

7:02 \_\_\_\_\_ o'clock p.m. Chairperson \_\_\_\_\_ Wurmlinger \_\_\_\_\_ called the meeting of the Planning Commission to order.

**MEMBERS PRESENT:** Buechler , Hilton , Koob , Mills , Muir , Oprita , Wurmlinger

**MEMBERS ABSENT:** Buechler , Hilton , Koob , Mills , Muir , Oprita , Wurmlinger

**ALSO PRESENT:** Sharon Wilton-Community Development Director (Fort Gratiot)

**VISITORS:** Rick Parker-Three Rivers, Stacey Dudewicz-Region 7, Diane Pauli-Lake Huron Woods, Troy Gunder-Rowe Professional Services, Bill Davis-Pastor-Lakeshore Presbyterian, Roger Myers-CEO Presbyterian Villages, Roger Sheldon-Board Chair/Lakeshore Presbyterian, Barb Gittins-Region 7, John Ulrich-Lake Huron Woods Staff, Gerald Roberts-resident, Barbara Wismer-resident; Zoom attendees; Jim Dewey-Port Huron Housing Commission, Scott Crawford-Council on Aging, Alice White-resident

Motion by \_\_\_Oprita\_\_\_\_\_, supported by \_\_\_Mills\_\_\_\_\_, to approve the agenda as printed and posted. Vote, 7 /0

Motion by \_\_\_Buechler\_\_\_\_\_, supported by \_\_\_Oprita\_\_\_\_\_, to approve the minutes from 10/8/2019 as printed and posted. Vote, 7 / 0 \* should have been minutes from 2-18-2020, will need approval at next meeting

**REPORT FROM TOWNSHIP BOARD REPRESENTATIVE:**

Buechler-Opened the office after working remotely with reduced hours so cleaning can be done frequently; Cancelled Cruise Weekend but having fireworks July 11<sup>th</sup>-viewed from cars so social distancing; elections coming up and will be handled in the normal manner unless the state changes that

**REPORT FROM ZBA REPRESENTATIVE:**

Oprita-Reported no action from the ZBA recently, lots to report in the next couple of months

**CITIZENS WISHING TO ADDRESS THE BOARD:**

- When the Chairperson calls on you, stand and speak your name and address clearly for the record.
- Each person will be permitted to speak one time for 3 minutes until everyone has had a chance to speak.
- Any comments to be made regarding the public hearing will be heard during the continuation of the public hearing, below.

Went right to Public Hearing

**PUBLIC HEARING:**

ITEM #1

Site Plan Approval PACE facility-5229 Lakeshore Rd

- Project review
- Public comments received
- Enable Zoom Meeting

*CITIZEN COMMENTS AND/OR QUESTIONS: In order to insure that the comments are recorded as accurately as possible, please follow the format below:*

*\* Address the planning commission only. Individual conversations should not be held during the meeting.*

*\* Please stand at the podium; speak your name and address clearly for the record.*

*\* Each person will be permitted to speak one time for 3 minutes until everyone has had a chance to speak.*

*\* The minutes will be transcribed from the recording. Please be respectful of the person speaking. Comments made inaudible on the recording by background sounds such as whispering, clapping or interrupting cannot be made part of the official minutes.*

**Meeting Comments**

Rick Parker-Three Rivers Corporation gave an overview of the facility

- 20,000 square foot day facility, 5,000 resident facility
- Brick, vinyl siding, simulated siding, cedar siding, asphalt shingles- consistent with other facilities
- Landscaping

- Storm detention
  - Utilities
- Koob-what does a day look like there; lots of tables and chairs

Stacey Dudewicz-Area Agency on Aging-Region 7

- PACE-Program for the All-Inclusive Care of the Elderly
- Offers day program with the ability to provide Doctor visits, Physical Therapy, Occupational Therapy, lunch and activities, will give caregivers some Respite time
- Day care for children in low-income families for the direct care workforce and others in the area
- Space for staffing, doctor, nurses, recreational therapy
- Space for occupational therapy
- Difference that PACE provides for high level needs without the participant having to reside in a nursing home/daily care without being in a nursing home
- 90% have Medicare and/or Medicaid coverage, 10% are private pay
- Nearest PACE is in Sterling Heights
- The State decides where a PACE program should be delivered based on zip code; facility will include St. Clair, Huron, Sanilac, and Tuscola counties
- Participants will be bussed to facility

Koob asked-you said something about bussing

Dudewicz- yes, participants will be bussed in to the facility

Wilton asked how many employees will be needed?

