

**Charter Township of Bangor
PLANNING COMMISSION
MINUTES OF JULY 23, 2014 MEETING**

A regular meeting of the Charter Township of Bangor Planning Commission was held on the 23rd day of July 2014 in the Township Administration Building of Bangor Township, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

MEMBERS PRESENT: Dick Bishop, Ed Davis, Ed LaPlant, Mark Norton, Bill Schubert, Tom Washabaugh

MEMBERS ABSENT: Mike Nielsen

At 6:00 p.m., Mr. Schubert called the meeting to order. The Pledge of Allegiance was recited.

The first item on the agenda was approval of the June 25, 2014 regular meeting minutes Mr. Norton had a change to the second sentence on page 2. He added “proposed” between “two lane opening” and “through the properties.” *Mr. Norton then moved to approve the minutes with the amendment. Mr. Washabaugh seconded the motion. Six (6) ayes, no (0) nays. The motion passed.*

The next item on the agenda was a request for Special Exception Use Permit/Site Plan approval for DeShano Development Corporation for property on Shrestha Drive (09010S3400002200 & 09010S3400002300) specifically for convalescent homes, nursing homes, adult foster care facilities and similar facilities, Section 12.03U (Section 10.03N)

Scott DeShano of DeShano Development Corporation represented the request. They are asking for a Special Exception Use to have an assisted living facility. The building would be at least 22,000 square feet with a minimum of 30 beds. The proposed building will have a masonry exterior. They don’t have a site plan at this time. They wanted to get the approval for the Special Exception Use first.

There was no one in the audience in favor of the request.

Melissa Payne, dentist, whose practice was kitty corner from the proposed site, was against the request. She and her husband have had their practice on Shrestha for about 13 years. It is nice and quiet. The area is not zoned residential. They are concerned about more traffic. The area was developed for private offices.

Kevin Payne was also opposed. He stated the area was not designed, marketed or sold for the proposed use.

Theron Grover, doctor across from the proposed site, was worried about the impact the development would have. The area is for professional offices. This will increase traffic. He was drawn to the area because it was for offices.

Melissa Payne added Dr. Copus was also opposed and was supposed to send a letter.

The DWS wrote they take no exception.

The Fire Department takes no exception to the request.

Jim Lillo from the Bay County Road Commission wrote with regard to DeShano Development Company, they have no comment on the petition.

Mr. Schubert asked if traffic studies were done on any of Mr. DeShano’s developments. Mr. DeShano stated no studies were done. The site will not be very active. The traffic is usually limited to staff and family. Most residents don’t leave often. A medical facility would generate more traffic.

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Mr. DeShano added the Bridgeport site is located in a similar area. They have not had complaints. It has brought additional patients to the area.

Mr. Norton noted the property to the north is a car dealership and to the west is Rowley Oil. He wanted Mr. DeShano to be aware.

Mr. Davis asked how big the facility in Bridgeport was. Mr. DeShano stated they were licensed for 42 beds. The Shrestha property is a little bigger. He added most visitation to the residents is on weekends. There will be less traffic in and out than a medical facility.

Mr. Davis asked how many staff the Bridgeport site had. Mr. DeShano did not know. He thought about 20. The proposed use is not a nursing home. It would be a home for the aged. Meals are served there. There is a salon, church services, etc. Mr. DeShano explained most rooms are single but some are double. It is for people who can't live alone.

Dr. Payne asked who the owner of the facility would be. Mr. DeShano did not know.

Dr. Grover had concerns about the amount of staff. He wondered where the entrance would be. He wasn't in favor of a zoning change.

Mr. Schubert clarified the zoning was not being changed. Dr. Payne was concerned that allowing the use would set a precedent. Mr. Schubert stated it would not.

Mr. Washabaugh asked the doctors how many patients they averaged a day. The dentist office sees about 20-25 patients a day. Dr. Grover sees about 40.

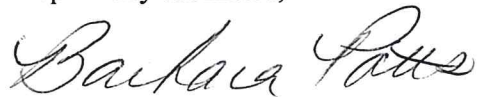
Discussion took place on the number of staff and hours of service for the medical offices and the proposed development.

Mr. Norton moved to approve the request for Special Exception Use Permit for DeShano Development Corporation for property on Shrestha Drive (09010S3400002200 & 09010S3400002300) specifically for convalescent homes, nursing homes, adult foster care facilities and similar facilities. The site plan shall be allowed to be submitted for approval within the next six months. Mr. Schubert seconded the motion. Six (6) ayes, no (0) nays. The motion passed.

A handout was given to the Commission members regarding GAAMPS (generally accepted agricultural management practices). Mr. Schubert requested the Commission read the handout and they would discuss it at the next meeting. The Commission could propose changes to the zoning ordinance, have the attorney suggest changes or they could do nothing.

Having no other business before the Commission, Mr. Norton moved to adjourn. Mr. Schubert seconded the motion. Six (6) ayes, no (0) nays. The motion passed and the meeting was adjourned at 6:40 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator

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