

# Summit Township Planning Commission

January 17, 2017

**Members Present:** Raymond McQuillan; Chairman, Jack Shelby; Secretary, Stephen Artz, Richard Erhardt, George Gancsos Jr., Allan Hooper, Thomas Biela, and John Worden; Summit Township Zoning Administrator.

**Members Absent:** Todd Emmons, Township Board Liaison; and Laurie Cunningham

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The meeting was called to order by Raymond McQuillan; Chairman, on January 17, 2017 at 7:00 p.m. in the Township Hall meeting room at 2121 Ferguson Rd.

A Motion was made by George Gancsos Jr, supported by Stephen Artz to approve the minutes of the Tuesday, October 18, 2016 Planning Commission Meeting. The motion carried unanimously.

A Motion was made by Richard Erhardt, supported by Thomas Biela to elect the current Board of officers for the 2017 year. The motion carried unanimously.

A motion was made by Allan Hooper, supported by George Gancsos Jr. to adopt the Meeting Calendar for 2017 & 2018, as presented by John Worden. The motion carried unanimously.

## **Amendments to the Zoning Ordinance**

### **Chickens 150.153**

James and Robin VerCande, 2323 Kibby Rd. asked to look at the amendment to the Ordinance. They stated their neighbor has no objections to their having chickens commented on the number of 5 chickens allowed stating that when purchasing chicks you have to buy 6 at a time.

A Hooper asked where the Napoleon chicken amendment to their Zoning Ordinance originated.

J. Worden replied that he was not sure where the language came from.

T. Biela asked in what districts, will chickens be allowed.

J. Worden replied chickens will be allowed in all residential districts if they meet the requirements of the Ordinance.

T. Biela asked if the amendment, should have language concerning the humane treatment of animals.

R. McQuillan, Chairman, stated that the humane treatment of animals should be implied and applies to all animals.

J. Worden replied that if a complaint is received on the treatment of animals it is forwarded to Jackson County Animal Control.

T. Biela discussed the number of chickens and life span.

A. Hooper stated that he felt five chickens is adequate

J. VerCande reiterated that six chickens is a good number because when purchasing chickens most are sold in lots of six.

R. Erhardt asked how many residents currently have chickens.

J. Worden stated he was not sure but would guess 10 or more.

General discussion on the 100 feet requirement to any residential structure and if chickens be allowed in all zoned areas. As long as the property owner has a minimum of 1 acre it would be allowed except where prohibited by private restrictions on the use of property, and it would have to meet the requirements outlined in the Ordinance. The Planning Commission would not be the ones enforcing. If a complaint were brought up it would go to the Township Ordinance Enforcement Officer.

John Worden informed the VerCande`s that amendment would go to the Jackson County Planning, 2<sup>nd</sup> Thursday in February and then to the Summit Township Board meeting, 4<sup>th</sup> Tuesday in March.

A Motion made by Allan Hooper, supported by Tom Biela to approve the Amendment (Chickens) 150.153, with the change of item #1 of five (5) chickens allowed to six (6) chickens. The motion was carried unanimously.

### **Temporary or Seasonal Use 150.173**

John Worden informed the Board the need of this amendment. Currently, for a person to a have a temporary/seasonal stand they would have to go before the Zoning Board of Appeals. It is a long process and expensive, and in most instances the event would be over by the time they went through the process.

A motion was made by Stephen Artz, supported by George Gancsos Jr. to approve the Amendment Temporary or Seasonal use 150.173 as written. The motion was carried unanimously.

### **Off Street Parking 150.219 subsection (E)**

John Worden informed Board the main area of addition to this amendment is proper draining to abutting properties and addition of allowing milling or gravel at the discretion of the Planning Commission during the site plan process. Porous asphalt or concrete will also be allowed if recommended by the Jackson County Drain Commissioner, Adding Items H, I, J, K.

A motion was made by Allan Hooper, supported by Richard Erhardt to approve the amendment as written. The motion was carried unanimously.

### **Condominiums 150.276 Subsection (C) add (3)**

The Zoning Administrator may approve an amendment to an approved site plan which alters, or changes, the area, size dimensions or lot lines of a lot or unit but only in the following circumstances as enumerated in the amendment. Board discussion: Question about granting Zoning Administrator authority. If not qualified that could be a problem.

Board has concerns about changes not being recorded. John Worden stated condo documents have to be filed with the assessor, the Jackson County Register of Deeds, and the amended Master Deed filed with the State. R. McQuillan suggests if Zoning Administrator approves an amendment without site plan approval a written record should be made by Zoning Administrator.

A motion was made by Stephen Artz, supported by George Gancsos Jr. to approve the Amendment with the following language to be added as (d), To the extent that the Zoning Administrator exercises discretion granted under subsection 150-276 the Zoning Administrator will file a report with the Township Board. The motion carried unanimously.

### **General Board Discussion**

John Worden informed the Board of future presentation for a contract zoning request on Spring Arbor Rd: 2 story condo a mixed-use building.

There will be a site plan review class at Napoleon Township, March 8, 2017 5:30 – 9:00 pm. Anyone interested in attending let John Worden know. The class is \$85.00 and the Township would cover the cost. Chairman McQuillan and Allan Hooper would both be gone in February.

### **Adjournment:**

Motion by Richard Erhardt, supported by Stephen Artz to Adjourn at 8:06. The motion carried unanimously.

Respectfully submitted,

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Jack Shelby, Secretary

Summit Township Planning Commission

