

WRIGHT TOWNSHIP  
PLANNING COMMISSION MEETING  
MINUTES  
JUNE 28, 2021 – 7:30 P.M.

1. The meeting was called to order at 7:30 p.m. by Chairman Dausman with the Pledge of Allegiance and a prayer. Commission members present: Rich Dausman, Dan VanDyke, Steve Gray, and Brad Anderson. Steve VanTimmeren was absent. Also present were Township Planner Brian Werschem and Jan Redding taking minutes.
2. No parking in the reserved fire spaces was announced.
3. Agenda approved with no additions.
4. Public Comment-none
5. Temporary Dwellings-discussion of potential changes to requirements for temporary dwellings. A draft of changes to Ordinance Section 303.2 was reviewed. The changes would assign approval process to the Planning Commission, rather than the Zoning Board of Appeals, and allow administrative approval in cases of emergency. Motion by VanDyke, support by Gray that a public hearing be held at the next available meeting. Planner Werschem will prepare an amended draft with the changes recommended. Motion carries.
6. Minimum Lot Area-discussion held on requirements in Section 504.1 Minimum Lot Area and Width. There was a question regarding construction of a dwelling on an existing vacant lot, and whether or the 2 acre maximum applied. The purpose of preserving farm land was discussed. It was the consensus of Commissioners that this section of the ordinance be reviewed and discussion continue at a future meeting.
7. Commissioner Concerns-Dan VanDyke announced that he would be resigning after this meeting. Chairman Dausman thanked him for his service.
8. Motion by VanDyke to adjourn the meeting at 8:48 p.m. Support by Anderson.

Respectfully submitted by

Jan Redding  
Recording Secretary

*(any documents referenced in these minutes are on file in the Clerk's office)*

WRIGHT TOWNSHIP  
PLANNING COMMISSION MEETING  
MINUTES  
APRIL 19<sup>TH</sup>, 2021 – 7:30 P.M.

1. The meeting was called to order at 7:30 p.m. by Chairman Dausman with the Pledge of Allegiance and a prayer. Commission members present: Rich Dausman, Dan VanDyke, Steve Gray, Steve Van Timmeren and Brad Anderson. Also present were Township Planner Brian Werschem, Supervisor Rick Schoenborn, Attorney Jeff Sluggett, and Clerk Theresa Frank taking minutes.  
Public Present via teleconferencing was Bonnie Thom and Jackson with Design and Engineer.  
Present in person was the Lawyer for Sanford, Rae Green, David Green, Alec Green, Matt H. and Hansen P.
2. No parking in the reserved fire spaces was announced. Dausman welcomes Brad Anderson as a new Planning Commission Member to his first meeting.
3. Election of Officers was added to the agenda as number 4.
4. Dausman starts the election of Officers as this is the first meeting of the year 2021.
  - a. VanDyke makes a motion to nominate Dausman as Chair, and Van Timmeren as Vice Chair, keeping the positions the same, Gray supports. Dausman asks for any other nomination hearing none the motion is carried with all Ayes.
  - b. VanDyke makes a motion to nominate Brad Anderson as Recording Secretary, Gray supports. All Ayes, motion carries.
5. Van Timmeren motions to approve the October 19, 2020, minutes as written, and VanDyke supports. All Ayes, motion is carried.
6. Public Comments - Bonnie Thom requested that when the Board addresses the Ordinance # 5, Section 303.2, Temporary Housing. Please make sure to add a time restriction, so that residents understand that they cannot keep the temporary housing forever. Dausman assured Ms. Thom that when they do get to the Ordinance her input would be taken into consideration.
7. Site Plan review for Green Castle Recovery Centers, dba Sanford Addiction Treatment.
  - a. The treatment center is requesting to add a new Special Use added to the Consent Judgement from the District Court in the County of Ottawa, that already is in place for the property at 15140-16<sup>th</sup> Ave address. They are requesting to add outpatient services to the already approved inpatient services. Also, they have a request to offer treatment of eating disorders. The Planning Commissioners job is to make a recommendation to the Wright Township Board to request the Court to change (or not change) the Consent Judgment to include the requests. The Township Board is the governing body to make the request.
  - b. The applicants gave the Commission information on what they do. Mr. Deams the attorney from Sanford House introduced the applicants. Rae Green is a Master Therapist, David Green is the Chief Executive Officer, and Alec Green is the Managing Director. All are family members that run the family treatment centers.
  - c. Rae Green spoke to the clinical operations of the treatment center. They are a highly medical structured facility. A psychiatrist will be on staff, and there will also be a 24/7 nursing staff. Patients are occupied up to 12 hours a day. Alec Green spoke of working with the Township and safety. There are many cameras in operation at all times. A full-time security guard will also be on staff. The family run business is in no way related to the previous treatment center doing business at the building. They are working at the building 24/7 at this time to get the building remodeled. There will be a local job fair to hire locally for open positions. Alec would like to have quarterly meetings with the

Township Board to be partners in the community needs. It was also mentioned that Ottawa County just came out with their Certificate of Needs, and it revealed a need for more beds for psychiatric services in the county. Alec shared that an important note regarding the big need for outpatient services is that insurance companies will approve outpatient services for the client when they have denied inpatient services.

