

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, NOVEMBER 1, 2016
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LOCATION: MACOMB TOWNSHIP MEETING CHAMBERS
54111 BROUGHTON ROAD
MACOMB, MI 48042

PRESENT: CHARLES OLIVER, CHAIRMAN
JASPER SCIUTO, VICE CHAIRMAN
JULIANA PLASTIRAS, SECRETARY
MICHAEL P. HARDY, MEMBER
NUNZIO PROVENZANO, MEMBER
AARON TUCKFIELD, MEMBER
ROGER KRZEMINSKI, MEMBER

ABSENT: None

ALSO PRESENT: Thomas Esordi, Township Attorney
Patrick Meagher, Planning Consultant
(*Additional attendance on file at the Clerk's Office*)

Chairman OLIVER called the meeting to order at 7:00 p.m. and the Pledge of Allegiance was recited.

ROLL CALL

1. Secretary PLASTIRAS called the roll and the entire Commission was present.

APPROVAL OF THE AGENDA

2. The agenda was reviewed and there were no additions, corrections or deletions.

MOTION by SCIUTO seconded by PROVENZANO to approve the agenda as presented.

MOTION carried.

APPROVAL OF THE PREVIOUS MEETING MINUTES

3. The minutes of the previous meeting held on October 18, 2016 were reviewed and any additions, corrections or deletions were discussed and made.

MOTION by PROVENZANO seconded by TUCKFIELD to approve the minutes of the meeting of October 18, 2016 as read.

MOTION carried.

AGENDA ITEMS:

PUBLIC HEARING:

Amend:

Article 1:

Section 10.0314 "Lot Grades" to increase the allowable finish floor elevation from five (5') foot to six (6') foot.

Chairman OLIVER mentioned that this item had been discussed at a previous meeting.

Patrick Meagher, Planning Consultant, stated if the Commission is comfortable with the amendment change to the First Floor Elevation Ordinance, the change basically being the first floor elevation would be changed from a five foot elevation of the structure to six feet above the lowest top of the curb, and the Commission could recommend approval of the ordinance change to the Board. Mr. Meagher mentioned the Township Engineer and Building Official agree that the amendment change was needed.

Closed Public Hearing: 7:04 pm

MOTION by SCIUTO seconded by HARDY to Close the Public Hearing.

MOTION carried.

MOTION by TUCKFIELD seconded by KRZEMINSKI to recommend the change to the Zoning Ordinance Section 10.0314 with regards to Lot Grades to increase the allowable elevation from five feet to six feet specifically pursuant to the recommendation of the Planning Consultant, along with notes from builders and building inspectors to specifically allow for deeper basements with some of the sewer and grade issues currently in place.

MOTION carried.

AGENDA ITEMS:

4. **Conceptual Plan Review;** North Bridge Senior Living and Sycamore Hills Estates; Located on the on the west side of North Avenue, 1 mile south of 23 Mile Road;

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Section 23/26. Schwark Investment Group, LLC and Northbridge Senior Living, LLC, Petitioners. Permanent Parcels 08-23-451-002, 08-23-451-003 and 08-26-200-001.

Patrick Meagher, Planning Consultant mentioned that he would give a brief introduction of the project, the Planned Unit Development process and then he would have the developer provide an introduction of his actual program. Mr. Meagher stated the Township had adopted the Planned Unit Development Ordinance a year or two ago. Mr. Meagher explained the initial step is the concept plan with the township offering a basic analysis with the Commission and the developer exchanging ideas, concerns and other input into the potential for the Planned Unit Development. Mr. Meagher stated the second phase is the actual submission of the application where the plans will be in more detail of the specifics of the site plan.

Ron Jona, Architect and Developer, 1066 Commerce, Birmingham, MI 48009, mentioned that a year ago he had entered into a land contract to purchase the Hickory Hollow Golf Course. He then introduced Tom Schwark and John Monte of PC Engineering. Mr. Jona stated he reviewed the site is currently governed by a consent judgment from 2007 to allow up to 517 units on the parcel. Mr. Jona stated he looked at the parcel and looked at the market, he then stated he had a strong belief that instead of spreading the golf course out that an active senior development would make a great deal of sense with graduated living for seniors. Mr. Jona gave more details and showed concept plans of the development with housing concepts, medical/extended care, golf course, dedicated open space, restaurant and a shopping center area. Mr. Jona showed a difference in style, size and motif concept for the housing units of the development with parks and fountains, with many amenities.

