

# SUMMIT TOWNSHIP PLANNING COMMISSION

## March 16, 2004

**MEMBERS PRESENT:** Raymond McQuillan, Chairman; Dennis Hackett, Secretary; Robert Simmons, Richard Erhardt, James Dunn, Margaret Reason, Patrick Dunigan, Stephen Artz; and John Worden, Summit Township Zoning Administrator.

**MEMBERS ABSENT:** Gordon Heins, Township Board Liaison.

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The meeting was called to order by Chairman McQuillan on Tuesday March 16, 2004 at 7:00 pm in the Township Hall Meeting Room.

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A motion was made by J. Dunn, supported by D. Hackett, to approve as written the February 17, 2004 minutes of the Planning Commission. The motion carried unanimously.

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R. McQuillan, Chairman, informed the audience of a change in the agenda. Due to the time constraints of the special guest, G. Snyder, the Jackson County Drain Commissioner, agenda items 4 and 5 will be heard first. G. Snyder attended the meeting to voice his concerns on The Stone Ridge Condominium Project. Additional instructions were given to the audience on giving names and addresses when speaking on issues before the Planning Commission.

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Case # 04-03-0010 – Site Plan Review - single Family Site Condominiums - West of Tanglewood Subdivision off Robinson Road - Stone Ridge Development Group Applicant

A public hearing was held on the request of Stone Ridge Development Group of 3522 Scheele Drive to review the site plan for a single family home site condominium named "Stone Ridge Meadows". George Svinicki, project engineer for this project addressed the audience.

G. Svinicki stated they have two developments being constructed simultaneously, Meadows and Creek.

The Meadows is 42.9 acres in size. It will be similar to the already existing Tanglewood Subdivision. The roadways that go through the Meadows will meet The Jackson County Road Commission requirements/specifications for public roads and will later become dedicated roads. During the phases of development there will be a road connection made between the Meadows to the Creek Development. This will occur in the next five years.

Correspondence:

Jackson County Drain commissioner, G. Snyder, letter to Summit Township recommended that the Township approve the project as it is consistent with the Jackson County Storm Water Management Policy. However, the building permits should not be issued until his office has issued a Soil Erosion Control Permit.

Jackson County Airport Manager, Kent Maurer, letter to G. Svinicki stated that the requested construction project is below the allowable levels and DOES NOT require an airport zoning permit. Also, indicated all lighting should be down directional to avoid any interference with aircraft using The Jackson County Airport.

Summit Township Department of Public Works Superintendent, Rick Faling, letter stated it is necessary for water quality that the main water loop for this development be completed prior to the issuance of any Certificate of Occupancy.

Jackson County Road Commission offered the following comments: Include road names and stationing; show radii for the internal roads; move sanitary and storm sewers out of the road; show all three temporary turnarounds for Phase I; resubmit two sets of plans for review and approval.

Public Comment:

G. Synder, Jackson County Drain Commissioner, addressed the board by giving background on McCain Road. He directed attention to the problems with the development of the intersection.

B. Simmons questioned whether the road in the Meadows would connect to public roads and private roads in the Creek development.

G. Svinicki, stated that there a connection would be put in place from the public road in the Meadows to the private road in the Creek and then McCain road.

A motion was made by R. Erhardt, supported by M. Reason, to recommend to the Township Board the approval of the site plan subject to the requests of the Jackson County Road Commission, Jackson County Drain Commissioner, Summit Township Department of Public Works, and Jackson County Airport, the road connection meets the requirements of the Jackson County Road Commission. The motion carried unanimously.

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Case #04-03-0011 - Site Plan Review - Attached site condominiums - North of McCain Rd. west of Paragon Academy - Stone Ridge Development Group Applicant

A public hearing was held on the request of Stone Ridge Development Group of 3522 Scheele Drive to review the site plan for an attached multi-family condominium named "Stone Ridge Creek". George Svinicki, project engineer for this project, addressed the Planning Commission.

G. Svinicki, stated the Creek is located on 35.9 acres. This is a multiple family development will a distinct neighborhood from the Meadows. The Creek will contain 158 total units. There will be four parking spaces available for each unit. A recreational area(s) will be built in Phase I.

