

SUMMIT TOWNSHIP PLANNING COMMISSION

July 15, 2003

MEMBERS PRESENT: Dennis Hackett, Secretary; Patrick Dunigan, Robert Simmons, Kenneth Strobel, Township Board Liaison; Stephen Artz, Raymond McQuillan, and John Worden, Summit Township Zoning Administrator.

MEMBERS ABSENT: Richard Erhardt, and Mary Ann Hitt, Township Board Liaison.

The first order of business was to elect a new Chairman. A motion was made by P. Dunigan, supported by R. Simmons to elect R. McQuillan as the Chairman of the Planning Commission. Motion passed. R. McQuillan abstained.

The meeting was called to order by Chairman McQuillan, on Tuesday July 15, 2003, at 7:05 pm, at the Summit Township Fire Station #2.

A motion was made by S. Artz, supported by P. Dunigan to approve the minutes of the June 17, 2003 meeting as written. The motion carried unanimously.

R. McQuillan asked that the minutes reflect the service of R. Whitaker and the appreciation of the board. According to J. Worden the Summit Township Board is preparing a resolution to reflect Whitaker's service. A motion by D. Hackett, supported by S. Artz to include this into the minutes. The motion was passed unanimously. (attached is the resolution from the Township Board)

Case #03-06-0015 – Site Plan Review – Commercial Building - 209 17th Street – Robert Russell

A public hearing was held on the request of Robert Russell for a Site Plan Review of 209 17th Street.

J. Worden explained Mr. Russell was adding an additional building to the property. There is adequate parking and the entrance is on the north side of the building. A letter from the Jackson County Road Commission states there is no impact or objection to the site plan. A letter had not been received from the Jackson County Drain Commissioner, but a Soil Erosion Permit had been issued. A letter would be forthcoming.

A motion was made by P. Dunigan supported by D. Hackett to recommend to the Township Board approval of the Site Plan contingent upon a letter from the Jackson County Drain Commissioner. The motion was passed unanimously.

Case #03-07-0016 – Site Plan Review – Building Addition - 2299 W. Michigan Ave – Upscale Resale – Debbie Chanell

A public hearing was held on the request of Debbie Chanell for a Site Plan Review of 2299 W. Michigan Avenue.

A variance was granted by the Summit Township Board of Appeals on May 8, 2003 for a west side yard variance.

J. Worden stated that nothing had been received from the Jackson County Road Commission. The Jackson County Drain Commissioner stated that they would need a Flowage Agreement with the Felpausch store and recorded with the Register of Deeds.

James Krof representing Debbie Chanell said they were in the process of obtaining a flowage agreement with Felpausch to send the storm water runoff to a detention system on their site. The curb cut at the rear of the property is being redone.

R. McQuillan asked for the time of construction. J. Krof said construction would take approximately 90 days after receipt of all the permits.

There was no one in the audience to offer comments.

J. Worden said parking was adequate.

A motion by K. Strobel, supported by P. Dunigan to recommend to the Township Board approval of the Site Plan subject to receipt of letters from the Jackson County Road Commission, Jackson County Drain Commissioner, and a Flowage Agreement with Felpausch and to be recorded with the Jackson County Register of Deeds. Motion passed unanimously.

J. Worden asked for approval to publish the Notice of Public Hearing for the proposed changes in the Zoning Ordinance.

There was no one in the audience to offer comments.

A motion by P. Dunigan, supported by R. Simmons to publish the Notice of Public Hearing for the proposed changes. Motion passed unanimously.

J. Worden stated that there is a need to replace R. Whitaker on the Planning Commission any Commission Member with suggestions for a replacement should have the individuals contact the Township Clerk for an application and/or contact the Township Supervisor.

A motion was made by S. Artz, supported by P. Dunigan to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Dennis Hackett Secretary
Summit Township Planning Commission