

SUMMIT TOWNSHIP PLANNING COMMISSION

June 15, 2004

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

MEMBERS ABSENT: Patrick Dunigan.

The meeting was called to order by R. McQuillan, Chairman, on Tuesday June 15, 2004 at 7:00 pm in the Township Hall Meeting Room.

A motion was made by S. Artz, supported by R. Erhardt, to approve as written the May 18, 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 # 04-06-0018 – Rezone to Planned Residential (PR-1) – North of 1600 block Park Road – Current zoning is Suburban Residential (RS-2) – 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 the rezoning for 20 a lot platted subdivision from Suburban Residential (RS-2) to Planned Residential (PR-1). As the developer, he is planning to build houses with a minimum of 1300 square feet, built to buyer specifications and constructed by others. The development is located north of 1600 block Park Road. The requested rezoning would allow the developer more flexibility on setbacks.

R. Erhardt, questioned the applicant on the wetlands in the development

J. Hurula, applicant, indicated the wetlands were depicted on the sketch plan that was submitted to the Township and that there is standing water in the back of the development that will remain undeveloped.

There was no correspondence.

Public Comment:

Ron Shankland, 2048 Forest Parkway, commented on the recent power outages in the area and the benefits of gravity over pressure sewers.

Jack Lundstrom, 3380 Westlane, questioned what the minimum square footage requirement was for a home in Summit Township.

J. Worden answered 750 square feet for a home with 2 bedrooms each additional bedroom requires an additional 150 square feet plus 10 percent storage per room.

Rajan, 3360 Westlane, owns lots 70 and 72 in the Winston Park Subdivision, and is in the beginning of the wetland area. He questioned the dimensions of the proposed lot 13 and is concerned with how close the new developed lot will be to his house.

J. Hurula, applicant, responded with the following dimensions for lot 13; 300 ft, 107 ft, and 268 ft making the distance 40-50 feet away from the Rajan property line.

Duane Backster, 1229 Hampton, questioned if the development would have fences.

R. McQuillan, Chairman, stated fences were not a requirement of Summit Township

A motion was made by J. Dunn, supported by M. Reason, to recommend to the Township Board the approval of the rezoning request for a 20 lot platted subdivision from Suburban Residential (RS-2) to Planned Residential (PR-1). The motion carried unanimously.

Public Comment:

Sunset Park – DEQ's slow paper work for a public hearing on the Sunset Park Association request for a boat docking and launch area will not allow members of the Association to launch their boats this season.

A motion was made by S. Artz, supported by R. Erhardt, to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Dennis Hackett Secretary
Summit Township Planning Commission