

**SUMMIT TOWNSHIP PLANNING COMMISSION
AND
RECREATION PLANNING COMMITTEE
December 21, 2004
Joint Meeting**

MEMBERS PRESENT: Raymond McQuillan, Chairman; Margaret Reason, Robert Simmons, Richard Erhardt, Natalie Stopyak, Stephen Artz; Gordon Heins, Township Board Liaison; and John Worden, Summit Township Zoning Administrator. Kurt Rudolph, Chairman, Recreation Planning Commission; Marilyn Waite, Allan Hooper, Natalie Stopyak, Planning Commission Liaison; and Rick Wilson, Township Board Liaison

MEMBERS ABSENT: Dennis Hackett, Secretary; Patrick Dunigan and Raymond Lowe of the Recreation Planning Committee

The meeting was called to order by R. McQuillan, Chairman, on Tuesday December 21, 2004 at 7:00 pm in the Township Hall Meeting Room.

A motion was made by G. Heins, supported by R. Erhardt, to approve, as written, the September 21, 2004 minutes of the Planning Commission. The motion carried unanimously.

Chairman McQuillan addressed the board, welcoming Natalie Stopyak to the Planning Commission and the members of the Recreation Planning Committee to the meeting.

Case # 04-12-0033 – Rehearing Conditional Use Home Occupation Type II - 5365 Hague Ave – Vehicle Detailing - James Engle, Owner

A public hearing was held on the request of James Engle of 5365 Hague Ave and, as required by Township Board action of January 13, 2004, to review the Conditional Use Home Occupation Type II Permit that was originally addressed on December 16, 2003. Donna Engle was also present.

The original Conditional Use Home Occupation Type II conditions were as follows:

1) Hours of Operation to be 8:00 am - 5:00 pm Monday - Friday and 10:00 am to 3:00 pm on 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; and 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 applicant informed the board that the business is running smoothly and that he doubted his neighbors even knew that a business was being run on his property. The applicant added that he would like to increase the number of client vehicles that he can have at one time on the property from two to four.

J. Worden questioned the applicant about the number of employees the applicant has at the premises.

The applicant answered, stating that in the winter the detailing business slows down and currently the only employee is himself.

J. Worden, questioned the status of the grant/loan that the applicant spoke of obtaining in the original hearing.

The applicant replied that the efforts he had once spoken of did not work out for his business. The applicant added he was thankful for this, as currently he would not be able to make the required payment.

J. Worden questioned about the area behind the facility, stating someone had noticed a pile of tires and extra personal effects that were collected and overtaking the area.

The applicant responded that the area did contain tires and other items that were just recently removed. The area is now a clean, open space.

G. Heins questioned if the applicant parked his personal cars out front in the driveway, and in what area the clients' vehicles are parked.

The applicant answered, stating that he had 3 cars of his own that he parked in the driveway. The clients' vehicles are also parked in the driveway. With the increase that he is requesting, he would have 5 cars in the driveway and two in the shop.

A motion was made by G. Heins, supported by S. Artz, to recommend to the Township Board the approval of the Conditional Use Home Occupation Type II Permit with the following conditions: 1) Hours of Operation to be 8:00 am - 5:00 pm Monday - Friday and 10:00 am to 3:00 pm on 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) There is no deadline set on these conditions unless one of the above has been violated. The motion carried unanimously.

The election of Officers for 2005 was conducted: Chair, Vice Chair, Secretary, Liaisons to the Recreation Planning Commission Liaison and Zoning Board of Appeals.

A motion was made by S. Artz, supported by M. Reason, to elect Raymond McQuillan, Chair; Robert Simmons, Vice Chair; Dennis Hackett, Secretary; Richard Erhardt, Liaison to the Zoning Board of Appeals; and Natalie Stopyak, Recreation Planning Commission Liaison. Motion carried unanimously.

A joint meeting with the Recreation Planning Committee completed the rest of the meeting. The members of the Planning Commission and the Recreation Planning Committee exchanged introductions and discussed various ideas concerning the Recreation Committee's involvement in future Site Plan Reviews and proposed development of recreational facilities within the Township. Kurt Rudolph, Chair of the Recreation Planning Committee, addressed the Planning Commission, sharing his personal experiences as it relates to the development and funding of non-motorized trails. Kurt also shared his view of the role the Recreation Planning Committee will have in assisting and working with the Planning Commission on new developments within the Township.

A motion was made by S. Artz, supported by M. Reason, to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Richard Erhardt, Acting Secretary
Summit Township Planning Commission