Dudewicz answered-63 FTE at full capacity; the state allows for 10 new enrollees per month, it will take about a year to be at full capacity.

Oprita asked- What is full capacity?

Dudewicz answered- will have 150 participants at full capacity, there will be a total of 63 children for daycare

Hilton asked-is this operation separately, 2 different sets of people coming in and out

Dudewicz answered- yes the adult day care is separate from the child daycare; children can also arrive by bus.

Wurmlinger asked-coming and going during the day how often during the day will participants arrive? All the same timing?

Dudewicz answered-arrive at the beginning of the day and be transported at the end of the day; facility hours are 8AM-5PM; Depends on the needs of each participant; not everyone will arrive at the same time; depends on which county a person would be coming in from. Depends on individual care needs, each gets a personal assessment-depends each clients needs; whether or not they need the health clinic and other needs.

Oprita asked-if family can visit the facility/participant?

Dudewicz answered-yes, they can come if they want to, typically most visits are handled over the phone

Roger Myers-Presbyterian Village/ Lake Huron Woods can utilize the services at this facility. We operate Lake Huron Woods. There are PACE programs in Wayne, Oakland and Macomb County including the one in Sterling Heights, and Mt. Pleasant. We are very involved with the PACE program. It is an outstanding model and will be great for the community.

Zoom Attendee-Jim Dewey (Director-Port Huron Housing Commission) /Director of all 4 housing commissions in St. Clair County and 450 low income seniors. This facility will be an asset those who would participate. I fully support the application before the planning commission tonight

Zoom Attendee-Scott Crawford (Director-Council on Aging)/ Offered support for the program and it will support the seniors in our community it will definitely benefit the seniors in St. Clair County and will be a great asset to the community.

Zoom Attendee-Alice White (Resident)/ Stated that she talked to someone in the township office (see her notes) and her driveway is directly across the street from the drive used for Lake Huron Woods and will be shared with PACE. It is very difficult to get out of her driveway with the heavy traffic at certain times of the day and the weekends, and sometimes they have to make a right turn to get out and then turn around. She doesn't mind the facility itself. Mrs. White stated that there was talk of back access of the Lake Huron Woods property. The traffic is just really dangerous. When employees are leaving and older people are leaving, it's very busy and just very dangerous.

Roger Meyers-Presbyterian Village/States that in regard to the entry driveway, that there are plans being developed for further expansion and the organization will consider adding another access point. We don't have that laid out, but we will take into consider.

Wurmlinger called for others to speak.

Troy Grunder-Rowe Professional Services I can do a quick overview and answer questions/Added these points about the facility:

- Main Entrance is located off of the Boulevard
- There is a drop off area for participants
- Allowance for 88 parking spaces at the front of the building
- There will be visitor and staff parking
- Storm water and surface detention our final plan has changed from the original plan, will have a combination of surface storage and underground storage under parking area
- Utilities are present
- The plans are pretty straightforward site except the storm water challenges
- Landscape plan fits the requirements of the township

Hilton-there was a concern from a resident about the wooded area that is a buffer, will that remain?

Grunder-There is a wooded area noted on plans, we will be cutting back some of the trees

Wilton -shared comments from other community members:

(Phone) Sharon McGraw 5269 Lakeshore

Comment: She wanted to be sure that this parcel did not include part of her property. She also stated that she is concerned with the safety of residents at Lake Huron Woods. She said that a few residents have come to her house lost. She has to call the Sheriff and they have trouble getting in touch with the facility to return the resident.

