

Summit Township Zoning Board of Appeals
June 14, 2007

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

ABSENT: James Brunner

The meeting was called to order by Chairman K. Thomson on Thursday, June 14, 2007 at 7:00 p.m. in the Township Hall meeting room at 2121 Ferguson Road.

A motion was made by R. Erhardt and supported by J. Bogie to approve the minutes of Thursday, May 10, 2007 meeting as written. The motion carried unanimously.

CASE 07-05-0006 – Vacant lot south of 5722 Browns Lake Rd. – Both front and rear yard variance to construct a new home – Zoning is Suburban Residential (RS-2) – Edward Hass, Owner and Applicant

NOTE: This case was tabled as applicant requested the hearing continue at the July meeting.

CASE 07-06-0009 – 1525 Horton Rd. Summit Point LLC – Sign setback – Zoning district is Local Commercial (C-1) – David and Mary Garcia, Owners and Applicant.

A public hearing was held on the request of Dave and Mary Garcia, Summit Point, LLC, of 2195 Spring Arbor Road. David Garcia spoke on behalf of the applicants.

J. Worden spoke of the original site plan mentioning that the road right-of-way changed twice, that the road is off center, and that the original sign setback would place the sign in the road right of way. Thus, this application is an unusual situation that was out of the applicants' control. The applicant needs a seven (7) feet variance from the required seventeen feet six inches (17.5).

Applicant D. Garcia addressed the board handing out a diagram of the proposed sign. If allowed the variance, the new sign will be the single location for all the businesses at the location (Sir Pizza, Coffee Facility, County National Bank, and the 15,000 square foot pole barn with two tenants), and the current sign(s) will be removed. The new sign will stand seventeen (17) feet in height, be lighted and contain an electronic message sign.

J. Shelby questioned possible driving visibility problems due to the height of the sign.

Chairman K. Thomson stated driving concerns are not part of the requirements that need to be met in order to approve or disapprove a sign set back variance.

J. Worden added the new sign meets all minimum requirements for the variance and is in compliance with the new sign ordinance.

Mike Zuchowski, is working with the applicant, and stated the light pole will also be moved so it does not obstruct the viewing of the proposed sign.

Correspondence:

None

Public Comment:

Pat Kiessling, 1859 Shaffer Road, expressed traffic safety concerns, but is not in opposition to the applicants request.

Chairman K. Thomson quoted Section 7.3 of the Zoning ordinance with respect to variance requests, and stated that safety issues are not one that the board is trained to consider. The concern would be best brought to the Road Commission.

A motion was made by J. Bogie, supported by L. Dunn, to approve the sign setback variance of seven (7) feet from the required seventeen feet six inches (17.5) feet as all the requirements set forth in Section 7.3A 1-4 and Section 7.3 C & D of the Ordinance were met.

Chairman K. Thomson abstained from the vote due to a conflict of interest.

The motion carried unanimously.

A motion was made by Chairman K. Thomson, supported by S. Elliott, to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 7:23 p.m.

Respectfully submitted,

Richard Erhardt
Zoning Board of Appeals Secretary