

Summit Township Zoning Board of Appeals

August 14, 2003

PRESENT: Kevin Thomson, Chairman; Peg Oman, Secretary; Scott Elliott, Township Board Liaison; Larry Dunn, Marcia Stobie, James Brunner, and John C. Worden, Zoning Administrator.

ABSENT: Ken Strobel, Planning Commission Liaison.

The Meeting was called to order by Chairman Thomson on Thursday August 14, 2003, at 7:00 pm, in the meeting room at Fire Station #2 2507 Spring Arbor Road.

A motion was made by L. Dunn, supported by J. Brunner to approve the minutes of June 12, 2003 as written. The motion carried unanimously.

CASE 03-08-0019 – 1868 Glenshire Drive – Bruce & Laura Porter – Rear and Side Yard – Swimming Pool.

A public hearing was held on August 14, 2003, on the request of Bruce and Laura Porter of 1868 Glenshire Drive Jackson, Michigan 49201 for a rear yard and east side yard variance to allow the construction of a swimming pool.

Mr. Porter explained that the request was necessary because of the location of the septic tank and drain field. Mr. Porter pointed out on the survey the location of the septic tank and drain field. The proposed location of the swimming pool would be in the north east portion of the rear yard.

J. Worden explained that the zoning for the area was Rural Non-Farm (RNF-1) requiring a 35ft. rear yard and a 20ft. side yard setback this is unusual because most platted subdivisions are zoned to allow smaller lot sizes and lesser setbacks. None of the lots in this subdivision meet the minimum lot size or required setbacks. He also noted that swimming pools require the same setbacks as the primary structure.

A motion was made by K. Thomson, supported by P. Oman, to grant approval of a twenty nine (29) foot rear yard and a fourteen (14) foot east side yard variance as provided for under Section 7.3., inclusive of A 1-5 and D noting all of the lot sizes in the subdivision were non conforming, the location of the septic tank and drain filed were not the result of the actions of the Porter's, having purchased the property eight (8) months ago and that granting the variance would not have an adverse impact on the neighborhood. The motion carried unanimously.

There being no further business to come before the Zoning Board of Appeals, a motion was made by K. Thompson and supported by L. Dunn to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 7:20 p.m.

Respectfully submitted,

Peg Oman, Secretary
Zoning Board of Appeals