



**Item No. 3 Public Hearing- Proposed Zoning Change from AG Agricultural to PUD Planned Unit Development with underlying zoning classifications of C-3 Highway Commercial, OS Official District and an AG Agricultural property located at 1500 North Dixie Highway in the area of I-75 and North Dixie Highway (being Parcel ID's #115-001-00, 087-002-00 and 115-006-00) and being 274.822 acres more or less for development of a hospital and associated commercial and medical uses including but not limited to a nursing home, housing for elderly, clinics, research laboratory, with the south portion of the site reserved for recreational; uses- and /or conservation.**

Secretary Thomas Fox read the legal notice published in the Monroe Evening News on October 4, 2016 for the proposed Zoning Change from AG Agricultural to PUD Planned Unit Development with underlying zoning classifications of C-3 Highway Commercial, OS Official District and an AG Agricultural property located at 1500 North Dixie Highway in the area of I-75 and North Dixie Highway (being Parcel ID's #115-001-00, 087-002-00 and 115-006-00) and being 274.822 acres more or less for development of a hospital and associated commercial and medical uses including but not limited to a nursing home, housing for elderly, clinics, research laboratory, with the south portion of the site reserved for recreational; uses- and /or conservation. Ninety nine property owners were notified for Parcel ID# 087-002-00, Seventy seven property owners were notified for Parcel ID# 115-001-00 and forty eight were notified for Parcel ID# 115-006-00.

**Motion**

Moved By: Thomas Fox

Supported By: Dennis Staelgraeve

A motion was made to accept and place on file the following correspondence:

- Legal Notice, Monroe Evening News, October 4, 2016
- Chris D. Khorey, McKenna Associates, October 17, 2016
- Barry Buschmann, Mannik & Smith Group of Michigan, October 14, 2016
- Applicant's Submittal Documents
- Initial Comments as to Draft Promedica PUD Agreement, James McDevitt, October 13, 2016

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Mr. Dan Schwanke, Interim President Promedica approached and presented a general conceptual outline for the proposed hospital site and the reasoning that went behind the choice for this particular site for the hospital development.

Robin Whitney, Senoir Vice President Promedica discussed the conceptual image boards presented by Promedica for this meeting.

Chris Khorey, Frenchtown Township Planner clarified the purpose of this meeting and the public hearing and the steps involved in the process required for the proposed development. Mr. Khorey gave an overview of his review document dated October 17, 2016. The area is conceptually being divided into 4 sections. Area (A) zoned C3 Highway Commercial would be the new hospital. Area (B) would be the frontage along N. Dixie also zoned C3 Highway Commercial. Area (C) is east of the proposed hospital zoned OS Office. Area (D) on the southern end is wetlands and floodplain area zoned Ag Agricultural and would be considered a conservation and or recreational area.

Mark Mathe, Frenchtown Township Engineer representative presented the engineers' review dated October 14, 2016. Mr. Mathe pointed out some of the key points in regards to the suitability of the site. Road access, County Road Commission and MDOT involvement and responsibilities including the traffic impact study and entrance location were mentioned. At this point, no technical recommendation can be provided from an engineering perspective without additional information and drawings. However, existing infrastructure in the vicinity of the subject parcels is generally adequate to support the proposed Planned Unit Development and the developer has been made aware of the required improvements necessary to support the hospital complex.

Commission Member. Kaufman asked that the public be allowed to speak before further discussion by the Commission members.

**Motion**

Moved By: Thomas Fox

Supported By: Hillary Schmitz

A motion was made to open the public hearing at 7:20 p. m.

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Gladys Drummonds, 1063 Sunset, expressed her concerns regarding property tax that the hospital would or would not pay, water and sewage treatment in regard to both cost for the Township and ability to handle the amount that a hospital development would create. Vehicle and helicopter traffic concerns were also brought up. Ms. Drummonds stated that there are issues with sewage in the area and her front yard becomes backed up with raw sewage when there is a heavy rain. She feels the storm and sewer drains combined in the area would not be able to handle the proposed development. Mrs. Drummonds also expressed concern regarding an increase for public services such as police and fire and the cost to the Township for the use of these services.

Commission Member Thomas Fox commented on Ms. Drummonds concerns and commented on the tax exempt status of the hospital and asked if payment in lieu of taxes might have been discussed previous to this meeting.

Mr. Khorey elaborated on matters that have been discussed.

Mrs. Kaufman questioned the cost to the township for additional sheriff department staff and if Promedica would be contributing in some way. Air quality, light pollution, noise from ambulance and helicopter traffic, car noise and the traffic signal location were all mentioned.

Mr. Schwanke addressed some of the concerns. He also explained how the hospital maintains the not for profit status and the benefits offered to the community such as care for those who cannot afford it.

Wayne Harmon, 1604 Sunrise, questioned the location chosen and the effect it might have on the value of the homes nearby.

Mr. Schwanke could not answer that question based on many factors involved.

Rodney Bosanac, 1492 Sunset, also questioned the location and asked about security.

Mr. Harmon continued to express concerns as far as location and traffic and asked if the party store near the state park would be developed into a gas station.

A Commissioner stated that there have been no plans submitted and they have no knowledge of any developments for the party store.

