

Summit Township Planning Commission

May 15, 2001

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

The meeting was called to order by Chairman R. Whitaker on Tuesday, May 15, 2001, at 7:00 p.m., in the meeting room at the Township Hall.

A motion was made by R. Erhardt, supported by M. Hitt, to approve the minutes of the April 17, 2001 meeting as written. Motion carried unanimously.

CASE 01-01-0012

Parcel # 000-13-25-426-032-00

A public hearing was held on the application of Doug and Paula Ohm, 10961 Tacoma Road, Jerome, MI 49249 to rezone approximately two acres of land from Rural Non-Farm (RNF-1) to Highway Commercial (C-3). The property is located at US 127, South of Hart Road allowing for the building of storage units.

John Worden explained the Ohm's are planning to build additional storage units contiguous to their property and they will probably be back in June with a site plan. The property falls within the land use plan. Pam Kill was representing the Ohm's. She explained that the buildings would be the same type as the others. The first building would be 40' x 80' self-storage, and the two additional building would be built later. There were no comments from the public.

Motion by K. Strobel, supported by M. Hitt, to recommend to the Township Board approval of the zoning change from RNF-1 to C-3. The motion carried unanimously.

CASE 01-05-0013, 0014, 0015

See case for parcel descriptions

John Worden explained to the Commission the next three requests were from John Ganton, Sr.. The requests are one application but separate zonings because of location or district. Worden described the different parcels and the current and proposed changes.

-0013 West of Robinson Road and North of Spring Arbor Road from Agricultural (AG-1) and Suburban Residential (RS-2) to Planned Residential (PR-1)

-0014 Both parcels front on Robinson Road – Rezone from Agricultural (AG-1) and Suburban Residential (RS-2) to Office (O-1)

-0015 3617 McCain Road – Rezone from Suburban Residential (RS-2) to Planned Residential (PR-1)

George Sivinicki and John Ganton, Sr., Sr. were present.

M. Hitt questioned J. Ganton, Sr. about the plans for the parcels rezoning to O-1. Ganton, Sr. responded that at this time he didn't have a site plan and development for this parcel is in the future. He also stated with office zoning across the street this appeared to be the best use for the land. He is interested in tenants that would offer a service to the residents of his community and the neighborhood.

R. Erhardt also expressed concerns about the traffic off Spring Arbor Road.

Susan Dombrowski, 3624 Spring Arbor Road, and Allen Price, 3628 and 3632 Spring Arbor Road spoke about traffic concerns, the ecological soundness, property taxes going up, and animal wildlife nuisance. Mr. Price thought it presumptuous the land being cleared prior to permission from the board to build. R. Whitaker explained that the board doesn't have a lot of control over how a landowner landscapes their property.

Sue Bankie, 3632 Spring Arbor Road, expressed concerns about empty office buildings and new development.

Motion by R. Simmons, supported by M. Hitt, to recommend to the Township Board approval of the zoning changes as presented.

Case 01-05-0013 West of Robinson Road and North of Spring Arbor Road from AG-1 and RS-2 to Planned Residential PR-1

Case 01-05-0014 Both parcels front on Robinson Road – Rezone from AG-1 and RS-2 to O-1

Case 01-05-0015 3617 McCain Road from RS-2 to PR-1

The motion carried unanimously.

CASE 01-05-0016

Site Plan Review – Phase #1 Site Condo Project

George Sivinicki, Project Engineer for Mr. Ganton, Sr. was present to speak. The plan is for 46 single family detached dwellings. A concern was brought up last month about the flood plane and several lots falling within the 100-year flood plane. The Jackson County Drain Commission was contacted and issued Sivinicki the FIRM (Flood Insurance Rate Map) for this area. Mr. Sivinicki transferred that map onto the drawings. After doing so it was discovered that four or five lots on the northerly fringe of Phase 1 were falling into the 100-year flood plane. The Michigan Department of Natural Resources – Jackson office was contacted. The office informed Sivinicki in order to make a determination on Phase 1 it would need to know if the lines drawn on the FIRM map were correct and an application would have to be filed with the Lansing DNR office.

Because of the time involved in getting the permit, a request to amend the application and split the request into Phase 1A and Phase 1B was made. Mr. Sivinicki asked for approval of Phase 1A,

27 lots, which are not in the 100 year Flood Plane. Mr. Sivinicki will request approval of Phase 1B after receiving approval of Phase 1A. This was the only change made to the original request.

R. Erhardt questioned the entrance on Spring Arbor Road and on Robinson Road. J. Worden presented a letter from the Jackson County Road Commission dated April 16, 2001 answering this question. The Road Commission found the driveway locations to be suitable and would approve them once an application was submitted. J. Worden also presented a letter from the Jackson County Drain Commission dated May 15, 2001 recommending approval of the project with the contingents stated in the letter.

R. Erhardt and R. Whitaker expressed concerns over the lack of a left turn lane or a deceleration lane on Robinson Road. Mr. Ganton, Sr. explained that the people who will be living there are 50 or older and would not create the same amount of traffic as a development having younger people.

R. Whitaker asked Mr. Ganton, Sr. for a timeline after final approval of the project. Mr. Ganton, Sr. stated Phase 1A would start with roads as soon as possible after approval. He would like to have construction of some of the homes started by August or September. The price range of the homes will be \$150,000 to \$250,000. There are five floor plans, from 1000 to 2000 square feet. These properties will be site condo with an association to handle all outside maintenance.

Motion by P. Dunigan, supported by K. Strobel, to recommend to the Township Board approval of the Site Plan for Phase I-A, contingent upon compliance with the recommendations of the Jackson County Drain Commission and the Jackson County Road Commission. The motion passed unanimously.

CASE 01-05-0017

1800 Block of Horton Road – Culinary Secrets

J. Worden presented the May 9, 2001 letter from the Jackson County Road Commission stating that the driveway locations are suitable and it would grant approval once an application was submitted. The Jackson County Drain Commission letter dated May 15, 2001 recommends approval with the contingencies stated in the letter.

Mr. Sivinicki was present to speak. He stated the project would have a total of five leaching basins, all underground, and three more than on the original plan. These basins will control the storm water underground. There is also a proposal for eight new paved parking spaces that would be for the gas station.

Bill Fox, 1865 Schafer Drive, stated concerns over the changes being made to the original request, the lights on the building and the open ground between the station and the Culinary Secrets building. Mr. Fox viewed the plans.

Robert Prater, Chairman of Kelly Fuels, stated the extension to the pump island would be built later, and the site plan presented today was only for the Culinary Secrets building.

The parking lot will be lit from lights on the building. Mr. Prater would be willing to put in a row of trees to block the building with approval of the phone company (underground cable).

Motion by R. Erhardt, supported by M. Hitt, to recommend to the Township Board approval of the site plan for Culinary Secrets contingent upon compliance with the recommendations of the Jackson County Drain Commission and the Jackson County Road Commission and including the Planning Commissions requirements for buffering and screening. Motion passed unanimously.

In other business, G. Sivinicki asked to address the board concerning the new requirements of the Jackson County Drain Commissioner concerning storm water management and the additional requirements of the Project Engineer, Project Manager, and or Architect to certify compliance with Drain Commission requirements. It was suggested by J. Worden the prior to a certificate of occupancy being issued by Summit Township that the individual responsible for the certification inform the township regarding compliance.

There being no further business to come before the Planning Commission, a motion was made by P. Dunigan and supported by M. Hitt to adjourn. The motion carried.

Respectively submitted by:

John C. Worden, Zoning Administrator
Acting Secretary

JCW/jkw