

SUMMIT TOWNSHIP PLANNING COMMISSION

March 20, 2007

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

MEMBERS ABSENT: None

The meeting was called to order by R. McQuillan, Chairman, on Tuesday, March 20, 2007 at 7:00 pm in the Township Hall meeting room at 2121 Ferguson Road.

A motion was made by G. Heins, supported by N. Stopyak, to approve the January 16, 2007 minutes of the Planning Commission as written. The motion carried unanimously.

Case # 07-03-0003 – Site Plan Review – Family Dollar Store 8,100 sq. ft Retail – 1200 E. McDevitt – Applicant Triple C Development – Owner Larry Applegate

A public hearing was held on the request of Larry Applegate of 1942 Park Drive and Barney Horrell, Triple C Development, of 501 Chesnut Bypass, Centre, AL. Barney Horrell spoke on behalf of the Triple C Development.

Applicant, B. Horrell explained Triple C Development is a developer for Family Dollar. Triple C Development will purchase properties and then lease it to Family Dollar. Triple C Development leases are 30 year leases and Family Dollar can extend the leases. In this case, Triple C Development purchased the land from Larry Applegate. Triple C Development has agreed to purchase 157 feet of frontage on East McDevitt from Larry Applegate for Family Dollar. A surveyor is currently in the process of creating the lot. This property conforms to all zoning setbacks and parking requirements, there is adequate drainage, and Triple C Development has obtained a flowage easement agreement from Larry Applegate. Additionally, the building was resized from the original 9,100 sq. ft. because of concerns over delivery vehicles ability to back into the loading area.

N. Stopyak, asked what type of building Triple C Development will construct

Applicant, B. Horrell, responded a pre-engineered building. A picture of the building was included in the packet.

R. Erhardt noted a fair amount of shrubbery on the north east portion of the property and questioned the applicant about it.

Applicant, B. Horrell, pointed out an existing curb cut, and indicated the development would shift five (5) feet for parking, then fifty (50) feet back. The shrubs in this area would all be removed and a retention pond will be constructed as required by the Jackson County Drain Commissioner.

Motion was made by P. Dunigan, supported by R. Erhardt, to recommend to the Township Board approval of the Site Plan for the construction of a 8,100 sq. ft. Family Dollar Store in the 1200 block of E. McDevitt, contingent upon the letters, recommendations and compliance with the requirements of the Jackson County Drain Commissioner, Jackson County Road Commission, Michigan Department of Transportation, Summit Township Department of Public Works and Summit Township Fire Department. The motion carried unanimously.

A motion was made by G. Heins, supported by P. Dunigan, to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Dennis Hackett, Secretary
Summit Township Planning Commission