

**KOCHVILLE TOWNSHIP PLANNING COMMISSION
PUBLIC HEARING AND REGULAR MEETING
AUGUST 8, 2016 – APPROVED
PAGE 1 OF 4**

7:00 pm

Call to Order/Pledge

Roll Call: Present: Mr. Leuenberger, Joanne Cammin, Russ Herlache, Ron Robishaw, Rhonda Ferrell and Chair Kiss.

Approval of agenda: Mr. Robishaw wanted to add under Other Business: Sign Ordinance Board. Russ made a motion to approve the amended agenda. Seconded by Mrs. Cammin. Motion carried.

Open Public Hearing

Public Hearing-Planned Unit Development/Special Use for COMFORT CARE SENIOR LIVING-4100 Tittabawassee Road. Applicant is requesting special land use to establish a Planned Unit Development located on part of parcel#18-13-4-33-4001-000, on part of parcel # 18-13-4-33-4003-000 and part of parcel #18-13-4-33-4010-000 being a total of 15.74 acres of land, in the 4100 block of Tittabawassee Road consistent with Section 15.313 of the Kochville Township Zoning Ordinance.

Mr. Palmer, Building Inspector, stated this development is going to be a 4 phased development. It is a Planned Unit Development because of the pharmacy. There will be approvals done at each phase. Storm water has been approved and DEQ has approved the infrastructure for the water main loop.

John Ledy, Apex Engineering, spoke on behalf of the projected development of the nursing home establishment, pharmacy, senior assisted living, and a corporate business office in no particular order. Red Crest Drive would be extended around in phase 2. Saginaw County Road Commission stated there is no access problem at this time. They will re-evaluate once the first phase is constructed. Today the traffic study has minimal impact. They discussed a center left turn lane.

Don Jackson has arrived.

Public comment: No comments.

Close Public Comment:

**Close Public Hearing
Open Regular Meeting**

Approval of minutes from June 13, 2016: Mr. Robishaw made a motion to approve the Planning Commission minutes of June 13, 2016. Seconded by Mr. Herlache. Motion carried.

Public Comment: No comments

Close Public Comment:

PA33 Committee: no comments.

**KOCHVILLE TOWNSHIP PLANNING COMMISSION
PUBLIC HEARING AND REGULAR MEETING
AUGUST 8, 2016 – APPROVED
PAGE 2 OF 4**

Report from Township Board: Rhonda Ferrell:

- At the July 18th Board meeting the Parks and Recreation committee stated they would like to see parking expanded in Elmer Lange Park. They will acquire 3 bids for the Board to review in August.
- The Board was introduced to Christopher Jacobs, the new DDA Director.
- Veteran's Hall HVAC improvement update: furnaces and air conditioners were removed from the front part. The project will hopefully be done by the August Board meeting. Bruce Palmer is working on capping and sealing off the underground duct work.
- \$80,000 was transferred from the General Fund to the Capital Improvement fund for the Krossroad's Park Pond Stabilization Project.
- \$250,000 was transferred from the General Fund to the Capital Improvement Fund for the Davis Road Project.
- \$30,000 was transferred from the General Account to the Kochville Veteran's Hall Fund.
- Discussion took place on having Jeff Zittel (Zilwaukee's City Manager) split time with Kochville to serve as our part time interim Township Manager.
- Sharon Schafer will train both Tammy Bressette and Trish Forester to do accounts payable and payroll.
- The Board approved the Township's 2015-2016 annual 10% contribution to John Hancock pension in the amount of \$28,427.31.
- The Board approved a lighting service agreement with Consumer's Energy in the amount of \$2,383.52.
- A special event application for "Save One Reach Out to Women in the Community" was approved for September 3, 2016.
- The Board approved Resolution #16-12: Proposed Special Assessment District for the extension of Fashion Square Blvd. from Loeffler Drive to Kochville Road to cover \$700,000 of expenses or 50% of the project cost.
- The Board approved Resolution 16-13: confirming Special Assessment Roll for Fashion Sq Blvd.- Assessment District #1.
- The Board approved Resolution #16-15: Capital Improvement Bond.
- The Board approved the Inter-local agreement between Kochville Township and the City of Zilwaukee pending the finalizing of the agreement with Jeff Zittel to start on Monday, August 1, 2016 as Township Manager.
- The credit card policy was revised to add Office Supervisor Tammy Bressette as a credit card holder.

Special Land Use: Case 16-01 Planned Unit Development for Comfort Care Senior Living

Michael Deem, Senior Planner for McKenna Associates presented his review for the Planned Unit Development for 4100 Tittabawassee. A PUD is required on this development because of the pharmacy. This site is 15.74 acre site. The applicant is proposing to construct a 56,406 square foot nursing home, 36,584 square foot senior care facility, and a 13,000 square foot pharmacy. Mr. Deem went over the qualifying conditions, common open space, shared access, architectural design guidelines, PUD Infrastructure improvements (extension of Red Crest Dr), special use standards, and signs (attachment #1 – McKenna & Associates Review dated 7-29-16).

