

SUMMIT TOWNSHIP PLANNING COMMISSION

January 16, 2007

MEMBERS PRESENT: Raymond McQuillan, Chairman; Robert Simmons, Vice Chairman; Gordon Heins, Township Board Liaison; Richard Erhardt, Zoning Board of Appeals Liaison; Natalie Stopyak, Recreation Planning Commission Liaison; George Gancsos, Stephen Artz, 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, January 16, 2007 at 7:00 pm in the Township Hall meeting room at 2121 Ferguson Road.

A motion was made by G. Heins, supported by G. Gancsos, to approve the October 17, 2006 minutes of the Planning Commission as written. The motion carried unanimously.

A motion was made by S. Artz, supported by G. Heins, to appoint R. Erhardt acting Secretary for the Tuesday, January 16, 2007 meeting. The motion carried unanimously.

Case # 07-013-0001 – Conditional Use Permit for Used Cars on property located at 102 S. Brown, 1621 W. Michigan Ave. and 111 17th St. – Larry, Judith Bauer and RJD Properties, Inc. Applicants

A public hearing was held on the request of Larry and Judith Bauer of 5821 Browns Lake Road and Bob Doyle, RJD Properties Inc, of 4894 Country Lane. Rodney B. Wortman spoke on behalf of the applicants requesting a conditional use permit for a sale and display of pre-owned vehicles, and rental vehicles. The applicants requested the hours of operation be from 8:00 am – 9:00 pm Monday through Saturday. Proposed operation would be for 60 vehicles which would be both pre-owned and rental cars.

G. Gancsos noted a discrepancy with the NOTICE that was sent out to the surrounding properties. The discrepancy was with the listing of the current zoning as Office (O-1) and Suburban Residential (RS-2).

R. McQuillan, Chairman, stated the correct zoning is Commercial (C-2), and that the Township Attorney would be asked for an opinion to determine if the hearing must be rescheduled. Note: The requested opinion was received on January 17, 2007 stating that the publication of the current zoning was not a requirement of the law and no rehearing was necessary.

Representative, R. Wortman, explained that the existing building on the property, the former Bagel Shop, will be used as office space, and the house and the retail property will be demolished then asphalted and lighted. Also, no servicing of vehicles would be performed at this location.

R. Erhardt, questioned the hours of operation.

Representative, R. Wortman, answered normal hours are 8:00 am – 6:00 pm Monday through Friday and 9:00 am – 2:00 pm on Saturday. The rentals will be provided by a commercial rental company that has not been decided at this time.

R. Erhardt, asked the age of the vehicles.

Representative, R. Wortman, answered the bulk of the vehicles will be four (4) years or newer.

Public Comment:

There was no public comment.

Correspondence: None

Motion was made by S. Artz, supported by G. Heins, to recommend to the Township Board approval of the Conditional Use Permit for Used Cars on the property located at 102 S. Brown, 1621 W. Michigan Ave. and 111 17th St under the following conditions:

- 1) The hours of operation are between 8:00 am – 9:00 pm Monday through Saturday;
- 2) The number of vehicles on the property is limited to 60 (including rental vehicles);
- 3) No repair can be performed on this property.

The motion carried unanimously.

The election of Officers for 2007 was conducted: Chairman, Vice Chairman, Secretary, Zoning Board of Appeals Liaison, and Recreation Planning Commission Liaison.

A motion was made by R. Erhardt, supported by G. Gancsos, to retain the current officers. The motion carried unanimously. The officers are as follows: Raymond McQuillan, Chairman; Robert Simmons, Vice Chairman; Dennis Hackett, Secretary; Richard Erhardt, Zoning Board of Appeals Liaison; and Natalie Stopyak, Recreation Planning Commission Liaison.

A motion was made by N. Stopyak, supported by S. Artz, to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Richard Erhardt, Acting Secretary
Summit Township Planning Commission