

SUMMIT TOWNSHIP PLANNING COMMISSION
December 15, 2015

MEMBERS PRESENT: Raymond McQuillan, Chairman; Jack Shelby, Secretary; Richard Erhardt, Zoning Board of Appeals Liaison; Todd Emmons, Township Board Liaison; Stephen Artz; George Gancsos Jr.; John Worden, Summit Township Zoning Administrator

MEMBERS ABSENT: Allan Hooper

The meeting was called to order by Raymond McQuillan, Chairman, on Tuesday, December 15, 2015 at 7:00 p.m. in the Township Hall meeting room at 2121 Ferguson Road.

The Planning Commission welcomes new member Tom Biela. Tom Biela is replacing Bob Simmons.

R. Erhardt, requested a change to the November 17, 2015 Planning Commission meeting minutes stating his comment on the first page should be changed from "pavement foundation" to "permanent floor".

A motion was made by G. Gancsos, supported by R. Erhardt, to approve the minutes of the Thursday, November 17, 2015 as corrected. The motion carried unanimously.

Case #15-11-0029 – Site Plan Review – Epicurean Development, LLC – 4200 Spring Arbor Road – Cabaret

Case #15-11-0030 – Site Plan Review – Epicurean Development, LLC – 4200 Spring Arbor Road – Knights of Summit

Raymond McQuillan, Chairman, asked if anyone was in the audience to speak on the applicant application(s).

Attorney Fred Lucas of 7577 U.S. Highway 12, Suite A, Onsted Michigan approached the board asking why these items were on the agenda. He received a letter from the Township dated November 30, 2015, stating applications for the property at 4200 Spring Arbor Road were not going to be processed. He continually expressed that he had not requested either of the applications to be on the agenda.

Raymond McQuillan, Chairman, agreed with the confusion expressed by the applicant because there had been no new information submitted by the applicant for the Planning Commission to consider on the application.

Attorney Fred Lucas questioned if the application was insufficient as supplied.

J. Worden responded explaining the obligation of the Township to process all requests in a timely manner. The November 30, 2015 letter sent to the applicant by the Township detailed the information that was required in order to complete his application.

Attorney Fred Lucas responded questioning why the Township required explanation of the activities and use of the facility in order to complete the application. He requested direction on where to locate these requirements in the Township Ordinance, and added that he has no intention to provide this information. He added, 'The Knights of Summit' is a fraternal organization.

J. Worden questioned why two site plans were submitted and commented that may have caused some of the confusion. He also added a Cabaret is not a permitted use under Clubs and Lodges, and that was why the Township reached out to the applicant with the November 30, 2015 letter pointing out the deficiencies and requesting additional information on the application.

Attorney Fred Lucas responded after reading the letter he did not know what to do or what was going on because of the inconsistencies from the Township.

Raymond McQuillan, Chairman commented the applications were not on the agenda because of a request made by the applicant.

Attorney Fred Lucas responded repeating his uncertainty of why these items were on the agenda. He came to the meeting because the agenda was discussing his property, but was in no way going to present or have anything to add to these applications.

Raymond McQuillan, Chairman, made a recommendation that the two applications, Case #15-11-0029 and Case #15-11-0030, be removed from the agenda because Epicurean Development, LLC did not make the request to review the applications, and because the applicant was unaware that the applications were going to be processed at the meeting.

A motion was made by R. Erhardt, supported by S. Artz, to remove Case #15-11-0029 and Case #15-11-0030 from the Planning Commission December 15, 2015 Meeting Agenda, and a recommendation to the Township Board to contact the applicant providing explicit clarification for what is needed and expected to complete the application for the property at 4200 Spring Arbor Road. The motion carried unanimously.

A motion was made by S. Artz, supported by R. Erhardt, to adjourn the meeting. The motion carried unanimously.

The meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Jack Shelby, Secretary
Summit Township Planning Commission