

SUMMIT TOWNSHIP PLANNING COMMISSION

September 16, 2003

MEMBERS PRESENT: Raymond McQuillan, Chairman; Dennis Hackett, Secretary; Richard Erhardt, Kenneth Strobel, Robert Simmons, Stephen Artz, and John Worden, Summit Township Zoning Administrator.

MEMBERS ABSENT: Patrick Dunigan, Margaret Reason and Township Board Liaison.

The meeting was called to order by Chairman McQuillan, on Tuesday September 16, 2003, at 7:00 pm, at the Summit Township Fire Station #2.

A motion was made by D. Hackett, supported by S. Artz to approve the minutes of the August 17, 2003 meeting as written. 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.

Sheryl Globensky, 2131 Schelling Dr. asked when the South Meridian Road rezoning issue would be reconsidered by the Planning Commission and if there be would a revote or a new hearing.

R. McQuillan, Chairman stated that as a result of the opinion letter and conversation with the Township Attorney the Planning Commission must rehear the rezoning request as if the request was a new application. Also all notices will be republished and mailed.

Case #03-09-0024 & 0025 - Joint Application for Rezoning from Suburban Residential (RS-2) to Office (O-1) – 2215 and 2231 Spring Arbor Rd. – Vincent and Barbara Looper – Mary Jane Oakley.

A public hearing was held on the request of Vincent R. and Barbara J. Looper of 2215 Spring Arbor Rd. and Mary J. Oakley and Mary H. Mitchell, POA of 2231 Spring Arbor Rd. to rezone their properties from Suburban Residential (RS-2) to Office (O-1). DeAnn Gumbert, realtor and representing the property owners, stated that there were no buyers for either property at this time and that the Looper property has been up for sale since April of this year. She also stated that no one has been interested in buying the property as a resident. Information on traffic counts from the Jackson County Road Commission was also presented.

Public/ Commission Comment:

R. Erhardt, member questioned if this application was a joint effort. Answer was yes except for the Braun property east of 2215 Spring Arbor Rd.

Mary Helen Mitchell 870 Western Acres Dr., representing Mary Jane Oakley of 2231 Spring Arbor Road, favors the rezoning as a reasonable use for her mothers property in the future.

Richard Carpenter, 2100 Spring Arbor favors the rezoning and feels that the request is reasonable considering the current mix of office, commercial and residential already on Spring Arbor Road and stated it fits the trend for the area.

Jesse Hall, 1229 Levant is against the rezoning request and does not want a parking lot in his view. Also neighbors have been investing in upgrading their properties. If the request is granted he wants a barrier/buffer between properties.

Debra Hartsuff, 1225 Levant is against the rezoning request and has bordering lots. She supports the comments of Mr. Hall, including a barrier if rezoned. She also asked for a clarification on why Dr. Carpenter rezoning was not approved.

R. McQuillan, chairman stated that the Land Use for the properties in question indicated a residential use.

John Slongh, 1228 Levant is against the rezoning request and feels that traffic flow will worsen because of driveways that might exit onto Levant and also feels property values will decrease.

Tom Todd, 2208 Spring Arbor Road is against the rezoning request and fears loss of control over what could be built on the properties if rezoned and that the rezoning would not add to the neighborhood.

Dave Garcia, 2002, 2100 and 2195 Spring Arbor does not favor the rezoning request unless there is a clear plan on what is going to go on the properties.

Inger Spieler, 2204 Spring Arbor Road is against the rezoning request and feels there is no validity to the request.

Robert Braun, 2201 Spring Arbor Road is against the rezoning request. He owns the home next to 2215 Spring Arbor Road and feels there are other properties in the area for sale that could be used for offices.

R. Erhardt, member asked if the properties would be sold as one or two. Answer was two.

Richard Carpenter asked if there are public notices required for site plan requests. Answer: no, not at this time.

Other questions were asked concerning Land Use Plan for the request and on what property taxes are based. Answer: the Land Use for the request is residential and taxes are based on use not zoning.

R. McQuillan, chairman suggested that concerned persons should contact the Township Board to request public notification of site plans.

Richard Carpenter suggested that the Zoning Ordinance be changed to allow for office and residential combination in some residential districts.

A motion was made by K. Strobel supported by S. Artz to recommend to the Township Board denial of the rezoning request for 2215 Spring Arbor Road from Suburban Residential (RS-2) to Office (O-1). Motion passed unanimously.

A motion was made by K. Strobel supported by S. Artz to recommend to the Township Board denial of the rezoning request for 2231 Spring Arbor Rd. from Suburban Residential (RS-2) to Office (O-1). Motion passed unanimously.

Case #03-09-0027 – Site Plan Renewal and Modification – Warren Ave. and Spring Arbor Rd. –
Dr. Brad Double

A public hearing was held on the request of Dr. Brad Double for a renewal and modification of a Site Plan approved in March of 2002: Case# 02-03-0003. The modification is the reduction of the original building size to 2,200 sq. ft. All other items on the previous Site Plan remain the same.

J. Worden explained that the Zoning Ordinance requires the request to be approved by the Planning Commission for renewal and that the reduction in size was minor and could have been approved administratively. A new letter was received dated April 22, 2003 from the Jackson County Drain Commissioner, again granting approval.

R. Erhardt, member questioned the ingress and egress of the property. Answer same as the previous approval from the Jackson County Road Commission.

Public Comment:

Steven Sharpe, builder for the project, stated that because of the timing and weather concerns, consideration for approval of the Site Plan would be greatly appreciated.

A motion by S. Artz, supported by R. Erhardt to recommend approval of the Site Plan renewal and modification. Motion passed unanimously.

Other Business:

Norm Bigford 2086 W. Franklin is concerned about a business operating on a residential lot at 326 Depuy St.

J. Worden answered that he would have the Ordinance Office investigate.

A motion was made by S. Artz, supported by D. Hackett to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 8:05 p.m.

Respectfully submitted,

Dennis Hackett Secretary
Summit Township Planning Commission