



**ADA TOWNSHIP ZONING BOARD OF APPEALS  
MINUTES  
TUESDAY DECEMBER 5<sup>th</sup>, 2006, 4:30 P.M.  
ADA TOWNSHIP OFFICES  
7330 THORNAPPLE RIVER DR. SE, ADA, MICHIGAN**

**MEMBERS PRESENT:** Boman, Hartley, Korth, and Fields

**STAFF PRESENT:** Kushion and Thompson

**COMMUNITY PRESENT:** 8

**ABSENT:** Members Pratt and Fields (Co-Chair Fields arrived at 4:35 pm)

**I. CALL MEETING TO ORDER-4:30 PM**

**II. APPROVAL OF AGENDA-Moved by Member Hartley, supported by Member Korth**  
Yes: 3 No: 0 Absent: 2

Co-Chair Fields arrived at 4:35 pm.

**III. APPROVAL OF THE NOVEMBER 7<sup>th</sup>, ZBA MEETING MINUTES-Moved by Member Korth**  
and supported by Member Hartley. Yes: 4 No: 0 Absent: Member Pratt

**IV. OLD BUSINESS**

- 1. 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 various.

Zoning Administrator Kushion stated he did the research as requested by the board at the last Zoning Board of Appeals meeting and received a letter from Wm. Byl who was the surveyor who created this parcel in 1990 which indicated his oversight and inadvertently overlooked that the existing Ada Township Ordinance excluded road right-of-way from lot calculation.

Open to Public Comment

Closed to Public Comment

Open to Board Discussion.

Member Korth asked Zoning Director Kushion about the letter which stated 1.07 acres not .94 acre lot as per the request and asked for clarification. Zoning Director Kushion stated this was accurate if you were to take away 0.06 as this would be less than the minimum acreage.

Chairman Boman asked if William Byl was the surveyor and Mr. Kushion stated he was. It was recorded in early January of 1990 and Hillside Farms was created in June of 1990 before this piece of property was recorded.

Member Korth stated because the current zoning is 3 acres and it is now 2006, he feels the parcel should conform to today's standards.

Co-Chair Fields agreed with Member Korth.

Chairman Boman stated by denying the motion this piece of property is unusable and that is unfortunate.

Moved by Co-Chair Fields to deny the variance request, supported by Member Hartley. Yes: 4 No: 0  
Absent: 1 Motion Carried.

## V. NEW BUSINESS

### 1. **Request for Variance from Private Road Standards to allow a fourth home to be accessed on a 40 foot wide easement, with only 20 feet of width, that does not have an improved surface for vehicle turn around, 8870 Conservancy Dr. PVT, Makuski Builders (Bill Makuski), 41-15-13-302-012.**

The applicant, Bill Makuski, is present for the variance. Mr. Makuski stated they were aware there was not an improved surface for a vehicle turn around at the time the home was built. He stated if they filled vertically about 7 feet which will encroach on the property they may run into a problem and they're goal is make everything look appealing. Mr. Makuski stated there are twelve (12) oak trees that would have to be moved and they are concerned about maintaining the trees. Mr. Makuski stated they placed the house where there is drainage off the easement. One resident is concerned about added traffic and not having a turn around. The Makuski's would be the first house on the road and have suggested putting a sign that read "not a turn around" to be put in place.

Member Korth stated the logical conclusion by doing the variance is you preserve the character of the area, yet by not allowing it would not preserve it.

Open to Public Comment

Closed to public comment.

Open to Board discussion.

Member Korth stated any traffic would dissipate after construction is complete.

Chairman Boman stated the Zoning Board of Appeals received correspondence from Thomas Klaver and Dawn Cluchey with concerns about traffic and the turn around and asked the Zoning Board of Appeals not to approve the request.

Zoning Director Kushion stated he spoke to Dawn Cluchey who was more concerned about construction traffic.

Chairman Boman stated there was correspondence from the fire chief who prefers the proposed change to the driveway and noted that safety is practical difficulty and the request should be considered along with signage stating no turn around.

Member Hartley stated the fire chief's comments were extremely relevant and the outcome would be better for everyone involved.

Co-Chair Fields move to approve, supported by Member Hartley Yes: 4 No: 0 Absent: 1 Motion carried.

**2. Request for Variance from fence standards to allow a fence to be 8 feet high, taller than the 7 feet allowed in R Zoning Districts, 1059 Greenwood Forest Ct., Norma Drew, 41-15-31-360-003.**

The applicant is present for the variance. Mrs. Drew produced pictures to the board to show how the trash dumpsters were placed behind her property and how people were using it as a city dump. Mrs. Drew stated people dump their trash all hours of the day and night. She stated she has a run off problem and some repair had been done.

Open to public comment.

Doug Landman, 1962 Greenwood Forest, stated the proposed design would match with what is there and there has been no negative impact from the neighbors.

Shelley Drew, daughter of Norma Drew stated the neighbors behind her mom would not see the eight foot fence.

Joe Gravenstein, who lives next door to the Landman's, stated he is concerned about the trash being dumped in the dumpsters and this is a concern for Mrs. Drew.

Closed public comment.

Open to board discussion.

Zoning Director Kushion stated there is an ongoing concern about people dumping in dumpsters which is illegal, yet short of locking the dumpsters and locking the gates there is no way to stop it.

Co-Chair Fields stated the pictures were very helpful and thanked Mr. Drew for sharing them with the Zoning Board of Appeals.

Moved by Co-Chair Fields to approve the variance request, supported by Member Hartley. Yes: 4 No: 0 Absent: 1 Motion carried

**VI. CORRESPONDENCE**-recorded under the above applications

**VII. PUBLIC COMMENT**-None

**VIII. ADJOURNMENT:** 5: 03 pm

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**Deborah Ensing Millhuff, CMC**  
**Ada Township Clerk**

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

**RS/DT**