

SUMMIT TOWNSHIP PLANNING COMMISSION  
July 15, 2014

**MEMBERS PRESENT:** Raymond McQuillan, Chairman; Robert Simmons, Vice Chairman; Jack Shelby, Secretary and Zoning Board of Appeals Liaison; Todd Emmons, Township Board Liaison; Richard Erhardt; George Gancsos Jr., Stephen Artz; Allan Hooper; John Worden, Summit Township Zoning Administrator

**MEMBERS ABSENT:** Natalie Stopyak

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The meeting was called to order by Raymond McQuillan, Chairman, on Tuesday, July 15, 2014 at 7:00 p.m. in the Township Hall meeting room at 2121 Ferguson Road.

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R. Simmons noted a correction to his comment at the bottom of Case #14-02-0003 of the February 18, 2014 meeting minutes.

A motion was made by S. Artz, supported by A. Hooper, to approve the Tuesday, February 18, 2014 minutes as corrected. The motion carried unanimously.

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A motion was made by A. Hooper, supported by R. Erhardt, to publish the zoning ordinance definitions for public hearing review. The motion carried unanimously.

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The Michigan Medical Marijuana Act of 2008 and how it affects Summit Township

*Many townships have been following legal developments under the MMMA since its 2008 enactment. The Michigan Supreme Court decided a case in February 2014 that further clarifies the options available for local regulation of medical marihuana. Although townships now clearly cannot impose a **total ban** on medical marihuana uses and activities, the Supreme Court has left open the possibility for townships to **regulate** aspects of medical marihuana.*

In 2012 the Summit Township Board of Trustees, by resolution, imposed a moratorium on the sale and distribution of medical marijuana and tasked the Planning Commission to develop a recommendation as to the appropriate zoning for this activity. A collaborative approach among Napoleon, Spring Arbor and Summit Townships and the Region 2 Planning Commission was conducted and medical marijuana amendments were added to the Township Zoning Ordinance.

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Master Plan – Presentation Grant Bauman Region 2 Planning.

Grant Bauman began by stating that the Township feels that the current edition of the Master Plan is still valid. This presentation was a kickoff for the planning process to update the Township Master Plan with some improvements to planning processes and maps. Region 2 Planning is also recommending the following additional improvements:

- 1) More detailed information on the Township's transportation infrastructure may help provide local officials the basic information required to discuss the needs of the community with the providers of those facilities.
  - 2) Any changes to the Township's water and sewer service areas should be updated as well as other pertinent information regarding the provision of those services.
  - 3) The Township could commission a simple survey designed to gain needed public input on issues of current interest to the Board of Trustees and the Administration.
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4) A more robust plan implementation section would provide Township officials with needed guidance on how to implement the goals, objectives, and policies advocated for within the document.

Grant provided each member with a US Census Categories Map, and spoke of CDPs "Census Designated Place" comparisons. Vandercook Lake is an unincorporated community and census-designated place within the Township. It was also noted that Spring Arbor is an unincorporated community within Spring Arbor Township.

The CDP comparison would be added to the demographic data section comparing population, age & sex, racial & ethnic composition, disabilities and income. For example, 18% of Township population is 65 or older while only 14.5% in the CDP; In the 2008-2012 time period the age estimate in the Township was 41.3 years while only 37.7 years in the CDP;

The Township population considers themselves white or Caucasian is 88.1% while 97.8% in the CDP, Black or African American was 5.8% in the Township, while 1.2% in the CDP, Hispanic was 3.8% in the Township and 4.3% in the CDP;

These figures were acquired from using the American Community Survey which uses estimates rather than waiting ten (10) years to get new census information. The Townships population estimates are rated on a five (5) year estimate, with 2008-2012 being the most current. The townships population is 22,458 with 4,722 inside the CDP.

Raymond McQuillan, Chairman, pointed out the difference from the current Master Plan on page nineteen (19) which shows the anticipated 2015 population estimate of 22,140

Grant Bauman asked for the Commission to be forgiving when looking year to year, and stated that the population growth is not incremental each year.

R. Erhardt asked if the Grande Golf Course is in the Township

J. Worden responded that it is.

Grant Bauman, added that this information will add a new map to the Master Plan for US Census Categories.

S. Artz asked if Parma, which is two separate sections, was a CDP.

Grant Bauman responded that it was not a requirement to be contiguous to be a CDP, however, Parma is a village.

He went on to talk in more detail about the Township transportation infrastructure and highlighted that providing a more detailed transportation infrastructure identify basic transportation needs of the residents and plan for future improvements. Being proactive can create a positive change in the future.

Raymond McQuillan, Chairman, asked for traffic counts on major roads and intersections be included.

Grant Bauman responded that he can gather this information from JDOT and review what they have available, but that adding this section would be an additional cost.

Raymond McQuillan, Chairman, noted that the best improvement John Worden has ever made was having the GIS overlay information available during a meeting with a zoning change. Additionally, applicants and those who attend in the audience for or against the application routinely comment on traffic issues.

Grant Bauman was in support of the suggestion and noted the possibility that it could predict future

road projects.

Raymond McQuillan, Chairman, also wants to investigate the expansion of utilities to see if there has been a change in sewer and water or other pertinent information to those services.