The roadway connection addressed in Case #04-03-0010 will significantly reduce the size of lots 37 and 38.

Correspondence:

Jackson County Drain Commissioner, G. Snyder, letter to Summit Township recommended that the Township approve the project as it is consistent with the Jackson County Storm Water Management Policy. However, the building permits should not be issued until his office has issued a Soil Erosion Control Permit.

Jackson County Airport Manager, Kent Maurer, letter to G. Svinicki stated that the requested construction project is below the allowable levels and DOES NOT require an airport zoning permit. Also, indicated all lighting should be down directional to avoid any interference with aircraft using the Jackson County Airport. Additionally, the Airport is requesting prior notice if any tall cranes (above 65 feet when erected) are used during construction.

Summit Township Department of Public Works Superintendent, Rick Faling, letter stated that it is necessary for water quality that the main water loop for this development be completed prior to the issuance of any Certificates of Occupancy.

Jackson County Road Commission offered the following comments: Include road names; include proposed elevations for all edge of pavement, edge of shoulder and ditch bottom; acceleration lanes and deceleration lanes will be required for both roads.

There was no public comment on this case.

A motion was made by P. Dunigan, supported by J. Dunn, to recommend to the Township Board the approval of the site plan subject to the requests of the Jackson County Road Commission, Jackson County Drain Commissioner, Summit Township Department of Public Works and the Jackson County Airport, and that the road connection meets the requirements of the Jackson County Road Commission. The motion carried unanimously.

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Case # 04-03-0007 – Conditional Use Permit - Massage Therapy - 2505 Spring Arbor Road - Kelly Trudell Bracey Applicant.

A public hearing was held on the request of Kelly Trudell Bracey of 12755 Curtis Road to review a Conditional Use Permit for 2505 Spring Arbor Road, lot 65 of the Grand View Subdivision. The property will be used for a massage therapy clinic.

Kelly Trudell Bracey is a nationally certified Massage Therapist who has been in the massage therapy business for the past seven (7) years. Her intention is to create a massage therapy clinic in the facility. She plans to sell space to some of her students to help them establish their own massage business.

J. Dunn questioned the hours of operation.

K. Trudell Bracey stated her office hours would be Tuesday, Wednesday, and Thursday from 8:00 a.m. - 5:00 p.m. Monday and Friday would to be reserved for home visits. The students that she will be renting space in the facility to would have the hours of Monday - Friday or Monday - Saturday 8:00 - a.m. - 6:00 p.m.

Public Comment:

Support:

Dr. Brad Double, 1211 Warren, strongly supports Kelly in this business venture as he has known Kelly for a good many years and can support that she is a very successful person who will do great things for the community.

Bruce Goldsmith, 2508 Spring Arbor Road, also expressed strong support for Kelley as a person and as a business owner.

Barbara Van Sickle, 5013 Brookside Drive, also expressed strong support for Kelley. Barbara is a JCC staff member who has worked with Kelly to create her business plan.

Opposition:

Thomas Brown, 1320 Warren, lives next to the property in question. He shared the following concerns: Increase of traffic; foot traffic increase; car lights (these would be directed in his living room window); parking situation; signage; property value.

R. Erhardt asked the applicant for clarification on the piece of land to be used. He also asked if she is purchasing the property.

K. Trudell Bracey stated the property will be split and she is planning on purchasing the property that is contained in the split. The other property from the split is currently for sale, but sits vacant.

A motion was made by P. Dunigan, supported by R. Simmons, to recommend to the Township Board the approval of the Conditional Use Permit with no restrictions. The motion carried with S. Artz opposing.

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Case # 04-03-0009 – Site Plan Review - Convenience Store and Gas Station - 2700 South Meridian Road - R.W. Mercer Applicant - Commercial Fuels Owners

A public hearing was held on the request of R.W. Mercer Co (Tim Poling) for the final site plan approval. The project will consist of the construction of a convenience store and gas station.

Bob Prater of Kelly Fuels described the convenience store as being 80 feet X 46 feet with an area for eating. There will be adequate parking available with additional land available for expansion. The entrance for this development will be located on East South Street.

