

# Summit Township Planning Commission

October 16, 2001

**MEMBERS PRESENT:** Ronald Whitaker, Chairman; Mary Ann Hitt, Township Board Trustee; Richard Erhardt; Robert Simmons; Patrick Dunigan; Kenneth Strobel, Zoning Board Liaison, Stephen Artz; Dennis Hacket; and Raymond McQuillan. Also present was John C. Worden, Summit Township Zoning Administrator.

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The meeting was called to order by Chairman R. Whitaker on Tuesday, October 16, 2001, at 7:00 p.m., in the meeting room at the Township Hall.

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A motion was made by M. Hit, supported by R. Erhardt, to approve the minutes of the August 21, 2001 meeting as written. Motion carried unanimously.

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**CASE 01-10-0032 – Site Plan Change/Renewal – Art Brumer**

J. Worden stated the property owner was not here and he had not provided the township with a letter of authorization. Worden suggested the matter be tabled.

A motion by S. Artz, supported by K. Strobel, to table the site plan for up to sixty (60) days. Motion carried unanimously.

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**CASE 01-10-0033 – Site Plan Renewal – 2000 Spring Arbor Road Building #2 Dave Garcia** – Original request #00-03-0006 03/21/00

J. Worden explained the original application was dated March 2000 and had expired. Worden spoke about the concerns Margaret Styles, a resident of the area, has about the lights from the building and cars causing a disturbance to the homeowners on 19<sup>th</sup> and 20<sup>th</sup> Streets.

R. Whitaker asked Dave Garcia if the building was the same as on the original request. Garcia said yes.

S. Artz asked about maximum lot coverage. Worden said the ordinance states 30% maximum lot coverage for the building. The building covers 14% of the lot. This doesn't include parking

Worden stated the buffer requested is a fence from the corner of the existing fence to the northwest end of the parking lot.

P. Dunigan asked what type of fence is required by the ordinance. Worden replied that the ordinance doesn't specify what type.

Margaret Styles, 916 20<sup>th</sup> Street said at the moment there isn't much of a buffer.

Worden said the Planning Commission could recommend a fence higher than six (6) feet. D. Garcia said there was already a six (6) foot high fence.

When asked what she wanted for a buffer, M. Styles said something between "them" and the parking lot. Worden explained to Styles that the buffer decided on tonight will stand.

Whitaker asked Garcia to state his preference. He said he would prefer pine trees. Styles said that would be ok.

A motion by R. Erhardt, supported by M. Hitt, to recommend to the Township Board renewal of the site plan with evergreens from the fence line to the end of the parking lot. Motion carried with K. Strobel voting no.

**Case 01-10-0034 – Site Plan 2507 Spring Arbor Road  
Fire Station – Summit Township**

Janette Woodard, Dabbert and Fleming, explained the site plan for Fire Station #2. It will be a pre-engineered building, additional screening evergreens, re-grading to keep the run off on the site.

Artz asked if construction would take place while working out of the existing building. Fire Chief Hedges said there should be no problem with that.

Woodard said there would be a voting site and meeting room in the new building.

Worden said the station would be a backup center if anything happens to the township office.

Strobel asked if the twelve (12) foot doors would be adequate in the future. Hedges said the highway limit is 13' 6".

Janette Woodard had a discussion Janet Brown about Brown's concerns.

There were no letters from the Jackson County Drain Commission or the Road Commission.

A motion by K. Strobel, supported by P. Dunigan to recommend to the Township Board approval of the site plan as presented and contingent upon receipt of the letters from the Drain and Road Commissions.

Motion carried unanimously.

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**Case 01-10-0034 Site Plan behind 1256 E McDevitt  
Summit Township**

Janette Woodard, Dabbert and Fleming, explained the site plan for the Department of Public Works (DPW) building. The property is located behind Summit Lanes and there is a driveway next to Summit Lanes parking lot for access to the property.

Erhardt asked what the building would be used for. Worden said to consolidate storage of supplies and equipment. At the present time the township rents several storage trailers.

There were no letters from the Jackson County Drain Commission or the Road Commission.

R. Erhardt asked if this was also a pre-engineered building and is it was the only building. R. Failing, DPW Superintendent said yes.

A motion by P. Dunnigan, supported by M. Hitt to recommend to the Township Board approval the site plan as presented and contingent upon receipt of the letters from the Drain and Road Commissions. Motion carried unanimously.

There being no further business to come before the Planning Commission, a motion was made by R. Whitaker, supported by M. Hit to adjourn. The motion carried. The meeting adjourned at 7:45 p.m.

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Respectively submitted by:

Dennis Hackett, Secretary

DH/jkw