

Summit Township Zoning Board of Appeals
March 11, 2004

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

ABSENT: Richard Erhardt, Planning Commission Liaison.

Chairman Thomson called the Meeting to order on Thursday March 11, 2004, at 7:05 pm, in the Township Hall meeting room at 2121 Ferguson Road.

A motion was made by K. Thomson, and supported by L. Dunn to approve the minutes of January 14, 2004 as written. The motion carried unanimously.

CASE 04-03-0006 – 189 Mohawk – Variance North Lot Line and Total Side Yard – Patrick Matteson Applicant – Attached Garage.

A public hearing was held on March 11, 2004, on the request of Patrick Matteson of 189 Mohawk, to allow the construction of a 25 X 25 foot attached garage closer to the north side lot line and with a total side yard less than is required by ordinance.

Patrick Matteson, applicant, stated that he is an owner of the property. He is proposing to build onto the existing garage to create an attached 25 X 25 foot garage to the house. Due to drainage and space concerns he is proposing to cut back the existing garage by 12" and connect it to the new garage using it as a storage building for lawn equipment. Additionally, there is a fence that was installed by the previous owner that will be 2 foot 6 inches from the new garage.

J. Worden displayed pictures of the property on an overhead to aid the board members questions.

K. Thomson, chairman, questioned if the garage is parallel to the property line.

P. Matteson, responded no to the chairman question.

K. Thomson, chairman, explained Section 7.3 ordinance stating that for this type of request he is hesitant to recommend a variance at the size the applicant is proposing. He asked the applicant if he would consider a garage that is 22 foot X 25 foot

P. Matteson, questioned the dimensions stated by the chairman and asked for clarification on which value was the width and the length.

K. Thomson, chairman, clarified for the applicant that the width in front of the house would be 22 foot.

P. Matteson, stated that this new measurement would not be a problem.

A discussion on proper storm water drainage for the garage was pursued.

K. Thomson, chairman, stated that a condition of a motion for this variance should be that the drainage/run off must go away from the neighbor.

P. Matteson, stated complying with the drainage request would not be a problem.

Public Comment: None

Correspondents:

A neighbor phoned J. Worden and stated he was in favor of the applicant's request.

A motion was made by K. Thomson, supported by J. Brunner, consistent with Section 7.3 A, 1- 4 and Subsection D to grant a variance for an attached garage to be constructed by P. Matteson allowing a (4) feet north side, and a (9) feet total side yard variance with the condition that all water run off be directed away from the house to the north. The motion carried unanimously.

K. Thomson, chairman, reminded the applicant that the granted variances must be acted on within six months.

Russ Youngdahl, Township Supervisor and Kevin Thomson, Chairman on behalf of the Township Board of Trustees and the Zoning Board of Appeals commended Peg Oman, Secretary of the Zoning Board of Appeals for her six years of service. This is her last meeting before she leaves on sabbatical.

A motion was made by K. Thomson, supported by J. Brunner, to elect L. Dunn as the new secretary for the Zoning Board of Appeals. The motion carried unanimously

A motion was made by K. Thomson, supported by L. Dunn, to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 7:35 p.m.

Respectfully submitted,

Peg Oman,
Secretary