

SUMMIT TOWNSHIP PLANNING COMMISSION

June 16, 2009

MEMBERS PRESENT: Raymond McQuillan, Chairman; Robert Simmons, Vice Chairman; Dennis Hackett, Secretary; Gordon Heins, Township Board Liaison; George Gancsos, Zoning Board of Appeals Liaison; Natalie Stopyak, Recreation Planning Commission Liaison; Richard Erhardt, Stephen Artz and John Worden, Summit Township Zoning Administrator.

MEMBERS ABSENT: Patrick Dunigan

The meeting was called to order by R. McQuillan, Chairman, on Tuesday, June 16, 2009 at 7:00 p.m. in the Township Hall meeting room at 2121 Ferguson Road.

A motion was made by G. Heins, supported by G. Gancsos, to approve the Tuesday, February 17, 2009 minutes of the Planning Commission as written. The motion carried unanimously.

Rezoning Issue - Ganton

J. Worden discussed a possible rezoning request from J. Ganton. J. Ganton would like to have an electronic messaging sign on his property to advertise the businesses in the complex and, under the current zoning classification, the proposed sign is not permitted.

R. McQuillan, Chairman, suggested inviting sign companies to offer opinions on the current technology and sign options available to consumers.

R. Simmons remarked that Johnson Sign Company had addressed the board previously concerning electronic messaging signs and agreed to come back to the board at a later date with additional information and suggestions. To this date they have not requested another meeting with the board.

J. Worden is awaiting J. Ganton's lawyer to contact him concerning the rezoning issue and when he does, will suggest asking for three (3) months to review the Township Zoning Ordinance for possible amendments to the Sign Section that would give flexibility in such sign requests.

A motion was made by R. McQuillan, Chairman, supported by S. Artz, to review the current sign section of the Zoning Ordinance. The motion carried unanimously.

Conditional Use Issue – Top Dog

Rezoning a Conditional Use Permit and a Variance were granted for the property located on 17th Street. During the hearings it was stated by Linda Dake that the facility would not board animals. The minutes from the meeting were reviewed and it is clear that the boarding of dogs was not requested and the applicant's statements confirmed the boarding of dogs would not occur. A Conditional Use Permit request for boarding dogs will go before the board in August. There have not been any complaints from township residents in the surrounding area concerning noise or other issues.

Wind Generation Amendment

G. Heins, R. Erhardt and J. Worden have created and reviewed the proposed wind generation amendment to the Zoning Ordinances over the past three months. Although it is unlikely that large utility wind generators will be constructed in Summit Township, smaller home or business wind generators are possible. It will be advisable to have an amendment to the Zoning Ordinance that will ensure the Township has the needed requirements and permit process in place.

S. Artz reported a company in Grand Rapids has been manufacturing wind generators and are 2 ½ years behind in their orders. Further, he believes the need was mandated to reduce the use of fossil fuels for electrical generation and envisions this alternate method will be seen on many houses in the future.

R. Erhardt inquired if residential users will require a MET tower prior to installing a wind generator.

J. Worden replied they will not for small wind generation systems but would for the utility grad systems.

N. Stopyak stated that citizens may express concern over the endangerment to the bat and bird populations and noise issues that the wind generators may create.

R. McQuillan, Chairman, inquired on how much wind was needed.

S. Artz reported on an internet wind map (State Report) that showed Summit Township was not a desirable place to have a wind generator as not enough wind is produced.

G. Gancsos asked about height requirements.

J. Worden responded there are height requirements.

Noise level was discussed – S. Artz informed that the tip is what generates the noise as it is cutting through the wind.

G. Heins requested each page to be numbered to help reviewing.

S. Artz asked why section N 1 on certified engineer did not have the same verbiage as Section Q6 which says a “competent contractor”.

J. Worden responded the verbiage should be the same for both sections.

A motion was made by R. Erhardt, supported by G. Heins, to publish the wind generation amendment to the Zoning Ordinance for a public hearing with the changes discussed that include page numbering and rewording Section Q6. Motion carried unanimously.

A motion was made by S. Artz, supported by G. Heins, 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