

SUMMIT TOWNSHIP PLANNING COMMISSION
October 21, 2014

MEMBERS PRESENT: Raymond McQuillan, Chairman; Robert Simmons, Vice Chairman; Jack Shelby, Secretary and Zoning Board of Appeals Liaison; Richard Erhardt; Todd Emmons, Township Board Liaison; Stephen Artz; George Gancsos Jr.; Allan Hooper; Natalie Stopyak; John Worden, Summit Township Zoning Administrator

MEMBERS ABSENT: None

The meeting was called to order by Raymond McQuillan, Chairman, on Tuesday, October 21, 2014 at 7:00 p.m. in the Township Hall meeting room at 2121 Ferguson Road.

A motion was made by G. Gancsos Jr., supported by R. Erhardt, to approve the Tuesday, September 16, 2014 minutes as corrected. The motion carried unanimously.

Case #14-10-0013 – Rezoning 2121 Ferguson Rd – RS-2 to C-1 Summit Township Owner/Applicant

A public hearing was held at the request of Summit Township, 2121 Ferguson Road, for the rezoning of the Township office and fire station located at 2121 Ferguson Road (parcel #000-13-21-152-034-30) from Suburban Residential (RS-2) to Local Commercial (C-1). This will allow the Township to be consistent with the zoning of adjacent properties and the current use of the facility.

The office and fire station were built in 1978, and should have been rezoned at that time. The surrounding properties include a restaurant and gas station to the north, zoned General Commercial (C-2); Shopping Mall and Vacant Land to the south, zoned Local Commercial (C-1); Pharmacy, Bank and Church to the east, zoned General Commercial and Residential (C-2); Shopping Mall to the west, zoned Local Commercial (C-1). Part of the vacant land across the street from the application belongs to the Church and is not zoned commercial.

A motion was made by A. Hooper, supported by B. Simmons, to recommend to the Township Board approval of the rezoning for property located at 2121 Ferguson Road from Suburban Residential (RS-2) to Local Commercial (C-1). The motion was carried unanimously.

Case #14-10-0015 – Rezoning Lots 21, 22, 23, 24, 25, 26 & 27 Elmwood Park Block 3 Cortland Blvd. from RU-1 to C-2 – Parking for a business 229 West Michigan Ave- Debbie Gardener Owner/Applicant

A public hearing was held at the request of Debbie Gardner, 4465 Spinnaker Lane, Pleasant Lake, MI 49272, for the rezoning the property located on Lots 21, 22, 23, 24, 25, 26 & 27 of Elmwood Park Block 3 Cortland Blvd (parcels #180-13-04-103-062-00, #180-13-04-103-063-00, #180-13-04-103-064-00, #180-13-04-103-065-00) from Urban Residential (RS-1) to General Commercial (C-2). The applicant is requesting the rezoning to allow the vacant lots to be used for her employees parking for the business located at 2299 West Michigan Avenue, Upscale Resale, and by doing so, it would free up the business' parking for additional customers. The property contains a preexisting driveway that the applicant will be asphaltting.

The surrounding uses include General Commercial (C-2) to the north and east and Urban Residential (RU-1) to the south and west. The Township ordinance requires parking for a business be contained in the same-zoned district, therefore the applicant's employees and customers must park within 300 feet of the business.

S. Artz, questioned if the property had existing lighting?

Applicant, responded that existing lighting comes from the neighboring business, Vermeulen's, and she does not plan to add additional lighting because her business, Upscale Resale, closes at 6:00 p.m.

Public Comment:

Michelle Martin, 2138 Courtland Blvd, lives behind Upscale Resale and is opposed to the rezoning. Although she and her family support the Upscale Resale business, she opposes the rezoning because property is an unmonitored parking lot, many use Cortland as a cut through, safety for her children, additional traffic, heavy pedestrian traffic, road rage, business customers parking on her yard making her children unable to play in the yard.

She requested that the Road Commission review the traffic in this area as they get up to two hundred (200) cars a day on Cortland Blvd. Additionally, she contradicted the applicant pointing out that there is no streetlight as previously reported.

T. Emmons inquired on the public comment made by M. Martin and requested the location of her property in reference to the proposed rezoned properties.

R. Erhardt questioned the driveway location of the parking lot and asked if it could be possible to change the parking entrance/exit onto Michigan Ave instead of Courtland Blvd.

Applicant, responded that the property has been vacant, but without her consent M. Martins' husband has been parking his semi and travel trailer on the property. Although, she does not mind them parking there, she would like her employees to be able to park in the location as well. On Saturdays, is when the traffic parks on the Cul-de-sac.

M. Martin tried to interrupt the applicant. Raymond McQuillan, Chairman reminded the audience of the order that will take place during the meetings, allowing only one person to talk at a time.

Applicant, continued responding there is a light in the back of the business that lights up the entire back of the building.

M. Martin, responded stating that she did not know when the applicant had purchased the property, but that her family had an agreement with previous land owner to park on the property. From this moment forward, her family will no longer be parking their semi and trailer on the applicant's property.

Luke Vukusich, 2933 McCain Road, is the father of M. Martin and is opposed to the rezoning noting all issues expressed by M. Martin, and included that the traffic situation is bad, and the road is not built for semi traffic. He also added that widening the road could help relieve some of the reported traffic issues.

J. Shelby questioned what the current traffic flow is.

Applicant, responded that customers enter on Michigan Ave and exit on Cortland Blvd. With the rezoning of the lots she feels that having her employees use the property as a parking lot would help control traffic issues.

