

SUMMIT TOWNSHIP PLANNING COMMISSION

June 18, 2013

MEMBERS PRESENT: Raymond McQuillan, Chairman; Robert Simmons, Vice Chairman; Jack Shelby, Secretary and Zoning Board of Appeals Liaison; Natalie Stopyak, Richard Erhardt; George Gancsos Jr., Stephen Artz; Allan Hooper; John Worden, Summit Township Zoning Administrator

MEMBERS ABSENT: Todd Emmons, Township Board Liaison

The meeting was called to order by Raymond McQuillan, Chairman, on Tuesday, June 18, 2013 at 7:00 p.m. in the Township Hall meeting room at 2121 Ferguson Road.

R. Simmons noted a correction to his final comment at the bottom of last page of the May 21, 2013 meeting minutes. The comment should read as follows, "He also pointed out that the audience contained people who had received rezoning but are in opposition to this rezoning request."

A motion was made by G. Gancsos Jr. supported by A. Hooper, to approve the Tuesday, May 21, 2013 minutes as corrected. The motion carried unanimously.

Case #13-06-0012 – Site Plan Review – Sweet and Savory – West of South Jackson Road and East of Polly's off Ferguson Road – Christy and Thomas Vann Applicants

A public hearing was held on the request of Christy and Thomas Vann, of 5244 W. Broadmoor Street, to review the site plan for a local eatery and catering named, 'Sweet and Savory'. Tim Wirth, from O'Harrow Construction Company at 4575 Ann Arbor Road was present. Jack Ripstra, of Ripstra & Scheppelman, Inc at 2535 Spring Arbor Road, addressed the Planning Commission.

J. Ripstra stated this project will consist of the construction of the 'Sweet and Savory' restaurant. It will be a four thousand (4,000) square feet structure that will seat eighty (80) and contain a large patio area and outside porch. There will be two (2) drives to access the restaurant, and one more will be added connecting the new driveway off South Jackson Road to parking at Summit Oaks Mall. It will have sixty seven (67) parking spaces to accommodate the clientele. Negotiated with the purchase from F. A. Kennedy Co LLC, the applicant can tie into the existing parking lot of Summit Oaks Mall, including connecting to the existing sanitary sewer and storm water retention pond.

N. Stopyak questioned the type of exterior materials that will be used and the usability of the porch.

T. Wirth, O'Harrow Construction, answered a concrete board lap, commonly referred to as hardy plank, in non-offensive whites that are inviting (would be used on the exterior siding). The porch will showcase decorative roofing and can be used by customers.

J. Ripstra added the patio area will contain outside seating.

R. Erhardt commented on the substantial amount of patio seating and questioned if the proposed parking would be able to accommodate it.

T. Wirth, O'Harrow Construction, answered the parking would accommodate seating inside and on the patio.

Public Comment:

None

Correspondence:

Letter from the Township Fire Deputy Chief, Scot Harvey, requesting the applicant apply for a KNOX BOX.

Letter from the County Drain Commissioner, Geoffrey Snyder, submitted at this meeting by J. Ripstra, requesting a soil and erosion permit to protect the retention pond, and certification by the design engineer upon completion that the project meets the design criteria.

Letter from the Jackson County Department of Transportation, submitted at this meeting by J. Ripstra states that upon approval of the Site Plan by the Planning Commission the project will be presented at the July meeting of the Jackson County Department of Transportation,

Christy Vann, Applicant, spoke of her vision for the Sweet and Savory restaurant. The food will be authentic, fresh and organic (when available from local farms). She is inspired by fresh food and wishes to establish a restaurant where customers come and enjoy the dining experience. Wait staff will be excited about serving and the cooks and staff will have a passion for what they do.

A motion was made by A. Hooper, supported by R. Erhardt, to recommend to the Township Board the approval of the Sweet and Savory Site Plan a local eatery and catering business, contingent upon the requests of the Jackson Department of Transportation, Jackson County Drain Commissioner and the Summit Township Fire Department. The motion carried unanimously.

Announcement – Jackson County has now formed a County Planning Commission. Jack Ripstra represents the Environmental Interests, and Grant Bauman, from Region II, is a Liaison on this commission. Jackson County Planning Commission will hold its meetings on the second Tuesday of the month applications will not be presented at the Township Board meeting until the following month. For example, if an application comes before the Township Planning Commission in March, it will go to the County Planning Commission in April then to the Township Board for final decision in May. Adjustments to this new schedule will need to be made and applicants informed of the change.

A motion was made by S. Artz, supported by G. Gancsos Jr., to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 7:26 p.m.

Respectfully submitted,

Jack Shelby, Secretary
Summit Township Planning Commission