

# SUMMIT TOWNSHIP PLANNING COMMISSION

## June 20, 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; George Gancsos, Patrick Dunigan, Stephen Artz; and John Worden, Summit Township Zoning Administrator.

**MEMBERS ABSENT:** None

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The meeting was called to order by R. McQuillan, Chairman, on Tuesday, June 20, 2006 at 7:00 pm in the Township Hall meeting room at 2121 Ferguson Road.

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A motion was made by G. Heins, supported by S. Artz, to approve the Tuesday, March 21, 2006 minutes of the Planning Commission as written. The motion carried unanimously.

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**Case # 06-06-006** – Site Plan Review – 1525 Horton Road – Demolition of Current Buildings and Construction of a New 7,500 sq. ft. Building – Applicant Summit Point LLC (Dave and Mary Garcia) – Owners Same

A public hearing was held on the request of Dave and Mary Garcia, Summit Point, LLC, of 2195 Spring Arbor Road. David Garcia, spoke on behalf of the applicants discussing the proposed site plan. The site plan consists of removing the existing building, and replacing it with a new building that will consist of five (5) 1,500 square foot suites. D. Garcia added that Summit Point, LLC is also in the process of purchasing the property adjacent to the site (east).

R. Erhardt questioned if the coffee shop was going to stay.

Applicant, D. Garcia, responded the owner of the coffee shop has a five (5) year lease, and that she is welcomed to stay as long as she wanted.

N. Stopyak questioned if there was going to be drive through windows on both ends of the building.

Applicant, D. Garcia, responded there was no current plan to put a drive through in, but if there was a need for one it could go at the west end of the building. The applicant then pointed out the location on the proposed site plan. He also explained that by doing so, the property would lose three (3) parking spaces.

N. Stopyak questioned what environmental concerns the applicant had with the property.

Applicant, D. Garcia, responded that environmental concerns were raised and testing had been performed. Test results showed a lead content. The test results were unable to pin point the source of the lead. Currently, the highest levels of lead were between the metal building and the coffee shop.

R. McQuillan, Chairman, pointed out that the correspondence from the Road Commission recommended closing one (1) of the existing curb cuts.

Applicant, D. Garcia, responded that he did not wish to lose a curb cut because it will cut off access to the businesses, and is concerned it will make the location dangerous. He is hoping that instead of losing a curb cut the Road Commission will put in a traffic light.

J. Worden pointed out that the current sign does not meet the set back requirements of the Zoning Ordinance, and that currently it is sitting on the right of way.

Public Comment:

There was no public comment.

Correspondence:

A letter from the Jackson County Drain Commissioner, Geoffrey W. Snyder was reviewed. Mr. G. Snyder recommended approval of the proposed project, as there will be no significant change in the storm water runoff.

A letter from the Jackson County Road Commission, Joseph Michalsky, County Highway Engineer was reviewed. Mr. J. Michalsky, recommended:

- 1) Closing one (1) of the driveway openings to improve ingress & egress from the site and add additional parking spaces as well
- 2) A buffer zone is proposed in the Horton Road right-of-way for landscaping. No trees, rocks, or boulders, of any kind are allowed in the right-of-way. Any shrubs planted shall grow to a height of no more than 36 inches.

A letter from the Summit Township Fire Department, Chief C. Michael Hendges advised that the proposed commercial development will require a KNOX brand key lock box.

Motion was made by P. Dunigan, supported by G. Heins, to recommend to the Township Board approval of the Site Plan for the construction of a new 7,500 sq. ft. building, contingent upon the letter from the Jackson County Drain Commissioner, Jackson County Road Commission, and the Summit Township Fire Department Chief. The motion carried unanimously.

Motion was made by G. Heins, supported by S. Artz, to recommend to the Jackson County Road Commission that the Summit Township Planning Commission is in favor of the installation of a stop light at the intersection of Horton Rd. and Weatherwax Dr. The motion carried unanimously.

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Due to the Summit Township Board of Trustees meeting date change to August 15, 2006 which is the scheduled date for the Planning Commission it was recommended that the Planning Commission meeting date be rescheduled for the month of August.

A motion was made by P. Dunigan, support by S. Artz, to change the August meeting date to August 22, 2006 at 7:00 p.m. The motion carried unanimously.

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J. Worden discussed the progress of updating the Township Zoning Ordinance. He asked that members of the Planning Commission review the document and give him feedback. The following members volunteered for this task: G. Heins, S. Artz, R. McQuillan, and R. Erhardt. These members will meet with J. Worden on Tuesday July 18, 2006 which is the scheduled date for the Planning Commission in July. Note: no agenda items for action are scheduled.

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J. Worden also discussed a Citizen Planner class that is now online. Previously, N. Stopyak, R. Erhardt, and K. Rudolph attended this class. Training is open to anyone, not just board members.

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S. Artz questioned the status of a previous recommendation to the Road Commission addressing a traffic problem at the intersection of Spring Arbor Road, Morrell and 17<sup>th</sup> Streets.

G. Heins responded he would contact Scott Elliot, Trustee and Liaison to the Road Commission, to see if there has been any progress on the recommendation.

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A motion was made by G. Heins, supported by R. Erhardt, to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 7:40 p.m.

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Respectfully submitted,

Dennis Hackett, Secretary  
Summit Township Planning Commission