

SUMMIT TOWNSHIP PLANNING COMMISSION
February 17, 2015

MEMBERS PRESENT: Raymond McQuillan, Chairman; Robert Simmons, Vice 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: Natalie Stopyak and Allan Hooper

The meeting was called to order by Raymond McQuillan, Chairman, on Tuesday, February 17, 2015 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, January 20, 2015 minutes as written. The motion carried unanimously.

Case #15-01-0003 – Site Plan Review – 2018 Spring Arbor Road – Summit Pointe Condominiums 6 Units – Summit Point, LLC (Dave Garcia) Applicants/Owners

A public hearing was held on the request of applicant Summit Point, LLC, of 2195 Spring Arbor Road, to review the site plan for a (6) six unit Summit Pointe Condominiums. The condominiums will be on Spring Arbor Road on the north side west of Summit Pointe Offices near 19th Street. Jack Ripstra, of Ripstra & Scheppelman, Inc. at 2535 Spring Arbor Road, has incorporated the requested changes from the Jackson County Department of Transportation into the site plan and the additional fire hydrant on Zeke Circle. The applicant described the condominiums as single family condominiums for people who want to be in Summit Township but do not desire the household upkeep. The Applicant will be living in the condominium on unit 6.

A letter from the County Drain Commissioner was provided at this meeting.

Applicant explained that there is undeveloped parcel next to the detention basin that will be used for a possible future development.

R. Erhardt, expressed concern over lower part of the site plan showing encroachment on the neighboring driveway.

Applicant responded, that an easement agreement dating back to 1918/20 is in place for the parcel owners to use their driveway.

R. Erhardt, inquired if the applicant had explored having another entry and exit through the subdivision

Applicant, responded that he did not think property owners would allow paving over the alley (On 21st Street and the houses go right up to this)

R. Erhardt, inquired on the removal of the large trees from the site
Applicant, responded the large trees will be removed, but will be replaced.

J. Worden, inquired on the starting date for the project
Applicant, responded we are finishing a Springport Road project and should be completed in May, and anticipates

starting this project in the summer.

R. Erhardt, inquired on the contractor the applicant will be using.

Applicant, has hired a contractor, but is not at liberty this time to share whom it is

Public Comment:

None

A motion was made by R. Simmons, supported by J. Shelby, to recommend to the Township Board the approval of the Summit Pointe Condominiums 6 Units Site Plan, contingent upon the requests of the Jackson Department of Transportation, Jackson County Drain Commissioner and the Summit Township Fire Department. The motion carried unanimous.

A motion was made by T. Emmons, supported by J. Shelby, 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