

Summit Township Zoning Board of Appeals
Thursday, June 13, 2013

PRESENT: Kevin Thomson, Chairman; Larry Dunn, Secretary; Bob Dubois, Township Board Liaison; Jack Shelby, Planning Commission Liaison; Jim Bogie, Chuck Neese, Alternate; and John Worden, Zoning Administrator.

ABSENT: James Brunner, Vice Chairman

Chairman, K. Thomson, called the meeting to order on Thursday, June 13, 2013 at 7:00 p.m., in the Township Hall Meeting Room at 2121 Ferguson Road.

Chairman, K. Thomson, welcomed alternate Chuck Neese to his first Planning Commission meeting.

A motion was made by B. Dubois, supported by L. Dunn, to approve the minutes of the Thursday, March 14, 2012 as written. The motion carried unanimously.

Case #13-06-0010 – Variance Buffer Strip – N. Draper Road. – 1238 E. McDevitt Ave – American One Credit Union Owner/Applicant

Chairman, K. Thomson, deferred on this agenda item because he represents and has represented American One Credit Union on a variety of issues since 1985. He also pointed out that this variance is similar to the variance previously granted to Klavon's.

A public hearing was held at the request of American 1 Credit Union, 718 East Michigan Avenue, Jackson, MI 49201, for a buffer strip variance of twenty (20) feet from the required twenty (20) feet on property located at 1238 East McDevitt Ave. and for the frontage on North Draper Road only as required by 150.367 of the Zoning Ordinance. The property is 1.15 acres in size with frontage on East McDevitt and North Draper Road and is zoned Local Commercial (C-1).

Tim Wirth, O'Harrow Construction Company at 4575 Ann Arbor Road, spoke on behalf of the applicant. American One Credit Union would like to make foot traffic available into the structure at 1238 E. McDevitt Ave. The previous business at this location did not utilize foot traffic, so modifications need to be made to get customers easily in and out of American One Credit Union. O'Harrow Construction company is requesting a buffer setback variance to the road right of way.

Public Comment: There were no comments in favor or against this request.

A motion was made by L. Dunn, supported by B. Dubois, to grant a variance of twenty (20) feet from the required twenty (20) feet setback for a buffer between commercial property on a public road in accordance with 150.367 (B)-(1) (a), (b), (c) and (d). This is not a result of any action by the applicant nor will it grant any special privileges to the applicant. Roll Call was taken of voting members:

Support: L. Dunn, B. Dubois, J. Shelby, J. Bogie, C. Neese

Opposed: None Abstained: K. Thomson

Motion carried.

Case #13-06-0011 – Variance Sign Setback – Spring Arbor Road – 2500 Spring Arbor Road –
Jackson Pediatric Dentistry/Owner – Fritz Advertising/Applicant

A public hearing was held at the request of Jackson Pediatric Dentistry, for a sign setback variance. Kurt Bloodworth, Fritz Advertising of 8032 Spring Arbor Road, represented the applicant stating due to changes in the road at McCain and Spring Arbor Roads, the Jackson Pediatric Dentistry sign is not visible. Their sign is over forty (40) feet back, and is causing a hardship on the business. Jackson Pediatric Dentistry hired Fritz Advertising to move their sign to a more visible area that is closer to Spring Arbor Road. The Road Commission recognizes this hardship and has agreed to support Jackson Pediatric Dentistry request to move the sign. Once moved, the sign will be located outside the right of way, and will cause no visibility issue on Spring Crest Blvd.

A motion was made by Chairman, K. Thomson, supported by L. Dunn, to grant a 8.75 feet sign setback variance from the required setback of 8.75 feet in accordance with 150.192 (B)-(1) (a), (b), (c), (d) for the Jackson Pediatric Dentistry on 2500 Spring Arbor Road. The motion carried unanimously.

The meeting was adjourned at 7:10 pm

Respectfully Submitted

Larry Dunn, Secretary