

# Summit Township Zoning Board of Appeals

## April 11, 2002

**MEMBERS PRESENT:** Kevin Thomson, Chairman; James Brunner; Larry Dunn; Kathy Lincoln, Secretary; Ken Strobel, Planning Commission Liaison; Peg Oman, and John Worden, Summit Township Zoning Administrator. **ABSENT:** Scott Elliott, Township Board Liaison.

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The meeting was called to order by Chairman K. Thomson on Thursday, April 11, 2002, at 7:00 p.m., in the meeting room at the Township Hall.

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A motion was made by L. Dunn, supported by P. Oman, to approve the minutes of the December 13, 2001, meeting as written. Motion carried unanimously.

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### **CASE #02-04-0008** – 401 Lakeside - Side and Rear Yard Variance – Robert Stadel

A public hearing was held on April 11, 2002, on the application of Robert Stadel for a 1.5 foot side yard variance and a 1.4 foot front yard variance.

Robert Stadel, 401 Lakeside, explained that he needed a side and front yard variance for a 24' x 24' garage.

J. Brunner asked if there had been any consideration of other plans.

L. Dunn asked if the garage was a new addition.

R. Stadel stated yes to both questions.

K. Thomson stated the standard garage size was 20' x 23'.

John Shelby, builder for R. Stadel, stated the standard size for a garage was 24' x 24'. The standard size of a SUV was 18'.

K. Lincoln commented on the lot's narrow size, 90 feet in the back and 83 feet in the front and asked if this was a peculiar situation.

J. Worden said not for this district but under the square footage of a newer district.

R. Stadel stated he did not want to block his or the neighbors' view of the lake.

J. Brunner asked if there were any objections from the neighbors.

R. Stadel said his neighbor was in favor of it.

K. Thomson asked if there was any one in the audience to speak. There was not.

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A motion was made by K. Thomson, supported by J. Brunner, to grant a 1.5 foot side yard variance and a 1.4 foot front yard variance Section 7.3, inclusive of A 1-5. The motion carried.

K. Lincoln opposed.

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**CASE 02-04-0009** – 5710 S. Meridian Road – Sign Size – Douglas Ohm

A public hearing was held on April 11, 2002, on the application of Douglas Ohm for a sign size variance.

Douglas Ohm, 10961 Tacoma Drive, Jerome stated he was asking for a 45.57 square foot variance for a highway sign.

J. Worden stated the Zoning Ordinance interpretation allowed for 80 foot signage. He also mentioned the ordinance was in the process of being amended to allow sign size to be graduated according to the speed limit.

K. Thomson stated that had been done with the church on Oaklane and also with Redeemer Lutheran on Spring Arbor Road.

J. Johnson, Johnson Sign Company, 2420 Lansing Avenue mentioned this was the only area in the township with freeway exposure and the faster the travel the harder it is to read the sign. He asked that the total amount of signage which is 160 feet maximum be reallocated. He said the plan is to use no more than 120 square feet.

K. Thomson asked if there had been any correspondence from the neighbors. J. Worden said no. He asked if there was any one in the audience to speak. There was no one.

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A motion was made by K. Thomson, supported by K. Strobel, to grant a 45.57 foot sign variance under Section 7.3, 1-5. The motion carried unanimously.

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New officers were elected, Kevin Thomson, Chairman; Kenneth Strobel, Vice Chairman; Peg Oman Secretary.

J. Worden mentioned Public Act 177 and explained it had to do with putting into a trust usable land in the Agricultural, Suburban Residential, and the Rural Non Farm Districts. This would be a part of the Zoning Ordinance by November 2002.

There being no further business to come before the Zoning Board of Appeals, a motion was made by K. Thomson and supported by L. Dunn to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 7:47 p.m.

Respectfully submitted,

By: \_\_\_\_\_  
Kathleen Lincoln, Secretary  
Zoning Board of Appeals