

SUMMIT TOWNSHIP PLANNING COMMISSION

August 17, 2004

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

MEMBERS ABSENT: Robert Simmons.

The meeting was called to order by R. McQuillan, Chairman, on Tuesday August 17, 2004 at 7:00 pm in the Township Hall Meeting Room.

A motion was made by R. Erhardt, supported by G. Heins, to approve the June 15, 2004 minutes of the Planning Commission with the correction in the name of Jack Lundstrom not Jack Leslie. 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 # 04-08-0024 – Preliminary Plat Approval – North of 1600 block Park Road – W. Jack Hurula Applicant

A public hearing was held on the request of Jack Hurula of 1931 Horton Road, Suite #11. Mr. Hurula is requesting approval of the Preliminary Plat for Park Wood Farms, a 20 lot subdivision.

Written Comments: None

Public Comment: None

J. Worden, Zoning Administrator; stated that approval of the preliminary plat by the Planning Commission can only address the lot sizes, setbacks, and road frontage, all of which have been addressed and meet the requirements of the Planned Residential District (PR-1). The other issues of looping the water main and burning of brush, trees and stumps should be addressed in a separate motion.

A motion was made by J. Dunn, supported by G. Heins, to recommend to the Township Board the approval of the Preliminary Plat for Park Wood Farms, a 20 lot subdivision, having met the requirements of the Planned Residential District (PR-1). The motion carried unanimously.

A motion was made by J. Dunn, supported by P. Dunigan, to recommend to the Township Board support and approval of the requirements of the Department of Public Works Superintendent (DPW) for the looping of the water main for the project and the Fire Chief's requirement of no burning of brush, trees or stumps from clearing operations. The motion carried unanimously.

Case # 04-08-0026 – Site Plan Review – Storage Building – 485 East South Street – Gary Applegate Applicant.

A public hearing was held on the request of Gary Applegate of Applegate Heating and Air Conditioning Inc., located at 485 East South Street, for a Site Plan Review to allow construction of a storage building. Gary Applegate stated that at this time the only utility to the building would be electricity and that sewer and water are not proposed to be connected.

Written Comments: None

Public Comments: None

J. Worden, Zoning Administrator; stated that letters from the Jackson County Road Commission and the Summit Township Fire Department have been received and both have approved the project with the burning of brush, trees and stumps not being allowed as the only restriction. The Jackson County Drain Commissioner letter has not been received at this time.

A motion was made by P. Dunigan, supported by G. Heins, to recommend to the Township Board the approval of the Site Plan request contingent upon the compliance with the letters from the Jackson County Road Commission, the Summit Township Fire Department and the receipt of a letter and compliance with any requirements from the Jackson County Drain Commissioner. The motion carried unanimously.

Case # 04-08-0027 – Site Plan Review – Professional Offices – McKarr Ct. and Spring Arbor Rd. – O’Harrow Construction Applicant.

A public hearing was held on the request of O’Harrow Construction, represented by Patrick Burroughs, for a Site Plan Review to allow the construction of a 10,660 square foot professional office building to be located on the east side of McKarr Ct. and the south side of Spring Arbor Road. Mr. Burroughs presented the project and stated that additional screening on the east side of the development in the area of the parking lot would be added, either as a wood fence or plantings. This would help limit the glare from vehicle headlights on the adjoining property. Also, the Land Division of lots two and three is being researched by George Clark, Summit Township Assessor, to determine the best way to proceed with the application request. Part of lot three is being utilized as parking for the new building in order to comply with parking ordinance requirements.

Written Comments: None

Public Comments: None

J. Worden, Zoning Administrator; stated that the letter from the Jackson County Road Commission approved the project without any additional requirements. The Summit Township Fire Department approved the project subject to the installation to a Key Box and no burning of brush, trees and stumps.

A motion was made by R. Erhardt, supported by S. Artz, to recommend to the Township Board approval of the Site Plan request contingent upon the compliance with the letters from the Jackson County Road Commission, the Summit Township Fire Department and the receipt of a letter and compliance with any requirements from the Jackson County Drain Commissioner. The motion carried unanimously.

Case #04-08-0025 – Site Plan Review – Retail Store and Beauty Shop – 1718 W. Morrell St. – Craig Playford Applicant

No one appeared on behalf of the application. Telephone contact was made with George Svinicki, of Svinicki Associates who requested that the hearing be tabled until the September 21, 2004 meeting.

A motion was made by S. Artz, supported by J. Dunn to table the public hearing for the Site Plan Review of Case # 04-08-0025 until the September 21, 2004 meeting. The motion carried unanimously.

A motion was made by S. Artz, supported by R. Erhardt, to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Dennis Hackett Secretary
Summit Township Planning Commission