Correspondence:

Jackson County Drain Commissioner G. Snyder letter to Summit Township recommending Township approval with the issuance of the building permit conditional upon the following: Drainage ditch(s) outletting into the retention basin be eliminated and the storm drains be extended to discharge directly into the retention basin; Soil Erosion Permit is acquired to an earthmoving activity be under taken.

Public Comment:

Bill Jones, 2021 South Street, is comfortable with the project currently as presented, but he is uncomfortable with the future plans to develop on the land left over after the completion of this project and is concerned about flooding and potential run off of storm onto his property.

Rosalie Jonas, 2021 South Street, is concerned about the removal of the tree buffer zone. She feels a buffer is needed between her property and this development. Also, the lighting has increased and she feels that her property has been violated due to the lack of privacy.

B. Prater agreed to put in more trees and establish a tree filler between the Jonas' property and the development.

R. Erhardt questioned the sewage disposal/ septic system of the site.

Troy White, from the development, stated the septic system was designed with an area for a second system, if necessary, the first system fails; also the storm waters detention pond will be more then enough to handle the run off from the proposed building and vacant land including road runoff. He suggested that this system will only help the Jonas' property.

A motion was made by J. Dunn, supported by S. Artz, to recommend to the Township Board the approval of the site plan subject to the requests of the Jackson County Road Commission, Jackson County Drain Commissioner and with the understanding that additional landscaping must be installed. The motion carried unanimously.

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Case # 04-03-0008 – Site Plan review - Single Family Site Condominiums - Brookstone Condominiums - Horton and Vrooman Road 72 acres - Art Bruemmer Applicant

A public hearing was held on the request of Art Bruemmer of 2023 Parkwood Way for a site plan review for the single family Brookstone Condominium development. Jack Ripstra spoke on behalf of the applicant and developer.

J. Ripstra stated the site plan contains the development of 67 units. The cost per unit is \$250K - \$300K. The condominium development will contain public water, sanitary sewer, public roads, a curbs and gutter system to control storm water run off so no adverse affects will occur on surrounding properties. The development of the condominium will occur in 5 phases.

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Units 1 - 10 will be constructed in Phase 1; Units 11 - 42 will be constructed in Phase 2; Units 43 - 56 will be constructed in Phase 3; Units 57 - 67 will be constructed in Phase 4. Phase 1 also includes the construction of a sewer lift station on Horton Road. A retention basin will hold 100 year storm, and is designed to hold all overflow from the facility and surrounding properties.

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Correspondence:

Summit Township Department of Public Works Superintendent, Rick Faling, letter stated it was necessary for water quality that the looping of the water system be completed within the first phase and must be completed prior to the issuance of any Certificate of Occupancy. All Sewer connections in this development, which will tie into a new sewer lift station located on Horton road and supplied by the developer, which will require the lift station to be functioning mechanically, electrically and a telemeter control device integrated to the Summit Motorola Control System.

Jackson County Drain Commissioner, G. Snyder, letter recommended the approval of the site plan and the issuance of the building permits be a condition of the following: Graded or filled areas on the site to be encircled with properly installed silt fencing; expecting the point(s) of egress, the driveways, and any other point(s) of egress from the site, be constructed with a minimum of 30 foot crushed stone topping; silt socks be placed in any catch basin to be constructed; Soil Erosion Permit is acquired prior to any earthmoving activity.

Jackson County Road Commission letter offered the following comments: Include proprietor's information on plans; include vicinity map at a scale not smaller than 1" = 1000'; road names are very similar to others within the township; as Englewood and Ravenwood Streets are adjacent to the condominium, will any improvement be done to these streets; include benchmarks on the plans; show temporary turnarounds; include size for proposed water, sanitary and storm sewers.

Public Comment:

Fred Marshall, 4250 Horton Road, is concerned with the affects this property will have on the wetlands, ingress/egress from Vrooman Road, and the set backs of the condominiums. He also requested that a greater buffer be created between the properties. As he owns a farm, he is also concerned with the condominium owners being affected by the sounds and smells of the animal life on his farm.

Brian Weller, 2615 Bow Street, questioned why Mr.Bruemmer himself has not addressed the neighbor concerns and questions about the development and asked the Planning Commission to require him to do so.

