

Summit Township Planning Commission

August 21, 2001

MEMBERS PRESENT: Ronald Whitaker, Chairman; Richard Erhardt; Stephen Artz; Dennis Hackett, Secretary; Kenneth Strobel, Zoning Board Liaison; and John C. Worden, Summit Township Zoning Administrator

ABSENT: Mary Ann Hitt, Township Board Trustee; Robert Simmons; Patrick Dunigan; Raymond McQuillan.

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The meeting was called to order by Chairman R. Whitaker on Tuesday, August 21, 2001 at 7:00 p.m., in the meeting room at the Township Hall.

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A motion was made by D. Hackett, supported by S. Artz, to approve the minutes of the July 17, 2001 meeting as written. Motion carried unanimously.

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**CASE NUMBER 01-03-0007 – Medawar Jewelers
Amendment to Site Plan Review**

A public hearing was held on the application of Medawar Jewelers to amend their Site Plan (approved by the Planning Commission on March 20, 2001 and the Township Board on March 27, 2001) in order to reduce the sign setback on 18th Street to zero feet and to provide a residential "curby" trash receptacles rather than a large commercial dumpster.

J. Worden read the memo he wrote to the Planning commission on August 14, 2001. The Ordinance allows the Planning Commission, as part of a Site Plan Review, "... to allow a sign in the above mentioned exceptions to be closer to the roads right-of-way provided that no part of any sign extends beyond the subject parcel." Also in the letter is a recommendation that the Planning Commission approve a sign setback of 8.75 ft; the same as required on W. Michigan Ave.

R. Whittaker asked about the "curby" rather than the commercial dumpster with pad and screening that is required in a Commercial District. J. Worden explained that Medawar will be using a residential curby and will keep it up close to the building. Also if at any time they decide to go to the commercial dumpster they will put in a pad and screening.

PUBLIC COMMENTS

There was no one to comment on this matter.

A motion by R. Erhardt, supported by K. Strobel, to recommend to the Township Board approval to reduce the setback to 8.75 ft on 18th Street and resolve the need for a commercial dumpster and pad. The motion carried.

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CASE 01-08-0026 – Rezoning - Tanglewood Subdivision from Agricultural (AG-1) to Suburban Residential (RS-2)

A public hearing was held on the request of Guido Keifer to rezone the property north of McCain Road, West of Robinson Road - Parcel #000-13-06-400-026-03 from Agricultural (AG-1) to Suburban Residential (RS-2).

J. Worden explained that because this is a platted subdivision the function of the Planning Commission is to approve the lot size and minimum width on the road for the district. Approval of the preliminary plat request is required by various agencies including but not limited to the Road Commission, Drain Commission, State of Michigan, and more.

R. Whittaker wanted it noted in the minutes that he was noticed concerning the rezoning

R. Whittaker asked about a section where there weren't any lots.

Jack Ripstra, Ripstra & Scheppelman, explained it is a combination wetland and storm water detention area. The detention pond has to be outside of the wetland area. He showed on the map where the wetland area is and that it extends to M-60. He further explained the Township Board has to approve the preliminary plat and that approval will authorize him to proceed with the final documents and plat.

J. Worden – The Planning Commission has to approve the lot sizes. The request will go to the Township Board as a rezoning and a preliminary plat and then back again to the Board with the final plat. The process will take about a year and the development will be done in phases.

R. Whittaker – Any idea how it will be phased?

J. Ripstra – The first phase would probably be up to lot 47

J. Worden – The infrastructure will be done how?

J. Ripstra – Just for the phases. It will be plated in phases also.

J. Worden – The zoning request would accommodate 10 of the 65 lots. The rest is currently zoned RS-2.

R. Erhardt asked about the water main.

J. Ripstra – There is currently a 12" water main running through the property going to MACI. The loop will strengthen the townships system.

PUBLIC COMMENTS

Linda Emberton, 735 Pemberton Lot 25 is all for the subdivision. She is concerned about what Mr. Keifer has in mind for the rest of the property. She spoke about the deed restriction and the convents Mr. Keifer had made and had broken with the building of the Paragon School.

R. Whittaker and J. Worden stated that Mr. Keifer does not have to make his future intentions known.

L. Emberton also expressed concern over the care and maintenance of the undeveloped lots. There is a serious weed/grass problem.

J. Worden told her to contact Robert Metcalf, Zoning Ordinance Enforcement, with her complaint.

J. Worden also explained that the Township cannot enforce deed restrictions.

A motion by D. Hackett, supported by R. Erhardt, to recommend to the Township Board approval of the zoning request from AG-1 to RS-2. (Parcel #000-13-06-400-026-003). The motion carried.

J. Worden – The request will be sent to County Affairs and then should be on the agenda for the September Township Board meeting.

J. Worden – The lots, as presented in the preliminary plat meet the minimum requirements of sections 2.2.68 (lot measurements) and 4.6 (district area requirements) for RS-2.



A motion by S. Artz, supported by D. Hackett, to recommend to the Township Board approval of the lot sizes. The motion carried.

There being no further business to come before the Planning Commission, a motion was made by S. Artz, supported by R. Erhardt to adjourn. The motion carried. Meeting adjourned at 7:30 pm. The next regular meeting of the Planning Commission will be on Tuesday, September 18, 2001.



Respectively submitted by:

Dennis Hackett, Secretary
DH/jkw