

Minutes  
Hospital and Neighborhood Committee Meeting  
Monday, September 26, 2011

In a regular session, Monday, September 26, 2011 at 7:00 p.m. in the Public Service Building, 900 S. Marshall, Marshall, MI, the Hospital and Neighborhood Committee Meeting was called to order by Chairman Ken Jendryka.

Members Present: Holly Harnden, Dave Deppe, Nick Metzger, Rob Covert, Ginger Williams, Dave Ryan, Jim Pardoe, Mark O'Connell and Chairman Ken Jendryka.

Members Absent: None

Chairman Jendryka went over the agenda and discussed the public speaking process that will take place.

**MOTION** by O'Connell, supported by Williams, to approve the minutes of the August 18, 2011 regular meeting.

On a roll-call vote-ayes: Covert, Ryan, Deppe, Pardoe, Metzger, Harnden, Williams, O'Connell and Jendryka; nays-none.

**Motion carried.**

Chairman Jendryka reviewed the recommendations received from the Hospital and Neighborhood Subcommittee meeting from September 21, 2011. He stated the subcommittee met to review the responses he received from the various businesses and organizations that might possibly be affected by the Hospital Overlay District. The following changes are recommended:

Development Agreement:

1. Add one "at large" member to the NHAC, while keeping the number and distribution of members the same. That is, there would be equal numbers of hospital representatives and community representatives, with one of the community representatives being chosen from outside the immediate neighborhood. The "at large" member would preferably have experience with historic preservation, architecture or landscaping. This offers better opportunity for historic expertise on the committee itself, rather than relying on outside input; and it allows for broader community representation.
2. Increase the boundaries from which neighborhood members are selected from 300 feet to 500 feet. This allows a greater likelihood of finding neighbors willing to participate in the process.
3. Change the term "home owners" to "property owners" in the inclusion criteria for membership on the NHAC. This allows business owners to participate in the process.

Sign Ordinance:

1. Increase the height limitation on ground signs from 9 feet to 15 feet, while keeping the square footage requirements the same.

Public Comments

Bruce Smith, 315 Westbrook Ct, Marshall, thanked the board members for their time and for working together to find a solution that will be acceptable for the entire community.

Heather Luciani, 16030 Emily Corlett Dr., Marshall, thanked the board for their time and effort of developing a long term expansion for the hospital. She also stated that living in a small community, it is important for all parties to work together so Marshall can move forward in the future.

Casey Nager, Marshall Historic Society, 107 N. Kalamazoo, Marshall stated that the Historic Society would like to see changes made to the Executive Summary in accordance with letters received and thanked the committee for their time and all the work they have done.

Mark Stewart, 121 ½ W. Michigan, stated he would like to see the committee revisit the Development Agreement between the city and the hospital because he doesn't think it has any teeth. He stated that the hospital can already do everything that is stated in the agreement today, and would like to see some additional guidelines put into the agreement. Mr. Stewart also stated that while the hospital is a business, there is no competition for them in Downtown Marshall.

Joanna Tarkiewicz, 220 Lyon Lake, thanked the committee for their time and hard work and is hopeful that the outcome of this process will benefit the community and the hospital. She stated that the committee's recommendation will affect her job as the Assistant Director of Plant Operations. Ms. Tarkiewicz also stated that she is hopeful that the outcome will show that Marshall is a united community.

Harold Thomas, 324 N. Madison, stated that his biggest problem is the traffic. He is concerned about the traffic flow and how emergency vehicles will get through if Madison Street closes. Mr. Thomas also stated that a boulevard was put in on Mansion Street to help keep pedestrian traffic safe and that has not worked very well.

Patrick Crouse, 632 East Drive, stated that he is a current director of the hospital and has been the Chairman of the DDA for four years. Mr. Crouse stated that he has seen constant changes in the past and we need to be ready to accept future changes and take advantage of opportunities. He also stated that he supports the committee and the overlay and hopes this makes growth easier for the hospital in the future.

Mary Shoup, 215 E. Prospect, stated she has worked for Oaklawn Hospital for over 25 years and also lives across the street from the hospital. She stated that when she had an issue in the past regarding the neighborhood she was treated with respect by the hospital on solving the issues. Ms. Shoup also stated Oaklawn is a very caring and good environment to work in and the overlay would be good for the community and hospital.

James Dixon, 76 ½ Chestnut St, Battle Creek, stated that as one of the valet parking attendants for Oaklawn, he has parked about 13,000 cars and assisted a lot of people. Mr. Dixon went on to say that of all the people he has helped in and out of their vehicles; they tell him they can't understand why others in the area are complaining about the Hospital.

Faye Berry, 224 W. Prospect, thanked the committee and talked about her family celebrating her husband's birthday. Mrs. Berry talked about the doctor's who have been here for a long time and those who are new. She likes the fact that there are more specialists at Oaklawn Hospital and feels that this is a remarkable experience for our community.

Dave DeGraw, 609 Hill Rd, stated that businesses do three things; expand, merge, or close up. Mr. DeGraw talked about growing up in Marshall and the traffic around the State Farm Building and how he had to go see a specialist in Battle Creek because Oaklawn Hospital did not provide the care he needed. Mr. DeGraw stated that since then, State Farm has shut down and the hospital in Battle Creek has merged with another hospital from Kalamazoo. He talked about how important the Hospital Overlay will be in providing Oaklawn the opportunities to expand and grow in the future. Mr. DeGraw hopes that by supporting the Hospital Overlay District, it will show surrounding communities that Marshall supports their hospital.

