

SUMMIT TOWNSHIP PLANNING COMMISSION

August 19, 2003

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

MEMBERS ABSENT: Richard Erhardt, Kenneth Strobel, and Township Board Liaison.

The meeting was called to order by Chairman McQuillan, on Tuesday August 19, 2003, at 7:00 pm, at the Summit Township Fire Station #2.

A motion was made by S. Artz, supported by D. Hackett to approve the minutes of the July 15, 2003 meeting as corrected and written. The motion carried unanimously.

Case #03-08-0020 – Rezoning from Agricultural (AG-1) to Light Industrial (I-1) – 24 acres in the 3000 block of South Meridian Road (north of the Grand River) – a facility to manufacture automotive parts – Synchronous Manufacturing

A public hearing was held on the request of Synchronous Manufacturing represented by Michael Thorrez, Joe Thorrez and Adam Cooper. Synchronous Manufacturing is currently located on Page Ave. in Michigan Center and has 37 employees. The building is no longer large enough and for the past 18 months they have been looking for property to locate a new facility on, needing approximately 9 plus acres. Their research showed very few industrial parcels available as they desire to be located outside the City of Jackson. The building will be a metal building and will sit off the road a considerable distance. A sketch site plan was prepared to show the area and general location of the building and parking lot.

Public Comment:

Sharon Ficek 3719 S. Meridian Rd. stated the land had a better use as a Site Condo Development as currently zoned and fears increased traffic and noise.

Donald Ficek 3719 S. Meridian Rd., is concerned that the land is low at the Grand River. Stated the area should be kept residential and other parcels should be investigated.

Tom Armstrong 3701 S. Meridian Rd. is concerned for the integrity of the Grand River, stated it was "spot" zoning and felt other buildings or land was available.

Bill Jonas 2021 E. South St. stated his property adjoins and is within 35 ft. of the proposed facility, "spot" zoning is his biggest objection but feels the curve on S. Meridian Rd. would be hazardous for manufacturing traffic.

Roaslie Jonas 2021 E. South St. asked Mr. Thorrez how many shifts were anticipated. Mr. Thorrez replied two (2). She stated family had been in the area 80 years and is against rezoning as she is concerned that the "peace and quiet" of the area would be disturbed.

Jan Hetherington 2151 Schelling Dr. Her property is west of the proposed facility and felt it would hinder wildlife.

Margaret Dresser 2853 S. Meridian Rd. stated there is already too much traffic as there are a number of children in the neighborhood.

Russ Mc Michael 2705 S. Meridian Rd. is opposed to the facility.

Jeff Resseque 2131 Schelling Dr., feared future 3rd shift and future expansion of the facility, also concerned the one facility would snowball into others and was concerned about maintaining nature.

Sheryl Globensky 2129 Schelling Dr. asked if any ordinances had been bended. R. Mc Quillann answered no and explained all criteria had been met in order to be heard by the Planning Commission, and other requirements would be handled by the Drain Commissioner, Road Commission and the DEQ etc; at the next stage. Also concerned over Saturday noise, feels the first use should be as zoned. Concerned for the peacefulness of the Grand River and residential area. Stated that there was no input on the Land Use Plan and is willing to pursue in court.

Michael Ballance 2125 Schelling Dr. Resident for 15 years and feels potential danger as previous promises re: Lime Pit were not fulfilled.

Wandell Pryor 3103 S. Meridian Rd., lives on river across from the site and is afraid it all boils down to money.

Rosalie Jonas asked if sewer is available and how byproducts would be handled. Mr. Thorrez said a septic system would be installed and all byproducts would be hauled away as every gallon is accounted for. Also was there a 5yr. plan for expansion? Reply, no, the 35,000 sq ft facility would not be expanded.

Michael Resseque works in the auto industry and stated there is no way to contain all byproducts.

Sharon Fieck asked why Region 2 was not present. It was explained that Region 2 Planning and the County Affairs Committee are advisory parties and would be the next step.

Sheryl Globensky fears the Planning Commission will favor business.

D. Hackett, member, asked if other sites were sought. Mr. Thorrez listed 4 other sites considered but, less than ideal.

S. Artz, member, asked why locate outside the city if there were fewer parcels to consider. Mr. Thorrez stated primarily additional taxes in the city.

