

Minutes  
Hospital and Neighborhood Committee Meeting  
Tuesday, March 15, 2011

In a regular session, Tuesday, March 15, 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

**MOTION** by Metzger, supported by Williams, to approve the minutes of the February 16, 2011 regular meeting. On a voice vote; **Motion Approved.**

***The committee's principal goal was restated: Provide a plan to accommodate hospital expansion that is satisfactory to the Community and the Hospital.***

Rob Covert stated that he had a long-term impact of Oaklawn Hospital assessment completed by the W.E. Upjohn Institute for Employment Research. The assessment showed that Oaklawn would add 507 full and part-time workers to the Marshall facilities over the next 20 years. The chart can be found on the City of Marshall website under FAQ/Hospital & Neighborhood Committee.

Chairman Jendryka went over the agenda for tonight's meeting and talked about implementing a Hospital Overlay District. He introduced Debra Axelrod, Landscape Architect, and Steve Bassett, Project Manager, from Harley Ellis Devereaux, who will be presenting Oaklawn Hospital's expansion options. Chairman Jendryka stated that these are just options and nothing has been decided.

Hospital District Overlay Goal: is to define the boundary to accommodate hospital expansion that is satisfactory to the Community and the Hospital. All uses in the district will conform to the character of the district, the current feel of the district, and not conflict with existing or planned uses within the district.

Hospital District Overlay Purpose: is established for the purpose of accommodating a concentration of health care, entertainment, retail and commercial uses combined with residential dwellings on a campus like setting.

Debra Axelrod presented several different possible components for a Hospital Overlay District. The district boundaries were divided into north, south, east and west of the hospital's current location. She stated that each of the components had their positives and negatives; the component that would work best for the hospital would be one that creates flexibility; take into account employee efficiency as well as considers the overall cost of the solution. Parking convenience to the emergency room and the main entrance and solutions that move the emergency room away from the residential areas are also important components.

Committee Members discussed how the River District Overlay works and if the Hospital District Overlay would be similar. The only similarities would be that the overlay will specify boundaries and conditions that would need to be followed. They also discussed how the underlying zoning would remain the same within an Overlay District. The advantages of having an Overlay District would be that it defines specific boundaries and regulations within the district, so the hospital would not have to rely on getting variances or rezoning to expand in the future. The Committee

Members would approve the district and make recommendations that would go to the City Council then Planning Commission, then back to City Council for final approval.

Questions and comments were taken from members of the audience, they are listed below:

Bruce Smith commented that he liked the Hospital Overlay District and said he believes it will take care of future issues and questions as to whether all options for expanding were explored.

Jerry Baremor commended the hospital for showing all the options they are looking at for an Overlay District. His concerns would be having the borders to the east. He asked that if it gets approved is it going to be as it was presented or will there be other options. Committee Members stated that once all the issues are resolved on the boundaries, it will be presented to the City Council where they will have the opportunity to vote.

Susan Collins stated she is concerned that with all the options presented closes off Madison Street, which would leave only one way to get to the high school. Committee Members stated that closing off Madison Street would redirect high school traffic away from the residential neighborhoods and it was suggested by the school principal to close off Madison Street and put an east-west road in, off of Old 27, to the school properties, just north of the condos.

Keith Mengel stated he likes the idea of having a Hospital Overlay District, although, he is concerned about the residential areas. He also discussed the process of putting together the River District Overlay.

**Motion** by Pardoe, supported by Covert, to approve the Hospital Overlay District as presented by Debra Axelrood, with the boundaries to the north, south, east and west.

It was decided that at the April 12, 2011 meeting Committee Members will continue to discuss the possible boundaries and restrictions of the overlay district. Committee Members also suggested that the public contact Chairman Jendryka with their ideas on the Hospital Overlay District boundaries and guidelines.

Tim Banfield stated that it would be in the committee's best interest to be as specific as possible when defining the boundaries and guidelines for the Hospital Overlay District, before Planning Commission and City Council approval.

On a voice vote; **Motion Approved Unanimously.**

Adjourn

Meeting was adjourned at 9:30 p.m.

Submitted by:

*Colleen Webb*