

Summit Township Zoning Board of Appeals  
Thursday, March 12, 2015

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

ABSENT: Debbie Kelly, James Bogie

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Chairman, K. Thomson, called the meeting to order on Thursday, March 12, 2015 at 7:00 p.m., in the Township Hall Meeting Room at 2121 Ferguson Road.

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A motion was made by L. Dunn, supported by T. Hollow, to approve the minutes of the Thursday, October 9, 2014 meeting as written. The motion carried unanimously.

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The election of Officers for 2015 was conducted: for Chairman, Vice Chairman and Secretary. A motion was made by Chairman, K. Thomson, supported by J. Shelby, to retain Kevin Thomson as Chairman, Jack Shelby as Vice Chairman and Bob Dubois as Secretary. The motion carried unanimously

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The Meeting Calendar for 2015-2016 was presented and a copy will be mailed to members.

Case# 15-02-0004 – Variance 4100 Spring Arbor Road – Reduction of required parking spaces from 50 to 42 on property under development at 4100 Spring Arbor Road – Marsh View Properties, LLC, Richard T. Schefferly, member Applicant/Owner

A public hearing was held at the request of Richard T. Schefferly, member of Marsh View Properties, LLC, of 2545 Spring Arbor Road, Suite 200. The applicant is requesting a variance to allow required parking spaces to be reduced from 50 to 42 for a new office building under construction. The Township Planning Commission approved a Site Plan from Marsh View Offices to be located at 4100 Spring Arbor Road. The offices will have 10,170 square feet of floor area requiring 50 parking spaces as required by Chapter 150.222 Schedule of Off-Street Parking Spaces.

Richard T. Schefferly, explained that the site plan square footage was used to determine that fifty (50) parking spaces will be required. The current business location has twenty-five (25) employees, and typically they work out of the office. On a typical day, there are approximately five (5) to ten (10) cars in the current parking lot. The request to eliminate eight (8) spaces would come from the west side of the parking area, the applicant would reserve the space and add them at a later time if required. By doing so, would save on maintenance, plowing and provide more green space.

Chairman K. Thomson asked if the eliminated parking spots were located close to the swampy area.

Applicant responded the area was located towards M-60, and he further explained the reasoning behind using that location was to decrease the number of parking for lower level employees because there were more than adequate spaces available.

Chairman K. Thomson questioned if the applicant will be bidding or leasing the additional space in their site to another entity

Applicant responded they will be bringing Willis Technology a computer technology business onboard and that the parking spaces included the number of their employees.

J. Shelby requested further clarification on the location of the proposed eight (8) parking spaces to be eliminated

Applicant responded that they will be near the road to the north of the west side of the property

Chairman K. Thomson questioned if the applicant was rehabbing or building a new structure

Applicant, responded that they are building a new building.

Public Comment:

David Steele, 4091 Spring Arbor Road, is across the street from the applicant and was present to question if the parking closest to the structure will face the west.

Applicant responded explaining that the entrance to the lower level will come from Spring Arbor Road and will use existing drive

A motion was made by Chairman, K. Thomson, supported by B. Dubois, in accordance with Chapter 150.367 (B) (1-6) to grant a variance of eight (8) less parking spaces from the required fifty (50) parking spaces with the condition that if the occupancy changes or there are new owners of the property eight (8) parking spaces would be added as required by the Zoning Ordinance. The motion carried unanimously.

The meeting was adjourned by chair at 7:17 pm

Respectfully Submitted

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Robert Dubois, Secretary