T. Emmons asked what the minimum number of parking spaces that were needed for the applicant's business.

J. Worden, remarked that the applicant had updated the business in the rear by adding additional storage, but the addition did not change the number of required parking spaces for the business. At this time, the business complies with the Townships required number of parking spaces.

T. Emmons noted that the issue was not with parking but a traffic issue.

Applicant, responded that no matter the number of parking spaces in the lot, the traffic will continue to exist onto Cortland Blvd.

T. Emmons asked how many parking spots the applicant will be making for employees.

Applicant responded the parking lot will include eight (8) spaces for eight (8) employees.

T. Emmons noted that he does not object with the rezoning application but is concerned with the traffic situation.

J. Shelby asked if we could require a certain number of parking spots for the parking lot.

J. Worden responded that the motion cannot require a certain number of parking spaces.

T. Emmons inquired if a representative of the Planning Commission or the Township Supervisor could speak with the Jackson County Department of Transportation (JDOT) on the issues that have been raised during the hearing.

J. Worden responded that the property is on a dead end in a residential area, but the Township Supervisor could mention these findings to JDOT, who maintains Courtland Blvd.

R. Simmons, expressed the proposed parking lot would ease the traffic concerns, but believes the addition of more parking spaces could add additional support.

Raymond McQuillan, Chairman, requested John Worden contact the Township Supervisor and ask he would contact JDOT with the traffic issues discussed at the hearing.

A motion was made by J. Shelby, supported by R. Erhardt, to recommend to the Township Board approval of the rezoning of Lots 21, 22, 23, 24, 25, 26 & 27 Elmwood Park Block 3 Cortland Blvd from Urban Residential (RU-1) to General Commercial (C-2). The motion was carried unanimously.

Case #14-10-0016 – Conditional Use Home Occupation Type 2 – Pilates Studio – 4465 South Jackson Road – Tina Farkas Owner/Applicant

A public hearing was held at the request of Tina Farkas, of 1226 Hampton Drive, to operate a Pilates Studio as a Type 2 Home Occupation on property located at 4465 South Jackson Road (parcel #000-13-21-176-046-04). The current zoning for the property is Suburban Residential (RS-2) and contains eighteen (18) acres. The applicant would like to run a Private Pilates Studio, which is not open to the public, where clients have scheduled appointment time during business hours. The Pilates Studio will be opened Monday through Sunday with hours of operation beginning as early as 7:30 am and closing at 7:00 pm. Classes will contain two (2) to eight (8) clients. Her clientele includes men, women and children ranging in ages from 14 – 83 years old. The applicant has been teaching Pilates for eight (8) years, of which she has owned her own studio for the past four (4) years.

The applicant had a similar application years prior, to have the studio in her home at the time, on Hampton Drive. Parking was a concern at that time, but in this new location it will not be.

S. Artz commented on the amount of buildable land in the photo provided with the application.

R. Erhardt questioned if clients would be parking off street?

Applicant responded that all clients will be parking on her property, on the lower portion of the parcel.

A motion was made by S. Artz, supported by R. Simmons, to recommend to the Township Board approval of the Conditional Use Home Occupation Type 2 (Pilates Studio) at 4465 South Jackson Road, contingent upon hours of operation begin no earlier than 7:30 am and close at 7:00 pm and clients parking be on the property. The motion carried unanimously.

Case #14-10-0017 – Site Plan Review 4100 Spring Arbor Road – Marsh View Offices 10,170 Square Feet – Marsh View Properties, LLC Owner/Applicant

A public hearing was held at the request of Marsh View Offices, of 2545 Spring Arbor Drive, for a site plan review for the property located at 4100 Spring Arbor Road for a 10,170 square feet office building with associated parking facilities containing fifty (50) spaces, a dumpster enclosure, three (3) pole mounted lights and an onsite storm water storage retention basin. The new facility will have public water and onsite sewer. The building will contain a first level of (5,000 square feet) and a basement level of (5,000 square feet).

Dan Leclair, Greentech Engineering, of 51111 W. Pontiac Trail, Ann Arbor spoke on the application. He explained that there was a house on the property, which has been donated to the Habitat for Humanity. The property consists of two separate parcels that will be combined into one.

The Jackson County Department of Transportation (JDOT) has reviewed the radius for the driveway and the thickness of the asphalt and has stated their requirements in a letter.

The Health Department came onsite and performed a perk test, but they tested where the building will sit so the testing will have to be repeated.

R. Erhardt questioned the location of the drain field?

Applicant responded that the drain field will be under the parking lot

G. Gancsos asked if both of the two parcels were owned by the applicant.

Applicant responded Correct

Letters received on the application:

Knox box requirement from the Township Fire Department.

Airport has provided letter.

A motion was made by S. Artz, supported by G. Gancsos Jr., to recommend to the Township Board approval of the Site Plan for Marsh View Offices 10,170 Square Feet at 4100 Spring Arbor Road, contingent upon the recommendations of and compliance with the requirements of the Jackson County Department of Transportation, Jackson County Drain Commissioner, Jackson County Health Department, and the Summit Township Fire Department. The motion was carried unanimously.

Demographics - Master Plan 2015 provided by Grant Bauman Region 2 Planning were reviewed.

A motion was made by T. Emmons, supported by N. Stopyak, to adjourn the meeting.
The motion carried unanimously.

The meeting was adjourned at 7:52 p.m.

Respectfully submitted,

Jack Shelby, Secretary
Summit Township Planning Commission