

**REGULAR PLANNING COMMISSION MEETING MINUTES**  
**CHARTER TOWNSHIP OF GRAND BLANC**  
**Grand Blanc Township Government Center**  
**5371 S. Saginaw Street, P. O. Box 1833, Grand Blanc, MI 48480-0057**  
**Held at 7:00 p.m. on April 1, 2010**

The meeting was called to order at 7:00 p.m. by Chairman Dan Gellings with the Pledge of Allegiance.

**ROLL CALL:**

Dolores Coulter, Jay Hoffman, Ed Brown, Dan Gellings, Mike Blondell, Vince Bandurski, Joe Johnson, Ron Goldie

**MEMBERS ABSENT:**

Ryan Thomson

**STAFF PRESENT:**

Planner Mike Deem

**PUBLIC COMMENT:**

Joe Patti, 2725 White Pine, Oxford Michigan, Representative of MediLodge Group Skilled Nursing facility. His company is looking in the Grand Blanc area to place a nursing facility. He is interested in the Housing for the Elderly discussion tonight.

Mr. Gellings closed public comment.

**APPROVAL OF THE MINUTES:**

Motion by Mr. Brown, supported by Mr. Johnson, to approve the Minutes of February 4, 2010. Motion carried 8-0.

**APPROVAL OF THE AGENDA:**

Motion by Mr. Blondell, supported by Mr. Brown, to approve the Agenda. Motion carried 8-0.

**CORRESPONDENCE:**

Planning and Zoning News  
Rowe Engineering news letter  
Letter from Rhoda Coblentz; regarding Simple Times Farm  
Letter from Kerry E. MacGregor; regarding Simple Times Farms  
Letter from Caroline Ethigton; regarding Simple Times Farms

Mr. Gellings inquired on the Simple Time Farms letters the Planning Commission received.

Mr. Deem stated the Simple Times Farms have Building Code issues and updated the Planning Commission of their "Back to the Basics of Farming". Mr. Deem stated the Charter Township of Grand Blanc has asked they adhere to the State of Michigan Building Codes and the Zoning Ordinance. As of this date, they have not. Mr. Gellings feels this is a Building Department issue

and not a Planning Commission issue. Mr. Deem concurred. Mr. Deem stated the Simple Time Farms supporters have misinformation; therefore, have been sending their letters to the Planning Commission instead of the Building Official.

Mr. Lattie enumerated the legal issues and the possibility this case being a Special Land Use item for the Planning Commission in the future.

**OLD BUSINESS:** None

**NEW BUSINESS:**

A. Discussion on Housing for the Elderly

Mr. Deem stated the Charter Township of Grand Blanc has received numerous inquiries regarding Housing for the Elderly, including Adult Foster Cares Facilities/Family Homes/Skilled Nursing Facilities and Detached Mother-in-Law Suites. Recently the Planning Commission has reviewed a number of applications for Adult Foster Cares Facilities.

Mr. Deem provided a summary of the different types of Housing for the Elderly that the Zoning Ordinance addresses and what Zoning District they are allowed. The majority of the requests have been either Adult Foster Care Homes or Congregate Care Nursing Homes. The more intense use is identified as a Special Land Use in the Multiple Family Residential, Office Service and General Commercial Districts.

Mr. Deed stated, there is a philosophy in some Townships and Cities you want to provide housing from the "Cradle to the Grave". The types of location where these facilities are located are very important. Mr. Deem would like the Planning Commission to discuss the possibilities of having Housing for the Elderly in our Residential Districts as a Special Land Use. With minimum lot sizes, acreage, setback from major roads, etc.

Mr. Brown stated the Office Service District has many vacancies and there is the possibility for owners and developers to make changes to their uses to incorporate this use for the Elderly. Mr. Deem stated the location of Office Service is not convenient for this type of use. Mr. Gellings concurred traffic noises from busy roads would not make a good sleeping environment.

Ms. Coulter stated the Health Care District would be a nice environment for this type of use. Mr. Blondell concurred with Ms. Coulter.

Mr. Gellings inquired if Mother-in-Law apartments were allowed in the Residential District. Mr. Deem stated you must have five (5) acres or more and apply to the Planning Commission for a Special Land Use Permit. Mr. Brown inquired if it could be a separate building. Mr. Deem stated, yes, and the apartment must be similar to the home in character.

Mr. Deem asked the Planning Commission if five (5) acres is appropriate. Should the acreage be decreased or increased. He stated the Township receives many requests for separate Mother-in-Law apartments; however, many of these citizens do not have the five (5) acre minimum lot size.

Ms. Coulter feels five (5) acres is too much.

Mr. Blondell inquired if the ordinance allows a homeowner to increase the square footage of their existing dwelling with a separate door. Mr. Deem stated, yes, as long as there is only one (1) Consumer Energy meter on the house, which will deter people from taking on rental tenants in a Single Family Residential District.

Mr. Bandurski inquired if there is any one kind of regulation that would satisfy overall the Housing for the Elderly ordinance changes. Mr. Deem stated each request is different.

Mr. Brown suggested this item be put on the May 6, 2010, Planning Commission agenda. Mr. Deem stated Birchler Arroyo will be attending this meeting in his absence and will address Housing for the Elderly.

Mr. Hoffman inquired what happens to the Mother-in-Law apartment when the Mother-in-Law vacates the unit. Also, he inquired on the multiple family uses in a Single Family Residential district. Mr. Deem stated he will investigate all these issues.

Mr. Johnson stated New Life Fellowship Church located at 2237 Reid Road may be interested in Housing for the Elderly; they have proposed such a facility in the past, however, their current zoning of R-2 Single Family Residential was inappropriate at the time.

Mr. Goldie asked what types of Zoning would allow for a Skilled Nursing Facility. Mr. Deem stated General Commercial, Office Service and Multiple Family Residential.

#### **OTHER BUSINESS:**

Mr. Deem informed the Planning Commission today is the 177<sup>th</sup> Anniversary of the Charter Township of Grand Blanc. On April 1, 1833, the Township held their first Township Board meeting. The Planning Commission applauded this very special moment.

#### **ADJOURNMENT**

Motion by Mr. Johnson, supported by Mr. Brown, to adjourn the meeting at 7:41 p.m.  
Motion carried 8-0.

Clerk Cathy Lane

By: Maria Maclean, April 19, 2010

**COMMISSION APPROVAL: May 6, 2010**