

SUMMIT TOWNSHIP PLANNING COMMISSION

August 21, 2007

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

MEMBERS ABSENT: Dennis Hackett, Secretary

The meeting was called to order by R. McQuillan, Chairman, on Tuesday, August 21, 2007 at 7:00 pm in the Township Hall meeting room at 2121 Ferguson Road. R. Erhardt was appointed acting secretary for the meeting.

A motion was made by G. Heins, supported by S. Artz, to approve the March 20, 2007 minutes of the Planning Commission as written. The motion carried unanimously.

Case # 07-08-0011 – Site Plan Review – Terrace Hills Phase 2 – Spring Arbor and Robinson at Terrace Hills Lane – 26 Living Units - Applicant Jack Shelby and John Ganton, Owner.

A public hearing was held on the request of Jack Shelby, 1730 Probert Rd., representative for John Ganton, to review the Site Plan for Terrace Hills Phase 2 Site Condominium. Also present was project engineer Christopher Crisenberry, P.E. Feller Finch & Associates, Inc. of 2707 Spring Arbor Road.

Applicant, J. Shelby, explained that this phase will be developed with twenty six (26) units consisting of two (2), three (3), four (4) attached condominiums and one (1) single unit. The road will be private with municipal water and sewer being supplied by Summit Township. The units will be similar to those built in Phase 1 B.

Project Engineer, C. Crisenberry, stated that the Jackson County Drain Commissioner is reviewing the storm water plan and will submit a letter at a later date. It is the understanding of the Engineer and Drain Commissioner that the original Site Plan was developed with the proposed Phase 2 included in sizing the detention ponds and collection system. He also explained that the private road will be built as required by Township Ordinance 117 using Jackson County Road Commission standards but is requesting the waiving of the material testing now required in the updated standards stating that as engineer he will be onsite to insure the road is built correctly and he will certify that in an affidavit.

J. Worden commented that this will be the first private road built under the updated standards. The proposed road will meet the standards resulting in a better constructed road than the original roads in the development. The request to modify the material testing to that proposed by project engineer is allowable under Township Ordinance 117 and requirements may be modified by either the Township Board or Planning Commission. He also stated that a letter was received from the Jackson County Road Commission stating that because the roads are private the Road Commission has no jurisdiction.

P. Dunigan commented that it is his opinion that the more stringent standards for material testing is intended for heavily traveled roads and a road for twenty-six (26) units should not be subject to the same material testing requirements and, if required, would add a considerable cost to the project. Private roads are the responsibility of the developer and place no obligation on the Township or Road Commission to maintain the road.

R. Erhardt asked if the road would be paved in courses and, if so, in what time frame.

J. Shelby replied that the base course would be immediate and the top course would be after the construction period so as to prevent damage and allow for repair of settling or damage resulting from heavy equipment used during construction of the project.

Public Comment: None

Correspondence: None

Motion was made by P. Dunigan, supported by R. Simmons, to recommend to the Township Board approval of the Site Plan for the construction of Terrace Hills Phase 2 Site Condominium twenty six (26) unit development, contingent upon the letters, recommendations and compliance with the requirements of the Jackson County Drain Commissioner, Summit Township Department of Public Works and Summit Township Fire Department, including the request of Feller Finch & Associates, Inc., as it relates to material testing for the private road. The motion carried unanimously. (Note Feller Finch letter is attached)

A motion was made by G. Heins, supported by G. Gancsos, to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 7:25 p.m.

Respectfully submitted,

Richard Erhardt, Acting Secretary
Summit Township Planning Commission