



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
July 26, 2021 7PM

1. CALL MEETING TO ORDER
2. PUBLIC REMARKS
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
 - A. July 12, 2021 Regular Meeting
5. COMMUNICATIONS
 - A. Candice Carrasco RE: SUP #21071
 - B. Joell Ackerman RE: SUP #21071
 - C. Cecilia Heller RE: SUP #21071
 - D. Rama Gupta RE: SUP #21071
 - E. Thomas Bres RE: SUP #21071
 - F. Dr. John Faichney RE: SUP #21071
6. PUBLIC HEARINGS
7. UNFINISHED BUSINESS
 - A. Special Use Permit #21071 (Sparrow), construct a building greater than 25,000 square feet in size on the north side of Jolly Road, east of Kansas Street.
8. OTHER BUSINESS
9. REPORTS AND ANNOUNCEMENTS
 - A. Township Board update.
 - B. Liaison reports.
10. PROJECT UPDATES
 - A. New Applications
 - B. Site Plans Received
 - C. Site Plans Approved
11. PUBLIC REMARKS
12. ADJOURNMENT

AGENDA page 2
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION MEETING
July 26, 2021 7PM

TENTATIVE PLANNING COMMISSION AGENDA
August 9, 2021

1. PUBLIC HEARING
2. UNFINISHED BUSINESS
3. OTHER BUSINESS - None

Individuals with disabilities requiring auxiliary aids or services should contact: Principal Planner Peter Menser, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4576 - Ten Day Notice is Required.
Meeting Location: Zoom web conferencing application
Meeting ID: 872 0006 8286 Password: 5151

Providing a safe and welcoming, sustainable, prime community.



**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES**

DRAFT

July 12, 2021

5151 Marsh Road, Okemos, MI 48864-1198

517-853-4560, Town Hall Room, 7:00 P.M.

PRESENT: Chairman Hendrickson, Commissioners McConnell, Premoe, Shrewsbury, Richards, Blumer, Snyder, Trezise, Cordill

ABSENT: None

STAFF: Director of Community Planning & Development Timothy Schmitt

1. CALL MEETING TO ORDER

Chairman Hendrickson called the regular meeting to order at 7:00 P.M.

2. PUBLIC REMARKS

Shereen Tabrizi 3917 Sheldrake Ave. spoke in opposition of SUP #21071.

John Faichney 3917 Sheldrake Ave. spoke in opposition of SUP #21071.

Celene Tabrizi resident 3566 Kansas Rd. spoke in opposition of SUP #21071.

Piotr Lupa 3575 Kansas Rd. spoke in support of SUP #21071.

Mariane Wolfe 2668 Coreopsis Dr. spoke in opposition of SUP #21071.

3. APPROVAL OF AGENDA

**Commissioner Richards moved to approve the agenda.
Seconded by Commissioner McConnell.**

Chairman Hendrickson mentioned agenda item 5C communication from Lynne Page was not regarding SUP #21071, and instead Village of Okemos project.

Commissioner Richards accepted the friendly amendment.

VOICE VOTE: Motion approved unanimously.

4. APPROVAL OF MINUTES

A. June 14, 2021 Regular Meeting

**Commissioner Trezise moved to approve the Minutes of June 14, 2021.
Seconded by Commissioner McConnell.**

Commissioner McConnell mentioned in item 4A the friendly amendment was accepted by Commissioner Premoe, not Chairman Hendrickson and on item 7A previous to making the motion to adopt Rezoning #21030 Chairman Hendrickson handed off the gavel to Commissioner Richards to make the motion. Also that his name is spelled with two "L"s not one.

Commissioner Trezise accepted the friendly amendments.

VOICE VOTE: Motion approved unanimously.

5. COMMUNICATIONS

A. Brent Felton RE: SUP #21071

B. John Faichney RE: SUP #21071

C. Lynne Page RE: MUPUD #21-19024-2 & SUP #21-19051-2

D. Nancy Bennett RE: SUP #21071

6. PUBLIC HEARINGS

Special Use Permit #21071 (Sparrow), construct a building greater than 25,000 square feet in size on the north side of Jolly Road, east of Kansas Street.

Chairman Hendrickson opened the public hearing at 7:18 p.m.

Director of Community Planning & Development Timothy Schmitt outlined SUP #21071.

The Applicant Stacy Bakkegard explained Sparrow's position.

Public Comments:

Shereen Tabrizi 3917 Sheldrake Ave. spoke in opposition of SUP #21071.

John Faichney 3917 Sheldrake Ave. spoke in opposition of SUP #21071.

Piotr Lupa resident of 3575 Kansas St. spoke in support of SUP #21071.

Mariane Wolfe 2668 Coreopsis Dr. spoke in opposition of SUP #21071.

Planning Commission Discussion:

The Planning Commission discussed a number of topics with Thomas Bres, Senior Vice President of Sparrow, and Staci Bakkegard, Director of Facility Development for Sparrow. The topics included:

- Discharge protocols from the new facility
- Siren protocols for ambulances coming and leaving the new facility
- Potential for a CATA transit stop and the status of any conversations with CATA

- Explanation of types of cases that would be at the standalone emergency room/level of trauma center the facility would be
- Possibility of lighting limitations on the north and west portions of the property
- Height of proposed screenwalls and the potential for the inclusion of soundwalls
- Revisions needed to the elevations for the building
- Sparrow's plans for the property if the Special Use Permit for the size of the building was rejected
- How much parking will be on site v. how much parking is needed
- Information about Meridian Township ambulance service and how this facility will impact that service
- Potential for the removal of the Kansas Road access point.

A straw poll indicated the Planning Commission is split on approving the SUP as presented. Mr. Bres indicated that Sparrow would follow up on all of the questions and have a clinical expert from Staff at the next building, in order to answer some of the technical questions.

Chairman Hendrickson closed the public hearing at 8:41 p.m.

7. UNFINISHED BUSINESS

NONE

8. OTHER BUSINESS

NONE

9. REPORTS AND ANNOUNCEMENTS

A. Township Board update.

Director Schmitt stated the Rezoning for Martin Investment Properties has been approved. The Rezoning for Powell and Grand River is on hold per the applicant. Rezoning on Jo Don Dr. will go forward on the second meeting of July, rezoning at 1999 Saginaw will go on the second meeting of July, and the MUPUD updates will go forward on the second meeting of July as well.

B. Liaison reports.

- Commissioner Cordill Reported the Corridor Improvement Authority only meets every other month.

10. PROJECT UPDATES

A. New Applications

1. Rezoning 21060 – 2260 Jolly Oak: Request from Becky Beauchine Kulka to rezone property at 2260 Jolly Oak from PO, Professional and Office, to C-2, Commercial.

B. Site Plans Received

1. Site Plan Review #21-06 (Sparrow), new medical office building/freestanding ER building at Jolly Road and Kansas Street

C. Site Plans Approved
NONE

11. PUBLIC REMARKS

Piotr Lupa spoke in support of SUP #21071.

12. ADJOURNMENT

**Commissioner Cordill Moved to Adjourn.
Seconded by Commissioner Snyder.**

VOICE VOTE: Motion approved unanimously.

Chairman Hendrickson adjourned the regular meeting at 8:47 p.m.

Submitted,
Zachary Lemaster

Tim Schmitt

From: Frank Walsh
Sent: Sunday, July 11, 2021 10:14 PM
To: Tim Schmitt; Amber Clark
Cc: Derek Perry; Michelle Prinz
Subject: Fwd: Sparrow Health System Special Use Permit - Jolly and Kansas Roads

Sent from my iPhone

Begin forwarded message:

From: Candice Carrasco <candicecarrasco@gmail.com>
Date: July 11, 2021 at 9:15:20 PM EDT
To: meridian-mi@enotify.visioninternet.com, Board <Board@meridian.mi.us>
Subject: Sparrow Health System Special Use Permit - Jolly and Kansas Roads

Dear Meridian Township Planning Commission,

I am writing today to express my concern regarding the request from Sparrow Health System for a special use permit for land at Jolly and Kansas Roads which would be used to establish outpatient medical offices as well as a freestanding emergency department.

