

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
January 8, 2020
MINUTES**

Chairperson Thompson called the meeting to order at 7:30 p.m.

ROLL CALL:

Present: Franzoi, Jahr, Boynton, Kelley, Atchinson, Budd and Thompson.

Excused: None.

Staff: Director Power, Director Best, Executive Assistant Renaud and Secretary Harman.

Planning Representatives: McKenna Associate, Vidya Krishnan and Fishbeck Associate, Paul Kammer.

Audience: Fifty-Four (54).

APPROVAL OF AGENDA:

Motion Kelley, Jahr second to approve the agenda of January 8, 2020 as presented. Motion Carried.

APPROVAL OF MINUTES:

Motion Jahr, Franzoi second to approve the regular meeting minutes of December 11, 2019 as presented. Motion Carried.

PUBLIC HEARING:

ITEM # 1 19-037 – HAMPTON MANOR – PUBLIC HEARING FOR PROPOSED SENIOR HOUSING FACILITY.

TITLE: THE APPLICANT, VAN BUREN INVESTORS LAND HOLDINGS LLC, IS REQUESTING SPECIAL LAND USE APPROVAL FOR THE CONSTRUCTION OF A PROPOSED SENIOR HOUSING FACILITY CALLED HAMPTON MANOR WITH ASSISTED LIVING AND MEMORY CARE UNITS.

LOCATION: THE PROPERTY IS LOCATED ON THE SOUTH SIDE OF TYLER ROAD, BETWEEN MORTON TAYLOR AND HAGGERTY ROAD AND IS ZONED C (LOCAL BUSINESS) DISTRICT. THE PARCEL IS 7.11 ACRES IN SIZE AND INCLUDES 6 TAX PARCEL ID'S.

Motion Kelly, Atchinson second to open the public hearing. Motion Carried.

Project Engineer Bill Thompson of Lehner Associates, Inc. and Building Manager Sam Martin with Build Senior Living gave the presentation. The applicant is requesting special land use approval to construct a senior housing facility on a 7.11-acre parcel located at southeast corner of Tyler and Morton Taylor Roads. The facility will consist of two sections, memory care and assisted living and will include open outdoor areas for the residents to enjoy. A PowerPoint presentation displayed the floor plan layout, landscaping plan, lighting plan and a color rendering of the facility. The exterior facade will consist of brick, stone and the one story building will be 17' in height. The applicant has facilities located in other communities; photographs of those facilities were displayed to show what the living, dining and outdoor areas may look like. The apartments for residents all have kitchenettes. Amenities at the facility include a beauty salon, movie theater, courtyard, grills, sunroom and library. Only one to two

percent of the residents drive, valet parking services are available for residents and visiting family members. There will be a maximum of fourteen (14) employees per shift, with three (3) staggering shifts, shift changes at 7:00 a.m., 3:00 p.m. and 11:00 p.m. The applicant invited residents to tour their existing facilities.

Thirteen (13) residents made comments, asked questions and expressed concerns. The comments, questions and concerns are as follows:

1. How much noise will the emergency generator create? How much noise will the facility create? Will there be a tax abatement?
2. The facility will create an increase in ambulatory first responders, concerned with bus stops for children and their safety.
3. How much of the facility will be assisted living, where are their current facility locations, can those facilities be toured, is there any affiliation with the other care facility on Tyler Road and how will this facility affect taxes?
4. Concern with the retention pond located behind the property, drainage and mosquitos. Resident inquired how the tree line and lighting would affect neighboring properties.
5. Concerned with noise, suggested researching the current status of noise based on the numbers of residents and how that will increase with the facility in place.
6. Is the facility 100% assisted, is there memory care?
7. Are the builders bringing any funds for improvements, paving Morton Taylor, etc. What insurance is there to keep the builders from walking before the project is complete?
8. Concern with wildlife in the area, where will it go? How large is the proposed parking lot area and what will the business cost tax wise?
9. Concerned about flooding, yard floods every time it rains; water is currently being pushed from Camping World onto resident's property.
10. What considerations are being made for the 4-way stop at the intersection? Concerned about traffic and safety at the intersection.
11. Resident had concerns with previous developments however, they all worked out and he likes this project, in terms of uses, there could be worse, his previous concerns have always been addressed by the Township.
12. Tyler road is a main bus route and the shift change for the proposed development is at prime bus time. The development puts more people on the road, six (6) subdivisions within 4 miles generating 4300-4400 vehicles per day. The size of the building is equivalent to 25 homes, in reading the zoning ordinance it seems beyond the maximum size allowed. The proposed parking spaces are not enough, concern parking on the street and trash blowing in yards. The threat of if this does not come, what might be developed on the property. Resident is asking to reject the special land use request, feels other areas are better suited.
13. What is the monthly cost to rent a studio, one (1) bedroom and the monthly fees? Would like to know more about Van Buren Investors LLC and the registered name. Are there any zoning ordinance exceptions, will there be sidewalks and any arrangements regarding ambulatory noise? Explanation of one (1) vendor for deliveries one (1) day of week. How will this affect residents taxes, will there be a tax abatement and how far is the facility from Tyler School?

