

# SUMMIT TOWNSHIP PLANNING COMMISSION

## July 20, 2010

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

**MEMBERS ABSENT:** None

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The meeting was called to order by R. McQuillan, Chairman, on Tuesday, July 20, 2010 at 7:00 p.m. in the Township Hall meeting room at 2121 Ferguson Road.

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A motion was made by G. Heins, supported by S. Artz, to approve the Tuesday, June 15, 2010 minutes as written. The motion carried unanimously.

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R. McQuillan, Chairman, informed the audience the agenda items were going to be changed to allow the Spring Arbor Road Site Plan to be heard first..

Case #10-07-0009 – Site Plan Review – 3330 Spring Arbor Road – Dollar General – Avance Construction Inc., Applicant

A public hearing was held on behalf of Avance Construction, Inc. Jim Vander Galien, 6019 Marsh Rd., Haslet Michigan spoke on behalf of Avance Construction, Inc. The applicant is proposing to construct a Dollar General Store on property located at 3330 Spring Arbor Road. The parcel is zoned General Commercial (C-2), and the site plan is in compliance with the Jackson County Drain Commissioner and the Jackson County Road Commission requirements.

R. McQuillan, Chairman, clarified for the audience that this is not the parcel of land that is proposed for rezoning.

R. Erhardt asked if the applicant had seen the letter from Lori A. Aronoff

The applicant responded that he had not seen the letter but the two had met this afternoon at the site and discussed her concerns.

Lori Aronoff, 3310 Spring Arbor Rd, reviewed her concerns that were shared with the applicant.

The applicant, agreed to extend a fence along side the building and add vegetation beyond the back end of the building. The larger vegetation and fences will be used in an effort to eliminate the light going into L. Aronoff property from vehicles in the parking lot. These modifications were not on the site plan in front of the Commission, but the applicant agreed to modify the site plan with the changes.

R. Erhardt questioned who would be responsible for the maintenance of the fence.

L. Aronoff answered that she would be responsible for the maintenance. She also added that she feels the applicant is an honest man with integrity.

Correspondence:

Letter from the Township Fire Chief requesting the applicant apply for a KNOX BOX.

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A motion was made by R. Erhardt, supported by G. Gancsos, to recommend to the Township Board the approval of the proposed Site Plan contingent upon the condition(s) that the applicant adds additional landscaping and extends the fence as agreed upon with Lori A. Aronoff, modification of the Landscape Plan to be presented to the involved parties for review prior to being signed by the Chair and Secretary of the Planning Commission, also approval of the Site Plan is contingent upon the recommendations and compliance with the requirements of the Jackson County Road Commission, Jackson County Drain Commissioner and the Summit Township Fire Department. The motion was carried unanimously.

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Case #10-07-0008 – Rezoning from Rural Residential (RU-1) to General Commercial (C-2) – 4508 & 4536 S. Draper Rd and Vacant Lots E. McDevitt between S. Draper Rd. and Comstock – Dollar General – Avance Construction Inc., Applicant

A public hearing was held on the request of Avance Construction, Inc. Chuck Griffith, developer's representative, spoke on behalf of Avance Construction, Inc. He began by stating Jim Vander Galien wants to construct a Dollar General store in Summit Township. The location he chose makes sense for a Dollar General store, as Dollar General Stores are neighborhood stores that are kept in business by the people in the neighborhood. Mr. Vander Galien takes into consideration the concerns made by the neighborhood residents. He plans on spending additional money to save the residents from an eyesore of a retention pond by installing an area within the parking lot that will retain the rain water and then release into the drain system slowly. Additionally, there is not a lot of area, but Mr. Vander Galien is sensitive to concerns of buffering residents. Further, the zoning request complies with the Township Master Plan.

N. Stopyak questioned where the building was planned on the parcel.

C. Griffith answered the store will be constructed north to south on the 'L' shaped property along Draper Road from McDevitt Ave and the parking will be along McDevitt to Comstock Street.

R. Erhardt asked if the store would have the same floor plan as the case previously heard.

C. Griffith answered generally yes and, that delivery procedure for all Dollar General Stores are basically the same.

Correspondence:

R. McQuillan, Chairman read two letters both dated June 15, 2010 from John Elm of 4536 S. Draper and Richard D. Willis, Trustee of property at 4508 S. Draper authorizing Avance Construction to ask for the rezoning.

Comments:

Connie Sands/Coppernoll, 4540 Draper, disagrees with the proposed zoning change. She expressed concerns of not wanting a store right next to her house, and the safety of her children with the increase in traffic.

John Elm, 4536 S Draper, is for the proposed re-zoning because it will bring jobs into the area.

