

**Summit Township Zoning Board of Appeals**  
**Thursday, September 9, 2010**

**PRESENT:** Kevin Thomson, Chairman; Bob DuBois, Township Board Liaison; George Gancsos Jr., Planning Commission Liaison; Jack Shelby, James Brunner, Vice Chairman; Larry Dunn, and John Worden, Zoning Administrator

**ABSENT:** None

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The meeting was called to order by Chairman, K. Thomson, on Thursday, September 9, 2010 at 7:00 p.m. in the Township Hall Meeting Room at 2121 Ferguson Road.

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A motion was made by J. Brunner and supported by B. DuBois to approve the minutes of the Thursday, May 13, 2010 as written. The motion carried unanimously.

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Case #10-09-0014 – Variance – 2310 Brooklyn Rd. - Lot size Animal Hospital – Existing lot less than 3 acres – Kim Dagenais, Applicant

Kim Dagenais purchased the agricultural parcel to build a 3300 square foot Animal (Hospital) Clinic that would cover 4% of the property. He feels an Animal Clinic would be a nice addition to the Township. If the variance is approved, then a Conditional Use would need to be approved for this project to move forward.

Chairman, K. Thomson, noted the amendment to the Decision Form reading a 1.11 acre variance is required for the applicant. A stake survey showed the parcel to be 1.89 acres instead of the 2.24 acres as shown on tax records.

Chairman, K. Thomson, questioned as to the difference between an Animal Hospital and an Animal Clinic.

Applicant, K. Dagenais, explained for this application and the proposed Conditional Use Permit the terms are the same and the facility would not be a 24 hour operation. The Animal Clinic would be operated by his daughter who currently works part time for Dr. Hart. It is the applicants hope that the new facility would attract new doctors to the area and create jobs.

L. Dunn questioned if the Animal Clinic would also be a boarding facility.

Applicant, K. Dagenais, answered the Animal Clinic would have a small boarding facility consisting of four (4) kennels that would be used only when necessary.

J. Brunner asked why three (3) acres were required for the proposed use.

J. Worden explained that requirements in the Zoning Ordinance for any use the Agricultural District other than a home is three (3) acres and that requirement has been in the Ordinance for over 35 years.

No Correspondence received in opposition or in support.

A motion was made by Chairman, K. Thomson, supported by B. DuBois, to grant a variance of 1.11 acres from the required 3 acres in the Agricultural District (AG-1) on property located at 2310 Brooklyn Road to allow the construction of an Animal (Hospital) Clinic for the request presented has met the requirements of Chapter (Section) 150.367-(B)-(1) (a-d), and find that granting of variance would be in accordance with the land use for this area. The motion carried unanimously.

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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 7:15 p.m.

Respectfully submitted,

Larry Dunn, Zoning Board of Appeals Secretary