Grant Bauman feels it is important for the Township to get public input through a survey that could lead to changes in the goals and objectives and the future land use maps and proactive parts of the Master Plan. The Township has approved this and designated the Planning Commission to write the survey.

A Hooper questioned accurate survey results information from the sources provided by Region 2 Planning and wants to use an established and accredited business that has a good historical track record.

Grant Bauman responded that the survey could be provided by a professional organization to do that but was unsure of what the cost would be but supportive of A. Hooper input and thinks we need to figure out what questions we want to ask first. It is called Survey Design (an art and a science put together.)

R. Erhardt asked if Summit Township is connected to Spring Arbor water system?

J. Worden responded that Spring Arbor is connected to our Township. The Township has expanded sewer locations so an update will be made to the water and sewer system maps in the Master Plan.

Grant Bauman discussed homeland security issues and displaying water and sewer areas. He added that a more robust implementation plan was provided to township officials including a Capital Improvement Program.

R. Erhardt asked which capital improvement plan

Grant replied that it varies but this Townships Capital Improvement Plan is different from Rives Township. There are templates out there that we can use but the idea here within the implementation section of the Master Plan will make it easier to make a Township Capital Improvement Master Plan

R. Erhardt questioned capital improvement of what?

Grant Bauman responded whatever is included in the plan. An example would be a recreational improvement or building projects like constructing a new Township hall. Typically, looking to identify brick and mortar projects would be included in the capital improvements.

Raymond McQuillan, Chairman, commented aside from some daycare and home occupation issues in Summit Township the business developments have most always been along the Spring Arbor Road, Weatherwax Drive, Horton Road, Francis Street, Robinson Road and McDevitt corridors.

Grant said future land use maps detail from a previous map corridor study done by Region 2. That it will be a good link to the new transportation stuff we want to add. Will work with John on this.

Has there been a lot of variance requests for rezoning that would lead anyone to think that the future Land Use map needs to be update based on those decisions.

Raymond McQuillan, Chairman, commented on the evolution that has transpired on Spring Arbor Road.

Grant Bauman remarked that he will update the demographics to show what part of the population is included in housing and group corridors.

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Raymond McQuillan, Chairman, commented on the evolution that has transpired on Robinson Road and McCain Road.

Grant Bauman responded that he would investigate and review the zoning.

J. Worden remarked that the Township received only three (3) variance applications in the last eight (8) months and before that eighteen (18) months had passed before the township had another variance. Also added that he would like to see a basic map of proposed trails and recreation added to the Master Plan.

Grant Bauman wants to have a map that displays the two in conjunction with one another. This is true for any other special things in the township. Might want to consider adding a hazard mitigation plan where you identify hazards that occur that are known to be a potential disaster.

R. Erhardt questioned if the recreation plan piece included bike lanes?

Grant Bauman remarked that it does to a certain extent. That is where the Township can put together a street map and the two would be used together. There might be something we would want to add like bike lanes. It depends on the function of the road for the appropriate approach. We should not be worried about the multi-modal use as we should the collector streets.

A Hooper commented he would like to have the 127 corridor include industrial land and also would like to see the trends going forward for housing, demographics and shopping.

Grant Bauman answered that the plan already includes that information and one reason the average person per household has been going down is because of single occupancy. Additionally, it is also due to retirement facilities and how they are recorded.

Raymond McQuillan, Chairman, questioned the addition of a business census and asked if the Township has more restaurants than ten (10) years ago.

Grant Bauman indicated the information may be in an economic census but is not sure if the municipal data for that survey is available so he would have to create this.

A Hooper asked Grant to call him as he has a lead for him on this but there would be a charge for accessing the information.

Grant Bauman responded he would need to get the Township approval before going forward.

Raymond McQuillan, Chairman, noted the prior success this Commission has had using sub-groups. He asked for interest from the other members.

A. Hooper requested to be on the sub-group.

Grant Bauman commented that the process can take over a year and that includes the 9 months for writing. He could start working on some of the items done now but it depends on how this Commission wants to move forward. He would like to meet with this board once every two months to speed up the process. He will be starting with the demographic section and usually does updates one chapter at a time. Once the chapter update is complete he will provide it for committee to review.

J. Worden, asked for paper copy (PDF) of the Master Plan.

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Grant Bauman responded that he will send the Master Plan in PDF format to John that he can send to his own printer.

J. Shelby inquired about 2030

Grant Bauman explained it is a planning horizon looking twenty (20) years in the future.

R. Simmons pointed out that a review is done every five years

Grant Bauman agreed, adding that every five years a review is preformed and updates can be added at that time.

R. Simmons asked if the Master Plan was the same as a Land Use Plan.

Grant Bauman responded that a Master Plan guides the overall direction of where land uses are most appropriate by considering local and regional assets, needs and opportunities, as well as development patterns driven by market forces and infrastructure improvements.

Additionally, he thanked the commission and said he has what he needs to move forward and is looking forward to working with the entire Board or a sub committee on updating the Summit Township Master Plan.

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A motion was made by S. Artz, supported by T. Emmons, to adjourn the meeting.  
The motion carried unanimously.

The meeting was adjourned at 8:40 p.m.

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Respectfully submitted,

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Jack Shelby, Secretary  
Summit Township Planning Commission