

Summit Township Planning Commission

September 19, 2017

Members Present: Raymond McQuillan; Chairman, George Gancsos Jr., Laurie Cunningham, Richard Erhardt, Thomas Biela, Mark Cesarz, Jack Shelby; Secretary, and John Worden; Summit Township Zoning Administrator.

Members Absent: Allan Hooper and Todd Emmons, Township Board Liaison

The Meeting was called to order by Raymond McQuillan; Chairman, on September 19, 2017 at 7:00pm in the Fire Department Training Room at 2121 Ferguson Rd.

A motion was made by R. Erhardt, supported by L. Cunningham to approve the minutes of the August 15, 2017 Planning Commission meeting as presented. The motion carried unanimously.

Also Present Jerry Deluca.

Case #17-09-0020 Site Plan Review- Dollar General- Development of a 9100 Sq Ft Retail facility that includes landscaping and parking upgrades. Vacant land is on Weatherwax Rd. north of the Car Wash.

Present for Dollar General; Peter Oleszczuk, Developer from West Wind and Jason Raleigh, site engineer from AR Engineering.

Jason Raleigh had plans present to discuss the project, Ordinance calls for 39 parking spaces plus 2 for employees, He stated Dollar General only needs 30 Parking Spaces.

R. McQuillan concerned about Weatherwax Rd. being a busy street does not want to have cars waiting to get in because of parking.

Gerry Deluca reviewed the plans square footage and the required parking spaces are 39 spaces with 2 more for employees for a total of 41. Deluca removed the storage area and bathrooms and still comes up 7700 Sq Ft, which with the 25% reduction it would still be 31 spaces. Jason states the architect comes up with 7343 sq footage, per dimensions. Deluca states there are no dimensions on the Plans

Tom Biela – stated dimensions take precedent over scale.

Pete Oleszczuk stated Dollar General does not need more than 30 parking spaces

George Gancsos Jr., - how does Dollar General determine the amount of parking spaces needed.

Pete Oleszczuk - they are based on transactions per hour in store.

R. McQuillan concerns if store closes later and new store comes in, and they would need more parking spaces and would like to have in the plans a designated deferred parking area.

Pete Oleszczuk would be able to include deferred parking, it would be along the Northwest side.

Tom Biela questioned if any extension of sanitary is required. John Worden advised there is not. DPW letter explains there would be no expense to the Township for expansion of sanitary sewer.

Gerry Deluca- Questioned handicap parking and to make sure parking spaces are 10' as required and shown on plans, along with lighting requirements.

Pete Oleszczuk- Lighting will be on Building only and the Sign will be internally lit. They will be on a timer, when store closes the light go out one hour later. The parking lot lights will be downward facing LED lights on a timer, will turn off an hour after closing with the exception of a couple security lights.

Tom Biela- Is the Road Commission and Drain commission in approval.

John Worden- Drain Commissioner has granted approval subject to a flow agreement regarding run off on adjacent property. The Road Commission's new policy will not give approval until Planning Commission and Drain Commission make their motions of recommendation.

Jason Raleigh- All parties will be informed, noted that run off would not exceed what has been the normal before construction.

John Worden- requested clarification of the revised elevation design with a peak being added and red 4" brick.

Pete Oleszczuk and Jason Raleigh presented the new design- Will have a peak in middle of building to tie in with other existing store fronts in the area, Exterior will have ribbon wall wainscot with a red split faced block, red concrete Bella brick block.

Tom Biela- Asked about semi deliver hours

Pete Oleszczuk- Usually one time per week in the morning or late afternoon, an hour max to unload.

Jeff Anderson attorney for the Phillips family was in audience, he praised the owner of property said they always have cooperated with the Township, and would not want to lose this project over parking issue.

George Gancsos Jr. and Dick Erhardt requested the plans show deferred parking and have 31 spaces besides the deferred.

Pete Oleszczuk and Jason Raleigh will show deferred parking area on site plan.

John Worden – requested a PDF of the new elevation and deferred parking with corrected handicap 10' spaces on 3 new sets site plan, also make some general corrections on title sheet regarding utilities.

Tom Biela- requested that foot print dimensions be added to the plans.

Jason Raleigh- Will add floor plan and elevation sheet to the complete site plan set. Corrections will be made.

Tom Biela- what is the proposed time schedule

Pete Oleszczuk- Will need to get approval through Road Commission (JDOT) first, generally 45 to 90 days.

Motion was made by R. Erhardt, and supported by T. Biela to recommend to Township Board approval of the Site Plan for Dollar General, to construct a 9100 Sq ft general retail facility on vacant land on Weatherwax Road. Subject to the requirements and compliance with the Jackson County Drain Commissioner, Summit Township DPW and Fire Departments and any requirements of the Jackson County Department of Transportation, clarifications to the LED lighting, adding new elevations and floor plan, addition of (1) more parking space, deferred parking spaces, KNOX Box for the Fire Department. The motion was carried unanimously.

A motion to adjourn meeting at 7:50 pm by R. McQuillan, supported R. Erhardt. Motion carried unanimously.

Respectfully submitted,

Jack Shelby, Secretary

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