As a homeowner in The Meadows neighborhood, I feel the emergency department portion of this project would negatively impact quality of life to Meridian Township residents along Jolly Road, residents in my neighborhood and residents in other neighborhoods long Hulett Road who frequently travel the area for access to schools, workplaces and community businesses. I appreciate access to quality medical care in outpatient settings and have no concerns with the establishment of primary care/specialist medical offices as these types of offices serve non-emergency patients in crisis but it is the freestanding emergency room component of this project/request which is of specific concern.

My concerns with the freestanding emergency department stem from the realities that it will increase noise, traffic and create safety issues for residents who will be unnecessarily exposed to the realities of an emergency department. Further, our community is gaining access to emergency medical care within 5 miles with the opening of McLaren Hospital in 2022 and therefore this freestanding emergency department would not be filling a gap in services for township residents. The risks presented by a freestanding emergency department in very close proximity to residential areas is simply too great in my opinion and I urge the board to hear these concerns from area residents. I have appreciated living in a community committed to health, safety, diversity and pleasant/quiet neighborhoods. Please consider the negative impact to these community assets which the commission is charged with protecting in decision making processes and show your commitment to upholding our community values.

Thank you,

Candice Carrasco

2610 Coreopsis Drive

July 12, 2021

Dear Planning Commission,
Conserving Special Use Permit # 21071 (Sparrow Health System,
from Joel Ackerman 3521 Indiana Rd

- 1) Since the rezoning has already occurred I feel like this is just a formality. (Already a done deal)
- 2) E.R. is the most expensive way to consume health care. Why do they want to be in the most affluent area?
- 3) Improving patient outcome is the main reason cited for this project.
"7 ways to improve patient outcomes" is by taking care of the staff to include nurses, doctors & staffing appropriately to prevent burnout
 - study of nurse practitioners shows better care environments lead to decrease patient mortality.
 - Recent Employee reviews from Sparrow state
 - a) high turn over
 - b) poor perception of management
 - c) hectic / chaotic work environment, → (which leads to safe issues)

Spoke with Alan Vierling - president / CEO?
Sparrow at a meeting this year at Midwest power.

I asked him about staffing.

Alan's reply: 1) can't keep PCT's (patient care technicians)

2) Many nurses have left (probably due to safety issues & burnout)

3) Traveling nurses are expensive (my thoughts)

(I am wondering how much management & CEO's make ???)

- A personal nurse friend told me for last 3 weeks in a row they did not have a PCT (patient care technician) (not sure if they had one this past week)

all the nurses are maxed out with their assignment... so often instead of getting someone to help her, she puts herself at risk doing more than she should & the patient at

- So how this would be adequately staffed is beyond me...
- People experiencing housing insecurity represent a disproportionate & growing share of E.R. visits
- most things can be taken care of by family practice doctors, Telamed, extended hours in urgent care facilities offering accommodations within 7 minute drive time from any location in meridian township

Yes if you have chest pain or anything else that can be life threatening - go to E.R.

- The new hospital on campus is only 8 minutes away.

I am very opposed to the rezoning, a 24^{hr} E.R. & the destruction of the neighborhood.

Sincerely,
Joell Dehman

Tim Schmitt

From: Meridian Township, MI <meridian-mi@enotify.visioninternet.com>
Sent: Monday, July 12, 2021 7:55 PM
To: Planning Commision (DG)
Subject: Food for thought , regarding sparrow stand alone ER

Message submitted from the <Meridian Township, MI> website.

Site Visitor Name: Cecilia Heller
Site Visitor Email: Ceillpn28@gmail.com

Be wary of Sparrow's Spin Job regarding this.
I sent this to the Board Of Commissioner and I believe it went on deaf ear

Please read the comments in the FB post that was posted by WILX and know whom you are dealing with before you vote to have that ER built.

That ER is not necessary. What is necessary is keeping their urgent cares open past 7 or 8 pm . This will alleviate a lot of over crowding in the main ER.

I have spoken to several employees that I used to work with in this ER and they are dismayed that for years they have worked short handed and now this.

They closed St Lawrence campus because they had no staff.

These are red flags that need to be addressed . Besides Meridian Fire EMS are top notch and can handle any emergency necessary.

Thank you Ceil Heller

<https://www.facebook.com/139971542712997/posts/4167832569926854/?d=n>

Tim Schmitt

From: RG <guptaram.rg@gmail.com>
Sent: Monday, July 12, 2021 2:05 PM
To: Planning Commision (DG)
Subject: 7-12 Meeting Comments

Here are my notes against the free standing ER.

Increased traffic

Construction noise

Cited reasons aren't for the project aren't valid as laid out below.

-urgent care is readily available and telehealth visits can address everything else.

-emergency rooms are the most expensive way to consume healthcare, why is this facility going into the most affluent area?

-chest pain should always warrant an emergency room visit

-remember when the speed limit used to be 55 on Jolly road in this area? That changed after Adam Nevills was killed in a car accident. So now we want to invite potentially distressed rushed drivers to an area which is currently safe for residents, walkers, runners, bikers, and family's?

-if you can afford to leave the ED because the wait is too long, this is an issue which should have been treated via Telehealth , an urgent care, or primary care doc

-improving patient outcomes is a main reason cited for this project. An article published in health management . Org titled "7 ways to improve patient outcomes" is to improve the work culture by taking care of the staff which includes nurses, doctors, and staffing appropriately to prevent burnout.

It has become increasingly evident that the atmosphere and working conditions within a hospital can have a profound impact on patient outcomes.

For instance, a study of nurse practitioners' environments in the United States observed a strong correlation between better care environments (i.e., better staffing, investments in staff development, quality management, frontline manager supervisory ability, and good relations with physicians) and reduced patient mortality.⁷

This point is reinforced in a 2008 review of the international evidence concerning the correlation between nursing practice environments and patient outcomes. One of the evaluated studies noted significantly better outcomes among hospitals that were awarded Magnet status, an award given by the American Nurses Credentialing Center to hospitals that satisfy a set of criteria designed to measure the strength and quality of their nursing department. The authors attributed this difference in outcomes to organizational features through which nurses experienced greater autonomy, more control over their practice, and better relationships with physicians.⁸

This same review also considered a survey of 43,000 nurses in 700 hospitals in the United States, Canada, England, Scotland, and Germany. The surveyed nurses agreed that while their working relationships with physicians were largely positive, their hospitals generally didn't provide the support services that the nurses needed to get their jobs done, and fewer than half of the respondents felt that their hospital administrators listened and responded to their concerns. Authors Robyn B. Cheung, et al., concluded that their study's findings "provide convincing evidence of the crucial role that staffing ratios, and administrative and managerial support, play in the quality of patient care and patient outcomes."

-recent employee reviews from sparrow state high turnover, poor perception of management, hectic/ chaotic work environment, low pay compared to industry standard.

-emergency departments attract homeless people

<https://bmchealthservres.biomedcentral.com/articles/10.1186/s12913-021-06426-z>

“People experiencing housing insecurity represent a disproportionate and growing share of ED visits. ED utilization by homeless patients is three times the US norm [12] and has increased 80% over the last 10 years [13, 14]. Homeless patients are more likely to be “frequent users” (≥4 visits/yr) or “super users” (≥20 visits/yr) of the ED, and thus utilize more resources [15, 16].

Several risk factors for disproportionate ED use include lack of housing, substance abuse, decreased education, chronic illness, hunger, and exposure to violence [6, 12].

<https://www.healthline.com/health-news/medical-care-in-emergency-rooms#Whos-most-likely-to-visit-the-ER>

-from 1996-2010, emergency room visits increased by 44%.

Those in the “other” insurance category, including people without insurance, were the most likely to visit emergency rooms.

