

SUMMIT TOWNSHIP PLANNING COMMISSION
July 21, 2015

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

MEMBERS ABSENT: Allan Hooper

The meeting was called to order by Raymond McQuillan, Chairman, on Tuesday, July 21, 2015 at 7:00 p.m. in the Township Hall meeting room at 2121 Ferguson Road.

Dr. Susan Dumbrowski, 3624 Spring Arbor Road, requested clarification on the definition of the memory care facility as it was defined in the minutes as a twenty-four (24) hour facility and a bridge.

Jack Shelby responded stating the memory care facility will be a twenty-four (24) hour care facility, and that the bridge meant to be an illustration of the type of care that a person with memory issues would need when they require less than twenty-four (24) hour nursing care but more than assisted living.

Jack Shelby requested a correction to the sentence, "The thirty-six (36) inch oak trees..." stating there was one (1) thirty-six (36) inch oak tree that will be saved.

A motion was made by G. Gancsos Jr., supported by S. Artz, to approve the Tuesday, June 16, 2015 minutes as corrected. The motion carried unanimously.

Case #15-06-0010 – Site Plan Review – Memory Care Facility - 3600 Spring Arbor Road –36 Beds – 30 Rooms - Brightside LLC, John Ganton Tabled from June 16, 2015

A public hearing was held on the request of applicant Brightside LLC, John Ganton, of 2140 Robinson Road. The applicant is requesting a site plan review for the property located at 3600 Spring Arbor Road (Parcel ID# 000-13-07-277-036-02) for a 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.

Planning Commission Secretary, Jack Shelby, recused himself from the hearing as he represents John Ganton and went into the audience.

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

Jackson Shelby spoke on behalf of the applicant noting the following updates to the revised site plan submitted to the Planning Commission:

- 1) On the title sheet Bright Side, LLC was changed to John Ganton and the phone numbers were removed
- 2) The facility was renamed to Specialized Assisted Living Home for the Aged instead of Memory Care Facility
- 3) Trees are plotted on the survey (CO-1)
- 4) A site photo metric drawing was submitted that displays foot candle values. Photometry is the science of the measurement of light, in terms of its perceived brightness to the human eye. (C3.1)
- 5) Landscaping plan updated by moving some of the trees buffering the west and the north to the back.

6) To treat the storm water more effectively the drainage for the property was changed to go into the neighboring marshland at the request of the Drain Commissioner. (C3)

Rick Postema, the architect for the project and Jack Shelby pointed out on the site plan the location of the new drainage.

Jack Shelby introduced Karen Hinkle of 2121 Robinson Road, the Administrator of Skilled Nursing Center at John Ganton's Countryside Facility. Karen Hinkle, has seven (7) years experience working at a John Ganton's Home for the Aged (HFA) facility and was in attendance at the meeting to describe her experience and answer any question on the Specialized Assisted Living Home for the Aged.

Raymond McQuillan, Chairman, asked Karen Hinkle about safety concerns, patient protection, and the systems in place at Ganton.

Karen Hinkle, explained the Specialized Assisted Living Home for the Aged may have a similar system that the facility she works at has: the 'wander guard' system. As part of this system, residents wear a bracelet, and if at any time, they go out the first door an alarm will go off. In order to exit the building you have to exit a second set of doors, but once the alarm goes off these doors will lock. Once the second door locks, only employees will be able to open the door with a key code.

R Erhardt questioned if this was the specific system that would be used at the Specialized Assisted Living Home for the Aged facility.

Karen Hinkle responded stating it was not the exact system that would be used because the facility did not have a second door for entry and exit. She added that an alarm would still go off when the resident opened the door, and explained other options that included nurses wearing a pager.

Dr. Susan Dumbrowski, of 3624 Spring Arbor Road, asked about the requirements for the state certification of the Specialized Assisted Living Home for the Aged facility.

Karen Hinkle explained state certification in detail and described the quality of life that this facility would provide its residents.

Robert Moore, of 2975 Countyside Lane, is a neighboring property owner that expressed concerns on the noise from of the alarms and was troubled that he would hear this in his living room.

Karen Hinkle responded that Mr. Moore would not be able to hear the facility's alarm from his living room.

Multiple audience members expressed concerns on nursing home shift length and employee turnover.

Karen Hinkle responded explaining that due to how challenging it is to take care of a resident in this environment, nursing shifts are limited to eight (8) hours. She further added that the Ganton campus has more employees now than they have ever had, and that the additional employees mentioned in the Ganton newsletter were not necessarily a turn over issue.

Dr. Susan Dumbrowski asked the number of patients per rooms at the facility.

Jack Shelby responded stating the Specialized Assisted Living Home for the Aged facility would contain thirty (30) single rooms and six (6) double rooms.

S Artz asked about the facility's protocol for when an alarm goes off.

Karen Hinkle responded that nurses stop what they are doing and go to the alarm. Further, no one is too busy everyone goes.

Robert Moore expressed concerns that because the facility is twenty (20) feet from his deck it would infringe on his livelihood. He also expressed lighting concerns.

Rick Postema, engineer for the project, responded stating the Specialized Assisted Living Home for the Aged facility would use cut off luminaries that shed lights downward. Light levels at the property line go down to less than 0, which is less than full moon light. In addition, there are evergreen trees between Mr. Moore's property and the facility.

Greg Curfman, of 2982 Countryside Lane, read from his site condominium Master Deed that all association members accepted. He commented that the facility was not a residential unit and did not conform to the master deed.

Jack Shelby responded that the Specialized Assisted Living Home for the Aged facility is compatible with the master deed for the campus. Additionally, the master deed was submitted to an attorney, before this project began, and it was their finding that this health care facility conforms to the property plans.

