

SUMMIT TOWNSHIP PLANNING COMMISSION

February 17, 2004

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

MEMBERS ABSENT: Patrick Dunigan and Gordon Heins, Township Board Liaison.

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

A motion was made by R. Simmons, supported by D. Hackett, to approve, as written, the January 20, 2004, 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 # 04-02-0004 - Rezone to Planned Residential (PR-1) – 35 acres north of McCain Rd. and west of the Paragon Academy - Current zoning is Suburban Residential (RS-2) – Kicking Eagle Enterprise, applicant, represented by Steve Ladwig.

A public hearing was held on the request of Kicking Eagle Enterprises of 993 Coldspring Drive, Northville, MI 48167, represented by Steve Ladwig. The request is for the rezoning of approximately 35 acres from Suburban Residential (RS-2) to Planned Residential (PR-1). The plan is to build attached condominiums consisting of 3 building types: 8, 3, and 2 unit buildings, consisting of approximately 12 of each, for a total of 155 units. These units will be in the price range of \$120,000 - \$190,000. The project is anticipated to begin in late spring or early summer, starting with 3 units.

J. Worden began the discussion on this case with a presentation outlining and describing the land contained in this case and the area around it. Topics that he highlighted were: Overlays of adjacent zoning districts, soil type, land use, right of ways, hooks and leaders, hydrology, buffers, dimensions, tax ID numbers, and owners of the property within the required 300 feet of the subject property, including their mailing addresses.

The project engineer for Kicking Eagle Enterprise, George Svinicki, discussed the project in general and in particular road way entrances, a fountain structure with a gatehouse, visitor parking, recreation areas, including a community and storage building, and attached garages for the units.

Public Comment:

Pat Haynes, 4797 Folks Road, owns a lot north of the property, and he is concerned with how this development will affect the view behind his house and asked what these homes will look like.

S. Ladwig reinforced that they plan to have a fully buffered area, with green trees and landscaping that will surround the perimeter of the condominium area. The area where Mr. Haynes indicated his home will be is the location of the duplex units. All units will have attached garages on the end of the building, thus giving a more residential appearance.

R. Erhardt questioned if the north condominium area was connected to the roads in the south area.

The project engineer responded that the complexes are not connected at this time. But the Stone Ridge Group may do so in the future because they own all the property involved.

Nancy Reid, 4101 McCain Road, indicated to the Board that traffic on McCain Road has tripled since the construction of the Paragon Academy. She is concerned with traffic accidents and asked the Board if they foresee installing any additional stop lights.

J. Worden responded that there are currently no plans to install any new stop lights. He also added that a stop light requires meeting standards set by the State, and the cost for the Township to install a light without the Jackson County Road Commission participation would be financially prohibitive.

D. Hackett questioned if McCain Road would be able to handle the increase in traffic and whether a traffic study had been performed.

S. Ladwig responded that his company has not performed a traffic study, but if the Board was requesting he do so, he would comply.

J. Worden explained a few traffic studies in recent time had been performed and all found that the road was able to handle the increase in traffic. The traffic light and intersection improvements at Robinson and McCain Roads have improved traffic flow and control on both roads.

Motion was made by J. Dunn, supported by R. Erhardt, to recommend to the Township Board approval of the rezoning of approximately 35 acres from Suburban Residential (RS-2) to Planned Residential (PR-1). The motion carried unanimously.

J. Worden discussed the creation of a Recreation Committee. The responsibility of this committee will be to recommend to the Township Board projects using the Township's Recreation Plan and the County Trail Ways Plan as guides. The committee will meet a minimum of 4 times per year and consist of a five person board. One member from the Planning Commission needs to be selected to represent the Planning Commission on this committee.

J. Dunn volunteered to represent the Planning Commission and join the Recreation Planning Committee.

Motion was made by R. Erhardt, supported by R. Simmons, to elect J. Dunn as the Planning Commission representative to the Recreation Planning Committee. The motion carried unanimously.

A motion was made by R. Erhardt, supported by R. Simmons, to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Dennis Hackett Secretary,
Summit Township Planning Commission