As health literacy or healthcare access during business hours are often barriers to care, emergency departments open 24/7 fill the gap and support that individual or family in need of medical evaluation and treatment,” he said.

“[Emergency departments] accept this role and responsibility, but also recognize that seamless connectivity to outpatient physician and services could be better coordinated and optimized. This is an area ripe for improvement, and should be a focus of attention.

-Insurance coverage is often suboptimal, and patients will often put off getting healthcare until they really need it, thinking they will save money that way by avoiding the copays associated with multiple doctor’s visits. When their condition gets worse, they wind up in the [emergency department]. This is why we need better insurance coverage and plans that incentivize outpatient care over [emergency department] care

-Another point to note- there are extended hours urgent care facilities offering accommodations for working adults within 7 minutes drive time in from any location in meridian township

Jon Brown cited in favor of this development stands to benefit financially. He mentions his employees often get cut- this is a work comp issue and they have prearranged agreements with providers/ clinics. If an injury is so severe it requires and ED visit, MIOSHA should probably conduct an audit.

Rama Gupta
3521 Indiana
517-894-5940

Tim Schmitt

From: Griffin, Jordan G <Jordan.Griffin@sparrow.org> on behalf of Bres, Thomas <Thomas.Bres@Sparrow.Org>
Sent: Thursday, July 15, 2021 9:10 AM
To: Planning Commision (DG)
Cc: Tim Schmitt; Shaski, John; Bakkegard, Staci
Subject: Sparrow Follow Up

Dear Meridian Township Planning Commission,

We did not anticipate some of the questions asked on Monday night, and want to be as informative as possible about this exciting project. We have great respect for the Township processes, understand the importance of your role and decisions, and the due diligence you must perform.

At the next meeting, we will bring additional Sparrow leaders including clinical leaders, to address the unanswered questions as well as any new questions.

In the meantime, we also want to offer each of you the opportunity to meet with us informally. We are happy to schedule a 30 minute video meetings (or in person) next week for any Commissioner who would like to meet with myself and key leaders on the project. We would be eager to hear more of your questions and feedback on any and all aspects of the project, and a separate meeting might give us more time for discussion.

If you are interested in a 30 minute meeting, please contact Jordan Griffin at jorden.griffin@sparrow.org and she will assist in scheduling.

Thank you for considering the Special Use Permit and we look forward to our next discussions.

Thomas A. Bres

Senior Vice President
Chief Administrative Officer and
Chief Information Officer
517-364-5007
thomas.bres@sparrow.org
Twitter: @SparrowTomBres



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Tim Schmitt

From: Meridian Township, MI <meridian-mi@enotify.visioninternet.com>
Sent: Thursday, July 22, 2021 9:19 AM
To: Planning Commision (DG)
Subject: Special Use Permit #2107 (Sparrow Health System)

Message submitted from the <Meridian Township, MI> website.

Site Visitor Name: JD Faichney, MD
Site Visitor Email: jdfaichney@hotmail.com

7/22/2021

The Planning Commission heard Sparrow Hospital (SUP#21071) on 7/12/2021. The public was represented by 4 members in opposition to this proposal as well as letters in opposition. Sparrow representative claimed counsel with community members which to date is false. Planning Commission members asked excellent questions, especially regarding traffic, safety and reasons for this development on residential property. The proposition that Sparrow Hospital is motivated to improve this residential environment was questioned in various ways. My wife, Shereen Tabrizi, Ph.D and I are becoming more concerned about the traffic issues on Jolly Rd. In our opinion, it is poor judgement to place an emergency room on residential property. Neighborhood opposition is unanimous minus 1.



To: Planning Commission

From: Timothy R. Schmitt, *AICP*, Community Planning and Development Director

Date: July 22, 2021

Re: Special Use Permit #21071 – Sparrow Health System – Building greater than 25,000 square feet

The Planning Commission held a public hearing for Special Use Permit request #21071 at their July 12, 2021 meeting. The Planning Commission had a lengthy discussion the request and asked Sparrow, their representatives, and Township Staff to follow up on a number of items, including:

- Explain discharge protocols for patients
- Discussion/potential for CATA transit stop
- Please detail the lights/sirens protocol for a site of this nature
- What level of trauma center/explain further/explain types of cases/etc.
- Potential lighting limitations on the north and west
- Screen wall height
- Revised elevations showing the ER Entrance moved
- Parking calculations
- Fire chief discussion on the ambulance
- Potential to remove the Kansas entrance
- What would Sparrow do if the 25K SUP was denied?

Sparrow has responded to some of these comments in their attached FAQ and will have staff available to follow up on other items, but Staff would like to address some of the concerns.

- Lighting limitations on the north and west: Although not required as part of the Special Use Permit submittal, the applicant did submit a lighting plan for Staff's review with their Site Plan application. In reviewing it, Staff can confirm that the lighting plan generally meets the ordinance requirements, with minor exceptions at the building entrances which should be a simple fix for the applicant. There are only seven light fixtures proposed on the north side of the building, which will all be sharp cutoff fixtures. The light modeling shows no lumens at the property line and with the extensive screening on the site, the lighting will not spill over onto neighboring properties.
- Parking on site: Staff's Site Plan review indicates that 135 parking spaces will be required based on the current layout of the facility. The applicant is proposing 159 parking spaces, 10 of which will be barrier free.
- Fire Chief comments – Please see the attached email from Chief Hamel with respect to the Township ambulance services and this facility.

Planning Commission Options

The Planning Commission may recommend approval, recommend approval with conditions, or recommend denial the special use permit. A resolution to recommend approval and a resolution to recommend denial have both been provided with this memorandum. Should the Planning Commission move to recommend denial of the Special Use Permit for a building greater than 25,000 square feet, they may wish to amend the resolution to include the specific reasoning behind the denial.

Attachments

1. Resolution for approval
2. Resolution for denial
3. FAQ from Sparrow
4. Staff report dated July 8, 2021
5. Site Layout Plan and Planting Plan



RESOLUTION TO APPROVE

**Special Use Permit #21071
Sparrow Health Systems
2446 Jolly Road, 3532 Kansas, 3558 Kansas**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at 5151 Marsh Road, Okemos, MI 48864 on the 26th day of July 2021, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____.

WHEREAS, Thomas Bres, on behalf of Sparrow Health Systems, as requested a special use permit (SUP #21071) to construct a 30,456 square foot medical office and standalone emergency room building at 2446 Jolly Road, 3532 Kansas, and 3558 Kansas; and

WHEREAS, the subject site is appropriately zoned PO (Professional and Office), which permits the construction of buildings greater than 25,000 square feet in floor area by special use permit where public water and sewer are available; and

WHEREAS, the Planning Commission held a public hearing for Special Use Permit #21071 at its meeting on July 12, 2021, and has reviewed the staff material forwarded under a cover memorandum dated July 22, 2021 and July 8, 2021; and

WHEREAS, the applicant proposed a series of six conditions along with the rezoning of the property to PO, Professional and Office, which are in the process of being implemented through the site plan review process; and

WHEREAS, the proposed building larger than 25,000 square feet will not be adverse or damaging to public health, safety, or welfare; and

WHEREAS, the proposed project is consistent with the general standards for granting a special use permit found in Section 86-126 of the Code of Ordinances; and

WHEREAS, municipal water and sanitary sewer is available to serve the subject site.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Special Use Permit #21071 subject to the following conditions:

1. Approval is granted in accordance with the site plans prepared by Progressive AE dated as follows: Site Layout 6-18-21, Planting Plan 6-3-21.
2. The building elevations shall be modified to show the revised location of the ambulance entrance, which is not permitted be located on the west elevation.

3. The applicant shall obtain any and all other applicable permits, licenses, and approvals necessary to construct the new house. Copies of all permits, licenses, and approvals shall be submitted to the Department of Community Planning and Development.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified Chairperson of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 26th day of July, 2021.