B. Simmons, member, asked if south of the Grand River was zoned Heavy Industrial. A reply of yes was given.

A motion was made by P. Dunigan supported by R. McQuillan to recommend to the Township Board approval of the Rezoning request of twenty four (24) acres from Agricultural (AG-1) to Light Industrial (I-1). The motion failed with R. McQuillan and P. Dunigan voting yes; S. Artz, D. Hackett and M. Reason voting no; and R. Simmons abstaining.

Case #03-08-0021 – Rezoning from Urban Residential (RU-1) to Local Commercial (C-1) – property located in the 4200 block of Francis Street (east side) – a beauty shop – Kellie Richardson

A public hearing was held on the request of David and Kellie Richardson of 123 East Southfield Drive to rezone property located in the 4200 block of Francis Street on the east side and north of East Meadow Heights and on property currently owned by Ken Fischman of 514 Hudson Street. The proposed use would be for a four (4) chair beauty shop with minimal traffic, would compliment the other commercial establishments in the Vandercook area and would be the best location for the clients.

M. Reason, member, asked where the parking would be located. Mrs. Richardson stated it would be in front.

D. Hackett, member, asked what the surrounding zoning was. J. Worden replied it was residential on all sides with some commercial across and south on Francis St.

Public Comment:

Patricia Applegate 4047 Kingston Court inquired about services as she feels it would be direct competition to her salon in close proximity. Mrs. Richardson answered that only hair styling would be offered.

Patty Smith of Napoleon Township, as an operator for the proposed salon, stated that it is small scale and primarily caters to senior citizens.

Robb Scully 4214 Francis St. feels it offers nothing new to enhance the community and inquired if setbacks were greater for commercial use. J. Worden answered yes.

Betty Scully 4214 Francis St. sees no benefit for another salon.

Audrey Gibson Hilder 4220 Francis St., speaking for son, stated that he had a concern of a speed problem and felt it would impede the recent improving of the residential area.

A motion by D. Hackett, supported by M. Reason to recommend to the Township Board approval of the Rezoning request from Urban Residential (RU-1) to Local Commercial (C-1). Motion passed unanimously.

Case #03-08-0022 – Site Plan Review – 2001 Spring Arbor Road – Fifth Third Bank

A public hearing was held on the request of Fifth Third Bank for a Site Plan Review to construct a bank at 2001 Spring Arbor Road on approximately 1.77 acres. Mr. Paul Fetterley of Progressive AE, Grand Rapids, Michigan presented the Site Plan explaining the building would be a single story brick clad 4112 sq. ft. facility with drive through tellers and ATM. Also present from Fifth Third Bank was Jeff Jacobs and Margaret Thompson.

J. Worden stated that the required letters from the Jackson County Road Commission, Jackson County Drain Commissioner, Summit Township Fire Department and Summit Township Department of Public Works (comments on prints) had been received. He also stated that all other requirements for Site Plan Review had been made.

R. McQuillan, member, inquired if the parking lot would open into Polly's parking lot. A reply of no, there are no plans to do so at this time.

S. Artz, member, questioned if signage would be the same as others on Spring Arbor Road. A reply of yes was given. A typical sign used by Fifth Third Banks was in the packet received by the Planning Commission.

Public Comments: None

A motion by P. Dunigan, supported by D. Hackett to recommend to the Township Board approval of the Site Plan contingent upon compliance to letters received from the Jackson County Road Commission, the Jackson County Drain Commissioner and the Summit Township Fire Department for a KNOX Box. The motion was passed unanimously.

Case #03-08-0018 – Amendments, to the Zoning Ordinance

A public hearing was held on the proposed amendments including additions, changes and corrections to the current Zoning Ordinance.

J. Worden briefly reviewed some of the major changes and additions being proposed noting that of the approximately 165 changes, 89 were definitions. Several of the additions and changes were a result of new State and Federal Laws and a Michigan Court of Appeals published decision concerning the Zoning Board of Appeals. He also noted that this process has been ongoing over the last 18 months and at least one joint meeting with the Planning Commission and Zoning Board of Appeals was held to review the proposed additions and changes and the recommendations from that meeting were incorporated.

There were no comments from the audience for or against the amendments.

A motion by R. Simmons, supported by P. Dunigan to recommend to the Township Board approval of the amendments to the Zoning Ordinance as presented. The motion was passed unanimously.

A motion was made by P. Dunigan, supported by D. Hackett to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Dennis Hackett Secretary
Summit Township Planning Commission