

**Summit Township Zoning Board of Appeals
November 10, 2005**

PRESENT: Kevin Thomson, Chairman; Larry Dunn, Vice Chairman; Diane Weatherwax, Secretary; Richard Erhardt, Planning Commission Liaison; James Bogie, James Brunner and John C. Worden, Zoning Administrator.

ABSENT: Scott Elliott, Township Board Liaison

Chairman K. Thomson called the Meeting to order on Thursday, November 10, 2005, at 7:00 pm, in the Township Hall meeting room at 2121 Ferguson Road.

A motion was made by J. Bogie, and supported by J. Brunner to approve the minutes of July 14, 2005 as written. The motion carried unanimously.

CASE 05-11-0018 – 4614 Francis Street – Bone Island Grille – To allow a deck to be built on the west side (rear) – Applicant F.K Holding Co. Inc. – Owner Karen J. Drushal

A public hearing was held on November 10, 2005, on the request of Karen J. Drushal of 1009 Wildwood Avenue, President of F.K. Holding Co. Inc, located at 4614 Francis Street and also present was Frank Slaby, to allow a deck between and on the rear (west) of the buildings located at 4614 and 4620 Francis Street to be used as an outside dining/entertainment deck. K. Drushal explained the placement of the deck would be flush on the south and would have an emergency exit walkway on the north.

Chairman, K. Thomson, questioned if the land was level in the area of the proposed deck.

Applicant, K. Druchal, responded that it was lower by (9) nine to (10) ten feet and that it would be built up in the construction of the deck.

J. Worden questioned if the applicant owned all the properties on the block.

Applicant, K. Druchal, responded that she owned all but 109 Oak Street.

J. Brunner questioned what the deck would be used for.

Applicant, K. Druchal, responded for patrons of the Bone Island Grille to allow dining/entertainment.

J. Bogie questioned if a live band would perform on the deck.

Applicant, K. Druchal, responded a singer may perform but, due to code restrictions, a live band may not be permitted to perform on the deck.

J. Worden commented that the public assembly law (code) mentioned by the applicant would permit a maximum of (46) forty-six people on the deck at one time with tables and chairs. He also stated outside entertainment requires the approval of the Township Board and the Michigan Liquor Control Commission. An Administrative Site Plan Review approval by the Zoning Department and Building Department is necessary prior to any construction. Compliance with the Township's Noise Ordinance will also be required.

L. Dunn asked how late at night will customers be allowed on the deck.

Applicant, K. Druchal, responded that depending on the time of year, 10:00 or 11:00 pm would be the normal hours.

Correspondence:

Kathy Miller, 109 E. McDevitt, wrote a letter for the application, stating the business has visually improved the Vandercook Lake Community and has brought more activity to other businesses as well.

Mrs. Penn, also in support of the applicant, wrote a letter stating that she hoped the Zoning Board of Appeals would allow the Bone Island Grille to grow as their obvious improvements on the location is proof of their good intentions.

Public Comment:

Carl Golomveski, 109 Oak Street, came to the meeting for more information in response to the letter announcing the application. He asked to see the drawings submitted for the deck and asked if it was going to be fenced in.

Applicant, K. Druchal, responded that there would be a privacy fence across the south side of the proposed deck.

C. Golomveski is in support of the application.

A motion was made by Chairman K. Thomson, supported by J. Bogie, consistent with Section 7.3 A-E, to grant variances for setbacks to the extent necessary to comply with the minimum requirements of the Zoning Ordinance, including nine (9) feet for the west (rear) yard from the required twenty (20) feet, and a 52.7% lot coverage from the maximum 35% to allow the construction of a deck on the west side of the buildings located at 4614 and 4620 Francis Street. The motion carried unanimously.

A motion was made by Chairman K. Thomson, supported by J. Brunner, to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 7:25 p.m.

Respectfully submitted,

Diane Weatherwax
Zoning Board of Appeals Secretary