Chair Thompson asked Director Power to provide an overview of the Township's senior housing ordinance. Director Power provided a broad summary of his understanding of the national trend of communities seeking the ability to allow aging in place. He cited that Van Buren Township's Planning

Commission and Board passed a senior housing ordinance in the past year which allows senior housing in a number of zoning districts as a special land use. Within this context the details of the current application for a special land use and preliminary site plan approval are being considered.

Vidya Krishan of McKenna Associates recited the summary points of her report materials. She explained the Senior Housing Zoning Ordinance Amendment that was adopted by the Township Board and addressed residents questions and concerns. The 62,516 square foot single story building will consist of 56 assisted living and 24 memory care units and is a permitted use in the current zoning district with special land use approval. The 30,000 square foot limit in the zoning ordinance is to limit retail/commercial use, the senior living facility is a residential use. The applicant is not asking for any exceptions on the current application. Concerns regarding the 4-way stop will be addressed with Wayne County during the engineering review process. The facility is different than a group home as it is not operated by the State. The parking is based on the number of units and people in memory care will not be driving. The applicant is available to answer questions regarding 911 responses and nurses will be on site at the facility.

Paul Kammer of Fishbeck Associates explained at this stage they are looking for engineering feasibility as they move through the approval process. Upon receiving special land use approval, the applicant would begin a full engineering process. The project engineers have spoken with Wayne County and after receiving approval the County will have the say as to what the water detention system will look like. All water created onsite is retained onsite, release at a slow timely rate back into the sewer system. The applicant has already started the process with Wayne County.

Director Best provided responses to some of the residents' questions:

- Public safety concerns – staff will put together a list for the Public Safety Department.
- Tax abatement – does not believe so.
- Ambulance data – applicant to provide.
- Current locations – applicant to provide.
- There is no affiliation with the group homes on Tyler Road.
- Mosquito concerns with the detention pond – none if draining properly.
- Lights at the facility – they are required by the Township to be 16' which is shorter than the building and the lights are required to be downward facing.
- A construction bond is taken by the Township to ensure that the facility is completed.
- The applicant is over on the required parking spaces in the Ordinance, asked for additional to prevent offsite parking.
- Traffic data – SEMCOG provides. Director Best and Director Power will get from SEMCOG.
- Trash and cigarettes, the Township has an Ordinance Department and will have the property checked regularly.
- The Township cannot force the applicant to put in sidewalks outside of the applicants property.

Project Engineer Bill Thompson and Building Manager Sam Martin provided responses to resident's questions. The applicant wants the facility to feel like home. Staff is highly trained and educated, know that they are in someone's home and will pick up trash and take care of the property on daily basis. The sound of the air conditioning unit is very minimal, the same as at a home. There is a

generator for the facility and a test runs one (1) time per week, very minimal noise. All exterior mechanical equipment will be screened with landscaping. As for method of payment for residents, private paying and trying to get Medicaid, Veterans benefits are accepted. The cost is less expensive than in home care, will work with residents. The shift changes are at 7:00, 3:00 and 11:00. There is not a lot of ambulance traffic.

Commissioners inquired where the applicants other facilities are located and if they can be toured. In addition, the inquired what the delivery schedule is for the facility and asked for more information on the Van Buren Investors LLC name and tax information. The applicant will provide facility locations to the Commissioners and audience members, tours of the facilities are welcomed and encouraged. Deliveries are one (1) time per week and arrive between 6:00 a.m. – 7:00 a.m. The applicant has a different LLC for each location that they develop, being specific to each community, there is not a tax abatement and they do not charge residents taxes.

Motion Boynton, Budd second to close the public hearing. Motion Carried.

NEW BUSINESS:

Motion Boynton, Jahr second to postpone Item #1 and #2 under New Business. Motion Carried.

GENERAL DISCUSSION: None.

ADJOURNMENT:

Motion Boynton, Kelley second to adjourn at 8:52 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary