

SUMMIT TOWNSHIP PLANNING COMMISSION
June 16, 2015

MEMBERS PRESENT: Raymond McQuillan, Chairman; Robert Simmons, Vice Chairman; Jack Shelby, Secretary, Zoning Board of Appeals Liaison; Todd Emmons, Township Board Liaison; Richard Erhardt, Allan Hooper, Stephen Artz; George Gancsos Jr.; Natalie Stopyak; John Worden, Summit Township Zoning Administrator

MEMBERS ABSENT: None

The meeting was called to order by Raymond McQuillan, Chairman, on Tuesday, June 16, 2015 at 7:00 p.m. in the Township Hall meeting room at 2121 Ferguson Road.

A motion was made by G. Gancsos Jr., supported by N. Stopyak, to approve the Tuesday, May 19, 2015 minutes as written. The motion carried unanimously.

Case #15-06-0009 – Conditional Use Permit – 3600 Spring Arbor Road – Brightside LLC, John Ganton 2140 Robinson Road – Memory Care Facility 36 Beds/30 Rooms

A public hearing was held at the request of applicant Brightside LLC, John Ganton, of 2140 Robinson Road. The applicant is requesting a conditional use on the property located at 3600 Spring Arbor Road (Parcel ID# 000-13-07-277-036-02) for proposed licensed Home for the Aged stand alone Memory Care Facility (Convalescent/Nursing home). The Memory Care Facility will have thirty-six (36) beds and thirty (30) rooms. The property is zoned Office (O-1) and is 3.35 acres in size.

John Ganton submitted a letter of authorization Jack Shelby to make the application for the Conditional Use permit and the Site Plan review and to represent him in other matters with the Township regarding the proposed Home for the Aged Memory Care Facility. Secretary, Jack Shelby recused himself from the hearing because he represents John Ganton and went into the audience.

A motion was made by Raymond McQuillan, Chairman, supported by R. Erhardt, to have Allen Hooper as Acting Secretary for this meeting. The motion carried unanimously.

Rick Postema of Richard Postema Associates P.C., 1580 44th Street, SW Wyoming Michigan 49509-4314, is the architect for the Memory Care Facility project. He explained in more detail the project stating the facility will be located in the Countryside Campus, and is bordered on the west and south by existing site condominiums. The Memory Care Facility will be constructed on the parcel with an existing structure which is currently being used for health care business. The Memory Care Facility will be hands-on elderly care, geared towards memory care, and will have thirty (30) private rooms. There will be two (2) new curb cuts, and the existing curb cut closest to the intersection of Spring Arbor and Robinson will be closed. Deliveries will occur at the south end of the facility, along with kitchen and laundry services, and this area will utilize a circular drive to handle loading and unloading traffic. The topography from the southern to northern end of the property drops twelve (12) feet, so a masonry retaining wall will be installed to support this. The thirty-six (36) inch oak trees have been saved and the Memory Care Facility has been designed around preserving the large trees on the property. Storm water will be contained in large pipes and open stone beds under the parking lot. The facility will use the public sewer system, and water access will come from Robinson Road for domestic service and fire sprinklers. Another fire hydrant will be added at a location designated by the Township Fire Department.

R. Erhardt inquired as to the intended screening between the proposed Memory Care facility and nearby residents.

Rick Postema responded stating landscaping buffers. There would be landscaping screening view of the parking lot, evergreen screening, evergreen hedges and grading along the borders of the facility. The parking lot is located where the elevation changes, and will be depressed six to eight feet. With the solid screen and depression nearby residents might not see cars in the parking lot.

R. Erhardt asked about other areas being buffered besides the parking lot.

Rick Postema responded that all the evergreen trees will remain in the area for screening, but, because a detailed survey is not available, it was not pictured on the map. The back of the facility will have a residential home like setting that is consistent with other backyards in the neighborhood.

G. Gancsos Jr. inquired about the number of parking spaces, pointing out the Township Zoning Ordinance requires forty-one (41) parking spaces but the application has only thirty-six (36) shown on the Site Plan.

Jack Shelby responded to the question on behalf of the applicant. He explained, due to the type of business, the Zoning Ordinance would allow for a reduction of the required forty-one (41). The number of beds was used as the count plus employee parking, for which the applicant is requesting a reduction to thirty-six parking spaces.

R. Erhardt asked why the applicant needed to use the decreased number of parking spaces.

Jack Shelby responded the requirement for parking space for a memory care facility is excessive, it does not take into account that a majority of its resident do not drive. He added that he felt the proposed thirty-six (36) parking spaces is more than the facility will need.

S. Artz asked for further information on "Memory Care".

Rick Postema responded that a resident of the memory care facility is an individual that requires twenty four-(24) hour supervision, and typically, is in this facility because they cannot be left on their own.

S. Artz pointed out the high traffic intersection nearby the facility and asked how the applicant would know if a patient had escaped.

Rick Postema responded that doors will require a code for entry and exit of the facility.

Jack Shelby added, the residents would wear a device that would report their location, and the specifics on the device would depend on the facility. Individuals with dementia and Alzheimer's can be high functioning, so this memory care facility would be a bridge between those requiring more than general assisted living and those requiring twenty-four (24) hour care.