Lisa Leininger, 15655 Katherine Trail, thanked the committee and stated that she has lived in Marshall for 15 years. She moved from Petersburg, Virginia, where she grew up, was a historic community. Mrs. Leininger stated that where she

grew up there was a lot of struggles with the businesses and hospital most of them have moved or closed. She would like the committee to listen to all comments and come up with a solution that is satisfactory to everyone.

John Thompson, 1205 Comstock, stated that he finds this process refreshing. He stated he likes seeing the community coming out and speaking and discussing the issues. Mr. Thompson also stated that he sees a lot of the hospital employees supporting the downtown area by eating lunch or shopping during their lunch hour. Mr. Thompson also is supportive of the hospital and thinks that the Hospital Overlay District will make it easier for future growth.

Susan Collins, 222 N. Marshall, thanked the committee and likes the idea of a compromise between the hospital and neighborhood.

Ron DeGraw, 616 East Drive, thanked the committee for all the hard work they have done and talked about the history of why the hospital was built where it is today. He stated that change is inevitable and sometimes it is unpleasant, but he hopes that the committee's recommendation will help everyone get along and there will be no more secrets.

Jim Codde, 224 High Street, talked about the neighborhood on High Street and how he would hate to have the hospital expand to the east. Mr. Codde stated he is a supporter of the hospital but is concerned about the traffic, if parts Mansion and Prospect were closed, being diverted up High Street. He thanked the committee for their time and would like them to think about the neighborhood when they make their recommendation.

Brian Munger, 120 S. Grand, stated that he is not a paid hospital employee and believes that the formation of the committee was unnecessary. Mr. Munger also suggested that the hospital build outside of the city.

Dan Stulberg, 508 Orchard Rd, Talked about how Oaklawn Hospital has improved patient care since he was born there. Mr. Stulberg stated that sometimes passion gets in the way when people don't agree about change. He also stated that sometimes with the passion, good things can come of it. He believes this committee is a good thing and he hopes that the plan the committee recommends will be good for everyone.

Janet Ostrum, 306 N. Marshall Ave., stated that the hospital is important to her but she has not seen much compromise by the hospital. Ms. Orstum would also like to see the City look at implementing a National Historic District Ordinance for the areas outside of the Hospital Overlay District Ordinance.

Michelle Croce, 310 W. Mansion, stated that she grew up on Mansion Street and likes the neighborhood, but would not like to see the hospital go away. Mrs. Croce does have concerns about closing Madison Street and how it would change the neighborhood.

Jerry Baremor, 902 Verona, thanked the committee for their time and stated that he agrees with about 90% of the Hospital Overlay District. He stated that he would like to see High Street remain out of the district.

Public comment concluded.

Chairman Jendryka and the committee members discussed the comments made tonight and stated that no street will be closed if the impact would harm the residents. Chairman Jendryka stated that the recommendation that will be made to the Mayor tonight is a 20 year plan that will be gone through in great detail by the Planning Commission. He also thanked the community for their participation and compromises that were made during this process.

**MOTION** by Williams, supported by O’Connell, to remove the tabled motion approved at Augusts’ meeting. On a roll-call vote-ayes: Covert, Ryan, Deppe, Pardoe, Metzger, Harnden, Williams, O’Connell and Jendryka; nays-none. **Motion carried.**

Committee members made comments regarding the public’s concerns with the possible street closures and the wording in the Development Agreement. Committee members thanked the community for their comments and interest in their city.

**MOTION** by Williams, supported by O’Connell, to make the following amendments:

Development Agreement:

1. Add one “at large” member to the NHAC, while keeping the number and distribution of members the same. That is, there would be equal numbers of hospital representatives and community representatives, with one of the community representatives being chosen from outside the immediate neighborhood. The “at large” member would preferably have experience with historic preservation, architecture or landscaping. This offers better opportunity for historic expertise on the committee itself, rather than relying on outside input; and it allows for broader community representation.
2. Increase the boundaries from which neighborhood members are selected from 300 feet to 500 feet. This allows a greater likelihood of finding neighbors willing to participate in the process.
3. Change the term “home owners” to “property owners” in the inclusion criteria for membership on the NHAC. This allows business owners to participate in the process.

Sign Ordinance:

1. Increase the height limitation on ground signs from 9 feet to 15 feet, while keeping the square footage requirements the same.

On a roll-call vote-ayes: Ryan, Deppe, Harnden, Metzger, Covert, Pardoe, O’Connell, Williams and Jendryka; nays-none. **Motion carried.**

**MOTION** by Pardoe, supported by O’Connell to approve the following documents and final recommendations along with an Executive Summary:

- Hospital Campus Overlay District Ordinance, drafted by Birchler and Arroyo
- Amended Development Agreement between Oaklawn Hospital and the City of Marshall, addressing the process for dealing with historic structures in the Hospital Campus Overlay District
- Amended revisions to the City’s Sign Ordinance to accommodate the campus-like setting contemplated by the HNC and the HCOD Ordinance
- City should create a plan to vacate Prospect Street between Madison and High if the Hospital ultimately owns all properties on both sides of the street.
- City should vacate Madison Street between the north property line of the Magic Museum and Prospect Street. This would be maintained as a through street, at hospital expense, until hospital expansion requires its use.
- City should consider studying a process for historic preservation outside the HCOD.
- City should revise its parking ordinance to be consistent with the findings of Walker parking consultants, which was jointly engaged by the City and the Hospital. The current Ordinance overstates the parking needs associated with projected Hospital expansion over the next 20 years.

(unofficial)

On a roll-call vote-ayes: O'Connell, Ryan, Metzger, Covert, Pardoe, Williams and Jendryka; nays: Deppe and Harnden.  
**Motion carried.**

Adjourn

Meeting was adjourned at 9:25 p.m.

*Submitted by:*

*Colleen Webb*