

SUMMIT TOWNSHIP PLANNING COMMISSION  
May 17, 2016

**MEMBERS PRESENT:** Allan Hooper, Vice Chairman; Jack Shelby, Secretary and Zoning Board of Appeals Liaison; Richard Erhardt, Todd Emmons, Township Board Liaison; Stephen Artz, George Gancsos Jr., Laurie Cunningham; Tom Biela; John Worden, Summit Township Zoning Administrator

**MEMBERS ABSENT:** Raymond McQuillan, Chairman

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Land Use/Master Plan Update - Grant Bauman/Region 2 Planning

The Planning Commission was provided an updated draft of the Master Plan. The draft included the following updates:

- 1) Document orientation was changed from portrait to landscape, for best viewing of maps.
- 2) Maps were printed on 8.5" X 11"
- 3) A note of credit for the project photographer, Bob Smith
- 4) Added a 'Location' paragraph to Chapter 2 that includes information on items found in the Township and how they relate to other things.
- 5) Soil, Hydrology and Topography were added on Page (2-5) to include information from the Jackson County GIS Department. Elevation information was obtained when a fly over was performed using ground-penetrating radar in two (2) feet increments.
- 6) Additional paragraph to Page (2-5) on Public Facilities and Services that spoke of Township Hall, Township Offices, Fire Department and Department of Public Works.
- 7) Additional paragraph to Page (2-6) on Hazard Mediation and the paragraph on Arts, Recreation and Cultural Activities was broadened to include the City, County, Township joint Recreation Plan and the importance of trail development.
- 8) Land Use and Transportation paragraph was broadened to include bus Route 8 of the Transportation Authority and the Air Restrictions by areas in the Township located near Jackson County Airport Reynolds Field.
- 9) Appendix B contains new maps
  - a. Base Map that includes information on Vandercook Lake take from the last census (CDP)
  - b. Topography Map that includes detailed information from the Jackson County GIS, showing a one hundred twenty seven (127) feet difference in the terrain of Summit Township. It also identified the south west corner as the highest point in the Township.
  - c. Other new maps include: Existing Land Use Map, Agriculture and Open Lands Map and a Transportation Map

A. Hooper commented on the similar colors used on the Transportation Map and requested a coloring change.

Grant Bauman responded he would correct this issue by no longer using the same shades of the same color.

J. Worden commented the Sewer Map shows sewer service on Page Avenue, but they do not have any at that location. He requested sewer be removed from this location, but added the area does have water service.

Corrections requested from Grant Bauman from Region 2 Planning to make to the Summit Township Master Plan:

- Replace 'Parma Township' with Summit Township in Chapter 2
- Will change the colors on the Soils Map (Appendix B) for ease of identification and readability.
- Will change the colors on the Transportation Map (Appendix B) for ease of identification and readability.
- On the Sewer Map (Appendix B) remove Sewer service from Page Avenue.

- Will remove the labeling and colors on the School District Map (Appendix B) for Concord, Michigan Center and Napoleon schools.

Grant Bauman will be attending the next Planning Commission meeting on June 21, 2016 and will bring a large print of the Land Use Map for further review and discussion on the Summit Township Mater Plan.

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A motion was made by G. Gancsos, supported by R. Erhardt, to approve the minutes of the Thursday, April 19, 2016. The motion carried unanimously.

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Case #16-05-0006 – Conditional Use Permit-3634 McCain Road Suite #4-Outside Patio and Restaurant Serving Alcohol-Rachel and Carlos Perez/Applicants – Ira Huff (Huff Brothers)/Owner

A public hearing was held on the request of applicants Rachel and Carlos Perez, of 128 West Mason Street, and Dell Malloch, of 876 Chamberlain Court, to (A) operate a patio and (B) for a Conditional Use permit to serve alcohol on property located at 3634 McCain Suite #4 known as Chilango's Broken Egg. The property is owned by Ira Huff (Huff Brothers) of 2800 Wildwood Avenue, and is zoned General Commercial (C-2).

The applicants are seeking approval to set up a patio, consisting of table and chairs, in an outside eating area for thirty (30) diners. The patio area is a temporary area, and would only be used between April and September. A temporary decorative fencing would outline to border of the patio area, and it will not have an awning. This patio would be located just outside the front door of the Broken Egg, and was outlined in white paint when the parking lot was recently sealed and the parking spaces for the patio will not have curbing. Alcoholic beverages would be served in the patio area as well as inside the restaurant once a liquor license is acquired. The applicants need to have a Conditional Use Permit, prior to submitting their liquor license application. The Broken Egg currently operates 7:00 a.m. – 4:00 p.m. Tuesday through Sunday, and has a casual family atmosphere.

S. Artz questioned if the applicants would be having bands or entertainment on the patio  
Applicant, R. Perez answered not at this time.

Applicant G. Perez added they would extend the hours of operation for the Broken Egg on Fridays and Saturdays to 9:00 p.m. during the seasonal time (April through September) when the patio would be open.

S. Artz asked about the type of lighting the applicants will use.

Applicant G. Perez responded that their application included sample lighting that may be used. Their intent is to preserve the family décor outside.

L. Cunningham questioned if the applicants had the support of their neighbors?

Applicant, G. Perez responded they have supportive neighbors and business neighbors for the patio.

Public Comment:

Ken Hulset, 840 West Barrington, was not in support of the application for the reason of noise pollution.

Marian Hacket, 830 West Barrington, commented on the wonderful family restaurant the Broken Egg is, but is not in favor of serving alcohol.

Applicant R. Perez responded that they want to offer other options (Mimosas and Bloody Mary's) that have been requested by customers during breakfast, lunch and brunch.

Betty West, 836 West Barrington, questioned why the applicants needed to serve alcohol on the patio, and could not understand the desire to have a picnic in the mall

Applicant C. Perez responded the patio gives his customers the opportunity to enjoy the warm weather.

A motion was made by S. Artz, supported by R. Erhardt, to recommend to the Township Board the approval of the Conditional Use to serve alcohol at the property located at 3634 McCain Suite #4 known as Chilango's Broken Egg with the following conditions: Year round Hours of Operation are Sunday – Thursday 7:00 a.m. – 4:00 p.m. and Friday and Saturday 7:00a.m. – 9:00 p.m. The motion carried unanimously.

A motion was made by S. Artz, supported by G. Gancsos Jr., to recommend to the Township Board the approval of operation of an outside patio including serving alcohol for both the patio and restaurant located at 3634 McCain Suite #4 known as Chilango's Broken Egg with the following conditions: 1) 30 seats maximum seating 2) Hours of operation Sunday – Thursday 7:00 a.m. – 4:00 p.m. and Friday and Saturday 7:00a.m. – 9:00 p.m. The motion carried unanimously.

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Other Business:

A presentation was made by Melissa Yekulis of the Catholic Shoppe, 134 North Mechanic Street. A handout was provided with the proposed rezoning. A short presentation was made on the history of the Catholic Shoppe, reason for move includes: floor space is three (3) times larger, and parking spaces are approximately fifty (50) plus. A rezoning application was then presented to the Zoning Administrator, John Worden.

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A motion was made by G. Gancsos Jr., supported by R. Erhardt, to adjourn the meeting. The motion carried unanimously.

The meeting was adjourned at 8:04 p.m.

Respectfully submitted,

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Jack Shelby, Secretary  
Summit Township Planning Commission