

SUMMIT TOWNSHIP PLANNING COMMISSION

May 18, 2004

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

MEMBERS ABSENT: Patrick Dunigan

The meeting was called to order by R. McQuillan, Chairman, on Tuesday, May 18, 2004 at 7:00 pm in the Township Hall Meeting Room.

A motion was made by R. Simmons, supported by S. Artz, to approve, as written, the April 20, 2004 minutes of the Planning Commission. The motion carried unanimously.

R. McQuillan, Chairman, gave instructions to the audience on giving names and addresses when speaking on issues before the Planning Commission.

Case # 04-05-0015 – Rezoning – 1226 Mc Devitt – From RU-1 to C-1 Beauty Shop – Gary Winehardt Applicant.

A public hearing was held on the request of Gary R. Weinhardt of 4263 Kibby Rd. Jackson, MI 49203 to rezone property located at 1226 East McDevitt from Urban Residential (RU-1) to Local Commercial (C-1) to allow a beauty shop to operate at the facility previously occupied by the Community Temple Association.

J. Worden stated that the current Land Use Plan shows the property to be suited for commercial use and that all previous occupants were commercial in their use of the facility but were non-profit.

Public Comment:

Gary Weinhardt Jr. representing his father stated they have done extensive remodeling inside in preparation for a beauty shop. Maintaining the character of the 100 year old building was a primary consideration in the remodeling.

Grace Smith of 611, 6th Street, Jackson, will operate the hair salon and plans to rent additional space to others up to six chairs.

There were no comments in opposition to the request for rezoning.

Motion was made by G. L. Heins, supported by J. Dunn, to recommend to the Township Board the approval of the rezoning request for property located at 1226 East McDevitt from Urban Residential (RU-10 to Local Commercial (C-1) to allow the operation of a beauty shop. The motion passed unanimously.

Case # 04-05-0016 – Rezoning – 180 acres north of the 4000 block of McCain Rd. and west of M-60 – AG-1 and I-1 to PR-1 – Site Condominiums Attached and Single – Norfolk Development Applicant.

A public hearing was held on the request of Norfolk Development of 6360 Jackson Road Suite "F", Ann Arbor, MI 48107 to rezone approximately 180 acres on property located north of the 4000 block of McCain Road and west of the M-60 by-pass and owned by Summit Tree Farm LTD., of 420 Ingham Street, Jackson, MI 49201 from Agricultural (AG-1) and Light Industrial (I-1) to Planned Residential (PR-1) to allow the building of Site Condominiums both attached and detached units and including some rental units.

Sean Lefere representing Norfolk Development described the proposed development and stated that there would be a density of 2.8 units per acre. He described other aspects of the development that would be addressed in detail at a site plan review. He also stated that part of this development is located in Spring Arbor Township and the public hearing for the rezoning request would be June 1, 2004.

R. McQuillan inquired about the current zoning of the property as it relates to the industrial area and how long the project would take for build out.

S. Lefere replied that the Industrial zoned part of the property was not developed because of the inability to connect the road system to the industrial park to the north and that the proposed development would not need this connection but would only require roads connecting O'Brien and McCain Roads. The project would anticipate a build out of five years or more. Norfolk's current project off McCain near Robinson anticipated a build out of five years but has been accomplished in four years and the development has been well received and accepted.

J. Worden stated that besides the current zoning the property was zoned for residential use and a previous request for a mobile home park all have resulted in no development of the property. The current Land Use Plan shows the property as industrial to the north and low density housing to the south.

Public Comment:

Arthur Conley, of 410 O'Brien Rd. asked how many homes would be in the development and stated he was concerned about the traffic.

R. McQuillan, for the benefit of the group, stated that many of the questions being asked would be addressed at a site plan meeting and this meeting was only to consider the rezoning request.

Bob Natter, of 804 O'Brien Rd. asked how many road accesses and where their locations would be in the project and could O'Brien Rd. be made into a four lane road?

George Phebus, of 800 O'Brien Rd. asked if any of the proposed roads would be off O'Brien Rd. and suggested that a service road be built by the developer connecting Michigan Ave. and McCain Rd. He was also concerned by the increased traffic and the old and narrow bridges on O'Brien Rd.

Brenda Stevens, of 527 O'Brien Rd. was concerned about more traffic, speeders and the narrow road.

Ron Spangler, of 1586 O'Brien Rd. supports previously stated concerns of traffic, speeders and narrow road.

Gerrard Valentine, of 532 O'Brien Rd. supported the traffic and speeding concerns.

Michelle Conley, of 460 O'Brien Rd. supported the speeding and increased traffic concerns. Dave Reese, 301 O'Brien Rd. was concerned that he would be required to hook up to municipal sewer and water.

