

SUMMIT TOWNSHIP PLANNING COMMISSION

April 20, 2004

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

MEMBERS ABSENT: None

The meeting was called to order by R. McQuillan, Chairman, on Tuesday, April 20, 2004 at 7:00 pm in the Township Hall Meeting Room.

J. Worden addressed the motion to Cherry Hill as the first agenda item. The motion read that the rear yard setback on the units on the west end of the project to be 39-40 feet. This is inaccurate, setbacks must be a specific distance and the confusion in the numbering of the units was the possible cause for the motion being worded incorrectly.

A motion was made by G. Heins, supported by R. Simmons, to approve, as written, the March 16, 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 # 04-03-0012 – Remand for Clarification of the Motion – Site Plan Review – Cherry Hills Condominiums

The Planning Commission discussed the remand from the Township Board concerning the clarification of the Motion for the Cherry Hills Site Plan.

Public Comment:

J. Ripstra addressed the concerns in the motion and submitted a revised site plan for review. This revised site plan achieves the 40 foot set back that was discussed at the last meeting.

R. Erhardt questioned the developer on the buffer at the west property line.

J. Ripstra again stated that this project will clear only what is necessary to build the units. It is the developer's hope to keep as much natural greenery as possible. If this becomes an issue, additional buffering with trees will be used.

R. McQuillan, Chairman expressed concerns to the developer on the buildings being so close to the farm area. At the previous meeting it was discussed putting units in a different location.

J. Ripstra responded by stating that if the units were to be moved to the location discussed in the previous meeting then there would be less screening.

Motion was made by P. Dunigan, supported by J. Dunn, to recommend to the Township Board the approval of the revised Site Plan as presented, contingent upon the requests of the Jackson County Road Commission, Jackson County Drain Commissioner, Summit Township Department of Public Works and the Michigan Department of Environmental Quality. The motion passed unanimously.

Case # 04-04-0013 - Site Plan Review – 18 Single Family Condominiums – Horton and Vrooman Roads – LWR 97, LLC Applicant – Duane Belote Applicant

A public hearing was held on the request of Duane Belote, LWR 97, LLC, of 4833 Springbrook to review the site plan of 18 single-family detached site condominiums. Jack Ripstra, the developer, addressed the Board.

J. Worden addressed this agenda item by stating that rezoning is not needed for this project. This property will be using all public roads. But, because the 100-year flood area will take up approximately 50% of the area, the units were renumbered and the development will be in two phases allowing the developer time to file an appeal with the Federal Emergency Management Agency (FEMA) for a modification of the flood plain area designation.

J. Ripstra, presented his reasoning for his conclusion that the Flood Plain Map is inaccurate. As a result of the potential inaccuracy and that there is a two-year process to get the issue resolved the renumbering and phasing of the project became necessary. The dotted lines on the site plan indicate the areas which can be built upon.

R. Erhardt, asked if each condominium will have its own driveway and/or basement.

J. Ripstra, stated all condominiums will have a driveway onto the current public roads and some units will have a basement.

R. Erhardt questioned easements not displayed on the site plan and asked if the developer had been in touch with any of the neighbors concerning the easements.

Cammy Girodat, a neighbor near this development, addressed her concerns on the easement that crosses her property.

J. Ripstra, stated all easements will stay with the owner unless they are willing to give up the easement. He further stated that all units will be custom built to the buyer's specifications. The minimum size of a condominium will be 1000 square feet.

Motion was made by G.Heins, supported by R. Erhardt, to recommend to the Township Board approval of the Site Plan, contingent upon the requests of the Jackson County Road Commission, Jackson County Drain Commissioner, and the Summit Township Department of Public Works. The motion carried unanimously.

Case # 04-04-0014 - Site Plan Review – Beauty Shop – 4200 Block Francis Street – Kellie Richardson Applicant

A public hearing was held on the request of Kellie Richardson of 1230 E. Southfield for a Site Plan Review for a beauty shop on the property located in the 4200 block of Francis Street.

Bob Pringle of Eclipse Design Services, 4468 Springbrook Road, presented the project.

S. Artz, asked what the property is being used for now.

J. Worden stated that the property is currently a vacant lot.

Correspondence:

Joseph Michalsky, County Highway Engineer for the Jackson County Road Commission, sent a letter to Summit Township recommending that the developer submit two sets of revised plans for review and approval before any recommendations to the Township concerning the project.

S. Artz, questioned if there will be any signs used to advertise the business.

K. Richardson, stated there would be a sign on the building only.

Motion was made by J. Dunn, supported by M. Reason, to recommend to the Township Board approval of the Site Plan, contingent upon the requests of the Jackson County Road Commission, Jackson County Drain Commissioner, and the Summit Township Department of Public Works. The motion carried unanimously.

Amended Agenda Item – Conceptual Plan – Sean Lefere – Norfolk Development

Sean Lefere of Norfolk Development presented a conceptual plan for the use of 202 acres. This project will consist of 591 luxury units including single, attached, stacked and possibly units for rent, instead of owner occupied. All units will have garages. The site will contain a park and walking system, a buffer to the industrial park on the north side, sidewalks on both sides, and attempts will be made to preserve as many natural features as possible.

180 acres are located in Summit Township and 22 acres in Spring Arbor Township. He will be proposing to rezone the entire parcel to Planned Residential (PR-1) from Light Industrial (I-1) and Agricultural (AG-1). Due to the majority of the project being in Summit Township, Mr.Lefere will take the plan to Spring Arbor Township at a later date.

Motion was made by J. Dunn, supported by P. Dunigan, to approve the concept plan and the request of Norfolk Development to apply for the rezoning of the site to a Planned Residential Site Condominium development. The motion carried unanimously.

A motion was made by R. Erhardt, supported by G. Heins, to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 8:10 p.m.

Respectfully submitted,

Dennis Hackett Secretary,
Summit Township Planning Commission