

SUMMIT TOWNSHIP PLANNING COMMISSION

MAY 17, 2005

MEMBERS PRESENT: Raymond McQuillan, Chairman; Dennis Hackett, Secretary; Patrick Dunigan, Margaret Reason, Robert Simmons, , Stephen Artz, Gordon Heins, Township Board Liaison; and John Worden, Summit Township Zoning Administrator.

MEMBERS ABSENT: Richard Erhardt, Natalie Stopyak.

The meeting was called to order by R. McQuillan, Chairman, on Tuesday May 17, 2005 at 7:00 pm in the Township Hall Meeting Room.

A motion was made by S. Artz, supported by G. Heins, to approve, as written, the December 21, 2004 minutes of the Planning Commission. The motion carried unanimously.

Case # 05-05-0006 – Site Plan Review – 3330 Spring Arbor Road – Medical Clinic – D&E Enterprises, LLC – Hansen Building & Design Corp.

A public hearing was held on the request of Walter Hansen, Hansen Building and Design Corporation, 3027 Woodhams, Portage, MI 49002, representing the Dermatology & Skin Surgery Center and Donn A. LaTour, M.D., Ph.D, 203 Winston Drive Marshall, MI 49068, to construct a Medical Clinic to be located at 3330 Spring Arbor Road on property previously occupied by the Arbor Hills Motel.

Walt Hansen and Steven Bosch of Slocum Architects explained that the proposed building will be a two story with a walkout basement, wood framed and shingle roof structure. It will contain 7,420 usable square feet of space per floor for a total of 22,260 square feet. Approximately 20 employees will be at the facility. Doctor LaTour will occupy one floor and, at this time, Foote Hospital will occupy 4,000 square feet of the basement level.

Walt Hansen stated that they will preserve as many trees as possible and will be adding evergreen trees and other plantings, creating a green belt perimeter on the north side of the lot. Also, the fire hydrant on Spring Arbor will be relocated and raised and the work coordinated with Rick Faling, Superintendent of the Department of Public Works. The storm water requirements will meet or exceed the minimum storage of 21,000 cubic feet.

John Worden asked on behalf of R. Erhardt (absent) if more trees could be preserved at the front of the property.

Walt Hansen answered stating that every parking space will be necessary, however, he would attempt to save more trees if some parking spaces and dumpster area could be moved to the rear of the property. If this can be done, he will submit a revised site plan for administrative review.

A motion was made by Bob Simmons, supported by Pat Dunigan, to recommend to the Township Board the approval of the site plan for a 22,260 square feet medical clinic to be located at 3330 Spring Arbor Road and contingent upon compliance with the requests of the Jackson Road Commission and the Jackson County Drain Commissioner. The motion carried unanimously.

William Kantor of 4950 Woodland Rd. addressed the Planning Commission asking what the process would be to create an anti funneling ordinance to protect the lakes within Summit Township.

J. Worden stated that any change to the Zoning Ordinance would require the Township Board to initiate a request to the Planning Commission for such an amendment or the Township Board could consider a police power ordinance. It was suggested that any such request should start with a letter to the Township Supervisor.

A motion was made by S. Artz, supported by M. Reason, to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Dennis Hackett, Secretary
Summit Township Planning Commission