Raymond McQuillan, Chairman, stated the Planning Commission was not equipped to make any legal recommendations; The Planning Commission is an advisory body to the Summit Township Board of Trustees.

Dr. Susan Dumbrowski requested more information on zoning. Jack Shelby, John Worden and Raymond McQuillan, Chairman, explained zoning for properties that are zoned office and residential.

Cheryl Moore, of 2975 Countyside Lane, and numerous audience members expressed concern over drainage issues, high water table, and the cost they have had to pay to repair wet basements.

Raymond McQuillan, Chairman, explained that the Drain Commissioner and his office had reviewed this project and has made their recommendations.

N. Stopyak asked if soil boring had been performed

Jack Shelby responded, confirming soil borings were performed.

R. Erhardt questioned if Mr. Ganton had met with the association.

Jack Shelby responded that the association document states 'future development' and Mr. Ganton demonstrated his intent for future development when he planted the evergreen walls as screening. He further added that the site was zoned office before Terrace Hills went in.

T. Emmons asked about the service road that goes through the property.

Jack Shelby proposed an application similar to what can be found on Falling Waters Trail, where posts would be erected making a vehicle unable to fit through, but that could be removed for emergency vehicles to access the site.

Dr. Susan Dumbrowski the facilities address.

John Worden stated the facility would be assigned an address by the County.

Jack Shelby responded that the applicant was working with the Assessors office to obtain a Robinson Road address.

Dr. Susan Dumbrowski requested a copy of the application and requirements by the Jackson Department of Transportation, Jackson County Drain Commissioner and the Summit Township Fire Department.

A motion was made by G. Gancsos, Jr, supported by T. Emmons, to recommend to the Township Board the approval of the thirty-six (36) bed Specialized Assisted Living Home for the Aged Facility at 3600 Spring Arbor Road Site Plan, contingent upon the requests of the Jackson Department of Transportation, Jackson County Drain Commissioner, the Summit Township Fire Department and service road blocking.

Roll call was taken of voting members:

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

Nays: R. Erhardt

Abstained: J. Shelby

The motion carried.

Case #15-06-0013 – Conditional Use Permit – Day Care Center – 620 Robinson Rd. Trinity Wesleyan Church Owner/Jackson Christian Early Learning Centers Applicant

A public hearing was held on the request of applicant Jackson Christian Early Learning Centers of 620 Robinson Road. The applicant is requesting a Conditional Use Permit for the property located at 620 Robinson Road (Parcel ID#000-13-06-400-026-02) for a Preschool and Childcare Center on the first floor of Trinity Wesleyan Church.

Karen Williams, 1148 Halstead Blvd, is the Executive Director of Jackson Christian Early Learning Center and spoke on the application after providing a handout to the Planning Commission. They are partnering with Trinity Wesleyan Church to provide a State of Michigan licensed Day Care Center for infant, to 3 years olds. The center is licensed for up to thirty (30) children, and would operate Monday through Friday from 7:00 a.m. to 5:45 p.m.

G. Gancsos Jr., asked what type of activities children would be doing in the day care center.

Karen Williams explained the different developmental areas for each age group. She added that they are in the process of redoing the playground area because the ark in the photo did not pass a safety inspection and was moved to another location. The State has already been through, and they have passed all but one item and the Health Inspector is scheduled for this coming Friday.

R. Erhardt inquired on the quality of care givers at the day care center.

Karen Williams explained they are above standard for State of Michigan licensing, and that all employees are college graduates and some are also parents of children in the program. Karen has a Bachelor degree and will be the Executive Director for this program.

A motion was made by J. Shelby, supported by R. Erhardt, to recommend to the Township Board approval of the applicants request for a Conditional Use Permit for a Day Care Center at 620 Robinson Road conditioned on the following: 1) Subject to child care licensing requirements set by the State of Michigan 2) Hours of operation are 6:00 a.m. – 6:00 p.m. Monday through Friday. The motion carried unanimously.

Other Business:

Communication was received regarding the Kibby Cobb Plaza request for zoning ordinance guidance and conditional use information for adding a microbrewery. The microbrewery will be operated by Timothy Porter, 11924 Wamplers Lake Road, and Drew Derr, 3851 Dorset Drive. Both were present at the meeting and shared with the Planning Commission that they will not be making any changes to the current facility, the facility will have relaxing acoustic guitar music, outside entertainment, and a possible beer garden have been discussed.

Owner, Samer Musharbash of 5263 Thames Court, Jackson 49201, explained the microbrewery would go in the last two units at Kibby Cobb Plaza, and would serve microbrews at the facility. They have been working with the State of Michigan for liquor licensing. The property is currently zoned C-1, and under this zoning brewing is not an acceptable use.

John Worden, explained the uses for C-1 zoning that could allow drinking and food, and added information on "similar in nature". However, we do have ability to do a similar in nature that does allow drinks. You will be similar in nature.

T. Emmons asked if the brewery would be serving food.

Samer Musharbash answered that the microbrewery would not be serving food, instead food could be purchased from Kibby Cobb Market. The market will stay open as long as the brewery is open. The hours of operation will be Noon to Midnight on the weekend and Noon to 10:00 p.m. week days.

Raymond McQuillan, Chairman, inquired about State licensing

Samer Musharbash answered they comply with state and federal regulation for liquor control.

S. Artz asked the anticipated opening.

Samer Musharbash answered four to five months after the state comes in. He also added that Kibby Cobb Plaza will be making changes to the parking lot in the near future.

A motion was made by N. Stopyak, supported by S. Artz, to adjourn the meeting. The motion carried unanimously.

The meeting was adjourned at 8:39 p.m.

Respectfully submitted,

Natalie Stopyak, Acting Secretary
Summit Township Planning Commission