Member PLASTIRAS inquired as to whether there is access in the front of the development from the street or can you only enter from the senior living community. Mr. Jona informed the Commission that the site lines up currently with 22 Mile Road and at the far south end there will be a drive and a permanent road to access the commercial without having to go into the community. He also mentioned with a project this size it will be built in phases.

Chairman OLIVER asked Mr. Jona if the restaurant would be a public restaurant or would it service only the senior community. Mr. Jona's response was the restaurant in the commercial area would be open to the public but there would be an additional food component for the assisted community. Chairman OLIVER asked Mr. Jona if he would be building the medical facility or was he bringing a partner in like a major hospital. Mr. Jona responded stating for both the assisted living and the medical facilities he would be bringing in a joint venture partner. He also mentioned he has designed and developed medical facilities for St. John's. Chairman OLIVER asked if there was any specific reason why he required a four story building for the senior living area. Mr. Jona stated one of the biggest reason's why is the designing of the

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senior living area is similar to a hotel and with the four story break in code, construction cost, and putting in elevators, the four stories is more efficient from a construction and usability stand point.

Chairman OLIVER brought up several other senior living developments that have received approvals but still have not started construction. Mr. Jona reiterated what the Commission discussed weeks ago, he stated that it's very expensive and you must have the in order to proceed with the development, that is why the approved senior living developments have not started they're construction there waiting on funding.

Member SCIUTO inquired as to the current zoning of the property, Mr. Meagher stated both Hickory Hollow and Sycamore are zoned R-1-S – Residential, One Family Suburban with AG - Agricultural in the rear of the property. Member SCIUTO asked if the duplexes, three unit condos and a four story multi use buildings were allowed in this zoning. Mr. Meagher stated under the consent judgment the property is under does allow for this type of development, the question is whether this is consistent with the Master Plan. Mr. Esordi stated a Planned Unit Development zoning basically allows you to develop just about anything you want to put on the property. Mr. Jona mentioned he wants to set aside the consent judgment and he would like the entire project the three hundred eighteen acre to be under the Planned Unit Development zoning.

Mr. Esordi asked if the assisted living building in the back of the property would be a skilled nursing facility. Mr. Jona stated no it would be traditional assisted living. Mr. Esordi mentioned that Mr. Jona had made reference to leasing; he then asked if he anticipated ownership of multiple lots or individuals leasing. Mr. Jona mentioned the assisted living and the extended care would be leased and would be open to lease, lease to own and own with the other senior living units. Mr. Esordi inquired as to whether there would be age restrictions. Mr. Jona stated I'm just calling it active senior living and would not put restrictions on the independent side. Member PLASTIRAS asked if there would be an age restriction on the assisted living side, Mr. Jona responded with it will probably be fifty-five years old.

Member KRZEMNISKI asked Mr. Jona if he had considered using the Parks & Rec Center offering that to the seniors and if so would the membership be included in the price. He responded with absolutely the Macomb Township and everything it has to offer, Parks & Rec Center the commercial strip and M-59 that will all be a part of his marketing package and with regard to the membership he was open to that but hadn't thought about it. Member KRZEMINSKI inquired about the phasing of the development and how it would affect the Sycamore Golf Course.

Tom Schwark, 1507 Pondsides, Rochester MI, stated the senior development would affect the west side of the golf course and would eliminate about eight golf holes, but an eighteen hole golf course would still remain on the site.

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Chairman OLIVER asked when Mr. Jona would start the development process. Mr. Jona answered in the fall of 2017 and that it would take about five years to complete all the phases. He also mentioned the driver of the project is the financing. Chairman OLIVER asked Mr. Jona about the tree cell tower. Mr. Jona stated they've had the opportunity and are working with people at this time to install a cell tower that looks like a very large cedar tree which will give great reception and communication.

