

SUMMIT TOWNSHIP PLANNING COMMISSION

October 20, 2009

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

MEMBERS ABSENT: Natalie Stopyak, Recreation Planning Commission Liaison and Patrick Dunigan

The meeting was called to order by R. McQuillan, Chairman, on Tuesday, October 20, 2009 at 7:00 p.m. in the Township Hall meeting room at 2121 Ferguson Road.

A motion was made by S. Artz, supported by G. Heins, to approve the Tuesday, August 18, 2009 minutes of the Planning Commission as written. The motion carried unanimously.

Case #09-08-0006 – Conditional Use Permit – Boarding up to 12 dogs – 209 17th Street – Top Dog – Linda Dake Applicant

Linda Dake, Top Dog Pet Care owner/applicant appeared before the Commission requesting a Conditional Use for boarding dogs at her facility.

R. McQuillan, Chairman, offered the audience the opportunity to review a history of the Top Dog facility which included information on its performed services, size and number of pens, number of employees, parking, how the business came to be relocated, and the need for conditional use to board animals.

Public Comment:

James and Patricia Hildreth of 1930 Herkimer own several properties in the 1600 block of W. Washington and they are in opposition to the request. Dissatisfied with how the applicant is currently boarding animals and advertising it as a service available at the Top Dog facility.

R. McQuillan, Chairman, reviewed the Case #08-12-0012 of the December 11, 2008 Zoning Board of Appeals meeting. In this meeting Linda Dake told the board no dogs would stay at the facility over night; dogs are housed inside the facility during business hours, and they do not stay outside; The dogs are taken outside for 15-20 minutes in the morning and afternoon.

R. Erhardt questioned if the applicant was currently boarding dogs.

Applicant, L. Dake, answered honestly saying she has been boarding dogs and she was operating under the assumption that she could do so.

G. Heins asked where the boarded dogs are located.

Applicant, L. Dake, answered inside the facility, and that the dogs are not kept outside.

R. Erhardt questioned if other boarding facilities in the township were close to residential areas.

J. Worden answered many facilities are in the township and no township residents have registered a complaint.

A motion was made by G. Heins, supported by R. Simmons, to recommend to the Township Board approval of the applicants request for a Conditional Use Permit to board up to twelve (12) pets at the Top Dog Facility.

Opposed: R. Erhardt, S. Artz

Support: R. McQuillan, R. Simmons, D. Hackett, G. Heins, G. Gancsos

The motion carried.

Case #09-08-0007 – Conditional Use Permit – House of Worship – 803 McDevitt – Light of Living Fellowship Applicant – Richard and Shirley Mellinger Owners – Zoning General Commercial (C-2)

The applicant, Richard Mellinger, 235 West Shore Drive of Jerome, appeared before the commission requesting a Conditional Use Permit for the Light of Living Fellowship worship to operate out of the building he owns at 803 East McDevitt. R. Mellinger is renting the facility to the Light of Living Fellowship and spoke highly of them saying they are taking care of the property and have even made improvements inside the building. He asks that approval be granted so the church can continue to occupy the building.

Pastor Joe Frilick, Coldwater, informed stated that the hours of worship takes place on Sunday only. The Sunday schedule includes 9:00 a.m. Sunday School an 11:00 a.m. Worship Service, and a 5:00 p.m. – 7:00 p.m. Bible Study. Further, the Sunday School is held on the main floor and in the basement.

R. Erhardt, questioned if there was adequate parking for all the members of the fellowship.

Pastor Joe indicated the congregation is small and additional parking is available towards the back of the lot that is not being utilized.

J. Worden questioned emergency lighting and exists in the basement.

Public Comment:
None.

A motion was made by S. Artz, supported by R. Erhardt, to recommend to the Township Board approval of the applicants request for a Conditional Use Permit for a House of Worship at the 803 East McDevitt Light of Living Fellowship Facility conditioned on installing emergency lighting on both basement stairways. The motion carried unanimously.

Case #09-10-0010 – Site Plan Review – Additional Upscale Resale – 2299 W. Michigan Ave – Deborah Channell Owner/Applicant

The applicant was not present at the meeting J. Worden attempted to phone the applicant with no response.

R. McQuillan, Chairman, explained that the Board would not act on the agenda item without the applicant or a representative of the applicant being present.

After waiting a few minutes and the applicant not appearing, a motion was made by S. Artz, supported by R. Erhardt, that Case #09-10-0010 be tabled until the next Planning Commission meeting The motion carried unanimously.

A draft of the proposed amendments to the Sign Section of the Zoning Ordinance including Electronic Signs was distributed to the members for review, suggestions and comments. The Zoning Administrator was directed to send copies of the proposed amendments to area sign companies. All were requested to comment by November 11, 2009.

A motion was made by Artz, supported by G. Gancsos, to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Dennis Hackett, Secretary
Summit Township Planning Commission