

SUMMIT TOWNSHIP PLANNING COMMISSION

August 17, 2010

MEMBERS PRESENT: Raymond McQuillan, Chairman; Robert Simmons, Vice Chairman; Gordon Heins, Township Board Liaison; Stephen Artz; Jack Shelby, and John Worden, Summit Township Zoning Administrator.

MEMBERS ABSENT: Dennis Hackett, Secretary; Natalie Stopyak, Recreation Planning Commission Liaison; George Gancsos, Zoning Board of Appeals Liaison; Richard Erhardt

The meeting was called to order by R. McQuillan, Chairman, on Tuesday, August 17, 2010 at 7:00 p.m. in the Township Hall meeting room at 2121 Ferguson Road.

A motion was made by G. Heins, supported by S. Artz to appoint Jack Shelby as Acting Secretary. The motion carried unanimously.

A motion was made by G. Heins, supported by S. Artz, to approve the Tuesday, July 20, 2010 minutes as written. The motion carried unanimously.

Case #10-08-0010 – Site Plan Review – 1405 Horton Road – New Building Comcast – Comcast of Michigan, LLC, Applicant

A public hearing was held on behalf of Comcast of Michigan, LLC, Eric A. Calcaterra, West Michigan Facility Supervisor, explained the purpose of the 965 square feet building. He stated that the building is necessary for additional storage of equipment and repair parts, and the need for a restroom facility as the building houses the 911 system for Jackson County emergency radio receivers as well as Comcast phone system and that service and emergency work on the facility is typically done late at night and early mornings.

J. Worden, Zoning Administrator explained that the request for having an on-site septic type system instead of connecting to the municipal sewer system was acceptable to the Jackson County Health Department and this was confirmed by J. Worden in a phone conversation with Steve Hall of the JCDC on August 17, 2010. The basis for the decision was the depth and location of the gravity sewer in Horton Road as confirmed by Rick Faling, DPW Superintendent.

A motion was made by G. Heins, supported by S. Artz to recommend to the Township Board approval of the site plan for 1405 Horton Road contingent upon and compliance with the letters and recommendations of the Jackson County Drain Commissioner, Jackson County Road Commission, Jackson County Health Department, Summit Township Department of Public Works and Fire Department. The motion carried unanimously.

Case #10-08-0011 – Site Plan Review – 949, 951, 953, 955 and 959 East South Street – an Industrial District Site Condominium – Rostemi, Inc., Applicant – Jeffery Anderson, Attorney, Representative

Jeffery Anderson, Attorney and Representative, explained the oldest buildings on the property were constructed 40 to 45 years ago and the newest building 21 years ago. The total number of employees at this time is 8 to 9 for the 5 buildings. Rostemi, Inc (Ron Jones) of 5425 West Michigan Avenue is the owner of the 5 buildings and desires to sell the buildings separately. Since the buildings located at the rear of the property did not have frontage on a public road and only had access from a private drive it became necessary to create a Site Condominium District with a Master Deed that would allow the sale and use of the buildings and be compliant with Township requirements for access, sewer and water. The Jackson County Drain Commissioner visited the site and approved the proposal in a letter. The Jackson County Road Commission requirements are being addressed including naming

the private drive Rostemi Drive. The Township requirement that each owner/occupant have its own sewer and water connection and Rudds the purchaser of Unit 4 has agreed to connect to both water and sewer. The provision that no sewer line shall discharge more than 40 gallons per minute to the sewer main in South Street as stated in the letter dated August 13, 2010 will become part of the Master Deed.

G. Heins asked if the Fire Department access to the site was adequate.

J. Worden stated that access was acceptable.

R. Simmons asked if the Road/Drive would be paved beyond the current paving to provide paving to the rear buildings and if the Master Deed addressed the issue.

J. Anderson replied that there are no plans to extend the paving at this time and the Master Deed does not provide for future improvements and that any improvements would be the responsibility of the Condominium Association.

A motion was made by S. Artz, supported by G. Heins to recommend to the Township Board approval of the Site Plan for a Site Condominium in an Industrial District to include the five (5) buildings that currently exist contingent upon and compliance with the letters and requirements of the Jackson County Drain Commissioner, Jackson County Road Commission and the Summit Township Department of Public Works. The motion carried unanimously.

A motion was made by S. Artz, supported by G. Heins, to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 7:18 p.m.

Respectfully submitted,
Jack Shelby, Acting Secretary
Summit Township Planning Commission