Member PLASTIRAS asked Mr. Jona given the phasing he mentioned about and the fact that he mentioned that there is no age restriction on the independent living, and if the independent living goes up first he may get younger families living there, so will you change your focus to something else, will you keep the medical facility, and does this start to change the development depending on who moves into the development or is it to remain senior living. Mr. Jona responded with, he doesn't have a specific answer but as we go through the P.U.D. process and the commission approves what they have seen, then the people coming into the development are seeing that he is developing a four story assisted living in the rear, an extended care in the front with a commercial component and if the age group starts dropping he doesn't think it will change anything. Mr. Jona then stated he would not be upset if the development did attract younger people.

Member TUCKFIELD stated that he was a little bothered by the four story unit that will be located in the back. He stated after walking the property and sitting by the condos at the northern central portion of the property, envisioning the building and getting a rough estimate of the height, to him the height seemed to be very visible and a general concern to him. Member TUCKFIELD spoke of his concern with regards to the cell tower, the width of the roads but stated he liked the layout it looks cool and the design has very nice details. Member TUCKFIELD mentioned beyond that the importance is the density of the property and not to mention that under this density it would roughly be three units per acre. He also mentioned with three units per acre and with a senior component to it means most likely there will be less traffic. Member TUCKFIELD made mention he liked the commercial portion in the front but spoke of the past projects where different portions of the P.U.D's were not built, only the most profitable, and easiest were built, only the financially viable portions. Member TUCKFIELD stated he has concerns when looking at the development, and that the developer may have with financing issues if the Commission gives their approval, he wants the project that the township has approved to have the best chance of getting developed and not just a portion of it. Mr. Jona went through the issues as noted by Member Tuckfield and gave an explanation for each and stated nothing is etched in stone, and with regards to Member Tuckfield last statement it was a great comment and he wanted to be honest with the Commission. Mr. Jona stated he couldn't promise that every component will be built the size that is shown but based on what he and the township had worked on together and what he was approved to build he is going to try to build the whole development because it wouldn't be the same without all of the components, that's what makes this work.

Member KRZEMINSKI asked Mr. Jona if golf carts would be allowed by the residents on the property. Mr. Jona replied with yes they can have a golf cart, that

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would be one of the prime modes of transportation and he will be working out arrangements with Mr. Schwark. He also stated they want the North Bridge residents to have a premium life style where they can take their cart and have the freedom to go anywhere in the senior community and this would be something they would promote

Chairman OLIVER asked Mr. Meagher if the restaurant comes to the Commission as a individual site plan, Mr. Meagher stated that it does, but if the applicant wants to submit his application phase in and wanted to submit a site plan for one of the phases the ordinance allows for that as well.

Member SCIUTO thanked Mr. Jona for a wonderful presentation and it was very informative. Mr. Jona responded saying they will see him in the next phase and it's mostly positive so he will take the next step. Chairman Oliver made mention that none of the Members had anything negative to say and that he has work to do are very supportive of this development moving forward.

Frank Ross, 49826 Muskegon River, Macomb, represented residents of the Village at Riverside Community stating they don't want a cement wall, they would like trees and shrubbery to separate the communities and as far as the commercial they don't want 24 hours commercial store or a gas station at the site, and they questioned the four story building. Chairman OLIVER informed Mr. Ross that nothing had been submitted that this was just conceptual just to see if the Board was interested and there would be more to come regarding this development and the residents would be notified.

MOTION by HARDY seconded by SCIUTO to close the Conceptual Plan Review; North Bridge Senior Living and Sycamore Hills Estates; Located on the on the west side of North Avenue, 1 mile south of 23 Mile Road; Section 23/26. Schwark Investment Group, LLC and Northbridge Senior Living, LLC, Petitioners. Permanent Parcels 08-23-451-002, 08-23-451-003 and 08-26-200-001.

MOTION carried.

(Open for Public Comments)

PLANNING CONSULTANTS COMMENTS

PLANNING COMMISSION COMMENTS

ADJOURNMENT

MOTION by PROVENZANO seconded by HARDY to adjourn the Planning Commission meeting at 8:24 p.m.

MOTION carried.

Respectfully submitted,

Charles Oliver, Chairman

Juliana Plastiras
Planning Commission Secretary