Raymond McQuillan, Chairman, inquired about assurances that residents will not be "walkaways".

Jack Shelby responded, stating Mr. Ganton uses a "Wander Guard", and two or three staff members will be monitoring each resident. This is a state licensed facility that utilizes many procedures and safeguards to ensure that "walkaways" will not occur.

N. Stopyak inquired if the proposed Memory Care facility is similar to the Highland Alzheimer's Care Residence at 1948 Cooper Street and I-94.

Jack Shelby responded, stating he was unfamiliar with that facility and could not say if it is state licensed.
Questions from the Audience:

Robert Moore, 2975 Countryside, inquired about storm water, and the applicant indicated they are working on a plan with the Drain Commissioner.

Dr. Susan Dumbrowski addressed a concern about the sewage from the project contaminating the aquifer. The applicant indicated the sewage system is within sealed pipes

Greg Curfman, of 2982 Countryside Lane, discussed issues associated with the project's location near single family homes, commercial construction, standing water and alternative sites

Raymond McQuillan, Chairman, addressed the audience on what else would be permitted in the Office District.

Dr. Jon Abbey, of 2038 Spring Arbor Road, indicated his opposition to the conditional use and site plan process.

Raymond McQuillan, Chairman, explained the two issues, a conditional use permit and then, based on its approval, a site plan review.

Public Comment:

Cheryl Moore, of 2975 Countryside Lane, is opposed to the application for reasons of decreasing her property value, doesn't want to see memory care patients from her deck, for patient and neighborhood safety. She expressed feeling deceived by Mr. Ganton.

Dr. Susan Dombrowski, of 3624 Spring Arbor Road, is opposed to the application for reasons of increased sewage concerns, possible damage to her well, increase to an already high water table, light pollution, preserving the trees, increased traffic, traffic safety and this type of facility would take away from the neighborhood community.

Arnold and Helga Kranz 2979 Countryside Lane, are opposed to the application for reasons of unattended patients that may wander onto their property, neighbor and patient safety, preserving the pine trees, light pollution and because this would decrease their property value.

Mr. Kranz also added that the driveway was supposed to be temporary, and he is concerned that with the addition of the Memory Care Facility, traffic will begin using this recklessly.

Greg and Shirley Curfman 2982 Countryside Lane, are opposed to the application for reasons of preserving the quiet neighborhood, construction, increased traffic, light pollution, high water table, preserving healthy trees and not wanting to look at commercial garbage cans.

Mr. Curfman also questioned the location of the site and proposed the applicant consider using one of three other locations: N.W Corner McCain and Robinson Road, North of Pharmacy (2) NE Corner Spring Arbor Road & Robinson, North of T Hills Entrance (3) west and north of the Grand and north villas.

Dr. Jon Abbey, 2038 Spring Arbor Road, is opposed to the application for reasons previously stated in addition to traffic safety, preserving the trees and the lack of buffering between the proposed facility and the neighboring properties.

Josephine Bacon, 2978 Countryside Lane, is opposed to the application because she does not feel patients of the Memory Care Facility will have enough staff supervision.

Jack Shelby addressed the light pollution concerns and spoke on cutoff lighting that the proposed facility will be utilizing. With this lighting the direction and area of visibility can be better controlled, and, as a result, not bring unwanted lighting to the neighbors. Mr. Shelby will address the traffic concerns with Mr. Ganton.

A letter from Allen Price was read indicating opposition to the application.

T. Emmons stated he was empathetic towards the neighbors' non existing communication with Mr. Ganton, and was impressed with the questions and issues they brought to the Planning Commission.

A. Hooper agreed it was nice to have alternative sites, but this application is for a Conditional Use Permit for a Memory Care Facility at the stated location. The outstanding issue that has not been addressed by the applicant is safety, as the drainage will be better in the area because of the development and the lighting has been addressed.

A motion was made by A. Hooper, supported by G. Gancsos Jr., to recommend to the Township Board the approval of the applicants request for a Conditional Use Permit for a thirty-six (36) bed Memory Care Facility at 3600 Spring Arbor Road. Roll call was taken of voting members:

Ayes: R. McQuillan, R. Simmons, T. Emmons, A. Hooper, S. Artz, G. Gancsos Jr., N. Stopyak

Naye: R. Erhardt

Abstained: J. Shelby

The motion carried.

T. Emmons asked how the Planning Commission would know the results of any outstanding issues after they have been addressed by Mr. Ganton

N. Stopyak expressed a need to hear from a Ganton, Brightside LLC, representative that could address the impacted community.

A motion was made by T. Emmons, supported by R. Erhardt, to table the site plan review until the next meeting which will be held on the third Tuesday in July. The motion carried unanimously.

A member of the audience commended and thanked Mr. Worden for his interaction with them and the high regard he has and portrays for dealing with Township issues.

Effective July 1st, 2015 R. Simmons will be resigning from the Summit Township Planning Commission, because he is moving outside of the Township. He was thanked for his numerous years of service to Summit Township, and will be missed.

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

The meeting was adjourned at 9:35 p.m.

Respectfully submitted,

Allan Hooper, Acting Secretary
Summit Township Planning Commission