

Summit Township Planning Commission

April 16, 2002

MEMBERS PRESENT: Ronald Whitaker, Chairman, Richard Erhardt, Robert Simmons, Kenneth Strobel, Zoning Board Liaison, Stephen Artz, Dennis Hackett, Raymond McQuillan, and John C. Worden, Summit Township Zoning Administrator.

ABSENT: Mary Ann Hitt, Township Board Trustee; Patrick Dunigan.

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The meeting was called to order by Chairman R. Whitaker on Tuesday, April 16, at 7:00 p.m., in the Summit Township Fire Station #1.

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A motion was made by R. Erhardt and supported by D. Hackett, to approve the minutes of the March 19, 2002 meeting as written. Motion carried unanimously.

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CASE 02-04-0010 Zoning Change Suburban Residential (RS-1) to Rural Non Farm (RNF-1) approximately 30.4 acres in the 800 block of Hinckley Boulevard, Gerald and Kathleen Potts

A public hearing was held on the application of Gerald and Kathleen Potts to rezone approximately 30.4 acres in the 800 block of Hinckley Boulevard from RS-1 to RNF-1.

G. Potts stated he had purchased the land to keep it from extensive development however the cost of the land was greater than originally planned. Developing a portion of the land by making the maximum number of seven (7) divisions would make the total property purchased affordable. There can be no additional divisions allowed for ten (10) years as provided for by the Land Division Act of Michigan.

J. Worden stated developers had looked at the property to purchase and develop however the cost of providing infrastructure was excessive.

J. Worden stated there would be access by private road as allowed under the RNF-1.

R. Whitaker asked if there was any RNF-1 there. J. Worden said an area immediately east was rezoned in 1998 to RNF-1.

R. Erhardt asked about sewer and water. J. Worden stated it was available.

Paul and Marty Pawlak, 4311 Lake Drive, Beaverton, MI were not in favor of the rezoning. Objections were additional traffic, inadequate drainage, destruction of wildlife habitat, the access drive across from their home, and school safety.

Randy Brown, 2000 Evergreen Trail, has property adjoining and has no objections.

The resident at 850 Hinckley, concerned about the private road location, car lights in her windows and additional traffic. Could the location be changed?

R. Whittaker explained the Jackson County Road Commission issues permits for and controls the location for public and private roads where they intersect existing roads.

G. Potts said the location of the road should not bother the resident at 850 Hinckley.

