

# Summit Township Planning Commission

## June 18, 2002

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

**ABSENT:** Dennis Hackett.

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The meeting was called to order by Chairman R. Whitaker on Tuesday, June 18, at 7:00 p.m., in the meeting room at the Township Hall.

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A motion was made by R. Erhardt supported by M. Hitt, to approve the minutes of the April 16, 2002 as revised. Revision of case number 02-04-0019 removed reference to Agricultural (AG-1) in the motion. Motion carried unanimously.

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**CASE 02-06-0014 – Rezoning from Agricultural (AG-1) to Suburban Residential (RS-2)**  
Approximately 30.36 acres located South of the 2900 block of Kibby Road and West of Weatherwax Drive.

A public hearing was held on the application of Marvin Swanson Trust, Pam Mogle and Les Ricks to rezone approximately 30.36 acres currently zoned Agricultural (AG-1) to Suburban Residential (RS-2) to allow for the development of up to 51 single family homes. The project is to be developed as site condominiums.

Les Ricks, representing Marvin Swanson Trust, and Pam Mogle stated that the project will consist of approximately 45 units developed in two (2) phases with all units facing an internal private road system with no driveways onto Kibby Road. The main road entrance is expected to be across from Jamaica Drive. L. Ricks stated that the starting price for the homes would be \$205,000.00 and up. Three (3) different elevations of the single story homes were shown.

Audience questions; Bruce Bigelow M.D. of 3215 Kibby Road asked the following: (1) Will the Wet Lands be impacted by the proposed ponds and the development in general ? J. Worden stated that since the project is being developed a Site Condominium the Township will have Site Plan Review control requiring the existing and any other required DEQ reports to be part of the review documents, also the ponds will be under the control of the Jackson County Drain Commission. (2) Is the number of proposed homes considered low density ? The RS-2 Zoning is considered low density as compared to other districts also if the site was utilized to develop the maximum number of homes 120 could be built.

R. Erhardt commented on the Region II report previously requested for the proposed commercial development on the property.

Motion by R. Simmons and supported by K. Strobel to recommend to the Township Board approval of the rezoning of approximately 30.36 acres from Agricultural (AG-1) to Suburban Residential (RS-2). Motion carried with S. Artz opposed.

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**CASE 02-04-0015 – Site Plan Review – 2070 Brooklyn Road – Midbrook Products**

A public hearing was held on the application of O'Harrow Construction Co. on behalf of Midbrook Products to construct a 47,500 sq. ft. addition to the present facility. The addition will be used for manufacturing and will be constructed over an existing building currently being used for manufacturing. After the new building is complete the old will be removed. The total new square footage will be approximately 23,000 square feet. Storm water run off will go to the current retention pond. Rick Faling DPW Superintendent has reviewed the site plan and has verbally approved the project. Parking spaces for the addition already exist and no new spaces will be required at this time. The new facility may add bathrooms in the future but will not require any additional work outside. M.D.O.T in a letter dated June 13, 2002 gave approval for the project.

Motion by P. Dunigan and supported by R. Erhardt to recommend approval of the Site Plan contingent upon approval of the Jackson County Drain Commission. Motion carried unanimously.

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There being no further business to come before the Planning Commission, a motion was made by R. Simmons and supported by R. McQuillan to adjourn. The motion carried. The meeting adjourned at 7:50 p.m.

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Respectively submitted by:

Raymond McQuillan, Acting Secretary

RM/JCW