



## **Motion**

Moved By: Thomas Fox

Supported By: Hedwig Kaufman

A motion was made to remove from the table the PUD Planned Unit Development for discussion.

MUC

**Item No. 4 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.**

Robin Whitney, Senior Vice President Promedica, approached and presented regarding the proposed amended Planned Unit Development Agreement. Ms. Whitney then highlighted some of the key points from the Township Planner's review document dated November 10, 2016. The traffic study and having both the signaled entrances to the proposed development were discussed. The applicant agreed to bike trails that will connect to the existing River Raisin Heritage trail. Lighting used will comply with the current Zoning Ordinance. Bird safety standards will be considered during the design of this development.

Chris Khorey, Frenchtown Township Planner gave some key points from his review letter dated November 10, 2016 and discussions with Promedica prior to the meeting. Landscaping standards for the site will be as stated in the Township's current Zoning Ordinance and will remain in force even if the Ordinance were to change. A minimum of a 25 foot setback requirement from the curb line of all internal roadways for buildings is suggested. The revised agreement provides that Promedica is prohibited from seeking a tax exemption for area B along N. Dixie Hwy, which should potentially be for more commercial uses. Condition of sanitary sewer infrastructure has been raised and should be discussed. In general this project can be approved as long as the list of specific issues have been resolved to the satisfaction of the Commission.

Commission members discussed the setback requirements and referred to the Township Engineer, Barry Buschmann to get his perspective on what those utilities would need.

Ms. Whitney asked for clarification on what the Commission is requiring for the building setback.

Commission members discussed further the requirements and concerns and what would be a reasonable request on behalf of the Commission. Mr. Buschmann elaborated on the standards required.

Ms. Whitney assured the Commission that they would accommodate all the utilities appropriately.

From a planning perspective, Mr. Khorey suggested for the purpose of this PUD agreement, the setback requirements should be what standards are required for the utilities.

It was agreed that a majority of Commission members feel that the minimum of a 25 feet building setback is sufficient for the purpose of the proposed PUD agreement.

Commission continued the review of the draft PUD agreement.

Page 1 item C –correction required “River Raisin Golf Club”

Page 2 Item H – Correction required “Monroe County Planning Commission”

Page 3 Attention was called to the chart at the top of the page for areas A, B, C & D for later reference.

Page 9 Item 10- Termination of Agreement. Initiation of a possible rezoning was discussed. Rezoning should be consistent with any existing development and the Township Master Plan.

Applicants stepped aside to discuss.

Ms. Whitney proposed that area C would go back to OS Office Service district in order to protect Promedica’s investment in this property.

Commission members indicated that Ms. Whitney’s proposal seemed reasonable.

Page 6 Item D- Led or similar illuminated rope lighting.

A majority of Planning Commission propose to omit beginning with “In developing and operating the Structural accent Lighting” and continuing to the end of the paragraph “Dark-Sky Association” form the proposed PUD Agreement.

The general consensus of the Commission is that the site should follow the Township Zoning Ordinance as to lighting requirements.

Barry Buschmann, Frenchtown Township Engineer presented the engineering review of the existing sanitary sewer based on a sewer study performed back in 2000-2004. The existing capacity is around 10 million gallons a day. The current usage is around 3 Million a day. As part of the engineering design for the system it is recommended that the applicant look further into the existing stations for sewage. It is possible the applicant may be able to connect into the 24” main. The engineer’s office has only been given hypothetical usage by the applicant to date.

Ms. Whitney proposed that Ron Guiliani, Direct of Development DGL Consulting Engineers, would work further with Mr. Buschmann on this issue in order to properly develop the site.

Mr. Guiliani stated that for the existing system’s 60 inch line the capacity is 63 cubic feet per second and the current peak flow is 12 cubic feet per second. The proposed site will potentially create only a half capacity usage of the existing system.

Gladys Drummonds, 1063 Sunset approached to speak of the sewage back up on her property and presented pictures on her cell phone to be viewed by those present.

Mrs. Drummonds was asked if there has been any response regarding the sewage back-up.

Mrs. Drummonds stated that the Township Supervisor and a Planning Member came out to view the site.

The Commission discussed the issues with sewage back up at 1063 Sunset, the existing system and variables regarding drainage and sewage as it applies to the proposed PUD agreement.

The Commission discussed whether or not they should make a motion to have the Township look further into the issues at 1063 Sunset. Mrs. Kaufman stated that it was not necessary as she will be following up on this matter with the Township.

The Commission discussed with input from the Township Engineer what type of studies will be necessary in order to alleviate any possible sewage issues.

Mrs. Kaufman mentioned a desire for bird safe glass to be used for the development.

Mr. Khorey has received something within the last 24 hours stating that the applicant is not opposed to considering this type of glass for the project.

Ms. Whitney stated that through their research regarding bird safety, most of the issues with birds happen at heights under 40 feet but they are not opposed to considering this issue during the planning process.

Mrs. Kaufman questioned the height of the building and ability of the fire department to use the existing trucks to respond to any possible fires.

Commission discussed further.

Discussion was had about the detention pond run off due to rain or during the winter months the excess saltwater run-off.

Mrs. Drummonds asked for clarification about the signal lights for traffic in the area.

Mr. Buschmann discussed the process of the traffic study and timing of traffic in the area.

Possible increased police presence and the burden if any that might be placed on the Township financially was discussed.

Mrs. Whitney stated that Promedica is in the process of scheduling a meeting with the Monroe County Sheriff's Office in order to address any possible issues.

Mrs. Schmitz expressed that she was pleased that the development agreed to the bike trail and the extension of which that will connect to the existing Heritage Trail.

Mr. Khorey mentioned that the Commission will have to make a determination about the screening. The current Ordinance calls for masonry in area B. Possible vinyl fence is suggested. Input from the residents will be considered for this and will be looked at further during Site Plan Review.

### **Motion**

Moved By: Thomas Fox

Supported By: Paul Thoma

A motion was made to recommend approval of the Promedica, PUD Planned Unit Development with the corrections as discussed from the Township Planner's and Engineer's reports and to include striking of the sentence from page 6, item D regarding the dark sky issue, correction of zoning of area c upon termination on page 9 item #10, inclusion of the bike path, consideration of bird safety glass and the corrections and items discussed this evening and offered by Promedica in the November 16<sup>th</sup>, 2016 correspondence regarding traffic signalization, bird safety design and building/parking lot setback along east property line , to the Township Board.

Roll Call: Staelgraeve-yes, Fox-yes, R.Thoma-yes, Schmitz-yes, Kaufman-yes, Cuccia-yes, P. Thoma-yes  
MUC

7-Yes votes, 0-No votes

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

- ZBA:  
Regarding Parcel ID# 1. James and Caryn Lorentz regarding Parcel ID# 07 935-055-00 which is located at 3636 Lakeshore Drive Newport, MI 48166.  
Variance granted for porch setback
- Mini Committee: No Case was heard

**Item No. 7 Old Business.**

Nothing to discuss

**Item No. 8 New Business.**

Nothing to discuss

**Item No. 9 Adjournment.**

**Motion**

Moved By: Robert Thoma

Supported By: Hillary Schmitz

A motion was made to adjourn the meeting at 8:40 p. m.