

7:00 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:

VISITORS:

James Dewey-Director Port Huron Housing Commission, Brandywine, Port Huron

Kevin Petru-PVM

Kenneth Alder-PVM, Fusco, Shaffer & Pappas

Joe Bond-Stoney Creek, Fort Gratiot

Robert Hover-813 Sanborn, Port Huron

Motion by Oprita, supported by Muir, to approve the agenda as printed and posted. Vote, 5 /0

Motion by Oprita, supported by Muir, to approve the minutes from 10/13/2020 as printed and posted, also to include grammatical corrections as noted.

Vote, 5/0

REPORT FROM TOWNSHIP BOARD REPRESENTATIVE:

Buechler absent. Wilton reported:

We made it through election night and finished absentee count around 11:30 pm. Our paperwork was dropped off to the county around 12:15 PM.

New business coming to Fort Gratiot on 24th and Krafft, Fort Gratiot Nutrition, a health food, coffee, tea & smoothie shop.

The Kettlewell properties at 24th and Carrigan Rd are for sale.

Due to COVID-19, there will be no Christmas party this year.

Dick Sporting Goods is closing. They rely a lot on our Canadian shoppers and with covid restrictions and the border closure sales have declined.

REPORT FROM ZBA REPRESENTATIVE: Nathan Oprita

There is an opportunity for the Zoning board to help update setbacks on the lake when people rebuild. To help avoid issues in the future by putting something in writing.

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.*

None

NEW BUSINESS

ITEM #1

Site Plan Approval- Lake Huron Woods-Phase 2

- Sponsor Comments

NW 1/4 OF SE 1/4 & N 1/2 OF SW 1/4 OF SE 1/4 EXC THAT PART E OF A LINE BEG S 89D 37M 39S E 915.36' FROM INT 1/4 COR, TH S 0D 22M 21S W 185.76', TH S 41D 39M 37S E 67.33', TH S 11D 58M 31S E 108.94', TH S 4D 32M 31S W 140.9', TH S 11D 43M 16S E 224.45', TH S 21D 49M 42S E 309.79', TH S 53D 58M 44S E 45.62', TH S 17D 58M 57S E 89.15', TH S 89D 32M 56S E 118.93' SECTION 9 T7N R17E 48.17 A

Kevin Patru presented to the board. PBM is a faith based non-profit. Developed and own Lake Huron Woods Assisted Living We have 35 communities in Michigan with 5,000 residents

Presbyterian Villages and Port Huron Housing Commission have put together this proposal as partners in this project. Overall plan is a continuum of care so older adults can age in place. Starts with the PACE program and can progress into a cottage home or apartment for more skilled care. In the existing living facility, we have plans to renovate and add an assisted living wing. Allowing people to age in place on campus.

Lake Huron Woods is off of M-25 behind the Presbyterian Church, phase 1 is 116 units, 104 in apartment build and 12 cottages.

Phase 2 adds a 2 story apartment building and 40 ranch style 2-bedroom homes in 12 different buildings. Each includes a single car garage. Property is 11 acres of land. The surrounding land is a protected conservation easement.

Jim Dewey, Executive direction of port huron housing commission.

Ken Alder, Project manager with FSP Architects. Presented the Phase 2 conceptual plans. Want to have a residential feel, sorting that FG will be proud to have in their community. Phase 2 is a 2 story 52 unit apartment building for seniors that are still independent but may need some assistance. Lounge areas, opportunities for gathering and socializing. More services than in a typical apartment building. Units about 650sq ft each, not large but reasonable. Majority are 1 bedroom units but there are a couple 2 bedroom units.

Cottage homes will be for independent seniors and will be available in 2 unit and 4 unit buildings. Exteriors consist of a combination of materials to add interest.

Wurmlinger asked if interior designs would be consistent with the existing campus, safety measures like pull chains installed in units.

Yes but it is a personal device they can wear instead of a pull chain, this is standard in all of their communities.

Koob asked about the exterior wall requirements of 50% stone, brick requirement. Is that met?

Wilton said % of material calculations will need to be double checked before final approval.

Mr. Alder said the cottages meet the requirements but will check the buildings. Original plans based on phase 1 which has approximately 1/3 brick on the main building. Before we finalize we will adjust material requirements

Hilton asked about concerns with the single driveway access. Alder confirmed single drive access. Unable to add additional driveway due to the wetlands conservation area.

