

SUMMIT TOWNSHIP BOARD MEETING
November 18, 2014
STUDY SESSION – 6:30 P.M.

PRESENT: Jim Dunn, Supervisor; Janie Hildebrandt, Clerk; Doug Hoyt, Treasurer; and Trustees Bob DuBois, Mike Trudell, and Mike Way.

ABSENT: Trustee Emmons.

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REGION 2 PLANNING COMMISSION: No report.

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THE ENTERPRISE GROUP: Supervisor Dunn discussed the recent Enterprise Group Investor Meeting.

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JACTS: Trustee Trudell provided the Board with copies of the October JACTS committee report.

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BS&A PRICE QUOTE: Supervisor Dunn discussed the price quote from BS&A for software upgrade explaining that it would be accomplished over a two (2) year period with the first phase including the building, DPW, assessing, and tax departments.

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PUBLIC COMMENT: None.

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BOARD MEETING

CALL TO ORDER:

The regular meeting was called to order by the Supervisor, Jim Dunn, on Tuesday, November 18, 2014 at 7:00 p.m. in the meeting room of the Township Hall.

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PUBLIC COMMENT: None.

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OLD BUSINESS: None.

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NEW BUSINESS:

APPROVAL – CONSENT AGENDA

Motion by Hoyt, supported by Trudell, and on roll call vote unanimously carried to approve the Consent Agenda as presented. (Copies of Accounts Payable attached hereto.)

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APPROVAL – AMENDMENTS TO ZONING ORDINANCE CHAPTER 150 SUBCHAPTER 150.006
CASE#14-09-0012

Public Hearing was held by the Planning Commission on September 16, 2014 to address Amendments to Zoning Ordinance Chapter 150 Subchapter 150.006. The Planning recommended to the Township Board to add Chapter 150 Subchapter 150.006 Definitions for vending, temporary facilities, farmers market, farm market and roadside market.

Motion by DuBois, supported by Trudell, and on roll call vote unanimously carried to approve adding Amendments to Zoning Ordinance Chapter 150 Subchapter 150.006 Definitions for vending, temporary facilities, farmers market, farm market and roadside market. (Copies attached hereto.)

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APPROVAL – REZONING – SUBURBAN RESIDENTIAL (RS-2) TO LOCAL COMMERCIAL (C-1)
2401 COBB ROAD – APPLICANT, STACEY FAIRBANKS
CASE#14-09-0011

Public Hearing was held by the Planning Commission on September 16, 2014 at the request of applicant, Stacey Fairbanks of 6962 Paddock Lane. Applicant is requesting rezoning of the east 527 feet on the

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property located at 2401 Cobb Road, encompassing approximately 2.8 acres (Parcel #000-13-16-101-009-00) from Suburban Residential (RS-2) to Local Commercial (C-1) to relocate her beauty shop, Rumors Salon, currently at 2610 Kibby Road. The applicant plans no tree removal and will keep with natural aesthetics of the property. A rough sketch was provided in lieu of a site plan along with photos of the property and the existing salon. The applicant plans to change the entrance to face Kibby Road. and the parking will face Cobb Road. The Planning Commission recommends to the Township approval of the rezoning from RS-2 to C-1 of less than 2.8 acres, with a smaller parcel including the garage and shed with at least the minimum required setback of twenty (20) feet in a commercial district.

Motion by Trudell, supported by Hoyt, and on roll call vote unanimously carried to approve rezoning of the east 527 feet on the property located at 2401 Cobb Road from Suburban Residential (RS-2) to Local Commercial (C-1) of less than 2.8 acres, with a smaller parcel including the garage and shed with at least the minimum required setback of twenty (20) feet in a commercial district. (Copies attached hereto.)

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**APPROVAL – REZONING – SUBURBAN RESIDENTIAL (RS-2) TO LOCAL COMMERCIAL (C-1)
2121 FERGUSON ROAD**

CASE#14-10-0013

Public Hearing was held by the Planning Commission on October 21, 2014 at the request of Summit Township, 2121 Ferguson Road, for the rezoning of the Township Office and Fire Station located at said address (parcel #000-13-21-152-034-30) from Suburban Residential (RS-2) to Local Commercial (C-1). This will allow the Township to be consistent with the zoning of adjacent properties and the current use of the facility. The Planning Commission recommends to the Township approval of the rezoning for property located at 2121 Ferguson Road from Suburban Residential (RS-2) to Local Commercial (C-1).

Motion by Hoyt , supported by Way, and on roll call vote unanimously carried to approve rezoning for property located at 2121 Ferguson Road from Suburban Residential (RS-2) to Local Commercial (C-1). (Copies attached hereto.)

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**APPROVAL – REZONING – URBAN RESIDENTIAL (RU-2) TO GENERAL COMMERCIAL (C-2)
LOTS 21 THROUGH 27 ELMWOOD PARK, BLOCK 3 CORTLAND BLVD.**

CASE#14-10-0015

Public Hearing was held by the Planning Commission on October 21, 2014 at the request of applicant, Debbie Gardner of 4465 Spinnaker Lane, Pleasant Lake, Michigan, for the rezoning of property comprised of lots 21, 22, 23, 24, 25, 26, and 27 Elmwood Park Block 3 Cortland Blvd. (parcel #180-13-04-103-062-00, 180-13-04-103-063-00, 180-13-04-103-064-00 and 180-13-04-103-065-00) from Urban Residential (RU-1) to General Commercial (C-2) to allow for employee parking for the business located at 2299 W. Michigan Ave. The Planning Commission recommends to the Township approval of lots 21, 22, 23, 24, 25, 26 and 27 Elmwood Park Block 3 Cortland Blvd from Urban Residential (RU-1) to General Commercial (C-2) .

