

Minutes  
Hospital and Neighborhood Committee Meeting  
Thursday, August 18, 2011

In a regular session, Thursday, August 18, 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: Rob Covert, Dave Deppe, Jim Pardoe, Nick Metzger, Holly Harnden, Ginger Williams, Dave Ryan, Mark O'Connell and Chairman Ken Jendryka.

Members Absent: None

Chairman Jendryka went over the agenda and discussed the sub-committee meetings with the committee members.

**MOTION** by Covert, supported by Metzger, to approve the minutes of the May 10, 2011 regular meeting.

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

**MOTION** by Covert, supported by Metzger, to accept the Hospital and Neighborhood Sub-committee documents: Executive Summary and Recommendation to HNC; Analysis of Changing the East Boundary of the Hospital Campus Overlay District; Refined Concerns; Response to "Refined Concerns"; Signs Ordinance Document; Development Agreement; and Proposed Hospital Campus Overlay District Ordinance for review.

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

Marshall Zoning Ordinance, Hospital Campus Overlay District

Committee members had no discussion on this document.

Development Agreement

Committee members discussed the process that would deal with historic structures within the Landmark District and how both the hospital and neighborhood had to compromise to make the Development Agreement work.

Signs Document

Committee members had no discussion on this document.

Refined Concerns

Committee members reviewed the original list of concerns that the committee completed about a year ago.

Response to "Refined Concerns"

Committee members had no discussion on this document.

Executive Summary and Recommendation to HNC

Chairman Jendryka discussed the Executive Summary with the committee members.

Chairman Jendryka stated he would like to have public input before the committee makes its final decisions on whether to approve the documents presented by the Hospital and Neighborhood Sub-committee. He stated that at the September 26, 2011 meeting, the public will be able to make comments on the documents that have been presented at tonight's meeting.

**MOTION** by Pardoe, supported by O'Connell, to table the approval of the following documents: Executive Summary and Recommendation to HNC; Analysis of Changing the East Boundary of the Hospital Campus Overlay District; Refined Concerns; Response to "Refined Concerns"; Signs Ordinance Document; Development Agreement; and Proposed Hospital Campus Overlay District Ordinance until public comment can be heard.

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

Audience Comment

Jerry Baremor, 902 Verona, stated that he has concerns about the Development Agreement. He asked why the hospital has not justified their need to expand in the agreement. Committee members stated that it is not good business practice to state their expansion needs in the agreement. They further stated that if the Hospital Campus Overlay District passes through City Council, the hospital is still subject to site plan review by the Planning Commission.

Bruce Smith, 315 Westbrook Ct., stated that with the Hospital Campus Overlay District Ordinance, the hospital will still have to provide site plans and get approval by the Planning Commission before they can expand.

Philip Nager, 126 W. Prospect Street, asked if there is a provision in the documents that were presented tonight, for the hospital to return a historic structure back to its original location. Committee members stated that when a historic structure is moved it will not be moved back to its original location. Mr. Nager also stated that he has concerns about the Development Agreement. He wants to know why the hospital gets to choose who from the neighborhood will be on the Neighborhood Historic Advisory Committee (NHAC). Committee members assured Mr. Nager that the neighborhood members would be chosen fairly and because the neighborhood does not have an association, the hospital choosing the committee members would be the best way.

Keith Crowell, 744 Anchor, Portage, stated that it would not be practical to have to move a historic structure back to its original location, once it has been already moved.

Keith Mengel, 216 Division, asked what the time frame was to get all the recommendations approved by the committee. Chairman Jendryka stated the committee will be making their recommendations at the September 26, 2011 meeting. Mr. Mengel stated that the River District took 10 months to be approved by the Planning Commission, this will be a lot of work for the city. Mr. Mengel also stated he would have liked to have seen the discussion regarding the zoning ordinance open to the public.

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Brian Munger, 120 S. Grand, stated that this committee should never have been formed, and wanted to know why the hospital did not build on their own property.

Committee members discussed other city organizations that would have an interest in seeing and possibly giving input on the documents that have been presented tonight.

Next Hospital and Neighborhood Committee meeting is scheduled for Monday, September 26, 2011 7:00 pm at the Public Service Building, 2<sup>nd</sup> floor, 900 S. Marshall, Marshall, MI.

Adjourn

Meeting was adjourned at 8:37 p.m.

*Submitted by:*

*Colleen Webb*