

Summit Township Zoning Board of Appeals
July 12, 2007

PRESENT: Kevin Thomson, Chairman; Larry Dunn, Vice Chairman; Richard Erhardt, Planning Commission Liaison; Scott Elliott, Township Board Liaison; Patricia Rayl, Alternate; James Bogie, Jack Shelby, and John C. Worden, Zoning Administrator.

ABSENT: James Brunner

The meeting was called to order by Chairman K. Thomson on Thursday, July 12, 2007 at 7:00 p.m. in the Township Hall meeting room at 2121 Ferguson Road.

A motion was made by L. Dunn, and supported by R. Erhardt, to approve the minutes of the Thursday, June 14, 2007 meeting as written. The motion carried unanimously.

CASE 07-05-0006 – Vacant lot south of 5722 Browns Lake Rd. – Both front and rear yard variance to construct a new home – Zoning is Suburban Residential (RS-2) – Edward Hass, Owner and Applicant

Chairman K. Thomson clarified for the record that the Applicant, E. Hass, had already identified himself.

J. Worden added that the Applicant had a new survey performed for the property and the proposed home laid out showing the requested setback variances of twenty five (25) feet front yard (lake side) and ten (10) feet rear yard (road side) variance.

Applicant, E. Hass, thanked the Board for meeting a second time on this application. He also credited his wife, Linda Hass, for all her hard work and for creating the packet that was given to the Board at this meeting.

Chairman K. Thomson complimented Applicant, L. Hass, on the packet, calling it well written and he invited her to make any additional comments to the Board.

Applicant, L. Hass, added, that the proposed house will be built by a licensed contractor, not the applicants. They have a design for the house they want built, and will be obtaining bids from construction companies. Additionally, it is their intent to upgrade and stabilize the crumbling cement sea wall that is on the property.

J. Worden advised the applicants to contact the DEQ before making any upgrades to the cement sea wall.

R. Erhardt questioned if the house would be from a kit.

Applicant, L. Hass, answered that the house would not be from a kit.

L. Dunn questioned if the design was included.

Applicant, L. Hass, answered that the architectural design was included in the packet.

R. Erhardt questioned if trees on the property would be removed.

Applicant, L. Hass, answered that if they are asked to cut down any tree for safety, reasons they would do so.

Correspondence:
None

Public Comment:
None

A motion was made by Chairman, K. Thomson, supported by R. Erhardt, to approve the variance request of twenty five (25) feet front yard (lake side) from the required thirty five (35) feet and ten (10) feet rear yard (road side) from the required twenty (20) feet as it has been laid out in the June 29th, 2007 survey. The footprint of the home, with respect to the proposed construction, has met all the requirements set forth in Section 7.3A 1-4 and Section 7.3 B, D & E of the Ordinance.

L. Dunn abstained from the vote, as he was not present for the original presentation of this application. The motion carried unanimously.

A motion was made by Chairman, K. Thomson, to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Richard Erhardt
Zoning Board of Appeals Secretary