Bob Shaw, 1507 Sunset, asked if there would potentially be long term housing or assisted living facilities on the proposed site.

Mr. Schwanke stated that they were not currently planned for this site.

Ms. Hillary Schmitz wanted it stated for the record that there are possible economic benefits to having this development in the Township.

Mr. Bosanac asked if Promedica could or should mail letters to residents in the area notifying them of the development so they know what is going on and they might be able to respond.

Commission members clarified the requirements of the process for a public hearing including the posting in the Monroe Evening News and mailings that go out to residents.

Mr. Schwanke stated that the potential move-in date for the proposed hospital is 2022 and addressed further questions from the public.

Mr. Khorey addressed further questions about the site development including setbacks and screening.

Ms. Drummonds asked about the number of staff to be employed and how many beds are proposed.

There were several public comments about the location to Fermi and safety plans if there might be an emergency evacuation of the area.

Promedica representatives along with the Township Planner & Engineer commented as to emergency preparedness.

Mr. Bosanac stated that he has never been to one of these meetings and it was very nice and he thanked the Commission.

The Planning members thanked Mr. Bosanac and the public for attending.

There was no further discussion.

### **Motion**

Moved By: Thomas Fox                      Supported By: Dennis Staelgraeve

A motion was made to close the public hearing at 8:03 p. m.

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Commission discussed further.

Mr. Paul Thoma questioned the existing size of water & sewer lines; how the Systems are fed and if expansion is required would there be a shared cost.

Mr. Mathe addressed some of the questions regarding the existing Systems.

Mr. Paul Thoma asked about the existing electrical lines, the electrical supply and upgrades if needed because of the development.

Ms. Robin Whitney stated that there are ongoing discussions with the utilities companies.

Mr. Paul Thoma asked about emergency management and what if anything has been planned for evacuation if this were to become necessary and exit routes if any proposed for the existing subdivision.

Commission Member Kaufman asked what companies or contractors might be used and would the development create local jobs.

Ms. Whitney stated that local workers would definitely be used when possible.

Ms. Drummonds asked if they would receive further notification on this development.

Mr. Khorey explained the process for public meetings and further meetings required for this development.

Mr. Fox stated that if any of the persons present have any further comments or concerns they should be aware that meetings are open to the public and if they are unable to attend they may submit written comments to the Building Department so they might be presented at any future meetings.

**Item No. 4 Recommendation to Township Board - Proposed Zoning Change from AG Agricultural to PUD Planned Unit Development with underlying zoning classifications of C3 Highway Commercial and AG Agricultural as described above.**

**Motion**

Moved By: Hedwig Kaufman

Supported By: Thomas Fox

A motion was made to table the application of Promedica for a planned unit development option as permitted by Section 23.05.04, for additional study including but not limited to those items set forth in the Planner and Engineers reports, to allow review and comment by the Township Engineer of the Traffic Study received from Promedica on October 19<sup>th</sup>, 2016, and for additional information and comments from MCRC as to ingress points, submission of additional details required for the General Development Plan pursuant to Zoning Ordinance Section 23.04 and to address the issues and concerns raised at meetings earlier this week between the Applicant and Township as well as to consider the concerns of the public expressed this evening, including sewage problems on sunset, traffic on North Dixie, power supply, security, and emergency management/access.

Roll Call: Staelgraeve-yes, Fox-yes, R.Thoma-yes, Schmitz-yes, Kaufman-yes, Cuccia-yes, P. Thoma-yes  
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7-Yes votes, 0 -No votes

**Item No. 5 Master Plan Distribution and Start of Comment Period.**

Mr. Khorey explained the next steps required in finalizing the proposed Master Plan. The Master Plan document will be placed on the Township website and be available for public viewing at the Township Hall for 63 days after that it will be placed on the Agenda for public hearing. Mr. Khorey recommended a motion be made tonight to begin that process.

**Motion**

Moved By: Hedwig Kaufman Supported By: Hillary Schmitz

A motion was made to begin the comment period for the proposed Master Plan.

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Commission discussed.

Comment Period shall begin October 21, 2016.

**Item No. 6 Administrative Reviews Update/Chairperson.**

- ZBA:
  1. Allied Signs representing Verizon regarding Parcel ID# 808-003-00 which is located at 2121 Mall Road Monroe, MI 48162. Approval denied
  2. Metro Detroit Signs representing Five Below regarding Parcel ID# 808-003-00 which is located at 2117 Mall Road Monroe, MI 48162. -Tabled
  3. Gerald & Patricia Iott regarding Parcel ID# 046-003-00 which is located at 343 Heiss Road Monroe, MI 48162. -Approval granted
  4. Kim Semran regarding Parcel ID# 873-053-00 which is located at 1455 Sunrise Blvd Monroe, MI 48162. - Approval granted
- Mini Committee: No Case was heard

**Item No. 7 Old Business.**

- 1950 Welcome Way, Angelos' Sports Bar status: Owner of business still has outstanding issues that he must comply with before a final approval can be considered by the Building Department.

**Item No. 8 New Business.**

- Kimberly Estates: Question regarding work on a pond which appears to be taking place.

**Item No. 9 Adjournment.**

**Motion**

Moved By: Thomas Fox

Supported By: Hillary Schmitz

A motion was made to adjourn the meeting at 8:28 p. m.

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