

**PLANNING COMMISSION**  
**Minutes for Regular Meeting of**  
**December 3, 2015**

**PRESENT** Dave Roesler, Tom Thompson, Leslie Sprott, Ina Ray, John Warner (late-excused), William Josephson and Jan Deur.

**ALSO PRESENT** Zoning Administrator Jensen, Recording Secretary Dion and 2 interested parties.

**CALL TO ORDER** Chairperson Roesler called the December 3, 2015 meeting to order at 6:35 p.m. and led those in attendance in the Pledge of Allegiance.

**AGENDA** Motion by Jan Deur, second from William Josephson, *ADOPTED*, to accept the agenda as written.

**6 AYES**  
**1ABSENT**  
**Warner**

**MINUTES** Motion by Leslie Sprott, second from Jan Deur , *ADOPTED*, to accept the November 5, 2015 meeting minutes as written.

**6 AYES**  
**1ABSENT**  
**Warner**

**PUBLIC COMMENT** - None

**NEW BUSINESS**

**PUBLIC HEARING**

Parcel number 61-06-101-100-0002-10, 6827 Whitehall Road, White Lake Assisted Living LLC, Site Plan Review for the proposed addition of a memory care and independent living wing to the existing State Licensed Assisted Living Center.

**PUBLIC HEARING OPEN 6:38 p.m.**

Brad VanBergen, Winberg Construction, 8868 Water Street, Montague and his partner Neil Kraay, Leisure Living, 305 Kraft Avenue, Grand Rapids were here to present and answer any questions about the proposed project.

Mr. VanBergen explained this would be an expansion to the existing assisted living center and some rooms will be a memory unit and other rooms will be licensed for assisted and independent living. The full facility will be fenced.

**CORRESPONDENCE**

None

The following are questions asked by the Commissioners and responses given by Mr. VanBergen.

Will the existing dumpster need to be moved? Mr. VanBergen answered that yes it would and it is on a temporary pad, it will be moved to another location.

Commissioner John Warner arrived 6:45 p.m.

What about Septic? Mr. VanBergen answered that they are tied into the County Sewer.

It was asked if it would be possible to add additional screening on the west side around the proposed cul-de-sac. Mr. VanBergen answered no because the service road to the well house continues past the proposed cul-de-sac, the cul-de-sac will only be used for emergency purposes not everyday use.

What kind of exterior lighting is proposed? Mr. VanBergen answered all lighting will be LED and pointing down.

Are the existing assisted living rooms full? Mr. VanBergen answered that yes they are, they have a waiting list. He explained it has been found there is a need for memory type care so some of the proposed rooms will be that, some will be more assisted living and some independent living.

Is the well sized to accommodate the proposed expansion? Mr. VanBergen answered that yes it is sized to accommodate the full site.

Chairperson Roesler stated for the record that if approved this Site Plan approval is only for the wing being proposed now, any future development will need to come back for review.

Zoning Administrator Jensen stated we still need Drain Commission approval and the approval should be contingent on such.

Mr. VanBergen stated he is working with the Drain Commissioner at this time.

#### **PUBLIC HEARING CLOSED 7:07 p.m.**

Motion by Tom Thompson, second from Jan Deur, **ADOPTED**, to approve the addition of the west wing to the existing assisted living as presented with the following conditions, 1) cul-de-sac is done where shown on site plan, 2) downward lighting is used and 3) approved by the Muskegon County Drain Commission.

**7 AYES**

#### **OLD BUSINESS**

##### **1. Reports from Sub-Committees**

- Fences, walls, hedges, berms and screens language in Lakefront Districts (sub-committee is Commissioners Warner, Sprott and Josephson) - **Proposed language is on the list of things ready for public hearing.**

- Lakeside Inn (sub-committee is Chairperson Roesler, Commissioners Deur and Warner) – Chairperson Roesler explained the sub-committee is meeting again next week with Attorney Even and he will have update at the next meeting.
- Definition of Dwelling, Dwelling Unit – No update

## 2. Master Plan Review

Commissioner Thompson stated he met with Trustee Hampel and he shared the few suggestions they have regarding trails. Commissioner Warner stated those things go in the Parks and Recreation plan not the Master Plan. Commissioner Deur stated he feels these things were addressed in the Master Plan, maybe not in great detail but they belong in the Parks and Recreation plan. Consensus was the intent was already in there.

Motion by Jan Deur, second from John Warner, **ADOPTED**, to send the Draft Master Plan to the Township Board of Trustees for approval to send to neighboring entities for comment.

**7 AYES**

## PLANNING/ZONING UPDATES

Recording Secretary Dion advised there will be no Zoning Board of Appeals meeting in December.

## COMMISSIONERS COMMENTS

Commissioner Deur advised he will still be gone in January the day of the meeting. He will be excused.

Commissioner Josephson suggested looking at adding a buffer to the ordinance, he believes what we have is vague in the Neighborhood Commercial District. He will provide some examples.

Chairperson Roseler asked all Commissioners to list ordinances they feel may need to be reviewed.

## ADJOURNMENT

Motion by John Warner, second from Jan Deur, **ADOPTED**, to **ADJOURN** the December 3, 2015, regular meeting at 7:45 p.m.

**7 AYES**

Respectfully Submitted,

Sally Dion, Recording Secretary