

SUMMIT TOWNSHIP PLANNING COMMISSION

September 21, 2004

MEMBERS PRESENT: Raymond McQuillan, Chairman; Dennis Hackett, Secretary; Patrick Dunigan, Robert Simmons, Richard Erhardt, Stephen Artz; Gordon Heins, Township Board Liaison; and John Worden, Summit Township Zoning Administrator.

MEMBERS ABSENT: James Dunn, Margaret Reason

The meeting was called to order by R. McQuillan, Chairman, on Tuesday September 21, 2004 at 7:00 pm in the Township Hall Meeting Room.

A motion was made by R. Simmons, supported by R. Erhardt, to approve as written the August 17, 2004 minutes of the Planning Commission. The motion carried unanimously.

Case # 04-08-0025 – Site Plan – Retail Store & Beauty Shop – 1718 W. Morrell Street – Craig Playford Applicant – Tabled from August 17, 2004

A public hearing was held on the request of Craig Playford, M&C Properties of 633 Cypress Ct., Jonesville, MI 49250. George Svinicki of Svinicki & Associates addressed the Planning Commission describing the development as a 2-story development that will house multiple businesses that include a beauty salon, music retail, and stock area for the music retail.

Correspondence:

Craig Playford, M & C Properties, sent a letter to the Planning Commission clarifying the anticipated phases of construction at 1718 W. Morrell Street. Phase 1 will be to prep the vacant area of the property for construction, and to construct the 48 X 66 building. Phase 2 will be the demolition of the old building. Phase 3 is the construction of the 28 X 50 building that is the contiguous to the building in Phase 1. Anticipated completion of this project is 9 to 12 months from the commencement of Phase 1.

Public Comment:

J. Worden, explained the Drain Commissioner and the Jackson County Road Commission have reviewed the site plan and have verbally (letters to follow) approved the project.

R. Erhardt, questioned the applicant on the anticipated parking for the development.

C. Playford, Applicant, responded stating that the parking was kept within all requirements for a retail and beauty shop combined.

J. Worden stated that there are 14 parking spaces and that these parking spaces meet the minimum requirements for a parking space. The applicant's parking space agreement with West Point has been terminated. This action gave the applicant enough spaces needed to meet the previous mentioned minimum parking space requirement.

Motion was made by P. Dunigan, supported by S. Artz, to recommend to the Township Board approval of the Site Plan, contingent upon the requests of the Jackson County Road Commission, Jackson County Drain Commissioner and the Summit Township Fire Department and a letter from the applicant on the developments' phasing. The motion carried unanimously.

Case # **04-09-0030** – Site Plan– Single Family, Duplex and Stacked Condominiums – North of McCain Rd. and West of M-60 – Norfolk Development Applicant

A public hearing was held on the request of Sean P. Lefere of Norfolk Development of 6360 Jackson Road, Ann Arbor, MI 48103 to approve a site plan for a condominium project to include single family, duplex and stacked units located on 185 acres North of McCain Road and West of M-60. This development will include property in both Summit and Spring Arbor Townships. The development is as follows: Summit Township 577 units and Spring Arbor Township 39. This is a phased project that will start on McCain Road in Summit Township and go north, starting with the duplexes and with single family units off O'Brien Road in Spring Arbor Township. Phase two will connect the two townships with a road, yet to be named.

Correspondence:

Jackson County Airport Manager, Kent Maurer, noted that the proposed development is located in Zone B, the allowable elevation of Zone B at the building site is 1150 feet above MSL. The buildings should have an elevation less than 1040 feet above MSL, the buildings do not require an airport zoning permit, but require approval of construction cranes over 50 feet. Additionally, all lighting must be down directional to avoid interference with airport operations.

Zoning Administrator, John Worden, addressed the proposed street names for Magnolia Park and made recommendations. The following were not acceptable: Cambridge Circle, Woodlawn Bend, Norwood Circle Private. All street names public or private must be reviewed and accepted by the Jackson County Road Commission, Jackson County Clerk and United States Post Office.

Jackson County Road Commission Highway Engineer, Joseph Michalsky P.E., acknowledged receipt of the preliminary plans for the project and made comments.

A letter of authority from Steve Miller, owner, Summit Tree Farm LLC, granting Norfolk Development to proceed with all necessary applications for the Magnolia Park Condominium Project.

