, supported by Co-Chair Fields. Yes: 5 No: 0

Deborah Ensing Millhuff, CMC
Ada Township Clerk

**All Correspondence regarding variance requests are on file in the Planning and Zoning Department*

RS/DT