

Summit Township Zoning Board of Appeals

December 11, 2003

PRESENT: Kevin Thomson, Chairman; Richard Erhardt, Planning Commission Liaison; Larry Dunn, Marcia Stobie, and John C. Worden, Zoning Administrator.

ABSENT: Peg Oman, Secretary; Scott Elliott, Township Board Liaison; and James Brunner.

The Meeting was called to order by Chairman Thomson on Thursday December 11, 2003, at 7:05 pm, in the Township Hall meeting room at 2121 Ferguson Road.

A motion by K. Thomson, and supported by M. Stobie to appoint L. Dunn as acting secretary for the meeting. Motion carried unanimously.

A motion was made by K. Thomson, and supported by L. Dunn to approve the minutes of August 14, 2003 as written. The motion carried unanimously.

CASE 03-12-0031 – 1359 Old Mc Devitt – Classic Appearances Car Wash – Vern Moorehead Owner – Allow Construction of a Car Wash.

A public hearing was held on December 11, 2003, on the request of Vern Moorehead of 1641 Foye Drive Jackson, to allow the construction of a 5 bay car wash known as Classic Appearances to be located at 1359 Old Mc Devitt. The property is Zoned Highway Commercial (C-3) and is a corner lot requiring a 35 foot set back off both roads and 20 foot side and rear yards. The requested variance is for 30 foot from the north lot line and 8 feet from the south lot line.

Vern Moorehead, applicant, stated that he is a co-owner of the property and Dennis Decorte of 1645 Foye Drive is the other owner. Also the property is a Brownfield and it has taken five years to obtain the property and the necessary permits from the Department of Environmental Quality (DEQ). Dave Miller of the Enterprise Group assisted in the process because of the Brownfield designation. Mr. Moorehead explained that he has had discussion with the Jackson County Road Commission (JCRC) on the process of abandoning Old McDevitt from Oaklane to the east dead end and the current owner of the property to the north, Gene Davis, is in favor of the proposal. However, ownership of the property was to have changed in December of this year and the new owner will need to join the request for abandonment.

George Svinicki, of Svinicki Associates outlined the layout of the building and explained the necessity for the requested setbacks. Mr. Svinicki stated that the lot is only seventy five feet wide and the need to provide stacking of vehicles off the road as suggested by the Zoning Administrator made the request necessary.

K. Thomson, chairman, asked about the history of the property and if the variances were granted would the applicant continue to seek abandonment of the road right of way which would allow the north setback to be in compliance with the Ordinance. Mr. Moorehead gave the history of the property and stated that he would continue to seek abandonment of the road.

M. Stobie and R. Erhardt, members asked questions about the configuration of the drive car wash bays and the extent of Old McDevitt to the east that could possibly be abandoned. The answers were given by Mr. Svinicki.

Public Comment: None
Correspondents: None

A motion was made by K. Thomson, supported by R. Erhardt, to grant approval of a thirty (30) foot north lot line and eight (8) foot south lot line variance as provided for under Section 7.3., inclusive of A 1-4 and D, noting the lot size as a special circumstance. The motion carried unanimously.

K. Thomson, chairman, reminded the applicant that the granted variances must be acted on within six months.

Election of Officer for 2004. Motion by R. Erhardt and supported by M. Stobie to retain the current slate of officers. The motion carried unanimously.

Chairman: Kevin Thomson, Vice-Chairman: Larry Dunn and Secretary Peg Oman.

Chairman K. Thomson adjourned the meeting at 7:22 p.m.

Respectfully submitted,

Larry O. Dunn, Acting Secretary
Zoning Board of Appeals