Public Comment:

G. Heins recommended the Recreation Committee visit this development as this developer has raised the bar by including a soccer field and trails among other recreational facilities.

R. Erhardt questioned if the water main had to be removed in order to construct the development.

Applicant responded yes as the existing water main would go through the basements of many of the units.

R. Erhardt questioned if the development contained any rentals.

Applicant responded that after speaking with neighbors and studying the market it was determined that this development should not contain rental property. This action also eliminated the club house.

R. Erhardt questioned the phasing, asking if the development would take 5 years with a phase containing simultaneous construction on O'Brien Road and McCain Road.

Applicant stated the construction will begin with single family structures on O'Brien Road with duplexes on McCain Road. Later, in the second phase, a road will be constructed to join these two sections together.

R. Erhardt questioned what roads would be used as construction entrances.

Applicant responded that the same roads being built upon will be used.

R. Erhardt questioned the use of only one road for the construction of this development.

Applicant responded that the construction will occur in a way that it will not interfere with residents.

R. Erhardt questioned the traffic study, indicated that it was extensive and asked the applicant to summarize the findings.

Applicant responded that the Jackson County Road Commission provided the criteria for the traffic study performed by Midwest Consulting of Ann Arbor, MI. It was concluded that traffic generated by the project will have little impact on both O'Brien and McCain Roads and major intersections in the area.

R. Erhardt questioned the acceleration and deceleration lanes used to enter the development.

Applicant referenced page 4 of the site plan. This page notes the acceleration and deceleration lanes. The deceleration lane complies with MDOT specifications and is 150 feet.

R. Erhardt questioned who will maintain the roadways.

Applicant responded stating that the roads would be public and the Jackson County Road Commission would maintain all roads with the exception of the driveways of the stacked units, which will be maintained by the company.

P. Dunigan questioned if the development contained any private roads.

Applicant responded that the development used a minimum amount of private roads as possible.

R. Erhardt again questioned the traffic study and asked the applicant if a single lane in and out would be sufficient for the amount of traffic.

Applicant explained that the ingress and egress of the development will contain two boulevards and five (5) roundabouts to slow and control traffic similar to the one in front of Parkside Middle School.

J. Worden stated that this is the first development that will have a written development agreement. This is a first for Summit Township and asked the applicant to describe to the board what the development agreement states.

Applicant responded stating that the development agreement is beneficial to both parties. The applicant described this agreement as one where the developing company will maintain and create in accordance with the ordinances, different aspects agreed upon in the development agreement. Currently their company has a development agreement with Dexter. An example was given on the tree planting requirements used in Dexter as an item addressed in the development agreement.

D. Hackett questioned if the speed limits were going to change.

Applicant responded sharing the State Police findings that the speed of traffic on O'Brien Road is 54.9 MPH in one direction and 55 MPH in the other, making the 55 MPH speed limit acceptable for the road. Advisory speed limit signs are posted, but are not enforceable by law. The State Police will revisit this area after a significant number of units have been constructed in the development and make necessary changes if warranted.

Motion was made by P. Dunigan, supported by S. Artz, to recommend to the Township Board approval of the Site Plan, contingent upon the requests of the Jackson County Road Commission, Airport Zoning Board, the Summit Township Fire Department, the Summit Township Zoning Administrator and receipt of and compliance with recommendations of the Jackson County Drain Commissioner. The motion carried unanimously.

J. Worden reminded the Planning Commission of a Conditional Use Permit issued to James Engle of 5365 Hague Avenue and that the Permit was to be reviewed this past July. Three suggestions were made: 1) schedule a hearing as required by the motion granting the Permit 2) request Mr. Worden to investigate and determine if the permit has been complied with and come back with a recommendation; or 3) chose whether to extend the Conditional Use Permit.

R. Erhardt questioned if there have been any complaints

J. Worden responded stating early on there were some complaints. Since the Summit Township Ordinance Enforcement Officer visited the applicant the complaints have ceased.

R. McQuillan, Chairman, requested a report be made and a public hearing be scheduled.

J. Worden responded if the applicant wants to continue the conditional use then it will be added to the next Planning Commission meeting and a report will be drafted with his findings.

A motion was made by S. Artz, supported by P. Dunigan, to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Dennis Hackett Secretary
Summit Township Planning Commission