Oprita ask if there was any room north of the church to add additional access of M-25

Wilton mentioned concerns were discussed in a previous meeting. Asked if there is potential to add another drive on the south straight in from M-25. Petru said DEQ would not have a high probability of acceptance and the cost would be \$250,000 to make it happen. The whole width is designated wetlands.

Access to SW, fire access has been added. As for the fire hydrant on the north side. Would like to drive on the south side if possible. They can get through now. Oprita asked about fire calls. Wilton said it is not that many. They will have some medically trained staff to help with responses.

Wurmlinger suggested possibility of removing parking spots on the SW side to expand access

Hilton concerned if the cottages had adequate parking. Wilton concerned about adequate employee parking, Wilton suggested confirming parking requirements.

Traffic study was not required but was completed. Busy times did not indicate an adequate increase in traffic volume. Wilton has a copy of the study. Kevin said most seniors don't go out during busy times. Kobb asked about cross access approval, Kevin said they will confirm.

Wurmlinger asked about property owners to the west. How far away? Is it wooded? Currently wood, most is designated wetlands

Hilton asked about landscaping plans, They want to maintain use of as many existing trees and plants. Not on interior of site Wilton said we will review landscaping plan with final plans

Oprita asked about concerns with fire truck access. Deadend was changed to a loop drive around the apartment building.

Koob asked about accessory congregate care vs nursing home. Nursing homes are individual rooms not apartments with medical staffing. These are not licensed facilities but independent living for seniors.

Oprita asked about the west property line and any plans for additional expansion? There would not be additional expansion as additional areas are protected wetlands and there is no additional property. Oprita asked about the build time frame. Petru estimated a 12-14 month construction phase. There is still a bit of due diligence to do.

Hilton asked if seniors typically come with cars, approx 30 And this is same type of facility as the existing

Wurlminger asked if the cottage residents will be able to access the larger building for use of common areas. Petru said ranch owners tend to be much more independent but expects that they will use the amenities, socialization and programming. (dining room, gym, bible study)

Hilton asked about the removal of sidewalks. Petru said they were not sure how much they would actually be used, removed in part due to cost. Current property does not have sidewalks.

Koob asked if PILT is the same as tax exempt. Wilton said in lieu of a tax assessment, currently the facility pays fees for emergency services. Jim Dewey said a PILT is an agreement between the landowner and municipally to make payments in lieu of a tax assessment. Amount is typically between 4 or 5% of rent collected. Petru said they pay about 45K per year, plus additional for fire and emergency services. That amount changes year to year based on the number of calls to the property last year approx 20-24K.

Wilton to confirm number of emergency calls. 2018 - 85 Runs, 2019 - 95 runs, to date in 2020 - 78 runs.

Hilton asked about the possibility of connecting the bridge to the bay path to keep foot and bike traffic off M-25. Petru said they are willing to consider.

- Citizen Comments

None

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

Motion by ___Hilton_____, supported by _Wurlminger_____, to approve with the following conditions.
Vote, ___5/0_____.

Conditions:

- Review and approval of engineering plans including any related easement documents and permits, by BMJ Engineering and St. Clair County Drain Commission approval
- Reviews of final construction plans
- Signage information submitted
- Building permit applicant submitted
- Lighting plan submitted
- Requirements by Chief Smith to be met
- Review of traffic study
- Review of building materials to meet the ordinance of 50% stone work
- Review of employee parking requirements
- Administrative approval of trash disposal
- Administrative approval PILT approval
- Submit plans for review with related easement documents and permits

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.

BOARD DISCUSSION: Township Updates/Included in Board Report above.

OLD BUSINESS

Shoreline zoom on Friday November 13 from 12:00-2:00 information sent in a link. To discuss what the chapter will look like for our master plan, including recommendations. Added to township website and facebook pages. Will still have to do a public meeting if we want to add this chapter to the master plan but this presentation will be specific to our area.

Wilton will confirm the height of the retaining wall for the Fort Gratiot Place Apartments. They will have a height of 6ft.

Motion by _____ Wurmlinger, supported by _____ Koob _____, to adjourn. Vote, _____ 5/0 _____. Time, _____ 8:05 ____ 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.