

Summit Township Planning Commission

March 19, 2002

MEMBERS PRESENT: Ronald Whitaker, Chairman; Richard Erhardt; Stephen Artz; Dennis Hackett, Secretary; Kenneth Strobel, Zoning Board Liaison; Mary Ann Hitt, Township Board Trustee; Robert Simmons; Patrick Dunigan; Raymond McQuillan, and John C. Worden, Summit Township Zoning Administrator.

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The meeting was called to order by Chairman R. Whitaker on Tuesday, March 19, 2002 at 7:00 p.m., in the meeting room at the Township Hall.

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A motion was made by S. Artz, supported by R. Erhardt, to approve the minutes of the December 18, 2001 meeting as written. Motion carried unanimously.

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**CASE NUMBER 02-03-0004 – 5900 Meridian Rd, Elwin Jones -
Zoning Change – from RNF-1 to C-3**

A public hearing was held on the request of Elwin Jones to rezone 5900 S. Meridian Road from Rural Non-Farm (RNF-1) to Highway Commercial (C-3).

J. Worden described the location of the property and explained the rezoning of the property would legitimize Mr. Jones's business. Mr. Jones has been selling equipment on his property for many years. The usage of the land meets the land use plan of Highway Commercial and Industrial.

R. Whittaker asked if there were any buildings on the property. J. Worden stated there was a pole barn and it can and is used for storage. Equipment can be put there to sell on consignment.

MDOT had contacted the Township asking when Mr. Jones had received permission for a sign and driveway on to US-127 South. The Township had not received any application for either.

R. Whittaker asked M. Hitt if the tax structure on the property would change.

M. Hitt said no.

PUBLIC COMMENTS

There was no one to comment on this matter.

A motion by P. Dunigan, supported by M. Hitt, to recommend to the Township Board approval of the zoning request as stated. The motion carried unanimously.

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**CASE 02-03-0003 – Site Plan Review - Warren Ave & W. High St – Morenci Chiropractic –
Dr. Brad Double**

A public hearing was held on the request of Dr. Brad Double, for a site plan review to allow construction of a 3000 Sq. Ft. Professional Office for Morenci Chiropractic at W. High St. and Warren Ave. with frontage on Spring Arbor Road. The property is zoned Office (O-1).

J. Worden asked him to explain the change in the print. Georgeopolis stated it shows additional detention areas as required by the Drain Commissioner.

R. Whittaker asked if there would be enough parking. J. Worden stated yes.

R. Whittaker asked if the area was zoned for a Pharmacy. J. Worden stated that PR-1 allows for ancillary uses such as a pharmacy.

R. Whittaker asked when would the project begin. B. Georgeopolis stated he was not sure when they would be breaking ground.

A motion by S. Artz, supported by D. Hackett, to recommend to the Township Board approval of Site Plan as revised and contingent upon compliance with the letters from the Jackson County Drain Commission, Jackson County Road Commission and the Airport Zoning Board. The motion carried unanimously.

Term Limits

J. Worden explained terms will be limited to two – three year consecutive terms. If an individual wishes to be appointed again for the Planning Commission they must have at least a one year separation in service. The Township's goal is to have the terms expire in thirds.

Election of Officers

The officers were elected for the next term. Ron Whittaker, Chairman, Kenneth Strobel, Vice Chairman, and Dennis Hackett, Secretary.

There being no further business to come before the Planning Commission, a motion was made by R. Whittaker, supported by M. Hitt to adjourn. The motion carried. Meeting adjourned at 8:15 pm. The next regular meeting of the Planning Commission will be on Tuesday, April 16, 2002.

Respectively submitted by:

Dennis Hackett, Secretary
DH/jkw