

SUMMIT TOWNSHIP PLANNING COMMISSION
Public Hearing
Monday, August 11, 2014

Chairman Tim Will called a public hearing of the Planning Commission to order at 7:30 p.m., Tim Will at 7:30 p.m., followed by a salute to the flag. Present were Board members Christian Green, Robert Perry and Sandra Zawistoski. Also present were Engineer Matt Jonas, Zoning Administrator Marj Hudak, Assistant Zoning Administrator Nathan Miller and 22 interested members of the public. Board members Charles Knight, James Andrus and Gary Pace were absent from the meeting.

CALL TO ORDER

Chairman Will stated that the Hearing was being held to receive public input in regards to the petition by Laban Marsh to amend the Townships Transportation Plan. Will stated that Marsh owns the vacant parcel north of Dorn Road, Parcel ID No. (40) 16-72-39.01, that the plan pertains to. He also noted that the best way to explain the merits of the request would be to have Laban Marsh begin the hearing by stating his purpose and intent for the petition.

PURPOSE OF HEARING:
Petition to Amend the Transportation Plan

Laban Marsh, 2231 Dorn Road, stated his intent to develop the referenced parcel into residential lots. However, there is an Internal Collector street planned by the municipality on the Transportation Plan along the easterly border of his parcel, which is limiting his ability to feasibly develop the property. Marsh further explained that his request is to relocate the Internal Collector street shown on the Transportation Plan from the eastern boundary of his property to the middle of his parcel; and to reclassify the road as a Local Residential Street which results in a smaller right-of-way, a smaller cartway and a smaller front setback requirement. This would allow him to yield more residential lots in his potential development, which he believes would better suit the character of the existing Dorn Road neighborhood instead of the larger Internal Collector street.

PUBLIC INPUT

Fred Hessinger, 2360 Dorn Road, does not support amending the Transportation Plan. He doesn't like offsetting the intersection of the Internal Collector street and he believes that changing the middle portion of the street from an Internal Collector to a Local Residential street would defeat the purpose of the planned road as a north south corridor.

Gary New, New Realty Co. 8670 Peach Street, does not support amending the Transportation Plan. He believes that New Realty would be the most affected by the amendment as it would take away intended road frontage, via the planned Internal Collector, on two of his parcels.

Joseph Tracy, 8550 Peach Street, does not support amending the Transportation Plan, citing numerous concerns about future connections of the internal Collector to the proposed Local Residential street, and the temporary turn-a-round placement.

Gina Scarpino, 2425 Dorn Road, does not support amending the Transportation Plan. She asked the Board if they remembered the unsafe jog in Dorn Road that the Township corrected, and said that she doesn't like the idea of recreating another unsafe jog.

Brad Ropey, 2285 Dorn Road, does not support amending the Transportation Plan, citing that it only serves the special interests of the Marsh's and that it would create an offset intersection. He asked the Board to read the letter from Larry New addressed to them.

Chairman Will read the letter from Larry New, New Realty Co., stating his opposition to the amendment to the Transportation Plan.

Roger Olsen, 2375 Dorn Road, stated he's not in favor of amending the Transportation Plan.

SUMMIT TOWNSHIP PLANNING COMMISSION

Public Hearing

Monday, August 11, 2014

Page 2

Diane Ropey, 2285 Dorn Road, stated that she's opposed to amending the Transportation Plan.

Meghan Marsh, 2231 Dorn Road, supports the proposed amendment to the transportation Plan, citing that she believes that it will create a quieter use of that land based upon the creation of a smaller, less busy street.

Rich Scarpino, 2425 Dorn Road, stated he's not in favor of amending the Transportation Plan, citing the development would be too crowded. He is not in favor of packing in houses.

With no further input from the public, motion was made by Zawistoski, seconded by Green, to adjourn the meeting at 8:25 p.m.

Vote: 4/0

ADJOURNMENT

Respectfully submitted,

Nathan Miller

Nathan R. Miller

Assistant Zoning Administrator

08/15/2014