

**CHARTER TOWNSHIP OF ORION PLANNING COMMISSION MINUTES
PC-2013-24, POMEROY LIVING-ORION CAMPUS SPECIAL LAND USE
PUBLIC HEARING, WEDNESDAY, NOVEMBER 20, 2013**

The Charter Township of Orion Planning Commission held a public hearing on Wednesday, November 20, 2013 at 7:05 p.m. at the Orion Township Hall, 2525 Joslyn Road, Lake Orion, Michigan 48360.

PLANNING COMMISSION MEMBERS PRESENT:

Carol Thurber, Chairwoman	Justin Dunaskiss, Vice-Chairman
Dick Christie, Secretary	Karyn Pennington, Commissioner
Don Walker, PC Rep. to ZBA	Joe St. Henry, Commissioner

PLANNING COMMISSION MEMBER ABSENT:

John Steimel, BOT Rep. to PC

CONSULTANTS PRESENT:

R. Donald Wortman (Township Planner) of Carlisle/Wortman Associates, Inc.
James Stevens, (Township Engineer) of Orchard, Hiltz, and McCliment, Inc.
Tammy Girling, Township Zoning/Planning Administrator

OTHERS PRESENT:

Cyndee Zenas	Carol Markus	Jim Butler
Jim Cooper	David Sawyer	Tom Rawski
Mike Boggio	Fred Hackstock	Sue Hackstock
James Barnhart	Stefan Stration	Jason Borron
Chris Wilding	Daniel Woelmer	John Shank
John Houser	Mary Painter	Lillian Roland
Stanley Roland	Rich Womack	Steven Smith
Kevin Brandon	Salam Kalabat	Iven Sharrak
Phoebe Schutz		

Chairwoman Thurber opened the PC-2013-24, Pomeroy Living-Orion Campus Special Land Use Public Hearing at 7:05 p.m. The subject site is located on the east side of Lapeer Road between Scripps Road and Stadium Drive, Sidwell #09-14-400-016. The special land use would allow an assisted living facility.

Mr. Jim Butler, of Professional Engineering Associates, 2430 Rochester Court, Suite 100, Troy, Michigan 48083, (Civil Engineer for this project) and Mr. Stefan Stration, President of Pomeroy Living, 5480 Corporate Drive, Suite 230, Troy, Michigan 48098, introduced themselves.

Mr. Stration commented that they have been in business since the 1980's. Their facilities combine the best in evidence-based findings and responses to the evolving needs of today's older adults. They have created living environments that meet what is now three generations of Americans 65 years old and older. To meet these multi-generational requirements with not only a setting that is fresh, vibrant, and flexible, but one that also specifically addresses the social, physical, and spiritual aspects of each individual as well. We believe the key to happy aging is providing a home for each individual by affecting how one feels in a positive way, not only is it clinically proven to reduce the risks of depression, stroke, and hypertension, but we can do our part to change the perception of aging in America today. The Pomeroy Living-Orion Campus will be comprised of two communities with

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housing for approximately 180 residents. The many unique natural features of this site allow a significant setback from M-24 (Lapeer Road) with close to 40% of the site remaining as natural area, including wetlands. In addition, the site will include a series of connected walking paths. The site architecture will be very residential in look and feel, blending very much with the heritage of the community by using a combination of brick, glass, and siding elements over purposely created architectural recesses, accents, and heights, which will range from 1-story to 2½-story walkouts. He then presented a board with samples of the exterior materials that will be used and elevations of the proposed building. Phase I will be a 63-unit community specifically created to assist those affected by Alzheimer's and other forms of dementia. An estimated eight million Americans have some form of dementia today with a new case being diagnosed approximately every ninety seconds. It is the sixth leading cause of death for people age 65 and older and has no cure and is affecting up to 50% of those aged 85 and older. Further, the 85+ year old population is expected to double over the next twelve years. A great deal has been learned about how to care for those affected. Their community will incorporate those findings in their state-of-the-art community that combines the best in design with the latest in personal programming featuring three small neighborhoods of approximately 22 residents all connected to a central park or courtyard that is over 20,000 square feet or approximately half an acre. He then presented the floor plan of the community. The community will be licensed through the State of Michigan Health Department under its Home For the Aged designation. Phase II is expected to start approximately twelve months after Phase I, which will be 120-unit adult living community featuring fully-equipped large apartment homes connected to a fully-appointed village center containing multiple dining, social, and educational spaces, which will be open to residents and the community alike to further foster inter-generational connectedness. This concept is really a key philosophy concept to the Pomeroy Living-Orion Campus. They are truly excited to bring this unique housing community to Orion Township.

Mr. Butler commented that the subject parcel is approximately nineteen acres. They are extending a roadway on the frontage of the buildings on the east side to connect to Stadium Drive and Scripps Road and on the west side they'll have an access drive, which is mainly for fire access, deliveries, etc. and will not be interconnected. There are seven specific requirements for a special land use approval, the Planner will go over those and we have prepared a narrative related to that. We feel we are compliant with all seven of those criteria.

Mr. R. Donald Wortman (Township Planner) of Carlisle/Wortman Associates, Inc., commented that this property is zoned multi-family and assisted living or convalescent-type homes are allowed in the Multiple-Family Residential (RM-1), but only as a special land use, which requires a public hearing that is being held now, we'll receive public comments, and then after the public hearing the Planning Commission will deliberate on the special land use and apply the criteria to this.

Chairwoman Thurber offered time for public comments on this case.

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No comments were given. Since there were no further comments, Chairwoman Thurber closed the PC-2013-24 public hearing at 7:14 p.m.