

Summit Township Planning Commission

April 17, 2018

Members Present: Jack Shelby; Chairman, George Gancsos Jr., Allan Hooper, Thomas Biela, Mark Cesarz, Laurie Cunningham; Secretary, Robert Kendall, John Griffin, Todd Emmons; Township Board Liaison, and John Worden; Summit Township Zoning Administrator.

The Meeting was called to order by Jack Shelby; Chairman, on April 17, 2018 at 7:00 pm in the Summit Township Hall, 2121 Ferguson Rd.

J. Worden introduced new Board members Robert Kendall and John Griffin.

A motion was made by G. Gancsos Jr., supported by T. Beila to approve the minutes of the March 20, 2018 Planning Commission meeting as presented. The motion carried unanimously.

Also Present: Jerry Deluca.

Case # 18-03-0003 1908 Horton Rd. Poison Frog was postponed because site plan materials have not been received.

Case # 18-04-0005; Site Plan Review-2700 Spring Arbor Rd- Radiant Church. Site Plan review for an addition (12,000 sf) to existing building to the south with a maximum height of 35 feet and a new 187 space parking lot on the north side of the building.

R. Kendall stated his firm represents the applicant's builder and that he does not directly represent or is not directly involved with the builder, and has no conflict of interest.

Pastor Popenhasen explained the need for the addition due to a 30% increase in the congregation. He wanted to thank the Planning Commission for considering the site plan review for the addition.

J. Worden informed the Planning Commission that a variance was granted at the Zoning Board of Appeals April 12, 2018 meeting for an addition to the church that is a non-conforming use in the Office District and the expansion of the parking area to the north.

J. Shelby asked for any other comments or concerns from audience or Commission members. A. Hooper clarified that they now own the church and not leasing.

G. Gancsos Jr. commented on exceeding the required parking spaces needed. He asked if the issue with the neighbor to the rear of property was resolved, concerning the trees and lights. Pastor Popenhasen stated that a fence will be put in place of any trees removed, and the parking lot lights will be facing down because of airport regulations.

J. Shelby commented that the engineer would have to submit a final sealed Site Plan as there are several issues that are not included on the plan presented. He will list the required items as contingent in the motion to approve.

A motion was made by Jack Shelby, supported by Allan Hooper to approve the Site Plan for an addition of the Radiant Church at 2700 Spring Arbor Road with the following contingencies that need to be shown on the final Site Plan drawings;

1. Light Pole locations and height
2. Building light locations
3. Type of fencing and height
4. Dumpster screening type and height
5. Hard surface areas noted (asphalt, concrete etc.)
6. Green space (trees and grass)
7. Storm water plan
8. Knox-box – Summit Fire Department
9. Sign Location (if not using existing)
10. Architect or Engineer seal on drawing
11. Building Height and floor elevations
12. Jackson Department of Transportation approval

J. Shelby informed applicant until all above required items are submitted, the site plan is not approved and no moving of dirt etc. is to be made. The new final site plan can be brought to John Worden and after being signed by the Planning Commission Chairman and Secretary, it will be presented at the Summit Township Board meeting 2nd Tuesday of May for final approval.

The motion carried unanimously.

Meeting adjourned at 7:24 pm by Jack Shelby, Chairman.

Respectfully submitted,

Laurie Cunningham, Secretary

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