

SPRING ARBOR TOWNSHIP  
PLANNING COMMISSION MEETING  
TUESDAY, APRIL 8, 2014

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

Members Present: David Herlein, Carl Jacobson, Doug Martz, Ken Melville, Mel Rice and Richard Roth

Members Absent: Mike Archer and Susan Luplow

Guests: Jack Ripstra, Paul Buchholz and Lloyd Ganton

Staff: Jan Gardner - Township Zoning Administrator

**Minutes:** On a motion by Melville and seconded by Roth the minutes for the March 11, 2014 meeting were accepted. Approved.

**Public Comment:** none

**New Business:** none

**Old Business:** Site Plan Review SPR13-02 Lloyd Ganton/Ganton Retirement Centers - Jack Ripstra presented the revised final plans for the development: Two sets of plans; Final Site Plan (seven pages) and South Dearing Road Plan (six pages) with final revisions dated April 4, 2014. Mr. Ripstra described the changes that had been made since the preliminary site plan was reviewed by the Commission on November 15, 2013. Jan Gardner noted the approval of the Township's engineer as well as the Jackson County Drain Commissioner, MDOT and Jackson County DOT with approval pending receipt of pavement core samples. Lloyd Ganton responded to questions about the project including the phasing of the project - Assisted Living Center to be started in the spring of 2015, then the Community Center, followed by the Senior Apartments - all to be completed within five years.

A motion was made by Herlein and seconded by Roth to approve SPR 13-02 with the following conditions:

1. S. Dearing Road (south of M-60) will be a public road, built to MDOT and JCDOT standards and accepted by JCDOT. Acceptance must occur before any certificate of occupancy (for new construction) will be issued.
2. Obtain approval for lot line adjustment so that the existing assisted living facility meets all of the required setbacks.
3. Comply with the County Drain Commissioner's letter dated November 1, 2013
4. Exterior lighting and signage must comply with Zoning Ordinance requirements
5. Provide documentation of compliance with Section 7.13 of the Zoning Ordinance