Motion by DuBois, supported by Trudell, and on roll call vote unanimously carried to approve rezoning of property comprised of lots 21, 22, 23, 24, 25, 26 and 27 Elmwood Park Block 3 Cortland Blvd. from Urban Residential (RU-1) to General Commercial (C-2) to allow for employee parking for the business located at 2299 W. Michigan Ave. (Copies attached hereto.)

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**APPROVAL – CONDITIONAL USE HOME OCCUPATION TYPE 2 – 4465 S. JACKSON ROAD
CASE#14-10-0016**

Public Hearing was held by the Planning Commission on October 21, 2014 at the request of applicant, Tina Farkas of 1226 Hampton Drive, to operate a Pilates Studio as a Type 2 Home Occupation on property located at 4465 S. Jackson Road. Applicant would like to operate a private Pilates Studio wherein clients have scheduled appointments. The studio would be open Monday through Sunday with hours as early as

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7:30 a.m. through 7:00 p.m. and would allow for classes up to eight (8) clients. The Planning Commission recommends to the Township approval of the Conditional Use Home Occupation Type 2 at 4465 S. Jackson Road contingent upon hours of operation as stated above and client parking on the property. (Copies attached hereto.)

Motion by DuBois, supported by Way, and on roll call vote unanimously carried to approve the Conditional Use Home Occupation Type 2 at 4465 S. Jackson Road contingent upon hours of operation from 7:30 a.m. to 7:00 p.m. and client parking on the property. (Copies attached hereto.)

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APPROVAL – SITE PLAN – 4100 SPRING ARBOR ROAD

MARSH VIEW OFFICES

CASE#14-10-0017

Public Hearing was held by the Planning Commission on October 21, 2014 at the request of applicant, Marsh View Properties, LLC, of 2545 Spring Arbor Road for a Site Plan review for the property located at 4100 Spring Arbor Road for a 10,170 square foot office building with associated parking facility of fifty (50) spaces, dumpster enclosure, three (3) pole mounted lights and an onsite storm water storage retention basin. The building will have municipal water and sewer. The Planning Commission recommends to the Township approval of the Site Plan for Marsh View Offices at 4100 Spring Arbor Road contingent upon the recommendations and compliance of requirements of the Jackson County Department of Transportation, Jackson County Drain Commissioner, Jackson County Health Department, and the Summit Township Fire Department.

Motion by Trudell, supported by Way, and on roll call vote unanimously carried to approve the Site Plan for Marsh View Offices at 4100 Spring Arbor Road contingent upon the recommendations and compliance of requirements of the Jackson County Department of Transportation, Jackson County Drain Commissioner, Jackson County Health Department, and the Summit Township Fire Department. (Copies attached hereto.)

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APPROVAL – RESOLUTION TO OPT OUT OF PUBLIC ACT 152 TO OFFER EMPLOYEES THE BENEFIT OF 10% HEALTH CARE PREMIUM SHARING

Motion by Hoyt, supported by Trudell, and on roll call vote unanimously carried to approve Resolution to opt out of the conditions of Public Act 152 in order to offer employees the benefit of 10% health care premium sharing. (Copy attached hereto.)

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APPROVAL – RESOLUTION TO AMEND ORDINANCE NO. 30.00 IN REGARD TO ELIGIBLE EMPLOYEES/RETIRES NOT COVERED BY COLLECTIVE BARGAINING AGREEMENT

Motion by Way, supported by Hoyt , and on roll call vote unanimously carried to approve Resolution to Amend Ordinance No. 30.00 to adopt health care plan BCN HMO Platinum \$500. (Copy attached hereto.)

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APPROVAL – RESOLUTION IN REGARD TO NON-UNION EMPLOYEES, WITH THE EXCEPTION OF BOARD MEMBERS, FOR BASE WAGE ADJUSTMENT

Motion by Hoyt, supported by Trudell, and on roll call vote unanimously carried to approve Resolution for all non-union Summit Township employees, with the exception of Township Board Members, a \$1,250.00 base wage adjustment effective December 1, 2014. (Copy attached hereto.)

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APPROVAL – RESOLUTION IN REGARD TO 3% CONTRIBUTION TO MERS

Motion by Trudell, supported by Hoyt, and on roll call vote unanimously carried to approve Resolution setting forth a 3% contribution to Municipal Employees Retirement System by all non-union Summit Township employees and Township Board Members beginning April 1, 2015. (Copy attached hereto.)

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APPROVAL – LOT SPLIT – LOT 15 GOLFSIDE TERRACE SUBDIVISION

Motion by Hoyt, supported by Trudell, and on roll call vote unanimously carried to approve Lot Split of Lot 15 Golfside Terrace Subdivision as recommended by the Assessing Department. (Copies attached hereto.)

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APPROVAL – BS&A SOFTWARE UPGRADE

Motion by Trudell, supported by Hoyt, and on roll call vote unanimously carried to approve capitol expenditure in the amount of \$55,359.99 for the first phase of the BS&A software upgrade. (Copy attached hereto.)

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APPROVAL – DECEMBER BOARD MEETING DATE CHANGE

Motion by Hoyt, supported by DuBois, and on voice vote unanimously carried to approve change the December Board Meeting from Tuesday, December 9, 2014 to Tuesday, December 16, 2014.

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APPROVAL – LETTER OF RESIGNATION – JANIE HILDEBRANDT, CLERK

Motion by Dunn, supported by Trudell, and on voice vote unanimously carried to accept Letter of Resignation presented to the Board by Janie Hildebrandt, Clerk. Said Resignation to be effective December 31, 2014.

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OTHER BUSINESS:

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ADJOURNMENT: There being no further business to come before the Board, the Supervisor adjourned the meeting at 7:19 p.m.

Janie Hildebrandt, Clerk