Brandon Whitford, 139 Comstock, disagrees with the proposed zoning change. He expressed his concerns of the store being a major eyesore and felt there were better areas along McDevitt where the store could be constructed.

Doug Stoddard, 4542 Draper Road, disagrees with the proposed zoning change and expressed concerns over truck traffic, and would like the Dollar General Store to go into a different location.

R. McQuillan, Chairman, reviewed some of the highlights of the Township Master Plan. He stated the expertise of Region 2 Planning was utilized for the creation of the Master Plan. He also discussed how the Master Plan looks at the entire Township and where the Township sees the zoning going in five (5) to ten (10) years. As has been the practice with other site plans, the Planning Commission will address the concerns of the neighbors when it is time to review the site plan, but tonight hearing is about rezoning the parcels.

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J. Worden added the Township Master Plan is done every five (5) years, and the current one was performed last year. Further, he discussed the extensive study that Region 2 Planning performed, and commented that McDevitt is a busy street and that with the current construction on McDevitt the traffic lanes will change to three lanes with a center turn and two bike lanes. He also added that studies have shown that reducing the four lanes to three with a center turn lane tends to calm and slow traffic.

Marion Young, 136 Comstock, expressed concerns on how the rezoning will affect her property taxes, and if the zoning goes through if any property owner could start a business out of their own home.

R. McQuillan, Chairman, explained that the zoning will be changed only on the parcels requested in this case. Additionally, the Township has a home occupation section in the Zoning Ordinance that allows certain types of businesses, and those are subject to a review by the Planning Commission.

Denis Skidmore, 136 Comstock, is in favor of the rezoning, but expressed concerns with traffic and the safety of his ten (10) year old twins.

Max Graham, 1231 E McDevitt, is not against the rezoning, but expressed concerns about water problems that might occur on his property and flooding possibilities.

C. Griffith explained how the storm drain requirements wouldn't allow for the water to flood the Grahams property.

R. McQuillan, Chairman, explained further the specific recommendation the Drain Commissioner Office gives for site plans of all properties.

Gloria Joy Gebhardt, 121 Comstock Road, is for the proposed re-zoning but expressed concerns that the developer could construct another business once the rezoning occurs and not the proposed Dollar General Store.

C. Griffith confirmed the intent of Jim Vander Galien was to construct a Dollar General. Additionally, he offered to leave his business card for anyone in the audience and encouraged them to contact him with any of their concerns.

Marion Young questioned how many jobs will be created by the Dollar General Store?

Jim Vander Galien responded twelve (12) to fifteen (15), four of which are full time and the remaining will be part time employees.

Devonne Yonnick, 1224 E McDevitt, expressed concerns over being able to get in and out of her property.

R. McQuillan, Chairman, stated once the construction on McDevitt is finished it will be easier for her to get in and out of her property.

Ron Homes questioned how many accidents have occurred on the corner of McDevitt,

J. Worden directed Mr. Homes to the Jackson County Road Commission for those statistics.

Ron Homes is all for the Dollar General Store but does not want a sports bar or anything similar.

C. Griffith confirmed that Mr. Vander Galien has a contract with Dollar General, and the building will be to constructed as a Dollar General Store.

R. McQuillan, Chairman stated he would not want an applicant to come in front of the Planning Commission and build something other than what is represented.

Dustin Whitford, 139 Comstock, expressed concern for neighborhood children and the increase of traffic.

C. Griffith stated that Dollar General invests in small neighborhoods with its stores. He acknowledged hearing the concerns about traffic and children playing, but McDevitt already travels faster than it should and the store is not built yet. He feels the addition of the store will slow traffic, and the parking lot will provide a clear view for drivers.

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S. Artz asked about the location of the store front.

C. Griffith answered that the applicant tried a variety of ways to put the storefront, but due to the limitations of property the store front was best suited on McDevitt.

N. Stopyak questioned if the delivery trucks would be a full sized semi.

C. Griffith answered yes they are 37 feet in length and they usually deliver in the early morning.

J. Shelby asked if the audience members and the neighbors not present could go to the Township Board and state their concerns.

J. Worden explained the process rezoning takes, the Planning Commission only makes a recommendation to the Township Board. The next Township Board meeting is August 10, 2010.

R. Erhardt urged all the neighbors to attend the Site Plan meeting on August 17, 2010.

A motion was made by G. Heins, supported by R. Erhardt, to recommend to the Township Board the rezoning of 4508 & 4536 S. Draper Rd and Vacant Lots on E. McDevitt from S. Draper Rd. to Comstock on the south side from Rural Residential (RU-1) to General Commercial (C-2). The motion passed unanimously.

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A motion was made by G. Heins, supported by G. Gancsos, to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 8:41 p.m.

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Respectfully submitted,  
Dennis Hackett, Secretary  
Summit Township Planning Commission