

SUMMIT TOWNSHIP PLANNING COMMISSION

August 22, 2006

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

MEMBERS ABSENT: None

The meeting was called to order by R. McQuillan, Chairman, on Tuesday, August 22, 2006 at 7:00 p.m. in the Township Hall meeting room at 2121 Ferguson Road.

A motion was made by G. Heins, supported by D. Hackett, to approve the Tuesday, June 20, 2006 minutes of the Planning Commission, as written. The motion carried unanimously.

Case # 06-06-0008 – Rezoning of 111 acres +/- from Agricultural (AG-1) to Rural Non-Farm – Location north of Vrooman Road between Spring Mill and the west township line – Construction of 60 single family homes – Applicant Olivalar, LLC (Cynthia Rider), Owner

A public hearing was held on the request of Cynthia Rider, Olivalar, LLC, of 1505 Kensington Drive. Cynthia Rider stated that the property would be developed as site condominiums and would consist of sixty (60) single family homes. The development of the property would be in three phases. Each single family home would be on a minimum of one (1) acre, and would be similar to the single family homes at Stone Oak and Spring Mill.

D. Hackett asked when the proposed park adjacent to unit 59 would be developed.

Applicant, C. Rider, responded that the park would be developed in the first two phases.

N. Stopyak questioned roof pitch and minimum size for the housing units in the development.

Applicant, C. Rider, responded it was her intention to develop homes that were similar to the existing homes at Spring Mill.

Public Comment:

Karen Davey, of 4027 Vrooman Road, read a letter from her husband and herself expressing concerns of preserving open spaces, increased traffic and noise, also possible lowering of property values, and how the wildlife population would be affected by the development.

Marleen Cunningham, of 4915 Country Lane, asked where water and sewer would come from for the development.

J. Worden stated the meeting tonight was on rezoning of the property only. He further explained that the development of the property is subject to a site plan review, which will occur at a future date.

Pat Cunningham, of 4915 Country Lane, asked if the ingress and egress for the development would be on Vrooman Road only; and he also shared a story about his grandson who, though it would be nice for children to have a place to play.

Applicant, C. Rider, responded that the development would have only one ingress/egress and would be on Vrooman Road.

Bob Stevens, of 2924 Spring Mill (lot 18), spoke on his concerns of the tree line along the west side of Spring Mill being preserved.

Frank Thelen, of 4051 Vrooman Road, asked if the development was going to have access to the Falling Waters Trail.

Applicant, C. Rider, responded that the development does touch the Falling Waters Trail, but no access to the Trail is being planned at this time.

Correspondence:

There was no correspondence.

R. Simmons commented that the current zoning allows for fifty-five (55) homes to be built on the property, and the rezoning request will allow an additional five (5) houses.

Motion was made by G. Heins, supported by R. Simmons, to recommend to the Township Board the rezoning from Agricultural (AG-1) to Rural Non-Farm for the 111 acres +/- located north of Vrooman Road between Spring Mill and the west township line. The motion carried unanimously.

Case # 06-08-0009 – Rezoning of 24.92 and 6.53 acres from Agricultural (AG-1) and Urban Residential (RU-1) to General Commercial (C-2) – Location east of Weatherwax Dr. and north of 3989 Weatherwax Dr. to Park Road – Truman Phillips and Jeanne Olinyk, owners and applicants

A public hearing was held on the request of Truman Phillips, of 70206 Lakeview, and Jeanne Olinyk, of 65 Chestnut Court. Jeanne Olinyk stated the rezoning of the property would allow for a proposed funeral home, small restaurant, and possibly an office building. She also stated that the intention was not to deviate from Land Use Plan.

D. Hackett questioned if there were any tenants lined up.

Applicant, J. Olinyk, responded a funeral home and a small restaurant have expressed interest in the property.

Public Comment:

Sue Middlebrook, of 1856 W. Argus Court, expressed disappointment and concern about having a funeral home in her back yard.

Jerry Middlebrook, of 1856 W. Argus Court, expressed concerns on the continuing increase of traffic and noise; also the lack of buffering between existing residences and the proposed development.

George Haynes, of 3457 Tracey Drive, expressed concerns on the noise coming from customers at the existing car wash, and is neither in favor or opposition of the applicant.

Robert Varney, of 1862 S. Argus Ct., spoke on preserving wildlife, the current peaceful setting of the neighborhood, speed limits not being enforced, and that no buffer exists in the winter time.

Jeff Anderson, of 404 South Jackson, spoke on behalf of the other applicant, Truman Phillips. He spoke in favor of the zoning change. He would like to see a dental clinic and professional offices, but does not know what type of business will occupy the space until after the zoning change occurs. Additionally, green belt, or buffers, for any development(s) will appear up towards the front of the property.

Motion was made by P. Dunigan, supported by D. Hackett, to recommend to the Township Board the rezoning from Agricultural (AG-1) and Urban Residential (RU-1) to General Commercial (C-2) 24.92 and 6.53 acres on property located east of Weatherwax Dr. and north of 3989 Weatherwax Drive to Park Road. The motion carried unanimously.

