

Summit Township Planning Commission

March 19, 2002

MEMBERS PRESENT: Ronald Whitaker, Chairman; Richard Erhardt; Stephen Artz; Dennis Hackett, Secretary; Kenneth Strobel, Zoning Board Liaison; Mary Ann Hitt, Township Board Trustee; Robert Simmons; Patrick Dunigan; Raymond McQuillan, and John C. Worden, Summit Township Zoning Administrator.

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The meeting was called to order by Chairman R. Whitaker on Tuesday, March 19, 2002 at 7:00 p.m., in the meeting room at the Township Hall.

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A motion was made by S. Artz, supported by R. Erhardt, to approve the minutes of the December 18, 2001 meeting as written. Motion carried unanimously.

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**CASE NUMBER 02-03-0004 – 5900 Meridian Rd, Elwin Jones -
Zoning Change – from RNF-1 to C-3**

A public hearing was held on the request of Elwin Jones to rezone 5900 S. Meridian Road from Rural Non-Farm (RNF-1) to Highway Commercial (C-3).

J. Worden described the location of the property and explained the rezoning of the property would legitimize Mr. Jones's business. Mr. Jones has been selling equipment on his property for many years. The usage of the land meets the land use plan of Highway Commercial and Industrial.

R. Whittaker asked if there were any buildings on the property. J. Worden stated there was a pole barn and it can and is used for storage. Equipment can be put there to sell on consignment.

MDOT had contacted the Township asking when Mr. Jones had received permission for a sign and driveway on to US-127 South. The Township had not received any application for either.

R. Whittaker asked M. Hitt if the tax structure on the property would change.

M. Hitt said no.

PUBLIC COMMENTS

There was no one to comment on this matter.

A motion by P. Dunigan, supported by M. Hitt, to recommend to the Township Board approval of the zoning request as stated. The motion carried unanimously.

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**CASE 02-03-0003 – Site Plan Review - Warren Ave & W. High St – Morenci Chiropractic –
Dr. Brad Double**

A public hearing was held on the request of Dr. Brad Double, for a site plan review to allow construction of a 3000 Sq. Ft. Professional Office for Morenci Chiropractic at W. High St. and Warren Ave. with frontage on Spring Arbor Road. The property is zoned Office (O-1).

Public Comments

There were no comments from the audience.

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A motion by K. Strobel, supported by M. Hitt, to recommend to the Township Board approval of the Site Plan subject to a Knox Box lock and that it be phased construction. The motion carried unanimously.

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02-03-0006 – Site Plan Review – Weatherwax and Horton Road – Dr. Raymond Clark

A public hearing was held on the request of R&S Clark Properties, LLC (Dr. Raymond Clark) to construct a 5,345 sq. ft. Professional Office located at Weatherwax and Horton Roads. The property is zoned General Commercial (C-2).

R. Erhardt asked about the two driveways being so close to the intersection.

M. Hitt asked if consideration had been given to having both driveways on Weatherwax Drive.

Dr. Clark stated the drive is what was suggested by the Jackson County Road Commission; 100 ft from the centerline of the road to the driveway. Dr. Clark also stated they are trying to stay away from the wetlands on Horton Road.

R. Erhardt stated he was not in favor of the driveway on Horton Road.

R. McQuillan stated the Jackson County Road Commission did not have any concerns with this cut.

J. Worden stated the Road Commission had said no to a driveway closer to the intersection on Weatherwax and Horton Roads.

Public Comments

There were no comments from the audience.

A motion by P. Dunigan, supported by S. Artz, to recommend to the Township Board approval of the Site Plan subject to the constraints of the Jackson County Drain Commission, Jackson County Road Commission, and placement of a Knox Box. Motion carried. M. Hitt against because of the driveway being on Horton Road.

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Case 02-03-0007 – Site Plan Review – 2140 Robinson Road – Grand Plaza Apartments and Offices – John Ganton Sr.

A public hearing was held on the request of John Ganton Sr. (John Ganton’s Countryside) to construct an additional 21 residential living units a bank, pharmacy and offices to the Grand Plaza located at 2140 Robinson Road all uses will be related to the retirement community at Ganton’s. The property is zoned Planned Residential (PR-1).

J. Worden explained that 21 apartments would be added to the existing site along with a pharmacy and bank that are primarily for the use of the Ganton Complex but will be open to the public. The Township received letters from the Jackson County Road Commission, Jackson County Drain Commission and the Airport Zoning Board, with requirements.

Bill Georgeopolis of Svinicki Associates, brought page 4 of the plans. The Drain Commission had revised Page 4. There will be a bank with a drive up window along with a drive up window at the pharmacy. All of this will be attached to the Grand.

J. Worden asked him to explain the change in the print. Georgeopolis stated it shows additional detention areas as required by the Drain Commissioner.

R. Whittaker asked if there would be enough parking. J. Worden stated yes.

R. Whittaker asked if the area was zoned for a Pharmacy. J. Worden stated that PR-1 allows for ancillary uses such as a pharmacy.

R. Whittaker asked when would the project begin. B. Georgeopolis stated he was not sure when they would be breaking ground.

A motion by S. Artz, supported by D. Hackett, to recommend to the Township Board approval of Site Plan as revised and contingent upon compliance with the letters from the Jackson County Drain Commission, Jackson County Road Commission and the Airport Zoning Board. The motion carried unanimously.

Term Limits

J. Worden explained terms will be limited to two – three year consecutive terms. If an individual wishes to be appointed again for the Planning Commission they must have at least a one year separation in service. The Township's goal is to have the terms expire in thirds.

Election of Officers

The officers were elected for the next term. Ron Whittaker, Chairman, Kenneth Strobel, Vice Chairman, and Dennis Hackett, Secretary.

There being no further business to come before the Planning Commission, a motion was made by R. Whittaker, supported by M. Hitt to adjourn. The motion carried. Meeting adjourned at 8:15 pm. The next regular meeting of the Planning Commission will be on Tuesday, April 16, 2002.

Respectively submitted by:

Dennis Hackett, Secretary
DH/jkw