

SUMMIT TOWNSHIP BOARD MEETING
March 30, 2004 – 7:00 P.M.

PRESENT: Russ Youngdahl, Supervisor; Robert DuBois, Clerk; Douglas Hoyt, Treasurer; and Trustees Gordon Heins, Sean Kennedy, Scott Elliott and Rick Wilson.

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PUBLIC HEARING:

Public Hearing was held at 6:45 p.m. on the proposed Budget for the period April 1, 2004 to March 31, 2005. Supervisor Youngdahl opened the Public Hearing and reviewed the budget as presented. There were no public comments. The Public Hearing was declared closed on a motion by DuBois, supported by Hoyt and carried by unanimous vote at 6:53 p.m.

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CALL TO ORDER:

The regular meeting was called to order by the Supervisor on Tuesday, March 30, 2004, at 7:00 p.m. at the meeting room of the Township Hall.

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APPROVAL OF MINUTES:

Motion by Heins, supported by DuBois and on roll call vote unanimously carried to approve minutes of the February 10, 2004 Regular Board Meeting.

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APPROVAL OF ACCOUNTS PAYABLE:

Motion by Hoyt, supported by Wilson and on roll call vote unanimously carried that the accounts payable, totaling \$319,459.31 (General Office \$3,143.36; Fire Department \$8,781.64; Water Operation & Maintenance \$52,438.35; Sanitary Sewer Operation & Maintenance \$51,648.47; Street Lights \$10,725.89; and bills paid from February 11, 2004 through March 30, 2004 in the amount of \$192,721.60) all as itemized and attached to these minutes be approved.

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APPROVAL OF MONTHLY DEPARTMENTAL REPORTS:

Motion by DuBois, supported by Hoyt and on roll call vote unanimously carried that the monthly reports (Building, Electrical, Fire, Police and Water and Sewer) be approved for filing.

Supervisor Youngdahl and Chief Hendges recognized Captain Thornton and Firefighter Todd for their exemplary effort in the saving of a baby. A "Star of Life" was presented to each firefighter and recognition by all Township Trustees.

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PUBLIC COMMENTS:

David Lady of Napoleon Township, candidate for District Judge
Greg Wilson, 684 Leo Road, County Commissioner District 11

OLD BUSINESS: NONE

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NEW BUSINESS:

APPROVAL – REZONING – MCCAIN ROAD WEST OF PARAGON ACADEMY

RS-2 TO PR-1

CASE#04-02-0004

Public Hearing was held by the Planning Commission on February 17, 2004 on the request of applicant, Kicking Eagle Enterprise, represented by Steve Ladwig, to rezone 35 acres north of McCain Road and west of Paragon Academy from Suburban Residential (RS-2) to Planned Residential (PR-1). The purpose is to build attached condominiums totaling 155 units. The Planning Commission unanimously recommended to the Township Board approval of the rezoning of approximately 35 acres from Suburban Residential (RS-2) to Planning Residential (PR-1).

Motion by DuBois, supported by Hoyt and on roll call vote unanimously carried to approve rezoning of approximately 35 acres from Suburban Residential (RS-2) to Planned Residential (PR-1). (Copy attached hereto.)

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APPROVAL – SITE PLAN - STONE RIDGE DEVELOPMENT GROUP

WEST OF TANGELWOOD SUBDIVISION

CASE#04-03-0010

Pubic Hearing was held by the Planning Commission on March 16, 2004 on the request of Stone Ridge Development Group to review the Site Plan for single family home site condominiums to be named "Stone Ridge Meadows". The Planning Commission unanimously recommended to the Township Board approval of the Site Plan subject to requests of the Jackson County Road Commission, Jackson County Drain Commissioner, Summit Township Department of Public Works, and the Jackson County Airport; as well as meeting requirements of the Jackson County Road Commission for road connection.

Motion by Hoyt, supported by Elliott and on roll call vote unanimously carried to approve the Site Plan subject to requests of the Jackson County Road Commission, Jackson County Drain Commissioner, Summit Township Department of Public Works, and the Jackson County Airport; as well as meeting requirements of the Jackson County Road Commission for road connection. (Copy attached hereto.)