Scott Hendrickson, Chair
Meridian Township Planning Commission

RESOLUTION TO RECOMMEND DENIAL

**Special Use Permit #21071
Sparrow Health Systems
2446 Jolly Road, 3532 Kansas, 3558 Kansas**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at 5151 Marsh Road, Okemos, MI 48864 on the 26th day of July 2021, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____.

WHEREAS, Thomas Bres, on behalf of Sparrow Health Systems, as requested a special use permit (SUP #21071) to construct a 30,456 square foot medical office and standalone emergency room building at 2446 Jolly Road, 3532 Kansas, and 3558 Kansas; and

WHEREAS, the subject site is appropriately zoned PO (Professional and Office), which permits the construction of buildings greater than 25,000 square feet in floor area by special use permit where public water and sewer are available; and

WHEREAS, the Planning Commission held a public hearing for Special Use Permit #21071 at its meeting on July 12, 2021, and has reviewed the staff material forwarded under a cover memorandum dated July 22, 2021 and July 8, 2021; and

WHEREAS, the applicant proposed a series of six conditions along with the rezoning of the property to PO, Professional and Office, which are in the process of being implemented through the site plan review process; and

WHEREAS, the proposed building larger than 25,000 square feet will not be adverse or damaging to public health, safety, or welfare; and

WHEREAS, the proposed project is consistent with the general standards for granting a special use permit found in Section 86-126 of the Code of Ordinances; and

WHEREAS, municipal water and sanitary sewer is available to serve the subject site.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends denial of Special Use Permit #21071 for the following reasons:

1. The size of the building is inappropriate for the location being proposed.
2. The proposed building greater than 25,000 square feet does not meet the standards outlined for Special Use Permit approval in Section 86-126.

**Resolution to Recommend Denial
Sparrow Health Systems**

**SUP #21071
Page 2**

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified Chairperson of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 26th day of July, 2021.

Scott Hendrickson, Chair
Meridian Township Planning Commission

Frequently Asked Questions

About Freestanding Emergency Departments

July 22, 2021

Q: What is a Freestanding Emergency Department?

A: Freestanding Emergency Departments offer emergency care without being physically attached to a hospital. They provide care for those with limited access to hospital-based Emergency Departments and help alleviate stress on traditional hospital facilities. Both freestanding and hospital ERs are open 24 hours a day, seven days a week. The staff at both will include emergency medicine doctors, emergency nurses, laboratory technicians, and radiology technicians. They can both handle potentially life-threatening conditions, including bleeding, fractures, respiratory problems, heart attack, and stroke. We believe the Freestanding Emergency Department in Meridian Township will improve healthcare access and convenience to a major population center in the Lansing area and to communities further east, such as Williamston, Webberville, Fowlerville, Mason, and Alaiedon Township.

Q: What's involved in the Sparrow project?

A: The project, part of a medical office building, includes a 12,000-square-foot Emergency Department that will serve as a companion to our Sparrow Hospital Emergency Department and Level 1 Trauma Center. It will also include imaging equipment for CTs, ultrasounds, and X-rays, and a Lab with four draw stations. A six-provider Sparrow Medical Group practice is also planned for the site.

Q: How common are Freestanding Emergency Departments?

A: A Freestanding Emergency Department is a new concept for Mid-Michigan but there are several around the state and they've become much more common nationwide in recent years.

Q: Will this Freestanding Emergency Department be able to handle the same cases as the Sparrow Hospital Emergency Department?

A: The state of Michigan doesn't designate specific levels of care for Freestanding Emergency Departments. However, all Emergency Departments attached to hospitals have different levels of care they are able to provide. For example, our Sparrow Emergency Department downtown is considered a "Level 1 Trauma Center." This means we are certified to handle the most acute emergencies. We are the only Level 1 Trauma Center in the area. First Responders, those who operate and staff ambulances, know this and will bring the appropriate patients to our downtown location versus the freestanding site.

Frequently Asked Questions

Q: Won't there be a potentially dangerous delay in care if I go to a Freestanding Emergency Department, am found to need more complex treatment, and require being transferred for surgery or further care at Sparrow Hospital in Lansing?

A: The most important issue during an emergency is the time required to diagnose and begin stabilization. A Freestanding Emergency Department allows for improved access to immediate care. This enhances the opportunity to diagnose and begin intervention. We have seen across the country the difficulty in rapid assessment in major trauma centers. Freestanding EDs get around this challenge and put the patient in front of the provider quicker. This allows us to diagnose and begin intervention faster, and closer to home. In the need for surgery or hospital admission we activate the same systems but bypass the major trauma center and admit the patient directly to the hospital unit necessary to provide the best care.

Q: Who pays for the cost of an ambulance if I have to be transferred from the freestanding location to Sparrow Hospital in Lansing or another site?

A: That cost is typically billed to insurance companies.

Q: Will there potentially be overnight stays at the new facility if my condition is not serious enough to be admitted to the hospital but I'm told to wait to go home until my condition stabilizes?

A: The Freestanding ED never closes. If a patient needs to stay for a few hours we can do that at the Freestanding ED. If it's more than a few hours, we would directly admit the patient to a hospital observation unit.

Q: What's the difference between going to this Freestanding Emergency Department versus an Urgent Care?

A: Emergency care is aimed at those facing a potentially life-threatening illness or serious injury. Urgent Care is when it's not an emergency but you feel you need care right away rather than wait for an appointment with your primary care physician. A Freestanding ED can treat any conditions a hospital-based ED can. An urgent care can only treat minor injuries and illnesses.



To: Planning Commission

From: Timothy R. Schmitt, AICP, Community Planning and Development Director

Date: July 8, 2021

Re: Special Use Permit #21071 – Sparrow Health System – Building greater than 25,000 square feet

Thomas Bres, on behalf of the Sparrow Health System, has requested a special use permit to construct a 30,456 square foot building on the six acres of land at the northeast corner of Jolly Road and Kansas Street. The project site consists of Parcels 33-353-016, 33-353-005, and 33-353-004. The property was recently rezoned to PO, Professional and Office, subject to the following series of six conditions which were voluntarily offered by the applicant:

- 1) The use of the north 75 feet along the depth of Parcel Number: 33-02-02-33-353-004 (commonly known as 3558 Kansas Road) would be limited to screening, landscape buffer and storm water detention with associated underground utilities.
- 2) The north property line of Parcel Number: 33-02-02-33-353-004 (commonly known as 3558 Kansas Road) would be landscaped to match or exceed the buffer requirement between Professional Office Zoning and Residential Zoning as outlined in the current Meridian Charter Township Zoning Ordinance Section 86-404 (b)(3) for rear yard buffer.
- 3) The west property line of Parcel Numbers: 33-02-02-33-353-004 and 33-02-02-33-353-005 (commonly known as 3532 and 3558 Kansas Road) to the extent that the properties across Kansas Road are zoned Residential (RA) (to the southern edge of Parcel Number: 33-02-02-33-352-004) would be landscaped to exceed the landscape screening material buffer requirements as outlined in the current Meridian Charter Township Zoning Ordinance Section 86-404 (b)(3). This would require a double row of interlocking trees, primarily evergreens, or the equivalent in addition to general screening standards.
- 4) Driveways would be limited to a primary drive access on Jolly Road, a secondary drive to Woodlake Drive on the east, and a drive on Kansas Road aligning with the current curb cut on Kansas Road for 2476 Jolly Road. This condition would be subject to Ingham County Road Commission approval of the driveways and location of the driveways.
- 5) The Owner will pursue LEED certification for the proposed project.
- 6) As a condition of the rezoning, the developer will provide for the extension and construction of a public water main along Kansas Road subject to the Meridian Department of Public Works specifications and design. In addition, the developer will establish an escrow account to cover the connection costs of up to 14 Residential Houses on Kansas Road to be serviced by such water main extension in an amount not to exceed \$10,000 per Residential House to be used on or before May 31, 2026. <cont.>

Any such funds held in escrow after such date, shall be returned to the developer. “Residential Houses” shall mean the current owner(s) and parcel numbers identified in the attached Exhibit A (on file with the Township).

