

# SUMMIT TOWNSHIP PLANNING COMMISSION

April 17, 2007

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

**MEMBERS ABSENT:** Gordon Heins, Township Board Liaison; and Patrick Dunigan.

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The meeting was called to order by R. McQuillan, Chairman, on Tuesday, April 17, 2007 at 7:00 pm in the Township Hall meeting room at 2121 Ferguson Road.

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A motion was made by G. Gancsos, supported by R. Erhardt, to approve the March 20, 2007 minutes of the Planning Commission as amended (R. Erhardt asked about shrubs not S. Artz). The motion carried unanimously.

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**Case # 07-04-0005** – Site Plan Review – 1715 West Michigan Ave. the former Pet Supplies Plus – Construct a 1,750 square feet building for use as a Tim Horton's Restaurant – Applicant Sean Essinger Project Planner.

A public hearing was held on the request of Tim Horton's, The THD Group LLC, of 4150 Tuller Road, Suite 236, Dublin, Ohio 43017. Sean Essinger spoke on behalf of the Applicant.

Applicant, S. Essinger, Project Planner, explained The THD Group LLC will be the Developer. Also present was Douglas Brinker, Engineer from Atwell-Hicks, of 50182 Schoenherr Road, Shelby Township, Michigan 48315 and Kenneth St. John of 1205 West Washington, Jackson, Michigan 49203, representing the seller.

S. Essinger stated the property conforms to all zoning setbacks and parking requirements. The 1,750 square feet restaurant, which is smaller in size than most Tim Horton's, will have seating capacity for 33 with a drive thru window with stacking lane for eight (8) vehicles and will operate 24 hours a day, seven (7) days per week.

D. Brinker stated that the existing building consisting of 5,800 square feet would be demolished. The outside lighting will consist of wall and parking lot lights. Storm water retention would be underground. The Jackson County Drain Commissioner met on site with the engineer and is reviewing the plans submitted to him.

S. Artz asked if local contractors would be used for this project.

S. Essinger stated that the developer has a group of contractors that they use, however, local contractors are encouraged to bid on the project. R. W. Mercer, a local contractor, has already contacted the Developer. Also an October or November opening is anticipated.

Public Comment:

Patricia Rayl of 3442 Roosevelt Road expressed concern over the potential increase in traffic from the development, in particular the West Michigan ingress and egress across from the Westwood Mall.

S. Essinger stated that improvements to the ingress and egress drives on both W. Michigan Ave. and 18<sup>th</sup> St. will help control the traffic and the use of directional signage will be utilized. There will be curbing installed on 18<sup>th</sup> St. from W. Michigan Ave. to the drive at the south end of the property. Also sight distance at the intersection of W. Michigan Ave. and 18<sup>th</sup> St. should be improved because the building will have a setback greater than the existing building.

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Correspondence: None

Motion was made by R. Erhardt, supported by S. Artz, to recommend to the Township Board approval of the Site Plan for the construction of an 1,750 square feet Tim Horton's Restaurant with inside seating for 33 customers and a drive thru window with an eight (8) vehicle stacking lane to be located at 1715 West Michigan Ave. on the property of the former Pet Supplies Plus, 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.

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A motion was made by G. Gancsos, supported by R. Simmons, to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 7:30 p.m.

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Respectfully submitted,

Dennis Hackett, Secretary  
Summit Township Planning Commission