

Summit Township Zoning Board of Appeals
August 12, 2004

PRESENT: Kevin Thomson, Chairman; Larry Dunn, Vice Chairman; Richard Erhardt, Planning Commission Liaison; Scott Elliott, Township Board Liaison; and John C. Worden, Zoning Administrator.

ABSENT: Diane Weatherwax, Secretary; James Bogie, James Brunner.

Chairman K. Thomson called the Meeting to order on Thursday August 12, 2004, at 6:55 pm, in the Township Hall meeting room at 2121 Ferguson Road.

A motion was made by K. Thomson, and supported by R. Erhardt to approve the minutes of July 8, 2004 as written. The motion carried unanimously.

Chairman K. Thomson appointed R. Erhardt as acting secretary for the meeting.

CASE # 04-08-0022 – 1312 Warren Avenue – Variance Sign Setback Front Yard – Integrissage (Kelly Trudell Bracey) Applicant and Owner.

A public hearing was held on August 12, 2004, on the request of the owner, Kelly Bracey, and Thomas Nelson of Fritz Advertising Company, 8032 Spring Arbor Road, to allow a 60 square foot, free-standing sign to have a zero setback. The required set back is 17 feet 6 inches which is one-half of the required building setback of 35 feet. T. Nelson explained that if the sign was set back the 17 feet 6 inches the sign would make access to the building difficult as the building setback is only 31 feet. Also, two trees located near the building would block the view of the sign from Warren Avenue, West High Street and Spring Arbor Road. Additionally, the parking spaces located in the road right of way and in front of the building when occupied will block the south view of the sign at any setback.

Written Comments: None

Public Comment:

Thomas Brown of 1320 Warren Ave. opposes the variance request and is concerned for the safety of residents to the south for when exiting their driveways there would not be a clear view of vehicles coming from the north if the setback was zero.

Susan Brownlow of 1309 Warren Ave. is concerned about the heavy traffic in the area and the joggers from Lumen Christi.

Alice Walton of 1940 Warren Ave. is opposed to the request and is concerned about the increasing traffic on Warren Ave. She also asked where employees would park and how many parking spaces are in front of the building on Warren Ave.? Kelly Bracey replied that employees will park in the lower parking lot and there will be four parking spaces on Warren Ave.

Bob Eddy of 1311 Warren Ave. requested that if the variance was granted that the setback be greater than zero.

Linda Brown of 1320 Warren Ave. is opposed to any variance request.

Richard Erhardt, Board Member, inquired if the sign could be smaller than the proposed 60 square feet. Tom Nelson replied that if smaller the names on the sign would be difficult to read and the sign area is less than the allowed 80 square feet.

A motion was made by Chairman K. Thomson, supported by L. Dunn, consistent with Section 7.3 A, 1- 4 and Subsection C, D & E, to grant a east lot line variance of 12 feet 6 inches allowing for the placement of a 60 square foot free standing sign. The setback would be 5 feet to leading edge of the sign from the east property line. The original request was for a zero setback. The motion carried unanimously.

CASE # 04-08-0023 - 3637 Spring Arbor Road – Redeemer Lutheran Church – Variance Sign Height – Redeemer Lutheran Church/ Donald Ward Representative.

A public hearing was held on August 12, 2004, on the request of the Redeemer Lutheran Church of 3637 Spring Arbor Road, to allow a 33.25 square foot, free-standing identification and electronic messaging sign to be 4 feet 6 inches higher than the allowed 8 feet. Donald Ward of 1200 North Dearing Road, a representative of the church, stated that the new sign and other improvements were part of a gift to the church. The increased height was being requested because of the location of the sign on the property, the elevation difference from Robinson Road to the west part of the church property and the speed of vehicles on Spring Arbor Road.

Written Comments: None

Public Comment: None

John Worden, Zoning Administrator, stated that there was a conflict in the Zoning Ordinance concerning the allowable height of the sign as it pertains to the electronic messaging part. The conflict is between Section 5.2.7 Permitted Signs in Residential Districts, subsection B, in part states: Where an announcement bulletin as permitted in Section 5.2.4(c) herein, is combined, said identification shall not exceed eight feet in height and Section 5.2.3 General Sign Regulations: subsection A (3) in part no sign described in this subsection shall be located closer than ten feet of ground level.

A motion was made by Chairman K. Thomson, supported by S. Elliott, consistent with Section 7.3 A, 1-4 and Subsection B, C, D & E to grant a height variance of 4 feet 6 inches allowing a free standing identification and electronic messaging to be 12 feet and 6 inches in height. The motion carried unanimously.

The meeting was adjourned by Chairman K. Thomson at 7:22 p.m.

Respectfully submitted,

Richard Erhardt
Zoning Board of Appeals Acting Secretary