

Summit Township Zoning Board of Appeals
Thursday, June 12, 2014

PRESENT: Kevin Thomson, Chairman; James Brunner, Vice Chairman; Larry Dunn, Secretary; Bob Dubois, Township Trustee; Jack Shelby, Planning Commission Liaison; Jim Bogie, Tony Hollow and John Worden, Zoning Administrator.

ABSENT: None

Chairman, K. Thomson, called the meeting to order on Thursday, June 12, 2014 at 7:00 p.m., in the Township Hall Meeting Room at 2121 Ferguson Road.

A motion was made by B. Dubois, supported by Chairman, K. Thomson, to approve the minutes of the Thursday, September 12, 2013 as written. The motion carried unanimously.

The election of Officers for 2014 was conducted: Chairman, Vice Chairman and Secretary

A motion was made by B. Dubois, supported by T. Hollow, to retain Kevin Thomson as Chairman. The motion carried unanimously.

A motion was made by Chairman, K. Thomson, supported by L. Dunn, to elect Jack Shelby as Vice Chairman and elect Bob Dubois as Secretary. The motion carried unanimously.

Chairman, K. Thomson and the board thanked Jim Brunner for his years of service to Summit Township and wished him good luck on his retirement.

Case# 14-06-0004-2261 – Ayers Rd. – Rear and West Side Yards – Christopher Haugh/Applicant

A public hearing was held at the request of Christopher Haugh, 2261 Ayers, Jackson, MI 49203, to allow the construction of a detached twenty-four (24) by thirty-two (32) feet pole barn/garage/out building at the south west corner of the property. The requested variance of forty (40) feet rear yard from the required fifty (50) feet and twenty (20) feet west side yard from the required thirty (30) feet. The property is .59 acres and zoned Agricultural District (AG-1), but does not conform to today's Agricultural District dimension requirements.

Public Comment:

Larry Griffis, 2231 Ayers Road, came in support of the application and commented that since the applicant purchased the property he has continually made efforts to clean up what had become run down.

Township has not received any communication in support or against this application.

A motion was made by Chairman, K. Thomson, supported by J. Brunner, to grant a variance of forty (40) feet from the required fifty (50) feet and twenty (20) feet west side yard from the

required thirty (30) feet in accordance with 150.367 (B)-(1) (a), (b), (c) and (d). This is a special condition because of the substandard size of the property, not a result of any action by the applicant nor will it grant any special privileges to the applicant.

Motion carried unanimously.

Case #14-06-005 – 300 East Coler – West side yard – Eric and Judy Staggemeier/Applicants and Owners

A public hearing was held at the request of Eric Staggemeier, 300 East Coler, Jackson, MI 49203, to rebuild the snow damaged section of the attached garage and add to the length at the same width as the undamaged part of the garage being closer to the west side lot line than allowed. The unattached garage is twenty-four (24) by twenty-four (24) feet with an addition that is twelve (12) by nineteen (19) feet for an overall length of thirty-six (36) feet. The requested variance is two (2) feet from the required five (5) feet for an accessory structure in a residential district. The property is zoned Suburban Residential (RS-2) single family. The applicant stated that he purchased the property with the garage on it and has not done any construction because he has been waiting for the approval of his application before proceeding. The subdivision contains substandard lot sizes compared to today's standards.

Chairman, K. Thomson, pointed out the two garage structures on the survey

The applicant responded, that the other garage was set back due to a large maple tree.

Public Comment:

Rodney Sullivan, 210 East Coler Street, came in support of the application and commented that the narrow lot size makes its difficult to build within the set back while maintaining access to house and garage without a variance. Additionally, he will be seeking a similar variance when he builds his garage.

Township has not received any communication in support or against this application.

A motion was made by Chairman, K. Thomson, supported by B. Dubois, to grant a variance of two (2) feet from the required five (5) feet side yard in accordance with 150.367 (B)-(1) (a), (b), (c) and (d). This is a special condition because of the substandard size of the property, not a result of any action by the applicant nor will it grant any special privileges to the applicant.

Motion carried unanimously.

The meeting was adjourned at 7:20 pm

Respectfully Submitted

Larry Dunn, Secretary