The construction of any building or group of buildings with a combined gross floor area greater than 25,000 square feet requires a special use permit due to the significant impact such development may have upon adjacent property owners, neighborhoods, and public infrastructure. The Code of Ordinances requires the special use permit to ensure that public utilities, roads, and other infrastructure systems are or will be adequate to support the proposed development.

A single building is proposed, with parking on three sides. The building will have both general medical offices and a freestanding emergency room under the same room. No other uses are proposed for the site. The development will be constructed in a single phase, with work on the water main extension to occur simultaneously offsite.

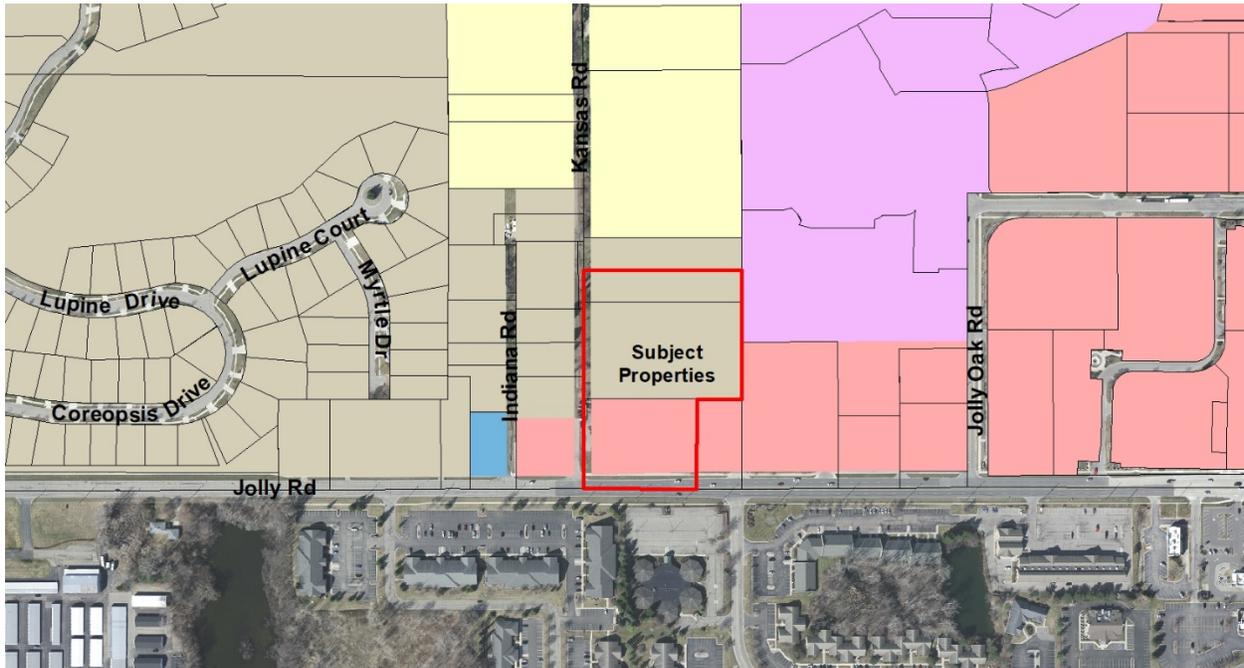
Although not part of the Special Use Permit review, the proposed project meets the main standards for site plan review, including setbacks, height, building coverage, and parking. Minor changes will need to be made with respect to the landscaping and screening to the adjacent uses, in order to limit the negative impact on the surrounding properties. But those items will be finalized during the administrative site plan review for the project.

LOCATION



FUTURE LAND USE

The Future Land Use Map from the 2017 Master Plan has two designations for the subject property. The southern portion of the property adjacent to Jolly road is designated Commercial, while the two parcels to the north on Kansas Road are designated R2-Residential 0.5 – 3.5 dwelling units per acre category.



ZONING

The subject site is zoned PO, Professional and Office, subject to a series of conditions. The rezoning was approved by the Township Board at the June 15th meeting. The conditions of the rezoning that were accepted by the Township Board are:

- 1) The use of the north 75 feet along the depth of Parcel Number: 33-02-02-33-353-004 (commonly known as 3558 Kansas Road) would be limited to screening, landscape buffer and storm water detention with associated underground utilities.
- 2) The north property line of Parcel Number: 33-02-02-33-353-004 (commonly known as 3558 Kansas Road) would be landscaped to match or exceed the buffer requirement between Professional Office Zoning and Residential Zoning as outlined in the current Meridian Charter Township Zoning Ordinance Section 86-404 (b)(3) for rear yard buffer.
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cut on Kansas Road for 2476 Jolly Road. This condition would be subject to Ingham County Road Commission approval of the driveways and location of the driveways.

- 5) The Owner will pursue LEED certification for the proposed project
- 6) As a condition of the rezoning, the developer will provide for the extension and construction of a public water main along Kansas Road subject to the Meridian Department of Public Works specifications and design. In addition, the developer will establish an escrow account to cover the connection costs of up to 14 Residential Houses on Kansas Road to be serviced by such water main extension in an amount not to exceed \$10,000 per Residential House to be used on or before May 31, 2026. Any such funds held in escrow after such date, shall be returned to the developer. "Residential Houses" shall mean the current owner(s) and parcel numbers identified in the attached Exhibit A (on file with the Township).

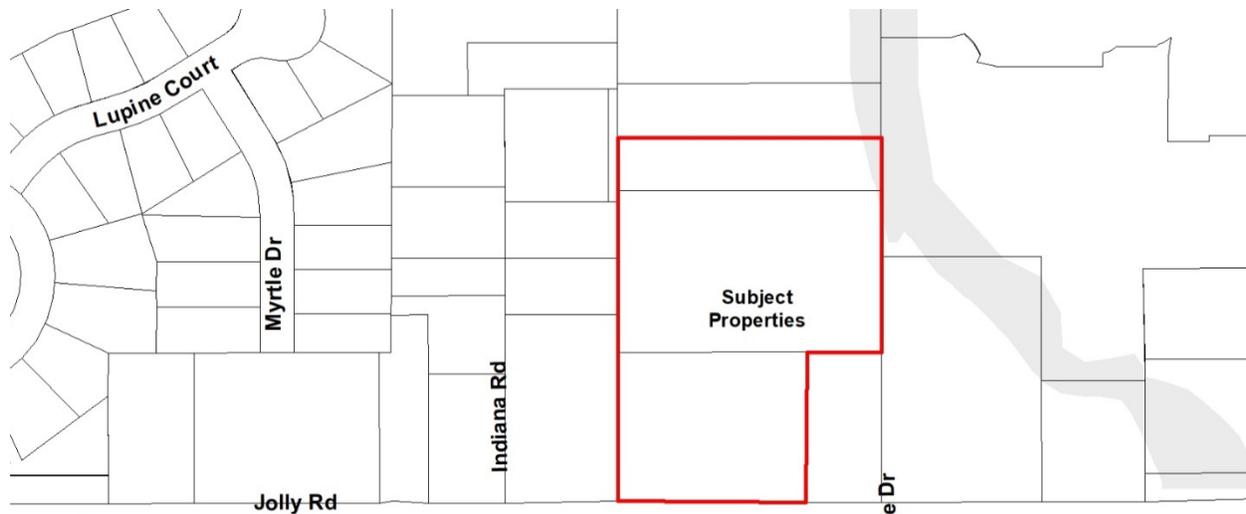
Confirmation that the conditions of the rezoning have been met will occur during the site plan review and the construction process. The first four conditions will be confirmed during the site plan review. LEED certification will occur through construction and certification review afterwards and the applicant will need to provide the Township with evidence of certification at the end of the process. Lastly, the applicant has already reached out the Engineering Department to begin the process for the water main extension, which will take some time, but is expected to be constructed simultaneously with the building.

