

Summit Township Planning Commission
December 18, 2001

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

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The meeting was called to order by Chairman R. Whitaker on Tuesday, December 18, 2001, at 7:00 p.m., in the meeting room at the Township Hall.

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A motion was made by K. Strobel, supported by R. Erhardt, to approve the minutes of the November 20, 2001 meeting as written. Motion carried unanimously.

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CASE 01-12-0041 – Zoning Change AG-1 to RNF-1– 1290 Floyd Ave – Lester Grames

A public hearing was held on the request of Lester Grames for a Zoning Change from Agricultural (AG-1) to Rural Non Farm Residential (RNF-1) of the property located at 1290 Floyd Ave., Parcel Number 000-13-24-351-078-61.

J. Worden stated the applicants wanted to rezone the property from AG-1 to RNF-1 in order to divide the property into three parcels. There would be the lot where their house is located and two additional building sites. The reason for RNF-1 is to give access to one of the parcels without the need for a dedicated road. This is allowed in Rural Non Farm Zoning. One parcel is located on Floyd Ave. and has the minimum width of 150 feet. The other parcel has a 30-foot easement with a lot width of 230 feet and in it is not an easement, it belongs to the property owner.

M. Hitt asked why not residential. J. Worden said with RNF-1 there wasn't the need for a dedicated road.

M. Hitt stated there was water to the property but not sewer.

R. Whittaker asked if the Township had received any correspondence regarding this change. J. Worden stated no.

R. Whittaker asked if anyone in the audience had any comments. No one did.

A motion by K. Strobel, supported by R. Simmons, to recommend to the Township Board approval of the Zoning Change as requested. Motion carried. M. Hitt opposed.

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There being no further business to come before the Planning Commission, a motion was made by D. Hackett, supported by R. McQuillan to adjourn. The motion carried. The meeting adjourned at 7:08 p.m.

Respectively submitted by:

Dennis Hackett, Secretary

DH/jkw