

Summit Township Zoning Board of Appeals
Thursday, March 10, 2011

PRESENT: Kevin Thomson, Chairman; James Brunner, Vice Chairman; Larry Dunn, Secretary; Bob Dubois, Township Liaison; George Gancsos, Jr., Tony Hollow, Jane Grover, Alternate and John Worden, Zoning Administrator

ABSENT: Jim Bogie

Chairman, K. Thomson, called the meeting to order on Thursday, March 10, 2011 at 7:00 p.m., in the Township Hall Meeting Room at 2121 Ferguson Road.

A motion was made by B. Dubois, and supported by Tony Hollow, to approve the minutes of the Thursday, September 9, 2010 as written. The motion carried unanimously.

Case #11-03-0001 – Sign Variance (size) – 1821 Spring Arbor Rd. – Kennedy Realty Corporation, Applicant/Owner

A public hearing was held at the request of Kennedy Realty Corporation to install a United States Postal Service Sign of 24 square feet as an addition to the existing Polly's Country Market sign. A variance of 125 square feet from the 200 square feet allowed for a shopping center is being requested. The current sign is approximately 300 square feet.

Applicant representative, Sean Kennedy, explained the property at 1821 Spring Arbor Road has a lease with the Postal Service. Part of the lease requires a sign provided by the Postal Service be installed. The sign provided is 24 square feet. The sign will be attached to the existing Polly's Country Market sign that was erected in 1973 and is a non-conforming sign. Additionally, the Postal Service sign will not impair driving visibility on Spring Arbor Road.

Opposition:

Michael Ross, 1826 Spring Arbor Road, opposed the sign variance. He raised other concerns about signs at Polly's Country Market for businesses that have moved out from their location. He questioned the applicant if the Postal Service sign would be lighted.

Applicant responded saying the sign is not lighted because they do not have night time hours.

Chairman, K. Thomson announced that he has a conflict and will abstain from voting.

A motion was made by J. Brunner, supported by B. Dubois, to approve the variance request of 125 square feet in accordance with 150.367-(B)-(1)(a),(b),(c),(d) and (2),(3),(4) for installation of an additional 24 square feet of sign area for the Postal Service to the existing Polly's Country Market sign at 1821 Spring Arbor Road. The motion carried unanimously. Note: existing sign is 300 square feet.

A motion was made by J. Brunner, supported by L. Dunn to approve the proposed adopted 2011-2012 calendar as presented. The motion carried unanimously.

The election of Officers for 2011 was conducted: Chairman, Vice Chairman, and Secretary.

A motion was made by B. Dubious, supported by J. Grover, to retain Kevin Thomson as Chairman, James Brunner as Vice Chairman and Larry Dunn as Secretary. The motion carried unanimously.

A motion was made by Chairman, K. Thomson, supported by L. Dunn, to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 7:21 p.m.

Respectfully submitted,

Larry Dunn, Zoning Board of Appeals Secretary