



1. CALL TO ORDER

Chairman Hinkle called the meeting to order at 7:00 pm

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Members present: Tom Brennan, Jim Ducey, Jere Hinkle, Lacey O'Quinn, Nancy Prindle and Jim Warbritton. Members Absent: Ken Elliott

Also present: Doug Lammers, Township Zoning Administrator, John Enos, Township Planner from Carlisle/Wortman, Chad Noble and Jason Vasaris from Henry Ford Allegiance Health, Karl Kowalske, Lee Vander Meucen and Craig Hondorp from Progressive AE, Ryan Schneider from A.J. Design Architects, Todd Borst from Advanced Orthopaedic Specialties, Greg Jones, Fire Chief and 16 people from public.

4. APPROVAL OF AGENDA

- Moved by Ducey and supported by Brennan to approve the agenda. All ayes, one absent, motion carried.

5. APPROVAL OF MAY 23rd REGULAR MEETING & MAY 29TH SPECIAL MEETING MINUTES

- Moved by Ducey and supported by Warbritton to approve the May 23, 2019 Regular meeting minutes with modifications. All ayes, one absent, motion carried.
- Moved by Ducey and supported by Warbritton to approve the May 29, 2019 Special meeting minutes with modifications. All ayes, one absent, motion carried.

6. NEW BUSINESS

- A.** Prelim/Final Site Plan Review, Short Term Surgery Center, Knight Road – Henry Ford Allegiance Health representatives along with their architects and engineers presented their site plan for review. The Phase I project will be developed on 3.26 acres out of the current 40 acres that Henry Ford Allegiance owns, with parking for 87 vehicles, a robust landscape complete with native plantings and two (2) storm water detention basins. Preliminary issues were addressed early when the applicants first approached the Township and all issues were met with good communication and resolution. Both the Fire Chief and the Township Planner recommended plan approval by the Commission. Enos called it “a review of a good project of principle use according to the Master Plan. The way this project was handled creates our expectations for the future”. Todd Borst has developed many surgery centers startups. He highlighted this facility as a single specialty surgery center dealing with pain management with ortho (sports), joint replacement and spine issues. Recovery time is expected to be one (1) to four (4) hours rather than an overnight stay at a hospital with costs expected to be 56% less than that of a hospital stay. There will be increased quality because of the specialized focus, lower costs and lower infection rates. The surgery center will employ 20 full time equivalents (FTE's) which equates to 30-35 staff. Hours of operation will be from 7:00 am to 4:00 pm with the goal of patients being discharged by 6:00 pm.

Hinkle reviewed the Preliminary Site Plan Requirements one by one as outlined in the Zoning Ordinance, Section 15.06 and found applicant complied with all 12 requirements. He then reviewed the Final Site Plan Requirements one by one as outlined in the same section - eight (8) points of *General Information*, 19 points of *Physical Features*, five (5) points of *Natural Features* and three (3) Additional Requirements for *Commercial Developments* and found applicant complied with all 35 requirements. Discussion.

- Moved by Ducey and supported by Brennan to approve the preliminary and final site plans as presented by Henry Ford Allegiance Health with Enos's input for supplemental changes, and subject to the review and approval of any other agencies. Discussion. All ayes, one absent, motion carried.

7. PUBLIC COMMENT

Ruth McDaniels, Joanne Ackerman and Carl Wells spoke outlining concerns over the Bohne Rd gravel pit.

8. TOWNSHIP BOARD REPORT

Brennan reported that the Township had hired Brian Sturgill as the new Enforcement Officer. He will be used on an as-needed basis.

9. OLD BUSINESS

- A. Zoning Ordinance Text, LI/HC District – Once the Planning Commission approves the draft, it is sent to the County Planning Commission for their comments and returned to the Township for a Public Hearing and then ultimately to the Board for their adoption of the inclusion of the language change. George Husack from Solid Manufacturing, expressed concern that he would get to see the proposed language before it came into effect. With the Public Hearing before the adoption, that gives notice to everyone of the proposed change.
- B. Motion by Warbritton and supported by Ducey to forward the draft to the County Planning Commission. All ayes, one absent, motion carried.
- C. Rezoning Project – Tabled
- D. Bohne Rd Mine – renewal status report – Washtenaw Engineering and Carlisle/Wortman have not yet had a chance to meet, but Target Trucking and Washtenaw Engineering are aware of the requirements and the expectations. Target has the Gentleman's Agreement, L & L's Agreement and Hinkle's requested information for reference purposes.
 1. July 29th Target should be supplying information for Hinkle's request (attachment A from May 29th meeting) and working towards compliance with both agreements, and working with Enos in the development of a new working agreement draft.
 2. August 15th – Regular meeting
 3. August 28th – Extended permit will expire

10. PROPOSED BUSINESS FOR NEXT REGULAR MEETING & MEETING DATE

The next meeting date is scheduled for July 18

- A. Rezoning project
- B. Ordinance for gravel pits – Prindle & Ducey to develop draft
- C. Public Hearing on the proposed LI/HC District language inclusion in the Zoning Ordinance

11. GENERAL DISCUSSION

None

12. ADJOURNMENT

Moved by Brennan and supported by Warbritton to adjourn the meeting at 8:53 pm. All ayes, one absent, motion carried.

Respectfully Submitted,

Diane DeBoe, Recorder