(Email) Hello, my name is Mary Redden and I recently purchased the single family home at 5201 Lakeshore. I have questions about the proposed PACE Facility.

1) Is this a request for special land use because the property is not currently zoned for this use?

2) Is this project proposed to be on or adjacent to the Presbyterian church property? Will it be connected to the access road to Lake Huron Woods senior living area?

3) There is currently a wooded buffer between the residential area where I live and the church to the north. Would we be losing this buffer?

I am opposed to such a big development right in the middle of a residential area, and would not welcome even more traffic on what is already a heavily traveled road. Also, there is already Lake Huron Woods senior living, Regency on the Lakes and Medilodge.

The neighbors north and south of me have the same questions and concerns, so I said I'd report back to them with the answers you provide.

Dudewicz- the access points of the facility will have key access held by staff. Participants may go out for walks however staff will be with them.

Pauli-Residents at Lake Huron Woods are for independent living so a lot will go for walks. Linda has not heard of residents walking off. I want to clear that up. I have not heard of any residents wandering off.

Dudewicz-PACE is different from Lake Huron Woods and Medilodge than nursing homes. Lake Huron Woods provides senior housing. The 6 individuals that will stay there upon being released from hospital will have hands on care provided but will not be living there. It is different as it is care that is provided, they are not living there.

Bill Davis-Pastor-Presbyterian Church/ stated that church members held a discussion on the PACE facility and took a vote. The vote was 25/7 in favor of PACE. The church is fully supportive and believes that seniors want to stay in their homes. They will receive Medical care/Dental and Vision care. This gives the community the chance to minister to people. He is grateful for Presbyterian Village and Area Agency on Aging Region 7. There have been many meetings and it has been positive.

Myers-added that some participants will not come to the facility every day. Some may come everyday or others may come once every 2 weeks. So there won't be 150 there everyday, maybe half or 75 at a time.

Koob- When we think of Covid-not Covid friendly and table and chairs close together? Not that you can predict the future, how is this handled?

Myers-We are in the process of re-opening PACE facilities and we were fortunate to have a reduced number of Covid cases. Our teams have been flexible and adaptive, minimal impact of Covid in the PACE program.

Alice White added that as far as the Zoom meeting is concerned, she could only hear the facilitator (Buechler) and the other lady (Wilton or Wurmlinger) and she could not hear what the audience members were saying. In the future you may want to keep that in consideration.

Roger Sheldon-Blue Water Aggregate and Church Board Chair/ Stated that M-25 that runs in front of the property MDOT has complete control over that highway, there is nothing that PACE can do to stop the traffic, it is MDOT approved and is a MDOT issue not for the township board.

**Motion by Muir, supported by Buechler, to close the public hearing. Time: 7:35 P.M. Vote 7/0.**

**BOARD DISCUSSION: \*\*\*NO PUBLIC COMMENTS WILL BE HEARD AT THIS TIME\*\*\***

### **Board Discussion**

Buechler-so the approval is for the special use and site plan correct?

Koob- to engineer/ you are asking for screening requirement to be eliminated?

Rick Parker-Three Rivers Corporation/ waiting to see the placement of the detention pond. It will be assessed to see what is there with all the foliage out.

Troy Grunder-Rowe Professional Services/ there will likely be about 10 feet of tree line left, that will be left for the screening

Hilton to engineer/ 2 stories or 1?

Rick Parker-it's 1 story

Hilton to Wilton-it is noted that the stone is below the 50% requirement

Wilton-yes, it is noted and will be reviewed on the final engineering plans

Oprita to Dudewicz-when they are bussed in, that will be everyone at one time?

Hilton- is there a turn lane?

Wilton-no, there are deceleration lanes on both sides of the highway

Oprita-so the 75 participants will not be bringing in 75 cars? That would be significant, but with busses would be less traffic

Wurmlinger- It is good that it will be a locked facility

Wilton- the building department and the assessor did not have any concerns. The Fire Chief asked if the patients there for rehab (6-bed unit) would need assistance to exit the building. Per Stacey Dudewicz, yes they would be bed ridden and need to be transported out of the building in an emergency.

