

Summit Township Zoning Board of Appeals

Thursday, July 12, 2018

PRESENT: Chairman, Philip Moilanen; Jack Shelby, Vice Chairman & Planning Commission Liaison; Scott Blakemore, Debbie Kelly, Nick Prawdzik, and John Worden, Zoning Administrator.

ABSENT: Tony Hollow and Bob Dubois, Secretary and Township Board Liaison

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

A motion was made by Scott Blakemore, supported by Nicholas Prawdzik, to appoint Jack Shelby as Acting Secretary in the absence of Bob Dubois. The motion was carried unanimously.

A motion was made by Jack Shelby supported by Scott Blakemore to approve the minutes of the April 12, 2018 meeting as written. The motion carried unanimously.

Case #18-07-0007- 4393 Springbrook Lane, Owner applicant David Knox, present. The property is located at 4393 Springbrook Lane, is 8.69 acres in size and zoned Agricultural (AG-1). The north (rear) property has a petroleum pipe line across the property and the west line has a drain field within close proximity to it. The required setbacks in the Agricultural District (AG-1) are fifty feet rear yard and thirty feet side yard. The applicant requests a west side yard of ten (10) feet and a north (rear) yard of twenty (20) feet. Note: there are three ponds and part of Mercedes Lake located on the property making available buildable area limited. No questions from the Board or audience. A motion was made by Phillip Moilanen, supported by Jack Shelby to grant variance of thirty (30) feet from the required fifty (50) feet (north) rear yard and twenty (20) feet from the required thirty (30) west side yard. In accordance with 150.367 (B)-(1)-(a), (c), (d) for this case only. The motion carried unanimously.

Case #18-07-0008- 4370 Springbrook Lane, Owner applicant Larry and Patricia Lewis, present. The property located at 4370 Springbrook Lane is zoned Agricultural (AG-1) and is 1.336 acres in size. Note: the Zoning Ordinance requires two (2) acres in the Agricultural District for a home. The north property line has a petroleum pipe line across the property. The rear setback for buildings in the Agricultural district is fifty (50) feet rear and side lot lines are thirty (30) feet. The pipeline is three (3) feet from the north property line. Note: Residential Districts require a rear yard of five (5) feet and side yard a minimum of five (5) feet for an accessory structure. The applicant is requesting a rear yard setback of thirty (30) feet and an east side yard of ten (10) feet. No questions from board or audience. A motion was made by Jack Shelby, supported by Debbie Kelly to grant the variance of twenty (20) feet north (rear) yard from the required fifty (50) feet and twenty (20) feet from the required thirty (30) feet east side yard. In accordance with 150.367- (B) - (1)- (a), (c), (d) for this case only. The motion carried unanimously.

Case #18-07-0009- 3028 Warwick, Owner applicant, Chris Lingo, present. Also present, neighbor Mitch Deskins, 3032 Warwick and Rob Alldaffer, MR Builders. Requesting a variance to allow an addition to the existing attached garage, which would be closer than the required thirty five (35) feet to the front setback (road) than is allowed. The property is located at 3028 Warwick Road and is part of the recorded Plat of Wendel Woods Subdivision.

The lot is .762 acres in size is on an irregular shaped lot and is located on a curve. The home also fronts at an angle to the road making the proposed addition closer to the front lot line (road) than allowed. Proposed set back would be twenty two feet and seven inches. The property is zoned Suburban Residential (RS-2). Mr. Lingo explained the need for the addition and that it would architecturally compatible with the house. Mr. Deskins was in support of the addition. No questions from board. A motion was made by Scott Blakemore, supported by Nicholas Prawdzik to grant the variance of twelve (12) feet five (5) inches from the required thirty five (35) feet front yard (road) setback. In accordance with 150.367 (B0-(1)-(a), (c), (d) for this case only. The motion carried unanimously.

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

Respectfully Submitted, Jack Shelby, Acting Secretary _____