

SUMMIT TOWNSHIP PLANNING COMMISSION

March 21, 2006

MEMBERS PRESENT: Raymond McQuillan, Chairman; Robert Simmons, Vice Chairman; Dennis Hackett, Secretary; Gordon Heins, Township Board Liaison; Richard Erhardt, Zoning Board of Appeals Liaison; Natalie Stopyak, Recreation Planning Commission Liaison; Margaret Reason, Stephen Artz, and John Worden, Summit Township Zoning Administrator.

MEMBERS ABSENT: Patrick Dunigan

The meeting was called to order by R. McQuillan, Chairman, on Tuesday, March 21, 2006 at 7:00 pm in the Township Hall meeting room at 2121 Ferguson Road.

A motion was made by G. Heins, supported by R. Simmons, to approve the October 18, 2005 minutes of the Planning Commission as written. The motion carried unanimously.

Case # 06-03-0002 – Rezoning of Property at 2018 Spring Arbor Road from Urban Residential (RU-1) to Local Commercial (C-1) - Applicant Summit Point LLC (Dave and Mary Garcia) - Owner Joanne Skalski - Uses to be Office, Retail Center and Dance/Gymnastic Studio

A public hearing was held on the request of Joanne Skalski of 2018 Spring Arbor Road. J. Skalski is represented by David and Mary Garcia, Summit Point, LLC, of 2195 Spring Arbor Road. D. Garcia spoke on behalf of the applicant requesting the rezoning from Urban Residential (RU-1) to Local Commercial (C-1) for the property at 2018 Spring Arbor Road. The applicant proposed the zoning change in order to have three (3) businesses; an office building to coordinate with two (2) current Summit Point buildings, a retail center, and a dance/gymnastics studio on the property. The applicant also stated that the back part of the property will retain the current zoning Urban Residential (RU-1).

Public Comment:

Robert A Richards, 909 Thomas Court, objects this rezoning because he feels it will lower his property value. Additionally, he is concerned that building the proposed project would eliminate the bird/wildlife watching he is able to do in his yard.

Alicia Abby, 2038 Spring Arbor Road, lives next to the property in question and strongly objects to the rezoning. Mrs. Abby, who is the daughter of Marcia Mase, the previous owner, addressed the Commission by passing out a letter and photographs of her property. She read the letter and urged the Commission to deny the rezoning and pleaded that the beauty of the property remain as it is by not allowing any construction to take place.

Dr. John Abby, 2038 Spring Arbor Road, objects the rezoning and expressed the same concerns as his wife. Dr. Abby also showed a picture of poor buffering of the existing office development from the adjacent side of his home.

Mary Lou Schultez, 10609 Moscow Road, Hanover, addressed the Commission on a different subject. She is a business owner of 7 years and has watched the traffic problem at Brown Street and Spring Arbor Road become increasingly congested and traffic accidents more severe. Mrs. Schultez reported there is an accident at least once a day and requested that something be done before there is a fatality.

R. McQuillan, Chairman, explained that Summit Township uses the services of the Road Commission but does not have any jurisdiction over them. Further, the Commission can only request the Road Commission perform a traffic and safety study. R. McQuillan thanked Mrs. Schultez for her comments and suggested that she attend and state her concerns at the next Jackson County Road Commission meeting.

Jack Grundy, 911 21st Street, objects the rezoning and expressed his concern that the proposal would drive bordering residential property owners away. He also stated that access to the property off 21st Street does not exist because he owns the property at the end of the road.

Lisa Skalski, 2457 Smiley Way, spoke for her mother-in-law who owns the property. Both hope the project will go forward and if the rezoning does pass that the proposed developments will be done tastefully and with respect to the nearby residents.

Steve Blair, 817 22nd Street, objects the rezoning and came to show his support to those closer to the affected area. He expressed concerns on lighting, parking lots, and increased traffic.

Novak Grace, 2215 Spring Arbor Road, objects the rezoning and pointed out that the proposed buildings would be too close to the property line.

Bill Rappleye, 913 Thomas Court, stated that he lives in the neighborhood and is also a tenant of the Garcia's. He is concerned that the neighbors need more protection from rezoning on Spring Arbor Road and suggested that the Planning Commission adopt a policy of requiring buffer zones when rezoning is requested. He objects to the rezoning as applied for.

Diane Rappleye, 913 Thomas Court, objects the rezoning and expressed her concerns on the safety of her three (3) small children and the other children in her area, the character of the neighborhood being reduced and increased traffic.

Tom Todd, 2208 Spring Arbor Road, objects the rezoning and expressed his concerns over similar issues a few years back with another development constructed by the applicant. He also expressed concern over the proposed Local Commercial (C-1) zoning.

Pat Reardon, 2300 Foote Manor Drive, objects the rezoning because several appraisers stated that the rezoning to Local Commercial (C-1) would lower the value of residential properties in the surrounding area. Also the area is not in need of more offices. Mr. Reardon cited several vacancies of office and commercial buildings in the surrounding/nearby area that could be utilized instead of building new offices.

Tom Okoniewski, 920 19th Street, objects the rezoning because of broken promises from earlier projects developed by the applicant. Also increased traffic, lighting, and less privacy were issues.

Dave Taylor, 905 Thomas Drive, objects the rezoning because current traffic situation will become worse, increased noise, tree lines being removed, stagnant air, and feels Spring Arbor Road becoming overdeveloped will have a negative impact on all the surrounding properties.

Correspondence:

A letter from the Region 2 Planning Commission was reviewed. The Region 2 Planning Commission Staff recommended denial of the request for rezoning to Local Commercial (C-1) zoning.

A letter delivered to the Commission by Dr. Abby from Robert and Delores Burkhart, 2001 Morrell Street, who object to the rezoning.

Motion was made by R. Erhardt, supported by M. Reason, to deny the rezoning from Urban Residential (RU-1) to Local Commercial (C-1) for the property located at 2018 Spring Arbor Road. The motion carried unanimously.

The election of Officers for 2006 was conducted: Chairman, Vice Chairman, Secretary, Zoning Board of Appeals Liaison, and Recreation Planning Commission Liaison.

A motion was made by R. Erhardt, supported by R. Simmons, to retain the current officers. The motion carried unanimously. The officers are as follows: Raymond McQuillan, Chairman; Robert Simmons, Vice Chairman; Dennis Hackett, Secretary; Richard Erhardt, Zoning Board of Appeals Liaison; and Natalie Stopyak, Recreation Planning Commission Liaison.

A motion was made by N. Stopyak, supported by S. Artz, to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Dennis Hackett, Secretary
Summit Township Planning Commission