

Summit Township Zoning Board of Appeals
April 12, 2007

PRESENT: Kevin Thomson, Chairman; Larry Dunn, Vice Chairman; Richard Erhardt, Planning Commission Liaison; James Brunner, Patricia Rayl, Alternate; Jack Shelby, and John C. Worden, Zoning Administrator.

ABSENT: Scott Elliott, Township Board Liaison, James Bogie

The meeting was called to order by Chairman K. Thomson, on Thursday, April 12, 2007 at 7:00 p.m. in the Township Hall meeting room at 2121 Ferguson Road.

J. Worden introduced members Jack Shelby and alternate Patricia Rayl.

The election of Officers for 2007 was conducted: Chairman, Vice Chairman, and Secretary.

A motion was made by R. Erhardt, supported by J. Brunner, to retain the officers for Chairman and Vice Chairman. The motion carried unanimously.

A motion was made by Chairman K. Thomson, supported by L. Dunn, to elect R. Erhardt to the office of Secretary. The motion carried unanimously.

The officers are as follows: Kevin Thomson, Chairman, Larry Dunn, Vice Chairman, and Richard Erhardt, Secretary.

A motion was made by J. Brunner, and supported by L. Dunn to approve the minutes of Thursday, November 9, 2006 as written. The motion carried unanimously.

CASE 07-04-0004 – 1256 E. McDevitt Summit Lanes, Owner – David Knoester of 6701 Lake Michigan Drive, Allendale, MI Applicant – Temporary Use to sell flowering and vegetable plants. – Section 5.16

A public hearing was held on April 12, 2007, at the request of David Knoester of 6701 Lake Michigan Drive, Allendale, MI and AMF Summit Lanes of 1256 E. McDevitt, to allow a Temporary Use Permit for the location at 1256 E. McDevitt. David Knoester and Dave Edmunds, owners of Gardens on Deck, addressed the Board explaining their business selling flowering and vegetable plants in the parking lot of Summit Lanes. The area will be self contained and will not require any power, and all plants are inspected and grown in the Grand Rapids area.

Chairman, K. Thomson, asked if a generator would be used.

Applicant, D. Knoester, responded that no power will be used for the business. The cash register will run on battery power.

Chairman, K. Thomson, asked how many weeks they plan to operate.

Applicant, D. Knoester, responded May 1st to July 1st

R. Erhardt asked if the applicant would be hiring any local people.

Applicant, D. Knoester, responded they are currently working with Michigan Works and plan to hire four (4) people this year, and plan to return annually.

J. Brunner questioned why the applicant needed a variance.

J. Worden explained it was due to the temporary use for this business as defined in Section 5.16 of the Zoning Ordinance that requires the Zoning Board of Appeals to act on the request. If the request is granted the applicant would not need to come back next year if there are no changes in the conditions under which the request was granted. The Board can add stipulations to the request similar to a Conditional Use Permit as described in Section 5.5.3 and 5.5.4 of the Ordinance.

Chairman, K. Thomson, added that if the request is granted and conditions for the operation are added and complied with, the applicant would not have to come back unless an expansion to the request becomes necessary. Then he questioned what the hours of operation would be.

Applicant, D. Knoester, responded, since there will be no lighting, the hours will be 10:00 am to 8:00 pm.

R. Erhardt asked if the size of the area of the operation would stay at the requested 3,000 square feet.

Applicant, D. Knoester, responded that 3,000 square feet will be the area of operation this year and hopes to expand to 6,000 square feet in the future.

R. Erhardt asked if any signage would be used.

Applicant, D. Knoester, explained all signs are attached by Velcro within the operating area.

P. Rayl asked about water run off into the parking lot.

Applicant, D. Knoester, explained that the plants would be watered by way of holding tanks that are filled every night by a hose provided by Summit Lanes.

Correspondence:

Written authorization from the property owner and provided by the Manager of Summit Lanes, Kellie Dangler, grants the applicant permission to request the use applied for.

Public Comment:

None

A motion was made by Chairman K. Thomson, and supported by R. Erhardt, to grant a Conditional Use Permit, consistent with Section 5.16, 7.3 D and 7.3 E of Summit Township Zoning Ordinance, with the conditions set forth in the application:

1) a 3,000 square feet corral, a green house, 2) no electric or other services, 3) water to be used will be from a holding tank, 4) hours of operation will be from 10:00 am to 8:00 pm, 5) operations will be concluded by July 1, and any future expansion will require a new application to the Zoning Board of Appeals. The Applicant will not be required to return each year to the Zoning Board of Appeals if they do not expand. The motion carried unanimously.

A motion was made by Chairman K. Thomson, supported by J. Brunner, to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Richard Erhardt
Zoning Board of Appeals Secretary