

SUMMIT TOWNSHIP PLANNING COMMISSION

December 16, 2003

MEMBERS PRESENT: Raymond McQuillan, Chairman; Dennis Hackett, Secretary; Robert Simmons, Richard Erhardt, James Dunn, Margaret Reason, Stephen Artz; Gordon Heins, Township Board Liaison; and John Worden, Summit Township Zoning Administrator.

MEMBERS ABSENT: Patrick Dunigan.

The meeting was called to order by Chairman McQuillan on Tuesday December 16, 2003 at 7:00 pm in the Township Hall Meeting Room.

A motion was made by G. Heins, supported by R. Simmons, to approve as written the November 18, 2003 minutes of the Planning Commission. 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.

Case # 03-12-0032 – Conditional Use Home Occupation Type 2 – Preparing new and used vehicles for sale by local dealerships – Current zoning is Suburban Residential (RS-2) – James Engle.

A public hearing was held on the request of James Phillip Engle of 5365 Hague Ave. Vandercook Lake to operate a Type 2 Home Occupation for the preparing of new and used vehicles for sale by local automobile dealerships. The business is to be operated from a pole barn located on the property. The property is currently zoned Suburban Residential (RS-2) and is owned by Dona Gail Engle the mother of the applicant.

Mr. James Engle, applicant, stated that he has reduced outside employees to one in compliance with the Ordinance requirements and it is his intention to apply to the Small Business Administration (SBA) in January 2004 for a loan to build a new facility allowing for additional employees and expanded operations. Mr. Engle explained that he only polishes paint and cleans interiors of the vehicles and that no body work or other vehicle services are performed on the property.

Correspondence:

Rose Rink of 5375 Hague Ave. supports the request noting that she lives next to the Engle home.

Public Comment:

Max Welch of 5385 Hague Ave. stated that he lives two houses from Mr. Engle and is concerned that the business will affect his property value. Mr. Welch commented that he has few complaints concerning the current operation and inquired to whom are complaints to be directed if there are problems in the future. Answer: Any problems should be directed to J. Worden, Zoning Administrator or R. Metcalf, Ordinance Enforcement Officer.

R. McQuillan, chairman, explained that the property is not being rezoned and that this is the first request under the amended Ordinance for a Type Two Home Occupation. Mr. McQuillan then read from the Ordinance the requirements for a Type Two Home Occupation.

Rich Cichy of 5394 Hague Ave. lives across from Mr. Engle and is concerned that the current noise level may increase. He also inquired about signs on the property and exact hours of operation.

Answer: the operation is subject to the Township's Noise Ordinance and a three square foot sign is permitted on the building only. Mr. Engle stated that he does not have any signs now and will not in the future and the hours of operation were again explained.

Joann Dull of 5401 Hague Ave. has lived in her home for fifty years and is concerned that if one business is allowed others will request Home Occupation.

R. McQuillan, chairman, commented that in his time on the Planning Commission additional requests for Home Occupations in an area where a request has been granted does not typically happen.

Donna Engle, owner, stated that she does not want the home to look like a business and will keep the home looking like a home including not having a sign.

G. Heins, member, asked how many deliveries are made to the business and how are client vehicles delivered to the business. Answer: Mr. Engle stated that deliveries are twice per month and he picks up and returns client vehicles.

R. McQuillan, chairman, asked about the pictures taken by B. Metcalf Ordinance Enforcement Officer showing work being done outside and the number of persons doing work on the vehicles. Answer: Mr. Engle commented that all work is now being done inside and again stated that only one employee is now working.

A motion was made by R. Erhardt, supported by M. Reason, to recommend to the Township Board approval of the Conditional Use Home Occupation Type 2 under the following conditions: 1) Hours of operation to be 8:00 am to 5:00 pm Monday thru Friday and 10:00 am to 3:00 pm Saturday, 2) All work shall be inside the pole barn only, 3) The operation shall comply with the Township's Noise Ordinance, 4) No more than two client vehicles will be allowed on the property at any given time, 5) The permit will be for a period to expire July 1, 2004 and will be reviewed by the Planning Commission after that date for compliance of the above requirements. The motion carried unanimously.

Election of officers for the calendar year 2004, A motion was made by R. Erhardt, supported by G. Heins to elect R. Simmons as Vice-Chair. The motion carried unanimously. A motion was made by R. Simmons, supported by S. Artz to re-elect the remaining current officers. The motion carried unanimously.

Chairman, Raymond McQuillan, Vice-Chair, Robert Simmons, Secretary, Dennis Hackett, Zoning Board of Appeals Liaison, Richard Erhardt.

Other Business:

Art Bruemmer of 2023 Parkwood Way Jackson presented a sketch plan for a proposed Site Condominium development south of Vrooman Road and west and north of Horton Road.

The development would be on 70 acres currently zoned Agricultural (AG-1) and Suburban Residential (RS-2) and would consist of approximately 80 single family and 28 two family units. Mr. Bruemmer is requesting that he be allowed to proceed with the process to rezone the property to Planned Residential (PR-1).

Motion was made by G. Heins, supported by S. Artz to allow Mr. Bruemmer to continue with the rezoning request for A Planned Residential Site Condominium Development. The motion carried unanimously.

It was a consensus of the Planning Commission Members that the Township Board authorize the purchase the necessary ArcView Soft Ware to allow the use of the Geographic Information System (GIS) that has and is being developed by the County. The previous demonstration was of great value to the Planning Commission and will assist in making decisions in the future. The Planning Commission also recommends the purchase of a multimedia projector to be used with the GIS program.

A motion was made by S. Artz, supported by J. Dunn, to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 8:21 p.m.

Respectfully submitted,

Dennis Hackett Secretary
Summit Township Planning Commission