

Summit Township Planning Commission

June 21, 2016

Members Present: Raymond McQuillan, Chairman; Jack Shelby, Secretary, Zoning Board of Appeals Liaison; Todd Emmons, Township Board Liaison; Stephen Artz Richard Erhardt, George Gancsos Jr., Allan Hooper, Laurie Cunningham and John Worden, Summit Township Zoning Administrator

Members Absent: Thomas Biela

The meeting was called to order by Raymond McQuillan, Chairman, on Tuesday, June 21, 2016 at 7:00 P.M. in the Township Hall meeting room at 2121 Ferguson Road.

A motion was made by Richard Erhardt, supported by George Gancsos Jr., to approve the minutes of the Tuesday, May 17 Planning Commission Meeting. The motion carried unanimously.

Case #16-06-0007 – Rezoning from Suburban Residential (RS-2) to Local Commercial (C-1) – 1217 East South Street – Retail Sales – The Catholic Shoppe/Stacey Breijak/Applicant – Oasis of Love Full Gospel Church/Owner.

Raymond McQuillan, Chairman, asked if anyone was in the audience to speak on the application.

Stacey Breijak of 134 N. Mechanic Street, Jackson, briefly explained the reasons for relocating her store from downtown Jackson to the 1217 E. South St. location. The owner of her existing building is selling and the new location will allow expansion for displaying their merchandise, has better parking and is handicap accessible.

A “Proposal for Rezoning” was submitted with the application which gives a complete description of the Catholic Shoppe history and benefits of their proposed new location.

The hours of operation will be: Monday through Friday 9:30 AM to 5:30 PM
 Saturday 9:30 AM to 3:00 PM
 Sunday Closed

Steve Artz asked why they do not want to stay downtown and why they want to move so far outside of the City.

Stacey responded that the price for the new building is right and it has easy access to the expressway. Mechanic Street and the rest of downtown is, and will continue to be, under major street construction.

George Gancsos asked if they planned on doing any major landscaping or building renovation.

Stacey responded that the only landscaping they will do is remove some bushes that are blocking some windows and other than that, just planting flowers. No major landscaping or building renovations are planned at this time.

Richard Erhardt asked how the parking situation was.

Stacey responded that they had adequate parking for their operation.

John Bailey of 4431 East Sterling Rd. Jonesville, Michigan stated that he owns property at 1107 East South Street which is directly across from the proposed rezoning parcel. Mr. Bailey asked if they were renting or purchasing the building.

Stacey responded that they were purchasing or leasing with an option to purchase.

Mr. Bailey said he fully supports the re-zoning request.

Nathan Taylor of 2301 Vining Street, Jackson, asked if the property is re-zoned would the property remain commercial zoning were the business to move. He asked what other types of businesses could move in.

John Worden, Township Zoning Administrator, responded that the proposed zoning would remain with the property should the current business move out. John said the proposed commercial zoning has a very limited category of permitted and conditional uses, mainly retail. A list of those permitted and conditional uses can be found on the Summit Township web site under the zoning ordinances. John said the parcel is a small parcel in terms of business use and with a township requirement of 30% lot coverage and parking requirements would limit the type of business that could occupy the site.

Mr. Taylor said that due to the fact that the re-zoning does open the door to future businesses he does lightly object to the re-zoning.

Karissa Taylor of 2301 Vining Street, Jackson, asked what the plans are for the existing storage building on the site.

Stacey responded they will be taking that storage building down.

Karissa Taylor asked if this was going to be a permanent location for them and why they chose this location and will there be any security.

Stacey responded that when they first entered the building they felt in their hearts that this was the place and that it would be a permanent location. They will be installing security cameras on the building and will ask the local police to patrol the area and keep an eye on their building.

Karissa Taylor noted that a business may bring in more crime and was concerned about children and the additional traffic the building will bring to the neighborhood.

Nathan Taylor stated that children in the neighborhood could be a liability to the business.

Allan Hopper asked John Worden how the C-2 property on the north side of South Street came about.

John Worden responded that everything on the north side that is not in the City of Jackson has been C-2 for a long time, even though there are many houses on E. South St.

George Gancsos Jr. asked John Worden if a KNOX BOX for the fire department would be required.

John Worden answered "yes" and the applicants would be getting notified by the fire department.

Correspondence: Rev. Ken Douglas 1206 E. South St. objects to the rezoning.

A motion by Alan Hopper and supported by Richard Erhardt to recommend to the Township Board approval of the Catholic Shoppe, 134 North Mechanic Street, to rezone property located at 1217 East South Street from Suburban Residential (RS-2) to Local Commercial (C-1). The motion carried unanimously.

Other business

R. McQuillan referenced a letter the Township received from Robin Vercande of 2323 Kibby Road, Jackson. The letter was in regard to the Vercande's request to change the Zoning Ordinance to allow people to own and keep chickens in the Township. The letter was distributed to the Planning Commission members to read.

Robin and James Vercande asked if the Planning Commission would consider changing the ordinance to allow people to keep chickens on their property. She said that Napoleon Township allows it and even downtown Detroit allows it.

Alan Hopper asked Grant Bauman from Region II Planning Commission, who was in attendance in the audience for another matter, if he was aware of ordinances in other townships that allow chickens.

Grant responded that there are other townships that have ordinances that allow it.

George Gancsos from the board asked what restrictions those ordinance would have.

Grant responded that chicken coops would fall under accessory structures and there would be restrictions in height, size and set-backs.

Richard Erhardt asked how much land they owned.

Robin answered 1 acre.

Robin commented that their neighbors love their chickens as they eat bugs and keep snakes away. They currently have 10 chickens but 5 of them are older and when they die they will only have 5 chickens. Robin said they were cited by the township and the citation is a misdemeanor.

John Worden said that pending the outcome of Robins request they will then determine the status of that citation, and, for now the Township is allowing them to keep their chickens until the matter is resolved by the Township.

Richard McQuillan said this will go to the Township Board to see if they would like the Planning Commission to take up this matter at a future meeting.

Land Use/Master Plan/Map

Grant Bauman from Region II Planning presented an updated Master Plan addressing the issues that were brought up at a previous Planning Commission meeting regarding the proposed Township Master Plan. The proposed future Land Use Plan was reviewed for possible changes. None were suggested.

Grant stated the Township Board could, by resolution, reserve the right to adopt the plan after a public hearing and Planning Commission resolution.

Grant said the process for accepting the proposed master plan is as follows:

The Planning Commission would pass a motion to ask the Township Board to release the plan for public comment. This is an official resolution. The public then has 63 days to respond with comments. There would then be a public hearing reviewing any and all public comments. At that meeting, or at a future meeting, the Master Plan would be adopted by resolution of the Planning Commission..

Grant then went on to say that Master Plans are required to be updated every 5 years and the last time Summit Township updated theirs was 7 years ago.

Steve Artz said there were some issues with the plan regarding the index.

Grant agreed.

A motion by Alan Hopper, supported by George Gancsos Jr., to ask the Township Board to release the Plan for public comment subject to the minor corrections in the index. The motion carried unanimously.

Adjournment:

Motion by Richard Erhardt and supported by George Gancsos to adjourn at 8:00 p.m. The motion carried unanimously.

Respectfully submitted,

Jack Shelby, Secretary
Summit Township Planning Commission

