

Summit Township Planning Commission
December 17, 2002

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

The meeting was called to order by Chairman R. Whitaker on Tuesday, December 17, 2002, at 7:00 p.m., in the meeting room at the Township Hall.

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A motion was made by M. Hitt, supported by S. Artz, to approve the minutes of the October 15, 2002 meeting after a correction to the spelling of Rappleye. Motion carried unanimously.

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CASE 02-10-0027, 28, 29 – Rezoning of 2018, 2038, 2100 Spring Arbor Road from Urban Residential (RU-1) to Office (O-1) - Richard and Linda Carpenter, Remanded to the Planning Commission by the Township Board

The Township Board remanded the original recommendation requesting the motion be unbundled. Joanne Skalski, 2018 Spring Arbor Road and Marcia Maes, 2038 Spring Arbor Road, have withdrawn their requests in writing.

R. McQuillan stated he would be joining the audience and would not be voting because he had an interest in the matter and wished to be heard.

R. Carpenter, 2100 Spring Arbor Road reiterated the information from the hearing on October 15, 2002. He had completed a 20 day study of patients seen at his current office in September. During the 20 days there were 387 patients, an average of 19.4 per day.

D. Hacket asked about employee parking. Carpenter said there was parking in the back.

D. Hacket asked about square foot requirements. J. Worden said the majority of the space must be office.

R. Whittaker asked for comments from the public.

Bill Rappleye, 913 Thomas Court, stated this is spot zoning. The property touches residential property at all corners.

R. McQuillan. 2128 Spring Arbor Road said the only thing different about this request is the other two requests have been withdrawn.

Tom Todd, 2208 Spring Arbor Road, wondered about the parking lot that Dr. Carpenter had put in and his cutting down of the trees if the rezoning was not approved.

D. Hacket asked how the square footage would be determined. J. Worden said the building permit would be required to show how much was office and much was living area. The Zoning Administrator would review parking, signage, etc. No site plan is required.

M. Hitt said there would be a change in the taxes.

Linda Carpenter, wife of Dr. Carpenter, stated they would be moving upstairs, the downstairs would be for the office and the basement for storage.

A motion by D. Hacket, supported by R. Simmons, to recommend denial of the zoning change request to the Township Board. Motion passed unanimously.

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Case 02-12-0031 – Site Plan Review – Branton Development a.k.a. John Ganton Sr. – McCain and Robinson Roads

A public hearing was held on the request of Branton Development for a Site Plan Review for the construction of two new buildings, a pharmacy in the North Building, mercantile in the South Building, new parking lots, and sidewalks.

J. Worden has received a letter from the Jackson County Road Commission and the Jackson County Drain Commission. The Township Assessing Department sent a letter requesting the Planning Commission to require a legible copy, preferably 24" by 36" of the map(s) along with a copy the Master Deed as submitted and recorded with the Register of Deeds, be submitted to the Assessing Department.

G. Svinicki, Project Engineer for Branton Development, explained the project and location.

J. Worden explained a new set of prints showing a grading change came in after the mailing.

G. Svinicki stated the property sits on high ground raising the building, putting in a footing drain and allow for 8 foot ceilings and have a gravity drain to the McCain Drain.

G. Brown, Brown Pharmacy, desires to create a professional campus on that side of town.

At this time there are no letters of intent for the other buildings.

R. Whittaker asked for comments from the public, there were none.

R. Erhardt asked about detention ponds. G. Svinicki said there is a 60" storm drain they will be connecting to. Phase 2 will not be allowed to connect to the current drain.

R. Erhardt – is there the correct number of parking spaces. G. Svinicki said there are a total of 75, more than what is required.

A motion by S. Artz, supported by R. Erhardt, to recommend to the Township Board approval of the Site Plan contingent upon the requests in the letters from the Jackson County Drain Commissioner, Jackson County Road Commission and the Township Assessing Department. Motion passed unanimously.

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Case 02-12-0032 – Site Plan Review – Falling Waters Trail Site Condominium – 12 Units – Samaritan Drive – Anthony Bassett

A public hearing was held on the request of Anthony Bassett for a final Site Plan Review for twelve site condominiums on Samaritan Drive.

A. Bassett will file a master deed with restrictions. There is a wetland area, common ground, and plans to put in a connecting path to the inter city bike path.

Troy White, Feller, Finch and Associates, there is a soil erosion permit for a pond to collect the water to an undeveloped but not natural site. Jericho does not have a storm water management system.

M. Hitt asked about the right of way for Samaritan. T. White – there is a 66 foot right of way. The right of way will be shifted without modifying the existing road. The road will have curb and cutters. The cul-de-sac is designed according to Jackson County Road standards. Permission has been granted for the water to seep into the wetlands.

B. Stadel, 1521 Jericho asked about storm water run off.

L. Lucas, 1531 Jericho, concerned about water ponding on the back of his lot.

T. White explained the road would be lower than his property.

H. Botsford, 1525 Jericho, will the road handle the additional traffic. R. Whittaker – same type of development as at the end of Glengary.

S. Skonos, 1518 Jericho concerned about “condos.”

R. Whittaker explained these are single family dwellings.

A motion by K. Srobel, supported by R. McQuillan, to recommend to the Township Board approval of the Site Plan contingent upon the letters from the Jackson County Drain Commissioner, Jackson County Road Commission and the Township Assessing Department. Motion passed unanimously.

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There being no further business to come before the Planning Commission, a motion was made by D. Hacket, supported by R. Simmons to adjourn. The motion carried unanimously. The meeting adjourned at 8:30 p.m.

Respectively submitted by:

Dennis Hacket, Secretary

DH/jkw