

## Summit Township Planning Commission

March 21, 2017

**Members Present:** Raymond McQuillan; Chairman, Stephen Artz, Richard Erhardt, George Gancsos Jr, Allan Hooper, Thomas Biela, Laurie Cunningham, Todd Emmons; Township Board Liaison, and John Worden: Summit Township Zoning Administrator.

**Members Absent:** Jack Shelby; Secretary

---

The meeting was called to order by Raymond McQuillan; Chairman, on March 21, 2017 at 7:00p.m. in the Township Hall Meeting room at 2121 Ferguson Rd.

A motion was made by George Gancsos Jr, supported by Richard Erhardt, for Allan Hooper to be acting secretary for tonight's meeting. The Motion carried unanimously.

A motion was made Thomas Biela, supported by Richard Erhardt to approve the minutes of the January 17, 2017 Planning Commission meeting as presented. The motion carried unanimously.

---

### **Case #17-03-0005 Site Plan Review-2045 E South St- Dunkin Donuts- Kelly Fuels**

Site Plan Review Application: Kelly Fuels is proposing to add an additional 2,392 SF of restaurant with combined storage for the Convenience Store. There will be additional upgraded restrooms and a Dunkin Donuts moving into the new space and will have a drive thru.

Richard Tallman, Kelly Fuels and Brian Meyer, R.W. Mercer, were present at the meeting and spoke on the proposed site plan. No others were in attendance.

T Biela asked about the plans for new and upgraded septic and drain fields. Mr. Meyer has spoken with the Health Department and plans for moving or upsizing the tanks and adding to the drain field are being reviewed.

R. Erhardt asked about the well. Mr. Meyer stated that there is no well as they will be connecting to the Summit Township water system with a new 2 inch water service for Dunkin Donuts. The building will be sharing the septic/sewer and will have two separate lines to the water well.

T. Biela asked John Worden if he saw any concerns with the site plan, Worden did not.

R. Erhardt and R. McQuillan asked about the electrical and suggested having two separate meters for the business's as each could have separate rates and if using the same meter will not be able to charge accordingly.

R. McQuillan read e-mails submitted from the Jackson Co. Road Commission and County Drain Commission stating the plans meet and exceed requirements with no other permits required.

A. Hooper asked John Worden if plans meet requirements for parking. John stated they do.

T. Emmons stated he knows both Rich Tallman and Mark Meyer/RW Mercer and that they will meet and exceed every criteria that needs to be met.

A motion was made Allan Hooper, supported by Richard Erhardt to approve the site plan contingent upon compliance with the requirements of the Jackson County Drain Commissioner, Jackson County Department of Transportation, Jackson County Health Department and Summit Township DPW for 2045 E south St-Dunkin Donuts- Kelly Fuels. The motion carried unanimously.

The planning commission is an advisory board to the Township Board that will have the final action on approving.

---

**Other Business; None**

**General board discussion;** Region 2 Planning involvement with site plans.

---

Motion by Stephen Artz, supported by Richard Erhardt to adjourn at 7:22 p.m. The motion carried unanimously.

Respectfully submitted,

---

Allan Hooper, Acting Secretary

Summit Township Planning Commission

