

Planning Commission

Regular Meeting Minutes

Thursday, October 1, 2015

7:00 p.m., Council Chambers



City of South Haven

1. Call to Order by Paull at 7:00 p.m.

2. Roll Call

Present: Frost, Heinig, Miles, Peterson, Smith, Stimson, Paull

Absent: Wall, Webb

Motion by Heinig, second by Frost to excuse absent members Wall and Webb.

All in favor. Motion carried.

3. Approval of Agenda

Motion by Smith, second by Heinig to approve the October 1, 2015 regular meeting agenda as presented.

All in favor. Motion carried.

4. Approval of Minutes – September 3, 2015

Motion by Heinig, second by Stimson to approve the September 3, 2015 regular meeting minutes as written.

All in favor. Motion carried.

5. Interested Citizens in the Audience Will be Heard on Items Not on the Agenda

None at this time.

6. New Business – Public Hearing

Reender's, Inc. requests a public hearing for a Planned Unit Development for the property located at 706 Kentucky Avenue, South Haven. Plans call for construction of a 20-unit supportive care building as Phase II of the previously approved River Ridge Retirement Community. The proposed building was included in the original

Planned Unit Development approval as future development for the property located at 706 Kentucky Avenue, South Haven.

Motion by Miles, second by Stimson to open the public hearing.

All in favor. Motion carried.

Alex Adler, Progressive Associates on behalf of River Ridge Retirement Center. Introduced Miss Lindsay Haley; Leisure Living Management for River Ridge and Miss Billie Pitcher, also with River Ridge Retirement Community.

Adler described the project as an addition for an existing supportive care facility. The addition is approximately twenty thousand (20,000) square feet and consists of twenty (20) units. Adler noted that the existing supportive care facility is twenty (20) units and the independent living facility is twenty-four (24) units. The existing parking for the existing units includes spaces for twenty (20) cars with two (2) accessible spaces. This proposal is adding twenty-two (22) total parking spaces. Adler noted that the total required parking for this facility is about ten (10) spaces. Adler believes this proposal came before the Planning Commission twice before where the addition was approved but the developer never put a shovel in the ground and added, "This time we are determined to have this happen."

Peterson asked if anything has changed since the previous proposal to which Adler responded that the layout of the plan has changed a little and this plan encroached a little more on the wetlands. Peterson asked if that is legal to which Adler responded that it is.

Smith asked Adler to describe the functionality of the space. Per Adler, the proposed building addition can be entered through an exterior door or through a corridor from the existing space. Referring to an exhibit, Adler noted that the green spaces represent adult foster/memory care locations and pointed out the dining area and shared living space. Adler commented that each area has their own shared spaces. Adler noted that there are also separate foster/assisted living spaces with their own shared areas in the proposed addition.

Paull asked for clarification of the term "memory care" which Adler noted is for those patients with difficulties remembering and gave the example of Alzheimer's disease.

Motion by Peterson, second by Miles to close the public hearing.

All in favor. Motion carried.

Paull observed that this is the time for the board to discuss the proposal among themselves, noting that this or similar plans have been proposed for years and hopefully will now come to fruition. Paull also noted that if the Planning Commission approves the proposal, a motion would be in the form of a recommendation to City Council to approve the proposed site plan.

Motion by Smith, second by Heinig to recommend that City Council approve the attached resolution allowing construction of Phase 2 development for River Ridge Retirement

Village at 706 Kentucky Avenue with the stipulation that all engineering and safety concerns be resolved prior to submission to the city council and final approval.

All in favor. Motion carried.

7. Other Business – Updated Rules of Procedure

Anderson stated that this item follows discussion by the Planning Commission to add to their by-laws that unless the meeting is attended by the applicant or their representative such request will not be discussed or acted upon and will be tabled until the next meeting. Anderson noted that this action does not require a public hearing or City Council action; the Planning Commission may amend their by-laws or rules of procedure at any time.

Frost asked whether “representative” is a defined term. After discussion, it was decided to add the word “authorized” before the word representative.

Motion by Heinig, second by Frost to approve the adoption of the amended Rules of Procedure as presented with the addition of the word “authorized” before the word “representative.”

All in favor. Motion carried.

8. Commissioner Comments

Smith: Happy fall.

Paul: Noted that the Planning Commission passed an amendment to the Zoning Ordinance in the form of an overlay zone and the Zoning Board of Appeals has been receiving significant numbers of requests from people who are starting new businesses or doing new things which trigger the ordinance. The Zoning Board is doing a very nice job of enforcing that particular addition to the ordinance and making sure the property owners are doing something, even if not entirely all that you passed. This is probably going to be a process and the Zoning Board of Appeals is doing a good job. Your work is appreciated and upheld.

There were no other comments.

9. Adjourn

Motion by Smith, second by Stimson to adjourn at 7:14 p.m.

All in favor. Motion carried.

RESPECTFULLY SUBMITTED,

Marsha Ransom
Recording Secretary