

SUMMIT TOWNSHIP PLANNING COMMISSION

June 21, 2005

MEMBERS PRESENT: Raymond McQuillan, Chairman; Dennis Hackett, Secretary; Margaret Reason, Robert Simmons, Richard Erhardt, Natalie Stopyak, 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 21, 2005 at 7:00 pm in the Township Hall Meeting Room.

A motion was made by G. Heins, supported by D. Hackett, to approve, as written, the May 17, 2005 minutes of the Planning Commission. The motion carried unanimously.

Case # 05-06-0008 – Conditional Rezoning (P.A. 577 2004) from Agricultural (AG-1) to Highway Commercial (C-3) - for Office and Self Storage Development only - 3700 block Spring Arbor Road

A public hearing was held on the request of Art Bruemmer of 2023 Parkwood Way Jackson, MI. to review his application for rezoning property located in the 3700 block of Spring Arbor Road. The rezoning from Agricultural (AG-1) to Highway Commercial (C-3) is required if the storage buildings are to be permitted. Highway Commercial (C-3) is the higher of the use categories necessary to support the proposal for both office and storage buildings.

Applicant, Arthur Bruemmer, stated that he had presented a letter to J. Worden (included in the material provided to the Planning Commission) requesting the site specific rezoning under the new Michigan statute known as PA 577 of 2004. If approved, the property would be developed with two (2) office buildings at the front of the property and five (5) self storage units in the rear of the property. Mr. Bruemmer explained that the hours for the self storage units would be 7 am – 7 pm, and would utilize a low maintenance Kiosk system. He also presented a concept drawing of the development.

J. Worden presented an overview of the 3700 block of Spring Arbor Road that included overlays of wetlands, parcel information, zoning, and other layers. The surrounding properties of the proposed development are a swamp, three (3) residential properties, and a church. Zoning on the swamp and adjacent property is Agriculture (AG-1), while the church and the residential properties are zoned low density Residential (RS-2). The current Land Use Plan shows the surrounding area and the property in question as low density residential use. Additionally, J. Worden highlighted some of the provisions of PA 577 of 2004 known as contract or conditional zoning. One of the provisions of PA 577 would revert the property to the original zoning district if the development does not take place as agreed. He also noted that this may be the first contract zoning proposal in Jackson County.

Chairman R. McQuillan questioned if the applicant would proceed with the development if the storage units were not approved.

Applicant, A. Bruemmer, responded that the project would not be viable without the storage units.

R. Erhardt questioned the applicant on the development stages.

Applicant, A. Bruemmer, responded stating the office buildings would be constructed followed by the storage units. The entire process would transpire over a three (3) year period.

G. Heins stated his support for the applicant stating the tax revenue would be beneficial for the Township. R. Erhardt shared his views and support also.

S. Artz questioned the applicant if the renters have to reveal what they will be storing in the unit. He gave the following example: If someone stored hazardous material and it spilled, the waste would go into the nearby swamp.

Applicant, A. Bruemmer, responded stating the storage facility will have a general contract that a renter will sign upon leasing the storage unit. This contract is like other storage unit contracts, as it does not request the renter to disclose what is going to be stored at the facility.

J. Worden suggested a good starting point would be to proceed with the rezoning, but not the site plan, as additional details need to be worked out before it can proceed to the County Affairs Committee and the Township Board.

R. Simmons disagreed and stated he felt additional information needed to come from the board before accepting the application and that the site plan should be included.

Chairman, R. McQuillan, shared a letter from the Township attorney concerning the proposal from A. Bruemmer. He then questioned if it was proper use of the Planning Commission time to come up with conditions that the Township hoped the applicant would include in the development.

G. Heins agreed with the Chairman, proposing tabling the issue until the next meeting and have the applicant bring a list for review at the next meeting.

J. Worden suggested a meeting to include himself, A. Bruemmer, the township attorney, and at least three (3) members from the Planning Commission to go over the proposal prior to the next meeting.

R. Simmons disagreed, while Chairman R. McQuillan and S. Artz supported the suggestion of having the township attorney present at the meeting.

Chairman, R. McQuillan, discussed tabling this agenda item until the next meeting and scheduling a meeting(s) between the applicant, zoning administrator, a committee of the planning commission, and the township attorney. The purpose of these meeting(s) would be to create a document that would contain possible additional proposals from A. Bruemmer to be reviewed and presented at the next meeting.

A motion was made by Chairman, R. McQuillan, supported by G. Heins, that this application be tabled until the July meeting. In the meantime, the suggested working group will meet with the applicant to finalize a contract document and site plan. The working group will consist of R. Erhardt, N. Stopyak, G. Heins, township attorney, zoning administrator and the applicant. The motion carried unanimously.

Case # 05-06-0009 – Site Plan review - Felpausch Food Center - 2105 W. Michigan Ave - 11880 sq. ft. new building - Mark Felpausch C.E.O applicant – George Svinicki & Associates representative

A public hearing was held on the request of Felpausch Food Center, 127 S. Michigan Ave, Hasting, Michigan for a site plan review for the construction of an 11880 sq. ft. building on the existing property of the Felpausch Food Center located at 2105 W. Michigan Ave.

Developer, George Svinicki, spoke on behalf of the applicant explaining that the application is for the construction of a second building in the parking lot on the south side of the property with a possible proposed drive through. The parking lot contains 420 parking spaces. With this development the parking spaces would be reduced to 344 spaces; 258 parking spaces for customers, with 86 for the employees. The new spaces will meet all of the conditions of the Zoning Ordinance for total spaces and the required aisle and square footage for each space.

Additionally, the applicant is proposing to remove the existing sign and construct two new pylon signs. Mr. Svinicki also mentioned that Mark Felpausch was in attendance at the meeting and was available to answer any questions.

J. Worden expressed concern with the proposed drive through and stacking capability off 21st street, suggesting additional signage directing on site traffic and or placing an additional ingress/egress off 21st street to make the development more acceptable.

G. Svinicki indicated that this is something that may occur as additional occupancy requests could require an additional an existing ingress/egress.

Chairman, R. McQuillan, asked when the applicant plans to break ground for the development.

Applicant, M. Felpausch, said he would like to begin development as soon as possible. The applicant indicated that he hoped to begin no later than the end of this year.

Chairman, R. McQuillan, asked if the applicant had any interested tenants at this time.

M. Felpausch answered he would like to see a Quiznos become a tenant.

A motion was made R. Simmons, supported by G. Heins, to recommend to the Township Board approval of the Site Plan contingent upon the receipt and compliance with requirements of the Jackson County Drain Commissioner and the Jackson County Road Commission The motion carried unanimously.

Sketch Plan Review - Amendment - Terrace Hills - change from Single to Duplex Units - John Ganton – For Comment ONLY

J. Worden explained two years ago that approval of a site plan that contained single units was granted. The applicant is requesting an amendment to the site plan replacing single units with duplex units.

George Svinicki, representing the applicant, stated the property was separated into two (2) sections. Section 1A, was developed into single units while the other remained undeveloped. G. Svinicki presented a sketch plan with comments on the proposed change to the Site Plan, and introduced Jack Shelby who is assisting on the project.

J. Shelby stated that the Site Plan amendment is proposing seven (7) duplexes and two (2) and four (4) unit buildings. This will increase the number of units by 3 from the original request two (2) years ago.

R. Simmons recommended to G. Svinicki that the master deed needs to be adjusted and all applicants in the current development must be given notice and agree to this change before proceeding.

A motion was made by S. Artz, supported by M. Reason, to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 8:42 p.m.

Respectfully submitted,

Dennis Hackett, Secretary
Summit Township Planning Commission