

Summit Township Planning Commission
October 15, 2002

MEMBERS PRESENT: Ronald Whitaker, Chairman; Mary Ann Hitt, Township Board Trustee; Richard Erhardt; Robert Simmons; Kenneth Strobel, Zoning Board Liaison, Stephen Artz; Patrick Dunigan; Raymond McQuillan, and John C. Worden, Summit Township Zoning Administrator.
ABSENT: Dennis Hacket.

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The meeting was called to order by Chairman R. Whitaker on Tuesday, October 15, 2002, at 7:00 p.m., in the meeting room at the Township Hall.

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A motion was made by S. Artz, supported by M. Hitt, to nominate R. Erhardt as Acting Secretary. Motion carried unanimously.

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A motion was made by K. Strobel, supported by S. Artz, to approve the minutes of the September 17, 2002 meeting as written. Motion carried unanimously.

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CASE 02-09-0023 – Site Plan Review – Spring Arbor University – 6301 Hague Avenue

A public hearing was held on the request of Spring Arbor University for a Site Plan review at 6301 Hague Road to locate four (4)-broadcasting towers originally used by Radio Station WJKN to the property leased by the University from Art Osborne on Hague Road. The license for the Radio Station and equipment were donated to the University.

J. Worden stated the letter from the Jackson County Road Commission requires the removal of one tree and 250 feet of brush.

R. Erhardt asked if it was not the responsibility of the Road Commission to remove the tree and brush.

J. Worden said yes but that the Road Commission is requesting the University to do the removal.

Bill Nichols, Attorney, Marcoux, Allen, Abbot, Schormer & Bower, PC. said he would check on it. He also stated that Jackson Community College is granting an easement to the property.

R. Whitaker asked for comments from the public. There were no comments

A motion by P. Dunigan, supported by R. Erhardt, to recommend to the Township Board approval of the Site Plan at 6301 Hague Road as requested contingent upon the recommendations from the Jackson County Road Commission letter dated October 14, 2002. Motion carried unanimously.

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CASE 02-10-0027, 28, 29 – Rezoning of 2018, 2038, 2100 Spring Arbor Road from Urban Residential (RU-1) to Office (O-1) - Richard and Linda Carpenter, and on behalf of Marcia Maes and Joanne Skalski

A public hearing was held on the request of Richard and Linda Carpenter, and on behalf of Marcia Maes and Joanne Skalski to rezone the properties at 2018, 2038, 2100 Spring Arbor Road from Urban Residential (RU-1) to Office (O-1).

R. McQuillan stated he would be not participate as a board member because he had an interest in the matter and wished to be heard as a member of the public.

R. Carpenter, 2100 Spring Arbor Road spoke about opening his practice in Jackson in 1976 and the changes in the area, the Credit Union, Doctor's Office, etc.

The advantages to the property owners would be to bring the property into harmony with the others, for him the ability to have his practice in his home.

A dental supply house suggested the layout for the office. The office area is separated from the house by a pocket door. He had been told there was adequate space for the office and living area.

Disadvantages to the neighbors:

- Dislike of change

- 2038 none – surrounded by applicants

- His neighbors – increased activity for Dr. White

- Thomas Court – 100 yards between the garage and fence line – no plans for development of the property

- 2018 Spring Arbor Road – no plans at this time

R. Erhardt asked about the treatment rooms and possible number of chairs.

R. Carpenter said there was enough space in the front for three (3) chairs.

R. Erhardt asked about any intent for associates. Carpenter – at this time has a young associate and a hygienist for each day.

M. Hitt asked what type of dentist. Carpenter – a General Dentist. M. Hitt – number of patients per day. Carpenter – approximately twenty (20) per day.

M. Hitt, what about parking. Carpenter – space for six (6), employees would park by the garage and house.

S. Artz asked if there would be a sign. Carpenter said yes.

R. Whittaker asked for comments from the public.

Inger Spielar, 2240 Spring Arbor Road, sees no need for this rezoning except for the financial gain of the property owners.

Nancy Paul, 5891 Rickfield Road, - once the area is zoned is this a perpetual use. R. Whitaker said the zoning goes with the property.