PHYSICAL FEATURES

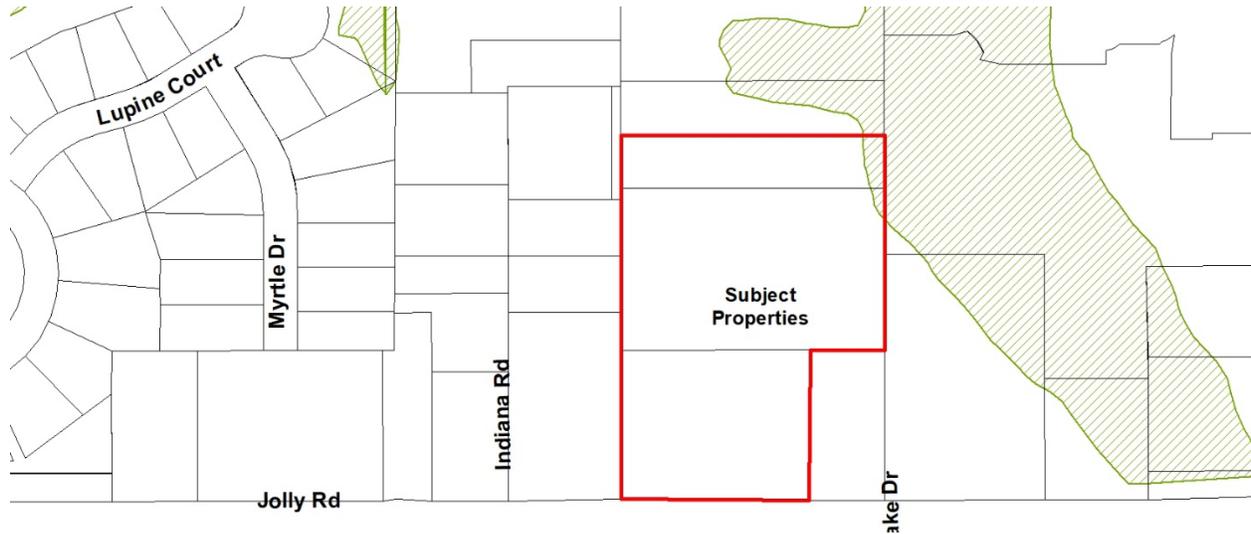
The site is currently partially developed. The area along Jolly Road is the current location of Midwest Power Equipment. Their parking and storage has spilled over onto the property immediately to the north, which is largely vacant. The third property and furthest north currently has a single-family home located on it. The topography of the site, with corresponding elevations, is depicted on the property survey provided by the applicant. There are no natural features of note on the site.

FLOODPLAIN and WETLANDS

There is a small area of floodplain indicated on the Township’s maps at the far northeast corner of the site. This is related to the County drain located on the adjacent property. The applicant has surveyed the area and all construction related to the development is located outside of the floodplain.

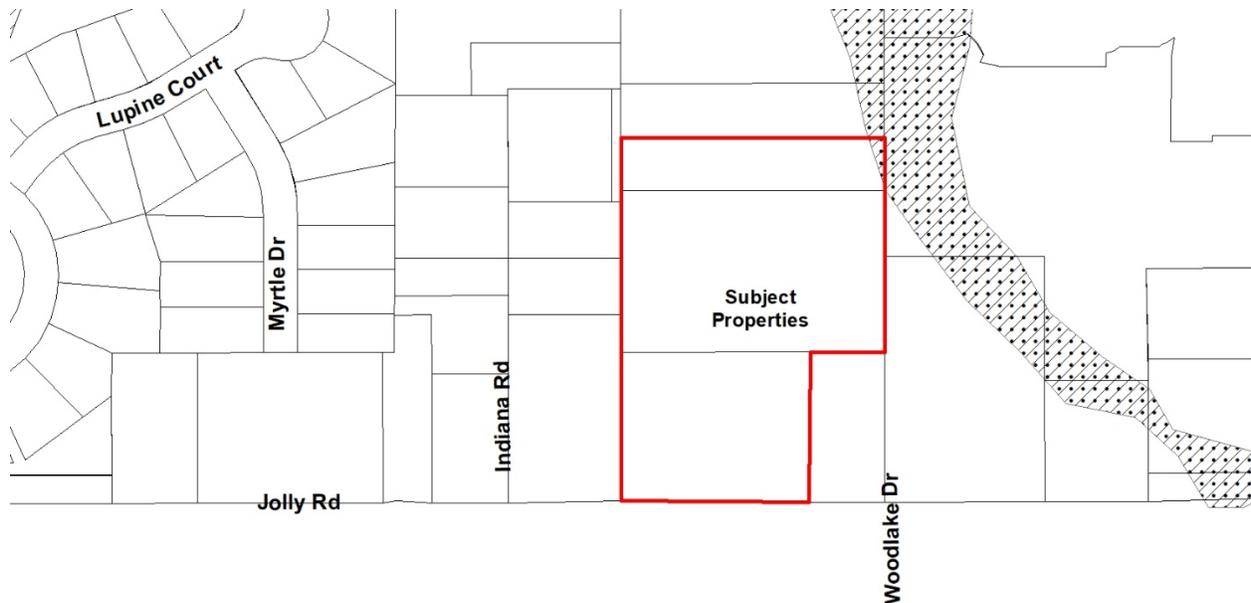


The Township’s wetland maps indicate a potential area of wetland, in the same location as the floodplain area at the northeast corner of the site. The applicant performed a wetland delineation for the site and indicated that no wetlands were actually present on the site. The Township’s consultant, Fishbeck, reviewed the delineation and agrees with the findings that there are no wetlands present on the site.



GREENSPACE

The Township Greenspace Plan shows a Fragile Link area at the far northeastern corner, consistent with the wetland and floodplain map. This map depiction largely covers the intercounty drain located on the adjacent property.



STREETS and TRAFFIC

The site is double fronted, with frontage onto Jolly Road and Kansas Street. Additionally, access to Jolly Oak in the east is available through the neighboring development. As a condition of the rezoning, access on Kansas is limited to a single driveway, aligned with the entry to Portnoy and Tu on the West side of Kansas, subject to the Ingham County Road Department's approval.

The applicant has performed a Traffic Impact Statement, which is included in their application information. The document indicates that the surrounding intersections' performance will not degrade beyond their existing Level of Service "C" with the addition of the proposed development. Additionally, the study indicates that there will be zero vehicles that will leave the property and go north on Kansas Road into the surrounding residential area. No traffic improvements are warranted or required from the proposed development.

PUBLIC UTILITIES

Municipal water and sanitary sewer are available to serve the subject site. The location and capacity of utilities will be reviewed in detail during site plan review if the special use permit is approved. The applicant is proposing to extend the water main north on Kansas Road, as part of the conditions of approval for the rezoning that was approved for the project.

STAFF ANALYSIS

The applicant is requesting a special use permit to construct a 30,456 square foot building on the six acres of land. The Special Use Permit request will be forwarded to the Township Board for a final decision, after the Planning Commission makes a recommendation. The nine general special use permit criteria listed in Section 86-126 of the zoning ordinance should be used for consideration of the request, which are as follows:

- 1) The project is consistent with the intent and purposes of this chapter.
The Professional and Office zoning district is intended for commercial activities that are not retail in nature. It specifically allows for medical offices, hospitals, and medical clinics. The proposed uses in the building are well within the intent and purpose of the zoning district.
- 2) The project is consistent with applicable land use policies contained in the Township's comprehensive development plan of current adoption.
The proposal meets Objective 3.D, Promote Economic Development, Objective 5, Maintain Essential Public Services (specifically 5.A.1 and 5.A.4), and Objective 7.A.8, Explore Incentives for new or redeveloped projects to be LEED certified or equivalent.
- 3) The project is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area.
The proposal is being designed in such a way to be sensitive to the residential property to the north and west, while integrating with the commercial development to the south and east. The building will be one-story, and at the maximum point, will

be lower than most residential homes. The traffic will come largely from Jolly Road or the neighboring Elevation project access road. Also, the applicant is proposing substantial landscaping for the site, creating a strong barrier for the surrounding homes.