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APPROVAL – SITE PLAN – STONE RIDGE DEVELOPMENT GROUP

NORTH OF MCCAIN ROAD AND WEST OF PARAGON ACADEMY

CASE#04-03-0011

Public Hearing was held by the Planning Commission on March 16, 2004 on the request of Stone Ridge Development Group to review the Site Plan for attached multi-family condominiums to be named "Stone Ridge Creek". The Planning Commission unanimously recommended to the Township Board approval of the Site Plan subject to requests of the Jackson County Road Commission, Jackson County Drain Commissioner, Summit Township Department of Public Works, and the Jackson County Airport; as well as meeting requirements of the Jackson County Road Commission for road connection.

Motion by Heins, supported by Elliott and on roll call vote unanimously carried to approve the Site Plan subject to requests of the Jackson County Road Commission, Jackson County Drain Commissioner, Summit Township Department of Public Works, and the Jackson County Airport; as well as meeting requirements of

the Jackson County Road Commission for road connection. In addition to contingencies set forth by the Planning Commission the Developers must comply with the Summit Township Ordinance requiring all roads to be built to Jackson County Road Commission public road standards and provide the Township with a letter stating roads will be built to Summit Township road standards. (Copy attached hereto.)

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APPROVAL – SITE PLAN – BROOKSTONE CONDOMINIUMS
HORTON AND VROOMAN ROAD
CASE#04-03-0008

Public Hearing was held by the Planning Commission on March 16, 2004 on the request of Art Bruemmer to review the Site Plan for single family Brookstone Condominium development. The Planning Commission unanimously recommended to the Township Board approval of the Site Plan subject to requests of the Jackson County Road Commission, Jackson County Drain Commissioner, Summit Township Department of Public Works, and with the understanding that the setback increase to 40 feet for lots 12 through 21.

Public Comments:

- Rose Mary Herbert, 4994 Mapledale Road
- Desmond Herbert, 4994 Mapledale Road
- Fred Marshall, 4250 Horton Road

Motion by DuBois, supported by Elliott and on roll call vote unanimously carried to approve the Site Plan subject to requests of the Jackson County Road Commission, Jackson County Drain Commissioner, Summit Township Department of Public Works, and with the understanding that the setback increase to 40 feet for lots 12 through 21. (Copy attached hereto.)

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APPROVAL – SITE PLAN – CHERRY HILL CONDOMINIUMS
HORTON AND VROOMAN ROAD
CASE#04-03-0012

Public Hearing was held by the Planning Commission on March 16, 2004 on the request of Art Bruemmer to review the Site Plan for Cherry Hill Condominiums. The Planning Commission recommended to the Township Board approval of the Site Plan subject to requests of the Jackson County Road Commission, Jackson County Drain Commissioner, Summit Township Department of Public Works, and with the understanding that additional appropriate green belt be planted before occupancy of the west end units as well as rear yard setback of 39 to 40 feet on the west end units.

Public Comments:

- Rose Mary Herbert, 4994 Mapledale Road
- Desmond Herbert 4994 Mapledale Road
- Fred Marshall, 4250 Horton Road

Motion by Heins, supported by Elliott and on roll call vote unanimously carried to table all action on the Site Plan Review of attached condominiums, Cherry Hill Condominiums, and remand back to Summit Township Planning Commission for clarification on rear yard setback on the west end units. (Copy attached hereto.)

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APPROVAL – SITE PLAN – CONVENIENCE STORE AND GAS STATION
2700 SOUTH MERIDIAN ROAD

CASE#04-03-0009

Public Hearing was held by the Planning Commission on March 16, 2004 on the request of R.W. Mercer to review the Site Plan for the construction of a convenience store and gas station. The Planning Commission unanimously recommended to the Township Board approval of the Site Plan subject to requests of the Jackson County Road Commission and Jackson County Drain Commissioner, and with the understanding that additional landscaping must be installed.

