



**ADA TOWNSHIP ZONING BOARD OF APPEALS MINUTES  
TUESDAY DECEMBER 2, 2014, 4:30 P.M.  
ADA TOWNSHIP OFFICES  
7330 THORNAPPLE RIVER DR. SE, ADA, MICHIGAN**

**I. CALL MEETING TO ORDER: 4:30 P.M.**

**II. APPROVAL OF AGENDA AND ELECTION OF OFFICERS-** Move to approve the agenda by Member Lowry, supported by Member Hartley. Yes: 5; No: 0; Absent: None Motion Carried.

Nomination of Officers: Moved by Member Hartley to Nominate Clerk Susan Burton as Chairperson and Ken Dixon as Co-Chair to the Zoning Board of Appeals, supported by Member Lowry. Yes: 5; No: 0; Absent: 0. Motion Carried

**III. APPROVAL OF THE NOVEMBER 5, 2014 MEETING MINUTES-**Moved by Member Dixon, supported by Member Lowry. Yes: 5; No: 0; Absent: 0 Motion Carried

**IV. OLD BUSINESS-None**

**V. NEW BUSINESS**

**1. Request for Variance from Private Road Standards to allow a new parcel to access a private road that is less than 66' feet wide (30 feet) and less than 22 feet of surface width (12 feet), Bruce and Laurie Sienkowski, 199 Deer Run Ct. NE, 41-15-27-176-033.**

Bruce Sienkowski presented the variance request. Mr. Sienkowski stated he and his wife have lived in their home for 26 years and are moving to East Grand Rapids. To make it more marketable they would like to split the property into two lots. They were approved in 1992 to split the lot but never did, so they are coming back for the same request. He said the fire department has been out along with the Planning Director, Jim Ferro, to walk the property and stated their decision was it would not impede their getting to the site in an emergency.

Zoning Administrator Kushion stated the easement is the issue but as traffic is not high and approval by the fire chief was recommended. A turn around may be required if another home is built but that would be determined when that happens. Member Dixon asked about the lot size and Kushion stated there is a 2 acre minimum and those standards are met.

Open to Public Comment

Chuck Antinopolous 103 Deer Run, purchased their home two years ago. There are a minimum of homes and seclusion. Parceling the lot means another home which is against why he moved there and does not want to see any more traffic on the road.

Neil Kuyvenhoven, 111 Deer Run Ct., stated his house is closest to the property being considered split. He has lived there 4 years, there is not a lot of traffic and is concerned once the lot is parceled, the applicant will leave. He stated he wants to leave the neighborhood as it is.

Dan Hill, 101 Deer Run Ct, stated the house is across the street from where he lives and the road and additional traffic is his concern. He stated they could be setting precedence that other properties could be split.

Member Dixon stated he appreciated the comment about the precedent. Dixon stated there is nothing ~~particular~~ **unique** about this request.

Chairman Burton asked about the one year approval in 1992, which Kushion stated back then there was a desire to eliminate trees and concern of the neighbors so they granted the variance.

Closed to Public Comment

Moved by Member Hartley to approve the variance with the recommendation that the private road have a road maintenance agreement recorded with the County, supported by Member Dixon. Yes: 2 No: 3 Absent: 0 The request for variance is denied.

**VI. CORRESPONDENCE**-None

**VII. PUBLIC COMMENT**-None

**VIII. ADJOURNMENT**- Moved by Member Dixon, supported by Member Hartley to Adjourn at 5:10 P.M. Yes: 5; No: 0; Absent: 0. Motion Carried

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Susan Burton, CMC  
Ada Township Clerk

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Date

RS/dt