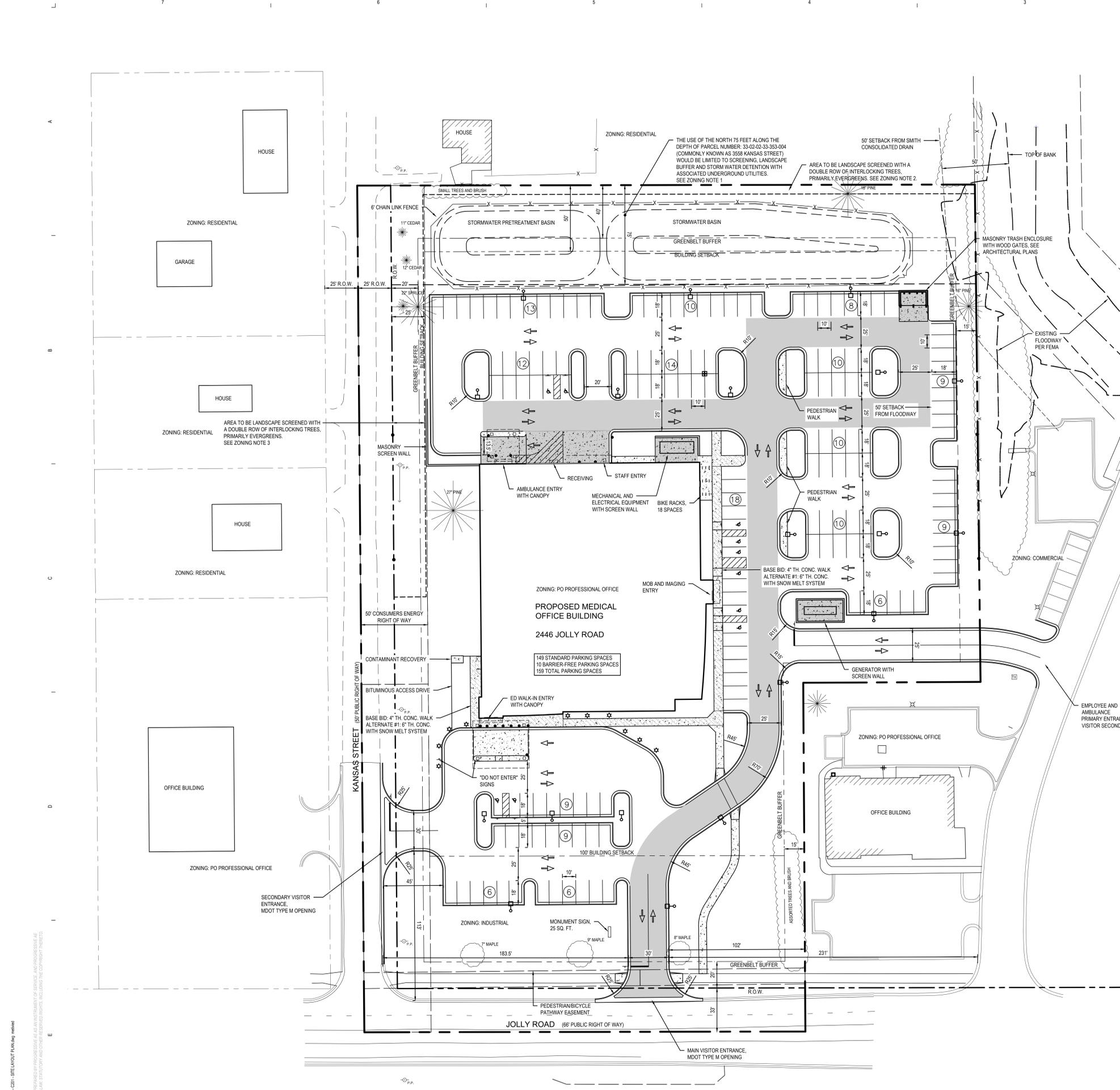
- 4) The project will not adversely affect or be hazardous to existing neighboring uses.
The building, which is what is under review for the Special Use Permit, will not adversely affect the surrounding uses. The building itself will screen much of the parking lot lighting from the surrounding neighborhood and the remaining lighting will be effectively controlled to prevent spill over. There is nothing hazardous about the building that would impact the surrounding neighborhood.
- 5) The project will not be detrimental to the economic welfare of surrounding properties or the community.
The Township Assessor, Dave Lee, analyzed this question for the Township Board during the rezoning review. His professional conclusion was that the surrounding properties would not be negatively impacted by the proposed development in the long run. In the short term, reductions in value might be made, which is common for properties adjacent to active new projects, but in the long term, in cases where this has happened, the properties have recovered all of their value and increased in value, consistent with any other property in the community.
- 6) The project is adequately served by public facilities, such as existing roads, schools, stormwater drainage, public safety, public transportation, and public recreation, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide any such service.
The project is adequately served by roads, utilities, and other such public services that will be needed by the project and ultimate end use.
- 7) The project is adequately served by public sanitation facilities if so designed. If on-site sanitation facilities for sewage disposal, potable water supply, and stormwater are proposed, they shall be properly designed and capable of handling the long term needs of the proposed project.
Public sanitation facilities are adequate for the project, as are public water facilities. The water service will be extended to the north by the applicant, to serve the neighboring residential homes.
- 8) The project will not involve uses, activities, processes, materials, and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
Although this condition does not directly relate to the special use permit being requested (for a building over 25,000 square feet), addressing this based on the proposed use is appropriate at this time. The proposed use of the building as a medical office building and an emergency room facility will not produce excessive traffic, smoke, fumes, glare, or odors. In terms of noise, the applicant has indicated that sirens are rarely used when an ambulance approaches a facility of this nature, so noise concerns should not be an issue here any more than any other location in the community.

- 9) The project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agricultural soils, water recharge areas, lakes, rivers, streams, major forests, wetlands, and wildlife areas.

There are no impacts to the natural resources of the Township that would arise from the proposed building, as the site is a mix of already developed land and upland grasslands. There are a few larger trees that the applicant is proposing to save and utilize as part of the screening for the site.

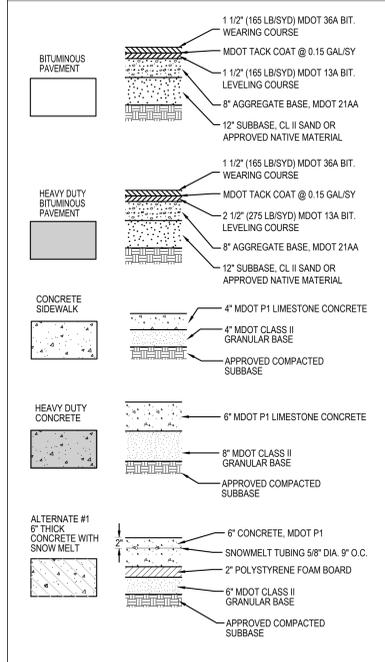
Planning Commission Options

The Planning Commission may approve, approve with conditions, or deny the special use permit. A draft resolution for approval has been provided for the Planning Commission's initial review.



SITE LAYOUT PLAN
 1" = 30'
 NORTH

PAVEMENT LEGEND



NOTE: A WETLAND DETERMINATION EVALUATION WAS PERFORMED BY BARR ENGINEERING ON JUNE 18, 2021. NO EVIDENCE OF WETLANDS WERE FOUND ON THIS SITE.