Motion by DuBois, supported by Wilson and on roll call vote unanimously carried to approve the Site Plan subject to requests of the Jackson County Road Commission and Jackson County Drain Commissioner, and with the understanding that additional landscaping must be installed. (Copy attached hereto.)

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APPROVAL – CONDITIONAL USE PERMIT – MASSAGE THERAPY
2505 SPRING ARBOR ROAD

CASE#04-04-0007

Public Hearing was held by the Planning Commission on March 16, 2004 on the request of Kelly Trudell Bracey for Conditional Use Permit to operate a massage therapy clinic. The Planning Commission recommended to the Township Board approval of the Conditional Use Permit with no restrictions.

Public Comment:

Tom Brown, 1320 Warren Avenue
Kelly Trudell Bracey, 2505 Spring Arbor Road

Motion by Hoyt, supported by Heins and on roll call vote carried to approve the Conditional Use Permit to operate a massage therapy clinic with no restrictions. Ayes: Hoyt, Heins, Wilson, Youngdahl and DuBois. Nays: Elliott and Kennedy. (Copy attached hereto.)

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APPROVAL – AMENDED BUDGET YEAR END MARCH 31, 2004

Motion by Hoyt, supported by Elliot and on roll call vote unanimously carried to approve the amended Budget for year end March 31, 2004. (Copy attached hereto.)

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APPROVAL – ADOPTION OF BUDGET – APRIL 1, 2004 TO MARCH 31, 2005

Motion by Heins, supported by Hoyt and on roll call vote unanimously carried to approve adoption of April 1, 2004 to March 31, 2005 Budget as presented. (Copy attached hereto.)

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APPROVAL – LOT SPLIT – PARTS OF LOTS 65, 66 AND 67
GRAND VIEW SUBDIVISION

Motion by Heins, supported by Youngdahl and on roll call vote carried to approve the Lot Split of parts of lots 65, 66 and 67, Grand View Subdivision, contingent upon the completion of a survey of the split to clarify the concern with prior deed descriptions and with copy of the final survey provided for this office. Ayes: DuBois, Hoyt, Heins, Elliott, Youngdahl and Wilson. Nays: Kennedy. (Copy attached hereto.)

APPROVAL – NATURAL LANE STREET LIGHT DISTRICT

Public Hearing was held on the establishment of Special Assessment Roll for Natural Lane Street Light District. No public comments.

Public Hearing was closed by Supervisor Youngdahl.

Motion by Elliott, supported by Hoyt and on roll call vote unanimously carried to approve petition for Natural Lane Street Light District and direct Assessor Clark to prepare Assessment Roll to be presented at the May Board Meeting. (Copy attached hereto.)

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APPROVAL – PURCHASE – GIS SOFTWARE

Motion by Hoyt, supported by Heins and on roll call vote carried to approve the purchase of Geographic Information System (GIS) Software and Support in the amount of \$8,600.00 and commitment to the Jackson Community GIS. Ayes: Youngdahl, Wilson, DuBois, Hoyt, Elliott and Heins. Nays: Kennedy. (Copy attached hereto.)

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APPROVAL – ROAD CONSTRUCTION FIVE (5) YEAR PLAN

Motion by Elliott, supported by Heins and on roll call vote unanimously carried to approve the Proposed Five (5) Year Local Road Construction Program with expenditures not to exceed \$50,000.00 for the 2004-2005 year. (Copy attached hereto.)

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APPROVAL – MEETING CALENDAR – APRIL 1, 2004 TO MARCH 31, 2005

Motion by DuBois, supported by Hoyt and on roll call vote unanimously carried to approve the Township Board Meeting calendar dates for April 1, 2004 to March 31, 2005. (Copy attached hereto.)

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OTHER BUSINESS:

Pubic Comment: Steve Shotwell, County Commissioner District 7

Closed Executive Session: Motion by DuBois, supported by Hoyt and on roll call vote unanimously carried to enter into Closed Executive Session at 8:35 p.m. Returned to Open Session at 9:18 p.m.

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ADJOURNMENT: There being no further business to come before the Board, the Supervisor adjourned the meeting at 9:20 p.m.

All of Which I Certify,

Robert D. DuBois, Clerk

