

**Barry County Planning Commission
Meeting Minutes
September 23, 2019**

The meeting was called to order at 7:00 p.m. by Clyde Morgan in the Community Room of the Tyden Center located at 121 South Church Street in Hastings. The Planning Commission members in attendance included: Morgan, Jack Miner, John LaForge, Joyce Snow, Ben Geiger, and Jack Nadwornik. Robert Vanderboegh was absent. Those also in attendance included Barry County Planning Director James McManus, William Sowle, and other interested people.

Motion by Morgan to excuse Vanderboegh from the meeting. Support by LaForge. All ayes - motion carried.

Motion by Snow to approve the agenda as printed. Support by Miner. All ayes - motion carried.

The Planning Commission reviewed the Minutes of July 22, 2019. Motion by Miner to approve the minutes as written. Support by Nadwornik. All ayes - motion carried.

ELECTION OF OFFICERS

Motion by LaForge to nominate Clyde Morgan to be Chair, Robert Vanderboegh to be the Vice-Chair, and Joyce Snow as Secretary. Support by Geiger. All ayes - motion carried.

BUSINESS

Morgan explained the procedures of a public hearing.

Special Use

Case No. SP-11-2019

**Stone Ridge AFC (Applicant)
William Sowle/Sowle Real Estate Holdings LLC
(Property Owner)**

Morgan recessed the Planning Commission, opened the public hearing, and asked Sowle to present his appeal.

Sowle distributed a copy of his AFC license from the State of Michigan, and noted the license only allows for aged and memory care. He said he cannot have rehab in his facility.

Sowle said he is asking to amend the stipulation to allow for public pay at the facility. He noted Thornapple Manor has no assisted living and CareWell and MICare have asked him to participate in public care. He noted he has installed Wanderguard to help prevent patients from inadvertently walking out of the facility. He said a keypad code is required to open the door; he is waiting for the final inspection from the State.

Sowle continued that the facility exceeds the state requirements. He said it has seven bathrooms and a commercial fire prevention system, and he noted he attends Barry Health Service Meetings. He concluded by saying that economically disadvantaged people do not have choices.

Morgan asked if anyone wished to speak in favor of the request.

Dennis and Deborah Hutchings both spoke in favor of the amendment.

Morgan asked if anyone was opposed. There was no response.

Sowle noted insurance companies are pushing for faster rehabilitation stays in order to lessen expenses and noted he partners with physical and occupational therapists at the facility. He also noted they are not a skilled nursing facility.

Morgan closed the public hearing and reconvened the Planning Commission.

Snow asked if the facility was at capacity. Sowle said 19 of the 20 beds are currently occupied.

Snow asked if the pay rates would change. Sowle said no.

Snow asked if public pay patients would be prioritized. Sowle said no.

Sowle commented that they do background checks on all potential clients, and he has a couple of long-term residents that are running out of money and may have to go on public pay.

LaForge asked how the specialists got paid. Sowle said they are paid through the residents' insurance. Sowle noted the resident rates stay the same as their entry rate even if their care requirement increases.

Miner asked what the average occupancy rate was. Sowle said 17/20 beds filled.
Miner asked if public pay patients would fill the facility. Sowle said yes.
Miner asked what the average length of stay was. Sowle said 2.5 years.
Miner asked how many employees were there. Sowle said 14.
Miner asked how long the majority of employees had been there. Sowle said 7-10 months.
Miner asked if the staff had to be licensed. Sowle said no, but they are CPR-certified.
Miner asked what the current rate was. Sowle said \$3,500/month.
Miner verified the rate would not change due to public pay clients. Sowle agreed.

Sowle commented some of the smaller facilities do not meet state regulations.

Miner asked what aged meant. Sowle said 54 and older.
Miner questioned if the reason to change the provision status had been met.
Miner asked how long a response time was. Sowle said 8-12 minutes for fire and 15-20 minutes for ambulance. Sowle noted many of the residents have DNR orders or are in hospice.

Snow asked if Barry County citizenship is a priority. Sowle said yes.

Morgan asked where the PT therapy equipment is stored. Sowle said it is brought in.

Motion by Geiger to change the stipulations to allow public pay for Stone Ridge AFC.
Support by LaForge.

Roll call vote taken: 6 ayes - 0 nays - motion carried. Change of Special Use Stipulation Granted.

Farmland Agreements

#19-3, #19-4, #19-5, #19-6, #19-7

Randolph & Brenda Spitzley

McManus noted all of the requested properties are in Carlton Township, so it can be approved with one motion. He noted the properties are all planned as Agriculture or Rural Residential and they are all currently zoned Agriculture or Rural Residential. He noted the pictures show active farming fields.

Motion by Geiger to recommend approval of #19-3 through #19-7 to the Board of Commissioners. Support by Snow. All ayes - motion carried.

#19-8

Daniel & Kristopher Javor/Burdock Hill Land LLC

McManus noted this request was unique because it used to be a mobile home park. It is currently zoned High Density Residential and is planned as Moderate Density Residential, but that will have to be changed since the park has been removed. He noted it is currently being farmed.

Motion by Geiger to recommend approval of #19-8 to the Board of Commissioners. Support by Nadwornik. All ayes - motion carried.

Public Comment

Shang Ko, a resident of Thornapple Township, presented a letter to the Planning Commission (see attached) and asked the Commission to allow uses in historic agricultural barns in Agricultural districts. He noted there are over 2,000 barns in every county in the country on average.

Motion by Geiger to adjourn. Support by LaForge. All ayes - motion carried.

Meeting adjourned at 7:50 p.m.

Respectfully submitted,



Joyce Snow, Secretary