

SUMMIT TOWNSHIP PLANNING COMMISSION

October 21, 2008

MEMBERS PRESENT: Raymond McQuillan, Chairman; Robert Simmons, Vice Chairman; Gordon Heins, Township Board Liaison; Natalie Stopyak, Recreation Planning Commission Liaison; Richard Erhardt, Zoning Board of Appeals Liaison; Stephen Artz, George Gancsos and John Worden, Summit Township Zoning Administrator.

MEMBERS ABSENT: Dennis Hackett, Secretary; Patrick Dunigan

The meeting was called to order by R. McQuillan, Chairman, on Tuesday, October 21, 2008 at 7:00 pm in the Township Hall meeting room at 2121 Ferguson Road.

Chairman Ray McQuillan appointed Richard Erhardt as Acting Secretary in the absence of Secretary Dennis Hackett.

A motion was made by G. Heins, supported by R. Simmons, to approve the July 15, 2008 minutes of the Planning Commission as written. The motion carried unanimously.

Review Land Use Plan Draft

J. Worden gave an overview of the Land Use Plan Draft, and discussed the census information that was used. Note: Land Use Plan is now titled Master Plan.

Grant Bauman, Region 2 Planning, provided the commission with two (2) handouts: Capital Improvements Programming Appendix D and Summit Township Draft Master Plan Approval & Adoption Process.

He discussed the process for adoption of the Master plan as follows:

The draft Master Plan is presented to the commission for review and make necessary changes. Upon completion of the changes the draft Master Plan will be submitted to the Township Board for approval by resolution. If the Board approves the draft Master Plan it will then be submitted to all communities who received the Notice of Intent and will be online at the Region 2 and Summit Township websites. During the following sixty-three (63) days the plan will be available for people to review and comment on. Withstanding any substantial changes the draft Master Plan will go before the Planning Commission at a public hearing for discussion and approval. As an optional step, the Township Board may adopt the Master Plan, making it a Township Blue Print.

Changes made to the Master Plan include the following:

1. An introductory chapter was added, including section on why plan, what is a master plan, and MPEA (Michigan Planning Enabling Act) and MZEA (Michigan Zoning Enabling Act) compliance.
 2. Maps (e.g., location, base, soils, hydrology, existing land use, agricultural & open lands, built-up lands, future land use, zoning were created or updated.
 3. Sections on hazard mitigation and arts and cultural opportunities were added. The Hazard Mitigation Plan listed events and were ranked on the likeliness of those events happening and the potential damage to the community.
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4. The population chapter was updated to the 2000 census, utilizing demographic data gathered for a recent update to the Townships Recreation Plan. The existing chapter (1990 information) was placed in an appendix.
 5. Land use information was updated to the Year 2000. Aerial photography from MSU was used to obtain this information. Information is displayed as different maps within the plan. Color versions of the maps will be available online.
 6. A zoning plan has been developed including sections on what a zoning plan is, zoning district summaries, dimensional standards, rezoning criteria, and the relationship of future land use categories to zoning districts.
(This is a requirement from the MZEA and MPEA and is provided in Appendix A. A copy of the zoning map, the dimensional standards for each district (pg 146 of zoning ordinance), and the criteria for re-zonings. Relationship of the zoning to the future land use categories of the future land use map.)
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R. McQuillan, Chairman, requested a map to show Summit Township utilities.

J Worden, requested the newer zoning map be used and directed G. Bauman to the Community GIS department. Additionally, a correction on B2 – 'Plant' should be 'Plan'.

S. Artz, asked Grant to review Pg 32 and B2 on Growth, stating the two sections are contradictory in nature. Additionally, he questioned the intent of the commission for reviewing on a yearly basis this plan as mentioned on Page 2 of the Living Document section.

G. Bauman will change the section on Page 2 to read "on a regular basis".

R. Simmons pointed out a missing word on Page 7, second paragraph, seven lines down and requested adding the word "that".

A motion was made by G. Heins, supported by S. Artz, to recommend the Draft Master Plan for approval and distribution with said changes to the Township Board. The motion carried unanimously.

A motion was made by N. Stopyak, supported by R. Simmons, to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 8:32 p.m.

Respectfully submitted,

Richard Erhardt, Acting Secretary
Summit Township Planning Commission