ZONING NOTES

ZONE DISTRICT: PROFESSIONAL OFFICE
ADJACENT ZONING: PROFESSIONAL OFFICE AND RESIDENTIAL
PARCEL SIZE: 5.99 ACRES GROSS, 5.40 ACRES NET (EXCLUDING RIGHTS OF WAY)

REQUIRED BUILDING SETBACKS:
 FRONT: 100 FEET FROM ROAD CENTERLINE
 EAST SIDE: 15 FEET
 WEST SIDE: 25 FEET
 REAR: 50 FEET
REQUIRED GREENSPACE BUFFER:
 REAR: 40 FEET
 EAST SIDE: 15 FEET
 WEST SIDE: 20 FEET FROM R.O.W.
 SOUTH SIDE: 20 FEET FROM R.O.W.

PARKING REQUIRED:
 MEDICAL OFFICE: 5 SPACES PER 1,000 SQ. FT. GROSS FLOOR AREA
 TOTAL REQUIRED: 152

PARKING PROVIDED:
 STANDARD (10X18): 149
 BARRIER FREE: 10
 TOTAL SPACES: 159

BIKE PARKING REQUIRED: 16
BIKE PARKING PROVIDED: 18

IMPERVIOUS AREA (BUILDING + PAVEMENT): 152,791 SQ. FT.
GREENSPACE: 108,314 SQ. FT.
GREENSPACE REQUIRED: 25%
GREENSPACE PROVIDED: 41.5%

PRE-DEVELOPMENT IMPERVIOUS AREA (BUILDING + PAVEMENT): 52,390 SQ. FT.
PRE-DEVELOPMENT GREENSPACE: 208,715 SQ. FT.

THE PROPERTY WAS REZONED SUBJECT TO THE FOLLOWING CONDITIONS VOLUNTARILY OFFERED BY THE APPLICANT.

- THE USE OF THE NORTH 75 FEET ALONG THE DEPTH OF PARCEL NUMBER: 33-02-02-33-353-004 (COMMONLY KNOWN AS 3558 KANSAS STREET) WOULD BE LIMITED TO SCREENING, LANDSCAPE BUFFER AND STORM WATER DETENTION WITH ASSOCIATED UNDERGROUND UTILITIES.
- THE NORTH PROPERTY LINE OF PARCEL NUMBER: 33-02-02-33-353-004 (COMMONLY KNOWN AS 3558 KANSAS STREET) WOULD BE LANDSCAPED TO MATCH OR EXCEED THE BUFFER REQUIREMENT BETWEEN PROFESSIONAL OFFICE ZONING AND RESIDENTIAL ZONING AS OUTLINED IN THE CURRENT MERIDIAN CHARTER TOWNSHIP ZONING ORDINANCE SECTION 86-404 (b)(3). THIS WOULD REQUIRE A DOUBLE ROW OF INTERLOCKING TREES, PRIMARILY EVERGREENS, OR THE EQUIVALENT IN ADDITION TO GENERAL SCREENING STANDARDS.
- THE WEST PROPERTY LINE OF PARCEL NUMBERS: 33-02-02-33-353-004 AND 33-02-02-33-353-005 (COMMONLY KNOWN AS 3532 AND 3558 KANSAS STREET) TO THE EXTENT THAT THE PROPERTIES ACROSS KANSAS STREET ARE ZONED RESIDENTIAL (RA) (TO THE SOUTHERN EDGE OF PARCEL NUMBER: 33-02-02-33-352-004) WOULD BE LANDSCAPED TO EXCEED THE LANDSCAPE SCREENING MATERIAL BUFFER REQUIREMENTS AS OUTLINED IN THE CURRENT MERIDIAN CHARTER TOWNSHIP ZONING ORDINANCE SECTION 86-404 (b)(3). THIS WOULD REQUIRE A DOUBLE ROW OF INTERLOCKING TREES, PRIMARILY EVERGREENS, OR THE EQUIVALENT IN ADDITION TO GENERAL SCREENING STANDARDS.
- DRIVEWAYS WOULD BE LIMITED TO A PRIMARY DRIVE ACCESS ON JOLLY ROAD, A SECONDARY DRIVE TO WOODLAKE DRIVE ON THE EAST, AND A DRIVE ON KANSAS STREET ALIGNING WITH THE CURRENT CURB CUT ON KANSAS STREET FOR 2476 JOLLY ROAD. THIS CONDITION WOULD BE SUBJECT TO INGHAM COUNTY ROAD COMMISSION APPROVAL OF THE DRIVEWAYS AND LOCATION OF THE DRIVEWAYS.
- THE OWNER WILL PURSUE LEED CERTIFICATION FOR THE PROPOSED PROJECT.
- AS A CONDITION OF THE REZONING, THE DEVELOPER WILL PROVIDE FOR THE EXTENSION AND CONSTRUCTION OF A PUBLIC WATER MAIN ALONG KANSAS STREET, SUBJECT TO THE MERIDIAN TOWNSHIP DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS AND DESIGN. IN ADDITION, THE DEVELOPER WILL ESTABLISH AN ESCROW ACCOUNT TO COVER THE CONNECTION COSTS OF UP TO 14 RESIDENTIAL HOUSES ON KANSAS STREET TO BE SERVICED BY SUCH WATER MAIN EXTENSION IN AN AMOUNT NOT TO EXCEED \$1,000 PER RESIDENTIAL HOUSE TO BE USED ON OR BEFORE MAY 31, 2026. ANY SUCH FUNDS HELD IN ESCROW AFTER SUCH DATE SHALL BE RETURNED TO THE DEVELOPER. "RESIDENTIAL HOUSES" SHALL MEAN THE CURRENT OWNER(S) AND PARCEL NUMBER(S) IDENTIFIED IN THE ATTACHED EXHIBIT A.

GENERAL SITE LAYOUT NOTES

- ALL WORKMANSHIP AND MATERIALS SHALL BE ACCORDING TO THE CURRENT MICHIGAN DEPARTMENT OF TRANSPORTATION (M.D.O.T.) STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- CONTACT "MISS DIG" TOLL FREE AT 1-800-482-7171 THREE (3) DAYS PRIOR TO THE START OF CONSTRUCTION, EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS.
- NO DIMENSION MAY BE SCALED. REFER UNCLER ITEMS TO THE ENGINEER FOR INTERPRETATION.
- DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED AS B-B (BACK TO BACK) OR E-E (EDGE OF METAL TO EDGE OF METAL).
- CONTRACTOR TO PAINT STRIPE ALL PARKING SPACES SHOWN. PAINT COLOR TO BE WHITE, BARRIER-FREE SPACES TO BE BLUE.
- UPON REQUEST, ELECTRONIC INFORMATION WILL BE PROVIDED FOR SITE LAYOUT PURPOSES. CONTRACTOR SHALL REQUEST ALL INFORMATION IN WRITING THROUGH PROGRESSIVE AE. LAYOUT OF ALL NEW CONSTRUCTION SHALL BE DONE BY A LICENSED SURVEYOR.
- ALL CONCRETE JOINTS SHALL BE TOOLED PER SPECIFICATIONS.
- CONTRACTOR MUST RESTORE AND REPAIR ANY EXISTING CONDITIONS DISTURBED BY CONSTRUCTION, INCLUDING BURIED UTILITIES, LIGHTING, LANDSCAPING, SPRINKLING, ETC. TO CONDITION EQUAL TO OR BETTER THAN BEFORE CONSTRUCTION BEGAN.
- ALL PAVEMENT, CURB & GUTTER, SIDEWALK AND UTILITIES WITHIN PUBLIC RIGHT OF WAY SHALL MEET INGHAM COUNTY ROAD COMMISSION STANDARDS.

ISSUANCE
 SPECIAL LAND USE PERMIT
 6/3/2021

REVISIONS
 NO. DATE DESCRIPTION
 6/18/2021 REVISED

FILE NUMBER: 70760048
 PROJECT MANAGER: CJC
 PROFESSIONAL: CCS
 DRAWN BY: DCM
 CHECKED BY: CCS

SITE LAYOUT PLAN
C201

6/3/2021 10:25:10 AM
 PHOTOGRAPHED BY PROGRESSIVE AE. ALL INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY. PROGRESSIVE AE SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF PROGRESSIVE AE.

