

SUMMIT TOWNSHIP PLANNING COMMISSION

May 18, 2010

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

MEMBERS ABSENT: Dennis Hackett, Secretary

The meeting was called to order by R. McQuillan, Chairman, on Tuesday, May 18, 2010 at 7:00 p.m. in the Township Hall meeting room at 2121 Ferguson Road.

A motion was made by S. Artz, supported by G. Heins, to approve the Tuesday, January 19, 2010 minutes of the Planning Commission as written. The motion carried unanimously.

Case #09-10-0010 – Site Plan Review – Addition Upscale Resale – 2299 W. Michigan Ave – Garner & Channell LLC Owner/Applicants

The tabled Site Plan from the October 20, 2009 meeting was moved from the table and reviewed as an amended site plan. The applicants had requested and received a variance at the Zoning Board of Appeals meeting on May 13, 2010 (minutes were provided) allowing the addition to be closer to the west lot line than is allowed by the Zoning Ordinance.

Deborah Brown requested that the application be changed to Garner and Channell LLC as Owners and Applicants.

Richard C. Moran P.E., of Moran Engineering Services LLC explained that the Site Plan was essentially the same as the October 2009 Site Plan with the west side of the addition being one straight wall with no offsets on the west side of the current building. Also, a detention pond on the west side of the property was added to meet the requirements of the Jackson County Drain Commissioner.

J. Worden stated that all previous checklists, letters, and documentations provided for the October 20, 2009 meeting were still valid.

Motion by R. Erhardt, supported by G. Heins to recommend to the Township Board approval of the amended Site Plan contingent upon and compliance with the recommendations of the Jackson County Road Commission, Jackson Drain Commissioner and the variance granted by the Zoning Board of Appeals on May 13, 2010. Motion carried unanimously

Case #10-5-0005 – Conditional Use Permit – Electronic Sign in a Planned Residential District (PR-1) – 3637 McCain – John Ganton Sr. Owner

A public hearing was held on the request of John Ganton Sr. for an Electronic Message Sign as a Conditional Use in a Planned Residential District. The sign is to replace the current free standing sign on the southeast corner of McCain and Robinson Roads.

Jack Shelby, representative for John Ganton Sr., explained that the proposed sign would comply with the provisions of chapter 150.200 of the Sign Regulations in the Zoning Ordinance. Also, a survey dated May 17, 2010 by Sheridan Surveying Company of 910 Fifth Street, Michigan Center, revealed an existing highway easement on the corner of Robinson and McCain Roads. The highway easement does not effect the setbacks of the current sign. A variance granted on August 8, 1996 allowing a sign area larger than was allowed (currently 113.59 square feet) will be reduced to 100 square feet as provided by the variance.

J. Worden explained that chapter 150.200 (C) (1) "Electronic Message Signs shall be placed perpendicular to the street onto which it is constructed," does not apply since this is a reface of a current sign which was subject to a previous variance. Also, all portable signs on the properties owned by John Ganton Sr. will be removed and compliance with the portable/temporary sign chapter of the Zoning Ordinance will be complied with.

Motion by N. Stopyak, supported by R. Simmons to recommend to the Township Board granting a Conditional Use Permit for an Electronic Message Sign on the southeast corner of McCain and Robinson Roads and in compliance with the regulations of Chapter 150.200 of the Zoning Ordinance except as granted by the variance of August 8, 1996 as to sign area, and as the noted exception of 150.200 (C) (1). Motion carried with Jack Shelby abstaining.

Jack Shelby, representative for John Ganton Sr., presented a map and an explanation of a possible Contract Zoning with a Conditional Use Permit request to allow a separation of the Ganton Care Center at 2121 Robinson Road from the other buildings on the property to allow financing of improvements and sprinklers being required by the State by August of 2013. The property is zoned Planned Residential (PR-1) and has a requirement of 10 acres. It is his understanding after discussion with the Zoning Administrator that use, setbacks and parcel size in the PR-1 District would be a problem and, as a result, Contract Zoning may be a possibility.

J. Worden stated that he had reviewed the Zoning Ordinance Chapter as it relates to the Contract Zoning issue and was of the opinion that the Planning Commission could authorize John Ganton Sr. to apply for Rezoning with a Conditional Use under the provision of the Chapter 150.382.

R. McQuillan, Chairman expressed concern that because the item if discussion was not on the agenda no action could be taken.

R. Simmons is of the opinion that the request could be accomplished using the Planned Residential requirements permitting the land division of the Care Center from the remaining buildings using the provisions of contiguous land and same ownership.

As a result of the lengthy discussion it was a consensus of the Planning Commission that Township Attorney Bill Thompson be contacted for his opinion on the land division of the property using the current zoning classification.

Motion by R. McQuillan, supported by S. Artz, authorizing the Zoning Administrator to work with Jack Shelby, who represents John Ganton Sr., in submitting a Conditional Rezoning request for the property at 2121 Robinson Road as provided for in Chapter 150.132 of the Zoning Ordinance. Motion carried with Jack Shelby abstaining.

A motion was made by G. Heins, supported by R. Erhardt, to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Richard Erhardt, Acting Secretary
Summit Township Planning Commission