

A regular meeting of the Planning Commission was held at City Hall, 200 S. Main Street, on Monday, August 1, 2016, at 7:00 p.m.

Chairman Vanek called the meeting to order. Present were Chairman Vanek and Commissioners Parsons, Herrera, Kapff and Malewski. Commissioners Skinner, Wegner, Letarte and DeGrow were absent and excused.

Also in attendance at the meeting was Building Official LeRoy Hummel and City Clerk Kristy Reinecke.

Commissioner Malewski moved the Planning Commission approve the Agenda as printed; seconded by Commissioner Parsons, passed unanimously.

Commissioner Malewski moved that the July 5, 2016, Minutes be approved as printed; seconded by Commissioner Parsons, passed unanimously.

There were no Public Comments.

Chairman Vanek opened the meeting for a Public Hearing on the Site Plan Review for property located at 1500 S. Main Street, commonly known as the Eaton Rapids Medical Center for medical offices to be connected to the Hospital. The Public Hearing opened at 7:05 p.m.

Building Official Hummel reviewed with the Commission his memo regarding the Site Plan as well as the memo from McKenna.

Commissioner Parsons asked if the buildings would be connected to the hospital and if the street would be closed. Building Official Hummel stated that they would be abandoning the street in order to put the walkway in.

Chairman Vanek stated that he had concerns regarding the sign as this was a mixed use district and the maximum sign allowance was 25 square feet.

Tim Johnson, CEO of the Hospital, and Brandon Kaufman, Construction Manager, appeared before the Commission to answer questions and address concerns. Mr. Kaufman stated that the building was placed where it was to allow the City to maintain the public utilities that run on Montgomery Street. Mr. Kaufman stated that the walkway would be used to connect the hospital to the medical offices for patients as well as staff and that the goal was to break ground this year. Mr. Kaufman stated that C2AE was recommending that a traffic study be done in this area, but he felt that this was not feasible as they were not really changing what was already being done in the area. Tim Johnson, CEO, stated that the medical offices would be for family practice, ready care, physical therapy and that Dr. Kelly and Dr. Gupta would be having offices at this facility as well.

Chairman Vanek stated that the Hospital would need a variance for the setback on West Street, and that maybe they could shift the building a little so that a variance would not be required. Mr. Kaufman stated that they could shift the building to the East 6 feet to eliminate the variance, but they were trying to balance the building in conjunction with the public utilities on Montgomery Street to not run into an issue there and they were trying to keep all of the parking spaces that were being proposed.

Chairman Vanek stated that there were 12 lots that would need to be acquired in order for the proposed plan and did the Hospital currently own all of the property. Mr. Johnson stated that the Hospital did own all 12 buildings and that they would be scheduling demolition as soon as possible. Mr. Johnson also stated that they were working on purchasing the property across the street for a detention area and that they had not had closure on the sale of this property as of yet.

There were no further comments or questions. Chairman Vanek Closed the Public Hearing at 7:24 p.m.

Chairman Vanek Opened the meeting for a Public Hearing on a Conditional Use Permit Application for the Eaton Rapids Medical Center to have a Medical Office connected to the Hospital for property commonly known as 1500 S. Main Street, with the area bounded by West Street, Williams Street, Montgomery Street and Spicerville Highway. The Public Hearing opened at 7:25 p.m.

Building Official Hummel reviewed with the Commission the Conditional Use Permit Application. The Commission thanked Building Official Hummel for the review.

Chairman Vanek asked what type of screening and landscaping was being recommended and also that he had concerns with the traffic flow. Building Official Hummel stated that the traffic flow would be off Williams Street, but could see the majority of the traffic being on Spicerville as there was a light at this location and people would more than likely be using this access.

Michelle Pople, 1410 Hall Street, appeared before the Commission stating that she has concerns with the new drive and the traffic flow as right now on Williams traffic enters the Hospital prior to her home as was concerned about the extra traffic going further down Williams Street. Ms. Pople stated that she would like to see signage that would better direct patients on Montgomery Street and using Spicerville.

There were no further comments or questions. Chairman Vanek Closed the Public Hearing at 7:30 p.m.

Chairman Vanek Opened the Meeting for a Public Hearing on a Conditional Use Permit Application for a Group In Home Daycare for the property commonly known as 288 Holmes Street, Property Tax Code 23-300-082-602-150-00. The Public Hearing opened at 7:31 p.m.

Building Official Hummel reviewed with the Commission the Conditional Use Permit Application.

Kristina Waterhouse, 228 Holmes, appeared before the Commission as the owner of the Group Daycare and stated that they were wishing to expand their Daycare to 12 children and therefore were requesting the variance so that a larger fence could be placed in the back yard. Ms. Waterhouse introduced her Uncle, John Rasmussen, who was the owner of the property. Mr. Rasmussen stated that he was the owner and had no issue with the variance that was being requested.

Chairman Vanek asked if the City had to be concerned with the square footage for the daycare and the number of kids and if this requirement was being met or if the State of Michigan was the entity that dealt with this. Building Official Hummel stated that the State of Michigan was the one that granted that type of licensing after their review of the facility, not the City.

There were no further comments or questions. Chairman Vanek Closed the Public Hearing at 7:36 p.m.

Commissioner Malewski moved that the Commission approve the Conditional Use Permit Application for the Eaton Rapids Medical Center to have a Medical Office connected to the Hospital for property commonly known as 1500 S. Main Street, with the area bounded by West Street, Williams Street, Montgomery Street and Spicerville Highway; seconded by Commissioner Kapff.

Chairman Vanek stated that he felt the Conditional Use Permit was a great idea, that it met the requirements of the existing zoning and pending the approval of the final site plan.

The motion passed unanimously.

Commissioner Parsons moved that the Commission approve the Conditional Use Permit Application for a Group In Home Daycare for the property commonly known as 288 Holmes Street, Property Tax Code 23-300-082-602-150-00; seconded by Commissioner Malewski.

Chairman Vanek stated that he had driven by the property and it was a good size lot with a secure area and that this would be good use of the property.

The motion passed unanimously.

Commissioner Malewski moved that the Commission approve the Site Plan for the Eaton Rapids Medical Center for a new Medical Professional Building which will be attached to the property located at 1500 S. Main Street, with the area being bounded by West Street, Williams Street, Montgomery Street and Spicerville Highway, contingent that the recommendations from McKenna and Associates be met and that the variance would be approved by the Zoning Board of Appeals; seconded by Commissioner Parsons.

Chairman Vanek stated that he still had concerns that the landscaping and signage was not defined in the Site Plan, but that the Hospital has done a great job with what is there now so was sure that this would not be an issue.

The motion passed unanimously.

There were no Discussion Items.

Commissioner Kapff reported on the following: that at the last Zoning Board of Appeals Meeting a variance was granted for a fence for privacy reasons.

Building Official Hummel reported on the following: that the Northwestern School has been bought and the individual will be coming before the Planning Commission at a later date.

City Clerk Reinecke reported on the following: reminded everyone to vote tomorrow.

The meeting was adjourned at 7:52 p.m.