Case # 06-08-0011 – Site Plan Review 1709 West Michigan Ave. Oasis Car Wash – Demolition of current structure (7,205 Sq. Ft.) – Construction of a new car wash and quick oil change (4,328 & 1,440 Sq. Ft.) – Brand Construction

A public hearing was held on the request of Matt Hollister, Brand Construction, of 86 W. Chicago Street Quincy, Michigan 49802. Scott Brand spoke on behalf of the applicant stating that the existing car wash is the busiest of the car washes the company owns. The changes are needed because of maintenance issues at the facility, which are increasing with time and are very costly.

G. Heins questioned where the oil change would be located.

S. Brand responded on 17th Street.

D. Hackett asked if there were going to be changes to the curb cuts.

S. Brand responded that nothing would be changed.

G. Gancsos questioned the lack of screening for the parking spaces along 17th Street.

S. Brand responded that the area will stay open like it currently is.

Correspondence:

A letter from the Jackson County Drain Commissioner, Geoffrey W. Snyder, was reviewed. Mr. G. Snyder recommended that approval of the project be contingent upon the construction of a detention basin, with the bottom of the basin to be at or below the elevation of the parking lot of the former "Pet Supply Plus" and preservation of the storm sewer which outlets the Pet Supply Plus parking lot and runs southeasterly across the captioned property.

A letter from Doug Jordan, MDOT Permits Agent for the Jackson Area, was reviewed. Mr. Jordan had the following comment – Current access layout is acceptable for this remodel.

Motion was made by G. Heins, supported by S. Artz, to recommend to the Township Board approval of the site plan for the demolition of the current structure and the construction of a new car wash and quick oil change, contingent upon the letters from the Jackson County Drain Commissioner, Jackson County Road Commission, Michigan Department of Transportation, and the Summit Township Department of Public Works. The motion carried unanimously.

Case # 06-08-0010 – Zoning Ordinance Amendments

J. Worden reviewed the following proposed changes to the Zoning Ordinance:

- Updates conforming to the state law
- Definitions added and moved to Sec. 10.1.
- Permitted & Conditional Use listings combined and placed in Sec. 4.7.
- Planned Unit Development (PUD) requirements consolidated in Sec. 4.6.
- Development proposal procedure and development plan requirements placed in Sec. 5.20.
- Changes - signs (sec. 5.2), off-street parking requirements (Sec. 5.3), and fences (Sec.5.15).
- Uses requiring additional development requirements transferred to Sec. 5.5.7.
- Home occupation placed in Sec. 5.14.
- Articles and sections renumbered to accommodate changes.

R. McQuillan, Chairman, thanked the subcommittee that had met to review this ordinance. Additionally, he added that he would prefer to see the signature/date page (Page 76) moved to the last page.

P. Dunigan, commented that the three (3) feet fence height was an odd height for a fence and that standard fences at the store do not come in a three (3) feet height.

R. McQuillan, Chairman, explained the three (3) feet fence height would eliminate sight restrictions for drivers (i.e. pulling out of a driveway).

Changes to the following:

1. From: Fencing (Sec.5.15.1A) in front yard shall not exceed 3' in height – page 55
To: Fencing in front yard shall not exceed 4' in height
2. From: Section 5.5.7 F (h) (10) references Section 5.5.7 (g)
To: Section 5.5.7 (g) – should be Section 5.5.7(f) – page 43
3. The diagram on page 57 is hard to read and needs improvement
4. On page 57, Section 5.20.1 (A) change the wording:
From – The Applicant may be represented at such meeting, and may bring with him (if not previously provided) any other exhibits, plans or documentation that may help to establish that the proposal meets the requirements of the Township Zoning Ordinance.
To - The Applicant may be represented at such meeting, and may bring (if not previously provided) any other exhibits, plans or documentation that may help to establish that the proposal meets the requirements of the Township Zoning Ordinance.
5. Reverse Article IX and X so that Definitions would become Article IX

Public Comment:

Donna Blake, 729 Bloomfield, spoke on the electronic messaging sign she uses at her business. and she requested a meeting with Mr. Worden and Robert Smith to review the Ordinance Section 5.2.3 (A) Illuminated Signs.

Jay Johnson, with Johnson Sign Company, is willing to work with a subcommittee on the possible changes to the Zoning Ordinance Section 5.2.3 (A) Illuminated Signs. He also stated that he could provide statistical information on how these signs do not cause accidents.

R. McQuillan, Chairman, asked for J. Johnson to send the information to J. Worden.

Rhonda from Fritz Advertising, 773 Bunkerhill Road, also stated that she had information supporting illuminated signs.

R. McQuillan, Chairman, asked that she send the information to J. Worden.

A motion was made by S. Artz, supported by P. Dunigan, to recommend to the Township Board the approval of all proposed amendments and changes and the changes noted in this meeting. Motion passed unanimously.

A motion was made by N. Stopyak, supported by G. Heins, to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Dennis Hackett, Secretary
Summit Township Planning Commission