

Summit Township Zoning Board of Appeals

Thursday, April 12, 2018

PRESENT: Philip Moilanen, Chairman; Jack Shelby, Vice Chairman & Planning Commission Liaison; Bob Dubois, Secretary & Township Trustee; Tony Hollow, Scott Blakemore, Nick Prawdzik, and John Worden, Zoning Administrator.

ABSENT: Debbie Kelly

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Chairman Philip Moilanen called the meeting to order on Thursday April 12, 2018 at 7:00 p.m., in the Township Hall Meeting Room, at 2121 Ferguson Road.

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A motion was made by Jack Shelby, supported by Nick Prawdzik, to approve the minutes of the Thursday, January 11, 2018 meeting as written. The motion was carried unanimously.

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Case #18-04-0004- Request to allow an addition to the Radiant Church that is located in an Office District where a Church is neither a Permitted or Conditional Use and parking in a Residential District where current parking exists. The property is located at 2700 Spring Arbor Rd. The church was built in 1958 and was constructed as a permitted use under the 1956 Zoning Ordinance. In 1973 the area was rezoned to Office (O-1) under a mass rezoning of the entire Township making a church a legal non-conforming use. Further the Opinion Letter from Township Attorney Bill Thompson, the Religious Land Use and Institutionalized Person Act of 2000 and the Century Cellunet of Southern Michigan v Summit Township support the request.

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Pastor Mike Popenhagen, Radiant Church gave a brief description of need for the church addition. Also present, Jim Brody, Architect, Grand Rapids and Dan Milnes, Contractor. Elizabeth Andrews, 1048 Westfield Dr. had questions and concerns about where the addition was going to be and if the trees were going to be removed on the north side where the additional parking is proposed. Her property backs up the Church's property. A drawing of the proposed addition was presented showing some but not all trees would be removed and a 6' privacy fence will be installed.

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A motion was made by Bob Dubois, supported by Jack Shelby to grant the variance allowing an addition to a church that is a non-conforming use in the Office District. Additional parking in the current parking lot adjacent to a church zoned Residential (RS-1). In accordance with 150.367 (B)-(a)-(b)-(c)-(d) and in compliance with Religious Land Use and Institutionalized Persons Act of 2000 and the Michigan Court of Appeals published decision March 29, 2002 Century Cellunet of Southern Michigan v Summit Township and for this case only. The motion carried unanimously.

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The meeting was adjourned at 7:12 p.m.

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Respectfully Submitted, Bob Dubois, Secretary

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