

SUMMIT TOWNSHIP PLANNING COMMISSION

July 21, 2009

MEMBERS PRESENT: Raymond McQuillan, Chairman; Robert Simmons, Vice Chairman; Dennis Hackett, Secretary; Gordon Heins, Township Board Liaison; George Gancsos, Zoning Board of Appeals Liaison; Natalie Stopyak, Recreation Planning Commission Liaison; Richard Erhardt, Stephen Artz and John Worden, Summit Township Zoning Administrator.

MEMBERS ABSENT: Patrick Dunigan

The meeting was called to order by R. McQuillan, Chairman, on Tuesday, July 21, 2009 at 7:02 p.m. in the Township Hall meeting room at 2121 Ferguson Road.

A motion was made by G. Heins, supported by S. Artz, to approve the Tuesday, June 16, 2009 minutes of the Planning Commission with the change discussed being the spelling of the last word in the first paragraph on the second page from grad to grid. The motion carried unanimously.

Case #09-07-004 – Small On-Site and Utility Grid Wind Energy Systems

J. Worden stated the definitions codified version can be found on American Legal and the old version will be removed and no longer referenced. The ordinance contains chapters and new numbers that the board has been using for the past year. The old ordinance will not be reprinted

G. Gancsos stated page 8 section 5 titled, "Electrical Collection System", does not contain a reference to licensed engineer but the following section does. He questioned as to how this was measured or referenced without a licensed engineer?

J. Worden responded that a licensed engineer would conduct the work, and that the language used in the section is standard.

Public comment: None

A motion was made by G. Heins, supported by R. Erhardt, to recommend to the Township Board approval of the wind generation amendment to the Zoning Ordinance. The motion carried unanimously.

Case #09-07-005 – Site Plan Review – Spray Paint Operation – 2716 Page Ave. – Jeff Hammond Applicant – Zoning District General Commercial with Conditional Use

A letter from the Drain Commissioner was received on July 20, 2009 with his recommendation.

J. Worden recommends this commercial property have an enclosed fence to separate the business from the residential community. He suggested a chain link privacy fence.

Jeffrey Hammond, applicant of 2716 Page Avenue, stated he would construct a new thirty-eight (38) feet by forty-eight (48) feet pole barn for the location of a paint booth that will service his existing Auto Body Shop. The property is zoned C-2 and is 30,808 square feet.

J. Hammond wishes to put in a paint shop in the back of his auto body shop to accommodate the paint demand his business has been getting. Currently, he has had to send paint work out to another company, but would like to keep the business local and create employment.

J. Worden asked the applicant how the recommendations of the Drain Commissioner would be addressed.

Jane Woodard, Architect of Woodward and Associates, 1317 W. Wesley, explained the drain is not registered on the title and the applicant was just informed of it being on the property. In order to comply with the recommendation of the Drain Commissioner the only option is to relocate the drain to a different location on the property.

R. McQuillan, Chairman, asked if the applicant would like to review the information before proceeding.

J. Woodard stated that the applicant would like to proceed.

J. Worden indicated the drain will have to be moved before any building permits can be issued.

R. Erhardt expressed a concern over the incomplete data the applicant has provided. A floor drain is not shown and he is not aware of an auto facility that does not have a floor drain.

J. Woodard stated that water runoff will not leave the facility. If a floor drain is necessary, it will empty into a holding tank.

N. Stopyak asked if the applicant had considered the breathing air for the employees doing the spray painting.

J. Hammond stated the employees will wear approved masks.

Public Comment: None

A motion was made by G. Heins, supported by R. Simmons, to recommend to the Township Board approval of the site plan contingent upon the compliance with recommendations of the Jackson County Road Commission, the Jackson County Drain Commissioner, the compliance with the stated regulations of the Department of Environmental Quality (DEQ), and the construction of a privacy fence six (6) feet in height enclosing the property. The motion carried unanimously.

J. Worden, G. Heins and R. Erhardt will review the Electronic Signs ordinance and bring their recommendations to the Planning Commission for review at the September meeting.

A motion was made by R. Erhardt, supported by S. Artz, 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