

SPRING ARBOR TOWNSHIP
PLANNING COMMISSION MEETING
TUESDAY, NOVEMBER 5, 2013

The regular meeting of the Spring Arbor Township Planning Commission was called to order by Chairman Carl Jacobson at 7:00 p.m. in the Township Hall.

Members Present: Mike Archer, David Herlein, Carl Jacobson, Susan Luplow, Ken Melville, Mel Rice, and Richard Roth

Members Absent: Doug Martz and Matt Potter

Guests: Paul and Nate Buchholz, Jack Ripstra

Staff: Jan Gardner - Township Zoning Administrator

Minutes: On a motion by Melville and seconded by Rice the minutes for the September 10, 2013 meeting were accepted. Approved.

Public Comment: None

New Business

Public Hearing- Conditional Use Application C13-01 and Preliminary Site Plan Review SPR13-02
Applicant - Lloyd Ganton/Ganton Retirement Center

Chairman Jacobson indicated that both of Lloyd Ganton's applications for a planned unit residential development would be covered in one public hearing. Jack Ripstra described the plan for the construction of a planned unit residential development to include: an assisted living center with 51 beds; a community center with a capacity of 175; senior apartments—21 buildings (11 -4 unit and 10 - 2 unit) with a total of 64 units. Jan Gardner distributed a copy of Section 5.9.10 of the Zoning Ordinance that addresses the review requirements for the Planned Unit Development/Conditional Use Application and stated that criteria for Site Plan Review was in Section 7.3. Jack Ripstra and Paul Buchholz responded to questions from members regarding drainage, sewer and water, roads, parking, sidewalks, and the proposed phases of the project. Members expressed concerns regarding access via public roads and the adequacy of proposed parking spaces. There was no public comment received on the proposed project.

A motion was made by Herlein and seconded by Roth to recommend approval of the proposed conditional use for a planned unit residential development to the Township Board subject to the following conditions:

- S. Dearing Road (south of M-60) will be a public road, built to JCDOT standards and accepted by JCDOT. Road may be phased if acceptable to JCDOT. This must occur before any certificate of occupancy (for new construction) will be issued.
- Receipt of a final site plan, then a review and approval by the Planning Commission.

Motion was approved.