

MINUTES
BIG RAPIDS CHARTER TOWNSHIP
PLANNING COMMISSION

Tuesday, February 8, 2022 --- 7:00 p.m.

Big Rapids Township Hall, 14212 Northland Drive, Big Rapids, MI 49307

I. CALL TO ORDER: 7:00 P.M.

Chairperson Amanda Wethington called the regular meeting of the Big Rapids Charter Township Planning Commission to order at the township hall on Tuesday, February 8, 2022, at 7:00 p.m.

II. ROLL CALL:

Present: Carman Bean, Zach Cook, Gordon Oliver, Mark Sweppenheiser and Amanda Wethington. Mike Bigford monitored via telephone. Mary Davis was excused. The record shows there is a quorum. Also present: Zoning Administrator and Recording Secretary, Timothy Kleinheksel.

III. CONFLICTS OF INTEREST:

Mrs. Wethington asked if any of the Commission members had known conflicts of interest with any of the items on the agenda for this meeting. No one indicated that a conflict of interest existed.

IV. MINUTES:

Mrs. Wethington asked the Commission members to review the minutes of the January 11, 2022 meeting. Mr. Cook made a motion to approve the January 11, 2022 minutes as submitted. Mr. Oliver supported the motion. There was no further discussion. The motion passed unanimously with five ayes.

V. PUBLIC HEARING - SUP22-001 SPECTRUM HEALTH:

Spectrum Health, 100 Michigan St. NE, Grand Rapids, MI is requesting a Special Use Permit in the Highway Interchange (HI) zoning district to erect a 33,000 sqft ambulatory clinic that will house on-site Blood Draw and Lab Services, Urgent Care, Outpatient Rehabilitation, Occupational Health, Imaging, and Family Medicine services at 14755 215th Avenue, Big Rapids, MI, parcel #05 021 300 002. Mrs. Wethington called the Public Hearing to order at 7:01 pm. Jean Cousineau, 14330 215th Avenue, expressed a concern with drainage stating that Winter's Creek runs under 215th Avenue flowing toward her property. Veronica Clark, Project Manager for Wade Trim Architects stated there are two drainage detention ponds that channel water toward the wetlands at the Southwest corner of the property. The question was asked how many additional jobs were expected to be created with the project. Alan Kranzo, Director of Facilities at Spectrum Health, indicated that most employees at the new facility will be relocated from the main Spectrum Campus located on Oak Street in Big Rapids. Mr. Kranzo indicated Spectrum Health planned this facility to ease parking and traffic congestion at the

main campus on Oak Street. With no additional public comment, the Public Hearing was closed at 7:06 pm.

VI. ACTION ON SUP22-001 SPECTRUM HEALTH:

David Burd, Planning & Design Architect for Spectrum Health presented the plans for the Spectrum Health Primary Care Clinic stating the move to this location will reserve the Oak Street Campus for Hospital related patients and traffic. Mr. Burd also stated this is a big move for Spectrum to keep care close to home in Big Rapids and the surrounding community and said the efficient layout will improve patient experience and staff circulation while providing flexibility for future expansion at this location. Mrs. Wethington inquired as to the timeline for completion of the project. Mr. Burd stated they expected the project to be completed in the Spring of 2023. Mr. Cook asked what is the expected daily traffic flow at the facility. Mr. Burd indicated they are expecting 20-30 staff on a daily basis with no more than 200 patients throughout the day. He also stated that while blood draw and lab services are busiest in the morning, both Spectrum locations will be offering those services. Mr. Bigford inquired how much property was purchased. Mr. Kranzo said Spectrum is in the process of purchasing the entire outlot South of Menards in order to control future development of that property and indicated it is planned only for possible expansion by Spectrum Health.

The Planning Commission members reviewed the following standards and requirements of a Special Use request: (1) The nature, location, and size of the special use shall not change the essential character of the surrounding area, nor disrupt the orderly and proper development of the district as a whole. The use shall not be in conflict with or discourage the adjacent or neighboring lands or buildings. (2) The special use shall not diminish the value of the land, buildings or structures in the neighborhood. (3) The special use shall not increase traffic hazards or cause congestion on the public highways or streets of the area. Adequate access to the parcel shall be furnished. (4) The water supply and sewage disposal system shall be adequate for the proposed special use by conforming to State and County Health Department requirements, and the special use shall not over-burden any existing services or facilities. (5) Uses by special permit shall not be significantly more objectionable to nearby properties by reason of traffic, noise, vibrations, dust, fumes, odor, smoke, glare, lights, or disposal of waste than the operation of any principal permitted use, nor shall the special use increase hazards from fire or other dangers to either the property or adjacent property. (6) The Planning Commission may require that the premises be permanently screened from adjoining or contiguous properties by a wall, fence, plant screen and/or other approved enclosure when deemed necessary to buffer the surrounding uses from objectionable noise, light, etc., created by the special use. (7) The special use shall be consistent with the intent and purpose of this Ordinance and with the intent of the Land Use Plan for the Township. The special use shall be compatible with the natural environment and shall not be inimical to the public health, safety and general welfare. Upon review, the commission members saw no problems with these standards in the Spectrum project.

Mr. Bean made a motion to approve SUP22-001 as submitted. Mr. Cook supported the motion. There was no further discussion. The motion passed unanimously with five ayes via roll call vote.

VII. ACTION ON PZ22-001 SITE PLAN FOR SPECTRUM HEALTH:

Mr. Burd presented the site plan drawings of the Spectrum Health project. After discussion of the Planning Commission members, it was decided that the approval of the site plan should be tabled until a later date so that Wade Trim and Spectrum Health can present responses from the Fire Department, Drain Commissioner, Public Works and other utilities. It was agreed to schedule a special meeting on February 22, 2022 at 7:00 pm at the Township Hall for the subsequent action on the site plan.

VIII. PUBLIC COMMENT:

There was no public comment.

IX. ADJOURNMENT:

Hearing no further business for the Planning Commission, Mrs. Wethington adjourned the meeting at 7:45 pm.

X. RE-CALL TO ORDER:

Chairperson Amanda Wethington re-called the regular meeting of the Big Rapids Charter Township Planning Commission to order at the township hall on Tuesday, February 8, 2022, at 7:46 pm.

XI. PUBLIC COMMENT:

A Township resident inquired how to change an ordinance that prohibits marihuana. Mr. Bean stated that Township residents voted to ban marihuana and the Board of Trustees adapted an ordinance to prohibit marihuana establishments within the boundaries of Big Rapids Township. Mr. Bean stated that the process to amend this ordinance would be to bring the issue to a regular meeting of the Board of Trustees. Mr. Bean also suggested that a clear understanding of the due process can be obtained by referring to the Township ordinances.

XII. ADJOURNMENT:

Hearing no further business for the Planning Commission, Mrs. Wethington adjourned the meeting at 7:51 pm.

Motion to approve the Planning Commission minutes of February 8, 2022 by: Mr. Cook. Supported by: Mr. Oliver. Motion carried with six ayes.

Timothy Kleinheksel,
Timothy Kleinheksel, Recording Secretary
BIG RAPIDS CHARTER TOWNSHIP
PLANNING COMMISSION

March 8, 2022
Date Approved