

Summit Township Zoning Board of Appeals
Thursday, July 12, 2012

PRESENT: Kevin Thomson, Chairman; George Gancsos, Jr., Planning Commission Liaison; Jim Bogie, Tony Hollow, Jane Grover, Alternate; and John Worden, Zoning Administrator.

ABSENT: James Brunner, Vice Chairman; Larry Dunn, Secretary; Bob Dubois, Township Trustee.

Chairman, K. Thomson, called the meeting to order on Thursday, July 12, 2012 at 7:00 p.m., in the Township Hall Meeting Room at 2121 Ferguson Road.

A motion was made by G. Gancsos, supported by J. Grover, to approve the minutes of the Thursday, August 11, 2011 as written. The motion carried unanimously.

2012 Election of Officers Chairman, Vice Chairman and Secretary

A motion was made by Chairman, K. Thomson, supported by G. Gancsos, to retain Kevin Thomson as Chairman, James Brunner as Vice Chairman and Larry Dunn as Secretary. The motion carried unanimously.

Case #12-07-0003 – Variance Buffer Strip – 825 Horton Road – Ladwig Brothers Holdings, LLC
Owner/Applicant

A public hearing was held at the request of Ladwig Brothers Holding, 3522 Scheele Drive, for a variance of fifteen point seven (15.7) feet from the required twenty (20) feet of buffer space on commercial property facing a public street as required by 150.146 of the Zoning Ordinance. The property has frontage on Park and Horton Roads, is irregular in shape and is zoned Local Commercial (C-1).

Mr. Jack Ripstra; 2535 Spring Arbor Road of Ripstra & Scheppelman Civil Engineering & Land Surveying, was hired by the applicant to create a site plan and represent the applicant. He explained the property has road frontage on two (2) sides of the property. The south and east sides are heavily wooded and the shape of the property is wider than it is deep. The applicant plans to use the current parking lot, but the current structure will be demolished and a smaller building will be constructed.

Public Comment:

Josephine Hill, 799 Park Road, is the neighbor to the east of the property and is concerned about the potential increase in traffic, retaining the wooded area and the location of the business driveway.

Chairman, K. Thomson, advised Ms. Hill of the limited decision making the Zoning Board of Appeals has in variance requests and that the concerns she was raising were suited for the Planning Commission at the Site Plan hearing on Tuesday July 17, 2012, if the variance request is granted.

J. Ripstra offered to speak with J. Hill and address each of her concerns after the meeting.

A motion was made by Chairman, K. Thomson, supported by J. Grover to grant a variance of fifteen point seven (15.7) 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 a special condition because of the irregular shape of the property, not a result of any action by the applicant nor will it grant any special privileges to the applicant. The motion carried unanimously.

A motion was made by T. Hollow, supported by J. Grover, to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 7:18 pm

Respectfully Submitted

John Worden, Recording Secretary