Heide Roberts, of 532 O'Brien Rd. stated her concerns for the wildlife in the area and inquired about the effect the development would have on the existing water wells in the area.

Andrew Chalfant, of 802 O'Brien Rd. was concerned about O'Brien Road being too narrow for increased traffic and sight distances at new intersections would be inadequate.

Sean Lefere responded to some of the questions stating that there would be a full traffic study of both McCain and O'Brien Roads. The development would be phased starting with single-family in the north in Spring Arbor Township and multi family in the south in Summit Township. A service road would be difficult and expensive and would require Norfolk to purchase land from the industrial area to the north. Water and sewer already exist on the property and would not require any construction off the site and would have no effect on adjacent property.

Motion was made by J. Dunn, supported by R. Erhardt, to recommend to the Township Board approval of the rezoning request from Agricultural (AG-1) and Light Industrial (I-1) to Planned Residential (PR-1) to allow for the development of a Site Condominium Development. The motion carried unanimously.

Case # 04-05-0017 - Site Plan Review – Oral Surgery Clinic – South of 675 Robinson Rd. – Orson P. Cardon D.M.D. Applicant

A public hearing was held on the request of Orson P. Cardon D.M.D for a Site Plan Review for a oral surgery clinic on the property located south of 675 Robinson Road.

J. Worden stated that the property is currently a vacant lot and zoned General Commercial (C-2) and that this parcel was the subject of a site plan which was approved two years ago for a dance studio.

Correspondences:

Letters from the Jackson County Drain Commissioner, Airport Zoning Board and Summit Township Fire Department were reviewed.

Public Comment:

Jack Shelby, of 1730 Probert Road and designer for the project stated that the proposed 2% slope for the driveway and the parking lot have been reviewed by the Township and will be acceptable to the various departments. The project was explained in detail with respect to storm water, signs, emergency vehicle ingress and egress, and outside lighting.

Motion was made by G. Heins, supported by M. Reason, to recommend to the Township Board approval of the Site Plan, contingent upon the requests of the Jackson County Road Commission, Jackson County Drain Commissioner, Airport Zoning Board and the Summit Township Fire Department. The motion carried unanimously.

Sketch and Conceptual Plan – W. Jack Hurula – Required Prior to Rezoning.

W. Jack Hurula, of 1855 Lexington Blvd. Jackson, MI 49201 presented a Sketch Plan to the Planning Commission showing his proposed development of 20 lots north of Park Road and west of the Winston Park Subdivision. The lots would be in a Platted Subdivision and would have an entrance off Park Road and would not connect to roads in the adjacent subdivision. He is requesting a zoning change from Suburban Residential (RS-2) to Planned Residential (PR-1) to allow for varying front and side yard setbacks to assist in utilizing the lots more effectively.

Motion was made by J. Dunn, supported by G. Heins, to approve the Concept Plan and the request of W. Jack Hurula to apply for the rezoning of the site to a Planned Residential Site Condominium development. The motion carried unanimously.

Case#04-05-0019 – Site Plan Review – 1302 East McDevitt – Convenience Store and Gas Station (Shell) – R.W. Mercer Applicant.

A public hearing was held on the request of R. W. Mercer Company, 2322 Brooklyn Road, Jackson, MI 49204 and on behalf of Walters-Dimmick Petroleum, Inc. of 1620 South Kalamazoo, Marshall, MI 49068 for a Site Plan Review to allow for the construction of a new convenience store and gas station at 1302 East McDevitt.

J. Worden stated that this project was subject of an approved Site Plan in 1999 which included a car wash and a slightly larger convenience store but was never constructed and the Zoning Ordinance requires that all Site Plans be acted upon within one year of approval and may be renewed within 18 months of approval. However, neither occurred thus requiring a new Site Plan Review.

Kurt Mercer, of 2322 Brooklyn Road, applicant and developer representing the owners Walters-Dimmick presented the Site Plan stating that the modification from the original Site Plan was a smaller store approximately 1,000 square feet and no car wash. Also the store would not be as far west as the original proposal and would not require blacktop to the west side of the store. He also stated that the store would be constructed and then the old building removed.

J. Worden, referred to the letters of approval from the Jackson County Road Commission and the Summit Township Fire Department and the previous letter from the Jackson County Drain Commissioner is acceptable to the Commissioner. The addition of public sewers down the east property line helped revive the project.

A motion was made by S. Artz, supported by R. Simmons to recommend to the Township Board approval of the Site Plan for a Convenience Store and Gas Station at 1302 East McDevitt contingent upon the letters from the Jackson County Road Commission, Jackson County Drain Commissioner and the Summit Township Fire Department. The motion carried unanimously.

A motion was made by R. Erhardt, supported by S. Artz, to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 8:50 p.m.

Respectfully submitted,

Dennis Hackett Secretary,
Summit Township Planning Commission