**KOCHVILLE TOWNSHIP PLANNING COMMISSION
PUBLIC HEARING AND REGULAR MEETING
AUGUST 8, 2016 – APPROVED
PAGE 3 OF 4**

Discussion by the Planning Commission: Chair Kiss questioned the time frame of phase 1? The developer, Hamza Sikander, stated he would like to break ground at the end of the month. He would like to occupy the building at this time next year.

Mrs. Cammin questioned where all the water drains into? There is a county drain on the west side of the property and each retention pond will be connected to it. There is a 4ft in diameter pipe.

Mr. Leuenberger would like the construction of Red Crest Drive be contingent in phase 2 instead of holding the developer to a time frame.

Mr. Herlache would like to know the zoning of the parcel northwest of phase 2? It is B-1.

Mr. Robishaw questioned the sewer and its impact on the system. Mr. Palmer stated it enhances the system.

Mr. Jackson questioned if it is necessary for all the detention basins. Fencing was discussed. It is around all the ponds. There will be a 3 ½ foot high black rod iron steel fence around all ponds.

There is a consensus with the Planning Committee that they will have Red Crest Drive taken care of in phase 2.

Action by the Planning Commission: Mr. Herlache made a motion to make a recommendation to the Township Board to approve the PUD/Special Use for Comfort Care Senior Living -4100 Tittabawassee Road, contingent on completing Red Crest Drive with phase 2. Seconded by Mr. Jackson.

Roll Call: Mr. Leuenberger – Yes; Mrs. Cammin – Abstained; Mr. Herlache – Yes; Mr. Robishaw – Yes; Mr. Jackson – Yes; Mrs. Ferrell – Yes; and Chair Kiss – Yes. Motion carried.

New Business: Site Plan Review Case 16-02 Site Plan for Comfort Care Senior Living 4100

Tittabawassee Road: Applicant is requesting site plan approval to construct a 56,000 square foot nursing home facility as phase 1 of the proposed 4 phase Planned Unit Development project. The applicant proposes to construct a 56,406 sq foot, 56 unit nursing home.

Michael Deem, McKenna Associates, presented their site plan review to the Planning Commission (attachment #2). This parcel is zoned B-1 and part of a proposed PUD. Internal walkways, landscaping, lighting photometric plan still needed, standards for the Tittabawassee Road corridor overlay district, nursing home special land use standards, PUD requirements, and signs were all discussed with the committee.

Off street parking was also discussed with the Planning Commission because the developer exceeds the maximum parking requirements for this use. After extensive discussion with the developer and the Planning Commission, the Planning Commission feels that additional parking is justified based on the needs for overflow parking during activities, extra visitation during holidays and therefore, agrees with the additional parking of up to 82 spaces.

Discussion by Planning Commission:

Chair Kiss can see the parking lot increasing with holidays and family members. The applicant feels the additional parking is needed based on the history of his other facilities. Mr. Herlache stated overflow

**KOCHVILLE TOWNSHIP PLANNING COMMISSION
PUBLIC HEARING AND REGULAR MEETING
AUGUST 8, 2016 – APPROVED
PAGE 4 OF 4**

parking on the weekends could possibly park at Anderson Eye. Mr. Jackson agrees with the additional parking. Mr. Palmer would like to see more parking than not enough. It's hard to fix and costly in the future. Mrs. Ferrell also commented on employee parking. Mr. Jackson questioned if the rooms are single. Yes, they are all private rooms.

Mr. Palmer would like to thank John Ledy and Michael Deem.

Action by Planning Commission: Mr. Robishaw made a motion to approve, as presented, the site plan of Comfort Care Senior Living 4100 Tittabawassee Road: Job # 16E0003 parcel # 18-13-4-33-4001-000 dated January 29, 2016 with approval for up to 82 total parking spaces due to extra visitation for holidays. Seconded by Mr. Jackson.

Roll Call: Mr. Leuenberger – Yes; Mrs. Cammin – Abstained; Mr. Herlache – Yes; Mr. Robishaw – Yes; Mr. Jackson – Yes; Mrs. Ferrell – Yes; and Chair Kiss – Yes. Motion carried.

Other Business: The sign ordinance review board met July 28th. The Board consisted of Mr. Jackson, Mr. Robishaw, Mr. Thon, and Mr. Palmer. They discussed the regulation of signs and content. They would like to allow 150 square foot of signage with 12 foot in height. They would be focusing on safety and visibility. Landscaping will be required not as a bonus provision. Mr. Palmer will present new ordinance changes for approval at the next Planning Commission meeting.

Comments from Staff/Commission:

Mr. Deem offered to look over any ordinance changes we introduce.
Twp Board meeting will be Monday, August 15th at 7pm.

Jeff Zittel, new Township Manager, introduced himself to the Planning Commission. He is from Grand Blanc Township. He previously was involved with the Planning Commission. He became Township Supervisor and then became Township Manager. He currently works as a City Manager for Zilwaukee and now working with Kochville Township as our Township Manager.

Adjourn: Next meeting September 12, 2016: Chair Kiss made a motion to adjourn. Seconded by Mrs. Ferrell. Motion carried.

Respectfully submitted by:

Rhonda Ferrell, Secretary