

# SUMMIT TOWNSHIP PLANNING COMMISSION

March 15, 2011

**MEMBERS PRESENT:** Raymond McQuillan, Chairman; Robert Simmons, Vice Chairman; Dennis Hackett, Secretary; Natalie Stopyak, Recreation Planning Commission Liaison; George Gancsos, Zoning Board of Appeals Liaison; Gordon Heins, Township Board Liaison; Stephen Artz; Jack Shelby, Richard Erhardt and John Worden, Summit Township Zoning Administrator.

**MEMBERS ABSENT:** None

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The meeting was called to order by R. McQuillan, Chairman, on Tuesday, March 15, 2011 at 7:00 p.m. in the Township Hall meeting room at 2121 Ferguson Road.

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R. Simmons noted the misspelling of Tiger Ehyagarhan, correct spelling is Tiroj Ehyagarhan.

A motion was made by G. Heins, supported by, S. Artz, to approve the Tuesday, November 16, 2010 minutes with the spelling correction of Tiroj Ehyagarhan. The motion carried unanimously.

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Case #11-03-0002 – Westwinds Church, 1000 Robinson Road – Conditional Use Permit to conduct religious services at 1825 Spring Arbor Road Former Aumack's Pharmacy) – Westwinds Church, applicant – Kennedy Realty 1821 Spring Arbor Rd., Owners

Ben Redmond, Applicant Representative, 5580 Staten Road, explained how Westwinds Church is excited about the partnerships and the project. A Conditional Use Permit to conduct religious services at 1825 Spring Arbor Road is being requested by the applicant. The facility will be used as a Youth Center for teens of the Westwinds Church and possibly throughout the community. The center will be a place for spiritual growth and development as they nurture and enhance the youth of the community. The Youth Center will be open Wednesday – Friday 5:00 pm to 10:00 pm; Saturday 2:00 pm to 10:00 pm; Sunday 8:00 am to 10:00 pm. The long-term goal of this project is to have the youth center open seven (7) days a week.

**Public Comment:**

Dave Garcia, 2195 Spring Arbor Road, came in support of the application. He owns the business next to the property and feels the addition of the Youth Center would benefit the township.

Twenty two (22) members of the Westwinds Church and/or township residents came in support of the application. The comments included support because of the following:

It would benefit the community

It would give the youth in the community a place to go

The program has produced positive role models

Younger children are eagerly anticipating the opportunity to enter the program

N. Stopyak questioned if a traffic study had been done because she wanted to make sure fifty (50) parking spaces would be enough for the 250 members.

Chairman R. McQuillan noted that ample parking was available in Polly's parking for spill over parking

Ben Redmond also noted that most of the youth will be dropped off

S. Artz asked if the facility needs a Knox Box

J. Worden responded that normally the Knox Box requests are made for new buildings and renovated facilities and was inadvertently not requested in presented recommendations however a Knox Box would be an additional safety feature that should be included in any motion.

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A motion was made by S. Artz, supported by G. Gancsos, to recommend to the Township Board approval of the Conditional Use Permit request for the Youth Center and the conducting of religious services at 1825 Spring Arbor Road on Wednesday – Friday 5:00 pm to 10:00 pm; Saturday 2:00 pm to 10:00 pm and Sunday 8:00 am to 10:00 pm. The motion was carried unanimously.

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Case #11-03-0003 – Conditional Use Permit Day Care up to 12 children – 1209 Park R. – Mary Harr, Owner and Applicant

Mary Harr, applicant is seeking a Conditional Use Permit to allow for the expansion of her family licensed day care to a group licensed day care. The group license would allow her to have up to (12) twelve children at the day care, instead of the current (6) six. With the additional children, Mary Harr has a CPR trained helper that will assist her. She has passed all the inspections and is up to code with the state.

A motion was made by G. Heins, supported by J. Shelby, to recommend to the Township Board the approval of the Conditional Use Permit Day Care up to 12 children. The motion was carried unanimously.

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Case #11-03-0006 – Site Plan Review Condominium Units – 1709-1721 Probert Road – Bennett Holdings, LLC (James Grace, Agent) Applicant – Joseph Beaman, Trustee, Owner

Attorney for the Bennett Holdings, LLC, Jeff Anderson, shared Jim and Joyce Graces' vision of a condominium project for the property at 1709-1721 Probert Road. The property covers over three (3) acres of land, and will provide one (1) acre for each condominium as required by the zoning classification of Rural Non-Farm (RNF-1). The letters from the Jackson County Road Commission and the Jackson County Drain Commissioner were discussed and issues presented by the Drain Commissioner were addressed as it relates to a Flowage Agreement with adjoining properties and driveway easements. The installation of a Township water main from Probert Road was agreed to including the connection to each unit and the proper abandonment of the current water well. The Graces' feel that the improvements made through this project will enhance the community and help preserve this historical site.

S. Artz asked why Brownfield Authority was involved with this project.

Jim Grace explained that asbestos had been sprayed on the old windows in the barns and exists in other areas of the project site.

Joe Beaman, 1721 Probert Road, appeared in support of the application and feels that the applicants are passionate about the property and enhancing the community.

A motion was made by R. Simmons, supported by G. Heins to recommend to the Township Board approval of the Site Plan for the condominium units located on property at 1709-1721 Probert Road including any issues addressed in the letters from the Jackson County Road Commission, Jackson County Drain Commissioner, installation of a Township water main from Probert Road and the abandonment of the current water well and the recording of the Master Deed with the Jackson County Register of Deeds with a copy to the Assessing Department of Summit Township. The motion was carried unanimously.

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A motion was made by G. Heins, supported by R. Simmons, to approve the proposed adopted 2011-2012 calendar as presented. The motion carried unanimously.

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The election of Officers for 2011 was conducted: Chairman, Vice Chairman, and Secretary.

A motion was made by S. Artz, supported by G. Heins, to retain Ray McQuillan as Chairman, Robert Simmons as Vice Chairman and Dennis Hackett as Secretary. The motion carried unanimously.

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A motion was made by S. Artz, supported by J. Shelby, to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 7:50 p.m.

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Respectfully submitted,

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Dennis Hackett, Secretary  
Summit Township Planning Commission