- d. Township Attorney Mr. Sluggett reminded the Board of the information in the Consent Judgement as it stands at this time. Patients can now be treated as an inpatient for drugs, alcohol, smoking, and gambling, but not for sexual addictions, and there is no request for treatment of sexual addiction.
- e. Dausman opened the meeting to Public Comment at 8:22 pm. Matt H. from Marne asked the applicants if any of the patients at the facility would be there because of a court order? Applicants said that they do not. The only caveat to that would be that the patient may have a Driving Under the Influence charge, but this relates to the patient's condition, and a document would be signed saying that the patient is in the care of the treatment center. Matt also asked how many residents are allowed. The applicant replied that the original Consent Judgement approves 160. Dausman asked if there were any other questions, hearing none he closed the Public Comment portion of the meeting at 8:23 pm.
- f. After some discussion VanDyke motioned recommending the Wright Township Board to ask the Court to change the original Consent Judgement to include outpatient service and to allow treatment of eating disorders at the treatment center. Gray supported. All Ayes and motion carried.
- g. VanDyke made a second motion to have the Planning Commission approve the original consent judgement to expand the use permit to include outpatient services and treatment of eating disorders as requested by the applicants. Gray supported. All Ayes and the motion carried.

After the motions were discussed, a recess was taken at 8:50 pm for five minutes. At 8:55 pm the meeting resumed.

- h. Anderson made a motion to approve the site plan for 60 new parking spaces and Gray supported with the condition that the State and the County Water Resource Commissioner approves the storm water management. All Ayes and the motion carried.
  - i. Because there is no impact to the buildings, the Fire Chief has already approved, but the lock box keys need to be updated and appropriate personnel contacts are given to the department.
8. Commission Members concerns.  
There was some discussion about the Ordinance # 5, Section 303.2, regarding temporary housing. The Supervisor ask the Commissioners to review the wording that does not seem clear. Dausman asked if the other Commissioners want to discuss this at this meeting, or table it until the next meeting. They agreed to look at this at the next meeting.  
There was also some discussion regarding the use of masks.

9. VanDyke motioned to adjourn the meeting at 9:30 pm. Gray supported. All Ayes and motion carried.

Respectfully submitted by

Brad Anderson  
Recording Secretary

*(any documents referenced in these minutes are on file in the Clerk's office)*

MEMO

**WRIGHT TOWNSHIP  
COUNTY OF OTTAWA  
STATE OF MICHIGAN**

**AN ORDINANCE TO AMEND CHAPTER 3 OF THE  
WRIGHT TOWNSHIP CODE OF ORDINANCES**

**Ordinance No. \_\_\_\_\_**

**THE TOWNSHIP OF WRIGHT ORDAINS:**

**Section 1.** That Section 303.2 "PERMIT FOR TEMPORARY DWELLING" of the Wright Township Code of Ordinances be amended to read, in its entirety, as follows:

Any person seeking to use any cabin, garage, cellar, or basement as a temporary dwelling shall file an application with the Township Board of Appeals Planning Commission, which application shall set forth the purposes of the construction or use of such temporary dwelling. If the Township Board of Appeals Planning Commission determines that the proposed temporary dwelling will be provided with sufficient and healthful water supply and toilet facilities which shall conform to all relevant regulations of the Michigan Department of Health, Ottawa County Health Department, and Township Plumbing Code, and shall be constructed or located and maintained in a manner which conforms to the minimum requirements for safety, health, and the general public welfare and for the prevention of hazards and fire dangers to the occupants of the proposed dwelling and the neighboring property, and that there is no adverse effect on the adjacent property, the Township Board of Appeals Planning Commission may grant a permit for the temporary use of said dwelling not exceeding one year. However, the Township Board of Appeals Planning Commission shall clearly set forth that such structure or use is intended as a temporary dwelling and that said temporary use shall be terminated at the expiration of the time specified by the Township.

No mobile home or recreational vehicle shall be permitted under Section 303 except in cases where an existing dwelling in Wright Township is destroyed by fire, flood, wind, earthquake, or other acts of God, or the public enemy, and where there is compliance with all other provisions of Section 303.

If an existing dwelling in Wright Township is destroyed by fire, flood, wind, earthquake, or other acts of God, or the public enemy:

1. The Township Supervisor and Planning Commission Chairperson may authorize the use of a mobile home or recreational vehicle as a dwelling on the parcel while the destroyed dwelling is repaired or rebuilt for a period not to exceed 180 days.
2. The 180 day authorization may be extended for ~~one~~<sup>AN</sup> additional 180 day period if both the Township Supervisor and Planning Commission Chairperson both determine significant progress has been made towards completion and that the reconstruction and /or repair will likely be accomplished within ~~a second~~<sup>AN</sup> 180 day period.
3. Compliance with all other provisions of Section 303 must be maintained.

**Section 2. Severability.**

The provisions of this Ordinance are declared to be severable, and the holding of any court of competent jurisdiction that any section hereof is invalid shall not impair or invalidate any other section.

**Section 3. Repeal of Conflicting Ordinances:** All Ordinances in conflict with this Ordinance to the extent of such conflict are hereby repealed.

**Section 4. Effective Date.** This ordinance shall be effective ten (10) days after adoption.

Introduced:

Adopted:

Published:

Effective:

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Theresa Frank  
Wright Township Clerk

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COUNTY OF OTTAWA  
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Theresa Frank  
Wright Township Clerk

To whom it may concern!

I Dan Van Dyke after many years of service to our township do resign from my position on the planning Commission.

Effective July 1 2021

Dan Van Dyke