Hilton to Rick Parker-where do you anticipate the signage would be?

Rick Parker-We anticipate the sign to be closer to the drive of the facility and not close by M-25

Buechler ?-as far as the screening goes, waived on the sides of the Church and Lake Huron Woods? The big concern would be to be sure there is screening on the sides where there are residences. I definitely don't want to lose that.

Wilton- Yes the screening that would be waived would be the east and west sides of the parcel.

Wilton- I wanted to share with you that we received a letter of support from State Representative Dan Lauwer. He has visited a PACE facility and is in favor of the project.

Wurmlinger to Rick Parker-what is the rationale for waiving the screening (east and west sides).

Parker- There would be some sight of Lake Huron Woods and the church, it is a beautiful property. This was the participants can see the view other than looking at a fence. Since the property has a similar use.

Dudewicz-added that it doesn't seem so secluded if the participants can see the surrounding. There has also been open communication with the church and they would like to use the land nearby for gatherings. There will be some trees and shrubs placed so they don't have to look at the parking lot.

Buechler-what are the normal hours? So in other words outside of the 6 patients staying there and the employees there would be no weekend traffic..

Dudewicz- Monday through Friday 9AM-5PM

?? in reference to the landscaping- there will be a wooded buffer after a little bit of clearing, there will be some cutting back but not all of this. We can be reasonably assured that there will be a wooded area.

Hilton-Be sure that screening is kept for residents

Parker-Yes, we will be leaving a thin tree line

Koob-What is the traffic flow for Presbyterian Village/few or 20 or 50 cars a day?

Pauli- There are about 7 employees that come in the for the morning 7AM/ about 10 residents have cars but some don't even drive them. The PACE traffic should not be an issue.

Buechler- Ok, I'll make a motion to approve the special land use and site plan with the conditions 1-3 listed in the memo dated 6-9-2020 also waiving the screening requirements on the east and west sides, but leaving the screening that abuts to residential.

1. Review and approval of engineering plans (including any related easement documents and permits) by BMJ Engineering and St. Clair County Drain Commission approval.
2. Signage information must be submitted with building permit application for approval and be in accordance with the Zoning Ordinance.
3. Lighting must be provided for on building permit application and be in accordance with the Zoning Ordinance.

**Motion by Buechler, supported by Oprita, Vote 7/0.**

Buechler , Hilton , Koob , Mills , Muir , Oprita , Wurmlinger

### **Redevelopment Ready Community**

#### **LIAA Grant- Zoom Meeting proposed**

#### **Future Projects-Fort Gratiot Place Apartments, Moran Blue Water, Macy's, Carsons**

Wilton provided an update on projects;

- Redevelopment Ready Community-we are working on our certification after the training and application process was completed. Assistance for training and possible grants down the road.
- Land Information Access Association and Coastal Resilience- received a grant to participate in the program to educate residents on erosion and lake levels. We planned to hold a meeting in April but could not. Holding a Zoom meeting sometime soon and hope to be able to have a resident meeting in the future.
- Future projects; Blue Water Moran-completing Krafft Rd and will be doing the redesign of the 24<sup>th</sup> Ave property, Dunham's moving into Carson', Macy's will be a storage facility.

Oprita to Mills-what about the soil erosion on the lake, Mills many have completely lost seawalls.

Casual conversation about the flooding in Midland.

Motion by \_\_\_\_\_Koob\_\_\_\_\_, supported by \_\_\_\_\_Muir\_\_\_\_\_, to adjourn. Vote, \_\_\_7/0\_\_\_\_\_. Time, \_\_\_7:50\_\_\_\_\_ P.M.

The Charter Township of Fort Gratiot complies with the "Americans with Disabilities Act" and if auxiliary aids or services are required at the meeting for individuals with disabilities, please contact Clerk Robert C. Crawford, 3720 Keewahdin Road, Fort Gratiot, Michigan 48059 (810) 385-4489, three days prior to said meeting.