Dave Miller, 2127 Spring Arbor Road. He has property for sale on Spring Arbor Road, zoned office, and wants to be sure Dr. Carpenter's property would be bound by the same rules and have to meet ADA requirements. J. Worden suggested he speak with the Building Inspector.

Bill Rapley, 913 Thomas Court, stated his concerns for the children in the area, wonders how far back the commercial area will go, and that Dr. Carpenter was interested in purchasing property on Morrell in order to have access to the back of the property.

Diane Rapley, 913 Thomas Court, stated at this time the area is conducive to children.

Annette Williams, 921 Thomas Court, - there would be no privacy if the zoning is changed. If this request is granted other property will change also.

Jack Williams, 921 Thomas Court, wonders why there has to be commercial in a residential area, is concerned about his property value.

Dave Garcia, co-owner at 2000 – 2019 Spring Arbor Road, expressed concern about requirements for parking, signage, and patients in and out of the driveway. Dr. Carpenter does have access to the property in the back.

Nancy Demeter, 2200 Spring Arbor Road, concerned about a medical center in a residential area, bio-hazards and environmental issues.

Raymond McQuillan, 2128 Spring Arbor Road, effective zoning is based on the land use plan. Region II had been asked to address "spot zoning requests." Spring Arbor Road was reviewed and it was determined in 1990 to leave it Residential. The plan was looked at again in 1997 and it was decided to leave the Master Plan for Spring Arbor Road as Residential. Changing the zoning of the area is not consistent with Land Use Plan, which is residential. He is concerned about future development similar to Garcia Lab. If he was sitting on the Board he would vote no.

Pat Reardon, 2300 Foote Manor, against the change, wanted to know about the land use plan.

R. Whitaker told him the land use plan is not a binding document. The Planning Commission recommends to the Township Board based upon ordinances.

Tom Todd, 2208 Spring Arbor Road, concerned about his property value.

Linda Carpenter, wife of Dr. Carpenter, stated she likes the convenience of being close to a commercial area. Does not want to change the façade of the house and there would be no changes to the house that couldn't be reversed.

R. Whitaker asked for any additional questions/comments from the public.

Marcia Maes, 1815 Glen Drive, said she had the same concerns when Garcia Labs built, the arguments were the same.

R. Erhardt asked about an abandoned road/alley.

J. Worden said there is no legal access via public roadways.

R. Carpenter stated he has no intention to change the back of the property and wanted to know who does the master plan and where does the input come from.

A motion by R. Erhardt, supported by M. Hitt, to not recommend approval of the zoning change to the Township Board. Motion passed unanimously.

Note: The Conditional Use requests for 2038 and 2100 Spring Arbor Road were not heard because they were contingent upon the rezoning of the properties.

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Case 02-10-0030 – Site Plan Review – Trilogy Corporation - Single Family Condominium - End of Woodland

A public hearing was held on the request of Trilogy Corporation for a Site Plan Review for seven Single Family Condominiums at the end of Woodland.

J. Worden said he has received a letter from the Jackson County Road Commission regarding the property, had not received a letter from the Jackson County Drain commission, or the Department of Environmental Quality for the walk way. He should have them next week.

The road will be a dedicated public road and the sanitary sewers will dead end at the property.

R. Whitaker asked about the number of boats.

Jeff Levangie, Trilogy Corporation, 4718 Ternes Street, Dearborn, said there would be one for each unit.

R. Erhardt asked about the condition of the soil at the building area. J. Levangie said the DEQ designated the build able area by delineating the wetlands.

A motion by R. McQuillan, supported by M. Hitt, to recommend to the Township Board approval of the Site Plan contingent upon the letters from the Drain Commissioner, and the DEQ, and the filing of the Master Deed. Motion passed unanimously.

There being no further business to come before the Planning Commission, a motion was made by S. Artz, supported by P. Dunigan to adjourn. The motion carried unanimously. The meeting was adjourned at 9:10 p.m.

Respectively submitted by:

Richard Erhardt, Acting Secretary

RE/jkw