R. McQuillan, Chairman, stated the Planning Commission could not force the developer to speak, but he hoped he would take this time to address the concerns. He also asked what could be done to give more room for the animals.

Art Bruemmer agreed to increase the minimum backyard set back to 40 feet for lots 12 - 21.

R. Erhardt voiced his concern about the entrance for this condominium being on a curve.

J. Ripstra, responded stating that the spot chosen was the only available spot on the property that met with the Jackson County County Road Commission requirements.

A motion was made by P. Dunigan, supported by R. Erhardt, to recommend to the Township Board the approval of the site plan subject to the requests of the Jackson County Road Commission, Jackson County Drain Commissioner, the Summit Township Department of Public Works Superintendent, and with the understanding that the setback increase to 40 feet for lot 12 through lot 21. The motion carried unanimously.

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Case # 04-03-0012 – Site Plan review - Attached Condominiums - Cherry Hill Condominiums - Horton and Vrooman Road area - Art Bruemmer Applicant

A public hearing was held on the request of Art Bruemmer of 2023 Parkwood Way to the site plan for Cherry Hill Condominiums. Jack Ripstra spoke on behalf of the applicant and developer.

J. Ripstra stated the site plan contains the development of 23 duplex buildings. Each building will have a 2 car attached garage and be 1,825 square feet.

R. Erhardt questioned if the development will tie into the existing roads as he is concerned that there is only one entrance/exit for the development.

Art Bruemmer stated that this development is similar to Legend, Woods, Fairways and each have only one entrance/exit.

Correspondence:

Summit Township Department of Public Works Superintendent, Rick Faling, letter expressed water and sewer concerns. Mr. Faling stated it was necessary for water quality that the looping of the water system be completed within the first phase. Water system must be completed prior to the issuance of any Certificate of Occupancy. Sanitary sewer requirements shall be the same as for the Brookstone Condominiums.

Jackson County Drain Commissioner, G. Snyder, letter recommended approval of the site plan and the issuance of the building permits be conditioned on the following: Graded or filled areas on the site to be encircled with properly installed silt fencing, expecting the point(s) of egress the driveways, and any other point(s) of egress from the site be constructed with a minimum of 30 foot crushed stone topping; silt socks be placed in any catch basin to be constructed; a Soil Erosion Permit acquired prior to any earthmoving activity.

Jackson County Road Commission letter offered the following comments: Include proprietor's information on plans; include vicinity map at a scale not smaller than 1" = 1000'; road names are very similar to others within the township; as Englewood and Ravenwood Streets are adjacent to the condominium will any improvement be done to these streets; include benchmarks on the plans; show temporary turnarounds; include size for proposed water, sanitary and storm sewers.

NOTE: A letter dated March 17, 2004 from the Michigan Department of Environmental Quality was received on March 22, 2004 denying Mr. Bruemmer's request for a pond in the forested wetlands. The letter also stated that Mr. Bruemmer has the right of appeal.

Public Comment:

Debbie Marshall, 4250 Horton Road, is concerned what affect her farm animals will have on condominium owners, specifically the sounds and smells of the animal life on the farm. She suggested rearranging the layout to get the duplexes farther away from the animals and that more trees be planted between the properties.

J. Worden stated that there is 20-25 foot rear yard setback is the closest point in lot 38. He questioned the developer/contractor what the elevation difference was between the development property and the Marshalls' farm.

J. Ripstra stated the rear yard setback is 30 feet and the elevation rises several feet between the two property lines.

A motion was made by S. Artz, supported by M. Reason to change the layout by extending the road to the west property line and place the duplex units on the inside. After much discussion the support and motion were withdrawn.

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A motion was made by R. Erhardt, supported by P. Dunigan, to recommend to the Township Board the approval of the site plan subject to the requests of the Jackson County Road Commission, Jackson County Drain Commissioner, Summit Township Department of Public Works Superintendent, and with the understanding that additional appropriate green belt be planted before the occupancy of units on the west end and the rear yard setback be 39 feet to 40 feet on the west end units. The motion carried with R. McQuillan opposing.

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A motion was made by S. Artz, supported by J. Dunn, to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 9:55 p.m.

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Respectfully submitted,

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Dennis Hackett Secretary  
Summit Township Planning Commission