



**ADA TOWNSHIP ZONING BOARD OF APPEALS  
MINUTES  
THURSDAY NOVEMBER 13, 2012, 4:30 P.M.  
ADA TOWNSHIP OFFICES  
7330 THORNAPPLE RIVER DR. SE, ADA, MICHIGAN**

**MEMBERS PRESENT:** Lowry, Hartley, Burton, Boman, and Fields  
**STAFF PRESENT:** Kushion and Ferro  
**COMMUNITY PRESENT:** 0  
**ABSENT:** None

- I. CALL MEETING TO ORDER-4:29 pm**
- II. APPROVAL OF AGENDA-Moved by Member Lowry and supported by Member Fields**  
Yes: 5 No: 0 Absent: 0
- III. APPROVAL OF THE OCTOBER 2, 2012 Meeting Minutes.** Moved by Member Lowry  
and supported by Member Fields. Yes: 5 No: 0 Absent: 0
- IV. OLD BUSINESS-None**
- V. NEW BUSINESS-**
  - 1. Request for Variance to allow an addition of a 40 Sq. Ft. Freestanding Sign to an existing non-conforming use (Auto Body Repair in the Rural Residential District), Nate and Dan Roelofs for Ada Body Shop, 5363 Fulton St., 41-15-30-251-005.**

Nate Roelofs from Ada Body Shop presented the case to the board. He feels like the number one complaint from his customers is that their location isn't easily seen because there is no sign on the property. He felt that it would improve visibility and the sign would match the character of the building.

Member Fields inquired if there were any trees that blocked the business from the road.

Jim Ferro, Planning Director, stated that this variance request is different than the normal request. The sign meets all the requirements for a sign in a commercial zone. The planning and zoning department has looked at this request as an expansion of a non-conforming use. He explained that the standards for a use variance is different than that of a dimensional variance.

There was discussion amongst the board about the zoning of the property and the surrounding property.

Zoning Board of Appeals Meeting

November 13, 2012

Page 2 of 3

Ferro discussed the history of the parcel and its current zoning as well as the addition of pavement and a stenciled sign on the pavement that were zoning violations.

Nate Roelofs gave some history on the parcel, stated that it used to be a gas station with a large sign. He believes the sign wouldn't detract from the property.

Member Fields asked if he knew the names of any of the people who had complained.

Nate Roelofs stated Planning Commission Member Sarah Easter had complained about not being able to find his business. He said that they average 15-30 customers a week and that 70% was repeat business.

Opened to Public Comment.

No public comment.

Closed to Public Comment.

Chairman Boman opened for board discussion.

Boman believes that the property should be zoned commercial and he believes that it is silly to keep the property zoned residential when it's obvious the use will always be commercial.

Fields believes that approving the variance would set a precedent for this type of request in the future, on other properties.

Lowry believes that exchanging the current signage on site for one freestanding sign would be fair, in his opinion.

Burton stated that the Ada Township Master Plan took a look at this area and did not want any Commercial Zoning expanding along the corridor.

Fields believes the property will never be residential.

Boman believes the property isn't zoned appropriately.

Fields moved to deny the request. No Support. Motion failed. Y:1 N:4

Ferro suggested that the board postpone action and believes that zoning the property commercial could have adverse effects.

Fields inquired if the township could change the sign ordinance to allow for signage for a non-conforming use.

Fields moved to table the request and invites the applicant to make an application to the Zoning Board of Appeals in regards to the sign ordinance. Support Hartley. Motion passed Y:5 N:0.

**VI. PUBLIC COMMENT-None**

**VII. ADJOURNMENT- 5:00 pm** Moved by Member Fields and supported by Member Hartley. Yes: 5 No: 0 Motion carried.

---

Susan Burton  
Ada Township Clerk

---

Date

**RS/DT**