

Summit Township Zoning Board of Appeals

November 11, 2004

PRESENT: Kevin Thomson, Chairman; Larry Dunn, Vice Chairman; Diane Weatherwax, Secretary; Scott Elliott, Township Board Liaison; James Bogie, James Brunner and John C. Worden, Zoning Administrator.

ABSENT: Richard Erhardt, Planning Commission Liaison

Chairman K. Thomson called the Meeting to order on Thursday November 11, 2004, at 7:00 pm, in the Township hall meeting room at 2121 Ferguson Road.

A motion was made by J. Brunner, and supported by L. Dunn to approve the minutes of the October 14, 2004 Zoning Board of Appeals meeting as written. The motion carried unanimously.

CASE 04-11-0032 – 2009 West Michigan Ave. – Planned Parenthood Sign – Fritz Advertising Company & Planned Parenthood Applicants

A public hearing was held on November 11, 2004, on the request of the applicants Planned Parenthood of 2009 West Michigan Ave. and Fritz Advertising of 8032 Spring Arbor Road, to allow a 48 square foot monument sign to be closer to the front lot line than is allowed by the ordinance. The request is for a zero (0) foot set back requiring a variance of eight (8) feet nine (9) inches.

Rhonda Pickrell, from Fritz Advertising Company of 8032 Spring Arbor Road, spoke on behalf of the applicant. She expressed her company's willingness to work with the board and requested changing the request to a set back of four (4) feet. She then expressed how this difference would positively affect the business and this variance request. The sign would be away from the sidewalk, giving people enough room to walk behind the sign.

Chairman K. Thomson, asked if the new sign would clear the over hang of the building.

Applicant, answered stating the sign would clear the overhang of the building.

J. Bogie, expressed his views on site distance problems.

Applicant, stated that with the proposed placement of the sign no site distance problems would occur.

J. Worden, asked if the current sign on the building would be coming down.

Applicant, replied that the current sign on the building would remain intact, and that the proposed sign would aid traffic going east and west, as they are unable to view the sign on the building until after they have passed the building.

Chairman K. Thomson asked if anyone had comments for or against the request.

J. Worden, responded that Dr. Kyle called earlier in the week and was concerned that the original proposal of zero (0) feet for a setback could cause a hardship on his patients as they would have difficulties seeing oncoming traffic.

Chairman K. Thomson, stated he would like to see at least a variance of five (5) feet for this request giving the applicant 3 more inches to work with.

A motion was made by Chairman K. Thomson, supported by L. Dunn, consistent with Section 7.3 A, 1- 4 and Subsection B., C, and D, to grant a variance of five (5) feet from the required eight (8) feet nine (9) inches allowing for the construction of monument sign. 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 7:20 p.m.

Respectfully submitted,

Diane Weatherwax
Zoning Board of Appeals Secretary